

Executive Summary Report

Characteristics-Based Market Adjustment for 2009 Assessment Roll

Area Name / Number: Lea Hill / 62

Previous Physical Inspection: 2005

Improved Sales:

Number of Sales: 557

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

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price**	Ratio	COV*
2008 Value	\$103,800	\$240,100	\$343,900			
2009 Value	\$103,800	\$166,600	\$270,400	\$321,600	84.1%	8.94%
Change	\$0	-\$73,500	-\$73,500			
% Change	0.0%	-30.6%	-21.4%			

*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.

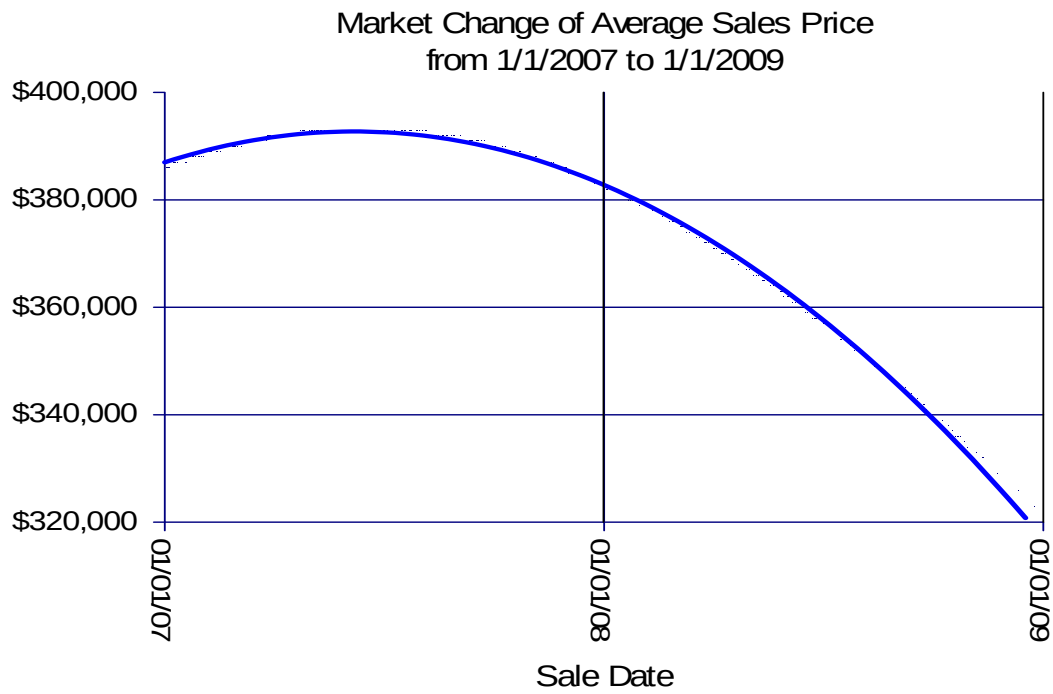
Population - Improved Parcel Summary:			
	Land	Imps	Total
2008 Value	\$107,800	\$226,200	\$334,000
2009 Value	\$107,800	\$159,100	\$266,900
Percent Change	0.0%	-29.7%	-20.1%

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

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics. 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 the plats Eagle Creek, Marchini Meadows, Seramonte and White Mtn. Trail which had higher average ratios (Assessed Value/Sales Price) and required further downward adjustments.

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

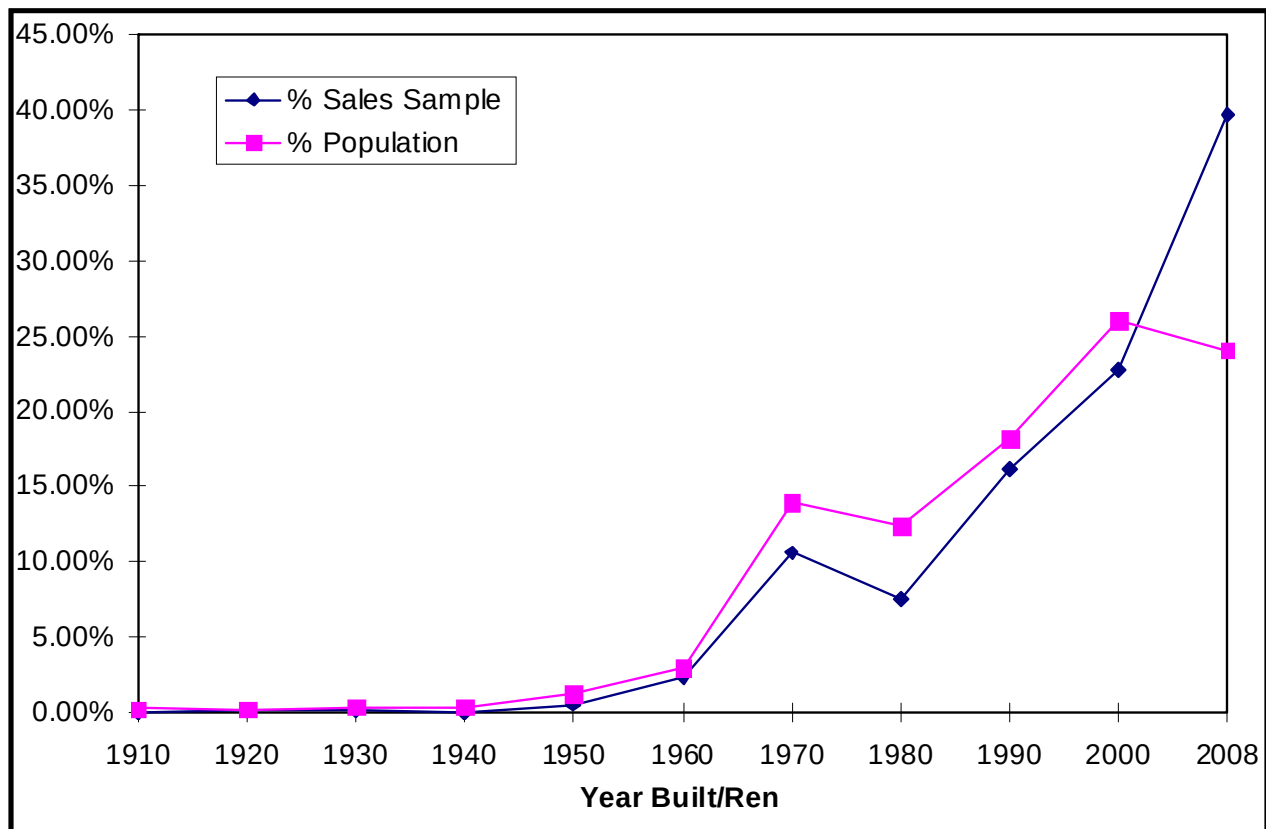
**Market Change of Average Sale Price in Area 62
From 1/1/07 to 1/1/09**



Sales Sample Representation of Population - Year Built / Renovated

Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	1	0.18%
1930	1	0.18%
1940	0	0.00%
1950	3	0.54%
1960	13	2.33%
1970	59	10.59%
1980	42	7.54%
1990	90	16.16%
2000	127	22.80%
2008	221	39.68%
	557	

Year Built/Ren	Frequency	% Population
1910	15	0.23%
1920	14	0.21%
1930	24	0.36%
1940	23	0.35%
1950	80	1.20%
1960	200	3.01%
1970	927	13.96%
1980	824	12.41%
1990	1206	18.16%
2000	1728	26.02%
2008	1600	24.09%
	6641	



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

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	28	5.03%
1500	127	22.80%
2000	150	26.93%
2500	129	23.16%
3000	60	10.77%
3500	45	8.08%
4000	11	1.97%
4500	7	1.26%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	557	

Population		
AGLA	Frequency	% Population
500	3	0.05%
1000	347	5.23%
1500	1813	27.30%
2000	1857	27.96%
2500	1378	20.75%
3000	780	11.75%
3500	368	5.54%
4000	55	0.83%
4500	33	0.50%
5000	4	0.06%
5500	1	0.02%
7500	2	0.03%
	6641	

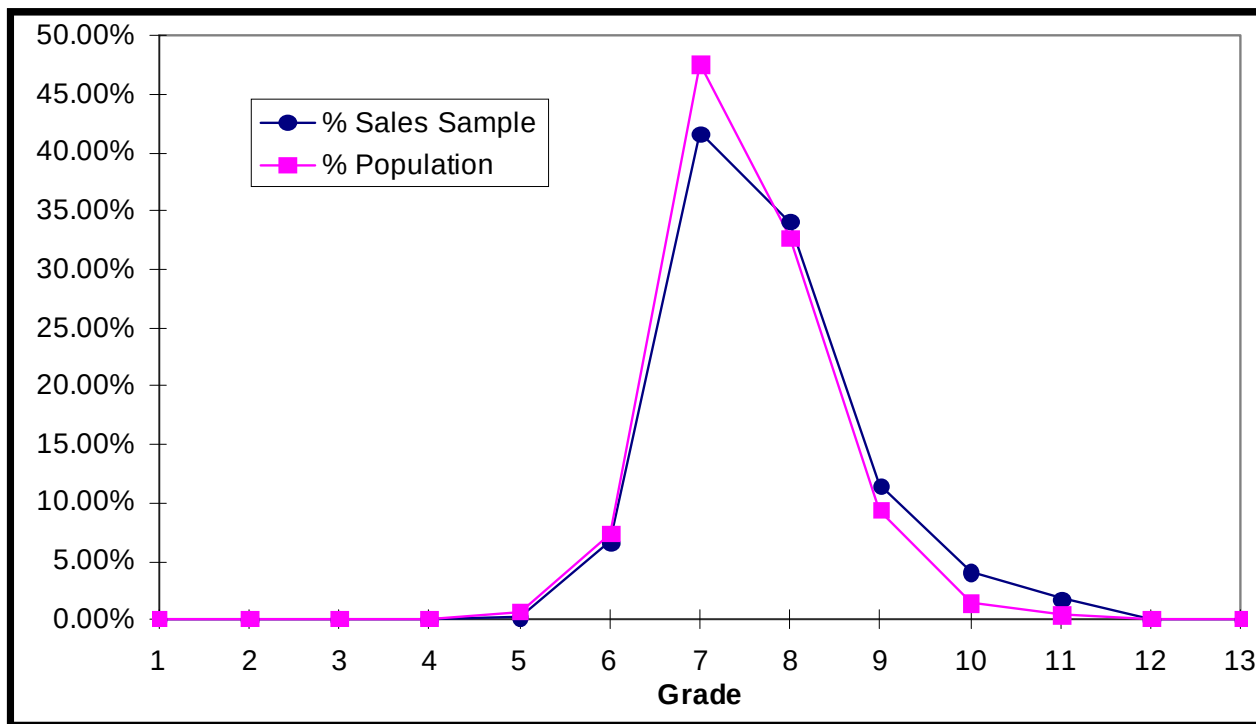


The sales sample frequency distribution follows the population distribution closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

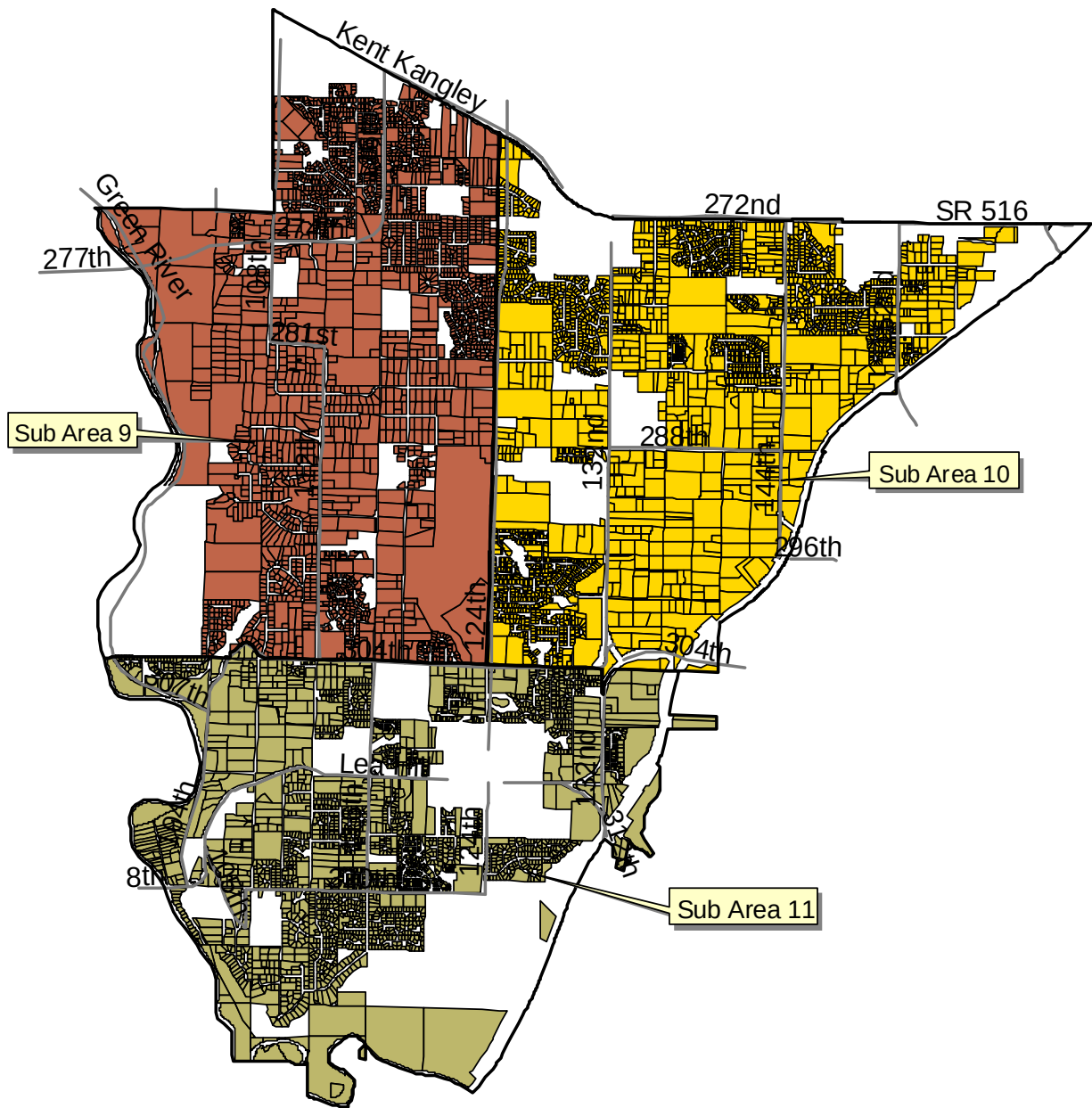
Sales Sample Representation of Population - Grade

Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	1	0.18%
6	37	6.64%
7	232	41.65%
8	190	34.11%
9	64	11.49%
10	23	4.13%
11	10	1.80%
12	0	0.00%
13	0	0.00%
557		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	3	0.05%
4	10	0.15%
5	48	0.72%
6	493	7.42%
7	3159	47.57%
8	2174	32.74%
9	628	9.46%
10	94	1.42%
11	30	0.45%
12	2	0.03%
13	0	0.00%
6641		



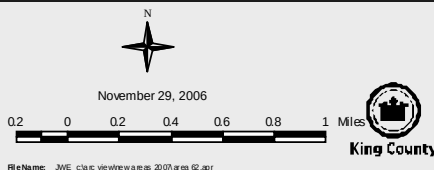
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.



