

Residential Revalue

2009 Assessment Roll

**South
Sammamish
Plateau
AREA 69**

**King County Department of Assessments
Seattle, Washington**

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Executive Summary Report

Appraisal Date 1/1/2009 - 2009 Assessment Roll

Area Name / Number: South Sammamish Plateau / 69

Previous Physical Inspection: 2003

Sales - Improved Summary:

Number of Sales: 749

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

Sales – Average Improved Valuation Change Summary

	Land	Imps	Total	Sale Price**	Ratio	COV*
2008 Value	\$206,300	\$429,000	\$635,300			
2009 Value	\$239,500	\$275,100	\$514,600	\$609,600	84.4%	8.08%
Change	+\$33,200	-\$153,900	-\$120,700			
% Change	+16.1%	-35.9%	-19.0%			

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

** Sales adjusted to 1/1/09

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for 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 Data:

	Land	Imps	Total
2008 Value	\$218,900	\$397,000	\$615,900
2009 Value	\$252,600	\$251,700	\$504,300
Percent Change	+15.4%	-36.6%	-18.1%

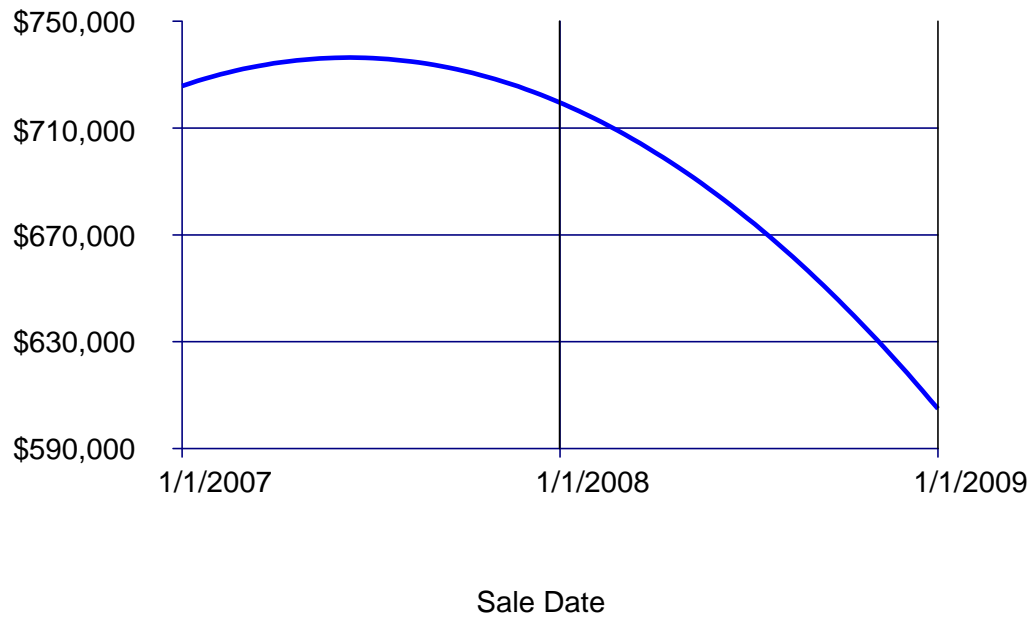
Number of improved Parcels in the Population: 8173

The population summary above excludes multi-building parcels, mobile home parcels, and new construction where less than 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. In addition, parcels with 2008 or 2009 Assessment Roll improvement values of \$1000 or less, were also excluded to eliminate previously vacant or destroyed property value accounts. These parcels do not reflect accurate percent change results for the overall population. 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 Total Value Model Calibration section of this report.

Conclusion and Recommendation:

Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 2009 Assessment Roll.

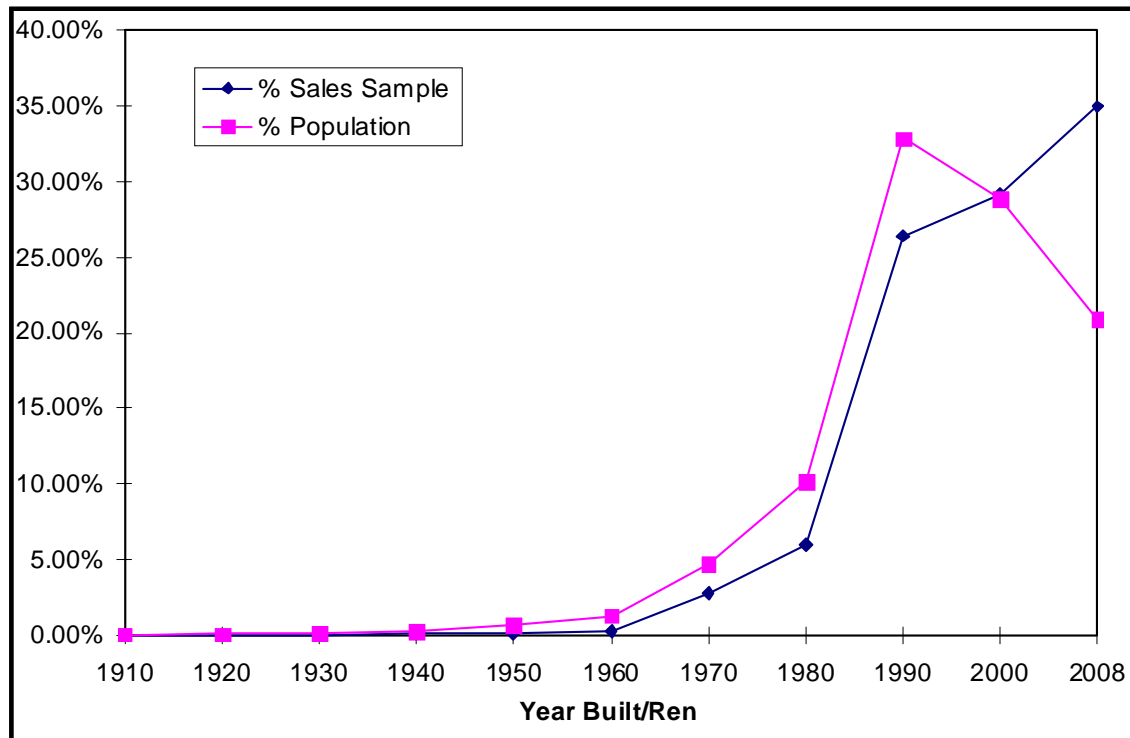
**Market Change of Average Sales Price in Area 69
from 1/1/2007 to 1/1/2009**



Sales Sample Representation of Population - Year Built / Year Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	0	0.00%
1940	1	0.13%
1950	1	0.13%
1960	2	0.27%
1970	21	2.80%
1980	45	6.01%
1990	198	26.44%
2000	219	29.24%
2008	262	34.98%
	749	

Population		
Year Built/Ren	Frequency	% Population
1910	3	0.04%
1920	6	0.07%
1930	13	0.16%
1940	18	0.22%
1950	52	0.64%
1960	106	1.30%
1970	387	4.74%
1980	832	10.18%
1990	2688	32.89%
2000	2358	28.85%
2008	1710	20.92%
	8173	

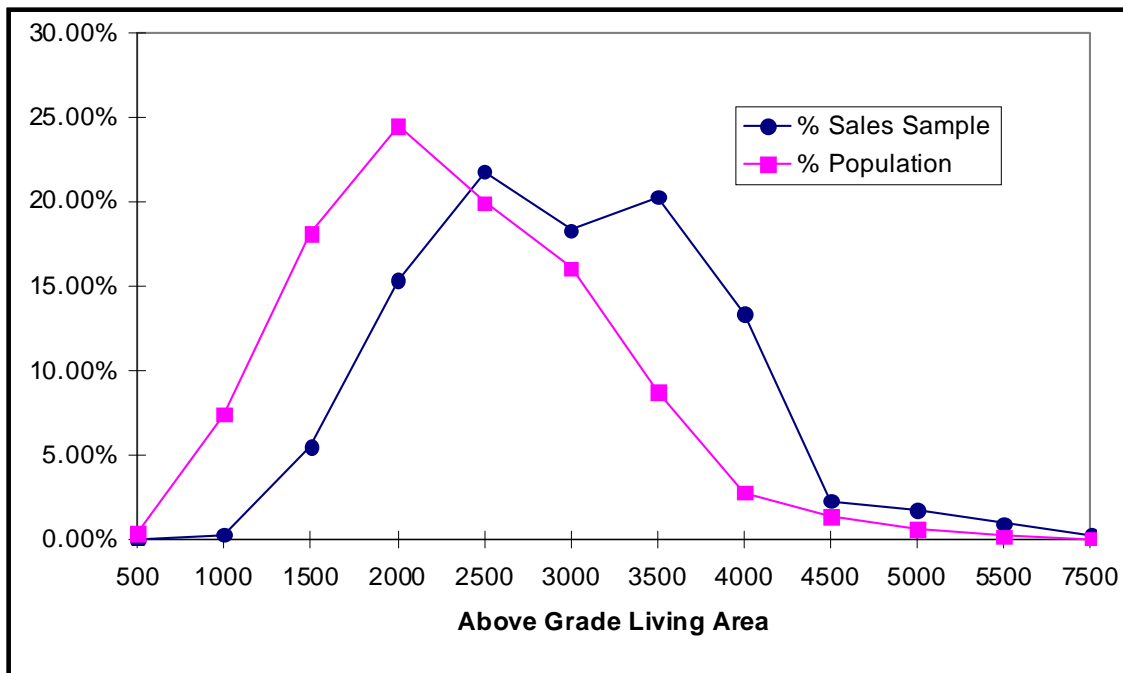


Sales of new homes built in the last eight years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	2	0.27%
1500	41	5.47%
2000	115	15.35%
2500	163	21.76%
3000	137	18.29%
3500	152	20.29%
4000	100	13.35%
4500	17	2.27%
5000	13	1.74%
5500	7	0.93%
7500	2	0.27%
	749	

