

Executive Summary Report

Characteristics-Based Market Adjustment for 2009 Assessment Roll

Area Name / Number: North Sammamish/35

Previous Physical Inspection: 2004

Improved Sales:

Number of Sales: 847

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

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price**	Ratio	COV*
2008 Value	\$204,200	\$418,000	\$622,200			
2009 Value	\$204,200	\$318,700	\$522,900	\$617,600	84.7%	8.66%
Change	\$0	-\$99,300	-\$99,300			
% Change	0.0%	-23.8%	-16.0%			

*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.

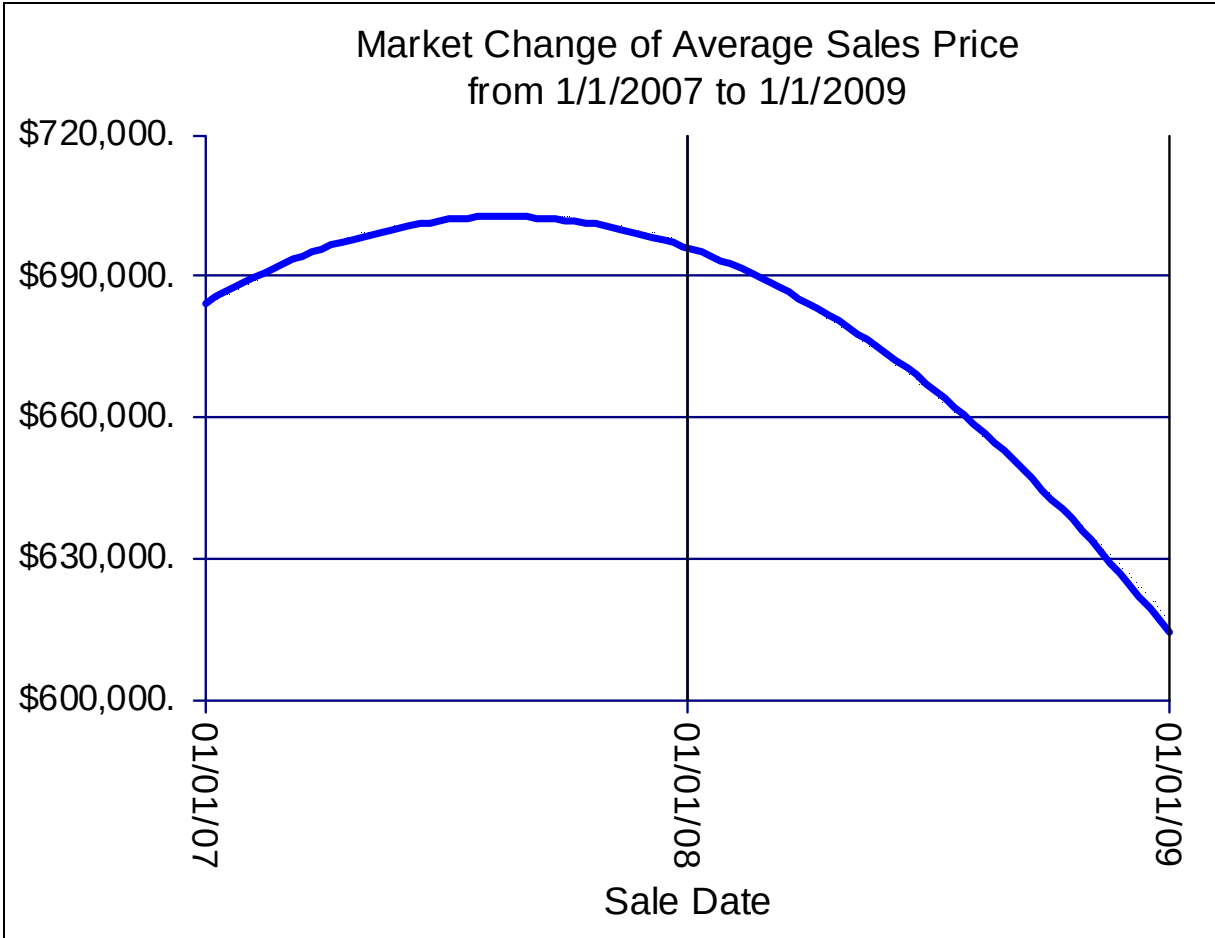
Population - Improved Parcel Summary:			
	Land	Imps	Total
2008 Value	\$211,300	\$391,300	\$602,600
2009 Value	\$211,300	\$295,200	\$506,500
Percent Change	0.0%	-24.6%	-15.9%

Number of one to three unit residences in the Population: 7965

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

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

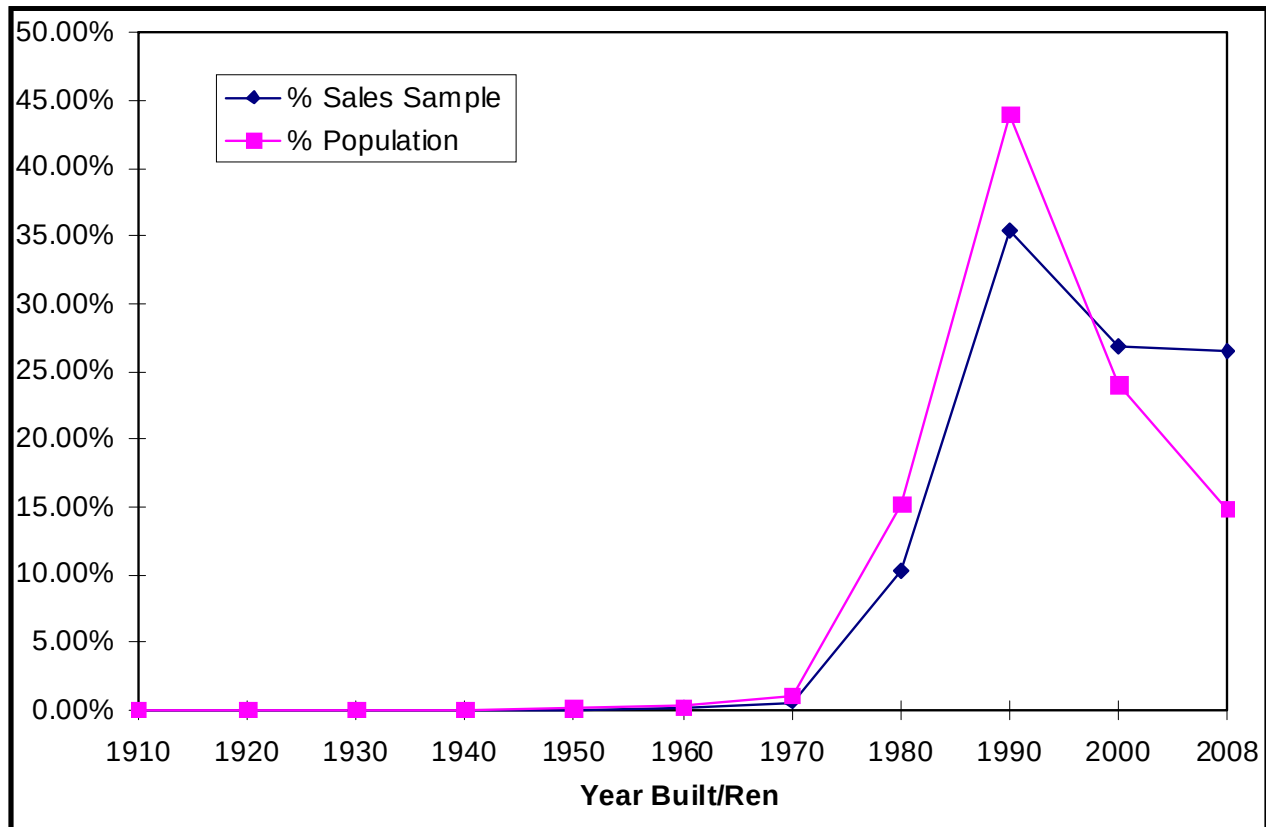
**Market Change of Average Sale Price in Area 35
From 1/1/07 to 1/1/09**



Sales Sample Representation of Population - Year Built / Renovated

Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	0	0.00%
1940	0	0.00%
1950	0	0.00%
1960	2	0.24%
1970	5	0.59%
1980	87	10.27%
1990	300	35.42%
2000	228	26.92%
2008	225	26.56%
	847	

Year Built/Ren	Frequency	% Population
1910	6	0.08%
1920	6	0.08%
1930	1	0.01%
1940	5	0.06%
1950	11	0.14%
1960	21	0.26%
1970	89	1.12%
1980	1213	15.23%
1990	3508	44.04%
2000	1920	24.11%
2009	1185	14.88%
	7965	

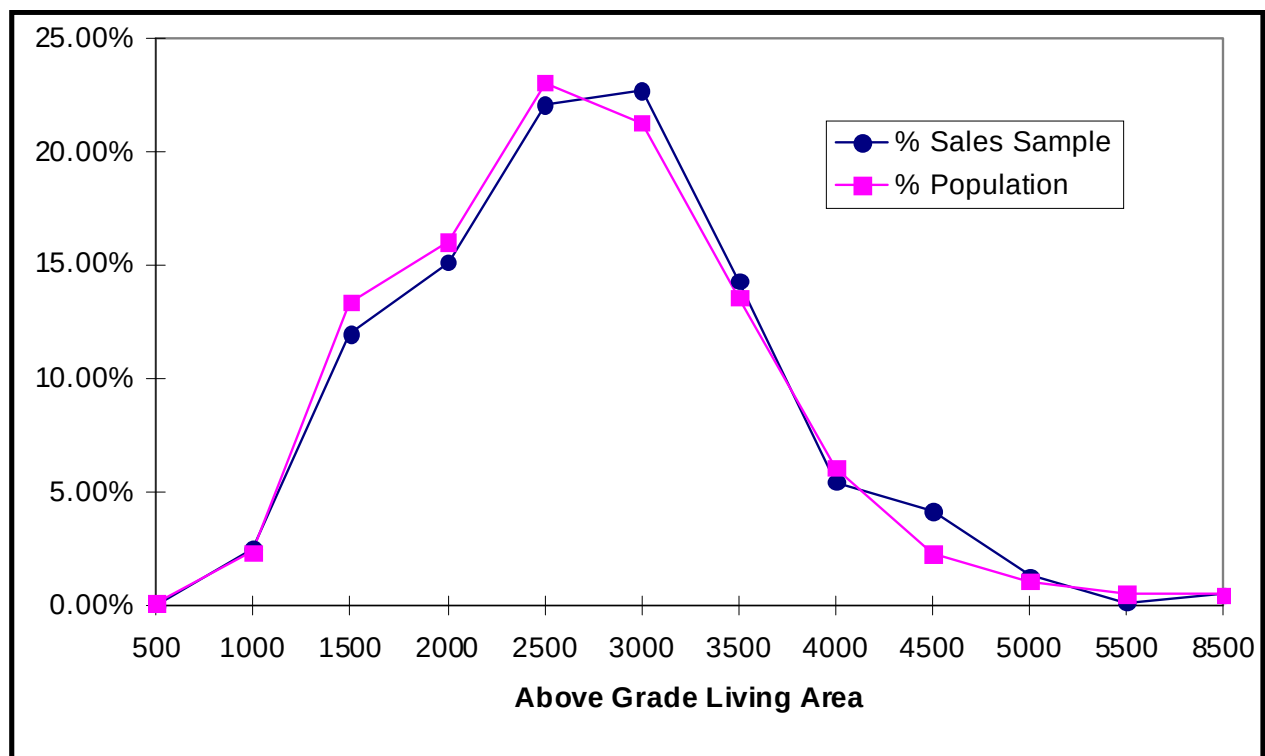


Sales of new homes built in the last eight years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	21	2.48%
1500	101	11.92%
2000	128	15.11%
2500	187	22.08%
3000	192	22.67%
3500	121	14.29%
4000	46	5.43%
4500	35	4.13%
5000	11	1.30%
5500	1	0.12%
8500	4	0.47%
	847	

Population		
AGLA	Frequency	% Population
500	6	0.08%
1000	185	2.32%
1500	1062	13.33%
2000	1276	16.02%
2500	1835	23.04%
3000	1694	21.27%
3500	1081	13.57%
4000	484	6.08%
4500	181	2.27%
5000	84	1.05%
5500	40	0.50%
8500	37	0.46%
	7965	

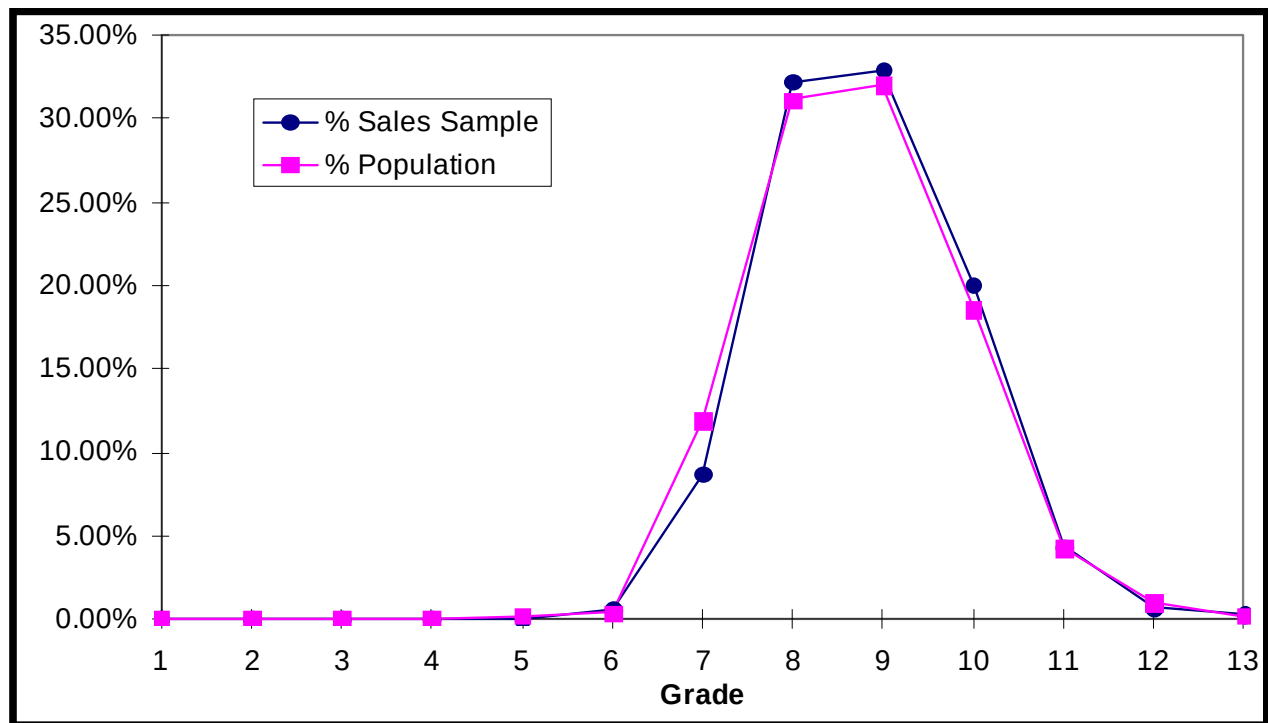


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

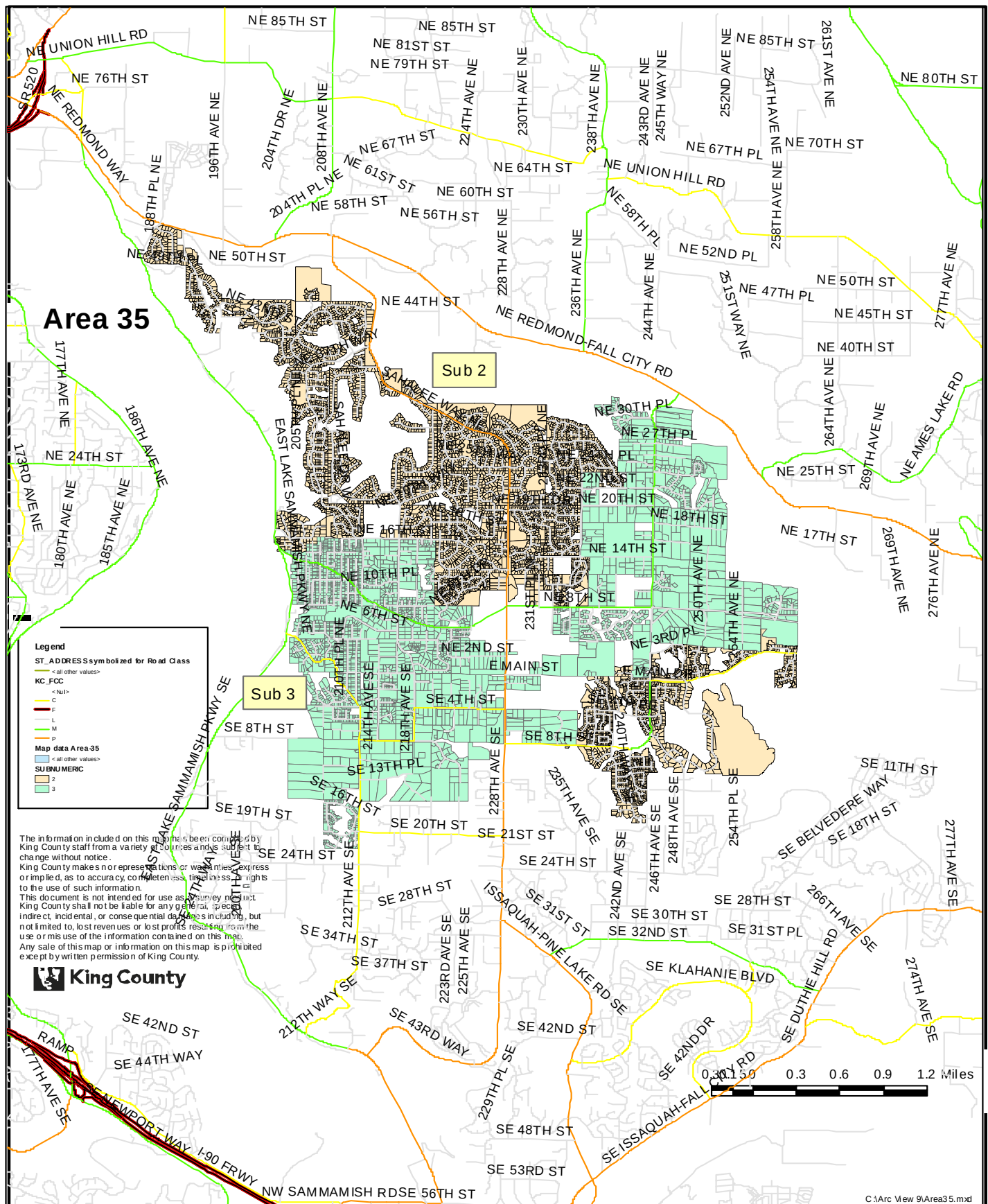
Sales Sample Representation of Population - Grade

Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	5	0.59%
7	74	8.74%
8	273	32.23%
9	279	32.94%
10	170	20.07%
11	37	4.37%
12	6	0.71%
13	3	0.35%
	847	

Population		
Grade	Frequency	% Population
1	3	0.04%
2	0	0.00%
3	2	0.03%
4	1	0.01%
5	17	0.21%
6	32	0.40%
7	951	11.94%
8	2482	31.16%
9	2555	32.08%
10	1482	18.61%
11	341	4.28%
12	82	1.03%
13	17	0.21%
	7965	



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 6, 2009

King County Revaluation Cycle

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

Data Utilized

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

Sales Screening for Improved Parcel Analysis

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

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

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

Land Update

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

2009 Land Value = 2008 Land Value x 1.00, with the result rounded down to the next \$1,000.

Improved Parcel Update

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

With the exception of real property mobile home parcels & parcels with “accessory only” improvements, the total assessed values on all improved parcels were based on the analysis of the 847 usable residential sales in the area.