Area 62

Lea Hill

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Legend

- Area 62 outline.shp
- Area 62 streets.shp
- New area 62 subs.shp
 - 009
 - 010
 - 011

Annual Update Process

Effective Date of Appraisal: January 1, 2009

Date of Appraisal Report: July 8, 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 557 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 / 1.054296 + 6.908593E-04*SaleDay + 6.106216E-07*SaleDaySq +
.3333676*Eagle_Cr_ + .1974231*Marchini_Meadows + .1249555*Lea_Hill + .2393168*SeraMonte

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 $(2009 \text{ Land Value} + \text{Previous Improvement Value}) * .786$.
- *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. $(2009 \text{ Land Value} + \text{Previous Improvement Value}) * .786$
- *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.
 $(2009 \text{ Land Value} + \text{Previous Improvement Value}) * .786$

Model Validation

The resulting assessment level is 84.1%. 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 -20.1%. This decrease is due partly to downward market changes over time and the previous assessment levels.

Note: More details and information regarding aspects of the valuations and the report are retained in the working files and folios kept in the appropriate district office.

Ratio studies of assessments before and after this annual update are included later in this report.

Area 62 Annual Update Model Adjustments

2009 Total Value = 2008 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production, which include an additional adjustment of 0.85.

Standard Area Adjustment

-19.38%

Eagle Cr. Major 214090	Yes
% Adjustment	-38.75%
Marchini Meadow	Yes
Major 513780	
% Adjustment	-32.09%
Lea Hill Major 769537	Yes
% Adjustment	-27.92%
Seramonte Major 935840	Yes
% Adjustment	-34.29%

Comments

The percentages listed are total adjustments not additive adjustments.

For instance, a parcel in the plat Eagle Creek (Major 214090) would *approximately* receive a -38.75% downward adjustment. 54 parcels in the improved population would receive this adjustment. There were 15 sales.

A parcel in the plat Marchini Meadows (Major 513780) would *approximately* receive a -32.09% downward adjustment. 79 parcels in the improved population would receive this adjustment. There were 11 sales .

A parcel in the plat Lea Hill (Major 769537) would *approximately* receive a -27.92% downward adjustment. 32 parcels in the improved population would receive this adjustment. There were 13 sales.

A parcel in the plat Seramonte (Major 935840) would *approximately* receive a -34.29% downward adjustment. 31 parcels would receive this adjustment. There were 11 sales.

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

98% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 62 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	0.833	-16.7%
2/1/2007	0.828	-17.2%
3/1/2007	0.824	-17.6%
4/1/2007	0.821	-17.9%
5/1/2007	0.819	-18.1%
6/1/2007	0.818	-18.2%
7/1/2007	0.818	-18.2%
8/1/2007	0.819	-18.1%
9/1/2007	0.821	-17.9%
10/1/2007	0.824	-17.6%
11/1/2007	0.829	-17.1%
12/1/2007	0.834	-16.6%
1/1/2008	0.841	-15.9%
2/1/2008	0.848	-15.2%
3/1/2008	0.856	-14.4%
4/1/2008	0.866	-13.4%
5/1/2008	0.876	-12.4%
6/1/2008	0.888	-11.2%
7/1/2008	0.901	-9.9%
8/1/2008	0.915	-8.5%
9/1/2008	0.930	-7.0%
10/1/2008	0.946	-5.4%
11/1/2008	0.963	-3.7%
12/1/2008	0.981	-1.9%
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	0.821	\$431,000
Sale 2	\$475,000	10/1/2008	0.946	\$449,000
Sale 3	\$515,000	7/1/2008	0.901	\$463,000

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

The time adjustment formula for Area 62 is $(1.054296 + 6.908593E-04 * \text{SaleDay} + 6.106216E-07 * \text{SaleDaySq} + .3333676 * 2.333932E-02 + .1974231 * 1.974865E-02 + .1249555 * 2.333932E-02 + .2393168 * 1.615799E-02) / (1.054296 + .3333676 * 2.333932E-02 + .1974231 * 1.974865E-02 + .1249555 * 2.333932E-02 + .2393168 * 1.615799E-02)$

SaleDay = SaleDate - 39814

SaleDaySq = (SaleDate - 39814)^2

Annual Update Ratio Study Report (Before)

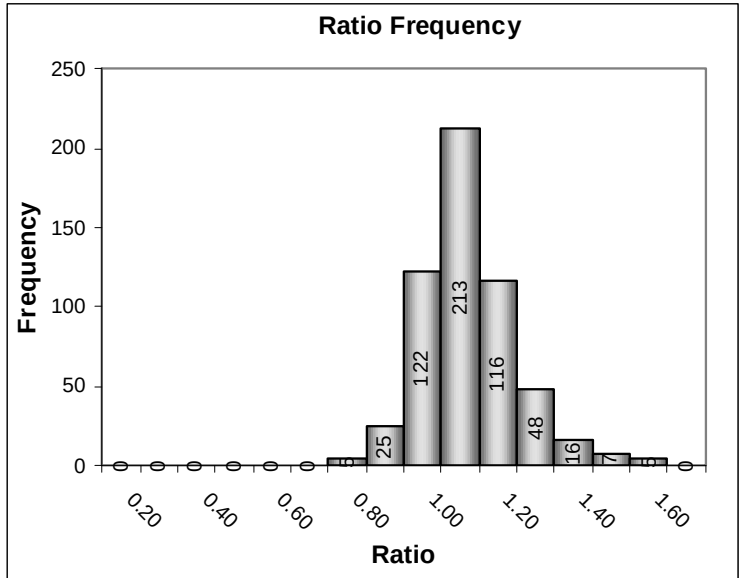
2008 Assessments

District/Team: SW/Team 3	Appr. Date: 01/01/2008	Date of Report: 7/8/2009	Sales Dates: 1/2007 - 12/2008																						
LEA HILL	Appr ID: SLED	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES																						
SAMPLE STATISTICS		Ratio Frequency <table border="1"><caption>Ratio Frequency Data</caption><thead><tr><th>Ratio</th><th>Frequency</th></tr></thead><tbody><tr><td>0.75-0.80</td><td>25</td></tr><tr><td>0.80-0.85</td><td>122</td></tr><tr><td>0.85-0.90</td><td>213</td></tr><tr><td>0.90-0.95</td><td>116</td></tr><tr><td>0.95-1.00</td><td>48</td></tr><tr><td>1.00-1.05</td><td>16</td></tr><tr><td>1.05-1.10</td><td>7</td></tr><tr><td>1.10-1.15</td><td>3</td></tr><tr><td>1.15-1.20</td><td>1</td></tr><tr><td>1.20-1.25</td><td>0</td></tr></tbody></table>		Ratio	Frequency	0.75-0.80	25	0.80-0.85	122	0.85-0.90	213	0.90-0.95	116	0.95-1.00	48	1.00-1.05	16	1.05-1.10	7	1.10-1.15	3	1.15-1.20	1	1.20-1.25	0
Ratio	Frequency																								
0.75-0.80	25																								
0.80-0.85	122																								
0.85-0.90	213																								
0.90-0.95	116																								
0.95-1.00	48																								
1.00-1.05	16																								
1.05-1.10	7																								
1.10-1.15	3																								
1.15-1.20	1																								
1.20-1.25	0																								
Sample size (n)	557																								
Mean Assessed Value	343,900																								
Mean Adj. Sales Price	321,600																								
Standard Deviation AV	116,736																								
Standard Deviation SP	101,771																								
ASSESSMENT LEVEL																									
Arithmetic Mean Ratio	1.073																								
Median Ratio	1.062																								
Weighted Mean Ratio	1.069																								
UNIFORMITY																									
Lowest ratio	0.785																								
Highest ratio:	1.536																								
Coefficient of Dispersion	8.56%																								
Standard Deviation	0.123																								
Coefficient of Variation	11.46%																								
Price Related Differential (PRD)	1.003																								
RELIABILITY																									
95% Confidence: Median																									
Lower limit	1.051																								
Upper limit	1.070																								
95% Confidence: Mean																									
Lower limit	1.063																								
Upper limit	1.083																								
SAMPLE SIZE EVALUATION																									
N (population size)	6641																								
B (acceptable error - in decimal)	0.05																								
S (estimated from this sample)	0.123																								
Recommended minimum:	24																								
Actual sample size:	557																								
Conclusion:	OK																								
NORMALITY																									
Binomial Test																									
# ratios below mean:	308																								
# ratios above mean:	249																								
z:	2.500																								
Conclusion:	Non-normal																								

COMMENTS:

1 to 3 Unit Residences throughout area 62

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



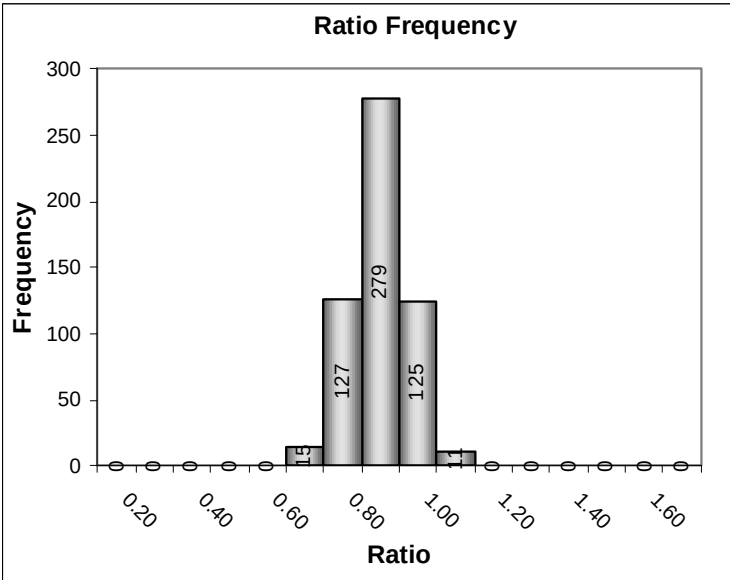
COMMENTS:

1 to 3 Unit Residences throughout area 62

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: 7/8/2009	Sales Dates: 1/2007 - 12/2008
Area LEA HILL	Appr ID: SLED	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES
SAMPLE STATISTICS		 A histogram titled 'Ratio Frequency' showing the distribution of ratios. The x-axis is labeled 'Ratio' and ranges from 0.20 to 1.60 in increments of 0.20. The y-axis is labeled 'Frequency' and ranges from 0 to 300 in increments of 50. The histogram has several bars, with the most prominent ones at ratios 0.70 (frequency 127), 0.80 (frequency 279), and 0.90 (frequency 125). There are also smaller bars at ratios 0.60 (frequency 15), 1.00 (frequency 10), and 1.05 (frequency 10). The distribution is roughly bell-shaped, centered around 0.80.	
Sample size (n)	557		
Mean Assessed Value	270,400		
Mean Sales Price	321,600		
Standard Deviation AV	79,855		
Standard Deviation SP	101,771		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.848		
Median Ratio	0.851		
Weighted Mean Ratio	0.841		
UNIFORMITY		COMMENTS: 1 to 3 Unit Residences throughout area 62 Assessment level reflects the downward trend of the market. Sales Prices are adjusted for time to the Assesment Date of 1/1/2009	
Lowest ratio	0.631		
Highest ratio:	1.059		
Coefficient of Dispersion	6.97%		
Standard Deviation	0.076		
Coefficient of Variation	8.94%		
Price Related Differential (PRD)	1.009		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.844		
Upper limit	0.858		
95% Confidence: Mean			
Lower limit	0.842		
Upper limit	0.854		
SAMPLE SIZE EVALUATION			
N (population size)	6641		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.076		
Recommended minimum:	9		
Actual sample size:	557		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	270		
# ratios above mean:	287		
z:	0.720		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			

Glossary for Improved Sales

Condition: Relative to Age and Grade

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

Residential Building Grades

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

Improved Sales Used in this Annual Update Analysis
Area 62
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
009	200570	0150	10/30/07	\$220,000	\$182,000	860	6	1962	4	9594	N	N	11804 SE 275TH ST
009	200540	0020	5/1/07	\$230,000	\$188,000	1190	6	1960	3	10125	N	N	27213 122ND AVE SE
009	200580	0010	1/2/07	\$230,000	\$192,000	1540	6	1962	3	9516	N	N	11709 SE 276TH ST
009	200570	0230	8/15/08	\$214,250	\$197,000	840	6	1962	3	9638	N	N	27510 118TH AVE SE
009	200570	0160	5/28/08	\$223,000	\$198,000	840	6	1962	3	9594	N	N	11812 SE 275TH ST
009	200540	0160	11/27/07	\$240,000	\$200,000	1260	6	1961	4	10125	N	N	27210 121ST AVE SE
009	200570	0130	1/29/07	\$245,000	\$203,000	1130	6	1962	3	9801	N	N	27429 118TH AVE SE
009	200540	0040	4/24/07	\$253,000	\$207,000	910	6	1960	3	10125	N	N	27227 122ND AVE SE
009	282205	9235	4/27/07	\$254,000	\$208,000	1370	6	1967	3	9000	N	N	27011 124TH AVE SE
009	200570	0130	7/30/07	\$267,000	\$219,000	1130	6	1962	3	9801	N	N	27429 118TH AVE SE
009	200540	0130	6/29/07	\$270,000	\$221,000	1230	6	1961	3	10125	N	N	27228 121ST AVE SE
009	200570	0020	7/30/07	\$272,950	\$224,000	1060	6	1962	3	9760	N	N	11835 SE 276TH ST
009	200590	0230	6/13/07	\$279,200	\$228,000	1060	6	1966	3	9579	N	N	27413 122ND AVE SE
009	200590	0050	11/5/07	\$290,000	\$241,000	1480	6	1967	4	10185	N	N	27442 122ND AVE SE
009	667310	0025	1/10/07	\$250,000	\$208,000	1020	7	1957	3	9900	N	N	25844 108TH AVE SE
009	383063	0330	2/20/07	\$274,000	\$226,000	1340	7	1986	3	6258	N	N	12106 SE 280TH CT
009	383063	0250	2/22/07	\$280,000	\$231,000	1340	7	1987	3	6386	N	N	12127 SE 280TH ST
009	383062	0720	5/8/07	\$289,950	\$237,000	1110	7	1978	3	7630	N	N	12307 SE 277TH PL
009	383064	0040	7/24/07	\$291,950	\$239,000	1200	7	1987	3	6600	N	N	27932 123RD PL SE
009	870010	0260	10/27/08	\$250,000	\$240,000	1220	7	1989	3	4927	N	N	11244 SE 267TH PL
009	282205	9098	7/24/07	\$295,000	\$242,000	1200	7	1967	3	10505	N	N	12315 SE 270TH ST
009	794230	0050	9/18/08	\$260,000	\$244,000	1530	7	1967	4	10931	N	N	27053 118TH PL SE
009	434500	0390	6/25/08	\$273,000	\$245,000	900	7	1996	3	7060	N	N	11625 SE 265TH PL
009	630600	0120	10/9/07	\$299,950	\$248,000	1390	7	1994	3	6885	N	N	11319 SE 264TH PL
009	787900	0030	5/31/07	\$303,950	\$249,000	1390	7	1996	3	8072	N	N	11624 SE 270TH ST
009	387676	0570	11/11/08	\$257,500	\$249,000	1160	7	1997	3	6066	N	N	27028 115TH AVE SE
009	383062	0150	10/17/08	\$263,000	\$251,000	1100	7	1978	3	10660	N	N	27631 123RD AVE SE
009	434530	0010	12/24/07	\$300,000	\$252,000	1410	7	1994	3	7390	N	N	26505 114TH PL SE
009	383063	0340	2/14/08	\$296,600	\$253,000	1680	7	1986	3	5961	N	N	12128 SE 280TH CT
009	155870	0090	4/12/07	\$309,990	\$254,000	1280	7	1998	3	5855	N	N	11210 SE 264TH ST