Population		
AGLA	Frequency	% Population
<500	30	0.37%
1000	604	7.39%
1500	1481	18.12%
2000	1999	24.46%
2500	1630	19.94%
3000	1312	16.05%
3500	715	8.75%
4000	227	2.78%
4500	111	1.36%
5000	48	0.59%
5500	14	0.17%
7500	2	0.02%
	8173	

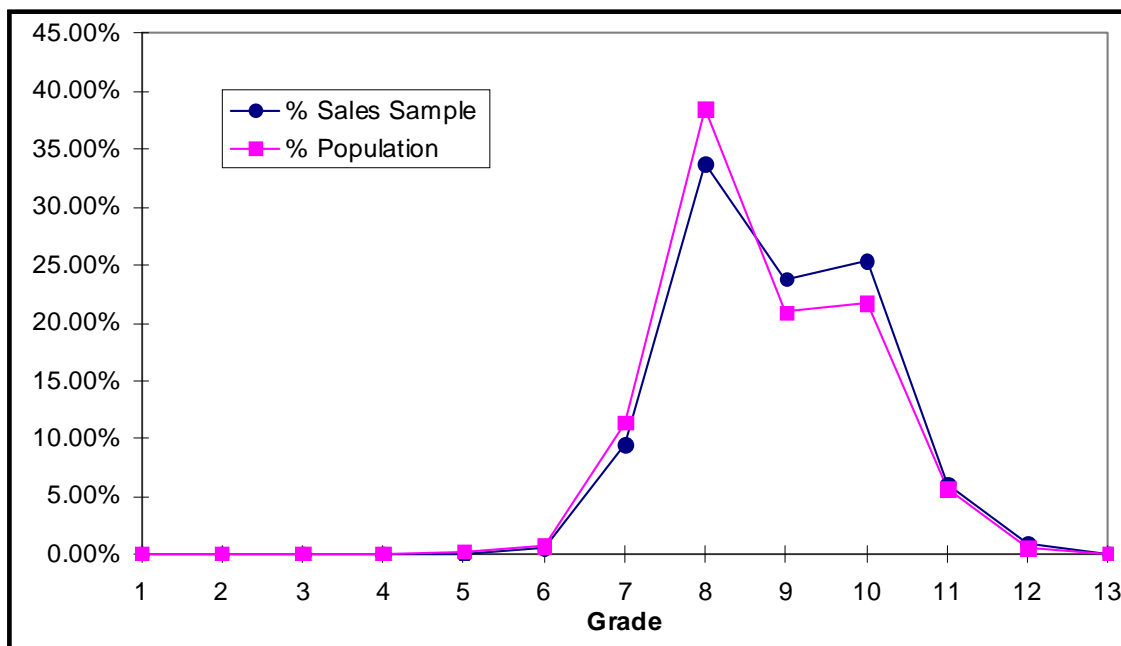


The sales sample frequency distribution follows the population distribution closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

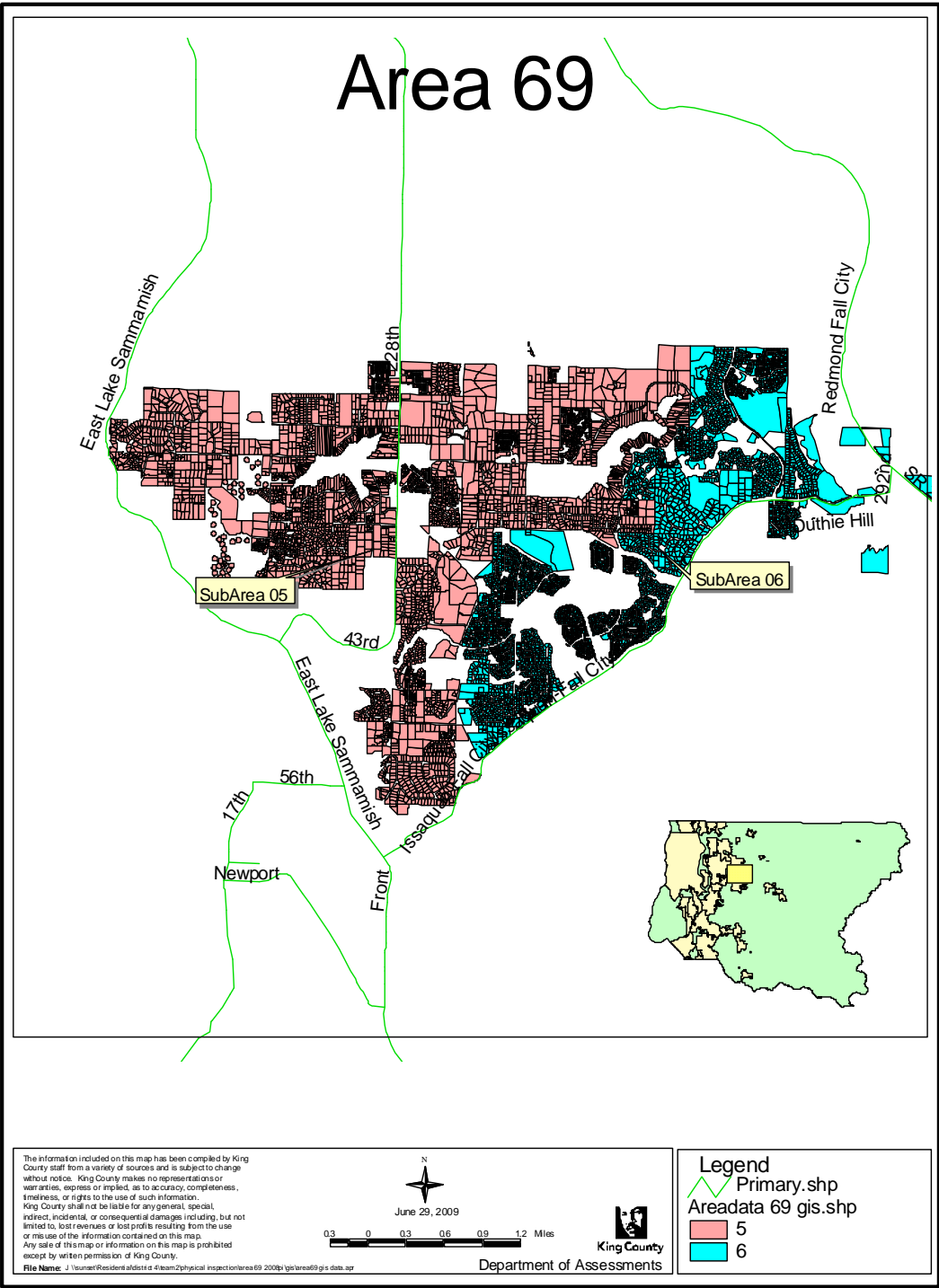
Sales Sample Representation of Population - Grade

Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	4	0.53%
7	71	9.48%
8	253	33.78%
9	178	23.77%
10	190	25.37%
11	46	6.14%
12	7	0.93%
13	0	0.00%
	749	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	4	0.05%
5	26	0.32%
6	61	0.75%
7	932	11.40%
8	3146	38.49%
9	1710	20.92%
10	1775	21.72%
11	469	5.74%
12	47	0.58%
13	3	0.04%
	8173	



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.



Analysis Process

Effective Date of Appraisal: January 1, 2009

Date of Appraisal Report: June 29, 2009

Highest and Best Use Analysis

As If Vacant: Market analysis of the area, together with current zoning and current and anticipated use patterns, indicate the highest and best use of the overwhelming majority of the appraised parcels is single family residential. Any other opinion of highest and best use is specifically noted in our records, and would form the basis for the valuation of that specific parcel.

As If Improved: Where any value for improvements is part of the total valuation, we are of the opinion that the present improvements produce a higher value for the property than if the site was vacant. In appraisal theory, the present use is therefore the highest and best (as improved) of the subject property, though it could be an interim use.

Standards and Measurement of Data Accuracy: Sales were verified with the purchaser, seller or real estate agent where possible. Current data was verified via field inspection and corrected. Data was collected and coded per the assessor's residential procedures manual.

Special Assumptions and Limiting Conditions

The sales comparison and cost approaches to value were considered for this mass appraisal valuation. After the sales verification process, the appraiser concluded that the market participants typically do not consider an income approach to value. Therefore the income approach is not applicable in this appraisal as these properties are not typically leased, but rather owner occupied. The income approach to value was not considered in the valuation of this area.