Values and Sales were trended to January 1, 2009. As described in the model validation section of this report, all values were then adjusted by .85 in an effort to acknowledge the relevant economic conditions at the time of valuation.

The chosen adjustment model was developed using multiple regression. The 2008 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

The derived adjustment formula is:

2009 Total Value = 2008 Total Value / 1.010495

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 $(2008 \text{ Land Value} + \text{Previous Improvement Value}) * .840$.
- *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. $(2008 \text{ Land Value} + \text{Previous Improvement Value}) * .840$
- *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.
 $(2008 \text{ Land Value} + \text{Previous Improvement Value}) * .840$

Model Validation

The resulting assessment level is 84.7%. The standard statistical measures of valuation performance are presented in the 2009 Ratio Analysis chart included in this report.

The reason the assessment level falls outside the IAAO recommended range of 90%-110% is related to an additional market shift (downward) which has not been reflected in the sale analysis.

The current real estate market both in this county and nationally is unprecedented in its quick and widespread downturn. Market participants appear to have taken a cautious approach evidenced by the significant reduction in sales transactions in the last month of 2008 and initial months of 2009. Foreclosures appear to be playing a bigger role in the market and may ultimately impact the behavior of other market participants for some time to come. This phenomenon appears to be widespread occurring throughout the country.

The sale analysis and model building effort was well underway before receiving the IAAO’s exposure draft entitled “Market Value Principles in a time of Economic Crisis-A Position Paper of the International Association of Assessing Officers”.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 35 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

-15.88%

Comments

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

Area 35 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	0.904	-9.6%
2/1/2007	0.897	-10.3%
3/1/2007	0.892	-10.8%
4/1/2007	0.888	-11.2%
5/1/2007	0.884	-11.6%
6/1/2007	0.881	-11.9%
7/1/2007	0.879	-12.1%
8/1/2007	0.878	-12.2%
9/1/2007	0.878	-12.2%
10/1/2007	0.879	-12.1%
11/1/2007	0.881	-11.9%
12/1/2007	0.883	-11.7%
1/1/2008	0.887	-11.3%
2/1/2008	0.891	-10.9%
3/1/2008	0.896	-10.4%
4/1/2008	0.903	-9.7%
5/1/2008	0.910	-9.0%
6/1/2008	0.918	-8.2%
7/1/2008	0.927	-7.3%
8/1/2008	0.937	-6.3%
9/1/2008	0.948	-5.2%
10/1/2008	0.959	-4.1%
11/1/2008	0.972	-2.8%
12/1/2008	0.985	-1.5%
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	0.888	\$465,000
Sale 2	\$475,000	10/1/2008	0.959	\$455,000
Sale 3	\$515,000	7/1/2008	0.927	\$477,000

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

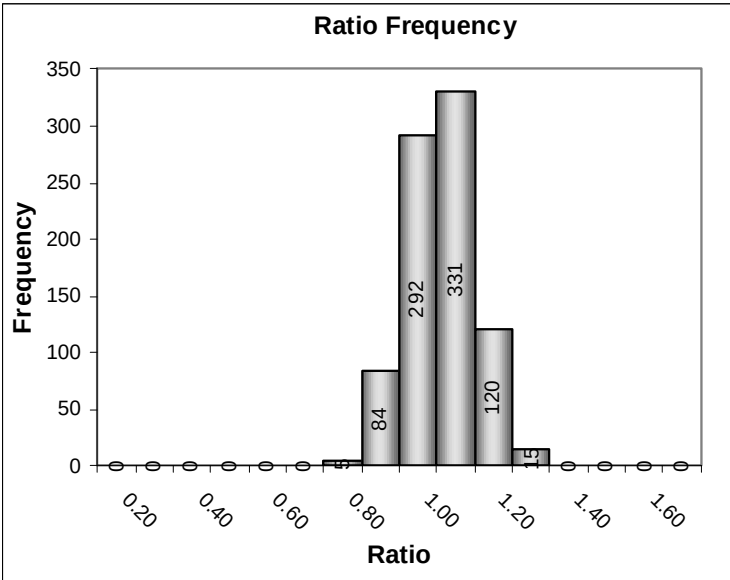
The time adjustment formula for Area 35 is $(1.010495 + 0.0004923682 * \text{SaleDay} + 0.0000004915024 * \text{SaleDaySq}) / 1.010495$

$\text{SaleDay} = \text{SaleDate} - 39814$

$\text{SaleDaySq} = (\text{SaleDate} - 39814)^2$

Annual Update Ratio Study Report (Before)

2008 Assessments

District/Team: NE/Team 2	Appr. Date: 01/01/2008	Date of Report: 5/6/2009	Sales Dates: 1/2007 - 12/2008
Area North Sammamish Plateau	Appr ID: PPAG	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES
SAMPLE STATISTICS		 Ratio Frequency The histogram shows the frequency distribution of ratios. The x-axis is labeled 'Ratio' and ranges from 0.20 to 1.60. The y-axis is labeled 'Frequency' and ranges from 0 to 350. The distribution is centered around 1.00. The bars are labeled with their frequencies: 84 for the 0.80-0.90 bin, 292 for the 0.90-1.00 bin, 331 for the 1.00-1.10 bin, 120 for the 1.10-1.20 bin, and 15 for the 1.20-1.30 bin.	
Sample size (n)	847		
Mean Assessed Value	622,200		
Mean Adj. Sales Price	617,600		
Standard Deviation AV	276,500		
Standard Deviation SP	279,186		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	1.010		
Median Ratio	1.013		
Weighted Mean Ratio	1.007		
UNIFORMITY			
Lowest ratio	0.786		
Highest ratio:	1.260		
Coefficient of Dispersion	6.87%		
Standard Deviation	0.087		
Coefficient of Variation	8.66%		
Price Related Differential (PRD)	1.003		
RELIABILITY			
95% Confidence: Median			
Lower limit	1.005		
Upper limit	1.019		
95% Confidence: Mean			
Lower limit	1.005		
Upper limit	1.016		
SAMPLE SIZE EVALUATION			
N (population size)	7965		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.087		
Recommended minimum:	12		
Actual sample size:	847		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	411		
# ratios above mean:	436		
z:	0.859		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			

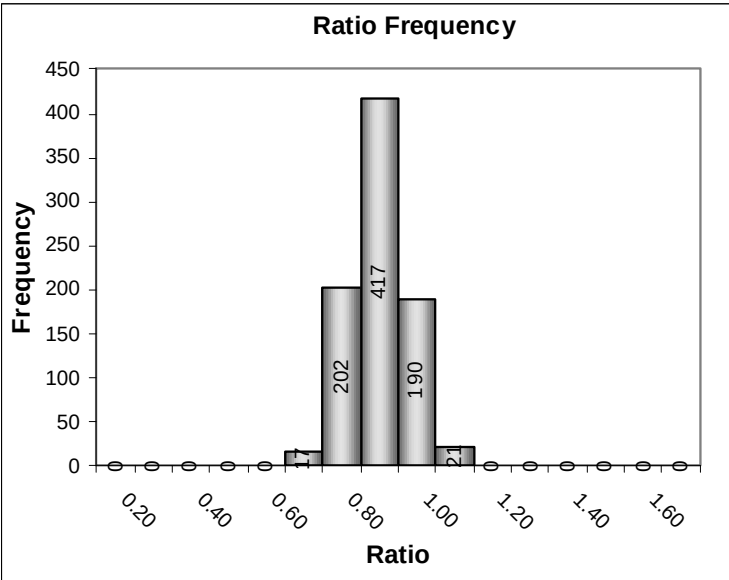
COMMENTS:

1 to 3 Unit Residences throughout area 35

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

Annual Update Ratio Study Report (After)

2009 Assessments

District/Team: NE/Team 2	Appr. Date: 01/01/2009	Date of Report: 5/7/2009	Sales Dates: 1/2007 - 12/2008
Area North Sammamish Plateau	Appr ID: PPAG	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES
SAMPLE STATISTICS		 A histogram titled 'Ratio Frequency' showing the distribution of ratios. The x-axis is labeled 'Ratio' and ranges from 0.20 to 1.60. The y-axis is labeled 'Frequency' and ranges from 0 to 450. The distribution is centered around 0.80, with a peak frequency of 417. Other bars are labeled with their frequencies: 202 for the 0.60-0.70 range, 190 for the 0.70-0.80 range, and 21 for the 0.90-1.00 range.	
Sample size (n)	847		
Mean Assessed Value	522,900		
Mean Sales Price	617,600		
Standard Deviation AV	232,594		
Standard Deviation SP	279,186		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.849		
Median Ratio	0.851		
Weighted Mean Ratio	0.847		
UNIFORMITY			
Lowest ratio	0.661		
Highest ratio:	1.059		
Coefficient of Dispersion	6.87%		
Standard Deviation	0.074		
Coefficient of Variation	8.66%		
Price Related Differential (PRD)	1.003		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.845		
Upper limit	0.857		
95% Confidence: Mean			
Lower limit	0.844		
Upper limit	0.854		
SAMPLE SIZE EVALUATION			
N (population size)	7965		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.074		
Recommended minimum:	9		
Actual sample size:	847		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	412		
# ratios above mean:	435		
z:	0.790		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			

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 35
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	681780	1140	2/19/08	\$351,000	\$314,000	770	7	1981	3	11154	N	N	2516 229TH PL NE
002	681780	0360	8/3/07	\$395,000	\$347,000	780	7	1981	3	10389	N	N	23106 NE 25TH WAY
002	681780	1280	9/24/07	\$381,500	\$335,000	820	7	1984	3	13514	N	N	2611 229TH PL NE
002	681780	0860	6/5/08	\$360,000	\$331,000	850	7	1984	3	13281	N	N	23014 NE 29TH ST
002	681781	0330	12/14/07	\$391,000	\$346,000	900	7	1984	3	15530	N	N	2929 229TH PL NE
002	681781	0210	4/14/08	\$399,500	\$362,000	900	7	1984	3	10409	N	N	3013 230TH PL NE
002	681781	0160	6/9/08	\$394,500	\$363,000	900	7	1984	3	13850	N	N	3041 230TH PL NE
002	681781	0380	8/14/07	\$450,000	\$395,000	900	7	1984	3	11247	N	N	2717 229TH PL NE
002	681780	0380	7/5/07	\$355,000	\$312,000	910	7	1981	3	10900	N	N	2518 231ST AVE NE
002	771580	1320	9/26/07	\$410,000	\$360,000	910	7	1981	3	7200	N	N	1747 211TH WAY NE
002	681780	1000	9/4/08	\$348,000	\$330,000	920	7	1983	3	10345	N	N	2717 230TH AVE NE
002	681780	0540	12/20/07	\$355,000	\$314,000	940	7	1981	3	11336	N	N	23023 NE 27TH ST
002	771580	1020	1/3/08	\$431,250	\$383,000	1000	7	1981	4	12000	N	N	1728 211TH WAY NE
002	771580	0220	10/11/07	\$424,950	\$374,000	1010	7	1982	3	9775	N	N	1834 211TH PL NE
002	771580	0070	10/10/07	\$400,000	\$352,000	1020	7	1981	4	8550	N	N	1711 211TH PL NE
002	771580	1100	6/26/07	\$460,000	\$405,000	1020	7	1982	3	8120	N	N	21137 NE 18TH ST
002	771580	0050	6/6/07	\$440,000	\$387,000	1060	7	1982	3	6808	N	N	1700 211TH WAY NE
002	660022	0220	10/17/08	\$352,400	\$340,000	1080	7	1982	4	13652	N	N	2406 231ST PL NE
002	771580	0330	8/29/07	\$439,950	\$386,000	1120	7	1983	3	8034	N	N	21130 NE 18TH ST
002	771580	0350	7/28/08	\$425,000	\$398,000	1160	7	1984	3	8400	N	N	1800 211TH CT NE
002	570630	0100	9/24/07	\$438,300	\$385,000	1170	7	1987	3	14948	N	N	23240 NE 10TH PL
002	660022	0300	2/13/07	\$429,900	\$385,000	1180	7	1981	3	12753	N	N	2200 229TH AVE NE
002	771580	0250	8/13/07	\$444,950	\$391,000	1180	7	1984	3	9840	N	N	1850 211TH PL NE
002	681780	1400	9/12/07	\$439,000	\$386,000	1190	7	1984	3	12075	N	N	22906 NE 25TH WAY
002	681781	0090	11/10/08	\$415,000	\$405,000	1190	7	1984	3	17550	N	N	3008 230TH PL NE
002	681780	1430	4/2/07	\$479,500	\$426,000	1190	7	1985	3	11430	N	N	22814 NE 25TH WAY
002	752505	0150	5/6/08	\$429,000	\$391,000	1200	7	1981	3	12177	N	N	22005 NE 18TH ST
002	660022	0730	7/19/07	\$407,000	\$358,000	1210	7	1982	4	14726	N	N	2027 228TH PL NE
002	664400	0060	4/19/07	\$410,000	\$363,000	1220	7	1987	3	7461	N	N	1806 225TH PL NE
002	664400	0140	5/19/08	\$440,000	\$402,000	1220	7	1987	3	14372	N	N	1811 225TH PL NE
002	664400	0110	2/27/07	\$469,950	\$419,000	1220	7	1987	3	9936	N	N	1815 225TH PL NE

Improved Sales Used in this Annual Update Analysis
Area 35
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	681780	1120	3/28/08	\$419,000	\$378,000	1270	7	1984	3	9418	N	N	22930 NE 25TH WAY
002	681780	0690	7/26/07	\$408,500	\$359,000	1290	7	1981	4	10957	N	N	23028 NE 28TH ST
002	752505	0050	4/11/07	\$482,000	\$427,000	1330	7	1981	3	12815	N	N	1632 220TH PL NE
002	681780	0710	7/17/08	\$413,500	\$385,000	1360	7	1981	3	12043	N	N	23012 NE 28TH ST
002	752500	0060	3/9/07	\$480,000	\$428,000	1380	7	1990	3	33409	N	N	1840 220TH PL NE
002	570630	0110	10/26/07	\$409,000	\$360,000	1390	7	1987	3	14824	N	N	23218 NE 10TH PL
002	771580	1040	5/10/08	\$340,000	\$310,000	1430	7	1984	3	7125	N	N	1740 211TH WAY NE
002	660022	0800	1/16/08	\$448,000	\$398,000	1500	7	1982	3	11480	N	N	22811 NE 22ND ST
002	681780	1020	3/22/07	\$490,500	\$436,000	1500	7	1983	3	11092	N	N	2603 230TH AVE NE
002	570630	0030	3/9/08	\$540,000	\$485,000	1530	7	1987	3	16039	N	N	23229 NE 10TH PL
002	771580	0440	10/8/08	\$438,000	\$421,000	1550	7	1984	4	7125	N	N	1825 211TH CT NE
002	752505	0160	2/21/07	\$499,950	\$447,000	1660	7	1981	4	12184	N	N	22013 NE 18TH ST
002	807841	0130	2/23/07	\$450,000	\$402,000	890	8	1987	3	8977	N	N	23402 NE 29TH PL
002	357840	1530	5/1/07	\$440,000	\$389,000	1000	8	1983	3	10560	N	N	22519 NE 12TH PL
002	357840	0370	8/8/08	\$430,000	\$404,000	1020	8	1980	3	12696	N	N	22208 NE 14TH DR
002	357840	0350	5/4/07	\$434,950	\$384,000	1080	8	1983	3	12012	N	N	1426 223RD PL NE
002	357840	1750	5/16/07	\$439,990	\$388,000	1080	8	1983	3	13141	N	N	22705 NE 12TH PL
002	287290	0010	4/25/07	\$365,900	\$324,000	1090	8	1987	3	9862	N	N	22720 NE 18TH PL
002	750440	0820	12/13/07	\$482,500	\$427,000	1100	8	1978	4	15846	N	N	1811 216TH PL NE
002	771580	1230	5/8/07	\$515,000	\$455,000	1100	8	1981	3	11760	N	N	20916 NE 17TH ST
002	807840	0230	3/26/08	\$405,000	\$365,000	1130	8	1984	3	12860	N	N	2600 234TH AVE NE
002	750440	0700	2/21/07	\$449,950	\$402,000	1160	8	1978	3	15324	N	N	21642 NE 18TH PL
002	325990	0120	1/23/08	\$422,000	\$376,000	1180	8	1991	3	8316	N	N	1710 221ST PL NE
002	325990	0150	5/4/07	\$464,900	\$411,000	1180	8	1991	3	8310	N	N	1718 221ST PL NE
002	325990	0170	5/8/07	\$475,000	\$419,000	1180	8	1991	3	8493	N	N	1730 221ST PL NE
002	357840	0960	8/17/07	\$509,000	\$447,000	1180	8	1984	3	10301	N	N	22038 NE 15TH ST
002	357840	0480	2/13/07	\$515,000	\$461,000	1200	8	1984	3	17359	N	N	1227 224TH PL NE
002	807840	0040	5/17/07	\$459,000	\$405,000	1220	8	1984	3	7875	N	N	2510 233RD PL NE
002	865151	0400	3/26/07	\$530,000	\$471,000	1220	8	1981	3	9019	N	N	20900 NE 44TH ST
002	178540	0140	5/24/07	\$477,300	\$421,000	1240	8	1981	3	15971	N	N	22525 NE 23RD CT
002	865151	0460	6/22/07	\$490,000	\$431,000	1240	8	1982	3	12309	N	N	20702 NE 44TH ST