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009	870011	0110	7/24/07	\$313,000	\$256,000	1850	7	1989	3	5883	N	N	11118 SE 269TH ST
009	292205	9084	3/30/07	\$313,000	\$257,000	1030	7	1945	3	27204	N	N	26026 108TH AVE SE
009	434500	0550	3/6/07	\$311,500	\$257,000	900	7	1996	3	10675	N	N	11604 SE 265TH PL
009	870011	0340	2/9/07	\$312,000	\$258,000	1460	7	1988	3	6300	N	N	11225 SE 269TH ST
009	383064	0220	10/1/07	\$313,500	\$258,000	1680	7	1987	3	6102	N	N	27934 122ND PL SE
009	387676	0350	9/14/07	\$317,500	\$261,000	1250	7	1996	3	7718	N	N	26815 115TH PL SE
009	383062	0490	4/16/08	\$299,995	\$261,000	1750	7	1978	4	8820	N	N	27653 121ST PL SE
009	883040	0115	4/25/07	\$320,000	\$262,000	1220	7	1960	4	21189	N	N	26631 114TH AVE SE
009	794230	0100	6/10/08	\$295,000	\$263,000	1570	7	1968	3	11273	N	N	27024 118TH PL SE
009	870011	0060	11/6/07	\$319,950	\$265,000	1300	7	1992	3	6500	N	N	11216 SE 269TH ST
009	320450	0290	2/7/08	\$312,000	\$265,000	1250	7	1966	4	11271	N	N	10728 SE 304TH WAY
009	542080	0130	8/17/07	\$324,950	\$266,000	1750	7	1990	3	7902	N	N	28110 122ND PL SE
009	383064	0160	4/10/08	\$307,000	\$267,000	1860	7	1987	3	6000	N	N	27929 123RD PL SE
009	870012	0470	1/25/07	\$325,000	\$269,000	1850	7	1990	3	6000	N	N	11043 SE 270TH ST
009	222180	0150	2/9/07	\$325,950	\$270,000	1670	7	1993	3	5700	N	N	11023 SE 271ST ST
009	387676	0130	3/12/07	\$330,000	\$272,000	1880	7	1998	3	8284	N	N	27024 115TH PL SE
009	429880	0100	2/16/07	\$330,000	\$273,000	1750	7	1996	3	5920	N	N	26703 115TH AVE SE
009	542080	0060	11/16/07	\$330,000	\$274,000	1460	7	1989	3	6629	N	N	28103 123RD PL SE
009	434500	0100	3/26/07	\$335,000	\$275,000	1780	7	1994	3	7596	N	N	26430 118TH PL SE
009	221240	0020	10/23/07	\$339,000	\$280,000	1220	7	1962	4	13300	N	N	29815 112TH AVE SE
009	870011	0420	3/26/08	\$325,000	\$281,000	1630	7	1990	3	7106	N	N	27031 114TH AVE SE
009	870010	0170	5/21/07	\$345,000	\$282,000	1930	7	1989	3	6831	N	N	26707 112TH AVE SE
009	870012	0220	2/27/08	\$330,000	\$282,000	1790	7	1991	3	7656	N	N	11056 SE 270TH CT
009	387676	0580	8/15/07	\$344,980	\$283,000	1420	7	1997	3	6300	N	N	27026 115TH AVE SE
009	387676	0010	8/20/07	\$347,500	\$285,000	1870	7	1997	3	6436	N	N	27001 115TH AVE SE
009	870010	0050	3/24/08	\$330,000	\$285,000	2090	7	1990	3	6450	N	N	26710 110TH AVE SE
009	262140	0290	10/29/07	\$345,000	\$286,000	1750	7	1997	3	6342	N	N	26812 119TH AVE SE
009	387676	0290	6/17/08	\$320,000	\$286,000	1660	7	1996	3	8954	N	N	26810 115TH PL SE
009	870012	0550	4/1/08	\$332,500	\$288,000	1850	7	1990	3	6310	N	N	26910 109TH PL SE
009	870010	0480	2/16/07	\$350,000	\$289,000	1440	7	1989	3	6716	N	N	11248 SE 268TH ST
009	942935	0080	1/4/08	\$345,000	\$290,000	2020	7	2003	3	5768	N	N	26408 110TH PL SE
009	870011	0070	9/7/07	\$353,585	\$291,000	1890	7	1989	3	6770	N	N	11210 SE 269TH ST
009	434500	0410	8/27/08	\$315,000	\$292,000	1120	7	1996	3	6500	N	N	11613 SE 265TH PL

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009	434500	0540	10/24/08	\$305,000	\$292,000	1120	7	1996	3	7795	N	N	26429 117TH AVE SE
009	262140	0040	10/22/08	\$305,000	\$292,000	1750	7	1997	3	6104	N	N	26712 118TH AVE SE
009	177642	0150	3/20/07	\$357,000	\$294,000	1830	7	2003	3	5720	N	N	26916 121ST AVE SE
009	942935	0160	4/5/07	\$360,000	\$295,000	2020	7	2003	3	6051	N	N	26431 110TH PL SE
009	870011	0030	4/27/07	\$359,950	\$295,000	1920	7	1989	3	6859	N	N	11308 SE 269TH ST
009	332205	9067	5/1/07	\$360,000	\$295,000	1610	7	1959	3	49222	N	N	11825 SE 284TH ST
009	870010	0540	7/14/08	\$324,950	\$295,000	1650	7	1990	3	7864	N	N	11269 SE 268TH ST
009	870012	0560	10/11/07	\$358,950	\$296,000	1870	7	1990	3	6315	N	N	26904 109TH PL SE
009	177642	0120	4/11/08	\$340,000	\$296,000	1870	7	2003	3	6428	N	N	26823 121ST PL SE
009	387676	0510	8/22/08	\$320,000	\$296,000	1660	7	1996	3	7270	N	N	26923 115TH AVE SE
009	870011	0320	5/21/08	\$336,000	\$297,000	1850	7	1988	3	6299	N	N	11213 SE 269TH ST
009	870012	0440	9/23/08	\$315,000	\$297,000	1850	7	1990	3	6733	N	N	11048 SE 270TH ST
009	177642	0100	1/31/07	\$365,000	\$302,000	1900	7	2006	3	5754	N	N	26829 121ST AVE SE
009	942935	0170	2/26/07	\$370,000	\$305,000	2460	7	2003	3	7933	N	N	26433 110TH PL SE
009	282205	9082	8/27/08	\$330,000	\$306,000	2120	7	1997	3	6000	N	N	11904 SE 268TH ST
009	786700	0015	12/21/07	\$365,000	\$306,000	1300	7	1967	4	20220	N	N	29825 118TH AVE SE
009	942935	0200	7/20/07	\$375,000	\$307,000	2460	7	2003	3	8013	N	N	26428 110TH PL SE
009	155870	0180	6/12/07	\$377,000	\$308,000	1450	7	1998	3	6017	N	N	26303 114TH AVE SE
009	332205	9013	2/14/07	\$375,000	\$310,000	1210	7	1960	4	40203	N	N	11608 SE 288TH ST
009	870012	0450	8/14/07	\$378,900	\$311,000	1720	7	1990	3	6849	N	N	11040 SE 270TH ST
009	383063	0510	9/21/07	\$380,000	\$313,000	1980	7	1987	3	8395	N	N	12032 SE 281ST CT
009	262140	0210	5/4/07	\$384,000	\$314,000	2120	7	1997	3	10270	N	N	26821 119TH AVE SE
009	332205	9182	2/6/08	\$370,000	\$314,000	1230	7	1963	3	40328	N	N	11825 SE 280TH ST
009	222180	0030	6/22/07	\$385,000	\$315,000	1850	7	1993	3	9679	N	N	27113 109TH CT SE
009	177642	0080	2/2/07	\$384,950	\$319,000	2328	7	2006	3	5701	N	N	26907 121ST PL SE
009	942935	0170	5/23/07	\$390,000	\$319,000	2460	7	2003	3	7933	N	N	26433 110TH PL SE
009	332205	9202	2/7/07	\$416,000	\$344,000	2130	7	1999	3	7643	N	N	12324 SE 276TH PL
009	221250	0160	4/20/07	\$430,000	\$352,000	1770	7	1965	3	13300	N	N	29709 110TH AVE SE
009	883040	0030	7/17/08	\$390,000	\$354,000	900	7	1929	3	29180	N	N	11121 SE KENT-KANGLEY RD
009	184140	0420	9/24/07	\$435,000	\$358,000	1140	7	1962	3	43560	N	N	10823 SE 287TH ST
009	184140	0030	8/30/07	\$443,500	\$364,000	1370	7	1961	5	31350	N	N	28167 109TH AVE SE
009	332205	9077	6/13/07	\$505,000	\$413,000	1330	7	1962	4	49222	N	N	11625 SE 286TH ST
009	184140	0260	7/18/07	\$527,000	\$431,000	1440	7	1961	4	135036	N	N	10901 SE 284TH ST

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009	221270	0050	3/26/08	\$314,500	\$272,000	1600	8	1966	4	14396	N	N	29024 111TH AVE SE
009	436320	0070	2/13/07	\$340,000	\$281,000	1840	8	1994	3	9481	N	N	11725 SE 266TH PL
009	140295	0370	4/8/08	\$328,500	\$285,000	2100	8	2003	3	4683	N	N	29854 113TH WAY SE
009	500360	0280	3/27/07	\$350,500	\$288,000	2060	8	2000	3	6000	N	N	26518 111TH PL SE
009	140295	0170	3/6/07	\$352,950	\$291,000	2040	8	2002	3	5366	N	N	11318 SE 298TH PL
009	436320	0280	3/20/07	\$355,000	\$292,000	1510	8	1994	3	7944	N	N	11729 SE 268TH ST
009	140295	0140	2/26/07	\$355,000	\$293,000	2040	8	2002	3	5372	N	N	11304 SE 298TH PL
009	797080	0100	2/11/08	\$345,000	\$294,000	1982	8	2004	3	6406	N	N	11126 SE 266TH ST
009	031839	0180	4/26/07	\$360,000	\$295,000	1730	8	2004	3	6007	N	N	27226 105TH AVE SE
009	500360	0150	1/20/07	\$357,000	\$296,000	2060	8	2000	3	8495	N	N	26521 111TH PL SE
009	140295	0110	4/11/07	\$365,000	\$299,000	2100	8	2002	3	5907	N	N	11311 SE 298TH PL
009	379070	0090	2/23/07	\$365,000	\$301,000	1880	8	1994	3	6355	N	N	11202 SE 271ST ST
009	140290	0230	12/21/07	\$359,990	\$302,000	2300	8	1996	3	6578	N	N	30216 114TH PL SE
009	222180	0140	6/14/07	\$374,950	\$307,000	2060	8	1993	3	5795	N	N	11017 SE 271ST ST
009	140290	0330	4/26/07	\$380,000	\$311,000	2530	8	1997	3	6897	N	N	30102 114TH PL SE
009	140295	0430	8/4/08	\$340,000	\$312,000	2430	8	2002	3	5465	N	N	11372 SE 299TH CT
009	140290	0290	12/17/07	\$374,000	\$313,000	2170	8	2001	3	6502	N	N	11442 SE 301ST PL
009	436320	0070	2/5/08	\$370,000	\$314,000	1840	8	1994	3	9481	N	N	11725 SE 266TH PL
009	030354	0100	3/29/07	\$385,000	\$316,000	2501	8	2006	3	5789	N	N	29617 114TH AVE SE
009	140295	0190	1/25/07	\$385,000	\$319,000	2430	8	2002	3	5366	N	N	11330 SE 298TH PL
009	030354	0050	4/4/07	\$389,950	\$320,000	2502	8	2006	3	6481	N	N	11235 SE 296TH ST
009	052105	9054	9/26/07	\$394,000	\$325,000	1970	8	1963	4	59677	N	N	30003 112TH AVE SE
009	500360	0240	7/17/07	\$400,000	\$327,000	2060	8	2000	3	5950	N	N	26612 111TH PL SE
009	237930	0100	2/27/07	\$400,000	\$330,000	1940	8	2001	3	5768	N	N	11130 SE 272ND PL
009	332205	9109	3/28/07	\$440,000	\$361,000	1460	8	1962	4	49222	N	N	11628 SE 282ND ST
009	140290	0580	6/9/08	\$420,000	\$374,000	3230	8	1995	3	13182	N	N	30024 113TH PL SE
009	322205	9134	4/20/07	\$490,000	\$402,000	2120	8	1977	4	34899	N	N	10824 SE 281ST ST
009	030380	0040	7/24/07	\$495,000	\$405,000	2440	8	1984	3	14992	N	N	10830 SE 292ND ST
009	165730	0210	7/2/07	\$498,000	\$407,000	1650	8	1989	3	11583	Y	N	10525 SE 300TH ST
009	165730	0520	8/3/07	\$512,450	\$420,000	2760	8	1988	3	13170	N	N	10409 SE 303RD CT
009	332205	9189	5/9/07	\$720,000	\$589,000	2250	8	1989	3	206474	N	N	11867 SE 286TH ST
009	131082	0080	4/21/08	\$379,950	\$332,000	2073	9	2007	3	5147	N	N	30305 112TH PL SE
009	186500	0050	8/14/08	\$365,000	\$336,000	2420	9	2001	3	6504	N	N	12122 SE 303RD CT

