

Executive Summary Report

Characteristics-Based Market Adjustment for 2009 Assessment Roll

Area Name / Number: Kent Meridian / 61

Previous Physical Inspection: 2008

Improved Sales:

Number of Sales: 526

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

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price**	Ratio	COV*
2008 Value	\$148,100	\$201,500	\$349,600			
2009 Value	\$148,100	\$114,400	\$262,500	\$310,200	84.6%	7.18%
Change	\$0	-\$87,100	-\$87,100			
% Change	0.0%	-43.2%	-24.9%			

*COV is a measure of uniformity; the lower the number the better the uniformity.

** Sales adjusted to 1/1/09.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Sales along with values were market adjusted to 1/1/09. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2008 or any existing residence where the data for 2008 is significantly different from the data for 2009 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2008 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:			
	Land	Imps	Total
2008 Value	\$158,600	\$188,800	\$347,400
2009 Value	\$158,600	\$104,800	\$263,400
Percent Change	0.0%	-44.5%	-24.2%

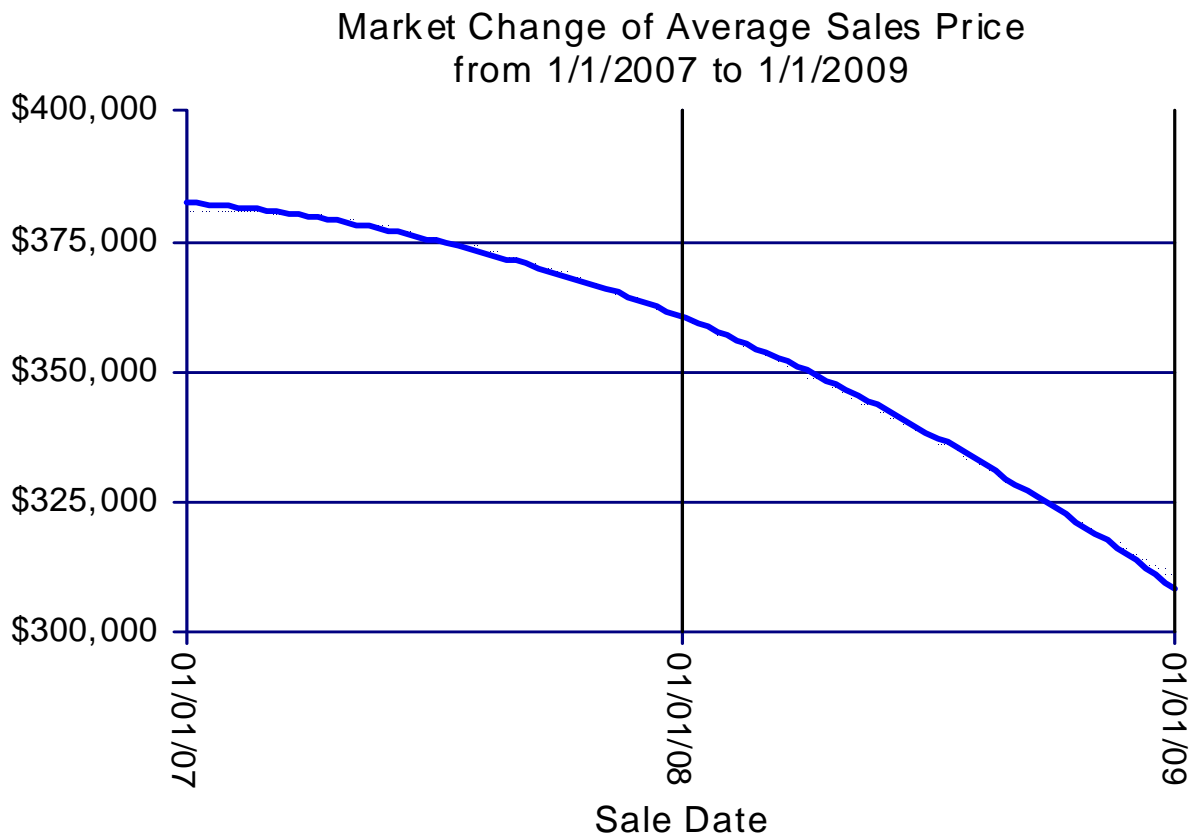
Number of one to three unit residences in the Population: 6584

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics. As described in the model validation section of this report, sales and values were adjusted to 1/1/09 with an additional adjustment of .85 made to all properties. Exceptions may be found in the Improved Parcel Update section.

Overall, the area received a single standard area adjustment except for homes built after 2000 which had higher average ratios (Assessed Value/Sales Price) and required a greater downward adjustment than the overall alone.

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

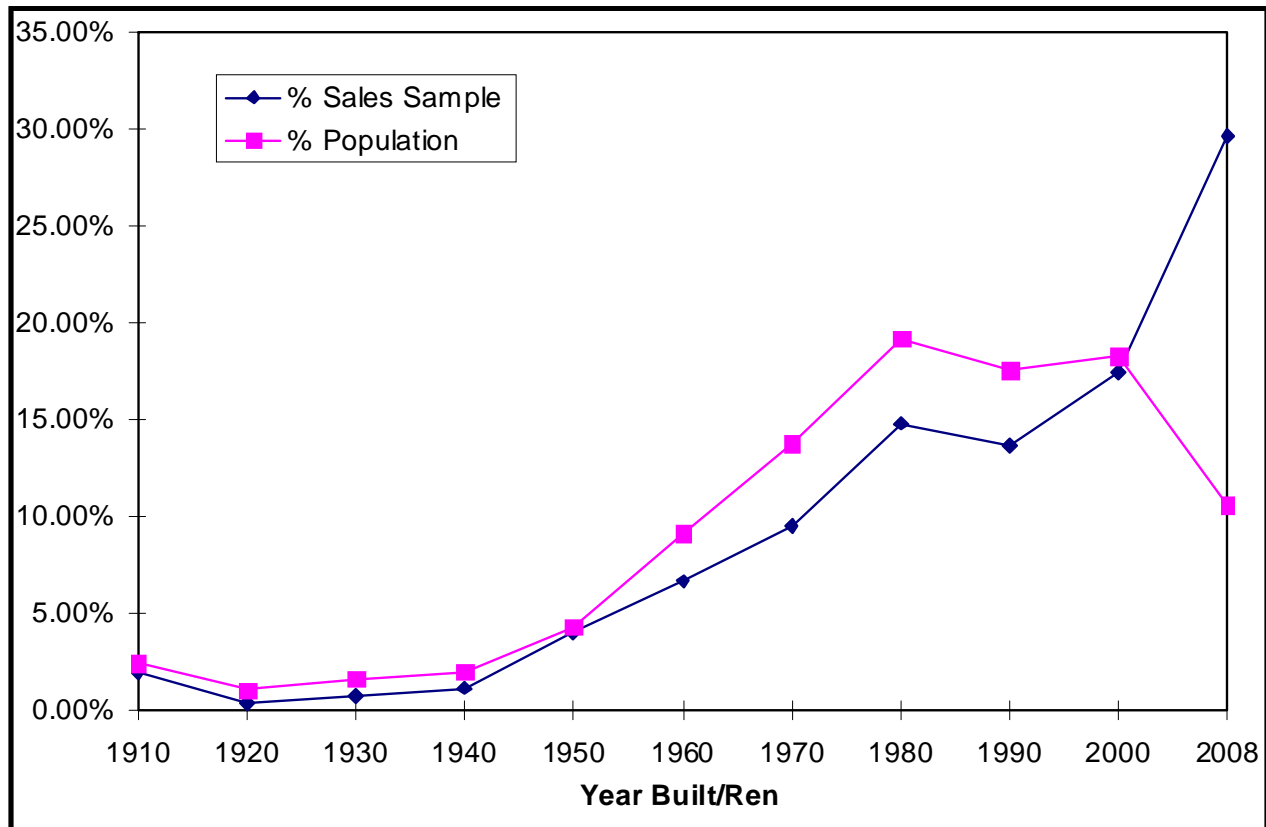
**Market Change of Average Sale Price in Area 61
From 1/1/07 to 1/1/09**



Sales Sample Representation of Population - Year Built / Renovated

Year Built/Ren	Frequency	% Sales Sample
1910	10	1.90%
1920	2	0.38%
1930	4	0.76%
1940	6	1.14%
1950	21	3.99%
1960	35	6.65%
1970	50	9.51%
1980	78	14.83%
1990	72	13.69%
2000	92	17.49%
2008	156	29.66%
	526	

Year Built/Ren	Frequency	% Population
1910	160	2.43%
1920	69	1.05%
1930	106	1.61%
1940	131	1.99%
1950	283	4.30%
1960	603	9.16%
1970	907	13.78%
1980	1266	19.23%
1990	1155	17.54%
2000	1204	18.29%
2008	700	10.63%
	6584	

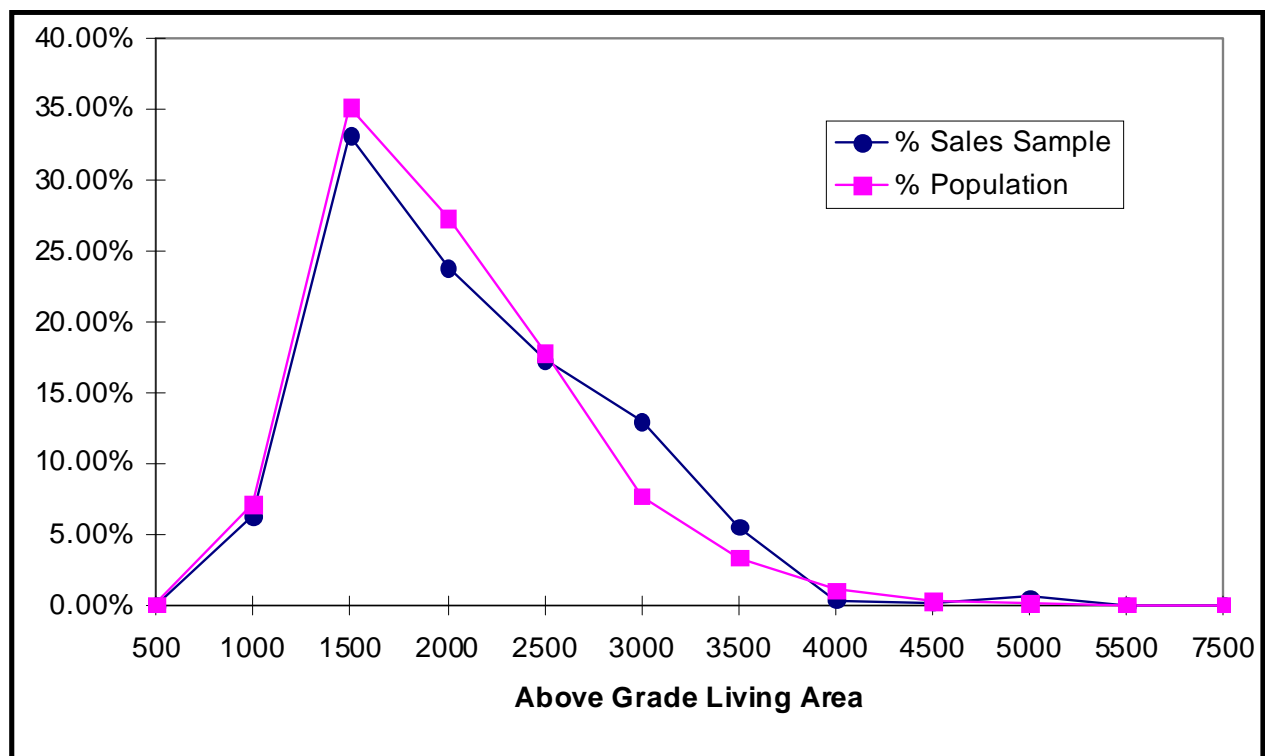


Sales of new homes built in the last eight years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	33	6.27%
1500	174	33.08%
2000	125	23.76%
2500	91	17.30%
3000	68	12.93%
3500	29	5.51%
4000	2	0.38%
4500	1	0.19%
5000	3	0.57%
5500	0	0.00%
7500	0	0.00%
	526	

Population		
AGLA	Frequency	% Population
500	4	0.06%
1000	467	7.09%
1500	2312	35.12%
2000	1800	27.34%
2500	1169	17.76%
3000	507	7.70%
3500	223	3.39%
4000	70	1.06%
4500	19	0.29%
5000	8	0.12%
5500	2	0.03%
7500	3	0.05%
	6584	

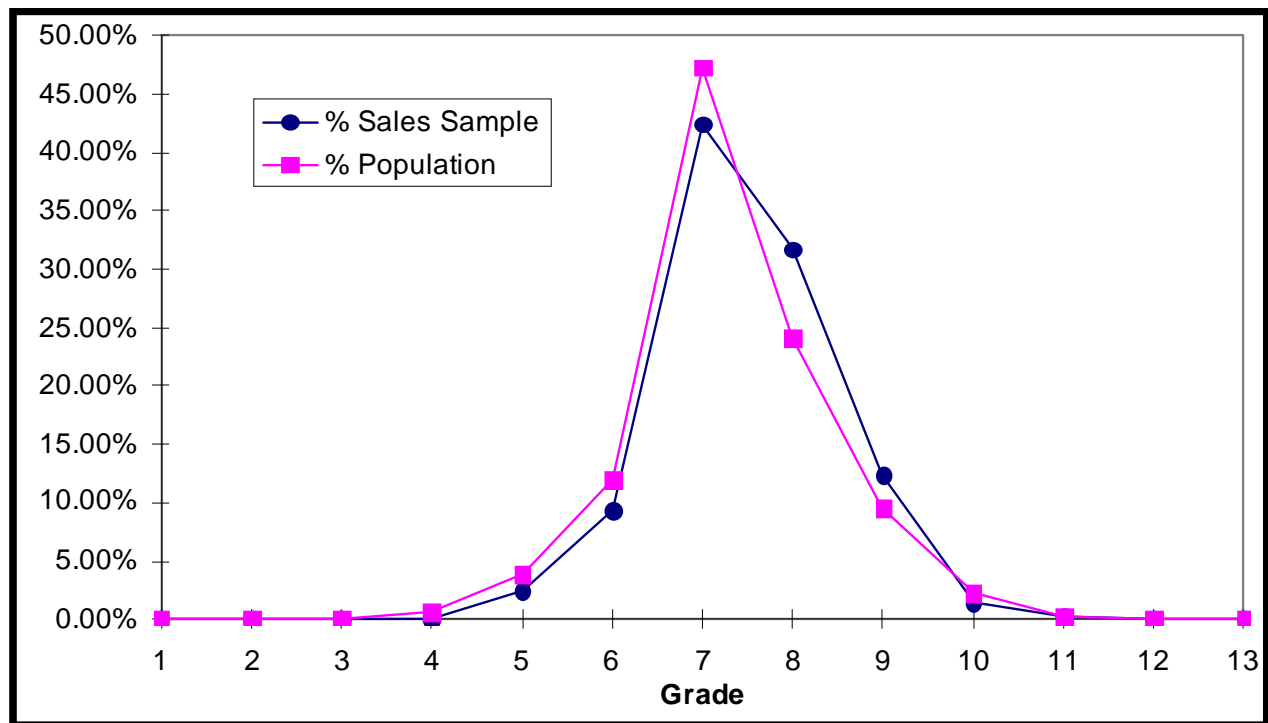


The sales sample frequency distribution follows the population distribution closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