Improved Sales Used in this Annual Update Analysis
Area 35
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	193905	0150	6/11/07	\$398,000	\$350,000	1250	8	1988	3	7931	N	N	1411 227TH PL NE
002	771580	0510	6/2/08	\$418,950	\$385,000	1260	8	1983	4	13299	N	N	1832 211TH WAY NE
002	807840	0410	2/9/07	\$475,250	\$426,000	1260	8	1985	3	7808	N	N	2509 233RD PL NE
002	357840	1540	2/12/08	\$484,000	\$432,000	1260	8	1983	3	10560	N	N	22527 NE 12TH PL
002	865151	1030	7/3/07	\$540,000	\$475,000	1260	8	1981	3	9146	N	N	20706 NE 42ND PL
002	178540	0130	6/19/08	\$445,000	\$411,000	1270	8	1981	3	15062	N	N	22528 NE 23RD CT
002	807840	0130	4/23/07	\$499,000	\$441,000	1270	8	1985	3	8213	N	N	2637 234TH AVE NE
002	287290	0210	7/22/08	\$470,000	\$439,000	1290	8	1983	3	11200	N	N	22526 NE 19TH PL
002	807841	0100	11/13/07	\$500,000	\$441,000	1310	8	1987	3	7668	N	N	23343 NE 29TH PL
002	357840	0880	9/17/07	\$496,500	\$436,000	1320	8	1984	3	9999	N	N	1316 220TH PL NE
002	865151	0920	4/13/07	\$517,000	\$458,000	1320	8	1984	3	10768	N	N	4226 205TH PL NE
002	721572	1500	12/11/08	\$397,000	\$393,000	1330	8	1999	3	4559	N	N	24243 SE 9TH ST
002	750440	0740	9/16/08	\$540,000	\$515,000	1330	8	1978	3	12284	N	N	1814 216TH PL NE
002	193905	0040	8/12/08	\$392,000	\$369,000	1350	8	1988	3	11186	N	N	22645 NE 14TH PL
002	807843	0130	3/12/08	\$522,000	\$469,000	1350	8	1989	3	8276	N	N	2611 236TH PL NE
002	865151	0290	1/25/08	\$590,000	\$525,000	1350	8	1983	3	19199	N	N	21032 NE 44TH ST
002	193905	0070	3/7/08	\$409,500	\$368,000	1360	8	1988	3	8438	N	N	22627 NE 14TH PL
002	807841	0370	6/6/07	\$445,000	\$392,000	1370	8	1985	3	7417	N	N	2713 233RD PL NE
002	357840	0820	8/8/08	\$480,000	\$451,000	1380	8	1984	3	9873	N	N	22122 NE 13TH PL
002	807843	0300	12/7/07	\$512,500	\$453,000	1390	8	1988	3	7035	N	N	2816 235TH PL NE
002	750400	1020	5/18/07	\$487,000	\$430,000	1400	8	1972	3	12750	N	N	2025 208TH PL NE
002	287290	0300	7/19/07	\$425,000	\$373,000	1420	8	1983	3	10685	N	N	1915 226TH PL NE
002	681780	1150	8/14/07	\$535,000	\$470,000	1440	8	2003	4	10987	N	N	2526 229TH PL NE
002	896199	0130	6/8/07	\$525,000	\$462,000	1530	8	1999	3	6489	N	N	485 243RD PL SE
002	896199	0130	9/18/08	\$490,000	\$468,000	1530	8	1999	3	6489	N	N	485 243RD PL SE
002	750446	0220	1/25/07	\$435,000	\$391,000	1560	8	1978	3	12068	N	N	21610 NE 16TH ST
002	865151	0320	4/16/07	\$635,000	\$562,000	1560	8	1986	3	11475	N	N	21014 NE 44TH ST
002	807840	0290	10/25/07	\$489,000	\$430,000	1570	8	1985	3	8092	N	N	23406 NE 27TH ST
002	807840	0250	4/26/07	\$455,000	\$402,000	1580	8	1984	3	8879	N	N	2608 234TH AVE NE
002	195444	0170	7/23/07	\$476,000	\$418,000	1590	8	1988	3	8468	N	N	1121 221ST CT NE
002	195442	0340	7/5/07	\$443,500	\$390,000	1600	8	1988	3	7008	N	N	908 223RD CT NE

Improved Sales Used in this Annual Update Analysis
Area 35
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	195443	0250	6/14/07	\$505,000	\$444,000	1600	8	1987	3	6212	N	N	917 224TH AVE NE
002	865151	0340	9/11/08	\$589,000	\$560,000	1610	8	1985	3	10369	N	N	21002 NE 44TH ST
002	807841	0030	7/20/07	\$465,000	\$408,000	1620	8	1985	3	7606	N	N	2726 233RD PL NE
002	195440	0180	2/9/07	\$459,995	\$412,000	1620	8	1987	3	7044	N	N	22116 NE 9TH PL
002	750440	0340	10/24/07	\$530,000	\$466,000	1620	8	1978	3	12003	N	N	1614 219TH PL NE
002	325990	0130	3/28/07	\$439,950	\$391,000	1630	8	1991	3	12017	N	N	1712 221ST PL NE
002	325990	0070	7/20/07	\$455,000	\$400,000	1630	8	1991	3	8154	N	N	1713 221ST PL NE
002	721572	1040	2/20/07	\$439,300	\$393,000	1650	8	1999	3	4500	N	N	918 243RD PL SE
002	721572	1520	10/3/08	\$445,000	\$427,000	1650	8	1999	3	4395	N	N	24227 SE 9TH ST
002	721572	1330	7/9/07	\$495,000	\$435,000	1650	8	2000	3	4218	N	N	940 242ND CT SE
002	721572	1240	7/24/07	\$505,000	\$444,000	1650	8	2000	3	5514	N	N	24218 SE 10TH PL
002	721572	1210	6/21/07	\$515,500	\$453,000	1650	8	1999	3	5735	N	N	24201 SE 10TH PL
002	771580	0480	8/28/08	\$422,000	\$399,000	1660	8	1983	3	7315	N	N	1810 211TH WAY NE
002	750440	0080	1/22/07	\$522,000	\$469,000	1660	8	1978	3	12046	N	N	21709 NE 18TH WAY
002	195440	0510	3/12/08	\$460,000	\$413,000	1680	8	1987	3	8080	N	N	901 221ST AVE NE
002	287290	0110	5/19/08	\$468,000	\$428,000	1710	8	1983	3	9629	N	N	1918 226TH PL NE
002	750400	0970	9/18/07	\$510,000	\$448,000	1710	8	1972	3	12218	N	N	2409 SAHALEE DR W
002	807840	0160	1/16/08	\$465,000	\$413,000	1720	8	1985	3	8979	N	N	2625 234TH AVE NE
002	807843	0320	8/21/07	\$490,000	\$430,000	1730	8	1988	3	8258	N	N	2805 235TH PL NE
002	865151	1370	4/6/07	\$615,000	\$545,000	1730	8	1985	4	9441	N	N	4332 210TH CT NE
002	807841	0020	3/13/07	\$469,990	\$418,000	1750	8	1987	3	7797	N	N	2720 233RD PL NE
002	721573	0870	6/11/07	\$480,500	\$423,000	1750	8	2001	3	4305	N	N	24205 SE 14TH CT
002	750440	0670	7/2/08	\$517,888	\$480,000	1750	8	1978	3	12352	N	N	21629 NE 18TH PL
002	863576	0040	6/15/07	\$445,000	\$392,000	1770	8	1999	3	3993	N	N	714 239TH PL SE
002	863576	0060	9/14/07	\$450,000	\$395,000	1770	8	1999	3	4436	N	N	702 239TH PL SE
002	863576	0340	9/10/07	\$450,500	\$396,000	1770	8	1999	3	3936	N	N	23947 SE 7TH LN
002	195440	0060	10/25/07	\$475,000	\$418,000	1790	8	1989	3	7167	N	N	920 221ST AVE NE
002	807842	0210	9/11/07	\$513,000	\$451,000	1790	8	1988	3	7627	N	N	2824 235TH PL NE
002	195440	0430	7/17/07	\$538,600	\$473,000	1790	8	1989	3	7622	N	N	945 221ST AVE NE
002	721572	1470	10/11/07	\$472,500	\$415,000	1800	8	1999	3	4910	N	N	24267 SE 9TH ST
002	721572	1150	6/27/08	\$453,000	\$419,000	1800	8	1999	3	4500	N	N	24249 SE 10TH PL

Improved Sales Used in this Annual Update Analysis
Area 35
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	721573	0950	7/15/08	\$460,000	\$428,000	1800	8	2001	3	5553	N	N	24204 SE 14TH CT
002	721573	0860	3/25/08	\$475,000	\$428,000	1800	8	2001	3	7310	N	N	24203 SE 14TH CT
002	721572	1030	6/10/08	\$470,000	\$433,000	1800	8	1999	3	4500	N	N	912 243RD PL SE
002	721572	1170	10/11/07	\$499,950	\$440,000	1800	8	1999	3	4500	N	N	24233 SE 10TH PL
002	721573	0850	10/23/07	\$500,000	\$440,000	1800	8	2001	3	5307	N	N	1428 242ND PL SE
002	721573	0970	10/2/07	\$505,000	\$444,000	1800	8	2001	3	4991	N	N	1404 242ND PL SE
002	721572	1230	12/23/08	\$451,000	\$449,000	1800	8	2000	3	4490	N	N	24210 SE 10TH PL
002	721572	1200	7/23/07	\$515,000	\$452,000	1800	8	1999	3	4836	N	N	24209 SE 10TH PL
002	721572	0950	4/10/07	\$525,000	\$465,000	1800	8	1998	3	7806	N	N	24218 SE 9TH ST
002	721572	0860	11/12/08	\$465,000	\$454,000	1818	8	1999	3	7424	N	N	24025 SE 9TH CT
002	863576	0430	2/2/07	\$436,000	\$391,000	1820	8	1999	3	3152	N	N	772 239TH PL SE
002	863576	0560	5/10/07	\$445,000	\$393,000	1820	8	1999	3	3027	N	N	728 239TH LN SE
002	750446	0230	8/1/07	\$474,900	\$417,000	1820	8	1978	3	12065	N	N	1604 216TH AVE NE
002	807843	0360	5/29/08	\$475,000	\$436,000	1820	8	1988	3	11012	N	N	23428 NE 28TH PL
002	863576	0230	10/15/08	\$357,500	\$345,000	1830	8	1999	3	3217	N	N	737 239TH LN SE
002	863576	0210	8/22/07	\$448,000	\$393,000	1830	8	1999	3	3296	N	N	725 239TH LN SE
002	287290	0430	6/13/07	\$465,000	\$409,000	1850	8	1982	3	8880	N	N	1825 226TH PL NE
002	807842	0200	2/6/08	\$512,500	\$457,000	1850	8	1987	3	8049	N	N	2825 235TH PL NE
002	807841	0240	8/1/07	\$536,000	\$471,000	1850	8	1987	3	9054	N	N	23223 NE 29TH CT
002	807842	0270	5/21/08	\$525,000	\$480,000	1850	8	1987	3	7685	N	N	23414 NE 29TH PL
002	807848	0120	6/11/07	\$494,900	\$436,000	1860	8	1990	3	13445	N	N	23540 NE 29TH ST
002	807842	0250	7/17/07	\$499,500	\$439,000	1860	8	1988	3	7970	N	N	23426 NE 29TH PL
002	807841	0010	4/23/08	\$500,000	\$454,000	1870	8	1985	3	7433	N	N	2714 233RD PL NE
002	807845	0270	1/11/08	\$493,000	\$438,000	1880	8	1990	3	6501	N	N	23706 NE 27TH ST
002	807845	0610	4/22/08	\$524,950	\$476,000	1880	8	1990	3	7000	N	N	2442 234TH CT NE
002	807843	0050	11/16/07	\$534,000	\$471,000	1890	8	1988	3	11364	N	N	2622 235TH CT NE
002	807842	0130	4/10/08	\$524,950	\$475,000	1890	8	1988	3	8225	N	N	2824 234TH PL NE
002	807842	0050	5/23/08	\$544,000	\$498,000	1890	8	1988	3	8499	N	N	2813 234TH PL NE
002	660022	0470	8/26/08	\$614,950	\$581,000	1890	8	1986	4	11700	N	N	2019 231ST PL NE
002	195444	0060	5/17/07	\$475,000	\$419,000	1900	8	1987	3	8744	N	N	22306 NE 11TH PL
002	195440	0050	7/23/07	\$510,000	\$448,000	1900	8	1989	3	6608	N	N	918 221ST AVE NE

Improved Sales Used in this Annual Update Analysis
Area 35
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	807841	0340	11/2/07	\$517,450	\$456,000	1900	8	1985	3	6750	N	N	2735 233RD PL NE
002	750440	0100	4/21/08	\$535,000	\$485,000	1900	8	1978	3	12000	N	N	21729 NE 18TH WAY
002	807841	0150	4/20/07	\$500,000	\$443,000	1910	8	1987	3	7439	N	N	23346 NE 29TH PL
002	721572	0520	3/12/08	\$505,000	\$454,000	1910	8	1999	3	5103	N	N	24027 SE 11TH PL
002	807845	0360	11/21/07	\$515,000	\$454,000	1910	8	1990	3	7891	N	N	2504 238TH CT NE
002	721572	1690	10/1/08	\$480,000	\$460,000	1910	8	1999	3	5499	N	N	1128 243RD PL SE
002	721572	1950	6/11/07	\$525,000	\$462,000	1910	8	1999	3	5032	N	N	1127 243RD PL SE
002	721572	1580	2/9/07	\$529,950	\$475,000	1910	8	1999	3	4917	N	N	24220 SE 11TH PL
002	225390	0130	2/23/07	\$535,000	\$478,000	1910	8	2003	3	3778	N	N	1113 231ST PL NE
002	195440	0350	4/19/07	\$484,000	\$428,000	1920	8	1989	3	6062	N	N	22108 NE 10TH PL
002	807848	0100	2/28/08	\$538,299	\$482,000	1920	8	1990	3	10370	N	N	23552 NE 29TH ST
002	664620	0390	4/24/08	\$533,000	\$484,000	1920	8	1990	3	7163	Y	N	22301 NE 17TH CT
002	863575	1190	2/13/07	\$542,250	\$485,000	1920	8	1999	3	4200	N	N	579 239TH AVE SE
002	807845	0320	8/18/08	\$520,000	\$490,000	1950	8	1990	3	7373	N	N	2523 239TH PL NE
002	750440	0690	12/10/08	\$483,000	\$478,000	1960	8	1978	3	12078	N	N	21639 NE 18TH PL
002	807844	0120	5/1/08	\$533,750	\$486,000	1970	8	1991	3	8283	N	N	2444 235TH AVE NE
002	195443	0340	9/13/07	\$595,000	\$523,000	1970	8	1992	3	8319	N	N	22431 NE 9TH DR
002	195444	0210	4/24/07	\$499,000	\$441,000	1980	8	1988	3	6644	N	N	1102 221ST AVE NE
002	225390	0070	6/5/07	\$520,000	\$458,000	1980	8	2002	3	4318	N	N	1112 231ST PL NE
002	807841	0260	10/29/07	\$495,000	\$436,000	1990	8	1987	3	12082	N	N	23231 NE 29TH CT
002	807844	0110	1/31/08	\$505,000	\$450,000	1990	8	1990	3	8929	N	N	2445 235TH AVE NE
002	863575	1260	8/9/07	\$519,000	\$456,000	2010	8	1998	3	4200	N	N	527 239TH AVE SE
002	287290	0250	4/22/08	\$510,000	\$463,000	2020	8	1984	3	10589	N	N	22506 NE 19TH PL
002	195443	0140	4/25/07	\$474,950	\$420,000	2030	8	1988	3	5770	N	N	22409 NE 10TH ST
002	807846	0210	11/20/07	\$533,000	\$470,000	2030	8	1991	3	8082	N	N	23400 NE 24TH PL
002	807846	0200	5/21/07	\$541,500	\$478,000	2040	8	1991	3	10261	N	N	23412 NE 24TH PL
002	195442	0060	11/4/08	\$502,500	\$489,000	2040	8	1990	3	10097	N	N	22321 NE 9TH DR
002	865150	0140	7/3/08	\$572,000	\$530,000	2040	8	1982	4	13120	N	N	20724 NE 38TH ST
002	807848	0110	4/18/08	\$530,000	\$481,000	2060	8	1990	3	12112	N	N	23546 NE 29TH ST
002	863575	1540	3/16/07	\$550,000	\$489,000	2060	8	1999	3	4500	N	N	23813 SE 5TH ST
002	896199	0230	8/8/08	\$529,000	\$497,000	2070	8	1999	3	6078	N	N	24364 SE 4TH CT

Improved Sales Used in this Annual Update Analysis
Area 35
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	896199	0090	6/11/08	\$555,000	\$511,000	2070	8	1999	3	4132	N	N	463 243RD PL SE
002	721572	0590	8/24/07	\$510,000	\$448,000	2080	8	1999	3	5387	N	N	24018 SE 11TH PL
002	865150	0070	6/30/08	\$490,000	\$454,000	2080	8	1981	3	11712	N	N	20713 NE 38TH ST
002	863575	1390	4/19/07	\$525,000	\$465,000	2080	8	1998	3	5310	N	N	568 239TH AVE SE
002	896199	0010	8/20/07	\$575,000	\$505,000	2080	8	1999	3	6159	N	N	415 243RD PL SE
002	865151	0020	3/25/08	\$510,000	\$460,000	2100	8	1983	3	7335	N	N	20813 NE 42ND ST
002	807845	0640	6/25/08	\$535,000	\$495,000	2100	8	1991	3	7708	N	N	2429 234TH CT NE
002	178540	0150	5/10/07	\$530,000	\$468,000	2130	8	1985	3	15074	N	N	22529 NE 23RD CT
002	865152	0080	8/1/07	\$539,500	\$474,000	2140	8	1987	3	20790	N	N	4119 211TH CT NE
002	178540	0680	5/8/08	\$523,000	\$477,000	2140	8	1984	3	20746	N	N	2005 224TH PL NE
002	664620	0670	5/19/07	\$541,500	\$478,000	2140	8	1992	4	7290	Y	N	1720 223RD PL NE
002	865151	0700	2/26/07	\$623,000	\$556,000	2140	8	1983	3	16382	N	N	20430 NE 41ST ST
002	752700	0140	9/19/07	\$815,000	\$716,000	2140	8	1968	4	19414	N	N	19007 NE 51ST ST
002	865152	0470	8/1/07	\$550,000	\$483,000	2160	8	1987	3	7368	N	N	21052 NE 42ND ST
002	660022	0540	6/7/07	\$570,000	\$502,000	2160	8	1984	3	12085	N	N	22917 NE 20TH PL
002	721572	1560	7/15/08	\$510,000	\$475,000	2170	8	1999	3	7097	N	N	24204 SE 11TH PL
002	721573	0130	8/19/08	\$508,500	\$480,000	2170	8	2000	3	5646	N	N	24015 SE 12TH PL
002	865151	0490	5/1/08	\$530,000	\$482,000	2170	8	1985	3	10186	N	N	20510 NE 43RD ST
002	721573	0250	7/20/07	\$550,000	\$483,000	2170	8	2000	3	5472	N	N	24034 SE 12TH PL
002	721572	1780	11/9/07	\$555,000	\$489,000	2170	8	2000	3	7897	N	N	1234 243RD PL SE
002	721572	1840	10/29/08	\$505,000	\$490,000	2170	8	1999	3	6408	N	N	24283 SE 12TH CT
002	721572	1600	9/4/08	\$517,500	\$491,000	2170	8	1999	3	4869	N	N	24236 SE 11TH PL
002	807844	0090	10/11/07	\$520,000	\$457,000	2190	8	1991	3	7559	N	N	23341 NE 25TH WAY
002	865152	0480	7/17/08	\$515,000	\$480,000	2190	8	1984	3	8621	N	N	21046 NE 42ND ST
002	941640	0020	3/26/07	\$548,000	\$487,000	2200	8	2002	3	3885	N	N	23311 NE 8TH PL
002	750440	0570	11/28/07	\$662,000	\$584,000	2210	8	1979	3	16809	N	N	1807 218TH PL NE
002	807846	0680	7/24/08	\$558,500	\$522,000	2230	8	1992	3	9257	N	N	2430 238TH PL NE
002	142530	0200	2/16/07	\$585,000	\$523,000	2230	8	1997	3	6299	N	N	23115 NE 18TH ST
002	807846	0110	8/13/07	\$546,500	\$480,000	2250	8	1991	3	12408	N	N	23517 NE 24TH CT
002	195440	0270	1/22/07	\$524,000	\$471,000	2260	8	1988	3	6752	N	N	22113 NE 10TH PL
002	865151	1350	3/30/07	\$556,000	\$494,000	2260	8	1984	3	12130	N	N	4322 210TH CT NE