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009	131082	0060	6/11/08	\$379,950	\$339,000	2189	9	2007	3	4764	N	N	30227 112TH PL SE
009	131082	0050	6/19/08	\$379,950	\$340,000	2313	9	2007	3	7645	N	N	30221 112TH PL SE
009	131082	0070	6/23/08	\$382,950	\$344,000	2073	9	2007	3	6862	N	N	30233 112TH PL SE
009	131082	0260	10/9/07	\$429,950	\$355,000	2313	9	2007	3	5619	N	N	30220 112TH PL SE
009	131082	0100	1/23/08	\$419,950	\$355,000	2313	9	2007	3	5180	N	N	30331 112TH PL SE
009	131082	0020	1/4/08	\$430,000	\$362,000	2569	9	2007	3	5507	N	N	30207 112TH PL SE
009	131082	0230	2/15/08	\$435,000	\$371,000	2607	9	2007	3	7805	N	N	30234 112TH PL SE
009	383125	0290	5/21/08	\$421,500	\$373,000	2321	9	2007	3	6410	N	N	10414 SE 273RD ST
009	553035	0010	9/11/07	\$458,000	\$377,000	2562	9	2007	3	6066	N	N	12002 SE 270TH ST
009	131082	0140	5/19/08	\$429,000	\$379,000	2313	9	2007	3	6480	N	N	30343 112TH PL SE
009	131082	0220	9/19/07	\$462,950	\$381,000	2569	9	2007	3	5000	N	N	30302 112TH PL SE
009	553035	0060	9/11/07	\$472,700	\$389,000	2988	9	2007	3	6810	N	N	12003 SE 269TH PL
009	553035	0030	3/24/08	\$450,000	\$389,000	2771	9	2007	3	5701	N	N	12012 SE 270TH ST
009	131082	0250	5/19/08	\$439,950	\$389,000	2961	9	2007	3	5000	N	N	30226 112TH PL SE
009	553035	0080	11/6/07	\$470,000	\$390,000	3110	9	2007	3	6384	N	N	12013 SE 269TH PL
009	553035	0150	11/14/07	\$479,290	\$398,000	3110	9	2007	3	5768	N	N	12002 SE 269TH PL
009	553035	0120	1/3/08	\$475,000	\$399,000	3110	9	2007	3	5891	N	N	12018 SE 269TH PL
009	383125	0300	5/14/08	\$457,000	\$403,000	2692	9	2007	3	5713	N	N	10410 SE 273RD PL
009	553035	0100	12/11/07	\$490,000	\$410,000	3110	9	2007	3	6402	N	N	12023 SE 269TH PL
009	383125	0330	4/23/07	\$501,300	\$411,000	2297	9	2007	3	5711	N	N	27226 104TH AVE SE
009	383125	0240	7/8/08	\$455,500	\$412,000	2297	9	2007	3	5830	N	N	10407 SE 273RD ST
009	165730	0400	2/12/08	\$485,000	\$413,000	3240	9	1988	3	11029	N	N	10512 SE 302ND ST
009	383125	0280	4/1/08	\$485,000	\$420,000	2692	9	2007	3	6632	N	N	10416 SE 273RD ST
009	131082	0240	3/21/08	\$489,950	\$423,000	3608	9	2007	3	6773	N	N	30230 112TH PL SE
009	165730	0180	6/2/08	\$478,000	\$425,000	3060	9	1988	3	10465	N	N	10506 SE 300TH ST
009	383125	0310	9/10/08	\$457,000	\$427,000	2295	9	2007	3	6256	N	N	10406 SE 273RD ST
009	383125	0150	2/27/08	\$499,950	\$428,000	2692	9	2007	3	6197	N	N	27229 104TH AVE SE
009	553035	0040	9/15/08	\$459,950	\$431,000	3110	9	2007	3	5701	N	N	12018 SE 270TH ST
009	052105	9162	5/17/07	\$535,000	\$438,000	2240	9	1987	3	47480	Y	N	10613 SE 293RD ST
009	383125	0320	2/28/08	\$523,500	\$448,000	2295	9	2007	3	7015	N	N	10402-SE 273rd PL
009	383125	0220	9/25/07	\$561,443	\$462,000	2295	9	2007	3	6133	N	N	10401 SE 273RD ST
009	383125	0250	1/2/08	\$554,900	\$467,000	2295	9	2007	3	5830	N	N	10411 SE 273RD ST
009	383125	0190	5/9/08	\$560,000	\$492,000	2832	9	2007	3	6254	N	N	27219 103RD PL SE

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009	383125	0200	11/15/07	\$598,900	\$498,000	2499	9	2007	3	10595	N	N	27223 103RD PL SE
009	165730	0220	9/6/07	\$610,000	\$501,000	3580	9	1991	3	11500	N	N	10515 SE 300TH ST
009	332205	9092	5/3/07	\$624,000	\$511,000	2300	9	1994	3	82691	N	N	12034 SE 284TH ST
009	383125	0180	12/19/07	\$639,200	\$535,000	3053	9	2007	3	6682	N	N	27215 103RD AVE SE
009	322205	9137	1/22/07	\$824,000	\$684,000	2160	9	1978	4	113844	N	N	27727 106TH AVE SE
009	022790	0090	5/21/07	\$589,950	\$483,000	2590	10	2002	3	18223	N	N	11909 SE 277TH ST
009	733080	0010	9/17/07	\$624,950	\$514,000	3017	10	2006	3	18055	N	N	10653 SE 290TH ST
009	733080	0090	1/5/07	\$629,950	\$525,000	3370	10	2006	3	22086	N	N	10634 SE 290TH ST
009	733080	0040	1/4/07	\$644,000	\$536,000	3668	10	2006	3	19083	N	N	10609 SE 290TH ST
009	733080	0050	2/27/07	\$664,950	\$548,000	3484	10	2006	3	20670	N	N	10610 SE 290TH ST
009	733080	0020	1/2/07	\$659,950	\$550,000	3496	10	2006	3	18029	N	N	10653 SE 290TH ST
009	733080	0100	4/18/07	\$679,950	\$557,000	3259	10	2006	3	23981	N	N	10640 SE 290TH ST
009	330387	0030	12/10/07	\$695,000	\$581,000	3994	10	2006	3	10413	N	N	10530 SE 300TH ST
009	330387	0040	9/21/07	\$767,500	\$632,000	4109	10	2006	3	14499	N	N	10528 SE 300TH ST
009	935840	0180	6/5/07	\$739,950	\$605,000	3254	11	2006	3	13506	N	N	11807 SE 290TH PL
009	935840	0040	4/18/07	\$765,000	\$627,000	3444	11	2006	3	18047	N	N	28816 118TH AVE SE
009	935840	0280	3/16/07	\$765,000	\$629,000	3224	11	2006	3	14869	N	N	28811 118TH AVE SE
009	935840	0120	3/25/08	\$770,000	\$665,000	3840	11	2006	3	13811	N	N	11838 SE 290TH PL
009	935840	0270	3/6/07	\$835,950	\$689,000	3444	11	2006	3	14869	N	N	28823 118TH AVE SE
009	935840	0260	12/4/07	\$850,000	\$709,000	3840	11	2006	3	14886	N	N	28829 118TH AVE SE
009	935840	0070	4/8/08	\$870,000	\$755,000	4151	11	2006	3	15210	N	N	28838 118TH AVE SE
009	935840	0050	6/21/07	\$925,000	\$757,000	4166	11	2006	3	14433	Y	N	28806 118TH AVE SE
009	935840	0190	4/10/07	\$942,000	\$773,000	4150	11	2006	3	18352	N	N	29018 118TH AVE SE
010	282205	9172	11/20/07	\$230,000	\$191,000	860	5	1945	4	32032	N	N	12535 SE KENT-KANGLEY RD
010	679220	0210	3/21/08	\$236,000	\$204,000	1260	6	2000	3	9447	N	N	27706 132ND AVE SE
010	679220	0306	7/2/07	\$260,000	\$213,000	1120	6	1949	3	14454	N	N	27314 135TH AVE SE
010	042105	9013	6/15/07	\$1,000,000	\$818,000	2050	6	1912	5	241756	N	N	30302 124TH AVE SE
010	761410	0100	3/10/07	\$231,104	\$190,000	880	7	1981	3	8925	N	N	14409 SE 273RD CT
010	546610	0160	5/27/08	\$252,000	\$223,000	1190	7	1967	3	12789	N	N	14508 SE 276TH PL
010	546641	0630	10/24/07	\$273,000	\$226,000	1310	7	1990	3	5413	N	N	13939 SE 274TH ST
010	546640	0130	5/17/07	\$282,900	\$232,000	940	7	1982	3	5761	N	N	27339 137TH AVE SE
010	664850	0270	11/29/07	\$280,000	\$233,000	1100	7	1980	3	8580	N	N	14602 SE 274TH ST
010	809141	0350	9/4/08	\$250,000	\$233,000	2010	7	1987	3	10252	N	N	13010 SE 282ND WAY

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010	546873	0250	9/11/08	\$250,000	\$234,000	1750	7	1994	3	6875	N	N	27702 149TH PL SE
010	383061	0390	9/6/07	\$286,100	\$235,000	1080	7	1976	3	7500	N	N	12606 SE 277TH PL
010	282205	9152	2/13/07	\$285,000	\$236,000	1530	7	1959	3	10890	N	N	27034 124TH AVE SE
010	809140	0170	2/20/07	\$288,450	\$238,000	1190	7	1984	3	9131	N	N	27732 131ST CT SE
010	894671	0400	10/21/08	\$250,000	\$239,000	1470	7	2004	3	4899	N	N	12636 SE 295TH ST
010	546620	0100	4/18/08	\$275,000	\$240,000	1200	7	1968	3	11000	N	N	27601 145TH PL SE
010	091040	0030	1/11/08	\$284,950	\$240,000	1400	7	1977	3	10252	N	N	13228 SE 276TH ST
010	809140	0100	5/18/07	\$293,950	\$241,000	1070	7	1984	3	8419	N	N	13017 SE 277TH PL
010	809141	1110	1/8/07	\$290,000	\$241,000	1490	7	1985	3	7205	N	N	13103 SE 282ND WAY
010	383060	0180	12/5/07	\$289,900	\$242,000	1520	7	1976	3	7700	N	N	12519 SE 277TH PL
010	383060	0240	9/24/08	\$257,100	\$242,000	1160	7	1976	3	7500	N	N	12600 SE 276TH WAY
010	546641	0010	8/25/08	\$265,000	\$245,000	1480	7	1992	3	7354	N	N	13630 SE 272ND CT
010	761410	0010	2/21/07	\$299,000	\$247,000	1060	7	1981	3	8820	N	N	14403 SE 274TH CT
010	546640	0080	5/28/08	\$280,000	\$248,000	940	7	1982	3	17968	N	N	13616 SE 273RD CT
010	383060	0300	8/26/08	\$269,000	\$249,000	1080	7	1976	3	8000	N	N	27624 125TH AVE SE
010	809140	0870	9/18/07	\$303,624	\$250,000	1680	7	1984	3	8652	N	N	27715 130TH AVE SE
010	546640	0560	4/12/07	\$305,967	\$251,000	810	7	1983	3	6201	N	N	13706 SE 273RD ST
010	809140	0480	2/19/08	\$294,000	\$251,000	1690	7	1984	3	8250	N	N	12713 SE 276TH PL
010	546642	0510	9/24/07	\$305,500	\$252,000	1290	7	1994	3	5128	N	N	27512 137TH AVE SE
010	383061	0380	12/11/08	\$255,000	\$252,000	1590	7	1976	3	7350	N	N	12612 SE 277TH PL
010	809141	0140	1/31/08	\$298,900	\$253,000	1770	7	1987	3	10034	N	N	13013 SE 297TH PL
010	761410	0120	3/21/07	\$310,000	\$255,000	1100	7	1981	3	8100	N	N	14404 SE 273RD CT
010	354600	0040	3/21/07	\$309,950	\$255,000	1420	7	1988	3	7325	N	N	27419 124TH PL SE
010	032105	9093	7/14/08	\$281,266	\$255,000	1220	7	1965	4	31294	N	N	13228 SE 294TH PL
010	546641	0140	3/1/08	\$299,000	\$256,000	1310	7	1994	3	5969	N	N	13613 SE 274TH PL
010	214090	0470	2/8/07	\$310,000	\$256,000	1905	7	2006	3	2635	N	N	13622 SE 281ST ST
010	546641	0720	1/22/07	\$310,000	\$257,000	1270	7	1993	3	5227	N	N	13900 SE 275TH ST
010	214090	0410	1/18/07	\$309,950	\$257,000	1905	7	2006	3	2720	N	N	28013 136TH AVE SE
010	080680	0360	1/8/07	\$310,000	\$258,000	1890	7	2003	3	5102	N	N	29648 127TH PL SE
010	354600	0550	5/22/07	\$315,000	\$258,000	1640	7	1987	3	7230	N	N	12514 SE 273RD PL
010	214090	0430	1/9/07	\$309,950	\$258,000	1905	7	2006	3	2720	N	N	28019 136TH AVE SE
010	354600	0590	9/12/07	\$316,950	\$261,000	1390	7	1986	3	7293	N	N	27310 126TH PL SE
010	546873	0060	4/11/07	\$317,950	\$261,000	1330	7	1994	3	6980	N	N	27725 148TH WAY SE