The following Departmental guidelines were considered and adhered to:

- Sales from 1/2007 to 1/2009 (at minimum) were considered in all analyses.
- Values and sales were adjusted to January 1, 2009.
- All values were adjusted as described in the model validation section of this report.
- This report is intended to meet the requirements of the Uniform Standards of Professional Appraisal Practice Standard 6.

Identification of the Area

Name or Designation:

Area 69---South Sammamish Plateau

Boundaries:

Area 69 is defined by the boundaries of East Lake Sammamish Pkwy SE on the east and Issaquah-Fall City Rd. The southern boundary is defined by intersection of Issaquah- Fall City Rd. and East Lake Sammamish Pkwy and runs north to SE 8th St.

Maps:

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

Area Description:

Area 69 is located on the South Sammamish Plateau. It includes the city of Sammamish, Issaquah, Fall City and unincorporated King County. The area is divided into 2 distinct sub areas.

Sub Area 5 includes the cities of Sammamish, Issaquah and unincorporated King county. Both Pine Lake and Beaver Lake area located in sub area 5.

Parcel count 4,430

280 waterfront parcel

90% of the parcels (3,985) are improved. The area is largely comprised of established neighborhoods with grade 7 and 8 homes built in the 1980's.

Sub Area 6 includes the cities of Sammamish, Fall City, and unincorporated King County. The developments of Klahanie and Trossachs are located in sub area 6.

Parcel count 4,481

97% of the parcels (4,350) are improved. The plats of Klahanie and Trossachs makeup approximately 90% of parcel count in sub area 6. Klahanie consist mainly of grade 8's built in the 1990's. The Trossachs consist largely of grade 10's built in the late 1990's.

Preliminary Ratio Analysis

A Ratio Study was completed just prior to the application of the 2009 recommended values. This study benchmarks the prior assessment level using 2008 posted values (1/1/08) compared to current adjusted sale prices (1/1/09). The study was also repeated after the application of the 2009 recommended values. The results are included in the validation section of this report showing an improvement in the COV from 11.33% to 8.08%.

Scope of Data

Land Value Data:

Vacant sales from 1/2007 to 1/2009 were given primary consideration for valuing land with emphasis placed on those sales closest to January 1, 2009. From the 12 vacant land sales reliable land values were established.

Area 69
2009

Further consideration was given to the 22 multi-parcels land sales for additional market evidence and as support in the land model development.

Improved Parcel Total Value Data:

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the "Sales Used" and "Sales Removed" sections of this report. Additional information resides in the Assessor's procedure manual located in the Public Information area of the King County Administration Building.

The Assessor maintains a cost model, which is specified by the physical characteristics of the improvement, such as first floor area, second floor area, total basement area, and number of bathrooms. The cost for each component is further calibrated to the 13 grades to account for quality of construction. Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, grade, and condition, resulting in Reconstruction Cost New less Depreciation (RCNLD). The appraiser can make further adjustments for obsolescence (poor floor plan, design deficiencies, external nuisances etc.) if needed. The Assessor's cost model generates RCN and RCNLD for principal improvements and accessories such as detached garages and pools.

The Assessor's cost model was developed by the King County Department of Assessments in the early 1970's. It was recalibrated in 1990 to roughly approximate Marshall & Swift's square foot cost tables, and is indexed annually to keep up with current costs.

Land Model

Model Development, Description and Conclusions

Area 69 contains 8864 parcels of which 8288 are improved. Of the improved parcels, 88% are located in plats.

Benchmark vacant sales from 1/2007 to 1/2009 were given primary consideration for valuing land. From the 12 vacant land sales; we were able to establish a reliable waterfront land model and a reliable non-waterfront model. 22 multi parcel land sales were also considered in developing both land models. Adjustments to the benchmarks were developed using matched paired sales analysis. Major adjustments included: waterfront footage, views, topography, access, traffic noise, wetland, wet area, and non-percolation.

All land values were adjusted by .85 as described in the model validation section of this report. A list of vacant sales used and those considered not reflective of market are included in the following sections.

AREA 69 LAND SCHEDULE	
Lot Size	
<=10,890 Sqft	\$ 230,000
13,068 Sqft	\$ 245,000
15,246 Sqft	\$ 260,000
18,513 Sqft	\$ 275,000
21,780 Sqft	\$ 290,000
27,225 Sqft	\$ 305,000
32,670 Sqft	\$ 320,000
38,115 Sqft	\$ 335,000
1.00 AC	\$ 350,000
1.25 AC	\$ 370,000
1.50 AC	\$ 390,000
1.75 AC	\$ 410,000
2.00 AC	\$ 425,000
2.25 AC	\$ 445,000
2.50 AC	\$ 465,000
2.75 AC	\$ 485,000
3.00 AC	\$ 500,000
3.25 AC	\$ 520,000
3.50 AC	\$ 540,000
3.75 AC	\$ 560,000
4.00 AC	\$ 575,000
4.25 AC	\$ 595,000
4.50 AC	\$ 605,000
4.75 AC	\$ 625,000
5.00 AC	\$ 650,000
5.50 AC	\$ 685,000
6.00 AC	\$ 725,000
6.50 AC	\$ 760,000
7.00 AC	\$ 800,000
7.50 AC	\$ 835,000
8.00 AC	\$ 875,000
8.50 AC	\$ 910,000
9.00 AC	\$ 950,000
9.50 AC	\$ 985,000
10.00 AC	\$ 1,025,000
>10 AC (\$1,025,000 + \$30,000) Per Additional AC	
>15 AC (\$1,175,000 + \$20,000) Per Additional AC	
>20 AC (\$1,275,000 + \$10,000) Per Additional AC	

Waterfront Land Schedule		
Base lot		
Typical Water Frontage	Typical Lot Size	Value
45 to 60 front feet	15,000 to 22,000	\$675,000
Waterfront adjustments		
Front Footage		Minus/Plus
Water Frontage <45		(-) \$8,000 per front foot
Water Frontage >60 up to 100		(+) \$8,000 per front foot
Over 100 linear feet		(+) \$4,000 per front foot
Lot Size		Minus/Plus
<15,000		(-) \$8,000 per 1,000 square feet
> 22,000 square feet		(+) \$8,000 per 1,000 square feet

Plat Land Schedule	Major	Values	
Aldarra Div 1	009800	\$ 370,000	
Aldarra Div 2	009802	\$ 290,000	
Aldarra Div 3	009803	\$ 290,000	
Trossach Div 1	869130	\$ 300,000	
Trossach Div 2	869131	\$ 300,000	
Trossach Div 3	869132	\$ 300,000	
Trossach Div 4	869133	\$ 300,000	
Trossach Div 5	869134	\$ 300,000	
Trossach Div 6	869135	\$ 300,000	
Trossach Div 7	869136	\$ 300,000	
Trossach Div 8	869137	\$ 290,000	
Trossach Div 9	869138	\$ 300,000	
Trossach Div 10	869139	\$ 290,000	
Trossach Div 11	869140	\$ 290,000	
Trossach Div 12	869141	\$ 280,000	
Beaver Lake Estates Div 1	062940	\$ 300,000	
Beaver Lake Estates Div 2	062941	\$ 290,000	\$ 300,000
Beaver Lake Estates Div 3	062942	\$ 290,000	
High Country Div 1	327692	\$ 320,000	
High Country Div 2	327693	\$ 320,000	
High Country Div 3	327694	\$ 310,000	
Tibbett's Station Div 1	864420	\$ 330,000	
Tibbett's Station Div 2	864421	\$ 320,000	
Tibbett's Station Div 3	864422	\$ 330,000	
Autumn Meadows	031850	\$ 240,000	
Bartells Pine Lake Home Sites Add	054910	per unplatted schedule	
Brookemont	113750	\$ 290,000	\$ 633,000
Carl'n Heights	138510	\$ 300,000	
Crestwood Forest Div 1	184240	\$ 280,000	
Crestwood Forest Div 2	184241	\$ 280,000	\$ 305,000
Crofton	184308	\$ 280,000	\$ 295,000
First Branch The	255990	\$ 290,000	\$ 318,000
Indian Acres	357000	\$ 310,000	\$ 325,000
Loree Estates	440360	\$ 367,000	\$ 525,000
Murmuring Firs	572650	\$ 280,000	