Improved Sales Used in this Annual Update Analysis
Area 35
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	807846	0530	3/8/07	\$589,000	\$525,000	2260	8	1993	3	7140	N	N	2464 239TH PL NE
002	807846	0500	11/19/08	\$543,088	\$532,000	2260	8	1993	3	7140	N	N	2444 239TH PL NE
002	178540	0110	9/8/08	\$528,200	\$502,000	2280	8	1984	3	15002	N	N	22602 NE 23RD PL
002	957803	0080	10/4/07	\$625,000	\$549,000	2310	8	2004	3	5550	N	N	1019 244TH CT SE
002	807846	0770	7/3/07	\$565,000	\$497,000	2320	8	1993	3	8237	N	N	2451 238TH PL NE
002	863576	0180	3/8/07	\$471,000	\$420,000	2330	8	1999	3	4044	N	N	707 239TH LN SE
002	863576	0090	5/18/07	\$479,950	\$423,000	2330	8	1999	3	3610	N	N	23962 SE 7TH ST
002	863576	0070	4/1/08	\$491,000	\$443,000	2330	8	1999	3	3957	N	N	23978 SE 7TH ST
002	863576	0480	8/30/07	\$509,000	\$447,000	2330	8	1999	3	3610	N	N	23966 SE 7TH LN
002	807846	0780	7/27/07	\$560,000	\$492,000	2340	8	1992	3	8942	N	N	2447 238TH PL NE
002	807846	0650	10/3/08	\$550,000	\$528,000	2350	8	1993	3	7710	N	N	2433 239TH PL NE
002	142530	0150	11/17/08	\$600,000	\$587,000	2410	8	1997	3	10687	N	N	1615 232ND AVE NE
002	660022	0420	8/1/08	\$587,500	\$550,000	2450	8	1984	3	12000	N	N	2020 231ST PL NE
002	863575	0840	8/20/07	\$529,000	\$464,000	2460	8	1999	3	4814	N	N	23942 SE 5TH ST
002	896198	0050	2/15/08	\$520,000	\$465,000	2490	8	1999	3	6197	N	N	24327 SE 3RD PL
002	941640	0030	6/3/08	\$535,000	\$491,000	2490	8	2002	3	4002	N	N	23315 NE 8TH PL
002	896197	0580	9/17/08	\$565,000	\$539,000	2490	8	1999	3	5901	N	N	259 243RD AVE SE
002	865152	0390	1/18/07	\$580,000	\$522,000	2520	8	1984	4	7000	N	N	4211 212TH AVE NE
002	865152	0390	7/23/08	\$596,000	\$557,000	2520	8	1984	4	7000	N	N	4211 212TH AVE NE
002	865151	0660	6/25/07	\$617,000	\$543,000	2530	8	1983	3	11357	N	N	20415 NE 41ST ST
002	807846	0840	7/12/07	\$630,000	\$554,000	2580	8	1992	3	8942	N	N	23722 NE 24TH PL
002	807846	0340	10/17/08	\$615,000	\$594,000	2580	8	1992	3	13172	N	N	23737 NE 24TH PL
002	863575	1130	4/24/08	\$496,000	\$450,000	2640	8	1998	3	4200	N	N	23817 SE 6TH ST
002	863575	0830	3/23/07	\$530,000	\$471,000	2640	8	1999	3	4200	N	N	23934 SE 5TH ST
002	807846	0620	10/29/08	\$545,000	\$529,000	2640	8	1993	3	6732	N	N	2453 239TH PL NE
002	896198	0010	8/6/08	\$510,000	\$479,000	2650	8	2000	3	8656	N	N	328 243RD AVE SE
002	896198	0150	6/8/07	\$573,000	\$505,000	2650	8	1999	3	6507	N	N	24310 SE 3RD PL
002	896198	0200	4/4/08	\$585,000	\$529,000	2650	8	1999	3	5694	N	N	307 243RD AVE SE
002	896198	0010	4/10/07	\$599,750	\$532,000	2650	8	2000	3	8656	N	N	328 243RD AVE SE
002	941640	0380	8/10/07	\$567,000	\$498,000	2670	8	2002	3	6525	N	N	827 233RD PL NE
002	957803	0150	6/19/07	\$655,000	\$576,000	2680	8	2005	3	5940	N	N	909 244TH CT SE

Improved Sales Used in this Annual Update Analysis
Area 35
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	185490	0580	5/10/07	\$669,000	\$591,000	2680	8	2003	3	7707	N	N	114 248TH PL NE
002	941640	0040	7/12/07	\$605,000	\$532,000	2820	8	2002	3	5500	N	N	23319 NE 8TH PL
002	957803	0090	5/2/07	\$711,500	\$629,000	2840	8	2004	3	5919	N	N	1015 244TH CT SE
002	185490	0400	4/2/07	\$637,000	\$565,000	2860	8	2004	3	9430	N	N	24734 NE 3RD PL
002	185490	0320	6/27/08	\$595,000	\$551,000	2880	8	2004	3	7038	N	N	236 246TH CT NE
002	865152	0300	4/28/08	\$639,000	\$581,000	2890	8	1984	3	12455	N	N	21122 NE 43RD PL
002	750440	0360	8/3/07	\$560,000	\$492,000	2940	8	1979	3	12002	N	N	1634 219TH PL NE
002	185490	0110	12/1/08	\$540,000	\$532,000	2990	8	2003	3	10169	N	N	252 245TH PL NE
002	185490	0170	8/25/08	\$595,000	\$562,000	2990	8	2004	3	5923	N	N	24505 NE 3RD PL
002	185490	0160	10/24/08	\$585,000	\$567,000	2990	8	2004	3	8271	N	N	235 245TH PL NE
002	185490	0010	5/22/08	\$625,000	\$572,000	2990	8	2004	3	9593	N	N	221 245TH PL NE
002	896198	0160	6/6/07	\$591,000	\$520,000	3040	8	1999	3	6794	N	N	24302 SE 3RD PL
002	185490	0100	11/1/07	\$673,750	\$593,000	3160	8	2003	3	8701	N	N	248 245TH PL NE
002	185490	0290	5/9/07	\$675,000	\$596,000	3160	8	2005	3	4967	N	N	224 246TH CT NE
002	941640	0050	2/14/08	\$628,000	\$561,000	3200	8	2002	3	6121	N	N	806 233RD PL NE
002	896198	0110	6/12/07	\$659,950	\$581,000	3369	8	1999	3	8931	N	N	24338 SE 3RD PL
002	896197	0550	8/29/07	\$608,000	\$534,000	3420	8	1999	3	6356	N	N	241 243RD AVE SE
002	896198	0030	8/20/07	\$619,000	\$543,000	3420	8	2000	3	6637	N	N	24309 SE 3RD PL
002	896197	0100	7/30/07	\$595,000	\$523,000	3440	8	1999	3	6446	N	N	24322 SE 2ND CT
002	750411	0170	2/6/07	\$550,000	\$493,000	1390	9	1988	3	9780	N	N	2532 226TH PL NE
002	807720	0560	8/10/07	\$550,000	\$483,000	1490	9	1987	4	8248	N	N	1929 232ND PL NE
002	193910	0470	4/20/07	\$499,950	\$443,000	1540	9	1987	3	7717	N	N	1802 230TH AVE NE
002	750400	0030	5/23/07	\$574,500	\$507,000	1570	9	1974	4	17037	N	N	2040 215TH PL NE
002	865150	0060	2/1/07	\$535,000	\$480,000	1590	9	1981	3	12322	N	N	20709 NE 38TH ST
002	193911	0010	6/20/07	\$610,000	\$537,000	1660	9	1988	3	7600	N	N	23023 NE 19TH DR
002	750400	0670	4/8/08	\$499,000	\$451,000	1740	9	1974	3	11155	N	N	2410 209TH AVE NE
002	750401	0990	3/27/07	\$555,900	\$494,000	1740	9	1976	3	11985	N	N	2611 SAHALEE DR W
002	750402	0430	2/5/08	\$610,000	\$544,000	1780	9	1977	3	12320	N	N	21607 NE 24TH ST
002	750400	1340	7/10/08	\$510,000	\$474,000	1850	9	1976	3	12556	N	N	2105 SAHALEE DR W
002	750401	0340	7/15/08	\$630,000	\$587,000	1870	9	1977	3	12500	N	N	3405 211TH AVE NE
002	865150	0130	6/14/07	\$540,000	\$475,000	1950	9	1982	3	25383	N	N	20730 NE 38TH ST

Improved Sales Used in this Annual Update Analysis
Area 35
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	750402	1340	2/20/07	\$595,000	\$532,000	1950	9	1979	3	12929	N	N	21519 NE 29TH ST
002	750402	1340	3/6/08	\$729,900	\$655,000	1950	9	1979	3	12929	N	N	21519 NE 29TH ST
002	750400	0220	4/1/08	\$615,000	\$555,000	1990	9	1976	3	11900	N	N	2016 211TH AVE NE
002	865150	0410	9/15/08	\$510,000	\$486,000	2000	9	1984	3	10244	N	N	3901 206TH PL NE
002	437940	0270	6/19/08	\$625,000	\$577,000	2010	9	2007	3	4158	N	N	1302 236TH PL NE
002	159200	0420	7/11/08	\$534,000	\$497,000	2050	9	1988	3	8193	N	N	22917 NE 12TH PL
002	159200	0750	9/4/07	\$515,000	\$452,000	2060	9	1987	3	8830	N	N	23002 NE 14TH ST
002	807720	0220	11/7/08	\$539,950	\$526,000	2080	9	1987	3	7985	N	N	2310 233RD AVE NE
002	750400	1120	6/19/08	\$539,000	\$498,000	2090	9	1979	4	12240	N	N	2307 SAHALEE DR W
002	865153	0490	11/28/07	\$630,000	\$556,000	2100	9	1984	3	10699	N	N	3836 203RD AVE NE
002	865150	0820	6/16/08	\$590,000	\$544,000	2120	9	1983	3	9319	N	N	3812 204TH AVE NE
002	750402	0120	10/1/07	\$543,000	\$477,000	2160	9	1978	3	12000	N	N	2808 SAHALEE DR E
002	750401	0820	12/6/07	\$545,000	\$482,000	2160	9	1976	3	12200	N	N	3323 SAHALEE DR W
002	807721	0360	7/2/07	\$589,000	\$518,000	2160	9	1990	3	8625	N	N	2023 236TH AVE NE
002	863575	0150	10/22/07	\$600,000	\$528,000	2160	9	1999	3	7186	N	N	631 237TH PL SE
002	863575	0070	7/23/07	\$660,000	\$580,000	2160	9	1998	3	7417	N	N	679 237TH PL SE
002	750402	1270	5/28/08	\$790,000	\$724,000	2160	9	1978	3	12000	N	N	21635 NE 29TH ST
002	896197	0350	10/22/07	\$599,990	\$528,000	2180	9	1999	3	8035	N	N	24276 SE 1ST PL
002	865150	0290	3/20/07	\$599,950	\$533,000	2180	9	1982	3	11200	N	N	3820 206TH PL NE
002	193910	0090	2/27/07	\$642,500	\$573,000	2180	9	1987	3	9520	N	N	1719 229TH AVE NE
002	159200	0720	12/19/07	\$497,271	\$440,000	2190	9	1987	3	7224	N	N	1412 231ST CT NE
002	159200	0680	7/17/07	\$535,000	\$470,000	2190	9	1987	3	10370	N	N	23115 NE 14TH ST
002	159200	0340	1/14/08	\$535,000	\$475,000	2190	9	1987	3	9410	N	N	22920 NE 12TH PL
002	807720	0400	2/5/07	\$575,000	\$515,000	2190	9	1987	3	8195	N	N	2201 233RD AVE NE
002	807720	0520	8/22/07	\$546,000	\$479,000	2200	9	1986	3	7615	N	N	23203 NE 21ST PL
002	807720	0200	8/14/08	\$542,500	\$511,000	2200	9	1987	3	8888	N	N	2240 233RD AVE NE
002	750402	0710	2/25/08	\$700,000	\$627,000	2200	9	1978	3	12474	N	N	2117 SAHALEE DR E
002	865153	0440	1/4/07	\$715,000	\$646,000	2240	9	1984	4	12791	N	N	3804 203RD AVE NE
002	807721	0310	9/29/08	\$538,000	\$516,000	2250	9	1990	3	9374	N	N	2022 235TH PL NE
002	750400	0560	2/5/07	\$577,000	\$517,000	2250	9	1974	3	10800	N	N	2413 209TH PL NE
002	437940	0280	11/20/08	\$585,000	\$574,000	2250	9	2007	3	3810	N	N	1252 236TH PL NE

Improved Sales Used in this Annual Update Analysis
Area 35
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	159200	0060	10/26/07	\$537,000	\$473,000	2260	9	1984	3	8404	N	N	22841 NE 14TH ST
002	437940	0540	6/25/07	\$666,080	\$586,000	2260	9	2006	3	4500	N	N	1110 235TH PL NE
002	159200	0600	6/25/08	\$530,500	\$491,000	2270	9	1988	3	11264	N	N	23022 NE 13TH ST
002	750410	0070	4/15/08	\$530,000	\$480,000	2300	9	1989	3	14308	N	N	2832 222ND AVE NE
002	159200	0250	12/23/08	\$504,946	\$503,000	2300	9	1984	3	12633	N	N	1319 230TH AVE NE
002	193913	0460	8/25/08	\$540,000	\$510,000	2300	9	1991	3	8316	N	N	1712 233RD PL NE
002	322460	0230	10/10/08	\$540,000	\$520,000	2300	9	1999	3	6517	N	N	24121 SE 1ST CT
002	306641	0220	10/30/07	\$595,000	\$524,000	2300	9	1989	3	10879	N	N	2110 223RD PL NE
002	193912	0370	12/9/08	\$478,000	\$473,000	2310	9	1989	3	8127	N	N	23512 NE 19TH DR
002	170305	0530	7/23/07	\$604,950	\$531,000	2310	9	2003	3	4262	N	N	23732 NE 22ND ST
002	322460	0430	7/3/07	\$625,000	\$549,000	2310	9	1998	3	5944	N	N	113 243RD PL SE
002	807720	0120	7/16/07	\$649,950	\$571,000	2320	9	1987	3	8892	N	N	2108 232ND PL NE
002	865153	0450	8/21/08	\$635,000	\$599,000	2320	9	1984	3	12000	N	N	3812 203RD AVE NE
002	193910	0260	8/6/08	\$501,300	\$470,000	2330	9	1990	3	9527	N	N	1702 229TH AVE NE
002	807720	0390	10/9/08	\$465,000	\$448,000	2340	9	1987	3	7245	N	N	2207 233RD AVE NE
002	863575	0310	7/11/07	\$630,000	\$554,000	2340	9	1998	3	8447	N	N	560 237TH AVE SE
002	750400	0070	2/5/08	\$729,000	\$650,000	2340	9	1977	3	13085	N	N	2028 213TH AVE NE
002	750402	0400	2/26/08	\$585,000	\$524,000	2360	9	1977	3	15860	N	N	21619 NE 24TH ST
002	865150	0920	8/1/07	\$639,950	\$562,000	2360	9	1983	3	8960	N	N	3837 204TH AVE NE
002	437940	0090	5/30/07	\$695,000	\$612,000	2360	9	2006	3	4829	N	N	1305 235TH CT NE
002	437940	0050	7/13/07	\$700,000	\$615,000	2360	9	2006	3	4814	N	N	23514 NE 13TH PL
002	437940	0130	9/6/07	\$705,000	\$619,000	2360	9	2006	3	5657	N	N	1239 235TH CT NE
002	437940	0070	6/21/07	\$705,000	\$620,000	2360	9	2006	3	4833	N	N	23506 NE 13TH PL
002	437940	0110	6/3/08	\$702,000	\$645,000	2360	9	2006	3	4300	N	N	1247 235TH CT NE
002	865161	0690	7/12/07	\$645,000	\$567,000	2365	9	1999	3	5444	N	N	20641 NE 30TH CT
002	437940	0590	3/18/08	\$684,950	\$616,000	2370	9	2006	3	4141	N	N	1134 235TH PL NE
002	170305	0430	9/10/08	\$600,000	\$571,000	2380	9	2003	3	5769	N	N	2213 238TH PL NE
002	865150	0940	1/10/07	\$567,950	\$512,000	2390	9	1983	3	9296	N	N	3825 204TH AVE NE
002	865150	0110	11/20/07	\$625,000	\$551,000	2390	9	1981	3	15764	N	N	20729 NE 38TH ST
002	193912	0540	3/6/08	\$618,000	\$555,000	2390	9	1990	3	8315	N	N	1921 234TH CT NE
002	863575	0240	1/5/07	\$622,000	\$562,000	2390	9	1998	3	6500	N	N	23709 SE 5TH PL

Improved Sales Used in this Annual Update Analysis
Area 35
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	437940	0490	9/19/07	\$659,950	\$580,000	2390	9	2006	3	5249	N	N	1031 235TH PL NE
002	437940	0560	8/29/07	\$676,661	\$594,000	2390	9	2006	3	4555	N	N	1118 235TH PL NE
002	437940	0520	3/26/07	\$670,927	\$596,000	2390	9	2006	3	5916	N	N	1032 235TH PL NE
002	437940	0840	9/30/08	\$640,000	\$614,000	2390	9	2007	3	5772	N	N	23427 NE 10TH PL
002	437940	0760	2/11/08	\$698,950	\$624,000	2390	9	2007	3	5600	N	N	23525 NE 10TH PL
002	807720	0070	1/10/07	\$610,000	\$550,000	2400	9	1987	3	9615	N	N	23256 NE 20TH PL
002	865161	0540	2/14/07	\$615,000	\$550,000	2400	9	1999	3	5881	N	N	3026 206TH WAY NE
002	750410	1310	3/5/07	\$622,000	\$555,000	2400	9	1983	3	10285	N	N	22116 NE 27TH PL
002	865161	0430	7/11/08	\$655,000	\$609,000	2400	9	1999	3	6258	N	N	20568 NE 31ST ST
002	664620	0770	6/10/08	\$590,000	\$543,000	2410	9	1990	3	15899	Y	N	1704 224TH CT NE
002	664620	0770	2/16/07	\$625,000	\$559,000	2410	9	1990	3	15899	Y	N	1704 224TH CT NE
002	193911	0140	1/24/07	\$565,000	\$508,000	2420	9	1990	3	8249	N	N	1836 232ND CT NE
002	062981	1050	9/10/07	\$627,500	\$551,000	2420	9	1997	3	6834	N	N	24835 NE 1ST PL
002	865158	0890	4/30/08	\$666,000	\$606,000	2420	9	1984	3	9351	N	N	20018 NE 39TH ST
002	750411	0600	8/22/07	\$600,000	\$527,000	2430	9	1988	3	10183	N	N	2613 226TH PL NE
002	865150	0500	5/31/07	\$599,950	\$529,000	2440	9	1982	3	9840	N	N	3813 206TH PL NE
002	807720	0030	8/9/07	\$645,000	\$566,000	2440	9	1987	3	8266	N	N	23253 NE 20TH PL
002	865161	0660	2/20/08	\$707,000	\$632,000	2440	9	1999	3	6733	N	N	20632 NE 30TH CT
002	159200	1050	5/28/08	\$565,000	\$518,000	2460	9	1984	3	10225	N	N	1403 228TH CT NE
002	865150	0530	4/3/07	\$600,000	\$532,000	2460	9	1983	3	10992	N	N	3801 206TH PL NE
002	193912	0050	5/14/07	\$622,000	\$549,000	2460	9	1989	3	8029	N	N	23106 NE 18TH PL
002	750410	1610	7/17/07	\$564,000	\$495,000	2470	9	1979	3	13800	N	N	2808 223RD PL NE
002	750402	0610	3/15/07	\$485,000	\$432,000	2480	9	1978	3	12070	N	N	2206 SAHALEE DR E
002	750410	0430	7/3/07	\$654,000	\$575,000	2480	9	1984	3	10400	N	N	22018 NE 26TH PL
002	437940	0140	5/15/08	\$670,000	\$612,000	2480	9	2007	3	10280	N	N	1235 235TH CT NE
002	437940	0640	6/3/08	\$680,000	\$625,000	2480	9	2007	3	4300	N	N	1123 236TH PL NE
002	750411	0390	9/5/07	\$635,500	\$558,000	2490	9	1987	3	16922	N	N	22420 NE 28TH ST
002	750410	1600	4/3/07	\$567,500	\$504,000	2510	9	1979	3	11770	N	N	22330 NE 28TH ST
002	865161	0590	4/20/07	\$680,000	\$602,000	2520	9	1999	3	6215	N	N	20551 NE 31ST ST
002	193911	0090	5/7/07	\$639,950	\$565,000	2530	9	1987	3	8137	N	N	23121 NE 19TH DR
002	750411	0350	10/4/07	\$535,000	\$470,000	2540	9	1988	3	12414	N	N	22520 NE 28TH ST