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010	894671	0360	12/10/07	\$314,000	\$262,000	2130	7	2004	3	4756	N	N	12652 SE 295TH ST
010	352205	9187	3/21/08	\$305,000	\$263,000	1800	7	1985	3	36590	N	N	15148 SE 282ND PL
010	546641	0590	8/6/07	\$324,950	\$266,000	1310	7	1990	3	5778	N	N	13915 SE 274TH ST
010	546873	0120	6/19/07	\$325,000	\$266,000	1470	7	1994	3	6021	N	N	27730 148TH WAY SE
010	354600	0270	3/21/08	\$309,000	\$266,000	1390	7	1986	3	7417	N	N	12512 SE 275TH PL
010	809140	0080	3/31/08	\$307,000	\$266,000	1740	7	1984	3	7812	N	N	27718 130TH AVE SE
010	354600	0440	12/20/07	\$319,950	\$268,000	1680	7	1986	3	7839	N	N	27404 125TH CT SE
010	546610	0140	6/13/08	\$299,950	\$268,000	1130	7	1968	4	15400	N	N	14504 SE 276TH ST
010	809141	0540	11/12/07	\$323,000	\$268,000	1840	7	1987	3	9147	N	N	27914 128TH PL SE
010	809140	0290	3/24/08	\$310,000	\$268,000	1730	7	1984	3	7000	N	N	13018 SE 277TH PL
010	546641	0670	4/9/08	\$310,000	\$269,000	1750	7	1990	3	5221	N	N	13926 SE 275TH ST
010	894671	0340	4/10/08	\$310,000	\$269,000	2680	7	2004	3	5050	N	N	12704 SE 295TH ST
010	214090	0400	2/13/07	\$324,950	\$269,000	2008	7	2006	3	3193	N	N	28009 136TH PL SE
010	214090	0420	2/13/07	\$324,950	\$269,000	2008	7	2006	3	2726	N	N	28017 136TH AVE SE
010	546641	0130	4/14/08	\$310,000	\$270,000	1730	7	1994	3	6152	N	N	13609 SE 274TH PL
010	032105	9086	3/28/07	\$330,000	\$271,000	1080	7	1952	4	28500	N	N	29214 132ND AVE SE
010	809141	0380	6/11/07	\$333,000	\$272,000	1840	7	1986	3	8125	N	N	12904 SE 282ND WAY
010	354600	0160	5/29/07	\$332,000	\$272,000	1290	7	1986	3	8170	N	N	12511 SE 275TH PL
010	214090	0440	2/22/07	\$329,950	\$272,000	2008	7	2006	3	2720	N	N	28023 136TH AVE SE
010	211101	0360	9/11/08	\$292,500	\$273,000	1920	7	2002	3	5562	N	N	29726 129TH PL SE
010	546641	0550	6/6/08	\$307,500	\$274,000	1750	7	1990	3	5338	N	N	13930 SE 274TH ST
010	546642	0380	2/27/07	\$333,500	\$275,000	1310	7	1995	3	4880	N	N	13840 SE 275TH PL
010	546642	0340	5/16/07	\$336,500	\$275,000	1750	7	1990	3	4965	N	N	27531 140TH AVE SE
010	546642	0110	10/14/08	\$290,000	\$276,000	1610	7	1994	3	5050	N	N	13815 SE 275TH PL
010	809141	0300	7/19/08	\$303,500	\$276,000	2010	7	1988	3	8579	N	N	28037 131ST AVE NE
010	383060	0230	9/17/07	\$337,000	\$277,000	1080	7	1976	3	7500	N	N	12606 SE 276TH WAY
010	809140	0270	5/11/07	\$340,000	\$278,000	1490	7	1985	3	7706	N	N	13110 SE 277TH PL
010	546860	0140	4/5/07	\$339,000	\$278,000	1710	7	2003	3	7133	N	N	28107 153RD AVE SE
010	211101	0610	6/26/08	\$312,000	\$280,000	1740	7	2002	3	5541	N	N	29685 129TH PL SE
010	809141	0940	4/7/08	\$323,900	\$281,000	1680	7	1987	3	8028	N	N	12730 SE 282ND WAY
010	894671	0220	5/30/07	\$343,950	\$281,000	2130	7	2004	3	4856	N	N	12725 SE 295TH ST
010	664850	0600	1/24/07	\$340,000	\$282,000	1160	7	1979	3	7400	N	N	14516 SE 275TH PL
010	809141	0860	8/6/07	\$345,000	\$283,000	1750	7	1987	3	7346	N	N	28101 128TH CT SE

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010	211101	0110	3/17/08	\$329,000	\$283,000	2200	7	2003	3	8151	N	N	29646 130TH WAY SE
010	894672	0230	12/28/07	\$338,000	\$284,000	2960	7	2004	3	5008	N	N	12734 SE 297TH CT
010	546641	0150	5/16/08	\$322,500	\$284,000	1310	7	1994	3	5004	N	N	13619 SE 274TH PL
010	809140	0610	9/16/08	\$305,000	\$286,000	1740	7	1984	3	8749	N	N	12744 SE 278TH CT
010	894671	0180	2/23/07	\$349,000	\$288,000	2960	7	2004	3	4995	N	N	12657 SE 295TH ST
010	809140	0580	2/9/07	\$350,000	\$289,000	1660	7	1984	3	7599	N	N	27709 128TH PL SE
010	211101	0780	2/16/07	\$350,000	\$289,000	2100	7	2003	3	9493	N	N	29643 130TH WAY SE
010	080800	0100	4/29/08	\$330,000	\$289,000	1230	7	1965	3	11664	N	N	27008 126TH AVE SE
010	546641	0600	10/19/07	\$350,000	\$289,000	2030	7	1990	3	5251	N	N	13921 SE 274TH ST
010	809140	0140	12/24/08	\$290,000	\$289,000	1730	7	1984	3	7561	N	N	27741 131ST CT SE
010	546873	0050	5/3/07	\$354,000	\$290,000	1930	7	1993	3	8568	N	N	27719 148TH WAY SE
010	211101	0350	10/29/07	\$350,000	\$290,000	2690	7	2002	3	6019	N	N	29734 129TH PL SE
010	214090	0080	3/22/07	\$352,950	\$290,000	1961	7	2006	3	3275	N	N	13620 SE 280TH CT
010	214090	0180	3/28/07	\$352,950	\$290,000	1961	7	2006	3	3825	N	N	28103 136TH AVE SE
010	809141	0280	5/17/08	\$330,000	\$291,000	1830	7	1985	3	7339	N	N	28021 131ST AVE SE
010	214090	0010	3/1/07	\$353,500	\$291,000	1961	7	2006	3	4468	N	N	13622 SE 280TH PL
010	214090	0100	1/24/07	\$352,950	\$293,000	1961	7	2006	3	3207	N	N	13612 SE 280TH CT
010	214090	0220	1/19/07	\$357,950	\$297,000	1961	7	2006	3	4317	N	N	28121 136TH AVE SE
010	214090	0120	2/23/07	\$362,950	\$299,000	2004	7	2006	3	3177	N	N	13604 SE 280TH CT
010	894672	0010	6/27/07	\$367,000	\$300,000	2960	7	2004	3	6749	N	N	29673 124TH PL SE
010	383061	0350	8/30/07	\$370,000	\$304,000	1080	7	1976	3	7500	N	N	27702 126TH CT SE
010	546642	0110	7/3/08	\$339,990	\$307,000	1610	7	1994	3	5050	N	N	13815 SE 275TH PL
010	546642	0310	3/28/07	\$376,800	\$310,000	2020	7	1990	3	5049	N	N	27517 140TH AVE SE
010	282205	9155	4/2/07	\$382,500	\$314,000	1460	7	1959	3	10890	N	N	27026 124TH AVE SE
010	546620	0190	6/15/07	\$385,000	\$315,000	1840	7	1993	3	14168	N	N	14649 SE 276TH PL
010	894671	0490	3/28/08	\$370,000	\$320,000	2960	7	2004	3	4821	N	N	12556 SE 295TH ST
010	546860	0160	3/21/07	\$396,000	\$326,000	2460	7	2003	3	5992	N	N	28103 153RD AVE SE
010	546860	0050	9/26/08	\$350,000	\$330,000	2620	7	2002	3	6697	N	N	28112 153RD AVE SE
010	600450	0310	12/21/07	\$399,950	\$335,000	2480	7	1996	3	7152	N	N	27834 148TH WAY SE
010	211101	0770	3/5/08	\$429,900	\$369,000	3200	7	2002	3	9362	N	N	12919 SE 299TH ST
010	211101	0270	8/24/07	\$460,000	\$377,000	4220	7	2002	3	6040	N	N	29725 130TH WAY SE
010	352205	9099	7/11/07	\$570,000	\$466,000	1520	7	1960	4	78843	N	N	27805 156TH AVE SE
010	788580	1440	3/20/07	\$330,000	\$271,000	1940	8	2002	3	5753	N	N	14300 SE 282ND PL

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010	342205	9171	2/13/08	\$319,585	\$272,000	2140	8	1973	3	9608	N	N	27626 145TH PL SE
010	664850	0710	6/6/08	\$310,000	\$276,000	1390	8	1979	3	12420	N	N	27410 146TH AVE SE
010	546642	0200	5/22/07	\$339,900	\$278,000	1750	8	1990	3	6048	N	N	27556 140TH AVE SE
010	664850	0070	10/31/07	\$337,500	\$280,000	1990	8	1979	3	9001	N	N	14517 SE 275TH PL
010	788580	0150	6/19/08	\$314,000	\$281,000	1940	8	2002	3	5730	N	N	14119 SE 282ND ST
010	730041	0240	10/2/07	\$345,000	\$284,000	1850	8	1998	3	6001	N	N	30212 129TH AVE SE
010	666924	0200	5/29/08	\$329,950	\$293,000	2022	8	2008	3	5707	N	N	14322 SE 286TH CT
010	788580	0510	6/5/07	\$361,000	\$295,000	2340	8	2003	3	5722	N	N	14011 SE 281ST ST
010	211100	0280	4/20/07	\$361,000	\$296,000	2410	8	2001	3	5000	N	N	12541 SE 299TH PL
010	546877	0220	1/3/07	\$360,000	\$300,000	2150	8	2004	3	6232	N	N	28023 150TH PL SE
010	546878	0160	4/18/07	\$369,000	\$302,000	1890	8	2004	3	6945	N	N	28129 150TH PL SE
010	788580	0040	5/16/07	\$372,000	\$304,000	1320	8	2002	3	6541	N	N	14315 SE 282ND ST
010	546877	0040	4/18/07	\$373,000	\$306,000	1950	8	2003	3	6347	N	N	15122 SE 279TH PL
010	666924	0050	9/11/08	\$328,450	\$307,000	2014	8	2008	3	5711	N	N	14308 SE 287TH ST
010	666924	0190	2/6/08	\$363,595	\$309,000	2014	8	2008	3	5739	N	N	14326 SE 286TH CT
010	132930	0150	2/25/08	\$361,273	\$309,000	2255	8	2007	3	6013	N	N	27831 124TH PL SE
010	546877	0370	5/21/08	\$350,000	\$309,000	2100	8	2003	3	5858	N	N	28009 151ST AVE SE
010	546877	0280	2/2/07	\$374,950	\$310,000	1950	8	2003	3	7497	N	N	28004 150TH PL SE
010	666924	0170	4/11/08	\$358,245	\$311,000	2044	8	2008	3	5700	N	N	14323 SE 286TH CT
010	660035	0140	4/13/07	\$380,000	\$312,000	2030	8	2001	3	5754	N	N	15310 SE 276TH PL
010	666924	0310	4/18/08	\$359,950	\$314,000	2389	8	2007	3	5708	N	N	14309 SE 286TH CT
010	132930	0140	1/23/08	\$372,420	\$315,000	2478	8	2007	3	6012	N	N	27823 124TH PL SE
010	666924	0280	7/16/08	\$349,950	\$318,000	2379	8	2008	3	5708	N	N	14211 SE 286TH CT
010	211100	0930	5/21/08	\$360,000	\$318,000	2720	8	2001	3	5250	N	N	12420 SE 298TH PL
010	788580	1050	5/14/07	\$389,950	\$319,000	2350	8	2003	3	5720	N	N	14029 SE 280TH PL
010	666924	0040	3/10/08	\$371,950	\$319,000	2389	8	2008	3	5711	N	N	14310 SE 287TH ST
010	132930	0650	7/9/08	\$353,265	\$319,000	2255	8	2007	3	5720	N	N	12720 SE 278TH PL
010	132930	0600	3/6/08	\$376,000	\$323,000	2478	8	2007	3	6191	N	N	12631 SE 278TH PL
010	214090	0020	1/26/07	\$390,000	\$323,000	1748	8	1979	4	4655	N	N	13618 SE 280TH PL
010	132930	0640	1/7/08	\$390,910	\$329,000	2478	8	2007	3	5715	N	N	12722 SE 278TH PL
010	600451	0150	7/2/08	\$365,000	\$329,000	2290	8	1998	3	7425	N	N	27903 147TH PL SE
010	666924	0020	11/16/07	\$396,928	\$330,000	1974	8	2007	3	5712	N	N	14328 SE 287TH ST
010	730041	0160	8/20/07	\$403,500	\$331,000	2760	8	1999	3	10499	N	N	30254 129TH AVE SE

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010	211100	0890	3/12/07	\$406,950	\$335,000	2720	8	2001	3	5250	N	N	12510 SE 298TH PL
010	666924	0340	10/2/07	\$408,036	\$336,000	2403	8	2007	3	5733	N	N	14325 SE 286TH CT
010	788580	0520	8/21/07	\$410,000	\$336,000	3010	8	2003	3	6102	N	N	13931 SE 281ST ST
010	666924	0260	3/18/08	\$391,017	\$337,000	2014	8	2008	3	5702	N	N	14206 SE 286TH CT
010	666924	0180	7/16/08	\$371,000	\$337,000	2393	8	2008	3	5724	N	N	14327 SE 286TH CT
010	546878	0240	9/26/08	\$360,000	\$339,000	1850	8	2004	3	6270	N	N	15014 SE 281ST ST
010	211100	0460	1/28/08	\$402,000	\$341,000	3420	8	2001	3	6931	N	N	12618 SE 299TH PL
010	546878	0040	3/13/07	\$415,900	\$342,000	1940	8	2005	3	7131	N	N	28106 151ST PL SE
010	600451	0190	4/21/08	\$393,000	\$343,000	2530	8	1997	3	6635	N	N	27914 147TH AVE SE
010	211100	0870	8/13/07	\$418,000	\$343,000	3420	8	2000	3	6478	N	N	12526 SE 298TH PL
010	546878	0200	7/5/07	\$420,000	\$344,000	2200	8	2005	3	5709	N	N	28109 150TH PL SE
010	600451	0130	6/10/08	\$385,400	\$344,000	2370	8	1998	3	6820	N	N	14707 SE 278TH PL
010	666924	0070	7/9/08	\$381,775	\$345,000	2389	8	2008	3	5701	N	N	14226 SE 287TH ST
010	666924	0290	12/13/07	\$414,999	\$347,000	2403	8	2007	3	5708	N	N	14223 S 286TH CT
010	666924	0330	10/17/07	\$420,207	\$347,000	3006	8	2007	3	5708	N	N	14321 SE 286TH CT
010	666924	0110	6/3/08	\$391,158	\$348,000	2389	8	2008	3	5731	N	N	14207 SE 286TH CT
010	211100	0050	10/30/08	\$364,000	\$350,000	2840	8	2002	3	5986	N	N	12496 SE 299TH PL
010	666924	0300	2/4/08	\$414,198	\$352,000	3013	8	2007	3	5708	N	N	14303 SE 286TH CT
010	132930	0230	12/12/07	\$421,704	\$353,000	2478	8	2007	3	9619	N	N	12511 SE 278TH PL
010	666924	0210	7/16/08	\$394,999	\$358,000	2471	8	2008	3	5712	N	N	14314 SE 286TH CT
010	813350	0170	6/20/07	\$439,900	\$360,000	2330	8	2001	3	8666	N	N	13102 SE 282ND ST
010	666924	0240	9/9/08	\$386,990	\$361,000	2471	8	2008	3	5702	N	N	14228 SE 286TH CT
010	600451	0260	5/13/08	\$410,000	\$361,000	2800	8	1998	3	7205	N	N	14701 SE 279TH PL
010	788580	0050	6/22/07	\$443,000	\$362,000	2840	8	2002	3	6464	N	N	14311 SE 282ND ST
010	132930	0130	12/19/07	\$431,985	\$362,000	2980	8	2007	3	7559	N	N	27819 124TH PL NE
010	666924	0120	5/27/08	\$409,632	\$363,000	2389	8	2007	3	5701	N	N	14213 SE 286TH CT
010	132930	0610	5/7/08	\$413,000	\$363,000	2980	8	2007	3	6686	N	N	12703 SE 278TH PL
010	600453	0160	7/25/07	\$449,900	\$368,000	2570	8	1999	3	7086	N	N	27825 146TH AVE SE
010	788580	1290	5/8/07	\$452,000	\$370,000	2570	8	2004	3	6345	N	N	14126 SE 280TH ST
010	132930	0450	12/10/07	\$449,000	\$375,000	2980	8	2007	3	5846	N	N	27804 126TH AVE SE
010	666924	0030	4/17/08	\$437,185	\$381,000	3068	8	2008	3	5711	N	N	14316 SE 287TH ST
010	813350	0140	11/24/08	\$400,000	\$391,000	2310	8	2001	3	10259	N	N	13022 SE 282ND ST
010	666924	0270	2/12/08	\$460,419	\$392,000	2829	8	2007	3	5704	N	N	14205 SE 286TH CT