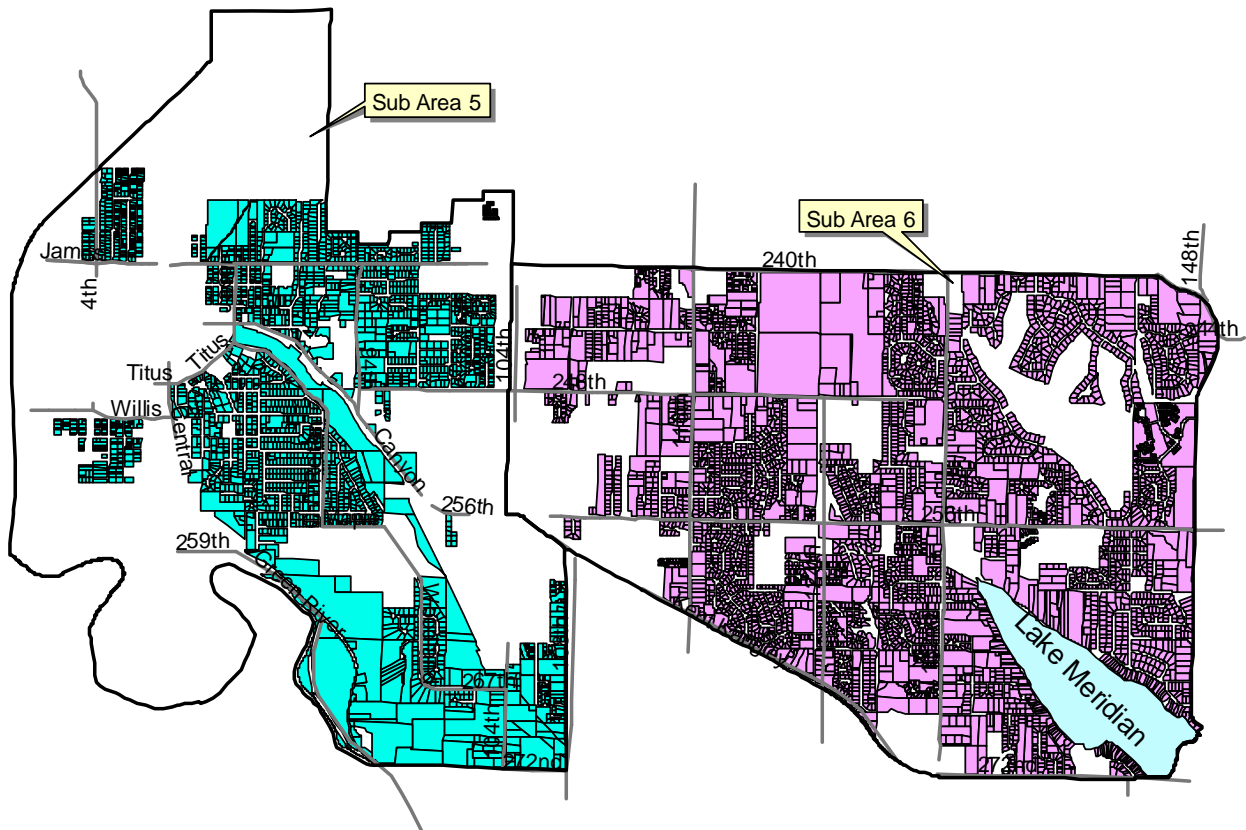
Sales Sample Representation of Population - Grade

Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	13	2.47%
6	49	9.32%
7	223	42.40%
8	167	31.75%
9	65	12.36%
10	8	1.52%
11	1	0.19%
12	0	0.00%
13	0	0.00%
526		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	1	0.02%
4	43	0.65%
5	255	3.87%
6	789	11.98%
7	3113	47.28%
8	1590	24.15%
9	626	9.51%
10	150	2.28%
11	14	0.21%
12	2	0.03%
13	1	0.02%
6584		



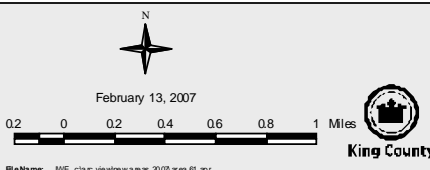
The sales sample frequency distribution follows the population distribution closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.



Area 61

Kent/Meridian

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Legend

- Area 61 outlines.shp
- Area 61 lake.shp
- Area 27 streets.shp
- New area subs 61.shp
- 005
- 006

Annual Update Process

Effective Date of Appraisal: January 1, 2009

Date of Appraisal Report May 20, 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 526 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 / 1.113616 + 4.799929E-02 * NewYB

Then total value is factored by .85.

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

2009 Improvements Value = 2009 Total Value minus 2009 Land Value

An explanatory adjustment table is included in this report.

Improved Parcel Update (continued)

Exceptions:

- *If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at new total value $(2009 \text{ Land Value} + \text{Previous Improvement Value}) * .7510$
- *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
- *If “accessory improvements only”, the Total % Change as indicated by the sales sample is used to arrive at a new total value. $(2009 \text{ Land Value} + \text{Previous Improvement Value}) * .7510$
- *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.
 $(2009 \text{ Land Value} + \text{Previous Improvement Value}) * .7510$

Model Validation

The resulting assessment level is 84.6%. 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 -24.2%. 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 61 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

-23.67%

NewYB>2000

Yes

% Adjustment

-26.83%

Comments

The percentages listed are total adjustments not additive adjustments.

For instance, a New Year Built >2000 parcel would *approximately* receive a -26.83% downward adjustment. 688 parcels in the improved population would receive this adjustment. There were 154 sales.

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

89% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 61 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	0.814	-18.6%
2/1/2007	0.814	-18.6%
3/1/2007	0.815	-18.5%
4/1/2007	0.817	-18.3%
5/1/2007	0.819	-18.1%
6/1/2007	0.822	-17.8%
7/1/2007	0.825	-17.5%
8/1/2007	0.830	-17.0%
9/1/2007	0.835	-16.5%
10/1/2007	0.840	-16.0%
11/1/2007	0.846	-15.4%
12/1/2007	0.853	-14.7%
1/1/2008	0.861	-13.9%
2/1/2008	0.869	-13.1%
3/1/2008	0.877	-12.3%
4/1/2008	0.887	-11.3%
5/1/2008	0.896	-10.4%
6/1/2008	0.907	-9.3%
7/1/2008	0.918	-8.2%
8/1/2008	0.930	-7.0%
9/1/2008	0.943	-5.7%
10/1/2008	0.956	-4.4%
11/1/2008	0.970	-3.0%
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	0.817	\$428,000
Sale 2	\$475,000	10/1/2008	0.956	\$454,000
Sale 3	\$515,000	7/1/2008	0.918	\$472,000

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

The time adjustment formula for Area 61 is $(1.113616 + 0.0005722166 * \text{SaleDay} + 0.0000003896054 * \text{SaleDaySq} + 0.04799929 * 0.2927757) / (1.113616 + 0.04799929 * 0.2927757)$

SaleDay = SaleDate - 39814

SaleDaySq = (SaleDate - 39814)^2

Annual Update Ratio Study Report (Before)

2008 Assessments

District/Team: SW/TEAM 3		Appr. Date: 01/01/2008		Date of Report: 5/20/2009		Sales Dates: 1/2007 - 12/2008	
Area Kent Meridian		Appr ID: SLED		Property Type: 1 to 3 Unit Residences		Adjusted for time?: YES	
SAMPLE STATISTICS							
Sample size (n)		526					
Mean Assessed Value		349,600					
Mean Adj. Sales Price		310,200					
Standard Deviation AV		104,571					
Standard Deviation SP		89,813					
ASSESSMENT LEVEL							
Arithmetic Mean Ratio		1.128					
Median Ratio		1.130					
Weighted Mean Ratio		1.127					
UNIFORMITY							
Lowest ratio		0.910					
Highest ratio:		1.327					
Coefficient of Dispersion		6.13%					
Standard Deviation		0.084					
Coefficient of Variation		7.48%					
Price Related Differential (PRD)		1.001					
RELIABILITY							
95% Confidence: Median							
Lower limit		1.123					
Upper limit		1.141					
95% Confidence: Mean							
Lower limit		1.120					
Upper limit		1.135					
SAMPLE SIZE EVALUATION							
N (population size)		6584					
B (acceptable error - in decimal)		0.05					
S (estimated from this sample)		0.084					
Recommended minimum:		11					
Actual sample size:		526					
Conclusion:		OK					
NORMALITY							
Binomial Test							
# ratios below mean:		254					
# ratios above mean:		272					
z:		0.785					
Conclusion:		Normal*					
*i.e. no evidence of non-normality							

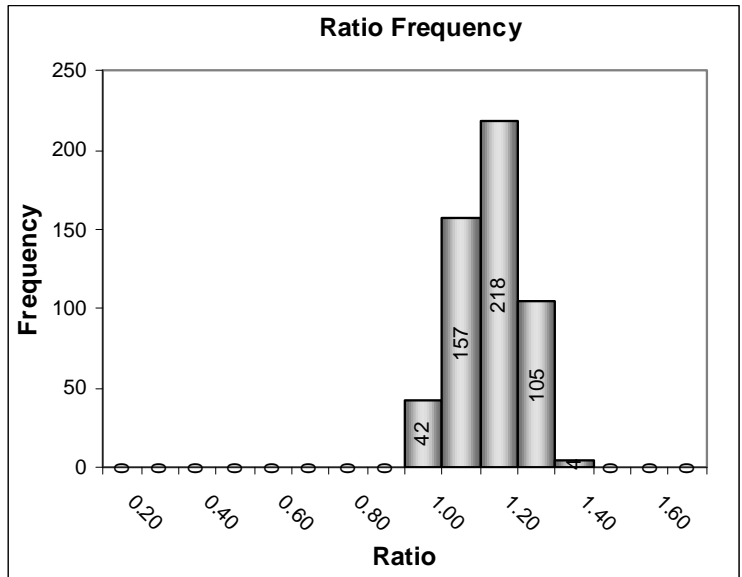
Ratio Frequency

Ratio	Frequency
0.910	42
1.00	157
1.128	218
1.130	105
1.327	4

COMMENTS:

1 to 3 Unit Residences throughout area 61

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



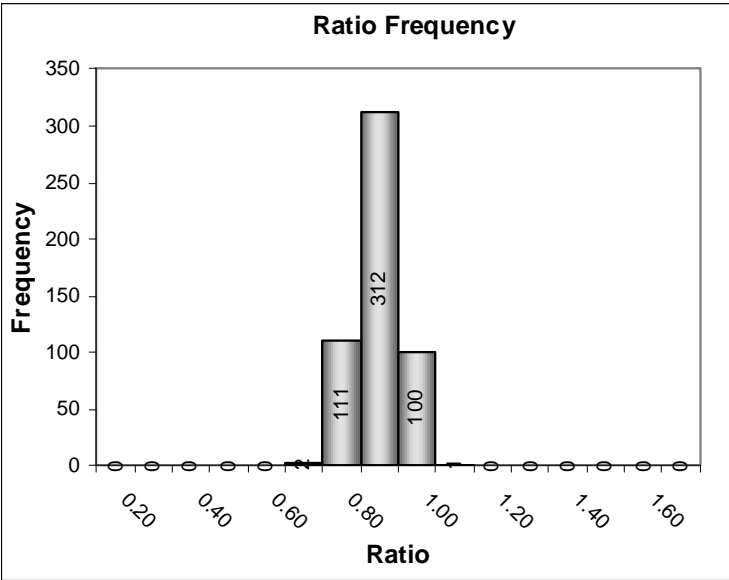
COMMENTS:

1 to 3 Unit Residences throughout area 61

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

Annual Update Ratio Study Report (After)

2009 Assessments

District/Team: SW/TEAM 3	Appr. Date: 01/01/2009	Date of Report: 5/20/2009	Sales Dates: 1/2007 - 12/2008
Area Kent Meridian	Appr ID: SLED	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES
SAMPLE STATISTICS		<div>Ratio Frequency</div> 	
Sample size (n)	526		
Mean Assessed Value	262,500		
Mean Sales Price	310,200		
Standard Deviation AV	76,089		
Standard Deviation SP	89,813		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.848		
Median Ratio	0.849		
Weighted Mean Ratio	0.846		
UNIFORMITY			
Lowest ratio	0.693		
Highest ratio:	1.012		
Coefficient of Dispersion	5.75%		
Standard Deviation	0.061		
Coefficient of Variation	7.18%		
Price Related Differential (PRD)	1.002		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.842		
Upper limit	0.856		
95% Confidence: Mean			
Lower limit	0.843		
Upper limit	0.853		
SAMPLE SIZE EVALUATION			
N (population size)	6584		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.061		
Recommended minimum:	6		
Actual sample size:	526		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	262		
# ratios above mean:	264		
z:	0.087		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			

COMMENTS:

1 to 3 Unit Residences throughout area 61

Assessment level reflects the downward trend of the market.

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

COMMENTS:

1 to 3 Unit Residences throughout area 61

Assessment level reflects the downward trend of the market.