Plat Land Schedule	Major	Values	
Pine Acres	679020	\$ 285,000	
Pine Brook Meadows	679070	\$ 305,000	\$ 310,000
Pine Grove	679090	\$ 280,000	
Pine Lake Glen	679099	\$ 285,000	
Pine Lake Heights Div 2	679101	\$ 290,000	
Pine Lake Park	679120	\$ 300,000	
Pine Lake Woods	679170	per unplatted schedule	
Pinecrest Unrec.	679510	per unplatted schedule	
Quailcrest	697994	\$ 290,000	
Rhodes Squire Add	724820	\$ 260,000	
Rockmeadow Farm	738470	\$ 525,000	\$ 763,000
Sammamish Trails	752650	\$ 264,000	\$ 316,000
Sammamish Wood Highlands	752720	\$ 290,000	\$ 350,000
Sammamish Woods	752740	\$ 320,000	
Sammamish Woods 2	752741	\$ 320,000	
Sammamish Woods 3	752742	\$ 320,000	
Sunrise Park	812350	per unplatted schedule	
Sunrise Summit	812360	per unplatted schedule	
Tanska's Pine Lake Add	856490	per unplatted schedule	
Todd's Landing	865390	\$ 285,000	
Woodcreek Acres	951095	per unplatted schedule	
Wynn Rose	957813	\$ 285,000	
Beaver Lake Park	062950	\$ 240,000	
Beaver Lake Woods	062960	\$ 320,000	
Cedar Cove	144160	\$ 300,000	
Claremont	160459	\$ 270,000	
Danbury Estates	188810	\$ 300,000	
Danbury	188812	\$ 300,000	
East Shore of Beaver Lake	217750	\$ 675,000	\$1,477,000
Glen at Redford Ranch	278210	\$ 240,000	\$ 250,000
Hahnee	300140	\$ 260,000	
Laurels Div.1	422125	\$ 230,000	
Laurels Div. 2	422126	\$ 230,000	
Laurels Div. 3	422127	\$ 230,000	
Meadow at Redford Ranch	540650	\$ 240,000	
Norris Estates Div. 1	612700	\$ 230,000	\$ 240,000
Norris Estates Div. 2	612701	\$ 230,000	
Pine Hill	679095	\$ 380,000	\$ 410,000
Pines at Beaver Lake	679960	\$ 240,000	
Ponderosa Trails	684330	\$ 300,000	
Ponderosa Trails #2	684331	\$ 300,000	
Redhawk	719780	\$ 220,000	
Sara's Crossing	755960	\$ 220,000	
Seneca	769180	\$ 240,000	\$ 250,000
Sunny Hill Estates #2	809990	\$ 270,000	\$ 300,000
Sunrise Park Div #1	812350	\$ 260,000	
Windsor Fields	947599	\$ 230,000	
Windsor Fields Div II	947601	\$ 230,000	
Autumn Glen I	031840	\$ 250,000	
Brookshire Crest	114960	\$ 230,000	\$ 250,000
Brookshire East	114990	\$ 250,000	

Plat Land Schedule	Major	Values	
Brookshire Estates	115000	\$ 250,000	\$ 265,000
Brookshire Ridge	115090	\$ 250,000	
Glenwood	280600	\$ 250,000	\$ 255,000
Hunter Lane	352730	\$ 250,000	
Hunter's Place	352895	\$ 220,000	\$ 250,000
Hunters Ridge	352900	\$ 250,000	
Klahanie	390490	\$ 234,000	\$ 256,000
Klahanie Div No 2	390491	\$ 245,000	\$ 250,000
Klahanie Div No 3	390492	\$ 250,000	\$ 260,000
Klahanie Div No 4	390493	\$ 240,000	\$ 250,000
Klahanie Div No 5	390494	\$ 250,000	\$ 255,000
Klahanie Div No 6	390495	\$ 245,000	\$ 250,000
Klahanie Div No 7	390496	\$ 245,000	\$ 255,000
Klahanie Div No 8	390497	\$ 245,000	\$ 250,000
Klahanie Div No 9	390498	\$ 245,000	
Klahanie Div No 10	390499	\$ 245,000	\$ 250,000
Klahanie Div No 11	390500	\$ 255,000	
Klahanie Div No 12	390501	\$ 255,000	
Klahanie Div No 14	390503	\$ 250,000	
Klahanie Div No 15	390504	\$ 245,000	\$ 250,000
Klahanie Div No 16	390505	\$ 245,000	\$ 250,000
Klahanie Div No 17	390506	\$ 250,000	\$ 255,000
Klahanie Div No 18	390507	\$ 250,000	
Klahanie Div No 19	390508	\$ 245,000	\$ 250,000
Klahanie Div No 20	390509	\$ 250,000	\$ 255,000
Klahanie Div No 21	390510	\$ 240,000	\$ 245,000
Klahanie Div No 23	390512	\$ 245,000	\$ 250,000
Lake Park Townhomes at Klahanie	405730	\$ 235,000	\$ 245,000
Pine Classics	679080	\$ 230,000	\$ 248,000
Rainbow Lake Ranch	712200	\$ 305,000	\$ 390,000
Summer Meadows Div No 1	807835	\$ 230,000	\$ 250,000
Summer Meadows Div No 2	807836	\$ 230,000	\$ 250,000
Summer Pond Div No 1	807838	\$ 250,000	
Summer Pond Div No 2	807839	\$ 250,000	\$ 255,000
Summerwood	807910	\$ 250,000	
Traditions At Klahanie	866505	\$ 240,000	\$ 245,000
Village At Klahanie	894436	\$ 240,000	\$ 250,000
Aspen Meadows	029376	\$ 290,000	\$ 334,000
Audubon Park	030500	\$ 250,000	
Audubon Park Div 2	030501	\$ 250,000	
Belcara	064280	\$ 240,000	\$ 290,000
Cambria	131042	\$ 280,000	\$ 370,000
Field Rush	253750	\$ 270,000	
Fir Tree Meadows	255330	\$ 270,000	
Green Tree Park	290990	\$ 320,000	
Highland Creek Estates Div 1	329560	\$ 280,000	
Highland Creek Estates Div 2	329561	\$ 280,000	
Highland Ridge	329960	\$ 250,000	
Highland Ridge Div 2	329961	\$ 250,000	\$ 275,000
Highland Terraces	329971	\$ 270,000	\$ 283,000
Kempton Downs	381450	\$ 290,000	\$1,285,000

Plat Land Schedule	Major	Values	
Kempton Downs Div 2	381451	\$ 290,000	
Lacriant	395680	\$ 380,000	
Laurel Hills Estates Div 1	421522	\$ 285,000	
Marchet Meadows	513770	\$ 285,000	
Mooshadow Estates	561150	\$ 270,000	
Overdale Park Add	644580	\$ 279,000	\$ 355,000
Overdale Park #2	644600	\$ 310,000	
Overdale Park #3	644620	\$ 310,000	
Park Hill	664595	\$ 320,000	\$ 396,000
Pennington	670585	\$ 266,000	\$ 280,000
Pennington Court	670587	\$ 240,000	
Pine Lake Heights	679100	\$ 260,000	
Pine Lake Estates Div No 2	679106	\$ 266,000	\$ 280,000
Pine Lake Estates	679105	\$ 280,000	
Pine Lake Highlands	679110	\$ 260,000	
Pine Lake Meadows	679115	\$ 300,000	\$ 485,000
Pine View	679330	\$ 240,000	
Ridge at Pine Lake	730020	\$ 288,000	\$ 320,000
Sammamish Highlands	752540	\$ 280,000	\$ 330,000
Sammamish Highlands Div 3	752541	\$ 276,000	\$ 325,000
Sammamish Highlands Div 3	752542	\$ 276,000	\$ 325,000
Sammamish 95	752553	\$ 290,000	\$ 333,000
Sunny Hills Estates	809980	\$ 270,000	\$ 370,000
Sunridge Estates	812010	\$ 313,000	\$ 330,000
Timbercrest	864990	\$ 270,000	
Uplands on the Plateau	883570	\$ 290,000	\$ 820,000

Land Value Adjustments Area 69			
Topo/Wetland	minus 5-50%		
Non Buildable	minus 80%		
Flag Lots	minus flag portion of lot		
Irregular Size/Shape	minus 5-50%		
Traffic			
High	minus 15%		
Moderate	minus 5%		
Issaquah-Pine Lake	minus 8%		
Issaquah-Fall City	minus 8%		
*Views			
	Excellent	Good	Average
Lake Sammamish	plus 25%	plus 15%	plus 10%
Mountains (Olympic/Cascade	plus 15%	plus 10%	plus 5%
Territorial	plus 10%	plus 5%	

*Primary views only

Land model results were adjusted by .85 as described in the model validation section of this report.

Below are two examples demonstrating how we calculated our land values.

Example 1: Based on the non waterfront land schedule on page 14, a 15,000 SF lot is valued at \$260,000. After applying the .85 additional factor, the assessed value for a 15,000 SF lot = \$221,000.

Example 2: Based on the waterfront land schedule on page 15, an 18,000 SF lot with 88 feet of waterfront is valued at;

18,000 SF lot with waterfront footage between 45 and 60 feet	= \$675,000
(88 front feet=28 feet of additional waterfront x \$8,000	<u>= \$224,000</u>
	\$899,000

After applying the .85 additional factor, the assessed value for an 18,000 SF lot with 88 feet of waterfront = \$764,000

Exceptions:

- *If land value \leq \$1,000 no adjustment is applied.
- *If adjusted land value falls $<$ \$1,000, then land 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.
- *Any other properties excluded from the adjustment of .85 are noted in RealProperty.