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010	666924	0370	7/29/08	\$432,710	\$395,000	3068	8	2008	3	5700	N	N	28603 142ND PL SE
010	666924	0130	5/12/08	\$457,741	\$403,000	3006	8	2008	3	5701	N	N	14227 SE 286TH CT
010	352205	9213	4/23/07	\$529,950	\$434,000	2670	8	1996	3	38779	N	N	28318 149TH AVE SE
010	342205	9080	1/18/07	\$546,000	\$453,000	2080	8	1988	3	23860	N	N	28312 144TH AVE SE
010	188800	0062	4/25/07	\$625,000	\$512,000	2890	8	1974	3	103672	N	N	12605 SE 282ND ST
010	813350	0130	9/25/07	\$675,000	\$556,000	4050	8	2001	3	13248	N	N	13001 SE 282ND ST
010	032105	9143	12/3/07	\$666,500	\$556,000	2060	8	1977	3	207781	N	N	29703 134TH AVE SE
010	352205	9078	10/11/07	\$675,000	\$557,000	2370	8	1972	4	67518	N	N	15501 SE 276TH PL
010	387657	0030	5/10/07	\$405,000	\$332,000	2430	9	2004	3	6494	N	N	14316 SE 278TH ST
010	730040	0130	10/23/07	\$403,000	\$333,000	2350	9	1998	3	6953	N	N	30122 127TH PL SE
010	730041	0440	11/30/07	\$410,000	\$342,000	2480	9	1999	3	6200	N	N	12816 SE 302ND ST
010	730040	0530	1/22/07	\$415,000	\$344,000	2750	9	1998	3	5991	N	N	12511 SE 300TH WAY
010	894670	0130	2/22/07	\$426,000	\$352,000	2340	9	2003	3	6166	N	N	12945 SE 301ST ST
010	730040	0330	5/8/07	\$430,000	\$352,000	2810	9	1998	3	6600	N	N	30012 127TH PL SE
010	387657	0190	12/13/07	\$465,000	\$389,000	2630	9	2003	3	5841	N	N	14023 SE 278TH ST
010	894670	0080	4/18/07	\$490,000	\$402,000	2500	9	2002	3	7172	N	N	30136 129TH PL SE
010	894670	0070	6/19/07	\$495,000	\$405,000	2500	9	2002	3	6660	N	N	30137 129TH PL SE
010	211101	1080	8/7/08	\$449,000	\$412,000	3030	9	2003	3	10855	N	N	12956 SE 301ST ST
010	387657	0310	6/28/07	\$525,000	\$429,000	3070	9	2004	3	9914	N	N	14118 SE 278TH ST
010	769537	0090	11/6/08	\$470,000	\$454,000	3112	10	2007	3	6061	Y	N	12938 SE 288TH PL
010	769537	0170	10/24/07	\$569,950	\$472,000	3069	10	2006	3	7250	N	N	12961 SE 288TH PL
010	769537	0180	10/12/07	\$574,950	\$475,000	3093	10	2006	3	7975	N	N	12967 SE 288TH PL
010	769537	0110	2/28/07	\$590,000	\$486,000	4316	10	1980	3	45525	Y	N	12921 SE 288TH PL
010	769537	0250	6/25/08	\$549,880	\$494,000	3112	10	2007	3	5904	Y	N	13021 SE 288TH PL
010	769537	0120	5/24/07	\$614,950	\$503,000	3093	10	2007	3	7526	N	N	12931 SE 288TH PL
010	769537	0210	3/27/07	\$623,208	\$512,000	3093	10	2006	3	6875	N	N	12985 SE 288TH PL
010	769537	0100	7/23/07	\$640,950	\$525,000	3552	10	2007	3	6417	N	N	12932 SE 288TH PL
010	032105	9118	5/25/07	\$647,500	\$530,000	3339	10	2006	3	27500	N	N	13218 SE 290TH ST
010	769537	0300	8/21/07	\$684,950	\$562,000	3552	10	2007	3	7469	N	N	28812 130TH AVE SE
010	769537	0140	1/25/07	\$685,000	\$568,000	3498	10	2006	3	8800	N	N	12943 SE 288TH PL
010	769537	0010	8/13/08	\$639,950	\$589,000	3552	10	2008	3	7745	Y	N	28805 130TH AVE SE
010	769537	0230	9/19/08	\$660,000	\$620,000	3426	10	2006	3	6875	Y	N	13009 SE 288TH PL
010	769537	0290	9/18/07	\$782,619	\$644,000	3552	10	2007	3	6492	Y	N	13026 SE 288TH PL

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011	423940	0550	3/16/07	\$144,950	\$119,000	750	6	1969	4	2520	N	N	31829 118TH PL SE
011	423940	1120	2/15/08	\$150,000	\$128,000	1090	6	1969	3	3237	N	N	11827 SE 318TH PL
011	423940	1180	2/26/07	\$166,000	\$137,000	960	6	1969	4	2926	N	N	11803 SE 318TH PL
011	423940	0350	4/6/07	\$174,950	\$144,000	660	6	1969	4	2844	N	N	11814 SE 318TH PL
011	423940	0400	9/30/08	\$155,000	\$146,000	980	6	1969	3	2686	N	N	11802 SE 318TH PL
011	423940	0750	9/24/07	\$180,000	\$148,000	750	6	1969	4	3230	N	N	11847 SE 319TH PL
011	423941	0160	9/19/08	\$160,000	\$150,000	960	6	1970	3	3700	N	N	31618 119TH PL SE
011	423940	1020	1/31/07	\$192,950	\$160,000	960	6	1969	3	2720	N	N	31821 120TH AVE SE
011	423940	0700	4/14/08	\$185,000	\$161,000	770	6	1969	4	4092	N	N	11835 SE 319TH PL
011	423940	0720	6/11/07	\$197,000	\$161,000	1040	6	1969	4	2511	N	N	11841 SE 319TH PL
011	423943	0030	6/21/07	\$200,000	\$164,000	960	6	2000	3	2480	N	N	31818 121ST AVE SE
011	423940	1040	2/20/07	\$200,000	\$165,000	960	6	1969	3	2268	N	N	31825 120TH AVE SE
011	423940	1000	7/11/07	\$204,000	\$167,000	1090	6	1969	3	4080	N	N	31817 120TH AVE SE
011	423940	0960	1/25/08	\$200,000	\$169,000	1090	6	1969	4	3315	N	N	31838 118TH PL SE
011	423940	0140	9/13/07	\$209,950	\$173,000	1020	6	1969	4	2560	N	N	31908 120TH PL SE
011	423940	0060	1/18/07	\$208,000	\$173,000	1090	6	1969	3	7200	N	N	12113 SE 319TH PL
011	423940	0360	2/28/08	\$210,000	\$180,000	980	6	1969	3	3081	N	N	11812 SE 318TH PL
011	423940	0460	11/6/07	\$220,000	\$183,000	1180	6	1969	3	3440	N	N	31815 118TH PL SE
011	423940	0830	6/24/08	\$208,000	\$187,000	960	6	1969	4	3900	N	N	31804 120TH AVE SE
011	092105	9067	8/6/07	\$250,000	\$205,000	880	6	1952	4	17250	N	N	11704 SE 316TH ST
011	168350	0350	8/9/07	\$242,000	\$198,000	1020	7	1969	3	7300	N	N	31912 108TH AVE SE
011	423941	0500	8/7/07	\$257,000	\$211,000	1180	7	1978	4	6938	N	N	31601 118TH PL SE
011	168200	0070	3/7/07	\$260,000	\$214,000	1000	7	1968	3	7680	N	N	11647 SE 323RD PL
011	713790	0340	6/25/07	\$269,500	\$220,000	1130	7	1983	3	7717	N	N	12512 SE 318TH WAY
011	168360	0040	10/21/08	\$230,000	\$220,000	1030	7	1981	4	7208	N	N	31620 121ST AVE SE
011	168360	0010	2/28/07	\$268,000	\$221,000	1330	7	1980	3	8377	N	N	31602 121ST AVE SE
011	713790	0880	3/24/08	\$261,000	\$225,000	1020	7	1983	3	7865	N	N	12519 SE 318TH WAY
011	332700	0180	5/30/07	\$274,950	\$225,000	1200	7	1968	4	8550	N	N	11235 SE 320TH PL
011	423941	0310	5/17/07	\$277,950	\$227,000	1170	7	1978	4	5740	N	N	11803 SE 316TH PL
011	332700	0010	4/2/08	\$263,000	\$228,000	1220	7	1968	4	8760	N	N	32005 112TH PL SE
011	168350	0210	12/4/07	\$275,000	\$230,000	1730	7	1969	3	10925	N	N	10854 SE 318TH PL
011	168520	0100	12/1/07	\$279,000	\$233,000	1190	7	1978	3	12650	N	N	12120 SE 317TH PL
011	327605	0220	8/25/08	\$255,000	\$236,000	1690	7	1972	4	13436	N	N	32504 108TH AVE SE

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011	713790	0990	6/4/08	\$275,000	\$245,000	1350	7	1981	3	9059	N	N	12425 SE 318TH WAY
011	713790	0820	3/6/08	\$287,250	\$246,000	1350	7	1981	3	7298	N	N	31842 126TH AVE SE
011	571400	0020	6/13/07	\$303,000	\$248,000	1290	7	1993	3	7739	N	N	30605 114TH PL SE
011	713791	0120	6/20/07	\$306,000	\$250,000	1160	7	1993	3	8164	N	N	12903 SE 317TH CT
011	713791	0110	12/10/07	\$299,950	\$251,000	1750	7	1993	3	7280	N	N	12907 SE 317TH CT
011	168350	0010	4/21/08	\$290,000	\$253,000	1040	7	1976	4	7193	N	N	31803 110TH AVE SE
011	168200	0290	9/25/08	\$270,000	\$254,000	1100	7	1968	3	7200	N	N	11810 SE 323RD PL
011	092105	9202	8/19/08	\$278,000	\$257,000	1430	7	1989	3	7644	N	N	31928 116TH AVE SE
011	713790	0950	5/24/07	\$317,800	\$260,000	1600	7	1983	3	11780	N	N	31819 125TH PL SE
011	168350	0140	6/6/07	\$318,950	\$261,000	1050	7	1974	3	7245	N	N	31816 109TH AVE SE
011	713791	0030	10/3/07	\$318,000	\$262,000	1590	7	1993	3	6799	N	N	12814 SE 318TH WAY
011	713790	0020	5/14/08	\$298,200	\$263,000	1550	7	1984	3	8400	N	N	31741 124TH PL SE
011	807852	0220	11/12/08	\$272,000	\$264,000	1570	7	1998	3	5250	N	N	11530 SE 319TH ST
011	159208	0120	6/21/07	\$329,000	\$269,000	1390	7	1995	3	9193	N	N	11519 SE 308TH PL
011	745740	0090	9/5/07	\$329,900	\$271,000	1590	7	1999	3	6380	N	N	11212 SE 314TH PL
011	289065	0090	8/25/08	\$292,000	\$271,000	1520	7	1991	3	7427	N	N	11726 SE 321ST PL
011	289065	0180	7/23/07	\$331,980	\$272,000	1170	7	1992	4	7205	N	N	11838 SE 321ST PL
011	807852	0200	5/5/08	\$310,000	\$272,000	1870	7	1998	3	5220	N	N	11518 SE 319TH ST
011	571400	0070	8/7/07	\$337,000	\$276,000	1300	7	1993	3	8662	N	N	30635 114TH PL SE
011	571400	0180	12/7/07	\$330,000	\$276,000	2070	7	1993	3	7350	N	N	30622 115TH CT SE
011	159208	0070	8/22/08	\$300,000	\$277,000	1500	7	1995	3	10503	N	N	11506 SE 308TH PL
011	745740	0470	6/9/08	\$316,180	\$282,000	1550	7	2000	3	6400	N	N	31539 114TH AVE SE
011	571400	0230	4/11/07	\$347,000	\$285,000	2070	7	1992	3	10853	N	N	30613 115TH CT SE
011	807852	0210	6/27/07	\$349,000	\$285,000	1960	7	1998	3	5250	N	N	11524 SE 319TH ST
011	745740	0160	6/22/07	\$355,000	\$290,000	2030	7	1999	3	6860	N	N	11250 SE 315TH CT
011	159208	0060	1/29/07	\$355,000	\$294,000	1970	7	1995	3	8727	N	N	11512 SE 308TH PL
011	025505	0100	7/24/08	\$327,000	\$298,000	1670	7	1994	3	6126	N	N	31430 114TH PL SE
011	030310	0130	12/13/07	\$362,000	\$303,000	1810	7	1996	3	11306	N	N	11025 SE 318TH CT
011	289065	0400	7/3/08	\$337,000	\$304,000	1670	7	1991	3	8166	N	N	11729 SE 321ST PL
011	092105	9172	9/4/07	\$380,000	\$312,000	1920	7	1958	4	15000	N	N	30718 124TH AVE SE
011	920690	0120	3/14/07	\$382,000	\$314,000	1350	7	1994	3	8634	N	N	31629 110TH PL SE
011	793900	0090	2/20/07	\$385,000	\$318,000	1360	7	1967	4	15000	N	N	11414 SE 326TH PL
011	920690	0170	5/16/07	\$429,500	\$351,000	2220	7	1994	3	9533	N	N	31657 110TH PL SE