Improved Sales Used in this Annual Update Analysis
Area 35
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	865158	0010	1/4/07	\$552,000	\$498,000	2540	9	1985	3	6195	N	N	20305 NE 40TH CT
002	437940	0480	2/27/07	\$684,950	\$611,000	2540	9	2006	3	4950	N	N	1105 235TH PL NE
002	437940	0570	10/8/07	\$695,000	\$611,000	2540	9	2006	3	5098	N	N	1122 235TH PL NE
002	437940	0430	8/29/07	\$696,965	\$612,000	2540	9	2006	3	5354	N	N	1125 235TH PL NE
002	750402	0560	2/21/07	\$606,000	\$542,000	2550	9	1977	3	11990	N	N	2232 SAHALEE DR E
002	807721	0410	3/25/07	\$609,950	\$542,000	2570	9	1990	3	8492	N	N	23500 NE 22ND ST
002	863575	0100	6/15/07	\$650,600	\$573,000	2570	9	1998	3	5198	N	N	661 237TH PL SE
002	306640	0020	5/21/07	\$660,000	\$582,000	2570	9	1989	3	10550	N	N	2009 216TH PL NE
002	865161	0580	1/24/08	\$690,000	\$614,000	2570	9	1998	3	7980	N	N	20533 NE 31ST ST
002	437940	0460	7/3/07	\$694,870	\$611,000	2580	9	2006	3	4950	N	N	1113 235TH PL NE
002	437940	0580	10/18/07	\$699,634	\$615,000	2580	9	2006	3	4636	N	N	1130 235TH PL NE
002	750401	0530	4/28/08	\$625,000	\$568,000	2590	9	1975	3	13260	N	N	3027 211TH AVE NE
002	437940	0200	3/1/07	\$644,000	\$575,000	2600	9	2005	3	4775	N	N	23531 SE 13TH PL
002	437940	0500	8/23/07	\$684,950	\$601,000	2600	9	2005	3	6062	N	N	1029 235TH PL NE
002	437940	0440	6/6/07	\$689,660	\$607,000	2600	9	2006	3	5342	N	N	1121 235TH PL NE
002	437940	0550	8/9/07	\$734,499	\$645,000	2600	9	2006	3	4500	N	N	1114 235TH PL NE
002	437940	0010	11/12/08	\$668,000	\$653,000	2600	9	2005	3	5035	N	N	23530 NE 13TH PL
002	437940	0350	9/12/08	\$687,500	\$654,000	2600	9	2006	3	8785	N	N	1225 235TH PL NE
002	031950	0560	7/26/07	\$646,500	\$568,000	2610	9	1996	3	7558	Y	N	1427 232ND AVE NE
002	159200	0170	7/8/08	\$565,000	\$525,000	2620	9	1984	3	9584	N	N	1308 229TH PL NE
002	750410	1650	6/19/07	\$625,000	\$550,000	2620	9	1979	3	10902	N	N	2813 223RD PL NE
002	031950	0620	8/19/08	\$630,000	\$594,000	2620	9	1994	3	8682	N	N	23122 NE 14TH CT
002	437940	0080	2/21/07	\$729,256	\$652,000	2620	9	2006	3	4319	N	N	23502 NE 13TH PL
002	437940	0100	3/19/07	\$732,950	\$652,000	2620	9	2006	3	4300	N	N	1301 235TH CT NE
002	437940	0120	1/19/07	\$729,950	\$657,000	2620	9	2006	3	4580	N	N	1243 235TH CT NE
002	437940	0450	5/13/08	\$670,000	\$612,000	2630	9	2007	3	4950	N	N	1117 235TH PL NE
002	437940	0650	12/15/08	\$623,000	\$618,000	2630	9	2007	3	4281	N	N	1119 236TH PL NE
002	750402	0580	7/2/07	\$683,500	\$601,000	2640	9	1977	3	11700	N	N	2218 SAHALEE DR E
002	865161	0500	7/22/08	\$670,000	\$625,000	2650	9	1998	3	6041	N	N	3050 206TH WAY NE
002	750411	0050	1/4/07	\$612,000	\$553,000	2670	9	1996	3	11877	N	N	2522 227TH PL NE
002	664620	0690	6/21/07	\$639,900	\$563,000	2670	9	1996	3	6146	N	N	22337 NE 18TH ST

Improved Sales Used in this Annual Update Analysis
Area 35
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	170305	0050	2/8/08	\$749,950	\$669,000	2670	9	2001	3	7582	N	N	2210 239TH PL NE
002	193912	0060	4/5/07	\$633,000	\$561,000	2680	9	1989	3	8293	N	N	1810 231ST PL NE
002	306640	0390	6/11/08	\$566,000	\$521,000	2690	9	1986	3	10184	N	N	21926 NE 20TH WAY
002	863575	0080	5/15/08	\$670,000	\$612,000	2690	9	1999	3	6113	N	N	673 237TH PL SE
002	750411	0530	3/11/08	\$636,500	\$572,000	2700	9	1987	3	10596	N	N	2712 226TH AVE NE
002	193913	0010	11/3/08	\$590,000	\$574,000	2700	9	1990	3	8934	N	N	1759 233RD PL NE
002	807720	0460	1/8/07	\$672,500	\$607,000	2700	9	1988	3	9774	N	N	23220 NE 21ST PL
002	863575	0110	5/19/08	\$569,000	\$520,000	2710	9	1998	3	5239	N	N	655 237TH PL SE
002	863575	0260	3/21/08	\$595,000	\$536,000	2710	9	1999	3	6722	N	N	524 237TH AVE SE
002	664620	0240	5/17/07	\$619,000	\$546,000	2710	9	1990	3	9226	Y	N	1822 221ST PL NE
002	193913	0090	5/24/07	\$652,500	\$575,000	2710	9	1990	3	9022	N	N	23266 NE 17TH ST
002	193913	0090	5/22/07	\$652,500	\$575,000	2710	9	1990	3	9022	N	N	23266 NE 17TH ST
002	170305	0400	10/9/07	\$660,000	\$580,000	2710	9	2002	3	5948	N	N	2219 238TH PL NE
002	863575	0380	3/8/07	\$655,000	\$584,000	2710	9	1998	3	9887	N	N	559 237TH AVE SE
002	750401	0420	5/25/07	\$829,000	\$731,000	2710	9	2006	3	11640	N	N	21019 NE 33RD PL
002	807721	0400	6/27/07	\$669,950	\$589,000	2720	9	1989	3	8637	N	N	23508 NE 22ND ST
002	031950	0320	8/29/08	\$600,000	\$568,000	2730	9	1996	3	11356	N	N	23248 NE 15TH ST
002	031950	0210	1/2/07	\$630,000	\$569,000	2730	9	1997	3	8316	N	N	1521 233RD PL NE
002	031950	0350	7/11/08	\$644,000	\$599,000	2730	9	1996	3	8762	N	N	23249 NE 15TH ST
002	193913	0410	5/25/07	\$545,000	\$480,000	2740	9	1991	3	7508	N	N	1632 233RD PL NE
002	062981	1360	5/28/08	\$670,000	\$614,000	2740	9	1999	3	8120	N	N	24916 NE 3RD PL
002	031950	0270	7/2/07	\$700,000	\$615,000	2740	9	1996	3	7347	N	N	23274 NE 15TH ST
002	062981	1070	4/24/08	\$680,000	\$618,000	2740	9	1998	3	8365	N	N	24846 NE 1ST PL
002	062981	1530	3/23/07	\$708,000	\$629,000	2740	9	1998	3	12387	N	N	24926 NE 1ST PL
002	437940	0340	5/18/07	\$764,950	\$675,000	2740	9	2006	3	6721	N	N	1229 235TH PL NE
002	807720	0010	7/12/07	\$649,950	\$571,000	2750	9	1986	3	8872	N	N	23241 NE 20TH PL
002	031950	0370	6/1/08	\$632,000	\$580,000	2750	9	1997	3	8808	N	N	23273 NE 15TH ST
002	031950	0410	5/12/08	\$640,000	\$584,000	2750	9	1997	3	7435	N	N	23220 NE 14TH PL
002	062981	1550	8/7/08	\$660,000	\$620,000	2770	9	1998	3	10015	N	N	24931 NE 1ST PL
002	865161	0600	6/19/08	\$696,187	\$643,000	2770	9	1999	3	6228	N	N	20559 NE 31ST ST
002	062981	1330	3/3/08	\$698,950	\$627,000	2780	9	1999	3	8344	N	N	24860 NE 3RD PL

Improved Sales Used in this Annual Update Analysis
Area 35
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	193910	0310	12/5/07	\$550,000	\$486,000	2790	9	1987	3	8209	N	N	1744 229TH AVE NE
002	322460	0280	4/1/08	\$585,000	\$528,000	2790	9	1999	3	7187	N	N	144 242ND AVE SE
002	863575	0500	5/14/08	\$604,000	\$552,000	2790	9	1998	3	6779	N	N	437 237TH AVE SE
002	896197	0370	4/24/08	\$630,000	\$572,000	2790	9	2000	3	5610	N	N	24252 SE 1ST PL
002	322460	0370	5/22/07	\$675,500	\$596,000	2790	9	1998	3	9161	N	N	133 242ND CT SE
002	896198	0260	6/4/07	\$709,000	\$624,000	2790	9	1999	3	7183	N	N	193 241ST PL SE
002	193910	0010	11/29/07	\$565,000	\$499,000	2800	9	1990	3	8151	N	N	1845 229TH AVE NE
002	865161	0530	10/25/07	\$710,000	\$625,000	2805	9	1999	3	7406	N	N	3032 206TH WAY NE
002	863575	0580	4/5/07	\$640,000	\$568,000	2810	9	1998	3	6759	N	N	23729 SE 4TH PL
002	863575	0430	8/23/07	\$660,000	\$579,000	2810	9	1999	3	7000	N	N	531 237TH AVE SE
002	863575	0650	8/20/08	\$629,950	\$594,000	2810	9	1998	3	9281	N	N	23721 SE 5TH CT
002	193910	0695	6/28/07	\$622,000	\$547,000	2820	9	1991	3	7866	N	N	22905 NE 16TH PL
002	896198	0300	6/27/08	\$645,000	\$597,000	2820	9	2000	3	7215	N	N	177 241ST PL SE
002	807721	0800	3/25/08	\$629,950	\$568,000	2830	9	1987	3	8242	N	N	2227 234TH AVE NE
002	896197	0270	7/17/08	\$587,600	\$548,000	2860	9	2000	3	7260	N	N	24239 SE 1ST PL
002	865161	1700	6/20/07	\$835,000	\$735,000	2920	9	2002	3	8754	N	N	20643 NE 25TH CT
002	193910	0270	6/26/07	\$600,000	\$528,000	2940	9	1987	3	8566	N	N	1710 229TH AVE NE
002	800147	0030	1/25/08	\$780,000	\$694,000	2940	9	2001	3	9295	N	N	1928 205TH PL NE
002	721573	0030	9/23/08	\$570,000	\$545,000	2970	9	2001	3	7985	N	N	1302 241ST PL SE
002	721572	0830	6/19/08	\$595,000	\$549,000	2970	9	1999	3	7607	N	N	24006 SE 10TH ST
002	721572	0410	7/28/08	\$598,500	\$560,000	2970	9	1999	3	7261	N	N	23991 SE 10TH ST
002	193911	0280	6/19/08	\$625,000	\$577,000	2970	9	1988	3	7830	N	N	23046 NE 19TH DR
002	721572	0920	12/20/07	\$680,000	\$602,000	2970	9	1999	3	8238	N	N	24032 SE 9TH CT
002	721573	0010	5/1/07	\$706,000	\$624,000	2970	9	2001	3	6986	N	N	1314 241ST PL SE
002	571190	0030	2/5/07	\$689,000	\$618,000	2980	9	2003	3	7453	N	N	25417 NE 3RD PL
002	750402	0750	5/9/08	\$769,900	\$702,000	2980	9	1977	3	12150	N	N	2133 SAHALEE DR E
002	750410	0850	9/7/07	\$623,000	\$547,000	3010	9	1983	3	10800	N	N	2417 223RD PL NE
002	865161	1540	5/27/08	\$837,500	\$768,000	3030	9	2002	3	8418	N	N	20515 NE 24TH PL
002	193913	0050	4/24/07	\$669,000	\$592,000	3050	9	1990	3	8095	N	N	1727 233RD PL NE
002	193913	0270	9/23/08	\$620,000	\$593,000	3060	9	1990	3	9351	N	N	23262 NE 16TH PL
002	865161	0250	2/29/08	\$840,000	\$753,000	3060	9	2003	3	7890	N	N	20578 NE 32ND CT

Improved Sales Used in this Annual Update Analysis
Area 35
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	800147	0200	8/15/07	\$821,000	\$721,000	3090	9	2000	3	8773	N	N	20508 NE 22ND CT
002	721573	0020	4/23/07	\$670,000	\$593,000	3150	9	2001	3	7059	N	N	1308 241ST PL SE
002	721572	0710	3/10/07	\$690,000	\$615,000	3150	9	1999	3	8523	N	N	24012 SE 10TH CT
002	721572	0930	4/6/07	\$763,000	\$677,000	3150	9	1999	3	11919	N	N	24026 SE 9TH CT
002	750402	0300	6/28/07	\$729,000	\$641,000	3160	9	1977	3	12359	N	N	2424 SAHALEE DR E
002	571190	0090	12/3/08	\$825,000	\$814,000	3180	9	2004	3	8831	N	N	25414 NE 3RD PL
002	571190	0280	7/15/08	\$659,000	\$614,000	3190	9	2004	3	8375	N	N	25323 NE 3RD PL
002	306641	0170	10/10/08	\$594,950	\$573,000	3230	9	1988	3	10852	N	N	2218 223RD PL NE
002	571190	0040	6/26/08	\$736,000	\$681,000	3230	9	2003	3	10511	N	N	25434 NE 3RD PL
002	571190	0160	9/13/07	\$810,000	\$711,000	3230	9	2004	3	10634	N	N	25202 NE 3RD PL
002	800147	0160	8/24/07	\$812,500	\$713,000	3240	9	2000	3	10274	N	N	20526 NE 22ND CT
002	437940	0780	5/27/08	\$808,543	\$741,000	3260	9	2007	3	5750	N	N	23517 NE 10TH PL
002	716760	0090	12/14/07	\$928,000	\$821,000	3270	9	2002	3	8000	N	N	25812 NE 4TH PL
002	306641	0370	8/20/08	\$620,000	\$585,000	3300	9	1989	3	10000	N	N	22219 NE 21ST WAY
002	721572	0480	9/6/07	\$720,000	\$632,000	3360	9	1999	3	10335	N	N	1115 240TH WAY SE
002	290930	0470	9/10/08	\$755,000	\$718,000	3440	9	2001	3	7247	N	N	214 238TH AVE SE
002	571190	0210	1/4/08	\$837,500	\$743,000	3470	9	2004	3	7731	N	N	25221 NE 3RD PL
002	143758	0020	4/22/08	\$985,000	\$894,000	3530	9	2005	3	8619	N	N	265 259TH AVE NE
002	143758	0030	7/17/07	\$915,000	\$804,000	3780	9	2005	3	8530	N	N	261 259TH AVE NE
002	290930	0500	6/24/08	\$775,000	\$717,000	3900	9	2003	3	8340	N	N	207 238TH AVE SE
002	290930	0420	9/16/08	\$770,000	\$734,000	3900	9	2004	3	7462	N	N	23822 SE 2ND PL
002	800147	0300	8/14/07	\$930,000	\$817,000	3920	9	2001	3	7709	N	N	20522 NE 23RD CT
002	800147	0190	9/29/08	\$900,000	\$863,000	3990	9	2000	3	10189	N	N	20512 NE 22ND CT
002	290930	0530	1/8/08	\$892,000	\$792,000	4020	9	2003	3	8042	N	N	215 238TH AVE SE
002	716760	0190	5/15/07	\$850,000	\$750,000	4440	9	2002	3	8215	N	N	25739 NE 4TH PL
002	357530	0450	3/7/08	\$630,000	\$565,000	1630	10	1998	3	6263	Y	N	1530 EAST LAKE SAMMAMISH PKWY NE
002	750401	0540	5/7/08	\$775,000	\$706,000	1820	10	1979	3	13260	N	N	3019 211TH AVE NE
002	306641	0300	7/11/08	\$608,000	\$565,000	2020	10	1987	3	10329	N	N	2008 223RD PL NE
002	750400	0470	6/19/07	\$750,000	\$660,000	2160	10	1977	3	16250	N	N	2416 209TH PL NE
002	750415	0090	5/30/07	\$662,500	\$584,000	2190	10	1978	3	11203	N	N	2015 212TH PL NE
002	750401	0490	5/6/08	\$730,000	\$665,000	2250	10	1989	3	13175	N	N	3119 211TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 35
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	306640	0960	8/4/08	\$579,500	\$543,000	2260	10	1987	3	10454	N	N	2041 218TH PL NE
002	306641	0290	7/25/07	\$635,000	\$558,000	2280	10	1987	3	10010	N	N	2012 223RD PL NE
002	205010	0360	7/1/07	\$1,050,000	\$923,000	2310	10	1997	3	17573	Y	N	5311 189TH AVE NE
002	750411	0510	3/18/08	\$635,000	\$571,000	2320	10	1985	3	14505	N	N	2704 226TH AVE NE
002	306640	0600	7/17/08	\$610,000	\$568,000	2340	10	1988	3	10170	N	N	2105 219TH PL NE
002	182930	0550	6/6/08	\$751,000	\$690,000	2370	10	1988	3	10301	N	N	3005 224TH AVE NE
002	750401	0970	2/14/08	\$699,000	\$625,000	2470	10	1985	3	12342	N	N	2627 SAHALEE DR W
002	306640	0480	10/23/07	\$600,000	\$528,000	2490	10	1987	3	12669	N	N	2305 220TH PL NE
002	865148	0640	3/11/08	\$620,000	\$557,000	2500	10	1987	3	8894	N	N	20347 NE 34TH CT
002	750402	0790	6/24/08	\$615,000	\$569,000	2510	10	1977	3	12000	N	N	2215 SAHALEE DR E
002	306640	0190	5/30/07	\$649,950	\$573,000	2510	10	1987	3	10000	N	N	21718 NE 22ND ST
002	750403	0200	4/3/07	\$679,000	\$602,000	2510	10	1979	3	13000	Y	N	2732 209TH AVE NE
002	306640	0850	5/8/08	\$575,000	\$524,000	2520	10	1987	3	10113	N	N	2048 217TH PL NE
002	750410	0670	8/28/07	\$637,400	\$560,000	2520	10	1984	3	11371	N	N	2427 222ND AVE NE
002	182930	0080	1/9/07	\$629,750	\$568,000	2520	10	1988	3	12873	N	N	22415 NE 30TH CT
002	865148	0310	5/7/08	\$681,500	\$621,000	2540	10	1987	3	8881	N	N	20532 NE 35TH PL
002	865148	0270	6/29/07	\$730,000	\$642,000	2550	10	1986	3	19681	N	N	3432 206TH PL NE
002	306640	0590	6/15/07	\$650,000	\$572,000	2570	10	1987	3	10099	N	N	2037 219TH PL NE
002	306641	0150	4/2/07	\$650,000	\$577,000	2590	10	1988	3	10832	N	N	2310 223RD CT NE
002	750410	0490	4/18/08	\$640,000	\$580,000	2600	10	1982	3	10000	N	N	2515 221ST AVE NE
002	327589	0210	7/14/08	\$723,000	\$673,000	2650	10	1992	3	10640	N	N	4615 191ST PL NE
002	750410	1050	9/27/07	\$767,000	\$674,000	2660	10	1987	3	11610	N	N	2529 224TH PL NE
002	327589	0030	7/18/07	\$720,000	\$633,000	2680	10	1995	3	8777	N	N	19106 NE 51ST ST
002	865148	0370	7/5/07	\$750,000	\$659,000	2680	10	1986	3	9508	N	N	20404 NE 35TH ST
002	205010	0210	5/16/07	\$917,000	\$809,000	2690	10	1997	3	17461	Y	N	5134 189TH AVE NE
002	240550	0190	12/11/07	\$695,000	\$615,000	2720	10	1990	3	8014	N	N	1901 222ND AVE NE
002	240550	0110	7/30/08	\$621,900	\$582,000	2740	10	1990	3	8794	N	N	22310 NE 19TH ST
002	306641	0800	10/9/08	\$591,000	\$569,000	2770	10	1987	3	10051	N	N	22224 NE 21ST WAY
002	306641	0340	6/20/08	\$600,000	\$554,000	2790	10	1987	3	10124	N	N	2025 223RD PL NE
002	750411	0670	9/14/07	\$569,500	\$500,000	2810	10	1984	3	10497	N	N	2501 226TH PL NE
002	306640	1090	11/24/08	\$685,000	\$673,000	2820	10	1992	3	16177	N	N	21721 NE 20TH WAY