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

Glossary for Improved Sales

Condition: Relative to Age and Grade

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

Residential Building Grades

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

Improved Sales Used in this Annual Update Analysis
Area 61
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	382800	0115	3/27/07	\$203,500	\$166,000	710	5	1924	3	6600	N	N	619 BRIDGES AVE S
005	000660	0006	1/10/08	\$210,000	\$181,000	1160	5	1910	5	6607	N	N	304 WILLIS ST
005	614660	0621	6/22/07	\$225,000	\$185,000	1250	5	1942	4	7683	N	N	906 3RD AVE N
005	186390	0050	11/21/07	\$225,000	\$191,000	700	5	1969	4	6000	N	N	516 6TH AVE S
005	614660	0080	10/11/07	\$230,000	\$194,000	840	5	1947	3	5080	N	N	802 2ND AVE N
005	192205	9317	8/31/07	\$239,000	\$199,000	1000	5	1926	4	11325	N	N	24205 94TH AVE S
005	614660	0095	4/22/08	\$230,000	\$205,000	1020	5	1909	5	8890	N	N	816 2ND AVE N
005	132204	9118	5/30/07	\$251,500	\$207,000	720	5	1942	4	6969	N	N	725 3RD AVE N
005	614660	0090	6/11/08	\$230,000	\$209,000	840	5	1947	3	6350	N	N	810 2ND AVE N
005	614660	0490	9/17/07	\$252,000	\$211,000	1160	5	1939	5	5080	N	N	829 2ND AVE N
005	783080	0251	4/15/08	\$240,000	\$214,000	1310	5	1909	3	14884	N	N	10215 SE 244TH ST
005	295190	0025	5/7/07	\$269,500	\$221,000	1348	5	1917	2	8208	N	N	912 W SMITH ST
005	614660	0175	3/6/07	\$202,500	\$165,000	760	6	1949	3	5240	N	N	745 1ST AVE N
005	159860	0160	9/26/07	\$200,000	\$168,000	900	6	1941	4	11782	N	N	1003 E TEMPERANCE ST
005	161200	0530	2/7/07	\$245,071	\$200,000	900	6	1947	4	5500	N	N	417 PROSPECT AVE N
005	614660	0150	7/26/07	\$247,150	\$205,000	990	6	1959	4	5080	N	N	856 2ND AVE N
005	614660	0020	9/26/07	\$250,000	\$210,000	900	6	1950	3	6572	N	N	845 1ST AVE N
005	919710	0072	3/27/08	\$240,000	\$212,000	1190	6	1935	4	8551	N	N	615 5TH AVE S
005	172205	9092	5/25/07	\$262,500	\$216,000	990	6	1957	3	12771	N	N	23838 100TH AVE SE
005	161200	0550	7/2/07	\$265,000	\$219,000	910	6	2004	3	6600	N	N	431 PROSPECT AVE N
005	919710	0231	5/2/07	\$272,000	\$223,000	1340	6	1909	4	6629	N	N	609 2ND AVE S
005	159860	0131	6/20/07	\$277,000	\$228,000	930	6	1948	4	6708	N	N	418 HAZEL AVE N
005	295190	0085	5/18/07	\$280,000	\$230,000	970	6	1909	4	3672	N	N	115 MADISON AVE
005	161250	0185	5/24/07	\$280,000	\$230,000	1070	6	1909	4	7110	N	N	429 JASON AVE
005	918370	2250	1/24/08	\$270,000	\$234,000	1130	6	1937	4	10620	N	N	705 VAN DE VANTER AVE
005	202205	9091	4/4/07	\$290,000	\$237,000	830	6	1948	4	13844	N	N	24913 104TH AVE SE
005	614660	0375	5/10/07	\$300,000	\$246,000	1670	6	1948	3	10160	N	N	705 2ND AVE N
005	382800	0275	4/16/07	\$307,400	\$251,000	1470	6	1910	4	11738	N	N	217 RUSSELL ST
005	192205	9358	5/21/07	\$308,000	\$253,000	1170	6	1950	4	16117	N	N	9613 S 240TH ST
005	000660	0049	7/2/08	\$286,500	\$263,000	1160	6	1929	4	7606	N	N	521 2ND AVE S
005	919710	0230	6/23/08	\$302,000	\$276,000	1550	6	1904	5	7298	N	N	601 2ND AVE S
005	159860	0141	2/24/08	\$325,000	\$284,000	1330	6	1948	4	5700	N	N	911 E TEMPERANCE ST

Improved Sales Used in this Annual Update Analysis
Area 61
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	159860	0341	1/31/07	\$355,000	\$289,000	1760	6	1950	4	17120	Y	N	609 SUMMIT AVE N
005	292205	9238	2/13/08	\$335,000	\$292,000	1190	6	1950	4	33285	N	N	26713 104TH AVE SE
005	368690	0020	8/22/08	\$320,000	\$300,000	1950	6	1909	5	7348	N	N	536 2ND AVE S
005	192205	9046	11/24/08	\$362,000	\$355,000	1580	6	1932	3	39150	Y	N	105 KENSINGTON AVE S
005	192205	9247	6/14/07	\$449,950	\$370,000	2400	6	1966	4	24829	N	N	24702 94TH AVE S
005	315910	0030	7/20/07	\$243,000	\$201,000	1140	7	1955	4	5790	N	N	530 VIEW PL
005	192205	9294	4/17/08	\$225,000	\$201,000	1150	7	1954	3	15246	N	N	24408 98TH AVE S
005	914710	0110	1/2/07	\$259,950	\$212,000	1060	7	1956	4	7752	N	N	749 WOODFORD AVE N
005	918370	1945	7/14/08	\$230,000	\$212,000	1490	7	1976	3	8850	N	N	624 KENSINGTON AVE S
005	918370	0835	2/6/07	\$265,000	\$216,000	1220	7	1949	4	6600	N	N	434 VAN DE VANTER AVE
005	918370	3285	2/6/07	\$266,000	\$217,000	970	7	1967	4	7974	N	N	1357 E MAPLE ST
005	292205	9184	11/15/07	\$260,000	\$221,000	1100	7	1959	3	27000	N	N	10305 SE 267TH ST
005	554000	0095	6/4/08	\$245,000	\$223,000	1470	7	1976	4	8932	N	N	1102 E GUIBERSON ST
005	159860	0250	11/16/07	\$264,500	\$225,000	1080	7	1948	4	10754	Y	N	420 ALVORD AVE N
005	918370	3155	1/28/08	\$260,000	\$226,000	1650	7	1959	3	7500	N	N	927 REITEN RD
005	553980	0025	6/3/08	\$250,000	\$227,000	1430	7	1953	3	6789	N	N	1111 E SEATTLE ST
005	803520	0205	1/4/07	\$279,950	\$228,000	1210	7	1957	4	8500	N	N	836 EAST LN
005	918370	2975	11/7/07	\$270,000	\$229,000	1010	7	1975	3	7200	N	N	913 REITEN RD
005	116400	0080	9/17/07	\$277,450	\$232,000	1510	7	1961	3	11393	N	N	25704 100TH PL SE
005	516370	0100	1/29/07	\$287,000	\$234,000	1660	7	1953	4	14404	N	N	828 ALVORD AVE N
005	133230	0350	10/2/08	\$245,000	\$234,000	1520	7	1957	4	12381	N	N	10104 SE 248TH ST
005	161250	0090	6/4/08	\$260,000	\$236,000	880	7	1907	4	7110	N	N	506 CLARK AVE N
005	919710	0282	10/23/07	\$281,000	\$237,000	1340	7	1957	4	7927	N	N	721 2ND AVE S
005	614760	0005	5/15/08	\$263,000	\$237,000	1330	7	1997	3	4694	N	N	945 1ST AVE N
005	182205	9083	7/8/08	\$260,000	\$239,000	1170	7	1927	4	6534	Y	N	756 PROSPECT AVE N
005	500380	0220	11/11/08	\$245,000	\$239,000	1010	7	1969	3	10754	N	N	1116 MACLYN ST
005	804600	0110	4/25/07	\$294,950	\$241,000	1320	7	1969	4	7991	N	N	23728 99TH AVE S
005	162660	0040	1/2/08	\$280,000	\$241,000	980	7	1975	3	8300	N	N	9648 S 241ST ST
005	918370	3131	12/10/07	\$282,500	\$242,000	1240	7	1959	4	9000	N	N	1041 E MAPLE ST
005	547850	0060	4/30/07	\$295,000	\$242,000	1490	7	1961	4	9375	N	N	1025 E HEMLOCK ST
005	132204	9351	9/18/08	\$254,800	\$242,000	2060	7	2000	3	4029	N	N	919 4TH AVE N
005	547850	0050	6/8/07	\$295,000	\$243,000	1530	7	1960	3	8125	N	N	1019 E HEMLOCK ST
005	803520	0195	6/27/07	\$295,500	\$244,000	1210	7	1958	3	7500	N	N	850 EAST LN

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Area 61
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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	547850	0120	2/25/08	\$279,000	\$244,000	1200	7	1969	4	9375	N	N	1124 LAUREL ST
005	614760	0024	7/6/07	\$302,000	\$249,000	1310	7	1996	3	4761	N	N	937 1ST AVE N
005	614760	0034	7/18/07	\$301,000	\$249,000	1310	7	1996	3	4794	N	N	933 1ST AVE N
005	803530	0040	4/27/07	\$304,000	\$249,000	1660	7	1955	3	8175	N	N	845 CREST AVE
005	161200	0400	3/27/07	\$305,900	\$250,000	1220	7	2003	3	5500	N	N	419 HAZEL AVE N
005	918370	0391	1/17/07	\$309,000	\$251,000	1200	7	1959	3	5906	Y	N	509 E DEAN ST
005	912250	0010	7/1/08	\$274,000	\$252,000	1050	7	1961	5	13600	N	N	817 HILLTOP AVE
005	155280	0040	12/8/08	\$255,000	\$252,000	1390	7	1969	4	12086	N	N	228 OLYMPIC WAY
005	315910	0030	1/25/08	\$292,255	\$253,000	1140	7	1955	4	5790	N	N	530 VIEW PL
005	803520	0010	10/13/08	\$265,000	\$255,000	1200	7	1959	4	7700	N	N	920 E HEMLOCK ST
005	918370	3185	9/12/07	\$305,000	\$255,000	1400	7	1964	3	11411	N	N	1350 E WALNUT ST
005	918370	1925	11/7/08	\$262,500	\$255,000	2020	7	1954	4	12390	N	N	707 E CHICAGO ST
005	614760	0081	3/3/08	\$295,000	\$259,000	1390	7	1998	3	5016	N	N	221 COLE ST
005	547850	0260	3/7/07	\$317,500	\$259,000	1640	7	1967	4	10412	N	N	1025 LAUREL ST
005	382100	0050	5/18/07	\$319,000	\$262,000	1300	7	1965	3	9975	N	N	9630 S 246TH PL
005	932087	0160	5/22/07	\$320,000	\$263,000	1120	7	1978	3	7948	N	N	23925 98TH AVE S
005	182205	9322	11/29/07	\$309,700	\$264,000	1690	7	1996	3	7200	Y	N	810 PROSPECT AVE N
005	262160	0035	10/2/07	\$315,000	\$265,000	1450	7	1953	3	16300	N	N	24015 94TH AVE S
005	192205	9181	4/24/07	\$325,000	\$266,000	1150	7	1974	3	10227	N	N	855 REITEN RD
005	932087	0150	6/26/07	\$323,000	\$266,000	1120	7	1978	3	8090	N	N	9755 S 239TH PL
005	027370	0035	6/24/08	\$292,500	\$268,000	1550	7	1958	4	16275	N	N	730 WOODLAND WAY
005	918370	3393	5/29/07	\$330,000	\$271,000	1690	7	1967	4	7125	N	N	1451 E MAPLE ST
005	266200	0120	8/14/07	\$327,500	\$272,000	1580	7	1963	4	10020	N	N	23905 99TH AVE S
005	027400	0040	2/15/08	\$312,000	\$272,000	1630	7	1966	4	8701	N	N	831 WOODLAND WAY
005	176510	0030	9/17/07	\$327,000	\$274,000	1400	7	1966	4	9782	N	N	9615 S 241ST ST
005	382100	0110	5/10/07	\$335,000	\$275,000	2110	7	1965	3	10530	N	N	9625 S 246TH PL
005	182205	9255	3/20/08	\$312,000	\$275,000	1290	7	1962	3	11760	N	N	9250 S 240TH ST
005	932087	0020	9/11/07	\$329,990	\$276,000	1120	7	1978	4	7445	N	N	9748 S 239TH PL
005	745940	0050	9/12/07	\$333,000	\$279,000	1980	7	1994	3	6354	N	N	26424 107TH AVE SE
005	192205	9272	6/5/07	\$340,000	\$280,000	1680	7	1959	4	10800	N	N	1220 E CHICAGO ST
005	027350	0015	11/19/07	\$334,000	\$284,000	1420	7	1958	4	7500	N	N	538 REITEN RD
005	182205	9099	7/8/08	\$308,950	\$285,000	1270	7	1957	4	6534	Y	N	806 PROSPECT AVE N
005	330801	0010	10/23/08	\$295,000	\$285,000	1710	7	1975	4	9390	N	N	26225 WOODLAND WAY S