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011	332680	0310	2/23/07	\$276,000	\$228,000	1330	8	1985	3	7254	N	N	11503 SE 321ST PL
011	332680	0060	8/23/07	\$284,950	\$234,000	1440	8	1979	4	7200	N	N	11518 SE 320TH PL
011	332702	0210	5/5/07	\$293,500	\$240,000	1160	8	1978	4	7500	N	N	11252 SE 322ND ST
011	332680	0210	8/6/07	\$298,000	\$244,000	1520	8	1982	3	7200	N	N	11532 SE 321ST PL
011	332701	0120	4/18/07	\$300,000	\$246,000	1440	8	1977	3	8050	N	N	11209 SE 324TH ST
011	299100	0400	11/28/07	\$299,950	\$250,000	1790	8	1998	3	6371	N	N	13006 SE 305TH PL
011	168250	0220	5/18/07	\$309,900	\$254,000	1640	8	1979	3	8800	N	N	11845 SE 322ND PL
011	332680	0280	3/2/07	\$315,000	\$260,000	1180	8	1985	3	7548	N	N	11504 SE 321ST PL
011	320440	0220	10/9/07	\$318,000	\$262,000	1660	8	2002	3	4727	N	N	11680 SE 308TH PL
011	713796	0410	6/20/07	\$320,000	\$262,000	1490	8	1994	3	7676	N	N	30602 128TH PL SE
011	320440	0230	11/19/07	\$320,000	\$266,000	1678	8	2002	3	4355	N	N	11676 SE 308TH PL
011	320440	0260	7/17/07	\$330,000	\$270,000	1660	8	2002	3	3114	N	N	11658 SE 308TH PL
011	332702	0430	3/21/07	\$328,000	\$270,000	1400	8	1978	3	7560	N	N	32227 112TH PL SE
011	320440	0020	4/18/08	\$310,000	\$270,000	1570	8	2002	3	2912	N	N	11607 SE 308TH PL
011	132197	0010	1/4/07	\$325,000	\$271,000	1760	8	2001	3	4420	N	N	11534 SE 316TH PL
011	332680	0380	6/4/07	\$332,500	\$272,000	1000	8	1984	4	7332	N	N	11533 SE 321ST PL
011	332680	0410	9/17/07	\$330,000	\$272,000	1400	8	1985	3	7210	N	N	11524 SE 322ND PL
011	172105	9237	12/10/07	\$325,000	\$272,000	2090	8	1977	3	10679	N	N	10825 SE 326TH PL
011	320440	0280	3/6/08	\$319,950	\$274,000	1660	8	2002	3	3113	N	N	11646 SE 308TH PL
011	332701	0370	6/1/07	\$337,500	\$276,000	1420	8	1977	3	7500	N	N	11235 SE 325TH ST
011	332680	0350	6/2/08	\$314,700	\$280,000	1000	8	1985	3	7200	N	N	11521 SE 321ST PL
011	320440	0200	9/8/08	\$300,000	\$280,000	1780	8	2001	3	4060	N	N	11688 SE 308TH PL
011	320440	0210	5/21/07	\$346,000	\$283,000	1770	8	2002	3	6752	N	N	11684 SE 308TH PL
011	178727	0140	8/27/07	\$347,000	\$285,000	1280	8	2002	3	7160	N	N	31064 119TH AVE SE
011	299100	0110	5/3/07	\$348,000	\$285,000	1800	8	1998	3	5880	N	N	13009 SE 305TH CT
011	299100	0370	10/9/08	\$299,950	\$285,000	1820	8	1998	3	6482	N	N	13014 SE 305TH PL
011	132197	0150	5/21/07	\$350,000	\$286,000	2340	8	2000	3	4880	N	N	31595 115TH AVE SE
011	809700	0090	6/16/08	\$319,950	\$286,000	2240	8	1991	3	7198	N	N	31533 118TH CT SE
011	381480	0060	4/27/07	\$349,950	\$287,000	1724	8	2002	3	5400	N	N	31017 117TH PL SE
011	713797	0290	2/13/08	\$340,000	\$289,000	1670	8	1997	3	6819	N	N	12929 SE 309TH PL
011	381480	0260	6/23/08	\$324,400	\$291,000	1626	8	2002	3	6625	N	N	11710 SE 310TH ST
011	132197	0210	7/19/07	\$355,500	\$291,000	1980	8	2000	3	6811	N	N	31550 114TH AVE SE
011	809700	0270	2/20/07	\$355,000	\$293,000	1910	8	1993	3	7765	N	N	31414 117TH PL SE

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011	513780	0120	3/12/08	\$340,500	\$293,000	2044	8	2006	3	5640	N	N	13370 SE 308TH CT
011	279860	0100	4/16/07	\$364,000	\$298,000	1800	8	2001	3	11785	N	N	30438 101ST PL SE
011	513780	0210	6/16/07	\$364,552	\$298,000	2536	8	2005	3	3600	N	N	30844 133RD AVE SE
011	279860	0110	3/27/08	\$348,000	\$301,000	1310	8	1998	3	11785	N	N	30432 101ST PL SE
011	809700	0020	2/5/07	\$365,000	\$302,000	1820	8	1990	3	8471	N	N	11725 SE 315TH ST
011	713796	0360	5/23/07	\$369,950	\$303,000	1870	8	1994	3	6300	N	N	30528 128TH PL SE
011	178727	0130	10/2/07	\$369,000	\$304,000	2800	8	2002	3	5712	N	N	31070 119TH AVE SE
011	713795	0330	7/2/07	\$375,000	\$307,000	1870	8	1993	3	6118	N	N	12642 SE 307TH ST
011	809700	0120	2/28/07	\$375,000	\$309,000	2050	8	1991	3	7450	N	N	31520 118TH CT SE
011	299100	0120	7/28/08	\$340,000	\$310,000	1740	8	1998	3	7615	N	N	13013 SE 305TH CT
011	327605	0045	8/20/08	\$335,000	\$310,000	1370	8	1980	3	20340	Y	N	10602 SE 325TH ST
011	513780	0340	1/11/07	\$372,450	\$310,000	2536	8	2005	3	3600	N	N	30964 133RD AVE SE
011	713797	0010	6/25/07	\$380,000	\$311,000	1800	8	1997	3	6721	N	N	12813 SE 307TH PL
011	713796	0170	5/31/07	\$380,000	\$311,000	1860	8	1994	3	7540	N	N	12808 SE 307TH PL
011	168250	0370	5/17/07	\$380,000	\$311,000	1380	8	1979	4	8408	N	N	11732 SE 322ND ST
011	513780	0420	2/14/07	\$378,825	\$313,000	2445	8	2006	3	4000	N	N	13342 SE 311TH CT
011	713795	0180	2/7/07	\$380,000	\$314,000	2260	8	1994	3	6575	N	N	12665 SE 306TH CT
011	178727	0020	4/17/08	\$360,000	\$314,000	2800	8	2002	3	5350	N	N	31009 119TH AVE SE
011	299100	0280	2/26/07	\$386,600	\$319,000	1820	8	1997	3	8700	N	N	13066 SE 305TH PL
011	299100	0010	4/9/07	\$389,000	\$319,000	1950	8	1996	3	6494	N	N	12949 SE 306TH CT
011	713795	0670	3/21/07	\$389,950	\$321,000	2340	8	1993	3	6584	N	N	12721 SE 306TH ST
011	513780	0460	1/30/07	\$387,090	\$321,000	2445	8	2006	3	4596	N	N	13322 SE 311TH CT
011	713795	0050	4/23/07	\$396,950	\$325,000	2360	8	1992	3	6480	N	N	30507 127TH PL SE
011	713795	0110	10/20/08	\$339,950	\$325,000	1740	8	1993	3	7939	N	N	12676 SE 306TH CT
011	809700	0100	4/25/07	\$397,000	\$325,000	2540	8	1991	3	7407	N	N	31530 118TH CT SE
011	381480	0290	6/1/07	\$401,000	\$328,000	2350	8	2003	3	8600	N	N	30914 116TH AVE SE
011	809700	0340	1/22/08	\$392,000	\$331,000	2260	8	1990	3	7438	N	N	31439 117TH PL SE
011	299100	0220	9/6/07	\$404,950	\$333,000	2310	8	1997	3	6315	N	N	13037 SE 305TH PL
011	513780	0520	3/26/07	\$406,102	\$334,000	2536	8	2005	3	7184	N	N	13364 SE 311TH CT
011	513780	0290	3/8/07	\$407,276	\$335,000	2536	8	2006	3	3600	N	N	30942 133RD AVE SE
011	299100	0230	5/9/07	\$410,000	\$336,000	2320	8	1996	3	6220	N	N	13043 SE 305TH PL
011	279860	0020	8/25/08	\$365,000	\$338,000	2240	8	1998	3	7287	N	N	30419 101ST AVE SE
011	513780	0100	7/29/08	\$375,847	\$343,000	2718	8	2006	3	6500	N	N	13362 SE 308TH CT

Improved Sales Used in this Annual Update Analysis
Area 62
(1 to 3 Unit Residences)

011	133070	0060	7/25/07	\$423,459	\$347,000	2490	8	1991	3	8756	N	N	11314 SE 313TH PL
011	513780	0480	8/29/07	\$423,000	\$347,000	3148	8	2006	3	4534	N	N	13338 SE 311TH CT
011	333940	0166	8/10/07	\$424,000	\$348,000	1730	8	1980	4	43560	N	N	11225 SE 305TH ST
011	092105	9160	6/13/07	\$425,000	\$348,000	2160	8	1999	3	58806	N	N	30708 130TH AVE SE
011	144611	0040	8/17/07	\$425,500	\$349,000	2110	8	2001	3	9896	N	N	11228 SE 309TH ST
011	144611	0030	5/1/08	\$400,000	\$351,000	2120	8	2001	3	9118	N	N	11220 SE 309TH ST
011	713797	0250	6/28/07	\$429,950	\$352,000	2580	8	1995	3	9259	N	N	12909 SE 309TH PL
011	513780	0550	3/23/07	\$428,350	\$352,000	2718	8	2006	3	6124	N	N	13380 311TH PL SE
011	133070	0020	8/13/07	\$431,000	\$353,000	2360	8	1991	3	8700	N	N	11216 SE 313TH PL
011	513780	0500	1/22/07	\$434,182	\$360,000	2718	8	2006	3	7042	N	N	13350 133RD AVE SE
011	327608	0220	2/27/08	\$425,000	\$364,000	2150	8	1997	3	18860	N	N	32704 110TH AVE SE
011	279860	0200	8/1/07	\$446,000	\$365,000	2550	8	1997	3	7700	N	N	10024 SE 304TH PL
011	092105	9076	1/8/07	\$460,000	\$383,000	1530	8	1960	4	40402	N	N	30711 124TH AVE SE
011	793900	0060	3/14/07	\$470,000	\$387,000	1870	8	1966	4	19320	Y	N	11407 SE 326TH PL
011	052105	9024	8/28/08	\$420,000	\$390,000	3250	8	2000	3	22200	N	N	10611 SE 304TH WAY
011	165731	0070	4/16/08	\$480,000	\$418,000	2260	8	1993	3	18178	N	N	10339 SE 304TH PL
011	333940	0165	7/29/07	\$560,000	\$459,000	2140	8	1980	4	43560	N	N	11215 SE 305TH ST
011	793900	0070	5/7/07	\$635,000	\$520,000	1630	8	1964	4	27600	Y	N	11401 SE 326TH PL
011	172105	9285	1/31/08	\$428,000	\$363,000	2720	9	2003	3	8039	N	N	32006 111TH CT SE
011	387659	0550	9/13/08	\$399,900	\$374,000	2710	9	2004	3	5000	N	N	12212 SE 307TH PL
011	387659	0320	9/19/07	\$460,000	\$379,000	2750	9	2004	3	6988	N	N	30532 122ND AVE SE
011	387659	0190	7/19/07	\$465,000	\$381,000	3110	9	2005	3	4750	N	N	30639 122ND AVE SE
011	387659	0050	5/30/08	\$430,000	\$382,000	3010	9	2004	3	5798	N	N	12219 SE 307TH PL
011	387659	0240	10/17/08	\$415,000	\$396,000	2750	9	2005	3	5602	N	N	30607 122ND AVE SE
011	732860	0040	11/21/07	\$484,950	\$404,000	2790	9	2004	3	6330	N	N	9986 SE 304TH CT
011	327608	0130	12/10/07	\$485,000	\$405,000	2550	9	1987	4	15300	N	N	32701 111TH PL SE
011	387659	0280	4/4/08	\$470,000	\$407,000	3010	9	2004	3	7321	N	N	30529 122ND AVE SE
011	333940	0355	4/22/08	\$475,000	\$415,000	1980	9	1977	4	20126	N	N	30405 108TH AVE SE
011	387659	0180	7/3/07	\$517,000	\$423,000	3140	9	2004	3	5728	N	N	30645 122ND AVE SE
011	144611	0010	7/3/07	\$573,000	\$469,000	2521	9	2006	3	8149	N	N	30836 112TH AVE SE
011	172105	9099	3/7/08	\$557,000	\$478,000	3030	9	2004	3	26466	N	N	32014 110TH PL SE
011	333940	0526	10/31/07	\$1,025,000	\$849,000	3574	11	2006	3	129840	Y	N	31805 108TH AVE SE

Improved Sales Removed from this Annual Update Analysis
Area 62
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
009	030380	0050	7/25/08	\$314,000	DIAGNOSTIC OUTLIER
009	030380	0050	2/29/08	\$362,500	RELOCATION - SALE TO SERVICE
009	052105	9039	5/23/07	\$30,000	DOR RATIO
009	052105	9072	2/22/07	\$280,000	RELATED PARTY, FRIEND, OR NEIGHBOR
009	052105	9150	11/18/08	\$230,000	IMP COUNT;BANKRUPTCY - RECEIVER OR TRUSTEE
009	131082	0010	6/19/08	\$439,000	%COMPL
009	131082	0030	8/14/07	\$499,950	%COMPL
009	131082	0040	8/15/07	\$489,556	%COMPL
009	131082	0090	10/9/08	\$429,950	DIAGNOSTIC OUTLIER
009	140290	0100	6/12/08	\$315,240	BANKRUPTCY - RECEIVER OR TRUSTEE
009	140295	0140	2/20/07	\$355,000	RELOCATION - SALE TO SERVICE
009	140295	0200	3/24/07	\$212,000	RELATED PARTY, FRIEND, OR NEIGHBOR
009	165730	0510	5/22/08	\$168,951	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY,
009	177642	0020	8/7/07	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
009	184140	0110	2/13/07	\$699,950	DIAGNOSTIC OUTLIER
009	184150	0020	11/7/08	\$355,000	DIAGNOSTIC OUTLIER
009	186500	0270	2/13/08	\$392,337	BANKRUPTCY - RECEIVER OR TRUSTEE
009	186500	0270	9/17/07	\$381,880	EXEMPT FROM EXCISE TAX
009	200540	0010	7/31/08	\$130,000	BANKRUPTCY - RECEIVER OR TRUSTEE
009	200540	0240	1/26/07	\$193,886	DIAGNOSTIC OUTLIER
009	200550	0030	8/4/08	\$9,000	DOR RATIO;QUIT CLAIM DEED; DIVORCE
009	200590	0170	5/18/07	\$210,000	DIAGNOSTIC OUTLIER
009	216155	0050	4/24/08	\$400,000	DIAGNOSTIC OUTLIER
009	237930	0100	6/23/08	\$296,000	DIAGNOSTIC OUTLIER
009	237930	0230	10/8/08	\$295,000	BANKRUPTCY - RECEIVER OR TRUSTEE
009	237930	0230	10/26/07	\$341,345	EXEMPT FROM EXCISE TAX
009	262140	0020	4/24/08	\$215,500	RELATED PARTY, FRIEND, OR NEIG; STMNT TO DOR
009	282205	9017	6/21/07	\$249,900	BANKRUPTCY - RECEIVER OR TRUSTEE
009	282205	9190	4/18/08	\$301,900	OBSOL;BANKRUPTCY - RECEIVER OR TRUSTEE
009	282205	9201	1/23/07	\$201,120	UNFIN AREA;RELATED PARTY, FRIEND, OR NEIGH
009	282205	9265	5/2/07	\$291,000	BANKRUPTCY - RECEIVER OR TRUSTEE
009	282205	9265	4/25/07	\$290,000	BANKRUPTCY - REC TRUSTEE; QUIT CLAIM DEED
009	282205	9269	9/4/07	\$275,000	DIAGNOSTIC OUTLIER
009	282205	9269	6/29/07	\$315,847	EXEMPT FROM EXCISE TAX
009	292205	9081	10/27/07	\$465,000	OBSOL;ESTATE ADMIN GUARDIAN, OR EXECUTOR
009	292205	9180	9/18/07	\$235,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
009	292205	9301	12/12/08	\$517,000	BANKRUPTCY - REC TRUSTEE; STATEMENT TO DOR
009	322205	9010	5/7/07	\$395,000	DIAGNOSTIC OUTLIER
009	322205	9029	10/4/07	\$1,160,000	DIAGNOSTIC OUTLIER
009	322205	9078	5/3/07	\$455,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC
009	322205	9122	1/22/07	\$1,225,000	DIAGNOSTIC OUTLIER
009	322205	9207	12/14/07	\$69,900	DOR RATIO;NO MARKET EXPOSURE; GOVERNMENT
009	330387	0010	6/7/07	\$817,000	DIAGNOSTIC OUTLIER
009	332205	9032	4/10/08	\$350,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC
009	383062	0350	9/30/08	\$223,823	EXEMPT FROM EXCISE TAX