Vacant Sales Used In This Physical Inspection Analysis
Area 69

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
005	052406	9023	04/2007	\$774,000	139,827	N	N
005	082406	9212	06/2007	\$630,000	53,448	Y	N
005	092406	9174	09/2007	\$700,000	39,150	N	N
005	092406	9225	11/2007	\$995,000	76,665	N	N
005	092406	9246	01/2008	\$425,000	48,465	N	N
005	102406	9158	01/2008	\$266,750	50,778	N	N
005	152406	9077	07/2007	\$1,200,000	217,800	N	N
005	222406	9098	09/2007	\$2,112,000	208,216	Y	N
005	809980	0700	03/2007	\$310,000	67,508	N	N
006	122406	9037	01/2007	\$540,000	223,898	N	N
006	152406	9036	08/2007	\$1,430,000	199,103	N	N
006	222406	9070	08/2007	\$1,170,000	89,539	N	N

***Multi-parcels sales**

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
005	184308	0010	06/2008	\$4,200,000	5,781	N	N
005	184308	0020	06/2008	\$4,200,000	7,545	N	N
005	184308	0030	06/2008	\$4,200,000	7,366	N	N
005	184308	0040	06/2008	\$4,200,000	9,014	N	N
005	184308	0060	06/2008	\$4,200,000	7,808	N	N
005	184308	0070	06/2008	\$4,200,000	5,749	N	N
005	184308	0080	06/2008	\$4,200,000	6,212	N	N
005	184308	0100	06/2008	\$4,200,000	9,997	N	N
005	184308	0110	06/2008	\$4,200,000	6,335	N	N
005	184308	0120	06/2008	\$4,200,000	4,749	N	N
005	184308	0130	06/2008	\$4,200,000	6,549	N	N
005	184308	0140	06/2008	\$4,200,000	6,468	N	N
005	212406	9141	06/2007	\$625,000	10,986	N	N
005	212406	9142	06/2007	\$625,000	9,920	N	N
005	212406	9143	06/2007	\$625,000	9,998	N	N
006	222406	9102	12/2007	\$1,950,000	96,755	N	N
006	679080	0010	12/2007	\$1,950,000	9,317	N	N
006	679080	0020	12/2007	\$1,950,000	10,977	N	N
006	679080	0030	12/2007	\$1,950,000	8,800	N	N
006	679080	0040	12/2007	\$1,950,000	10,115	N	N
006	679080	0050	12/2007	\$1,950,000	9,912	N	N
006	679080	0060	12/2007	\$1,950,000	14,609	N	N

*Note on Multi-parcel land sales: consideration was given to the 22 multi-parcels land sales for additional market evidence and as support in the building of the land valuation model.

Vacant Sales Removed From This Physical Inspection Analysis
Area 69

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	012406	9049	07/08	\$125,000	NO MARKET EXPOSURE
005	012406	9053	03/07	\$1,200,000	GOVERNMENT AGENCY
005	022406	9052	05/08	\$50,000	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
005	022406	9066	03/07	\$700,000	NO MARKET EXPOSURE
005	042406	9241	06/07	\$110,000	NO MARKET EXPOSURE
005	092406	9092	08/08	\$22,720,000	NO MARKET EXPOSURE; MULTI-PARCEL SALE
005	092406	9168	04/07	\$1,480,000	NO MARKET EXPOSURE; MULTI-PARCEL SALE
005	092406	9181	04/07	\$1,480,000	NO MARKET EXPOSURE; MULTI-PARCEL SALE
005	112406	9071	05/08	\$50,000	GOVERNMENT AGENCY; MULTI-PARCEL SALE
005	222406	9126	10/07	\$1,270,000	NO MARKET EXPOSURE; MULTI-PARCEL SALE
006	142406	9023	03/07	\$1,900,000	NO MARKET EXPOSURE
006	152406	9043	02/08	\$5,000	QUIT CLAIM DEED
006	152406	9043	01/08	\$5,000	QUIT CLAIM DEED

Improved Parcel Total Value Model:

Model Development, Description and Conclusions

Most sales were field verified and characteristics updated prior to model development. Additionally, all sales from 1/2007 to 1/2009 were given equal consideration and weight in the model after adjustment to 1/1/09.

A single multiplicative model was developed for this area. It was calibrated using market sales data adjusted to 1/1/2009. The analysis for this area consisted of a general review of applicable characteristics such as base land values, building grades, age, condition, living area, accessory buildings, and neighborhoods. The results showed that including variables for base land value, building replacement cost new less depreciation (RCNLD), accessory building replacement cost new less depreciation (RCNLD), sub area 6, grade 10's, split entry homes, and lot size less than 5001 square feet improved the level of assessment and uniformity throughout the area.

Exception parcel parameters are listed under the Total Value Parcel Model in the next section. The multiplicative model excludes parcels where the base land exceeds the total calculated by the model. Other parcels that were excluded grade less than 5, condition less than fair, year built less than 1960. These properties were valued utilizing the total value model or direct cost model and market sales were used as indicator.

Under all circumstances, appraiser judgment was used to determine the applicability of the model to any particular parcel.

The improved parcel Total Value Models are included later in this report.

All total values were adjusted by .85 as described in the model validation section of this report. A list of improved sales used and those considered not reflective of market are included in the following sections.

Improved Parcel Total Value Model Calibration

The majority of improved properties in Area 69 were valued using the multiplicative valuation model described below. The model was developed using NCSS (Number Crunching Statistical Software). RCNLD is an acronym for Replacement Cost New Less Deprecation. Excel transformation with regression coefficients are in italics.

<u>Variable</u>	<u>Transformation</u>
Intercept	=0.7378596
Base Land	=Natural Log of Total Base Land divided by 1000 = <i>LN (BaseLand/1000)* 0.5182323</i>
Building RCNLD	=Natural Log of Building RCNLD divided by 1000 = <i>LN (BuildingRCNLD/1000)* 0.4862792</i>
Accessory RCNLD	=Natural Log of Accessory RCNLD divided by 100 + 1 = <i>LN ((AccessoryRCNLD/100) +1)* 0.01129746</i>
Sub Area 6	=Natural log of 10 if located in Sub Area 6 = <i>if (Subarea=6, LN (10), 0)* -0.006794077</i>
Grade 10	=Natural log of 10 if Grade is 10 = <i>if (Grade=10, LN (10), 0)* -0.03323961</i>
Split Entry Homes	=Natural log of 10 if Split Entry Home = <i>if (Split Entry, LN (10), 0)* -0.0297025</i>
Lot Size < 50001sqft	=Natural log of 10 if Sqft Lot <5001 = <i>if (Sqft Lot <5001, LN (10), 0)* -0.01722029</i>

Improved Parcel Valuation Model

EMV= (EXP (Intercept - Sub area 6 + Baseland + Building RCNLD + Accessory RCNLD - Grade 10 - Split-level Entry - Lot size <3001))*1000

Truncate the results to “000”

Select Land Value=Base Land Value

Select Improvements Value=EMV-Select Land Value

Exceptions:

- Grade <= 5
- Condition < Fair
- Improvement Count > 1

Exception Parcel Valuation:

Appraiser Judgment
Appraiser Judgment
EMV Building 1 + RCNLD remain improvements

Exceptions:

Exception Parcel Valuation:

- | | |
|----------------------------------|--------------------|
| • Year Built/Renovate < 1960 | Appraiser Judgment |
| • Buildings with % obsolescence | % of EMV |
| • Buildings with % net condition | % of EMV |
| • Buildings < 100% complete | % of EMV |

Model results were adjusted by .85 as described in the model validation section of this report.

Exceptions:

- *If land value =< \$1,000 no adjustment is applied.
- *If improvements and accessories =< \$1,000 no further adjustment applied.
- *If adjusted land value falls < \$1,000, then land value = \$1,000 or previous, whichever is less.
- *If adjusted improvement value falls < \$1,000, then improvement value = \$1,000 or previous whichever is less.
- *If vacant parcels (no improvement value) only the land adjustment applies.
- *If a parcel is coded “non-perc” (sewer system=3), the land adjustment is applied.
- *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, the land adjustment is applied.
- *If an improvement is coded “% net condition” or is in “poor” condition, then the model adjustment is applied.
- *Any other properties excluded from the adjustment of .85 are noted in RealProperty.

Of the improved parcels in the population (see Executive Summary Report on page 4), 349 parcels increased in value. They were comprised of 12 single family residences on commercially zoned land and 337 single family residences or other parcels.

Of the vacant land parcels greater than \$1000, 232 parcels increased in value. (tax exempt parcels were excluded from the number of parcels increased)

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.