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Area 61
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	027400	0020	5/20/07	\$350,000	\$287,000	1720	7	1966	4	7500	N	N	815 WOODLAND WAY
005	500380	0170	5/23/07	\$355,000	\$291,000	1230	7	1980	3	11021	N	N	1012 MACLYN ST
005	192205	9421	3/7/07	\$357,500	\$291,000	1280	7	1980	3	25244	Y	N	118 KENSINGTON AVE S
005	918370	0470	7/7/08	\$320,000	\$295,000	1400	7	1941	4	6250	N	N	440 SCENIC WAY
005	918370	2220	7/16/07	\$361,950	\$299,000	1980	7	1991	3	9800	N	N	821 E HEMLOCK ST
005	804700	0160	3/16/07	\$369,000	\$301,000	2070	7	2002	3	6000	N	N	9917 S 242ND PL
005	804701	0080	4/4/07	\$370,000	\$302,000	1980	7	2002	3	4966	N	N	24220 100TH PL SE
005	554000	0055	4/18/07	\$370,000	\$303,000	1460	7	1969	4	10067	Y	N	1103 E GUIBERSON ST
005	242204	9081	12/10/07	\$355,000	\$304,000	1120	7	1940	4	5320	Y	N	443 ALPINE WAY
005	866250	0230	8/16/07	\$366,000	\$305,000	1880	7	1997	3	5359	N	N	24209 101ST PL SE
005	159860	0030	3/23/07	\$374,990	\$306,000	2110	7	1915	4	9990	N	N	1017 E SMITH ST
005	192205	9346	11/4/08	\$328,500	\$319,000	1380	7	1944	4	9528	N	N	1026 E GUIBERSON ST
005	182205	9325	1/25/07	\$400,000	\$326,000	1400	7	1976	3	8276	N	N	717 ALVORD AVE N
005	133230	0060	11/2/07	\$385,000	\$326,000	2200	7	1999	3	6272	N	N	24503 101ST PL SE
005	337580	0080	8/3/07	\$400,000	\$332,000	2390	7	2002	3	5830	N	N	9612 S 244TH PL
005	918370	1340	10/9/08	\$350,000	\$336,000	1310	7	1949	4	11077	Y	N	509 SCENIC WAY S
005	192205	9259	8/22/08	\$360,000	\$338,000	1270	7	1967	4	12060	N	N	1203 LAUREL ST
005	133230	0220	4/4/08	\$385,000	\$342,000	2490	7	1999	3	5862	N	N	24618 101ST PL SE
005	133230	0130	9/11/07	\$415,000	\$347,000	3040	7	1999	3	6247	N	N	24607 101ST PL SE
005	918370	2310	4/24/07	\$429,000	\$351,000	2400	7	1994	3	9081	Y	N	719 KENSINGTON AVE S
005	783080	0232	10/25/07	\$444,000	\$375,000	1630	7	1967	4	9321	N	N	10127 SE 244TH ST
005	885650	0030	3/23/07	\$309,000	\$252,000	1410	8	1967	3	8094	Y	N	925 VALLEY PL
005	393700	0060	12/17/08	\$265,000	\$263,000	1580	8	1964	4	9752	N	N	1220 E LAUREL ST
005	330802	0030	11/26/07	\$325,000	\$277,000	1850	8	1977	4	13800	N	N	9851 S 262ND PL
005	918370	0376	2/14/08	\$324,950	\$283,000	1770	8	1955	4	11745	Y	N	503 E DEAN ST
005	330803	0390	8/18/08	\$302,000	\$283,000	1400	8	1978	4	15100	N	N	26425 99TH PL S
005	233154	0200	1/2/08	\$329,950	\$284,000	1853	8	2004	3	10171	N	N	24725 102ND PL SE
005	185860	0001	4/9/07	\$349,950	\$286,000	1908	8	2006	3	4473	N	N	10521 SE 264TH ST
005	917960	0365	10/22/07	\$339,950	\$287,000	1080	8	2006	3	4000	N	N	416 E TITUS ST
005	133025	0060	10/6/08	\$300,000	\$288,000	1810	8	1993	3	7859	N	N	10022 SE 247TH PL
005	185860	0003	4/27/07	\$358,000	\$293,000	1914	8	2006	3	4508	N	N	26409 106TH AVE SE
005	185860	0025	1/31/08	\$337,500	\$293,000	2180	8	1963	4	11181	N	N	26614 106TH AVE SE
005	917960	0360	9/25/07	\$349,950	\$294,000	1080	8	2006	3	4000	N	N	412 E TITUS ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	914900	0040	4/15/08	\$330,000	\$294,000	2120	8	1992	3	7321	N	N	9426 S 242ND ST
005	185860	0009	1/16/07	\$364,950	\$297,000	1908	8	2006	3	4140	N	N	26425 106TH AVE SE
005	258700	0210	11/6/07	\$350,000	\$297,000	1986	8	2007	3	2475	N	N	23617 102ND PL SE
005	258700	0010	11/20/07	\$350,000	\$298,000	1986	8	2007	3	2540	N	N	10205 SE 237TH ST
005	258700	0200	11/20/07	\$350,000	\$298,000	1986	8	2007	3	2475	N	N	23621 102ND PL SE
005	258700	0310	12/20/07	\$349,000	\$299,000	2004	8	2007	3	2784	N	N	10209 SE 236TH ST
005	258700	0300	12/27/07	\$348,000	\$299,000	1986	8	2007	3	2513	N	N	10215 SE 236TH ST
005	185860	0008	2/22/07	\$369,950	\$301,000	1908	8	2006	3	4140	N	N	26421 106TH AVE SE
005	258700	0090	6/13/07	\$365,500	\$301,000	2004	8	2007	3	2768	N	N	23629 102ND CT SE
005	258700	0100	2/27/07	\$371,000	\$302,000	1986	8	2006	3	2499	N	N	23625 102ND CT SE
005	258700	0040	3/7/07	\$371,000	\$302,000	1986	8	2007	3	2349	N	N	10217 SE 237TH ST
005	383100	0035	2/4/08	\$349,000	\$303,000	1300	8	1967	3	9400	Y	N	761 HAZEL AVE N
005	330802	0130	8/21/07	\$364,000	\$303,000	1270	8	1977	4	12855	N	N	9824 S 262ND PL
005	258700	0020	1/22/08	\$350,000	\$303,000	1986	8	2007	3	2349	N	N	10207 SE 237TH ST
005	258700	0030	3/22/07	\$373,000	\$304,000	1986	8	2006	3	2349	N	N	10211 SE 237TH ST
005	258700	0050	2/22/07	\$373,000	\$304,000	1986	8	2006	3	2349	N	N	10221 SE 237TH ST
005	258700	0080	5/7/07	\$371,000	\$304,000	1986	8	2007	3	2887	N	N	10231 SE 237TH ST
005	258700	0130	7/11/07	\$368,000	\$304,000	2004	8	2007	3	2752	N	N	23630 102ND PL SE
005	258700	0290	11/20/07	\$358,000	\$304,000	1986	8	2007	3	2510	N	N	10217 SE 236TH ST
005	258700	0060	1/15/07	\$375,000	\$305,000	1986	8	2006	3	2349	N	N	10225 SE 237TH ST
005	258700	0220	3/20/08	\$346,000	\$305,000	2004	8	2007	3	2739	N	N	23615 102ND PL SE
005	258700	0070	4/6/07	\$374,000	\$306,000	1986	8	2007	3	2349	N	N	10227 SE 237TH ST
005	258700	0280	2/27/08	\$350,000	\$307,000	1986	8	2007	3	2507	N	N	10223 SE 236TH ST
005	258700	0160	2/16/07	\$379,000	\$309,000	2004	8	2006	3	2899	N	N	23618 102ND PL SE
005	918370	0580	4/23/08	\$345,500	\$309,000	1510	8	1978	3	10681	Y	N	418 KENNEBECK AVE S
005	258700	0110	3/12/07	\$380,500	\$310,000	1986	8	2006	3	2493	N	N	23623 102ND CT SE
005	258700	0170	8/13/07	\$373,000	\$310,000	2004	8	2007	3	2772	N	N	23631 102ND PL SE
005	258700	0190	4/21/08	\$347,000	\$310,000	1986	8	2007	3	2475	N	N	23623 102ND PL SE
005	221545	0080	5/24/07	\$381,000	\$313,000	2300	8	1994	3	7300	N	N	24514 100TH AVE SE
005	258700	0230	5/14/07	\$382,500	\$314,000	2004	8	2006	3	2583	N	N	23612 102ND AVE SE
005	914900	0130	4/30/07	\$383,900	\$314,000	2120	8	1992	3	7225	N	N	9427 S 241ST ST
005	258700	0180	7/26/07	\$379,000	\$314,000	1986	8	2007	3	2475	N	N	23627 102ND PL SE
005	258700	0250	2/13/07	\$390,000	\$318,000	1986	8	2006	3	2497	N	N	23620 102ND AVE SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	258700	0270	10/24/08	\$330,000	\$319,000	2004	8	2007	3	2763	N	N	23626 102ND AVE SE
005	133025	0100	2/16/07	\$393,000	\$320,000	2280	8	1993	3	7921	N	N	10003 SE 246TH PL
005	258700	0260	5/21/07	\$391,000	\$321,000	1986	8	2006	3	2497	N	N	23622 102ND AVE SE
005	192205	9409	5/8/07	\$395,000	\$324,000	1530	8	1979	3	20100	N	N	24502 98TH AVE S
005	221545	0120	4/2/07	\$398,950	\$326,000	2250	8	1994	3	7790	N	N	10025 SE 244TH CT
005	914900	0030	5/17/07	\$397,000	\$326,000	2060	8	1994	3	7250	N	N	9420 S 242ND ST
005	941470	0050	4/16/07	\$405,000	\$331,000	2483	8	2005	3	5704	N	N	26726 106TH AVE SE
005	019650	0090	4/11/08	\$373,000	\$332,000	2160	8	2004	3	4675	N	N	10717 SE 260TH PL
005	019650	0080	5/2/08	\$370,000	\$332,000	2417	8	2004	3	4420	N	N	10715 SE 260TH PL
005	192205	9246	6/12/07	\$407,000	\$335,000	1420	8	1958	4	18730	N	N	9425 S 247TH ST
005	330802	0110	6/1/07	\$410,000	\$337,000	1740	8	1977	4	14111	N	N	9834 S 262ND PL
005	192205	9450	6/12/08	\$370,000	\$337,000	2810	8	2001	3	7731	N	N	500 SUMMIT AVE N
005	918370	0895	10/16/08	\$350,000	\$337,000	2520	8	2004	3	6600	N	N	519 ALEXANDER AVE
005	192205	9446	9/6/07	\$404,000	\$338,000	2290	8	1997	3	15258	N	N	9910 S 247TH PL
005	133065	0120	6/6/07	\$420,000	\$345,000	2330	8	1994	3	10458	N	N	9904 S 246TH PL
005	918370	0205	2/5/07	\$453,745	\$369,000	2381	8	2006	3	6600	Y	N	718 TACOMA ST
005	918370	0210	2/13/07	\$454,500	\$370,000	2468	8	2006	3	6600	Y	N	722 TACOMA ST
005	192205	9410	2/23/07	\$455,000	\$371,000	1660	8	1979	3	20100	N	N	9836 S 245TH PL
005	221545	0130	5/5/08	\$430,000	\$386,000	2300	8	1994	3	7200	N	N	10026 SE 244TH CT
005	192205	9381	10/27/08	\$400,000	\$387,000	2296	8	2008	3	9060	N	N	1221 E WALNUT ST
005	918370	0985	1/25/07	\$480,000	\$391,000	2320	8	1959	4	13200	N	N	526 VAN DE VANTER AVE
005	292205	9201	8/17/07	\$519,000	\$432,000	2750	8	1991	4	26571	Y	N	10222 SE 270TH PL
005	554000	0085	9/24/07	\$485,000	\$407,000	2690	9	2005	3	10200	N	N	1226 E GUIBERSON ST
005	330803	0090	7/12/07	\$499,950	\$413,000	2680	9	1978	4	19500	Y	N	26619 WOODLAND WAY S
006	405080	0085	7/10/08	\$489,000	\$451,000	1490	5	1938	4	7560	Y	Y	14260 SE 270TH PL
006	383021	0120	8/20/07	\$245,000	\$204,000	1200	6	1977	3	8625	N	N	25422 118TH PL SE
006	221291	0140	8/23/07	\$252,000	\$210,000	1570	6	1970	3	7545	N	N	14223 SE 259TH PL
006	383021	0160	8/3/07	\$262,500	\$218,000	1200	6	1977	3	7000	N	N	11817 SE 254TH ST
006	221291	0220	12/10/08	\$220,000	\$218,000	940	6	1976	4	6524	N	N	25734 143RD AVE SE
006	383021	0610	5/16/08	\$245,000	\$221,000	1200	6	1977	3	7200	N	N	25303 118TH AVE SE
006	383021	0400	7/23/08	\$240,000	\$222,000	1200	6	1977	4	7200	N	N	11806 SE 253RD ST
006	542030	0360	2/8/07	\$274,950	\$224,000	840	6	1984	4	7366	N	N	25123 119TH CT SE
006	221291	0540	8/20/07	\$270,500	\$225,000	1010	6	1970	4	6300	N	N	14218 SE 259TH PL