Improved Sales Removed from this Annual Update Analysis
Area 62
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
009	383063	0450	5/19/08	\$302,900	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
009	383064	0280	10/23/07	\$104,160	DOR RATIO
009	383064	0470	8/5/08	\$252,500	BANKRUPTCY - RECEIVER OR TRUSTEE
009	383125	0020	10/13/08	\$524,900	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
009	383125	0040	7/9/08	\$608,724	DIAGNOSTIC OUTLIER
009	387676	0120	6/8/07	\$330,000	RELATED PARTY, FRIEND, OR NEIGHBOR
009	436320	0220	12/3/08	\$269,000	BANKRUPTCY - RECEIVER OR TRUSTEE
009	553035	0130	4/15/08	\$453,000	DOR RATIO;PREVIMP<=25K
009	553035	0140	1/10/08	\$450,000	UNFIN AREA
009	733080	0080	10/17/07	\$764,473	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
009	786700	0021	2/12/07	\$266,950	DIAGNOSTIC OUTLIER
009	870010	0130	12/7/07	\$315,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC
009	870010	0290	3/23/07	\$255,497	RELATED PARTY, FRIEND, OR NEIGHBOR
009	870010	0300	3/26/07	\$383,000	RELATED PARTY, FRIEND, OR NEIGHBOR
009	870011	0030	3/6/07	\$359,950	RELOCATION - SALE TO SERVICE
009	870012	0400	8/28/08	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
009	870012	0560	8/27/07	\$267,801	EXEMPT FROM EXCISE TAX
009	883040	0030	11/17/08	\$390,000	CORRECTION DEED; EXEMPT FROM EXCISE TAX
009	883040	0043	4/8/08	\$250,000	QUIT CLAIM DEED
009	935840	0010	4/11/08	\$780,000	DIAGNOSTIC OUTLIER
009	935840	0100	4/11/08	\$775,000	DIAGNOSTIC OUTLIER
010	032105	9120	2/26/08	\$204,313	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY,
010	042105	9040	8/8/08	\$282,625	EXEMPT FROM EXCISE TAX
010	080680	0430	5/9/07	\$355,000	DIAGNOSTIC OUTLIER
010	080800	0010	6/30/08	\$340,000	DIAGNOSTIC OUTLIER
010	080800	0080	9/26/07	\$160,000	DIAGNOSTIC OUTLIER
010	131082	0200	10/9/08	\$392,950	ACTIVE PERMIT BEFORE SALE>25K;%COMPL;
010	132930	0620	9/4/08	\$340,525	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
010	132930	0680	11/20/08	\$354,515	%COMPL
010	132930	0690	9/17/08	\$349,950	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
010	211101	0090	2/14/08	\$400,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	211101	0090	9/17/07	\$398,085	EXEMPT FROM EXCISE TAX
010	211101	0150	7/25/08	\$168,705	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST
010	211101	0350	6/27/07	\$350,000	RELOCATION - SALE TO SERVICE
010	211101	0770	2/27/08	\$435,300	RELOCATION - SALE TO SERVICE
010	211101	0790	8/8/08	\$270,300	EXEMPT FROM EXCISE TAX
010	214090	0110	12/23/08	\$255,000	DIAGNOSTIC OUTLIER
010	214090	0170	12/23/08	\$249,900	BANKRUPTCY - RECEIVER OR TRUSTEE
010	214090	0170	5/27/08	\$297,500	EXEMPT FROM EXCISE TAX
010	214090	0260	12/11/07	\$420,000	DIAGNOSTIC OUTLIER
010	214090	0280	7/16/08	\$278,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	214090	0300	12/29/08	\$260,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	214090	0310	11/18/08	\$258,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	282205	9118	4/5/07	\$575,000	DIAGNOSTIC OUTLIER
010	342205	9200	6/26/08	\$715,000	DIAGNOSTIC OUTLIER

Improved Sales Removed from this Annual Update Analysis
Area 62
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
010	352205	9091	5/8/08	\$375,000	IMP COUNT
010	352205	9091	3/11/08	\$310,000	IMP COUNT
010	352205	9093	10/23/08	\$317,500	OBSOL
010	352205	9173	12/3/07	\$600,000	DIAGNOSTIC OUTLIER
010	352205	9175	12/31/07	\$870,000	DIAGNOSTIC OUTLIER
010	354600	0030	10/24/07	\$154,284	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY,
010	546620	0110	4/30/07	\$254,500	DIAGNOSTIC OUTLIER
010	546641	0320	1/2/07	\$318,000	RELOCATION - SALE TO SERVICE
010	546641	0450	1/10/08	\$268,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	546642	0130	11/4/08	\$261,115	BANKRUPTCY - RECEIVER OR TRUSTEE
010	546642	0130	5/16/08	\$282,392	EXEMPT FROM EXCISE TAX
010	546650	0030	7/31/07	\$60,876	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY,
010	546860	0030	1/29/08	\$347,500	BANKRUPTCY - RECEIVER OR TRUSTEE
010	546877	0270	5/14/08	\$345,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	664850	0420	11/4/08	\$260,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	666924	0060	10/17/08	\$430,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
010	666924	0090	10/29/08	\$339,805	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
010	666924	0150	7/31/08	\$404,462	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
010	666924	0160	9/12/08	\$383,267	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
010	666924	0220	9/4/08	\$358,850	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
010	666924	0250	9/3/08	\$383,875	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
010	666924	0320	11/5/07	\$360,950	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
010	666924	0390	10/29/08	\$504,463	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
010	679220	0350	10/3/07	\$225,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC
010	716220	0050	7/2/07	\$369,000	RELATED PARTY, FRIEND, OR NEIGHBOR
010	730040	0420	8/5/08	\$358,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	769537	0070	12/10/08	\$445,000	UNFIN AREA
010	769537	0080	9/4/08	\$534,880	UNFIN AREA
010	769537	0120	11/10/08	\$505,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC
010	769537	0130	2/20/07	\$624,950	UNFIN AREA
010	769537	0160	3/23/07	\$604,950	UNFIN AREA
010	769537	0190	3/13/07	\$599,950	UNFIN AREA
010	769537	0220	3/26/07	\$600,000	UNFIN AREA
010	769537	0240	5/27/08	\$559,880	UNFIN AREA
010	769537	0280	12/10/08	\$469,950	UNFIN AREA
010	769537	0310	7/26/07	\$649,950	UNFIN AREA
010	788580	0250	12/19/08	\$280,000	BANKRUPTCY - RECEIVER OR TRUSTEE; STATE
010	788580	0420	6/5/08	\$357,900	BANKRUPTCY - RECEIVER OR TRUSTEE
010	788580	0670	9/16/08	\$220,000	RELATED PARTY, FRIEND, OR NEIGHBOR
010	809140	0010	9/27/07	\$80,000	DOR RATIO;ESTATE ADMINISTRATOR, GUARDIAN,
010	809140	0440	8/20/07	\$240,000	DIAGNOSTIC OUTLIER
010	809140	0440	8/20/07	\$240,000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; AND
010	809140	1030	11/17/08	\$195,000	DIAGNOSTIC OUTLIER
011	092105	9018	8/29/08	\$700,000	DIAGNOSTIC OUTLIER
011	092105	9101	3/16/07	\$499,000	OBSOL

Improved Sales Removed from this Annual Update Analysis
Area 62
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
011	092105	9107	9/12/07	\$330,000	DIAGNOSTIC OUTLIER
011	092105	9217	11/1/08	\$320,000	BANKRUPTCY - RECEIVER OR TRUSTEE
011	132197	0050	4/23/07	\$106,500	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY,
011	132197	0250	9/22/08	\$306,000	BANKRUPTCY - RECEIVER OR TRUSTEE
011	132197	0250	4/11/08	\$301,750	EXEMPT FROM EXCISE TAX
011	168250	0010	9/22/08	\$230,000	DIAGNOSTIC OUTLIER
011	168350	0140	1/8/07	\$220,000	DIAGNOSTIC OUTLIER
011	168360	0210	10/1/08	\$110,770	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY,
011	168520	0150	10/16/08	\$224,000	BANKRUPTCY - RECEIVER OR TRUSTEE
011	172105	9285	1/28/08	\$428,000	RELOCATION - SALE TO SERVICE
011	279860	0200	4/10/08	\$199,300	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
011	332680	0350	3/24/08	\$242,500	EXEMPT FROM EXCISE TAX
011	332700	0130	11/10/08	\$185,100	BANKRUPTCY - RECEIVER OR TRUSTEE
011	332790	0090	7/2/08	\$116,000	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST
011	332790	0090	9/4/07	\$81,060	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY,
011	332790	0090	8/2/07	\$206,500	EXEMPT FROM EXCISE TAX
011	332790	0210	11/6/07	\$225,520	RELATED PARTY, FRIEND, OR NEIGHBOR
011	333940	0235	8/14/08	\$750,000	DIAGNOSTIC OUTLIER
011	333940	0235	8/14/08	\$30,000	DOR RATIO
011	333940	0235	8/4/08	\$15,000	DOR RATIO
011	333940	0249	5/10/08	\$149,264	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST
011	333940	0465	10/17/08	\$122,000	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY,
011	334100	0087	9/21/07	\$285,000	PREVIMP<=25K
011	387659	0050	5/30/08	\$430,000	RELOCATION - SALE TO SERVICE
011	387659	0550	5/19/08	\$415,000	RELOCATION - SALE TO SERVICE
011	423940	0010	4/24/08	\$230,000	DIAGNOSTIC OUTLIER
011	423940	0560	12/21/07	\$89,656	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST
011	423940	0660	11/6/08	\$105,000	BANKRUPTCY - RECEIVER OR TRUSTEE
011	423940	0670	10/23/08	\$81,000	DOR RATIO;BANKRUPTCY - RECEIVER OR TRUSTEE
011	423940	1020	2/1/07	\$192,950	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; AND
011	423940	1100	8/20/08	\$150,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
011	513780	0540	1/31/07	\$397,665	DOR RATIO;PREVIMP<=25K
011	513780	0560	3/9/07	\$425,300	DOR RATIO;PREVIMP<=25K
011	614500	0080	3/24/08	\$133,502	DOR RATIO;ESTATE ADMINISTRATOR, GUARDIAN,
011	713796	0410	6/15/07	\$283,700	DIAGNOSTIC OUTLIER
011	732860	0040	11/9/07	\$484,950	RELOCATION - SALE TO SERVICE
011	807852	0200	5/5/08	\$310,000	RELOCATION - SALE TO SERVICE
011	920690	0220	2/15/08	\$169,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC

***Vacant Sales Used in this Annual Update Analysis
Area 62***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
9	140295	0600	6/16/2008	\$3,000	21814	N	N
9	221250	0010	3/5/2007	\$45,000	11305	N	N
9	221250	0020	3/8/2007	\$30,000	11305	N	N
9	221260	0310	5/21/2008	\$30,000	15750	N	N
10	032105	9135	5/22/2007	\$40,000	108900	N	N
10	342205	9076	3/25/2008	\$55,000	42978	N	N
11	168250	0012	2/1/2007	\$150,000	11503	N	N
11	168250	0013	1/22/2007	\$145,000	8943	N	N
11	333940	0775	8/30/2007	\$95,000	17605	Y	Y

***Vacant Sales Removed from this Annual Update Analysis
Area 62***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
9	131082	0190	11/18/2008	\$389,950	BUILDER SALE
9	200580	0170	4/3/2008	\$5,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC
10	032105	9170	3/22/2007	\$425,000	BUILDER SALE
10	342205	9039	4/23/2007	\$247,500	TEAR DOWN;
10	352205	9172	7/5/2007	\$400,000	BUILDER SALE
10	666924	0140	11/20/2008	\$383,645	BUILDER SALE
10	666924	0350	12/12/2008	\$416,954	BUILDER SALE
10	666924	0360	11/20/2008	\$526,702	BUILDER SALE
10	666924	0380	11/20/2008	\$397,183	BUILDER SALE
10	679220	0110	6/14/2007	\$159,950	BUILDER SALE
10	769537	0020	12/12/2008	\$220,000	BUILDER SALE
10	769537	0060	12/10/2008	\$100,000	BUILDER SALE
10	769537	0260	12/17/2008	\$110,000	BUILDER SALE
10	769537	0270	12/17/2008	\$110,000	BUILDER SALE
11	102105	9045	4/11/2008	\$112,700	OPEN SPACE DESIGNATION CONTINUED/OK'D
11	334100	0155	10/30/2007	\$130,000	RELATED PARTY, FRIEND, OR NEIGHBOR;

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

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

Highest and Best Use

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

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

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

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

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

Date of Value Estimate

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

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

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

Property rights appraised:

Fee Simple

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

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

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

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

Assumptions and Limiting Conditions:

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

Scope of Work Performed:

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

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.*

Appraiser II

Date



King County

Department of Assessments

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

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

Email: assessor.info@kingcounty.gov

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

Scott Noble Assessor

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

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

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

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

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

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

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

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

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

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

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

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

Scott Noble
Assessor