Area 69 Sales 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	0.840	-16.0%
2/1/2007	0.840	-16.0%
3/1/2007	0.839	-16.1%
4/1/2007	0.840	-16.0%
5/1/2007	0.841	-15.9%
6/1/2007	0.842	-15.8%
7/1/2007	0.844	-15.6%
8/1/2007	0.847	-15.3%
9/1/2007	0.851	-14.9%
10/1/2007	0.854	-14.6%
11/1/2007	0.859	-14.1%
12/1/2007	0.864	-13.6%
1/1/2008	0.871	-12.9%
2/1/2008	0.877	-12.3%
3/1/2008	0.884	-11.6%
4/1/2008	0.892	-10.8%
5/1/2008	0.901	-9.9%
6/1/2008	0.911	-8.9%
7/1/2008	0.921	-7.9%
8/1/2008	0.932	-6.8%
9/1/2008	0.944	-5.6%
10/1/2008	0.956	-4.4%
11/1/2008	0.970	-3.0%
12/1/2008	0.984	-1.6%
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	0.840	\$441,000
Sale 2	\$475,000	10/1/2008	0.956	\$454,000
Sale 3	\$515,000	7/1/2008	0.921	\$474,000

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

The time adjustment formula for Area 69 is $1/\text{EXP}(-0.0005203359 * \text{SaleDay} - 0.0000003864526 * \text{SaleDaySq})$

SaleDay = SaleDate - 39814

SaleDaySq = (SaleDate - 39814)^2

Improved Sales Used In This Physical Inspection Analysis
Area 69

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	679510	0681	06/2008	\$413,600	\$376,000	870	6	1953	3	50,965	N	N	22611 SE 29TH ST
005	679510	0220	07/2007	\$885,000	\$748,000	1270	6	1985	3	37,719	Y	Y	2901 226TH AVE SE
005	102406	9098	08/2007	\$396,000	\$335,000	1300	6	1967	3	16,530	N	N	24221 SE 30TH ST
005	082406	9041	09/2007	\$490,000	\$416,000	1620	6	1939	4	38,130	N	N	2604 200TH AVE SE
005	022406	9102	10/2008	\$495,000	\$472,000	930	7	1983	4	42,800	N	N	2131 W BEAVER LAKE DR SE
005	679110	0400	04/2008	\$375,000	\$333,000	1020	7	1970	3	19,180	N	N	21635 SE 32ND PL
005	809980	0290	05/2007	\$450,000	\$380,000	1080	7	1976	4	20,196	N	N	3029 249TH AVE SE
005	092406	9083	10/2007	\$498,000	\$424,000	1100	7	1967	4	15,120	N	N	2418 215TH AVE SE
005	152406	9058	06/2007	\$589,500	\$498,000	1190	7	1978	3	35,775	N	N	23008 SE 48TH ST
005	809980	0440	05/2007	\$405,000	\$342,000	1200	7	1969	3	18,134	N	N	25016 SE 31ST PL
005	809990	0180	06/2007	\$505,000	\$426,000	1210	7	1979	4	9,852	N	N	3040 255TH AVE SE
005	042406	9141	09/2008	\$385,000	\$361,000	1250	7	1978	3	9,327	N	N	22732 SE 21ST PL
005	809990	0220	09/2007	\$430,500	\$365,000	1280	7	1977	3	12,090	N	N	3004 255TH AVE SE
005	102406	9076	06/2007	\$590,000	\$498,000	1300	7	1963	3	50,094	N	N	23856 SE 30TH ST
005	102406	9129	09/2008	\$424,000	\$401,000	1330	7	1975	3	13,846	N	N	3050 241ST AVE SE
005	679510	0330	09/2008	\$999,000	\$947,000	1360	7	1979	4	18,815	Y	Y	2942 222ND PL SE
005	679100	0310	05/2008	\$510,000	\$456,000	1370	7	1977	3	12,220	N	N	3424 221ST AVE SE
005	082406	9073	03/2008	\$440,000	\$387,000	1440	7	1977	3	15,246	N	N	2417 201ST AVE SE
005	809980	0590	06/2008	\$440,000	\$398,000	1440	7	1975	4	28,516	N	N	25102 SE 30TH ST
005	809980	0210	06/2007	\$425,000	\$359,000	1450	7	1968	4	18,839	N	N	24714 SE 31ST PL
005	222406	9107	10/2008	\$411,300	\$397,000	1450	7	1992	3	20,393	N	N	5010 228TH AVE SE
005	082406	9151	02/2007	\$480,000	\$408,000	1490	7	1990	3	29,620	Y	N	2920 200TH AVE SE
005	102406	9043	06/2007	\$651,000	\$549,000	1520	7	1974	3	39,670	N	N	2425 242ND AVE SE
005	612700	1080	09/2008	\$375,000	\$354,000	1550	7	2005	3	3,854	N	N	1921 250TH PL SE
005	092406	9137	02/2008	\$535,000	\$465,000	1600	7	1965	5	43,560	N	N	3318 226TH AVE SE
005	809990	0500	05/2007	\$497,000	\$420,000	1620	7	1978	4	10,568	N	N	25206 SE 31ST PL
005	644620	0195	08/2007	\$608,000	\$514,000	1660	7	1962	4	27,135	Y	N	5322 235TH AVE SE
005	679100	0460	12/2007	\$450,000	\$386,000	1740	7	1977	3	12,150	N	N	22021 SE 32ND ST

Improved Sales Used In This Physical Inspection Analysis
Area 69

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	092406	9113	01/2007	\$580,000	\$495,000	1780	7	1961	3	39,639	N	N	3417 228TH AVE SE
005	572650	0170	09/2008	\$473,000	\$446,000	1840	7	1972	4	14,938	N	N	1639 215TH PL SE
005	612700	1070	11/2007	\$468,500	\$400,000	1900	7	2004	3	4,750	N	N	1914 249TH PL SE
005	612701	1020	10/2008	\$433,500	\$418,000	1900	7	2005	3	5,151	N	N	1829 251ST PL SE
005	679100	0240	02/2007	\$479,000	\$408,000	1940	7	1977	3	13,850	N	N	3513 221ST AVE SE
005	092406	9046	06/2008	\$1,000,000	\$902,000	1950	7	1993	3	17,149	Y	Y	21712 SE 28TH ST
005	612700	1130	06/2007	\$500,000	\$422,000	1970	7	2005	3	4,139	N	N	2021 250TH PL SE
005	612700	0150	10/2008	\$450,000	\$433,000	1970	7	2003	3	5,448	N	N	1905 249TH PL SE
005	809980	0680	05/2008	\$540,000	\$481,000	1970	7	1968	4	27,106	N	N	24900 SE 30TH ST
005	809980	0510	12/2007	\$488,000	\$419,000	2000	7	1969	3	27,040	N	N	3102 251ST AVE SE
005	679120	0060	03/2007	\$509,000	\$432,000	2100	7	1968	3	20,644	N	N	21504 SE 22ND ST
005	612701	0930	04/2008	\$495,000	\$438,000	2100	7	2005	3	5,913	N	N	25001 SE 18TH ST
005	612701	0330	04/2007	\$520,000	\$440,000	2170	7	2005	3	6,174	N	N	1705 251ST PL SE
005	679100	0290	06/2007	\$585,000	\$494,000	2170	7	1978	4	12,750	N	N	3506 221ST AVE SE
005	644580	0030	01/2007	\$689,950	\$589,000	2200	7	1964	4	31,200	N	N	5349 229TH AVE SE
005	809980	0690	05/2007	\$550,000	\$464,000	2210	7	1968	4	18,117	N	N	24750 SE 30TH ST
005	612701	0680	01/2008	\$475,000	\$411,000	2260	7	2005	3	4,340	N	N	1805 249TH PL SE
005	612700	0180	02/2007	\$520,000	\$443,000	2260	7	2003	3	5,584	N	N	1919 249TH PL SE
005	612701	0200	10/2007	\$535,000	\$455,000	2260	7	2005	3	4,968	N	N	1834 251ST PL SE
005	612701	0090	12/2008	\$460,000	\$459,000	2260	7	2004	3	4,289	N	N	2014 251ST PL SE
005	102406	9039	08/2008	\$635,000	\$593,000	2260	7	1985	4	49,658	N	N	24208 SE 30TH ST
005	612701	0480	04/2008	\$495,000	\$439,000	2550	7	2005	3	5,444	N	N	1723 250TH CT SE
005	612700	1120	03/2007	\$590,000	\$500,000	2550	7	2005	3	4,224	N	N	2015 250TH PL SE
005	612701	0570	02/2007	\$570,000	\$485,000	2690	7	2005	3	6,158	N	N	1812 249TH PL SE
005	612701	0690	09/2007	\$581,000	\$493,000	2690	7	2005	3	5,425	N	N	1809 249TH PL SE
005	612701	0510	08/2008	\$550,000	\$509,000	2750	7	2005	3	3,996	N	N	24924 SE 18TH ST
005	809990	0060	02/2008	\$494,500	\$432,000	2800	7	1974	4	9,563	N	N	3053 252ND PL SE
005	612700	0360	06/2008	\$555,000	\$503,000	2980	7	2003	3	7,421	N	N	24919 SE 20TH CT
005	612701	0640	04/2008	\$555,000	\$490,000	2990	7	2005	3	5,425	N	N	1713 249TH PL SE
005	612700	0560	11/2008	\$568,500	\$553,000	2990	7	2003	3	9,194	N	N	2139 248TH PL SE