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

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	383021	0560	2/21/07	\$277,500	\$226,000	1200	6	1977	4	7200	N	N	25201 118TH AVE SE
006	221291	0270	7/20/07	\$274,000	\$227,000	940	6	1976	4	7252	N	N	25702 143RD AVE SE
006	383021	0590	7/11/07	\$274,950	\$227,000	1200	6	1977	3	7200	N	N	25225 118TH AVE SE
006	542030	0080	3/12/08	\$258,000	\$227,000	970	6	1984	3	7460	N	N	25119 117TH CT SE
006	383021	0440	4/3/07	\$282,450	\$231,000	1200	6	1977	3	7200	N	N	11821 SE 252ND PL
006	383021	0770	1/26/07	\$290,000	\$236,000	1200	6	1977	3	7000	N	N	11713 SE 255TH PL
006	383021	0360	5/21/07	\$287,500	\$236,000	1200	6	1977	4	7200	N	N	11828 SE 253RD ST
006	019330	0030	10/9/07	\$284,500	\$239,000	1240	6	1987	4	10595	N	N	14323 SE 259TH PL
006	541230	0420	2/22/07	\$295,650	\$241,000	860	6	1981	3	8000	N	N	11946 SE 254TH ST
006	221291	0290	10/8/08	\$253,200	\$243,000	1270	6	1976	4	8137	N	N	14317 SE 257TH PL
006	682990	0040	2/28/08	\$283,000	\$248,000	1160	6	1964	4	9750	N	N	25007 128TH PL SE
006	019330	0130	7/28/08	\$275,000	\$255,000	1240	6	1987	4	10887	N	N	14322 SE 258TH PL
006	895580	0105	7/28/08	\$275,000	\$255,000	940	6	1955	4	17248	N	N	14638 SE 267TH PL
006	542030	0280	4/3/07	\$325,000	\$265,000	1090	6	1984	4	8224	N	N	25118 118TH CT SE
006	542030	0420	3/17/08	\$301,500	\$266,000	1090	6	1984	3	11391	N	N	25111 117TH CT SE
006	292205	9132	5/17/07	\$352,000	\$289,000	1580	6	1949	3	33555	N	N	25913 116TH AVE SE
006	546631	0620	4/19/07	\$208,000	\$170,000	1230	7	1983	3	1562	N	N	25051 144TH PL SE
006	546631	0060	3/14/07	\$209,999	\$171,000	1230	7	1983	3	1561	N	N	25022 144TH PL SE
006	546631	0360	6/25/07	\$213,000	\$176,000	1230	7	1983	3	1509	N	N	24907 144TH PL SE
006	546631	0220	8/20/07	\$214,000	\$178,000	1230	7	1983	3	1509	N	N	24817 144TH PL SE
006	546631	0680	6/25/07	\$219,950	\$181,000	1230	7	1983	3	1654	N	N	14415 SE 251ST PL
006	546631	0410	12/11/07	\$212,000	\$181,000	1230	7	1983	3	1509	N	N	24921 144TH PL SE
006	405130	0060	12/1/08	\$185,000	\$182,000	970	7	1977	3	3745	N	N	13718 SE 256TH PL
006	216140	0100	4/24/07	\$225,000	\$184,000	1100	7	1954	3	12105	N	N	25604 109TH AVE SE
006	546631	0260	10/18/07	\$219,950	\$186,000	1230	7	1983	3	2286	N	N	24827 144TH PL SE
006	405130	0120	9/19/07	\$224,000	\$188,000	970	7	1977	4	2845	N	N	13727 SE 256TH PL
006	405130	0090	10/3/08	\$197,500	\$189,000	970	7	1977	3	2825	N	N	13710 SE 256TH PL
006	329895	0130	8/22/08	\$206,000	\$193,000	1234	7	2008	3	846	N	N	25220 104TH AVE SE
006	329895	0120	9/24/08	\$205,000	\$195,000	1234	7	2008	3	917	N	N	25220 104TH AVE SE
006	329895	0150	10/8/08	\$206,950	\$199,000	1234	7	2008	3	852	N	N	25220 104TH AVE SE
006	329895	0140	8/19/08	\$213,550	\$200,000	1234	7	2008	3	845	N	N	25220 104TH AVE SE
006	329895	0060	10/30/08	\$206,500	\$200,000	1234	7	2008	3	961	N	N	25220 104TH AVE SE
006	329895	0030	10/24/08	\$209,990	\$203,000	1234	7	2008	3	944	N	N	25220 104TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 61
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	546630	0400	8/19/08	\$220,000	\$206,000	1660	7	1981	5	2251	N	N	24805 145TH LN SE
006	329895	0070	10/1/08	\$215,000	\$206,000	1234	7	2008	3	892	N	N	25220 104TH AVE SE
006	329895	0020	2/25/08	\$237,950	\$208,000	1234	7	2008	3	869	N	N	25220 104TH AVE SE
006	329895	0160	11/10/08	\$215,000	\$210,000	1249	7	2008	3	1022	N	N	25220 104TH AVE SE
006	546631	0090	4/26/07	\$258,000	\$211,000	1660	7	1983	4	3154	N	N	25016 144TH PL SE
006	541230	0200	2/5/08	\$242,000	\$211,000	860	7	1980	3	8400	N	N	25326 121ST PL SE
006	546631	0010	5/15/07	\$264,950	\$217,000	1780	7	1983	4	2636	N	N	14428 SE 251ST PL
006	546631	0390	7/31/08	\$234,000	\$218,000	1660	7	1983	3	3049	N	N	24913 144TH PL SE
006	329895	0090	8/23/08	\$235,000	\$221,000	1234	7	2008	3	978	N	N	25220 104TH AVE SE
006	546631	0590	12/4/07	\$259,950	\$222,000	1880	7	1983	3	3372	N	N	25043 144TH PL SE
006	365300	0060	12/10/07	\$260,000	\$222,000	1300	7	1968	4	11784	N	N	25430 113TH AVE SE
006	351210	0070	6/17/08	\$250,000	\$228,000	1000	7	1966	3	11668	N	N	25419 115TH AVE SE
006	329895	0080	11/14/08	\$234,000	\$228,000	1564	7	2008	3	1489	N	N	25220 104TH AVE SE
006	769787	1020	4/10/07	\$285,000	\$233,000	1170	7	1986	3	8368	N	N	11706 SE 259TH PL
006	714020	0160	3/19/08	\$264,000	\$233,000	1330	7	1980	4	8316	N	N	25818 129TH PL SE
006	541231	0140	8/15/07	\$282,000	\$235,000	1160	7	1984	3	8077	N	N	25120 120TH PL SE
006	202205	9308	2/26/07	\$288,550	\$235,000	1678	7	1994	3	13862	N	N	25329 114TH AVE SE
006	547010	0040	6/29/07	\$286,000	\$236,000	1300	7	1972	4	10040	N	N	26119 147TH AVE SE
006	546631	0450	5/2/07	\$289,000	\$237,000	1900	7	1983	5	2351	N	N	25009 144TH PL SE
006	329895	0050	12/16/08	\$240,500	\$239,000	1496	7	2008	3	1294	N	N	25220 104TH AVE SE
006	541231	0170	10/15/07	\$285,000	\$240,000	1150	7	1983	4	8079	N	N	12021 SE 251ST PL
006	292205	9144	10/5/08	\$250,000	\$240,000	1400	7	1956	4	19316	N	N	26015 116TH AVE SE
006	202205	9109	11/9/07	\$284,500	\$241,000	1320	7	1980	3	15020	N	N	25239 111TH AVE SE
006	329895	0110	7/22/08	\$260,000	\$241,000	1457	7	2008	3	1239	N	N	25220 104TH AVE SE
006	221291	0350	3/2/07	\$296,700	\$242,000	1010	7	1976	3	7020	N	N	14322 SE 257TH PL
006	547011	0190	7/7/08	\$265,000	\$244,000	980	7	1971	4	10670	N	N	26035 147TH PL SE
006	405111	0300	11/3/08	\$254,000	\$247,000	1300	7	1979	3	7200	N	N	14503 SE 252ND PL
006	714020	0800	11/14/07	\$292,500	\$248,000	1330	7	1980	4	7000	N	N	25958 130TH PL SE
006	801625	0030	9/26/07	\$295,000	\$248,000	1680	7	1994	3	6346	N	N	26311 127TH AVE SE
006	815575	0010	2/22/08	\$285,000	\$249,000	1290	7	1998	3	7952	N	N	24002 113TH PL SE
006	329895	0010	3/24/08	\$282,990	\$250,000	1680	7	2008	3	2216	N	N	25220 104TH AVE SE
006	386500	0090	8/22/07	\$299,950	\$250,000	1170	7	1981	4	9592	N	N	26616 135TH AVE SE
006	272205	9213	10/16/08	\$260,000	\$250,000	1420	7	1967	4	16480	N	N	26502 134TH AVE SE

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Area 61
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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	769791	0380	1/17/08	\$289,950	\$251,000	1150	7	1990	3	7583	N	N	26338 119TH DR SE
006	221291	0420	6/10/08	\$280,000	\$255,000	1010	7	1976	4	6637	N	N	14250 SE 257TH PL
006	383020	0090	9/19/07	\$305,000	\$256,000	1170	7	1969	4	11610	N	N	25334 117TH PL SE
006	405110	0360	4/20/07	\$312,950	\$256,000	1280	7	1978	4	7650	N	N	25416 144TH PL SE
006	029360	0090	2/21/07	\$314,950	\$257,000	1700	7	1988	3	7207	N	N	25018 119TH PL SE
006	776340	0075	6/26/07	\$312,000	\$257,000	1890	7	1963	4	11340	N	N	13508 SE 258TH ST
006	769787	0450	4/19/07	\$315,000	\$258,000	1410	7	1986	3	7204	N	N	26310 119TH DR SE
006	405111	0140	12/5/07	\$302,500	\$258,000	1080	7	1979	4	7980	N	N	14416 SE 252ND PL
006	546790	0310	1/23/07	\$316,700	\$258,000	1560	7	1975	4	12825	N	N	26317 144TH AVE SE
006	769787	0510	5/30/07	\$315,000	\$259,000	1570	7	1985	4	7203	N	N	26118 119TH DR SE
006	546800	0180	5/7/08	\$288,000	\$259,000	1790	7	1966	4	19177	N	N	26804 127TH AVE SE
006	769786	0310	7/20/07	\$315,000	\$261,000	1180	7	1985	3	7200	N	N	11913 SE 260TH ST
006	660079	0130	7/25/07	\$315,000	\$261,000	1550	7	1998	3	5842	N	N	24930 107TH AVE SE
006	541231	0350	6/26/07	\$318,000	\$262,000	1270	7	1984	3	8782	N	N	24936 121ST PL SE
006	769791	0010	11/7/07	\$309,950	\$263,000	1180	7	1990	3	7219	N	N	12011 SE 263RD ST
006	202205	9107	1/14/08	\$305,000	\$263,000	1000	7	1952	3	27659	N	N	10723 SE 248TH ST
006	769790	0040	6/4/07	\$320,000	\$263,000	1140	7	1989	4	9206	N	N	25957 118TH PL SE
006	769786	0110	9/3/08	\$280,000	\$264,000	1640	7	1986	3	6912	N	N	25715 119TH PL SE
006	179030	0420	3/1/07	\$325,000	\$265,000	2050	7	1981	4	8800	N	N	13214 SE 249TH ST
006	815575	0020	4/27/07	\$325,000	\$266,000	1390	7	1998	3	7280	N	N	24016 113TH PL SE
006	769786	0250	11/13/08	\$273,000	\$266,000	1240	7	1985	3	7213	N	N	25923 119TH CT SE
006	547010	0140	2/1/07	\$329,950	\$269,000	1310	7	1968	4	9861	N	N	14505 SE 261ST ST
006	372880	0205	4/23/07	\$330,000	\$270,000	1710	7	1958	3	15504	N	N	14405 SE 264TH ST
006	769792	0450	12/28/07	\$317,000	\$272,000	1830	7	1990	3	6136	N	N	26123 120TH PL SE
006	769787	0760	11/7/07	\$322,000	\$273,000	1510	7	1985	3	7200	N	N	11904 SE 260TH PL
006	541231	0310	6/12/07	\$332,000	\$273,000	1270	7	1984	3	7806	N	N	12037 SE 250TH PL
006	541240	0180	6/10/08	\$299,990	\$273,000	1120	7	1988	3	7629	N	N	24834 121ST PL SE
006	541231	0510	5/6/08	\$305,000	\$274,000	1150	7	1984	3	9121	N	N	11943 SE 252ND PL
006	769787	0800	11/19/07	\$322,500	\$274,000	2010	7	1985	4	7307	N	N	25848 118TH PL SE
006	365300	0090	5/25/07	\$335,000	\$275,000	2040	7	1994	3	11753	N	N	25410 113TH AVE SE
006	179030	0200	3/20/08	\$312,000	\$275,000	1360	7	1980	4	11808	N	N	13339 SE 249TH ST
006	541231	0250	10/27/08	\$285,000	\$276,000	1150	7	1983	4	6886	N	N	12022 SE 251ST PL
006	769787	0430	5/7/07	\$337,500	\$277,000	1410	7	1985	3	8703	N	N	26313 119TH DR SE