Improved Sales Used in this Annual Update Analysis
Area 35
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	635260	0140	4/30/07	\$817,000	\$722,000	2840	10	2000	3	8262	N	N	19147 NE 44TH CT
002	750402	0190	7/30/07	\$667,000	\$586,000	2850	10	1978	3	12000	N	N	2606 SAHALEE DR E
002	635260	0190	4/26/07	\$839,000	\$742,000	2850	10	2000	3	7570	N	N	19197 NE 44TH CT
002	327589	0400	3/8/07	\$725,000	\$646,000	2910	10	1993	4	8250	N	N	4604 191ST PL NE
002	635260	0080	2/20/08	\$815,000	\$729,000	2910	10	2002	3	7033	N	N	19158 NE 44TH CT
002	920650	0020	9/5/07	\$845,000	\$742,000	2910	10	2005	3	8400	N	N	19643 NE 44TH PL
002	750411	0330	8/24/07	\$665,000	\$584,000	2940	10	1987	3	11651	N	N	2734 226TH PL NE
002	327589	0640	4/29/08	\$730,000	\$664,000	2940	10	1993	3	9840	N	N	4515 194TH WAY NE
002	920650	0250	3/15/07	\$1,205,145	\$1,073,000	2940	10	2006	3	8899	N	N	19614 NE 42ND WAY
002	920650	0230	8/7/08	\$1,265,000	\$1,188,000	2940	10	2005	3	10650	N	N	19622 NE 42ND WAY
002	920650	0190	4/17/08	\$970,000	\$879,000	2950	10	2006	3	9225	N	N	19712 NE 42ND ST
002	306640	0730	2/13/07	\$701,000	\$627,000	2960	10	1986	3	10000	N	N	2102 216TH PL NE
002	750410	1190	6/4/07	\$666,000	\$587,000	2970	10	1984	3	13340	N	N	22139 NE 26TH PL
002	750410	0050	6/25/08	\$649,950	\$601,000	2970	10	1984	3	8036	N	N	2816 222ND AVE NE
002	172506	9109	5/23/07	\$865,000	\$763,000	3000	10	1988	3	12330	Y	N	19933 NE 42ND ST
002	635260	0470	6/14/07	\$989,000	\$870,000	3010	10	2005	3	8543	N	N	19323 NE 42ND CT
002	865161	1370	4/23/08	\$780,000	\$708,000	3060	10	2000	3	8557	N	N	20508 NE 26TH ST
002	865161	1420	4/19/07	\$820,000	\$726,000	3060	10	2001	3	9470	N	N	2526 206TH PL NE
002	865161	0350	5/16/08	\$830,000	\$758,000	3060	10	1999	3	8956	N	N	20535 NE 32ND CT
002	865161	0360	8/12/08	\$825,000	\$776,000	3060	10	1999	3	9892	N	N	20527 NE 32ND CT
002	205010	0400	12/8/08	\$893,000	\$883,000	3070	10	1996	3	14789	Y	N	5109 189TH AVE NE
002	635260	0280	5/12/08	\$850,000	\$776,000	3090	10	2001	3	7071	N	N	19163 NE 43RD CT
002	920650	0010	7/14/08	\$925,000	\$861,000	3100	10	2003	3	9000	N	N	19637 NE 44TH PL
002	327589	0650	8/13/08	\$721,000	\$678,000	3130	10	1993	3	14014	N	N	4509 194TH WAY NE
002	635260	0030	5/16/07	\$880,000	\$776,000	3130	10	2000	3	8320	N	N	19184 NE 44TH CT
002	951092	0080	5/15/07	\$779,000	\$687,000	3150	10	1993	3	19472	N	N	24126 SE 16TH PL
002	920650	0220	12/18/07	\$905,000	\$801,000	3150	10	2005	3	8308	N	N	19626 NE 42ND WAY
002	327589	0450	2/20/08	\$752,000	\$673,000	3160	10	1992	3	8476	N	N	4712 191ST PL NE
002	721572	0130	6/26/07	\$765,000	\$673,000	3160	10	1999	3	12601	N	N	23914 SE 8TH PL
002	635260	0120	9/17/07	\$820,000	\$720,000	3170	10	2000	3	8410	N	N	19140 NE 44TH CT
002	750402	0970	8/25/08	\$640,000	\$605,000	3180	10	1978	3	13653	N	N	2325 SAHALEE DR E

Improved Sales Used in this Annual Update Analysis
Area 35
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	750410	0690	6/19/07	\$741,000	\$652,000	3190	10	1984	3	16182	N	N	2419 222ND AVE NE
002	920650	0170	5/27/08	\$999,950	\$917,000	3190	10	2006	3	8799	N	N	19720 NE 42ND WAY
002	635260	0570	9/29/07	\$1,150,000	\$1,011,000	3200	10	2004	3	7929	N	N	4022 194TH PL NE
002	062981	0680	9/11/08	\$780,000	\$742,000	3230	10	1999	3	9666	N	N	129 246TH WAY SE
002	865161	1270	7/7/08	\$830,000	\$771,000	3230	10	1999	3	10359	N	N	20615 NE 28TH CT
002	920650	0240	3/19/07	\$1,290,950	\$1,148,000	3240	10	2006	3	6853	N	N	19618 NE 42ND WAY
002	920650	0160	2/19/08	\$970,000	\$868,000	3250	10	2006	3	12422	N	N	19724 NE 42ND WAY
002	327589	0820	8/24/07	\$769,000	\$675,000	3270	10	1994	3	16625	N	N	4812 192ND DR NE
002	635260	0210	6/11/07	\$785,000	\$691,000	3280	10	2001	3	6181	N	N	19192 NE 43RD CT
002	635260	0160	8/21/07	\$810,000	\$711,000	3280	10	2003	3	3036	N	N	19157 NE 44TH CT
002	635260	0210	3/8/07	\$862,500	\$769,000	3280	10	2001	3	6181	N	N	19192 NE 43RD CT
002	920650	0200	10/29/07	\$1,040,000	\$916,000	3300	10	2006	3	7292	N	N	19636 NE 42ND WAY
002	750400	0770	2/15/07	\$760,000	\$680,000	3310	10	1978	3	11050	N	N	20900 NE 25TH ST
002	750410	1220	7/9/07	\$715,000	\$628,000	3330	10	1983	3	12727	N	N	22128 NE 26TH PL
002	062981	0740	7/17/07	\$865,000	\$760,000	3360	10	1997	3	11040	N	N	24620 SE 1ST ST
002	920650	0210	5/1/07	\$1,138,775	\$1,007,000	3400	10	2006	3	7715	N	N	19630 NE 42ND WAY
002	865161	1380	4/5/07	\$850,000	\$754,000	3420	10	2000	3	8847	N	N	20518 NE 26TH ST
002	865161	0170	12/26/07	\$825,000	\$731,000	3430	10	1998	3	7971	N	N	20517 NE 33RD CT
002	327589	0600	3/26/07	\$828,000	\$736,000	3430	10	1994	3	9805	N	N	4539 194TH WAY NE
002	290930	0860	2/6/07	\$919,000	\$824,000	3440	10	2004	3	9100	N	N	112 239TH WAY SE
002	327589	0790	7/26/07	\$820,000	\$720,000	3450	10	1994	3	22765	N	N	4714 192ND DR NE
002	327589	0300	4/18/08	\$799,990	\$725,000	3450	10	1994	3	8841	N	N	19115 NE 45TH PL
002	205010	0260	9/27/07	\$1,150,000	\$1,011,000	3450	10	1997	3	18577	Y	N	5314 189TH AVE NE
002	920650	0180	7/13/07	\$1,194,275	\$1,049,000	3460	10	2006	3	6361	N	N	19716 NE 42ND WAY
002	920650	0180	12/8/08	\$1,080,000	\$1,068,000	3460	10	2006	3	6361	N	N	19716 NE 42ND WAY
002	750401	0650	3/12/08	\$787,000	\$707,000	3480	10	1975	3	11985	N	N	3126 211TH AVE NE
002	635260	0410	7/13/07	\$850,000	\$747,000	3490	10	2002	3	7544	N	N	19330 NE 42ND CT
002	327589	0620	6/11/08	\$787,000	\$725,000	3500	10	1994	3	9650	N	N	4527 194TH WAY NE
002	865161	1090	7/25/08	\$803,000	\$750,000	3500	10	2000	3	6025	N	N	2734 206TH TER NE
002	158700	0130	6/2/08	\$1,120,000	\$1,028,000	3500	10	2005	3	34143	N	N	4138 198TH CT NE
002	750410	1320	1/26/07	\$720,000	\$647,000	3520	10	1983	3	11115	N	N	22110 NE 27TH PL

Improved Sales Used in this Annual Update Analysis
Area 35
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	920650	0150	12/5/07	\$1,035,000	\$915,000	3600	10	2006	3	10395	N	N	19646 NE 44TH PL
002	143758	0290	6/8/07	\$1,050,000	\$925,000	3600	10	2004	3	9787	N	N	25827 NE 1ST PL
002	750410	0740	5/6/08	\$692,500	\$631,000	3670	10	1984	3	14280	N	N	2416 222ND AVE NE
002	232700	0080	6/22/07	\$1,050,000	\$924,000	3740	10	2002	3	21150	N	N	24128 NE 1ST PL
002	743020	0040	2/1/08	\$1,450,000	\$1,292,000	3820	10	2006	3	14465	N	N	4502 205TH PL NE
002	143758	0070	2/21/07	\$910,000	\$813,000	3900	10	2004	3	8199	N	N	237 259TH AVE NE
002	743020	0110	3/24/08	\$1,550,000	\$1,397,000	3940	10	2006	3	19664	N	N	4531 205TH PL NE
002	865161	1990	1/10/08	\$1,005,000	\$892,000	3970	10	2002	3	11112	N	N	20500 NE 31ST ST
002	743020	0010	5/23/07	\$1,150,000	\$1,014,000	4000	10	2006	3	10662	N	N	4544 205TH PL NE
002	743020	0050	5/16/07	\$1,235,000	\$1,090,000	4010	10	2006	3	11318	N	N	4560 205TH PL NE
002	205010	0220	12/10/07	\$1,380,000	\$1,220,000	4020	10	2001	3	15959	Y	N	5140 189TH AVE NE
002	290930	0070	7/15/08	\$890,000	\$829,000	4030	10	2001	3	7582	N	N	323 240TH PL SE
002	290930	0020	8/1/07	\$958,000	\$841,000	4030	10	2002	3	8800	N	N	322 240TH PL SE
002	143758	0580	2/28/08	\$1,060,000	\$950,000	4140	10	2004	3	8670	N	N	202 259TH AVE NE
002	743020	0140	2/13/07	\$1,379,316	\$1,234,000	4160	10	2006	3	10067	N	N	4507 205TH PL NE
002	143758	0220	11/26/07	\$1,030,000	\$909,000	4170	10	2006	3	7773	N	N	25814 NE 1ST PL
002	158700	0140	5/12/08	\$1,360,000	\$1,241,000	4170	10	2006	3	23760	Y	N	19829 NE 42ND WAY
002	205010	0460	12/22/08	\$1,050,000	\$1,045,000	4180	10	1997	3	12077	Y	N	5318 188TH PL NE
002	172506	9110	5/24/07	\$1,075,000	\$948,000	4400	10	1991	3	28645	Y	N	20009 NE 42ND ST
002	743020	0020	8/6/08	\$1,250,000	\$1,173,000	4460	10	2007	3	10496	N	N	4552 205TH PL NE
002	743020	0120	2/8/07	\$1,265,000	\$1,133,000	4560	10	2006	3	11392	N	N	4523 205TH PL NE
002	716760	0010	2/26/08	\$928,700	\$832,000	4580	10	2003	3	8283	N	N	25854 NE 4TH PL
002	743020	0060	1/7/08	\$1,326,500	\$1,177,000	4750	10	2006	3	11063	N	N	4566 205TH PL NE
002	290930	0050	11/12/07	\$1,125,000	\$992,000	4830	10	2001	3	11034	N	N	306 240TH PL SE
002	290930	0880	4/11/08	\$1,190,000	\$1,077,000	4860	10	2005	3	9162	N	N	118 239TH WAY SE
002	752499	0070	9/12/08	\$1,175,000	\$1,118,000	2190	11	1996	3	18320	Y	N	1733 205TH PL NE
002	182506	9118	7/1/07	\$869,000	\$764,000	2980	11	2000	3	8137	N	N	19032 NE 51ST ST
002	182930	0250	1/3/08	\$801,060	\$711,000	3230	11	1989	3	15617	Y	N	22310 NE 31ST ST
002	681785	0050	3/7/07	\$849,950	\$758,000	3280	11	1985	3	25211	Y	N	3320 217TH PL NE
002	357530	0946	8/31/07	\$1,050,000	\$922,000	3280	11	1990	3	16054	Y	N	1528 204TH AVE NE
002	752499	0080	2/12/07	\$1,380,000	\$1,235,000	3310	11	1997	3	15919	Y	N	1729 205TH PL NE

Improved Sales Used in this Annual Update Analysis
Area 35
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	681785	0080	2/22/07	\$1,100,000	\$983,000	3330	11	1985	3	39147	Y	N	3338 217TH PL NE
002	062980	0430	8/9/07	\$1,100,000	\$966,000	3390	11	1997	3	27521	N	N	649 WINDSOR DR SE
002	062980	0360	7/23/08	\$1,250,000	\$1,167,000	3430	11	1997	3	30746	N	N	431 WINDSOR DR SE
002	750402	1250	9/24/07	\$931,200	\$818,000	3530	11	1978	3	11979	N	N	21713 NE 29TH ST
002	865161	0770	7/11/07	\$1,400,000	\$1,230,000	3600	11	1999	3	13919	N	N	2921 204TH LN NE
002	062981	0030	6/30/08	\$926,100	\$858,000	3770	11	1997	3	13859	N	N	24627 SE 2ND PL
002	750402	1260	8/25/07	\$863,000	\$758,000	3840	11	1979	3	10880	N	N	21705 NE 29TH ST
002	357530	0465	8/23/07	\$1,060,000	\$931,000	3990	11	1992	3	13000	Y	N	20307 NE 15TH PL
002	062981	0060	4/5/07	\$1,089,000	\$966,000	4030	11	1998	3	15438	N	N	24603 SE 2ND PL
002	865161	1950	11/23/07	\$1,012,500	\$893,000	4120	11	2001	3	13229	N	N	3112 204TH CT NE
002	800147	0410	7/13/07	\$1,400,000	\$1,230,000	4140	11	2003	3	7710	N	N	2139 204TH PL NE
002	800147	0620	9/7/07	\$1,460,000	\$1,282,000	4160	11	2002	3	11460	Y	N	1911 205TH PL NE
002	865161	1870	11/13/07	\$1,427,000	\$1,258,000	4290	11	2000	3	13937	N	N	20415 NE 31ST ST
002	158700	0020	4/17/08	\$1,320,000	\$1,196,000	4310	11	2002	3	85813	Y	N	19830 NE 42ND ST
002	062980	0520	7/30/08	\$1,260,000	\$1,180,000	4330	11	1997	3	26162	N	N	24637 SE 9TH PL
002	143758	0280	3/27/08	\$1,400,000	\$1,262,000	4470	11	2005	3	11807	N	N	25819 NE 1ST PL
002	143758	0380	4/21/08	\$1,350,000	\$1,225,000	4660	11	2004	3	12439	N	N	25935 NE 1ST PL
002	865161	0840	6/12/07	\$1,570,000	\$1,382,000	4010	12	2000	3	11919	N	N	2903 204TH LN NE
002	062980	0110	6/11/07	\$1,080,000	\$951,000	4310	12	1999	3	41413	N	N	24730 WINDSOR DR SE
002	062980	0230	11/12/08	\$1,711,000	\$1,671,000	4680	12	2007	3	25332	N	N	124 WINDSOR DR SE
002	062980	0640	3/27/08	\$2,167,500	\$1,954,000	5320	12	1999	3	26901	N	N	24510 SE WINDSOR BLVD
002	865161	0960	10/24/07	\$1,890,000	\$1,663,000	5590	12	1999	3	13013	Y	N	2445 204TH TER NE
002	062980	0220	11/16/07	\$2,376,116	\$2,095,000	5660	12	2006	3	24104	N	N	130 WINDSOR DR SE
003	052406	9038	5/28/07	\$315,000	\$278,000	870	6	1958	3	28920	N	N	21015 SE 14TH PL
003	052406	9038	9/18/08	\$350,000	\$334,000	870	6	1958	3	28920	N	N	21015 SE 14TH PL
003	856290	0230	6/8/07	\$383,000	\$337,000	960	6	1988	3	11340	N	N	125 211TH PL NE
003	357530	2660	5/27/08	\$365,000	\$335,000	1250	6	1975	3	7500	N	N	804 207TH AVE NE
003	357530	1646	5/15/07	\$450,000	\$397,000	1460	6	1978	4	7500	N	N	814 206TH AVE NE
003	357530	4210	6/22/07	\$350,000	\$308,000	860	7	1967	3	7500	N	N	916 209TH AVE NE
003	357530	4185	5/1/07	\$389,000	\$344,000	970	7	1974	3	7500	N	N	1004 209TH AVE NE
003	357530	5743	1/8/07	\$369,000	\$333,000	990	7	1975	3	7500	N	N	1104 211TH PL NE