Improved Sales Used In This Physical Inspection Analysis
Area 69

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	612700	0340	04/2007	\$630,000	\$533,000	3340	7	2003	3	6,420	N	N	24901 SE 20TH CT
005	612700	0530	08/2007	\$775,000	\$655,000	3980	7	2005	3	6,574	N	N	2121 248TH PL SE
005	612700	0290	06/2008	\$699,500	\$631,000	4070	7	2003	3	7,557	N	N	24802 SE 20TH CT
005	255990	0050	08/2007	\$470,000	\$397,000	1280	8	1980	3	17,532	N	N	3109 220TH PL SE
005	300140	0070	05/2008	\$424,950	\$379,000	1370	8	1975	4	15,429	N	N	1768 W BEAVER LAKE DR SE
005	679100	0090	05/2007	\$499,000	\$421,000	1430	8	1977	3	12,500	N	N	3505 219TH PL SE
005	092406	9185	06/2007	\$500,000	\$422,000	1470	8	1972	3	15,200	N	N	21520 SE 32ND ST
005	752720	0440	09/2007	\$525,000	\$445,000	1480	8	1979	3	19,000	N	N	19530 SE 23RD ST
005	752541	0170	12/2008	\$455,000	\$452,000	1490	8	1979	3	39,040	N	N	3911 229TH PL SE
005	752540	0160	04/2007	\$669,000	\$566,000	1490	8	1978	3	31,174	N	N	4106 229TH AVE SE
005	679100	0070	08/2008	\$488,000	\$453,000	1500	8	1977	4	12,800	N	N	3403 219TH PL SE
005	032406	9084	06/2007	\$510,000	\$430,000	1570	8	1980	3	57,063	N	N	2020 239TH PL SE
005	082406	9143	04/2007	\$750,000	\$635,000	1580	8	1965	4	114,563	N	N	2417 200TH AVE SE
005	062960	0160	03/2008	\$560,000	\$493,000	1590	8	1977	4	35,847	N	N	2804 255TH AVE SE
005	752740	0070	07/2007	\$575,000	\$486,000	1750	8	1976	3	34,485	N	N	2205 197TH AVE SE
005	679510	0561	09/2007	\$505,000	\$428,000	1760	8	1984	3	20,478	N	N	2819 222ND PL SE
005	062960	0010	06/2007	\$542,000	\$457,000	1770	8	1977	3	34,398	N	N	2920 252ND AVE SE
005	540650	0660	01/2007	\$495,000	\$424,000	1800	8	1999	3	4,993	N	N	22540 SE 13TH ST
005	422125	0110	04/2008	\$495,000	\$440,000	1830	8	2003	3	4,511	N	N	2219 240TH AVE SE
005	644580	0075	05/2008	\$910,000	\$818,000	1830	8	1997	4	31,800	Y	N	5657 229TH AVE SE
005	644580	0110	02/2008	\$675,000	\$587,000	1860	8	1963	4	29,375	Y	N	5509 231ST AVE SE
005	052406	9032	09/2007	\$590,000	\$500,000	1880	8	1968	3	49,658	N	N	20310 SE 24TH ST
005	112406	9078	11/2007	\$522,000	\$445,000	1890	8	1979	3	34,174	N	N	25230 SE ISSAQUAH-BEAVER LAKE RD
005	644600	0035	05/2008	\$539,000	\$485,000	1910	8	1967	4	31,247	N	N	5419 231ST AVE SE
005	679101	0260	02/2007	\$525,000	\$446,000	1940	8	1985	3	15,000	N	N	3003 218TH AVE SE
005	540650	0340	03/2007	\$522,000	\$442,000	1960	8	2001	3	4,136	N	N	22543 SE 13TH ST
005	719780	0140	07/2008	\$480,000	\$440,000	1980	8	2003	3	2,940	N	N	23022 SE 13TH WAY
005	422125	0020	01/2008	\$520,000	\$450,000	1990	8	2002	3	4,041	N	N	24112 SE 23RD ST
005	092406	9190	08/2007	\$475,000	\$402,000	2000	8	1979	3	11,880	N	N	21505 SE 24TH ST
005	422125	0190	06/2008	\$525,000	\$476,000	2000	8	2003	3	4,390	N	N	24011 SE 22ND ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	082406	9188	01/2007	\$604,000	\$515,000	2000	8	1979	4	18,295	N	N	19939 SE 27TH PL
005	540650	0450	04/2007	\$552,000	\$467,000	2070	8	2001	3	4,914	N	N	22609 SE 13TH ST
005	755960	0070	04/2007	\$534,950	\$452,000	2080	8	2004	3	4,501	N	N	1316 230TH AVE SE
005	679070	0290	12/2008	\$496,000	\$496,000	2100	8	1986	3	9,000	N	N	21221 SE 28TH ST
005	422127	0180	02/2007	\$545,000	\$464,000	2110	8	2005	3	3,963	N	N	24024 SE 20TH ST
005	679100	0120	06/2007	\$550,000	\$464,000	2120	8	1977	4	12,480	N	N	3522 219TH PL SE
005	255990	0030	02/2007	\$675,000	\$574,000	2120	8	1979	3	17,224	N	N	3125 220TH PL SE
005	422125	0340	10/2007	\$520,000	\$442,000	2130	8	2003	3	4,757	N	N	24006 SE 22ND ST
005	422125	0410	04/2007	\$555,000	\$469,000	2130	8	2003	3	4,892	N	N	24015 SE 21ST ST
005	679510	0260	08/2008	\$1,290,000	\$1,206,000	2160	8	1985	4	40,934	Y	Y	2951 224TH PL SE
005	752720	0430	05/2007	\$598,499	\$505,000	2240	8	1979	3	29,700	N	N	19540 SE 23RD ST
005	719780	0020	03/2008	\$497,500	\$435,000	2250	8	2001	3	4,119	N	N	22903 SE 13TH WAY
005	422127	0230	04/2007	\$555,000	\$470,000	2250	8	2005	3	4,060	N	N	2029 240TH AVE SE
005	644600	0170	08/2008	\$610,000	\$568,000	2290	8	1958	4	29,900	N	N	5304 231ST AVE SE
005	422126	0080	06/2007	\$555,000	\$468,000	2320	8	2004	3	4,474	N	N	24122 SE 21ST ST
005	092406	9110	11/2007	\$763,000	\$650,000	2320	8	1979	3	64,469	N	N	2835 216TH AVE SE
005	422127	0110	08/2007	\$560,000	\$474,000	2340	8	2004	3	3,922	N	N	24130 SE 20TH ST
005	422127	0190	08/2007	\$570,000	\$482,000	2340	8	2005	3	4,938	N	N	24018 SE 20TH ST
005	422127	0160	02/2007	\$573,500	\$487,000	2340	8	2005	3	4,112	N	N	24034 SE 20TH ST
005	422125	0530	04/2008	\$559,000	\$494,000	2340	8	2002	3	4,196	N	N	24212 SE 21ST ST
005	644620	0125	07/2007	\$500,000	\$422,000	2400	8	1970	3	28,200	N	N	23264 SE 58TH ST
005	730020	0530	09/2008	\$599,000	\$567,000	2400	8	1983	3	37,728	N	N	21700 SE 37TH ST
005	422125	0500	08/2007	\$585,000	\$495,000	2430	8	2002	3	6,252	N	N	24209 SE 21ST ST
005	769180	0180	12/2008	\$520,000	\$518,000	2450	8	2002	3	4,656	N	N	22509 SE 15TH PL
005	679070	0200	07/2007	\$625,000	\$528,000	2470	8	1984	4	10,927	N	N	21210 SE 29TH ST
005	769180	0070	07/2007	\$584,950	\$494,000	2500	8	2002	3	4,566	N	N	22518 SE 15TH PL
005	540650	0160	09/2007	\$565,000	\$479,000	2510	8	2001	3	4,200	N	N	22580 SE 12TH PL
005	540650	0640	02/2007	\$565,000	\$481,000	2510	8	2001	3	4,200	N	N	22558 SE 13TH ST
005	540650	0700	02/2007	\$578,000	\$492,000	2510	8	2001	3	4,200	N	N	22567 SE 12TH PL
005	679020	0110	10/2007	\$618,000	\$525,000	2570	8	1987	3	12,906	N	N	3030 217TH AVE SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	422125	0350	08/2007	\$552,000	\$467,000	2580	8	2003	3	5,446	N	N	24002 SE 22ND ST
005	422125	0390	02/2007	\$574,000	\$489,000	2590	8	2002	3	4,914	N	N	24007 SE 21ST ST
005	422125	0520	11/2008	\$555,000	\$542,000	2590	8	2002	3	4,898	N	N	24217 SE 21ST ST
005	755960	0220	09/2007	\$596,000	\$505,000	2600	8	2004	3	5,731	N	N	23118 SE 14TH ST
005	679510	0562	06/2007	\$679,000	\$573,000	2690	8	1987	3	21,052	N	N	2805 222ND PL SE
005	092406	9091	09/2008	\$850,000	\$797,000	2690	8	1983	3	109,771	N	N	21334 SE 39TH ST
005	092406	9170	07/2008	\$690,000	\$636,000	2700	8	1977	4	52,707	N	N	22215 SE 32ND ST
005	042406	9259	09/2007	\$723,000	\$613,000	2710	8	1994	3	24,263	N	N	22605 SE 16TH PL
005	042406	9227	03/2007	\$799,000	\$678,000	2750	8	1981	4	21,109	N	N	1829 223RD AVE SE
005	540650	0260	04/2007	\$586,000	\$496,000	2780	8	2001	3	4,600	Y	N	1213 225TH PL SE
005	540650	0090	07/2007	\$590,000	\$498,000	2780	8	2001	3	4,454	N	N	22700 SE 12TH PL