Improved Sales Used in this Annual Update Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	769787	0730	1/8/08	\$321,950	\$278,000	1410	7	1985	4	7214	N	N	11922 SE 260TH PL
006	007400	0020	12/23/08	\$279,950	\$279,000	1230	7	1988	3	8220	N	N	11926 SE 252ND PL
006	329575	0730	1/30/08	\$325,000	\$282,000	1760	7	1998	3	6011	N	N	24322 117TH AVE SE
006	405110	0140	6/11/08	\$309,900	\$282,000	1160	7	1978	4	8400	N	N	25302 145TH PL SE
006	769787	0780	8/28/08	\$299,500	\$282,000	1200	7	1985	3	7203	N	N	25938 119TH DR SE
006	282205	9318	8/29/07	\$339,950	\$284,000	1520	7	1997	3	9244	N	N	11711 SE 256TH PL
006	505790	0230	5/23/07	\$346,000	\$284,000	1790	7	2000	3	4160	N	N	13119 SE 264TH PL
006	546675	0060	4/25/08	\$318,000	\$284,000	1170	7	1984	4	7810	N	N	27104 139TH PL SE
006	801623	0070	11/26/08	\$289,000	\$284,000	2220	7	1998	3	6141	N	N	13101 SE 261ST PL
006	714020	0210	2/28/08	\$326,750	\$286,000	1160	7	1980	4	7200	N	N	25819 129TH PL SE
006	272205	9231	8/28/07	\$343,500	\$286,000	1500	7	1969	5	9535	N	N	13505 SE 266TH ST
006	769785	0310	10/15/07	\$340,000	\$287,000	1760	7	1985	3	7202	N	N	25712 118TH PL SE
006	329575	0490	4/18/07	\$355,000	\$290,000	1760	7	1998	3	7318	N	N	24321 119TH AVE SE
006	546800	0065	12/13/07	\$340,000	\$291,000	1140	7	1962	4	10872	N	N	12718 SE 268TH ST
006	541231	0290	6/6/08	\$320,000	\$291,000	1290	7	1984	3	7173	N	N	12017 SE 250TH PL
006	801623	0130	1/31/08	\$335,000	\$291,000	2247	7	1998	3	6789	N	N	26132 129TH AVE SE
006	210850	0180	3/26/07	\$357,500	\$292,000	1660	7	1994	3	6551	N	N	27012 137TH AVE SE
006	815576	0030	2/15/07	\$360,000	\$293,000	1790	7	2000	3	6028	N	N	11216 SE 240TH PL
006	815575	0130	1/23/07	\$360,000	\$293,000	1900	7	1998	3	7347	N	N	24019 113TH PL SE
006	329575	0560	6/26/08	\$320,000	\$293,000	2600	7	1998	3	6600	N	N	24320 118TH AVE SE
006	505790	0100	3/8/07	\$360,000	\$294,000	1740	7	2001	3	4201	N	N	13026 SE 264TH ST
006	637900	0010	4/21/08	\$329,000	\$294,000	2210	7	1981	3	9032	N	N	11528 SE 256TH PL
006	660079	0180	3/28/08	\$333,000	\$295,000	1730	7	1998	3	5701	N	N	24902 107TH AVE SE
006	815576	0080	4/28/08	\$329,950	\$295,000	1790	7	2000	3	6982	N	N	11221 SE 240TH PL
006	714020	0620	6/11/07	\$359,950	\$296,000	970	7	1980	4	8000	N	N	12915 SE 259TH PL
006	210850	0290	4/25/07	\$362,000	\$296,000	1740	7	1994	3	6960	N	N	26814 136TH PL SE
006	714020	0040	10/31/07	\$350,000	\$296,000	1100	7	1980	4	6000	N	N	25826 131ST PL SE
006	815575	0140	1/26/07	\$365,000	\$297,000	1900	7	1998	3	7279	N	N	24017 113TH PL SE
006	212205	9237	11/12/07	\$350,000	\$297,000	2217	7	2006	3	6224	N	N	25418 119TH CT SE
006	329575	0350	10/5/07	\$355,000	\$298,000	1760	7	1999	3	5986	N	N	24427 119TH AVE SE
006	210850	0300	12/29/08	\$298,600	\$298,000	2140	7	1994	3	7528	N	N	13617 SE 268TH ST
006	547010	0010	12/12/08	\$302,500	\$299,000	1460	7	1968	4	9874	N	N	26132 147TH AVE SE
006	179030	0320	3/20/07	\$369,500	\$302,000	1330	7	1980	4	10450	N	N	13343 SE 248TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	660079	0040	6/19/07	\$367,000	\$302,000	1970	7	1998	3	6615	N	N	24825 107TH AVE SE
006	212205	9236	10/30/07	\$360,000	\$305,000	2506	7	2006	3	6232	N	N	25416 119TH CT SE
006	714020	0590	7/4/07	\$370,000	\$306,000	2110	7	1980	4	7560	N	N	25950 129TH AVE SE
006	547000	0120	10/1/07	\$365,000	\$307,000	2060	7	1967	4	22582	N	N	14404 SE 263RD ST
006	769792	0420	9/17/08	\$325,000	\$309,000	1880	7	1990	3	7986	N	N	26111 120TH PL SE
006	769791	0250	8/18/08	\$335,000	\$314,000	1820	7	1990	3	9224	N	N	12126 SE 262ND CT
006	329575	0220	3/19/07	\$390,000	\$318,000	2760	7	1999	3	6694	N	N	24403 119TH PL SE
006	351200	0030	5/23/07	\$395,000	\$324,000	1340	7	1966	4	10733	N	N	25415 116TH AVE SE
006	113760	0061	6/4/07	\$395,000	\$325,000	1390	7	2005	3	8534	N	N	24925 129TH AVE SE
006	329575	0760	2/13/08	\$380,000	\$331,000	2310	7	1998	3	6079	N	N	24311 117TH AVE SE
006	212205	9233	2/8/07	\$405,888	\$331,000	2217	7	2006	3	7105	N	N	25321 119TH PL SE
006	801623	0140	10/15/07	\$397,500	\$335,000	2300	7	1998	3	8969	N	N	12911 SE 261ST PL
006	329575	0680	7/20/07	\$408,000	\$338,000	2590	7	1998	3	5806	N	N	24224 117TH AVE SE
006	058647	0220	6/25/07	\$420,000	\$346,000	3040	7	1999	3	7405	N	N	25706 130TH AVE SE
006	058647	0430	3/26/08	\$392,500	\$347,000	3040	7	1999	3	5701	N	N	12930 SE 258TH PL
006	329575	0420	8/8/08	\$373,000	\$348,000	2590	7	1998	3	6237	N	N	24314 119TH AVE SE
006	329575	0790	5/14/08	\$390,000	\$351,000	2590	7	1998	3	6904	N	N	24221 117TH AVE SE
006	058647	0240	2/9/07	\$434,950	\$354,000	2720	7	1999	3	7284	N	N	25708 130TH AVE SE
006	058647	0190	2/9/07	\$437,250	\$356,000	3420	7	1999	3	5803	N	N	25718 130TH AVE SE
006	372880	0295	8/7/07	\$434,500	\$361,000	2450	7	1967	5	19709	N	N	14631 SE 263RD ST
006	058647	0080	9/26/08	\$382,000	\$364,000	3470	7	1999	3	5879	N	N	12909 SE 257TH ST
006	232205	9069	5/17/07	\$490,000	\$402,000	1260	7	1963	4	50529	N	N	24514 148TH LN SE
006	272205	9090	2/28/07	\$600,000	\$489,000	1510	7	1966	3	10586	Y	Y	26200 135TH AVE SE
006	272205	9118	7/3/07	\$645,000	\$533,000	1050	7	1958	4	13988	Y	Y	26208 135TH AVE SE
006	945420	0035	6/1/07	\$700,000	\$575,000	1120	7	1959	4	8010	Y	Y	26718 138TH PL SE
006	670590	0210	8/28/07	\$297,000	\$248,000	1940	8	1990	3	7821	N	N	13208 SE 263RD PL
006	382650	0420	6/14/07	\$302,000	\$249,000	1460	8	1977	4	8400	N	N	13019 SE 247TH PL
006	381470	0140	10/11/07	\$311,000	\$262,000	1450	8	1988	4	6500	N	N	25339 128TH AVE SE
006	382650	1180	10/16/07	\$312,000	\$263,000	1090	8	1978	3	8500	N	N	24609 131ST PL SE
006	801620	0220	2/27/07	\$326,000	\$266,000	1890	8	1991	3	7366	N	N	26261 131ST PL SE
006	212205	9160	4/24/07	\$325,000	\$266,000	1380	8	1978	3	16788	Y	N	25122 124TH AVE SE
006	724810	0070	1/7/08	\$310,000	\$267,000	1710	8	2000	3	5895	N	N	12204 SE 258TH PL
006	382650	0290	3/6/07	\$329,000	\$268,000	1380	8	1978	4	7210	N	N	24509 128TH PL SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	288797	0020	8/14/07	\$322,900	\$269,000	1410	8	1999	3	2195	N	N	13807 SE 255TH PL
006	381470	0820	9/21/07	\$325,000	\$272,000	1680	8	1989	4	6800	N	N	25416 126TH AVE SE
006	382650	1300	7/16/08	\$295,000	\$273,000	1160	8	1978	4	9880	N	N	12932 SE 246TH ST
006	382650	0180	10/16/08	\$285,000	\$274,000	1270	8	1978	4	9600	N	N	12922 SE 245TH ST
006	133028	0040	5/23/07	\$335,000	\$275,000	1960	8	2003	3	5724	N	N	26521 126TH PL SE
006	546790	0190	2/16/07	\$338,250	\$276,000	1790	8	1964	4	12825	N	N	26238 143RD AVE SE
006	670590	0110	3/2/07	\$340,000	\$277,000	1910	8	1990	4	7504	N	N	26329 134TH AVE SE
006	382650	0960	5/2/07	\$340,000	\$278,000	1190	8	1978	4	9800	N	N	12831 SE 246TH PL
006	381470	0780	5/3/07	\$340,000	\$278,000	1890	8	1987	4	7307	N	N	12619 SE 255TH PL
006	107960	0030	10/24/07	\$330,000	\$279,000	1630	8	1967	4	15147	N	N	12461 SE 258TH ST
006	546880	0110	10/10/08	\$291,200	\$280,000	1550	8	1986	4	9679	N	N	14315 SE 256TH PL
006	660024	0050	7/6/07	\$340,000	\$281,000	1860	8	2000	3	6248	N	N	25325 122ND PL SE
006	221500	0010	10/30/08	\$290,000	\$281,000	1470	8	1988	4	12384	N	N	14402 SE 256TH PL
006	382650	0020	3/9/07	\$346,000	\$282,000	1180	8	1978	3	9516	N	N	13100 SE 245TH ST
006	133028	0060	12/28/07	\$327,500	\$282,000	1770	8	2003	3	5729	N	N	12603 SE 266TH ST
006	660024	0020	5/23/07	\$345,000	\$283,000	1860	8	2000	3	5711	N	N	25309 122ND PL SE
006	660024	0090	11/14/07	\$333,000	\$283,000	1860	8	2000	3	5688	N	N	25324 122ND PL SE
006	221500	0240	3/5/08	\$325,000	\$285,000	2000	8	1988	4	10225	N	N	14407 SE 258TH PL
006	381470	0550	10/14/08	\$295,948	\$285,000	1750	8	1990	4	8000	N	N	12412 SE 252ND PL
006	382650	0860	6/18/07	\$349,500	\$288,000	1290	8	1977	4	7350	N	N	24512 128TH PL SE
006	382650	1270	5/28/08	\$322,500	\$292,000	2240	8	1978	4	6580	N	N	12927 SE 246TH ST
006	801620	0750	2/21/07	\$359,950	\$293,000	2020	8	1991	3	6600	N	N	13037 SE 263RD PL
006	150970	0070	7/29/08	\$315,000	\$293,000	1790	8	2001	3	5448	N	N	24318 130TH AVE SE
006	801620	0560	10/24/07	\$347,950	\$294,000	1790	8	1991	3	6844	N	N	12871 SE 262ND PL
006	150970	0060	10/26/07	\$350,000	\$296,000	2260	8	2001	3	5700	N	N	24320 130TH AVE SE
006	382650	1020	7/1/08	\$323,150	\$297,000	1220	8	1977	5	8160	N	N	24639 130TH AVE SE
006	282205	9215	9/28/07	\$356,000	\$299,000	1750	8	1965	4	20597	N	N	12229 SE 261ST ST
006	150970	0260	1/24/08	\$345,000	\$299,000	1790	8	2000	3	7611	N	N	24020 130TH AVE SE
006	381470	0250	4/5/07	\$367,000	\$300,000	1810	8	1986	4	7102	N	N	12729 SE 254TH CT
006	329871	0230	9/26/07	\$364,950	\$306,000	2060	8	2004	3	4500	N	N	13111 SE 266TH PL
006	381470	0100	7/23/07	\$375,000	\$311,000	2190	8	1988	4	7535	N	N	12739 SE 254TH PL
006	381470	0050	9/12/08	\$328,000	\$311,000	1780	8	1986	4	7152	N	N	25430 127TH AVE SE
006	801620	0500	9/14/07	\$375,000	\$314,000	2160	8	1991	3	6766	N	N	12825 SE 262ND PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	209550	0010	10/3/07	\$375,000	\$315,000	2030	8	1997	3	6916	N	N	12409 SE 262ND PL
006	382650	0030	2/20/07	\$389,950	\$318,000	1480	8	1978	4	8165	N	N	13022 SE 245TH ST
006	282205	9329	7/11/07	\$384,500	\$318,000	2070	8	1998	3	7329	N	N	12307 SE 263RD ST
006	801620	0170	6/11/07	\$387,000	\$319,000	2020	8	1991	3	7377	N	N	26215 131ST PL SE
006	107960	0060	6/16/08	\$350,000	\$319,000	2190	8	1969	4	12992	N	N	25839 126TH AVE SE
006	769786	0400	7/6/07	\$394,950	\$326,000	1830	8	1986	4	7200	N	N	25728 119TH PL SE
006	418040	0010	2/9/07	\$400,000	\$326,000	2690	8	2003	3	5754	N	N	25932 122ND PL SE
006	282205	9333	1/26/07	\$403,950	\$329,000	2360	8	2000	3	7702	N	N	12223 SE 263RD ST
006	212205	9198	6/6/07	\$399,950	\$329,000	2370	8	2001	3	6000	N	N	25507 122ND PL SE
006	381470	0230	12/24/08	\$330,000	\$329,000	2210	8	1986	4	6959	N	N	12721 SE 254TH CT
006	801620	0600	6/26/07	\$399,950	\$330,000	2190	8	1991	3	8496	N	N	26221 129TH AVE SE
006	534400	0120	4/16/07	\$405,000	\$331,000	2220	8	2003	3	6210	N	N	12518 SE 259TH ST
006	801620	0330	2/16/07	\$406,000	\$331,000	2620	8	1991	4	7239	N	N	26224 129TH AVE SE
006	073920	0100	11/27/07	\$390,000	\$332,000	2460	8	2000	3	12152	N	N	24229 112TH AVE SE
006	282205	9347	1/31/07	\$410,000	\$334,000	2440	8	2003	3	6857	N	N	12430 SE 264TH ST
006	801620	0200	9/21/07	\$399,950	\$335,000	2450	8	1991	3	7276	N	N	26247 131ST PL SE
006	801620	0100	5/1/07	\$417,000	\$341,000	2620	8	1992	3	6550	N	N	26214 131ST PL SE
006	801620	0300	8/27/07	\$410,000	\$342,000	2450	8	1991	4	9826	N	N	26248 129TH AVE SE
006	212205	9102	7/19/07	\$415,000	\$344,000	2300	8	2001	3	7600	N	N	24025 130TH AVE SE
006	381470	0450	3/5/08	\$393,000	\$345,000	2160	8	1986	4	8374	N	N	12718 SE 252ND PL
006	439703	0090	2/5/07	\$424,000	\$345,000	2220	8	1996	3	10120	N	N	24154 145TH AVE SE
006	660024	0040	2/8/07	\$428,000	\$349,000	2190	8	2000	3	7816	N	N	25321 122ND PL SE
006	801620	0270	9/20/07	\$416,000	\$349,000	2620	8	1993	3	7403	N	N	13010 SE 263RD PL
006	212205	9197	1/17/08	\$405,000	\$350,000	1980	8	2001	3	6955	N	N	25503 122ND PL SE
006	801620	0260	1/22/08	\$405,000	\$351,000	2450	8	1992	3	7350	N	N	13017 SE 263RD PL
006	546950	2630	6/26/08	\$385,000	\$353,000	2020	8	1977	4	13530	N	N	13523 SE 251ST PL
006	160800	0220	12/4/07	\$417,000	\$356,000	2212	8	1974	5	14384	N	N	24115 119TH PL SE
006	320485	0150	2/16/07	\$440,000	\$358,000	2880	8	2001	3	7086	N	N	25304 117TH AVE SE
006	743605	0270	8/4/08	\$383,750	\$358,000	2670	8	1997	3	6003	N	N	26132 126TH AVE SE
006	160801	0040	3/28/07	\$440,000	\$359,000	2550	8	2007	3	5738	N	N	11922 240TH PL SE
006	439703	0080	1/11/08	\$417,500	\$360,000	2340	8	1997	3	9418	N	N	24158 145TH AVE SE
006	212205	9206	2/27/07	\$459,950	\$375,000	3001	8	2006	3	5710	N	N	25523 123RD AVE SE
006	809680	0040	7/16/08	\$407,835	\$377,000	2456	8	2008	3	5700	N	N	11727 SE 248TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	160801	0020	9/8/07	\$461,500	\$386,000	2550	8	2007	3	5763	N	N	24110 119TH PL SE
006	160801	0070	3/9/07	\$477,360	\$389,000	3190	8	2007	3	5855	N	N	24103 119TH PL SE
006	534400	0110	5/18/08	\$434,950	\$392,000	2600	8	2004	3	5814	N	N	12524 SE 259TH ST
006	160801	0010	5/10/07	\$478,890	\$393,000	2840	8	2007	3	5763	N	N	24114 119TH PL SE
006	160801	0050	8/1/07	\$475,270	\$394,000	2380	8	2007	3	6010	N	N	11918 240TH PL SE
006	546950	1790	3/12/08	\$450,000	\$396,000	1580	8	1975	4	14706	N	N	14214 SE 243RD ST
006	160801	0030	3/29/07	\$491,488	\$401,000	2840	8	2007	3	6425	N	N	24104 19TH PL SE
006	743605	0320	10/8/07	\$477,950	\$402,000	2920	8	2006	3	8500	N	N	12730 SE 261ST PL
006	546950	2690	9/23/08	\$425,000	\$405,000	3350	8	1976	4	13860	Y	N	13703 SE 251ST PL
006	160801	0090	1/18/08	\$468,850	\$406,000	2400	8	2007	3	5750	N	N	24113 119TH PL SE
006	160800	0150	1/18/07	\$515,000	\$419,000	2378	8	2006	3	5720	N	N	24115 118TH PL SE
006	546950	0960	6/10/08	\$475,000	\$432,000	1730	8	1977	4	13545	N	N	24228 139TH AVE SE
006	160800	0070	2/21/07	\$534,450	\$435,000	2844	8	2006	3	6630	N	N	11810 SE 240TH PL
006	743605	0322	3/1/07	\$534,950	\$436,000	2920	8	2006	3	10778	N	N	12732 SE 261ST PL
006	160800	0230	5/15/07	\$535,000	\$439,000	2844	8	2006	3	5804	N	N	11903 SE 240TH PL
006	160800	0130	2/2/07	\$545,000	\$444,000	2844	8	2006	3	5720	N	N	24105 118TH PL SE
006	212205	9150	4/24/07	\$547,500	\$448,000	2800	8	1976	3	21408	N	N	24607 120TH AVE SE
006	546950	1740	6/6/07	\$550,000	\$452,000	1610	8	1975	4	13500	N	N	14314 SE 243RD ST
006	160800	0040	6/29/07	\$548,763	\$453,000	2840	8	2007	3	5750	N	N	11824 SE 240TH PL
006	546950	3050	6/25/07	\$550,000	\$454,000	2240	8	1971	4	21460	N	N	14156 SE 254TH ST
006	160800	0030	5/24/07	\$552,950	\$454,000	3188	8	2006	3	5750	N	N	11902 SE 240TH PL
006	160800	0050	8/1/07	\$550,263	\$457,000	2840	8	2007	3	5750	N	N	11820 SE 240TH PL
006	160801	0060	8/16/07	\$584,793	\$487,000	3180	8	2007	3	6578	N	N	11913 240TH PL SE
006	160800	0140	7/2/07	\$615,193	\$508,000	2988	8	2006	3	5720	N	N	24111 118TH PL SE
006	272205	9142	4/6/07	\$745,000	\$609,000	1500	8	1963	4	15244	Y	Y	26900 140TH AVE SE
006	272205	9111	2/8/08	\$870,000	\$758,000	2400	8	1993	3	7372	Y	Y	26906 140TH AVE SE
006	321158	0030	10/25/07	\$395,000	\$334,000	1500	9	1988	4	7841	N	N	13313 SE 253RD PL
006	321158	0020	1/23/07	\$412,500	\$336,000	1930	9	1988	4	9153	N	N	13307 SE 253RD PL
006	150950	0130	12/26/07	\$405,000	\$348,000	2430	9	1994	3	8534	N	N	24040 129TH CT SE
006	894446	0180	2/21/08	\$435,000	\$380,000	2665	9	2006	3	6186	N	N	11729 SE 247TH PL
006	894446	0270	12/18/07	\$445,000	\$381,000	2665	9	2006	3	5712	N	N	24707 117TH PL SE
006	202205	9337	5/6/08	\$425,950	\$383,000	2687	9	2006	3	9600	N	N	24230 115TH PL SE
006	894446	0300	2/20/07	\$474,950	\$387,000	2665	9	2006	3	5759	N	N	24723 117TH PL SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	202205	9335	10/31/07	\$460,000	\$389,000	2769	9	2007	3	9600	N	N	24314 115TH PL SE
006	546950	1230	7/26/07	\$469,950	\$390,000	2180	9	1973	4	15347	N	N	13835 SE 241ST ST
006	894446	0200	5/15/07	\$474,950	\$390,000	2665	9	2006	3	5700	N	N	24716 117TH PL SE
006	202205	9333	3/15/07	\$480,000	\$392,000	2419	9	2006	3	5700	N	N	25306 114TH AVE SE
006	439700	0150	10/22/07	\$465,000	\$393,000	2800	9	1993	3	9718	N	N	14622 SE 247TH ST
006	855570	0170	11/6/07	\$465,000	\$394,000	2770	9	2006	3	5727	N	N	13220 SE 252ND ST
006	894446	0120	6/10/08	\$435,000	\$396,000	2962	9	2007	3	5919	N	N	24414 118TH CT SE
006	329595	0150	8/27/07	\$480,000	\$400,000	2533	9	2007	3	6008	N	N	12317 SE 262ND CT
006	546791	0100	7/9/08	\$434,950	\$401,000	2140	9	1980	4	13216	N	N	26251 142ND AVE SE
006	894446	0210	2/14/07	\$499,950	\$407,000	2503	9	2005	3	5700	N	N	24712 117TH PL SE
006	894446	0310	1/25/07	\$499,950	\$407,000	2963	9	2005	3	5700	N	N	24727 117TH PL SE
006	439701	0420	9/4/07	\$489,000	\$408,000	2830	9	1996	3	8564	N	N	24503 146TH PL SE
006	855570	0180	7/7/07	\$495,000	\$409,000	2687	9	2006	3	5727	N	N	SE 252ND ST
006	202205	9338	12/7/07	\$480,000	\$410,000	3167	9	2007	3	9600	N	N	24224 115TH PL SE
006	855570	0090	8/29/07	\$495,000	\$413,000	2533	9	2007	3	6337	N	N	13233 SE 252ND ST
006	202205	9001	10/18/07	\$490,000	\$413,000	3020	9	2007	3	9600	N	N	24322 115TH PL SE
006	439700	0430	7/15/08	\$448,000	\$414,000	2360	9	1992	3	13930	N	N	14604 SE 243RD PL
006	855570	0190	6/17/08	\$454,950	\$415,000	2769	9	2007	3	5706	N	N	SE 252ND ST
006	855570	0040	3/18/08	\$470,000	\$415,000	3161	9	2006	3	6285	N	N	25231 132ND AVE SE
006	855570	0070	1/15/08	\$482,200	\$417,000	3025	9	2008	3	6600	N	N	25226 132ND PL SE
006	855570	0100	12/6/07	\$490,000	\$419,000	2620	9	2007	3	6544	N	N	13239 SE 252ND ST
006	894446	0080	5/10/07	\$515,000	\$422,000	2689	9	2006	3	5696	N	N	24424 118TH CT SE
006	894446	0050	4/9/07	\$515,950	\$422,000	2665	9	2006	3	5700	N	N	24433 118TH CT SE
006	894446	0110	5/15/07	\$515,000	\$422,000	2963	9	2006	3	6540	N	N	24416 118TH CT SE
006	178670	0100	3/7/08	\$480,000	\$422,000	2480	9	1997	3	8368	Y	N	13842 SE 252ND PL
006	894446	0060	4/9/07	\$519,950	\$425,000	2689	9	2006	3	6469	N	N	24428 118TH CT SE
006	329595	0110	3/26/08	\$479,950	\$425,000	2620	9	2007	3	5894	N	N	12308 SE 262ND CT
006	855570	0030	5/28/08	\$470,000	\$426,000	3025	9	2007	3	5750	N	N	25227 132ND AVE SE
006	894446	0040	7/23/07	\$515,000	\$427,000	3004	9	2006	3	6119	N	N	24419 118TH CT SE
006	894446	0130	9/21/07	\$510,000	\$427,000	3004	9	2007	3	6427	N	N	24412 118TH CT SE
006	329595	0020	11/20/08	\$437,000	\$428,000	2769	9	2007	3	6101	N	N	26226 123RD PL SE
006	894446	0020	8/21/07	\$514,950	\$429,000	2665	9	2006	3	5868	N	N	24429 118TH CT SE
006	894446	0010	1/25/07	\$529,950	\$431,000	3004	9	2006	3	6589	N	N	24431 118TH CT SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	329595	0160	8/22/08	\$460,000	\$432,000	3025	9	2007	3	5761	N	N	12311 SE 262ND CT
006	894446	0070	6/29/07	\$524,950	\$433,000	2665	9	2007	3	5903	N	N	24426 118TH CT SE
006	178670	0350	3/12/08	\$492,500	\$434,000	2980	9	1995	3	7968	N	N	25239 139TH PL SE
006	329595	0140	10/28/08	\$450,000	\$436,000	3025	9	2007	3	8208	N	N	12321 SE 262ND CT
006	894446	0030	1/30/07	\$539,950	\$440,000	2963	9	2006	3	5797	N	N	24423 118TH CT SE
006	439700	0480	4/2/07	\$540,000	\$441,000	2690	9	1992	3	10380	Y	N	14524 SE 243RD PL
006	894446	0140	3/27/07	\$539,950	\$441,000	2962	9	2006	3	7665	N	N	24408 118TH CT SE
006	855570	0150	10/12/07	\$525,000	\$442,000	3167	9	2006	3	5733	N	N	13232 SE 252ND ST
006	894446	0100	5/16/07	\$539,950	\$443,000	3004	9	2007	3	6045	N	N	24418 118TH CT SE
006	855570	0140	10/24/07	\$525,000	\$443,000	3167	9	2007	3	5950	N	N	13320 SE 252ND ST
006	202205	9332	4/9/08	\$499,999	\$445,000	2773	9	2006	3	5700	N	N	25302 114TH AVE SE
006	894446	0150	6/20/07	\$539,950	\$445,000	2963	9	2007	3	6512	N	N	24406 118TH CT SE
006	547011	0170	7/11/08	\$485,900	\$448,000	2954	9	2008	3	7612	N	N	26011 147TH PL SE
006	329595	0200	12/12/08	\$459,950	\$455,000	3167	9	2007	3	6382	N	N	12217 SE 262ND CT
006	329595	0250	1/29/08	\$525,000	\$456,000	3167	9	2007	3	5700	N	N	26213 123RD AVE SE
006	855570	0110	8/15/08	\$495,000	\$463,000	2769	9	2007	3	7353	N	N	2531 133RD PL SE
006	329595	0130	4/7/08	\$528,000	\$469,000	3167	9	2007	3	8650	N	N	20723 SE 262ND CT
006	855570	0080	12/4/07	\$553,261	\$472,000	2846	9	2007	3	7061	N	N	25230 132ND PL SE
006	329595	0230	5/29/08	\$523,000	\$474,000	3167	9	2008	3	5829	N	N	26125 123RD AVE SE
006	202205	9341	1/12/07	\$610,000	\$496,000	3161	9	2006	3	14748	N	N	24327 115TH PL SE
006	272205	9077	6/15/07	\$700,000	\$576,000	2050	9	1984	4	42385	N	N	13835 SE 260TH ST
006	202205	9238	4/8/08	\$654,000	\$581,000	2910	9	1978	4	82764	N	N	24520 112TH AVE SE
006	546950	1500	12/19/08	\$590,000	\$586,000	2570	9	1977	4	11900	N	N	24748 142ND AVE SE
006	769060	0010	9/17/07	\$345,000	\$289,000	2188	10	2004	3	4292	N	N	11524 SE 259TH ST
006	769060	0160	12/3/08	\$299,500	\$295,000	2156	10	2005	3	2304	N	N	11411 101 SE 259TH ST
006	212205	9212	10/22/07	\$649,900	\$549,000	3414	10	2007	3	7095	N	N	24308 116TH PL SE
006	546950	2440	7/19/07	\$753,000	\$623,000	3684	10	1988	4	17262	Y	N	24833 136TH AVE SE
006	212205	9226	8/31/07	\$784,000	\$654,000	4759	10	2005	3	10626	N	N	24228 131ST AVE SE
006	165700	0160	6/28/07	\$795,000	\$656,000	4751	10	2006	3	10992	N	N	25419 111TH AVE SE
006	165700	0170	8/15/07	\$844,000	\$702,000	4767	10	2006	3	10979	N	N	25411 111TH AVE SE
006	212205	9228	2/23/07	\$919,950	\$750,000	4215	10	2005	3	12107	N	N	24310 131ST AVE SE
006	546950	3630	7/11/08	\$830,000	\$765,000	3570	11	1988	3	13000	Y	N	24510 133RD AVE SE