Improved Sales Used in this Annual Update Analysis
Area 35
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	357530	5672	11/16/07	\$359,950	\$317,000	1010	7	1980	4	10000	N	N	1306 211TH PL NE
003	432370	0020	8/13/08	\$395,000	\$372,000	1030	7	1975	4	9632	N	N	21223 NE 10TH PL
003	357530	5837	10/29/07	\$419,000	\$369,000	1060	7	1996	3	7500	N	N	818 211TH PL NE
003	856290	1860	10/17/07	\$470,000	\$413,000	1070	7	1981	3	10720	Y	N	405 210TH AVE NE
003	432370	0260	9/11/08	\$335,000	\$319,000	1090	7	1975	4	10015	N	N	21224 NE 10TH PL
003	357530	2657	7/3/08	\$418,950	\$389,000	1110	7	1979	4	7500	N	N	812 207TH AVE NE
003	357530	4895	9/12/07	\$490,000	\$430,000	1200	7	1974	4	15781	Y	N	21001 NE 15TH ST
003	256134	0060	3/27/08	\$417,000	\$376,000	1210	7	1979	3	9961	N	N	804 216TH PL NE
003	357530	5783	2/15/07	\$374,000	\$335,000	1230	7	1976	3	7500	N	N	1001 212TH AVE NE
003	605465	0430	2/6/08	\$367,000	\$327,000	1240	7	1977	3	8010	N	N	22113 NE 3RD PL
003	856290	1850	9/3/08	\$516,500	\$490,000	1260	7	1987	3	10720	N	N	413 210TH AVE NE
003	856290	0110	5/22/07	\$389,000	\$343,000	1280	7	1982	4	11340	N	N	224 211TH PL NE
003	256133	0020	4/8/08	\$428,950	\$388,000	1290	7	1977	3	9694	N	N	733 218TH AVE NE
003	256135	0050	10/2/07	\$466,500	\$410,000	1300	7	1981	4	10508	N	N	21507 NE 8TH ST
003	605465	0550	2/23/08	\$360,000	\$322,000	1340	7	1977	3	10200	N	N	230 222ND AVE NE
003	332506	9060	3/3/08	\$497,500	\$446,000	1340	7	1962	3	43560	N	N	22055 SE 4TH ST
003	256132	0110	5/16/07	\$413,000	\$364,000	1350	7	1977	3	10200	N	N	713 216TH PL NE
003	605465	0520	5/23/07	\$395,000	\$348,000	1370	7	1977	3	11760	N	N	204 222ND AVE NE
003	605465	0360	8/15/07	\$435,000	\$382,000	1370	7	1977	4	11000	N	N	170 221ST AVE NE
003	357530	5371	4/6/07	\$395,000	\$350,000	1400	7	1983	4	10000	N	N	811 211TH AVE NE
003	357530	5661	3/7/08	\$494,500	\$444,000	1430	7	1980	5	10000	N	N	1401 212TH AVE NE
003	750418	0170	10/6/08	\$366,000	\$352,000	1450	7	1989	3	19206	N	N	1107 216TH AVE NE
003	750418	0080	9/26/07	\$426,500	\$375,000	1450	7	1989	4	22878	N	N	21402 NE 10TH PL
003	750418	0160	8/12/08	\$412,200	\$388,000	1450	7	1989	3	19210	N	N	1045 216TH AVE NE
003	357530	2757	7/7/08	\$414,000	\$384,000	1480	7	1971	4	7500	N	N	936 207TH PL NE
003	856290	1060	10/3/07	\$459,990	\$404,000	1520	7	1985	3	10800	N	N	210 211TH PL SE
003	357530	4150	3/4/08	\$452,555	\$406,000	1560	7	1970	3	7500	N	N	931 210TH AVE NE
003	124070	0032	9/12/07	\$547,500	\$481,000	1590	7	1980	3	48350	N	N	717 214TH AVE SE
003	357530	3817	11/30/07	\$420,000	\$371,000	1210	8	1992	4	7500	N	N	922 208TH AVE NE
003	358250	0170	6/11/08	\$485,000	\$447,000	1240	8	1987	3	35568	N	N	762 222ND PL NE
003	358250	0250	3/20/08	\$490,000	\$441,000	1280	8	1986	3	28860	N	N	715 222ND PL NE

Improved Sales Used in this Annual Update Analysis
Area 35
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	124070	0022	4/10/08	\$505,000	\$457,000	1300	8	1973	3	20908	N	N	350 LOUIS THOMPSON RD SE
003	322506	9259	10/2/08	\$680,000	\$653,000	1450	8	1972	4	10890	Y	N	524 205TH AVE NE
003	358250	0030	5/19/08	\$585,000	\$535,000	1550	8	1980	3	13795	N	N	22245 NE 7TH ST
003	357530	4679	11/26/08	\$406,000	\$399,000	1580	8	2005	3	11500	Y	N	1548 209TH AVE NE
003	357530	3355	3/28/07	\$455,000	\$404,000	1580	8	2007	3	5000	N	N	1512 208TH AVE NE
003	856290	1750	6/10/08	\$416,000	\$383,000	1620	8	1989	3	9360	N	N	452 210TH AVE NE
003	741200	0020	3/12/08	\$479,000	\$430,000	1760	8	1984	3	12342	N	N	918 218TH AVE NE
003	358250	0050	9/3/07	\$550,000	\$483,000	1830	8	1985	3	13230	N	N	22257 NE 7TH ST
003	358250	0050	10/26/07	\$550,000	\$484,000	1830	8	1985	3	13230	N	N	22257 NE 7TH ST
003	224970	0070	10/23/08	\$550,000	\$533,000	1890	8	1991	3	22500	N	N	102 206TH AVE NE
003	613450	0180	6/19/08	\$545,000	\$503,000	1970	8	2002	3	6600	N	N	2515 248TH PL NE
003	124010	0007	6/19/07	\$560,000	\$493,000	1990	8	1969	4	18041	N	N	1522 212TH AVE NE
003	357530	1265	10/2/08	\$522,500	\$501,000	2084	8	1996	3	5000	Y	N	1012 205TH AVE NE
003	432370	0210	6/12/07	\$600,000	\$528,000	2090	8	2006	3	9249	N	N	21231 NE 12TH ST
003	322506	9070	11/14/07	\$835,000	\$736,000	2090	8	1975	3	133293	N	N	603 212TH AVE SE
003	342506	9028	4/23/08	\$659,000	\$598,000	2180	8	1992	3	75820	N	N	529 244TH AVE NE
003	613450	0150	5/18/07	\$585,000	\$516,000	2190	8	2002	3	11233	N	N	2533 248TH PL NE
003	613450	0240	6/18/07	\$614,950	\$541,000	2230	8	2002	3	7565	N	N	24810 NE 25TH ST
003	342506	9102	4/5/07	\$634,950	\$563,000	2250	8	1992	3	27974	N	N	718 234TH AVE SE
003	124070	0053	9/18/07	\$735,000	\$646,000	2270	8	1974	4	21779	N	N	21405 E MAIN DR
003	613450	0200	6/26/07	\$595,000	\$523,000	2310	8	2001	3	6600	N	N	2503 248TH PL NE
003	029020	0040	1/29/07	\$586,500	\$527,000	2400	8	2003	3	4552	N	N	21504 SE 1ST PL
003	856290	1100	10/24/07	\$580,000	\$510,000	2430	8	2007	3	5400	N	N	330 211TH PL SE
003	856290	0950	1/24/07	\$645,000	\$580,000	2450	8	2006	3	11031	N	N	227 208TH AVE NE
003	856290	2040	4/25/07	\$800,000	\$708,000	2470	8	1986	3	16650	Y	N	416 208TH AVE NE
003	613450	0260	6/14/07	\$610,000	\$537,000	2480	8	2002	3	7910	N	N	2522 248TH PL NE
003	613450	0030	11/8/07	\$635,000	\$560,000	2480	8	2002	3	6600	N	N	24815 NE 25TH ST
003	613450	0100	1/25/07	\$552,000	\$496,000	2550	8	2002	3	5729	N	N	2530 248TH TER NE
003	613450	0140	12/19/08	\$542,000	\$539,000	2550	8	2002	3	9543	N	N	2554 248TH TER NE
003	613450	0250	2/22/08	\$618,000	\$553,000	2550	8	2002	3	7150	N	N	2516 248TH PL NE
003	796440	0060	1/16/07	\$887,000	\$799,000	2550	8	1971	5	34277	N	N	12 215TH PL SE

Improved Sales Used in this Annual Update Analysis
Area 35
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	918630	0260	2/27/07	\$636,000	\$568,000	2580	8	1986	3	36000	N	N	236 217TH AVE NE
003	357530	5228	7/15/08	\$499,800	\$465,000	2590	8	1990	3	15000	N	N	21014 NE 9TH ST
003	342506	9097	5/11/07	\$730,000	\$644,000	2610	8	1988	4	40861	N	N	528 233RD AVE NE
003	357530	3975	3/27/08	\$580,000	\$523,000	2620	8	2007	3	5000	N	N	808 208TH AVE NE
003	062720	0080	10/27/08	\$640,000	\$621,000	2710	8	2008	3	5402	N	N	23308 NE 7TH CT
003	029020	0190	2/27/07	\$649,000	\$579,000	2730	8	2003	3	5368	N	N	21503 SE 1ST PL
003	856290	0190	11/21/08	\$644,000	\$632,000	2750	8	2003	3	11340	N	N	33 211TH PL NE
003	029020	0170	5/22/07	\$665,000	\$586,000	2790	8	2003	3	5368	N	N	21421 SE 1ST ST
003	357530	2392	10/21/08	\$609,500	\$590,000	2980	8	2007	3	5000	N	N	1452 207TH AVE NE
003	272506	9142	12/26/08	\$575,000	\$573,000	3020	8	1991	3	35259	N	N	24123 NE 20TH ST
003	357530	2390	3/24/08	\$710,000	\$640,000	3060	8	2007	3	5000	N	N	1488 207TH AVE NE
003	864440	0110	7/6/07	\$707,500	\$622,000	3080	8	1978	3	39609	N	N	21407 NE 6TH PL
003	042406	9151	2/1/07	\$1,000,000	\$897,000	3170	8	1996	3	121844	N	N	21615 SE 8TH ST
003	332506	9107	9/26/07	\$745,000	\$655,000	3320	8	1987	3	111513	N	N	101 223RD AVE NE
003	342506	9081	4/1/08	\$950,000	\$858,000	3510	8	1985	4	54450	N	N	414 235TH AVE NE
003	225150	0130	2/20/07	\$545,000	\$487,000	1650	9	1979	4	15010	Y	N	20725 NE 3RD ST
003	864440	0160	1/5/07	\$646,500	\$584,000	1810	9	1979	4	77101	N	N	21312 NE 6TH ST
003	867730	0930	6/5/08	\$595,000	\$547,000	1840	9	1983	3	12458	N	N	24209 NE 7TH PL
003	357530	5664	9/15/08	\$675,000	\$643,000	1890	9	1999	3	22750	Y	N	1429 212TH AVE NE
003	225150	0120	1/17/07	\$534,000	\$481,000	1900	9	1979	4	15884	Y	N	20721 NE 3RD ST
003	856290	1710	6/5/08	\$808,000	\$743,000	2150	9	1992	3	15451	N	N	422 210TH AVE NE
003	867730	0660	12/10/08	\$510,000	\$505,000	2170	9	1984	3	12200	N	N	24131 NE 6TH PL
003	554770	0240	12/29/08	\$518,000	\$517,000	2281	9	2000	3	6572	N	N	602 234TH PL NE
003	867730	0910	2/27/07	\$605,000	\$540,000	2310	9	1983	3	12436	N	N	24219 NE 7TH PL
003	867730	0240	6/23/08	\$595,000	\$550,000	2330	9	1983	3	12367	N	N	421 238TH AVE NE
003	124010	0091	10/9/07	\$626,500	\$551,000	2390	9	1991	3	25681	N	N	21624 NE 14TH PL
003	867730	0610	10/28/08	\$600,000	\$582,000	2400	9	1983	3	12430	N	N	24230 NE 5TH PL
003	554770	0250	10/2/07	\$555,000	\$488,000	2460	9	2000	3	5520	N	N	534 234TH PL NE
003	225150	0060	6/7/08	\$580,000	\$533,000	2460	9	1978	4	12150	Y	N	20723 NE 2ND ST
003	554770	0200	9/11/08	\$547,000	\$520,000	2470	9	2000	3	5762	N	N	529 235TH AVE NE
003	867730	0740	4/23/07	\$600,000	\$531,000	2490	9	1983	3	12200	N	N	24112 NE 6TH PL

Improved Sales Used in this Annual Update Analysis
Area 35
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	867730	0520	6/16/08	\$621,750	\$573,000	2520	9	1985	3	13124	N	N	416 242ND PL NE
003	856290	0520	5/23/07	\$860,000	\$758,000	2540	9	2006	3	11928	N	N	119 210TH PL NE
003	856290	0030	2/15/07	\$702,000	\$628,000	2570	9	2006	3	11340	N	N	24 211TH PL NE
003	124070	0020	4/26/07	\$652,000	\$577,000	2580	9	1988	3	40343	N	N	21300 NE 1ST ST
003	864440	0020	4/20/07	\$700,000	\$620,000	2580	9	1979	3	39690	N	N	21514 NE 6TH PL
003	541160	0240	8/14/07	\$630,000	\$553,000	2600	9	2005	3	3894	N	N	338 222ND AVE NE
003	867730	0710	3/27/08	\$901,700	\$813,000	2600	9	2006	3	15416	N	N	24103 NE 6TH PL
003	856290	0020	6/21/07	\$764,900	\$673,000	2710	9	2006	3	11340	N	N	16 211TH PL NE
003	867730	0860	3/8/07	\$650,000	\$579,000	2750	9	1983	3	12412	N	N	24238 NE 7TH PL
003	042406	9257	7/24/08	\$1,137,500	\$1,063,000	2780	9	2000	3	71438	N	N	1210 LANCASTER WAY SE
003	541160	0090	1/30/08	\$615,000	\$548,000	2810	9	2005	3	4585	N	N	22314 NE 6TH CT
003	541160	0090	8/20/08	\$615,000	\$580,000	2810	9	2005	3	4585	N	N	22314 NE 6TH CT
003	541160	0160	2/29/08	\$689,000	\$618,000	2810	9	2005	3	4630	N	N	22325 NE 6TH CT
003	554770	0100	9/11/07	\$650,000	\$571,000	2850	9	2001	3	5310	N	N	515 234TH PL NE
003	262506	9109	7/8/08	\$635,000	\$590,000	2900	9	2007	3	15020	N	N	1216 244TH AVE NE
003	332506	9003	6/5/07	\$675,500	\$595,000	2900	9	1985	3	41817	N	N	22218 NE 2ND ST
003	262506	9108	12/19/08	\$640,000	\$636,000	2900	9	2007	3	15006	N	N	1224 244TH AVE NE
003	541160	0030	1/23/07	\$640,000	\$575,000	2910	9	2004	3	4850	N	N	22350 NE 6TH CT
003	541160	0170	9/12/07	\$747,000	\$656,000	2910	9	2005	3	4977	N	N	22331 NE 6TH CT
003	321600	0100	6/27/07	\$775,000	\$681,000	2910	9	1993	3	21781	N	N	2412 246TH PL NE
003	856290	0401	1/26/07	\$772,000	\$694,000	2910	9	2006	3	11341	N	N	214 210TH PL NE
003	856290	1290	1/23/08	\$650,000	\$578,000	3010	9	2004	3	10800	N	N	48 210TH PL NE
003	554770	0120	8/27/07	\$688,000	\$604,000	3030	9	2000	3	7798	N	N	501 234TH PL NE
003	856290	0345	3/26/08	\$750,000	\$676,000	3070	9	2007	3	10376	N	N	52 210TH PL NE
003	856290	0390	12/31/07	\$780,000	\$692,000	3090	9	2006	3	11341	N	N	202 210TH PL NE
003	050900	0060	5/30/07	\$840,000	\$740,000	3110	9	1990	3	50030	N	N	640 222ND PL SE
003	124010	0149	6/13/07	\$895,000	\$788,000	3170	9	1998	3	37599	N	N	1406 218TH AVE NE
003	131380	0090	8/1/07	\$771,100	\$677,000	3300	9	2005	3	7476	N	N	411 209TH PL SE
003	124010	0143	2/6/08	\$909,950	\$812,000	3350	9	2008	3	8195	N	N	21923 NE 11TH ST
003	241370	0010	2/2/07	\$805,000	\$722,000	3370	9	2000	3	8314	N	N	20609 NE 8TH ST
003	124010	0106	6/30/08	\$575,000	\$533,000	3420	9	1981	3	18111	N	N	21630 NE 11TH PL

Improved Sales Used in this Annual Update Analysis
Area 35
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	262506	9098	9/18/07	\$939,000	\$825,000	3430	9	2003	3	52464	N	N	1833 248TH PL NE
003	131380	0080	5/10/07	\$758,400	\$670,000	3450	9	2005	3	6690	N	N	419 209TH PL SE
003	185308	0970	4/22/08	\$801,175	\$727,000	3470	9	2007	3	5807	Y	N	1811 211TH AVE SE
003	645355	0170	9/4/08	\$799,950	\$759,000	3480	9	2007	3	8649	N	N	21420 SE 3RD PL
003	185308	0870	3/20/08	\$739,950	\$666,000	3580	9	2007	3	6341	N	N	1834 211TH AVE SE
003	185308	1180	12/24/07	\$805,000	\$713,000	3580	9	2007	3	6199	N	N	1601 208TH PL SE
003	124070	0087	4/24/07	\$1,050,000	\$929,000	3756	9	1997	4	35032	N	N	707 218TH AVE SE
003	185308	1060	7/11/08	\$818,950	\$762,000	3810	9	2007	3	7728	N	N	1951 211TH AVE SE
003	025540	0180	2/26/08	\$845,000	\$757,000	3840	9	2003	3	7748	N	N	21110 SE 5TH ST
003	042406	9194	6/12/07	\$1,286,500	\$1,132,000	2290	10	1979	2	257875	N	N	21313 SE 13TH PL
003	815585	0110	11/1/08	\$692,000	\$673,000	2460	10	1990	3	15585	N	N	24508 NE 11TH ST
003	042406	9199	4/10/07	\$1,376,880	\$1,220,000	2590	10	1978	3	121096	N	N	1441 217TH AVE SE
003	815585	0160	7/3/08	\$690,000	\$640,000	2880	10	1992	3	15011	N	N	24514 NE 11TH PL
003	111850	0310	4/24/08	\$750,000	\$681,000	2920	10	1991	3	25719	N	N	24002 NE 30TH PL
003	558140	0590	3/21/07	\$662,000	\$589,000	3010	10	1991	3	11997	N	N	21017 SE 3RD WAY
003	185290	0080	3/6/07	\$794,500	\$708,000	3030	10	1993	3	18229	N	N	902 259TH CT NE
003	111850	0170	4/16/08	\$738,000	\$669,000	3060	10	1991	3	14500	N	N	23956 NE 31ST WAY
003	856290	1990	9/20/07	\$964,000	\$847,000	3060	10	2007	3	10720	N	N	431 209TH AVE NE
003	752535	0090	10/22/07	\$749,990	\$660,000	3100	10	2003	3	23634	N	N	21961 NE 11TH ST
003	752535	0010	8/22/07	\$747,500	\$656,000	3110	10	2003	3	11845	N	N	21944 NE 11TH ST
003	752535	0010	5/5/07	\$785,000	\$694,000	3110	10	2003	3	11845	N	N	21944 NE 11TH ST
003	111850	0340	5/23/07	\$897,500	\$791,000	3150	10	1997	3	15865	N	N	24017 NE 29TH ST
003	815585	0100	3/26/08	\$702,000	\$633,000	3280	10	1990	3	15395	N	N	24524 NE 11TH ST
003	558140	0540	3/24/08	\$725,000	\$653,000	3280	10	1991	3	11990	N	N	321 210TH CT SE
003	272506	9121	3/5/07	\$855,000	\$762,000	3320	10	1999	3	52707	N	N	24306 NE 16TH PL
003	185308	0700	4/21/08	\$969,000	\$879,000	3320	10	2007	3	5819	N	N	2093 211TH PL SE
003	042406	9188	6/3/08	\$1,387,000	\$1,274,000	3320	10	1993	3	172062	N	N	21819 SE 13TH PL
003	815585	0140	7/23/07	\$755,000	\$663,000	3360	10	1991	4	15421	N	N	24521 NE 11TH PL
003	558140	0090	5/8/08	\$756,550	\$690,000	3360	10	1995	3	15347	N	N	210 209TH PL SE
003	185308	0680	8/19/08	\$1,195,000	\$1,127,000	3460	10	2008	3	11347	Y	N	2073 211TH PL SE
003	645355	0020	7/27/07	\$1,149,000	\$1,009,000	3493	10	2007	3	10089	Y	N	21441 SE 3RD PL