Improved Sales Removed from this Annual Update Analysis
Area 61
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	000660	0032	12/28/07	\$125,000	DOR RATIO;NON-REPRESENTATIVE SALE
005	000660	0034	12/1/07	\$251,000	DIAGNOSTIC OUTLIER
005	000660	0046	3/1/07	\$600,000	IMP COUNT;IMP. CHARACTERISTICS CHANGED
005	027350	0005	6/5/08	\$263,000	DIAGNOSTIC OUTLIER
005	027390	0060	7/25/07	\$112,098	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.);
005	027410	0110	3/9/07	\$320,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	027410	0120	5/22/07	\$250,075	EXEMPT FROM EXCISE TAX
005	101100	0015	11/19/08	\$266,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	101100	0015	1/19/07	\$629,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	132204	9086	2/9/07	\$212,000	DIAGNOSTIC OUTLIER
005	132204	9135	8/8/07	\$74,865	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY,
005	132204	9140	10/30/08	\$269,950	DIAGNOSTIC OUTLIER
005	133230	0010	4/13/07	\$96,390	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY,
005	134930	0040	6/11/07	\$305,200	QUIT CLAIM DEED
005	155280	0070	7/18/07	\$230,000	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
005	155280	0170	6/18/07	\$288,600	EXEMPT FROM EXCISE TAX
005	159860	0031	3/14/08	\$127,845	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY,
005	159860	0142	6/12/07	\$235,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC
005	159860	0320	5/9/07	\$160,000	DOR RATIO;QUIT CLAIM DEED
005	159860	0331	2/15/08	\$900,000	DIAGNOSTIC OUTLIER
005	161250	0120	7/17/07	\$365,000	IMP COUNT
005	161590	0025	9/6/07	\$260,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	185860	0045	7/31/08	\$357,000	DIAGNOSTIC OUTLIER
005	192205	9017	2/8/08	\$235,200	DIAGNOSTIC OUTLIER
005	192205	9100	1/9/07	\$240,000	UNFIN AREA
005	192205	9114	5/8/08	\$350,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXE
005	192205	9140	7/25/07	\$101,021	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGH
005	192205	9277	8/15/07	\$186,000	DOR RATIO
005	192205	9277	2/28/07	\$160,000	DOR RATIO
005	192205	9287	9/30/08	\$239,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	192205	9325	3/9/07	\$226,000	DIAGNOSTIC OUTLIER
005	192205	9325	1/25/07	\$177,000	NON-REPRESENTATIVE SALE
005	192205	9363	12/4/07	\$246,000	NON-REPRESENTATIVE SALE
005	192205	9381	7/30/07	\$160,000	DOR RATIO
005	192205	9389	1/31/08	\$295,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	192205	9389	6/4/07	\$395,347	EXEMPT FROM EXCISE TAX
005	192205	9450	6/2/08	\$299,600	EXEMPT FROM EXCISE TAX
005	221545	0080	2/6/07	\$398,750	RELOC - SALE TO SERVICE; STATEMENT TO DOR
005	242204	9107	6/1/07	\$526,000	DIAGNOSTIC OUTLIER
005	258700	0120	4/18/07	\$321,480	DIAGNOSTIC OUTLIER
005	258700	0240	5/29/08	\$330,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	266200	0110	4/10/07	\$57,242	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST
005	292205	9164	9/29/08	\$413,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC.
005	330800	0090	10/23/08	\$417,000	DIAGNOSTIC OUTLIER
005	330802	0100	9/12/08	\$215,000	BANKRUPTCY - RECEIVER OR TRUSTEE