Improved Sales Used in this Annual Update Analysis
Area 35
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	185308	0630	8/19/08	\$975,000	\$920,000	3500	10	2007	3	6000	N	N	2023 211TH PL SE
003	272506	9173	2/27/08	\$963,500	\$863,000	3560	10	2006	3	10767	N	N	23724 NE 22ND ST
003	111850	0360	2/21/08	\$765,000	\$685,000	3620	10	1990	3	14266	N	N	24033 NE 29TH ST
003	185308	0720	8/25/08	\$975,000	\$922,000	3670	10	2007	3	8829	N	N	2088 211TH PL SE
003	185308	0710	6/26/08	\$959,950	\$888,000	3700	10	2007	3	6596	N	N	2098 211TH PL SE
003	185308	0690	12/18/07	\$1,067,000	\$944,000	3700	10	2007	3	6548	N	N	2083 211TH PL SE
003	645355	0010	6/26/07	\$1,149,000	\$1,010,000	3710	10	2006	3	9311	Y	N	21421 SE 3RD PL
003	645355	0050	12/11/07	\$1,250,380	\$1,106,000	3740	10	2007	3	9144	Y	N	21521 SE 3RD PL
003	645355	0150	6/5/07	\$924,950	\$815,000	3810	10	2007	3	8285	N	N	21460 SE 3RD PL
003	322506	9287	11/15/07	\$1,350,000	\$1,190,000	3810	10	1985	3	113256	N	N	20927 SE 7TH ST
003	645355	0110	4/8/08	\$968,950	\$876,000	3830	10	2008	3	6513	N	N	21540 SE 3RD PL
003	645355	0040	10/24/07	\$1,225,000	\$1,078,000	3830	10	2007	3	9727	Y	N	21501 SE 3RD PL
003	645355	0160	2/26/08	\$949,000	\$850,000	3869	10	2007	3	8073	N	N	21440 SE 3RD PL
003	645355	0030	9/10/07	\$1,199,000	\$1,053,000	3880	10	2007	3	10413	Y	N	21461 SE 3RD PL
003	645355	0070	2/22/08	\$1,189,983	\$1,065,000	3930	10	2007	3	8218	Y	N	21561 SE 3RD PL
003	645355	0140	7/20/07	\$989,950	\$870,000	3990	10	2007	3	8296	N	N	21480 SE 3RD PL
003	645355	0180	11/6/07	\$969,950	\$855,000	4020	10	2007	3	10213	N	N	21400 SE 3RD PL
003	645355	0120	3/20/08	\$1,010,000	\$909,000	4070	10	2008	3	8394	N	N	21520 SE 3RD PL
003	645355	0080	12/18/07	\$1,050,000	\$929,000	4070	10	2007	3	8275	Y	N	21581 SE 3RD PL
003	124070	0080	8/2/07	\$1,379,000	\$1,211,000	4070	10	2006	3	17562	N	N	21768 SE 4TH PL
003	262506	9032	3/26/07	\$1,600,000	\$1,421,000	4200	10	2006	3	115869	N	N	25122 NE 18TH ST
003	124070	0091	12/15/08	\$1,020,000	\$1,012,000	4240	10	2006	3	17452	N	N	21763 SE 4TH PL
003	124070	0091	7/19/07	\$1,370,000	\$1,203,000	4240	10	2006	3	17452	N	N	21763 SE 4TH PL
003	124010	0099	5/1/08	\$950,000	\$864,000	4570	10	2003	3	27369	N	N	21614 NE 14TH PL
003	232506	9113	7/19/07	\$1,070,500	\$940,000	2270	11	2006	3	16252	N	N	24406 NE 27TH PL
003	865360	0010	4/4/07	\$890,500	\$790,000	2430	11	1987	3	17698	Y	N	20623 NE 5TH PL
003	865360	0280	6/25/07	\$956,000	\$841,000	3020	11	1987	3	15039	Y	N	534 207TH AVE NE
003	131103	0130	3/26/07	\$950,000	\$844,000	3920	11	1999	3	14798	N	N	24649 NE 22ND ST
003	131103	0110	4/16/07	\$950,000	\$841,000	3940	11	1998	3	15161	N	N	24633 NE 22ND ST
003	342506	9072	4/22/08	\$1,440,000	\$1,307,000	3993	11	2007	3	27413	N	N	104 239TH WAY SE
003	131103	0420	7/17/08	\$990,000	\$923,000	4000	11	1998	3	14824	N	N	2210 246TH PL NE

Improved Sales Used in this Annual Update Analysis
Area 35
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	342506	9117	9/28/07	\$1,505,000	\$1,323,000	4040	11	2007	3	27490	N	N	102 139TH WAY SE
003	124070	0101	2/26/08	\$1,335,000	\$1,196,000	4190	11	2007	3	16087	N	N	21767 SE 4TH PL
003	042406	9191	6/13/07	\$1,360,000	\$1,197,000	4220	11	1978	5	140263	N	N	1448 217TH AVE SE
003	262506	9055	11/20/08	\$1,120,000	\$1,098,000	4310	11	2004	3	48967	N	N	24637 NE 18TH ST
003	131103	0290	4/16/07	\$1,035,000	\$917,000	4480	11	1999	3	14928	N	N	2004 247TH PL NE
003	342506	9083	9/10/08	\$1,250,000	\$1,189,000	4610	11	1985	4	284011	N	N	23711 NE 4TH ST
003	131103	0140	5/17/07	\$1,230,000	\$1,085,000	4920	11	1999	3	15476	N	N	2041 247TH PL NE
003	131103	0230	9/11/07	\$1,743,400	\$1,531,000	4710	13	1999	3	29973	N	N	24916 NE 20TH PL
003	352506	9032	5/21/07	\$3,575,000	\$3,153,000	6110	13	2005	3	217800	N	N	745 250TH LN NE
003	352506	9033	8/28/07	\$5,400,000	\$4,741,000	8470	13	2005	3	219978	N	N	737 250TH LN NE

Improved Sales Removed from this Annual Update Analysis
Area 35
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	031950	0620	8/19/08	\$630,000	RELOCATION - SALE TO SERVICE
002	062980	0090	12/26/08	\$1,120,000	DIAGNOSTIC OUTLIER
002	143758	0030	7/7/07	\$915,000	RELOCATION - SALE TO SERVICE
002	143758	0070	2/9/07	\$910,000	RELOCATION - SALE TO SERVICE
002	158700	0010	8/20/08	\$1,174,700	DIAGNOSTIC OUTLIER
002	158700	0130	5/24/08	\$1,120,000	RELOCATION - SALE TO SERVICE
002	159200	1000	11/1/07	\$445,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	178540	0150	3/2/07	\$530,000	RELOCATION - SALE TO SERVICE
002	182930	0070	12/8/08	\$151,748	;QUIT CLAIM DEED
002	185490	0110	12/1/08	\$600,000	RELOCATION - SALE TO SERVICE
002	193911	0310	11/11/08	\$512,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	193912	0370	5/3/08	\$478,000	RELOCATION - SALE TO SERVICE
002	195441	0240	12/14/08	\$480,000	ACTIVE PERMIT BEFORE SALE>25K
002	195442	0120	10/17/08	\$169,412	QUIT CLAIM DEED
002	205010	0240	8/29/07	\$1,285,000	OBSOL
002	232700	0100	7/12/07	\$279,500	DOR RATIO;%COMPL
002	290930	0020	7/26/07	\$958,000	RELOCATION - SALE TO SERVICE
002	290930	0420	9/12/08	\$752,500	RELOCATION - SALE TO SERVICE
002	290930	0500	6/24/08	\$878,750	RELOCATION - SALE TO SERVICE
002	290930	0530	12/17/07	\$935,000	RELOCATION - SALE TO SERVICE
002	290930	0860	2/6/07	\$919,000	RELOCATION - SALE TO SERVICE
002	306640	0180	10/31/07	\$590,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	306640	0480	10/23/07	\$600,000	RELOCATION - SALE TO SERVICE
002	306640	0500	8/22/08	\$566,500	ACTIVE PERMIT BEFORE SALE>25K
002	306640	0500	6/28/08	\$566,500	ACTIVE PERMIT BEFORE SALE>25K
002	306641	0740	1/8/07	\$537,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	325990	0090	7/30/07	\$470,000	OBSOL
002	327589	0400	4/9/08	\$520,000	DIAGNOSTIC OUTLIER
002	327589	0620	5/2/08	\$785,000	RELOCATION - SALE TO SERVICE
002	357530	0760	5/1/07	\$910,000	DIAGNOSTIC OUTLIER
002	357840	0830	12/24/07	\$320,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	357840	1360	11/14/07	\$430,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	437940	0060	12/17/07	\$730,000	ACTIVE PERMIT BEFORE SALE>25K
002	571190	0280	2/4/08	\$659,000	RELOCATION - SALE TO SERVICE
002	635260	0280	4/22/08	\$850,000	RELOCATION - SALE TO SERVICE
002	635260	0570	9/29/07	\$1,150,000	RELOCATION - SALE TO SERVICE
002	664620	0050	5/31/07	\$690,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	716760	0010	2/26/08	\$1,000,000	RELOCATION - SALE TO SERVICE
002	721572	0040	8/21/08	\$660,000	DIAGNOSTIC OUTLIER
002	721572	1020	9/19/07	\$515,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	721572	1290	6/28/07	\$356,400	DIAGNOSTIC OUTLIER
002	721572	1560	7/15/08	\$510,000	RELOCATION - SALE TO SERVICE
002	721573	0430	6/17/08	\$589,900	BANKRUPTCY - RECEIVER OR TRUSTEE
002	743020	0080	6/12/08	\$1,416,200	DOR RATIO;PREVIMP<=25K
002	743020	0090	9/19/08	\$1,535,000	DIAGNOSTIC OUTLIER

Improved Sales Removed from this Annual Update Analysis
Area 35
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	750400	0130	1/4/07	\$1,475,000	DIAGNOSTIC OUTLIER
002	750400	0150	1/24/08	\$590,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	750400	1190	9/24/08	\$392,700	EXEMPT FROM EXCISE TAX
002	750400	1300	10/11/07	\$749,000	DIAGNOSTIC OUTLIER
002	750401	0570	8/5/08	\$1,055,000	DIAGNOSTIC OUTLIER
002	750402	0430	11/1/07	\$615,000	RELOCATION - SALE TO SERVICE
002	750404	0150	3/23/07	\$549,950	UNFIN AREA
002	750410	0800	7/25/07	\$626,000	UNFIN AREA
002	750410	1220	6/25/07	\$715,000	RELOCATION - SALE TO SERVICE
002	750411	0350	6/19/07	\$535,000	RELOCATION - SALE TO SERVICE
002	750415	0090	6/13/07	\$662,500	RELOCATION - SALE TO SERVICE
002	750440	0350	6/26/08	\$525,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	752499	0080	2/28/07	\$1,380,000	RELOCATION - SALE TO SERVICE
002	771580	0410	2/1/08	\$369,900	BANKRUPTCY - RECEIVER OR TRUSTEE
002	800147	0620	9/4/07	\$1,460,000	RELOCATION - SALE TO SERVICE
002	807846	0620	10/29/08	\$533,750	RELOCATION - SALE TO SERVICE
002	863575	0650	8/13/08	\$629,950	RELOCATION - SALE TO SERVICE
002	863575	0990	8/21/07	\$209,912	DOR RATIO
002	865148	0100	3/4/07	\$626,000	UNFIN AREA
002	865152	0120	2/22/08	\$235,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	865161	0360	7/22/08	\$825,000	RELOCATION - SALE TO SERVICE
002	865161	0590	4/20/07	\$680,000	RELOCATION - SALE TO SERVICE
002	865161	1270	7/2/08	\$830,000	RELOCATION - SALE TO SERVICE
002	865161	1540	5/27/08	\$837,500	RELOCATION - SALE TO SERVICE
002	865161	1950	11/23/07	\$1,012,500	RELOCATION - SALE TO SERVICE
002	896198	0300	6/6/08	\$645,000	RELOCATION - SALE TO SERVICE
002	920650	0080	2/27/07	\$1,200,000	DIAGNOSTIC OUTLIER
003	042406	9188	6/3/08	\$1,387,000	RELOCATION - SALE TO SERVICE
003	124070	0034	12/28/07	\$575,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	124070	0055	9/27/07	\$1,275,000	NO MARKET EXPOSURE
003	124070	0089	11/17/08	\$1,695,000	DIAGNOSTIC OUTLIER
003	124070	0100	2/26/07	\$2,400,000	PREVIMP<=25K
003	124070	0103	6/17/08	\$1,575,000	DIAGNOSTIC OUTLIER
003	124110	0029	7/19/07	\$2,376	DOR RATIO
003	124110	0044	9/20/07	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	131380	0080	2/10/07	\$758,400	RELOCATION - SALE TO SERVICE
003	185308	0660	11/20/08	\$1,440,000	DIAGNOSTIC OUTLIER
003	185308	0770	5/23/08	\$885,000	%COMPL
003	222506	9018	1/24/07	\$778,015	PERS MH
003	222506	9031	10/23/08	\$320,000	DIAGNOSTIC OUTLIER
003	225150	0060	6/7/08	\$580,000	RELOCATION - SALE TO SERVICE
003	225150	0280	12/5/08	\$292,326	QUIT CLAIM DEED
003	232506	9010	11/6/08	\$820,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	262506	9080	6/19/07	\$882,000	DIAGNOSTIC OUTLIER
003	272506	9029	11/18/08	\$900	DOR RATIO

Improved Sales Removed from this Annual Update Analysis
Area 35
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	272506	9109	5/23/07	\$316,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	272506	9110	7/1/08	\$500	DOR RATIO
003	321600	0090	8/27/07	\$768,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	322506	9018	11/13/07	\$850,000	DIAGNOSTIC OUTLIER
003	322506	9288	11/14/07	\$1,370,000	NO MARKET EXPOSURE;
003	332506	9060	3/3/08	\$497,500	QUIT CLAIM DEED
003	342506	9084	4/24/08	\$1,304,000	MOBILE HOME
003	352506	9006	5/10/07	\$5,000	DOR RATIO
003	352506	9034	4/18/07	\$3,400,000	DIAGNOSTIC OUTLIER
003	357530	2300	10/29/07	\$2,950,000	DIAGNOSTIC OUTLIER
003	357530	2394	3/9/07	\$177,000	DOR RATIO
003	357530	2999	10/22/07	\$350,000	DIAGNOSTIC OUTLIER
003	357530	5509	11/21/08	\$470,000	PREVIMP<=25K
003	541160	0090	6/12/08	\$605,000	RELOCATION - SALE TO SERVICE
003	605465	0380	2/9/07	\$550,000	DIAGNOSTIC OUTLIER
003	605465	0470	12/11/07	\$364,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	752535	0090	10/24/07	\$749,990	RELOCATION - SALE TO SERVICE
003	856290	0190	10/14/08	\$644,000	RELOCATION - SALE TO SERVICE
003	856290	1060	2/21/07	\$399,901	EXEMPT FROM EXCISE TAX
003	856290	1100	2/26/07	\$200,000	DOR RATIO
003	856290	1280	1/4/08	\$600,000	DIAGNOSTIC OUTLIER
003	856290	1420	6/20/08	\$500,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	856290	1420	2/27/07	\$800,000	NO MARKET EXPOSURE
003	856290	1820	5/31/07	\$165,000	DOR RATIO;PREVLAND<=25K;PREVIMP<=25K
003	867730	0390	6/15/07	\$435,000	DIAGNOSTIC OUTLIER
003	867730	0740	4/23/07	\$600,000	RELOCATION - SALE TO SERVICE

***Vacant Sales Used in this Annual Update Analysis
Area 35***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
2	182506	9084	12/4/2007	\$313,500	41101	N	N
3	124070	0085	8/24/2008	\$390,000	38178	N	N
3	222506	9044	8/16/2007	\$860,000	214315	N	N
3	322506	9314	6/3/2008	\$300,000	25786	N	N
3	357530	3050	6/11/2007	\$145,000	10500	N	N
3	357530	3051	6/11/2007	\$90,000	8000	N	N
3	357530	3455	7/3/2007	\$140,000	10000	N	N
3	357530	5481	6/11/2007	\$119,000	5000	N	N
3	357530	5485	4/6/2007	\$50,000	9750	N	N
3	856290	1560	1/11/2007	\$197,000	6908	N	N
3	856290	2032	12/10/2007	\$162,500	9435	N	N

***Vacant Sales Removed from this Annual Update Analysis
Area 35***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	182506	9084	1/11/2007	\$138,000	QUESTIONABLE PER APPRAISAL
2	865159	0070	11/18/2008	\$500	QUIT CLAIM DEED; \$1,000 SALE OR LESS;
3	357530	4870	10/11/2007	\$165,000	QUESTIONABLE PER APPRAISAL
3	357530	4875	10/10/2007	\$165,000	QUESTIONABLE PER APPRAISAL
3	357530	4885	10/10/2007	\$155,000	QUESTIONABLE PER APPRAISAL
3	357530	4916	10/14/2008	\$14,000	QUIT CLAIM DEED;
3	357530	5470	6/14/2007	\$85,000	QUESTIONABLE PER APPRAISAL
3	357530	5470	11/29/2007	\$77,000	QUESTIONABLE PER APPRAISAL
3	357530	5473	10/10/2007	\$165,000	QUESTIONABLE PER APPRAISAL
3	357530	5512	12/5/2007	\$67,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	856290	0360	7/10/2007	\$253,000	QUESTIONABLE PER APPRAISAL
3	856290	1600	5/7/2007	\$165,000	QUESTIONABLE PER APPRAISAL
3	856290	1800	4/11/2008	\$95,000	QUESTIONABLE PER APPRAISAL
3	856290	1940	5/30/2007	\$15,875	RELATED PARTY, FRIEND, OR NEIGHBOR

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.



King County

Department of Assessments

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Scott Noble Assessor

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

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

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

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

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

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

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

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

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

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

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

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

Scott Noble
Assessor