Improved Sales Removed from this Annual Update Analysis
Area 61
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	382100	0010	3/20/07	\$330,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	382800	0030	10/6/08	\$170,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	435910	0090	7/29/08	\$165,248	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY,
005	542410	0170	5/14/07	\$155,000	DOR RATIO;NO MARKET EXPOSURE
005	547850	0270	1/25/08	\$272,500	DIAGNOSTIC OUTLIER
005	547850	0270	12/12/07	\$235,000	DIAGNOSTIC OUTLIER
005	550270	0020	2/20/08	\$310,000	BANKRUPTCY - REC; STATEMENT TO DOR
005	554000	0040	12/17/07	\$253,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	755740	0055	5/14/08	\$70,700	DOR RATIO;GOVT AGENCY; QUIT CLAIM DEED;
005	783080	0472	4/26/07	\$113,441	DOR RATIO;CORPORATE AFFILIATES;
005	783080	0473	3/14/07	\$123,013	DOR RATIO;CORP. QUIT CLAIM DEED
005	803520	0110	7/25/08	\$340,000	DIAGNOSTIC OUTLIER
005	804700	0070	10/18/08	\$115,971	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
005	811210	0135	4/21/08	\$285,000	DIAGNOSTIC OUTLIER
005	912250	0040	10/10/08	\$287,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	914900	0030	9/29/08	\$313,500	DIAGNOSTIC OUTLIER
005	917960	0370	11/3/08	\$150,000	DOR RATIO;%COMPL
005	918370	0725	6/23/08	\$276,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTO
005	918370	0893	9/18/07	\$436,000	DIAGNOSTIC OUTLIER
005	918370	1110	10/30/08	\$325,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	918370	1110	2/5/08	\$448,669	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
005	918370	2259	6/10/08	\$265,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC.
005	918370	3131	5/23/07	\$257,000	BANKRUPTCY - REC OR TRUSTEE; IMP. CHARCHANG
005	918370	3257	1/3/08	\$304,900	BANKRUPTCY - RECEIVER OR TRUSTEE
005	919710	0131	8/1/08	\$260,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC
005	919710	0380	8/6/08	\$150,000	DIAGNOSTIC OUTLIER
005	941470	0070	8/8/08	\$315,000	BANKRUPTCY - REC TRUSTEE; EXMPT FR EXC TAX
005	982570	0040	10/23/07	\$116,667	QUIT CLAIM DEED; PARTIAL INTEREST
005	982570	0040	10/23/07	\$116,667	QUIT CLAIM DEED; PARTIAL INTEREST
005	982570	0665	6/9/08	\$383,500	DIAGNOSTIC OUTLIER
005	982570	1445	6/13/08	\$97,005	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY,
005	982570	1446	4/22/08	\$310,000	DIAGNOSTIC OUTLIER
006	058647	0240	8/7/08	\$350,000	BANKRUPTCY - RECEIVER OR TRUSTEE; STATE
006	058647	0430	12/11/07	\$390,000	RELOCATION - SALE TO SERVICE
006	133028	0040	1/16/08	\$158,984	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY,
006	150950	0220	11/7/07	\$404,000	DOR RATIO;SHELL
006	160800	0060	8/12/08	\$380,000	DIAGNOSTIC OUTLIER
006	160800	0080	10/22/08	\$399,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	160800	0090	10/16/08	\$395,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	160800	0170	6/30/08	\$399,900	BANKRUPTCY - REC OR TRUSTEE; FORCED SALE
006	160800	0170	1/30/08	\$445,486	FORCED SALE; EXEMPT FROM EXCISE TAX
006	160801	0080	12/29/08	\$420,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	178670	0100	12/19/07	\$494,500	RELOCATION - SALE TO SERVICE
006	202205	9017	10/27/08	\$150,000	DOR RATIO;ESTATE ADMINISTRATOR, GUARDIAN,
006	202205	9161	7/20/07	\$320,528	EXEMPT FROM EXCISE TAX

Improved Sales Removed from this Annual Update Analysis
Area 61
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	202205	9175	4/25/07	\$256,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	212205	9031	3/7/08	\$440,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC
006	212205	9152	12/13/07	\$340,000	QUIT CLAIM DEED
006	212205	9160	1/23/08	\$146,250	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY,
006	212205	9181	1/22/08	\$755,000	DIAGNOSTIC OUTLIER
006	212205	9216	1/21/07	\$10,000	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY,
006	212205	9225	11/27/07	\$615,000	CORPORATE AFFILIATES
006	212205	9228	9/18/08	\$710,000	DIAGNOSTIC OUTLIER
006	212205	9228	1/21/08	\$724,500	EXEMPT FROM EXCISE TAX
006	212205	9238	9/26/08	\$318,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	221291	0590	5/21/07	\$123,155	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY,
006	272205	9051	6/3/08	\$799,000	DIAGNOSTIC OUTLIER
006	272205	9249	4/26/07	\$765,000	DIAGNOSTIC OUTLIER
006	282205	9280	8/23/07	\$307,000	DIAGNOSTIC OUTLIER
006	282205	9329	3/20/07	\$384,500	RELOCATION - SALE TO SERVICE
006	292205	9144	11/13/07	\$12,712	DOR RATIO;GOV. AGENCY; QUIT CLAIM DEED;
006	320485	0050	9/7/07	\$164,295	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST
006	320485	0140	7/29/07	\$337,100	DIAGNOSTIC OUTLIER
006	320485	0150	4/17/08	\$365,000	FORCED SALE; STATEMENT TO DOR
006	329575	0710	6/18/08	\$320,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	329595	0120	2/26/07	\$285,000	DIAGNOSTIC OUTLIER
006	351210	0110	7/17/07	\$397,000	UNFIN AREA
006	365300	0060	11/26/07	\$213,274	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC
006	372880	0050	4/10/08	\$500,000	DIAGNOSTIC OUTLIER
006	381470	0390	10/27/07	\$250,000	NON-REPRESENTATIVE SALE
006	382650	0420	6/13/07	\$285,000	RELOCATION - SALE TO SERVICE
006	383021	0310	6/27/07	\$250,000	NO MARKET EXPOSURE; IMP. CHAR CHANGED
006	383021	0410	10/10/08	\$98,030	DOR RATIO;EXEMPT FROM EXCISE TAX
006	383021	0540	2/25/08	\$247,900	BANKRUPTCY - RECEIVER OR TRUSTEE
006	383021	0650	5/11/07	\$225,000	DIAGNOSTIC OUTLIER
006	386500	0070	7/26/07	\$103,992	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY,
006	403050	0200	4/8/08	\$627,500	RELOCATION - SALE TO SERVICE
006	405080	0015	7/2/08	\$427,001	EXEMPT FROM EXCISE TAX
006	405110	0100	8/28/07	\$198,000	NON-REPRESENTATIVE SALE
006	405111	0110	10/3/07	\$244,500	DIAGNOSTIC OUTLIER
006	405130	0030	3/20/08	\$190,000	QUIT CLAIM DEED
006	418040	0120	1/14/08	\$375,000	DIAGNOSTIC OUTLIER
006	439700	0330	10/1/08	\$571,500	DIAGNOSTIC OUTLIER
006	505790	0020	7/13/07	\$288,929	BANKRUPTCY - REC OR TRUSTEE; FORCED SALE;
006	534400	0040	1/22/08	\$157,045	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST
006	534400	0170	3/7/08	\$323,100	EXEMPT FROM EXCISE TAX
006	541230	0080	11/24/08	\$208,203	EXEMPT FROM EXCISE TAX
006	541230	0140	8/24/07	\$235,875	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	541230	0360	12/9/08	\$225,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC.
006	541231	0170	10/30/07	\$285,000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX;

Improved Sales Removed from this Annual Update Analysis
Area 61
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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	542030	0240	3/29/07	\$275,000	DIAGNOSTIC OUTLIER
006	546630	0030	9/19/08	\$183,500	BANKRUPTCY - RECEIVER OR TRUSTEE
006	546630	0400	3/3/08	\$180,100	EXEMPT FROM EXCISE TAX
006	546630	0560	12/5/07	\$98,572	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST
006	546631	0220	8/20/07	\$214,000	RELOCATION - SALE TO SERVICE
006	546800	0150	12/16/08	\$250,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC
006	546875	0040	12/15/08	\$325,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	546950	1740	6/6/07	\$550,000	RELOCATION - SALE TO SERVICE
006	546950	2700	6/27/08	\$499,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC
006	546950	3380	9/10/07	\$896,000	DIAGNOSTIC OUTLIER
006	546950	3380	6/20/07	\$896,000	RELOCATION - SALE TO SERVICE
006	546950	3420	6/16/08	\$625,000	DIAGNOSTIC OUTLIER
006	547011	0170	1/2/07	\$152,000	DOR RATIO
006	547011	0200	9/25/08	\$74,541	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY,
006	660079	0070	9/18/08	\$285,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	670590	0010	8/12/08	\$285,200	EXEMPT FROM EXCISE TAX
006	670590	0170	10/20/08	\$259,900	BANKRUPTCY - RECEIVER OR TRUSTEE
006	675670	0060	9/10/07	\$213,185	SEGREGATION AND/OR MERGER
006	714020	0020	7/17/07	\$133,106	DOR RATIO;QUIT CLAIM DEED
006	714020	0020	8/31/07	\$140,625	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY,
006	724810	0020	8/3/07	\$330,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND,
006	769785	0140	5/22/08	\$305,300	DIAGNOSTIC OUTLIER
006	769785	0380	12/10/08	\$235,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	769786	0420	12/22/08	\$201,000	DIAGNOSTIC OUTLIER
006	769787	0650	8/20/08	\$133,851	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY,
006	769787	0780	8/8/08	\$299,500	RELOCATION - SALE TO SERVICE
006	769791	0200	3/9/07	\$119,000	DOR RATIO;QUIT CLAIM DEED
006	783080	0300	12/11/07	\$170,000	DOR RATIO;NON-REPRESENTATIVE SALE
006	783080	0351	2/21/08	\$585,000	DIAGNOSTIC OUTLIER
006	809680	0530	8/28/08	\$408,368	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
006	894446	0090	6/20/07	\$538,950	ACTIVE PERMIT BEFORE SALE>25K

***Vacant Sales Used in this Annual Update Analysis
Area 61***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
5	192205	9455	01/23/08	\$145,000	6859	N	N
5	292205	9162	08/10/07	\$700,000	86248	N	N
6	132760	0020	12/16/08	\$387,757	5707	N	N
6	132760	0270	12/10/08	\$355,000	5700	N	N
6	202205	9309	10/27/08	\$107,000	36025	N	N
6	212205	9021	10/16/07	\$175,000	121968	N	N
6	212205	9164	03/10/07	\$630,000	62726	N	N
6	212205	9255	03/12/08	\$85,000	12183	N	N
6	282205	9372	02/22/08	\$16,000	4500	N	N
6	571420	0190	11/12/08	\$469,000	5699	N	N

***Vacant Sales Removed from this Annual Update Analysis
Area 61***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
6	272205	9137	4/29/08	106,667	QUIT CLAIM DEED; PARTIAL INTEREST
6	202205	9230	5/16/07	650,000	TEAR DOWN;
6	329595	0050	2/23/07	1,295,000	MULTI-PARCEL SALE;
6	272205	9257	3/23/07	41,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
5	600000	0050	12/10/07	392,500	GOVERNMENT AGENCY; EXEMPT FROM EXC TAX;
5	185860	0005	8/28/07	400,000	TEAR DOWN;
6	547011	0010	2/26/07	170,000	NEW CONSTRUCTION
6	222205	9148	7/25/07	97,661	NO MARKET EXPOSURE;
5	073150	0220	9/7/07	1,885,000	CORPORATE AFFILIATES;
5	073150	0230	9/7/07	1,740,000	CORPORATE AFFILIATES;
5	073150	0240	9/7/07	1,885,000	CORPORATE AFFILIATES;
5	073150	0250	9/7/07	1,740,000	CORPORATE AFFILIATES;
5	073150	0260	9/7/07	1,885,000	CORPORATE AFFILIATES;
5	073150	0270	9/7/07	1,740,000	CORPORATE AFFILIATES;
5	073150	0280	9/7/07	1,885,000	CORPORATE AFFILIATES;
5	073150	0290	9/7/07	1,740,000	CORPORATE AFFILIATES;
5	073150	0320	9/7/07	1,740,000	CORPORATE AFFILIATES;
5	073150	0330	9/7/07	1,885,000	CORPORATE AFFILIATES;
5	073150	0340	9/7/07	1,740,000	CORPORATE AFFILIATES;
5	073150	0350	9/7/07	1,885,000	CORPORATE AFFILIATES;
5	073150	0360	9/7/07	1,740,000	CORPORATE AFFILIATES;
5	073150	0370	9/7/07	1,885,000	CORPORATE AFFILIATES;
5	073150	0380	9/7/07	1,740,000	CORPORATE AFFILIATES;
5	073150	0390	9/7/07	1,885,000	CORPORATE AFFILIATES;
5	073150	0400	9/7/07	1,740,000	CORPORATE AFFILIATES;
5	073150	0410	9/7/07	1,885,000	CORPORATE AFFILIATES;
5	073150	0420	9/7/07	1,740,000	CORPORATE AFFILIATES;
5	073150	0430	9/7/07	1,885,000	CORPORATE AFFILIATES;
5	073150	0440	9/7/07	1,740,000	CORPORATE AFFILIATES;
5	073150	0450	9/7/07	1,885,000	CORPORATE AFFILIATES;
5	073150	0460	9/7/07	1,740,000	CORPORATE AFFILIATES;
6	547011	0010	1/19/07	124,000	NEW CONSTRUCTION

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

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

Highest and Best Use

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

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

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

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

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

Date of Value Estimate

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

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

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

Property rights appraised:

Fee Simple

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

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

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

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

Assumptions and Limiting Conditions:

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

Scope of Work Performed:

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

CERTIFICATION:

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

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



King County

Department of Assessments

King County Administration Bldg.

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(206) 296-5195

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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