005	730020	0130	08/2007	\$790,000	\$668,000	2780	8	1983	3	31,234	N	N	21401 SE 37TH ST
005	769180	0130	02/2008	\$610,000	\$533,000	2790	8	2002	3	6,720	N	N	22529 SE 15TH PL
005	612700	0650	05/2008	\$665,000	\$597,000	2920	8	2004	3	7,219	N	N	2241 250TH PL SE
005	102406	9114	12/2007	\$635,000	\$546,000	2930	8	1977	5	48,563	N	N	2616 242ND AVE SE
005	042406	9214	04/2007	\$867,500	\$734,000	3000	8	1998	3	46,496	N	N	22105 SE 20TH ST
005	217750	0365	09/2007	\$1,200,000	\$1,018,000	3130	8	1948	4	22,476	Y	Y	2033 E BEAVER LAKE DR SE
005	679110	0480	03/2008	\$525,000	\$460,000	3210	8	1969	3	17,179	N	N	21606 SE 32ND PL
005	755960	0230	08/2007	\$600,000	\$508,000	3220	8	2003	3	6,226	N	N	23110 SE 14TH ST
005	755960	0170	08/2007	\$617,000	\$522,000	3220	8	2004	3	6,012	N	N	23105 SE 14TH ST
005	755960	0180	09/2008	\$557,500	\$523,000	3220	8	2004	3	4,700	N	N	23109 SE 14TH ST
005	755960	0080	05/2008	\$600,000	\$537,000	3220	8	2004	3	4,922	N	N	23018 SE 14TH ST
005	670587	0100	11/2008	\$574,200	\$562,000	3230	8	2004	3	5,033	N	N	3614 212TH PL SE
005	102406	9162	06/2007	\$730,000	\$616,000	3250	8	1978	4	50,529	N	N	24224 SE 28TH ST
005	679100	0580	12/2007	\$566,500	\$487,000	3280	8	1977	5	12,530	N	N	21812 SE 33RD PL
005	092406	9299	12/2007	\$747,000	\$641,000	3320	8	2003	3	9,260	N	N	3626 212TH PL SE
005	947599	0050	04/2008	\$725,000	\$642,000	3380	8	2008	3	6,321	N	N	1311 247TH PL SE
005	947599	0160	04/2008	\$750,000	\$667,000	3380	8	2008	3	6,618	N	N	1352 247TH PL SE
005	947599	0190	07/2008	\$725,000	\$669,000	3380	8	2008	3	5,400	N	N	24768 SE 13TH PL
005	947599	0080	03/2008	\$760,000	\$670,000	3410	8	2008	3	6,431	N	N	1341 247TH PL SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	947599	0170	04/2008	\$790,000	\$697,000	3410	8	2008	3	6,001	N	N	1342 247TH PL SE
005	947599	0020	02/2008	\$766,000	\$669,000	3490	8	2008	3	5,687	N	N	24728 SE 13TH PL
005	947599	0010	01/2008	\$719,000	\$621,000	3530	8	2008	3	4,500	N	N	24748 SE 13TH PL
005	947599	0140	03/2008	\$740,000	\$649,000	3530	8	2008	3	5,868	N	N	1372 247TH PL SE
005	947599	0090	03/2008	\$793,061	\$694,000	3530	8	2008	3	5,799	N	N	1351 247TH PL SE
005	755960	0150	10/2008	\$581,000	\$556,000	3540	8	2003	3	4,722	N	N	1310 231ST AVE SE
005	947599	0110	08/2008	\$740,000	\$690,000	3610	8	2008	3	7,669	N	N	1371 247TH PL SE
005	947599	0070	06/2008	\$842,000	\$764,000	3610	8	2008	3	8,809	N	N	1331 247TH PL SE
005	042406	9076	12/2007	\$1,710,000	\$1,468,000	1580	9	1978	5	23,522	Y	Y	2121 227TH AVE SE
005	102406	9189	03/2007	\$650,000	\$552,000	1960	9	1989	3	35,005	N	N	2414 232ND AVE SE
005	212406	9082	03/2008	\$850,000	\$747,000	2010	9	1963	4	73,616	Y	N	22621 SE 56TH ST
005	030501	0030	04/2008	\$560,000	\$496,000	2230	9	1998	3	6,551	N	N	23121 SE 27TH WAY
005	290990	0040	12/2008	\$660,000	\$649,000	2300	9	1978	4	41,219	N	N	24219 SE 28TH ST
005	092406	9098	06/2008	\$755,000	\$681,000	2340	9	1979	4	87,991	N	N	21514 SE 39TH ST
005	644580	0140	08/2008	\$985,000	\$918,000	2340	9	2004	3	28,750	N	N	5318 229TH AVE SE
005	030500	0140	10/2008	\$545,000	\$524,000	2348	9	1996	3	5,584	N	N	22929 SE 25TH PL
005	278210	0080	07/2007	\$610,000	\$515,000	2390	9	1999	3	5,878	N	N	22546 SE 14TH PL
005	679115	0080	01/2007	\$682,222	\$584,000	2440	9	1980	4	28,288	N	N	23829 SE 33RD ST
005	062950	0160	12/2007	\$630,000	\$541,000	2450	9	2001	3	7,320	N	N	2811 257TH PL SE
005	062950	0320	03/2008	\$625,000	\$551,000	2450	9	2002	3	5,646	N	N	2904 256TH CT SE
005	030501	0340	01/2007	\$619,000	\$528,000	2460	9	1998	3	5,772	N	N	2660 230TH AVE SE
005	030500	0630	09/2007	\$660,250	\$559,000	2490	9	1996	3	5,719	N	N	2550 AUDUBON PARK DR SE
005	030500	0620	02/2007	\$640,000	\$545,000	2520	9	1997	3	6,195	N	N	2558 AUDUBON PARK DR SE
005	030500	0230	09/2008	\$597,000	\$562,000	2540	9	1997	3	7,749	N	N	2669 231ST AVE SE
005	030500	0490	01/2007	\$605,000	\$518,000	2554	9	1997	3	5,108	N	N	23124 SE 26TH PL
005	030500	0340	04/2007	\$630,000	\$532,000	2554	9	1997	3	5,794	N	N	2662 AUDUBON PARK DR SE
005	030500	0400	10/2008	\$544,500	\$521,000	2570	9	1997	3	5,000	N	N	2622 231ST PL SE
005	030500	0580	12/2007	\$735,000	\$632,000	2570	9	1997	3	8,640	N	N	2623 231ST AVE SE
005	697994	0020	11/2007	\$713,000	\$611,000	2630	9	2000	3	8,463	N	N	2621 212TH PL SE
005	697994	0080	07/2007	\$760,000	\$641,000	2630	9	2000	3	9,199	N	N	21250 SE 26TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	113750	0050	08/2008	\$610,000	\$569,000	2720	9	1989	3	11,269	N	N	21116 SE 28TH PL
005	042406	9068	09/2008	\$660,000	\$625,000	2730	9	1985	3	23,522	N	N	21910 SE 20TH ST
005	030501	0360	06/2007	\$640,000	\$540,000	2760	9	1998	3	6,060	N	N	2668 230TH AVE SE
005	030501	0260	03/2007	\$646,500	\$548,000	2760	9	1998	3	6,091	N	N	2679 230TH AVE SE
005	030501	0370	09/2007	\$659,000	\$558,000	2760	9	1998	3	7,804	N	N	2674 230TH AVE SE
005	113750	0070	06/2007	\$775,000	\$654,000	2760	9	1989	4	13,093	N	N	21007 SE 28TH PL
005	030501	0470	02/2007	\$635,000	\$541,000	2830	9	1997	3	5,250	N	N	23120 SE 27TH WAY
005	030501	0130	11/2007	\$650,000	\$556,000	2830	9	1998	3	6,095	N	N	22943 SE 27TH CT
005	062950	0020	04/2007	\$655,000	\$554,000	2850	9	2001	3	5,011	N	N	2918 257TH PL SE
005	329960	0160	06/2007	\$699,000	\$590,000	2870	9	2001	3	6,798	N	N	4602 230TH TER SE
005	082406	9008	04/2008	\$741,000	\$658,000	2900	9	1989	3	60,984	Y	N	20105 SE 32ND ST
005	679330	0190	04/2008	\$660,000	\$588,000	2930	9	2004	3	6,399	N	N	23489 SE 49TH ST
005	042406	9264	06/2008	\$704,000	\$637,000	2930	9	1998	3	18,199	N	N	1645 219TH PL SE
005	030500	0060	08/2007	\$665,000	\$562,000	2980	9	1996	3	5,250	N	N	22934 SE 25TH PL
005	329971	0130	11/2007	\$889,000	\$759,000	2990	9	2007	3	9,563	Y	N	22722 SE 49TH PL
005	329961	0210	12/2007	\$815,000	\$701,000	3000	9	2001	3	8,566	Y	N	23003 SE 45TH PL
005	329961	0600	03/2007	\$1,038,000	\$879,000	3000	9	2001	3	10,981	Y	N	4406 230TH WAY SE
005	329971	0040	02/2007	\$850,061	\$724,000	3020	9	2006	3	6,080	Y	N	22713 SE 49TH PL
005	062950	0150	06/2007	\$705,000	\$595,000	3030	9	2002	3	6,532	N	N	2809 257TH PL SE
005	957813	0140	08/2007	\$708,000	\$598,000	3100	9	2005	3	5,940	N	N	3131 222ND CT SE
005	957813	0120	02/2008	\$742,500	\$648,000	3110	9	2005	3	5,795	N	N	3125 222ND PL SE
005	329971	0110	08/2007	\$874,053	\$739,000	3130	9	2007	3	8,095	N	N	22730 SE 49TH PL
005	329971	0170	03/2007	\$799,000	\$677,000	3190	9	2007	3	8,720	N	N	22702 SE 49TH PL
005	329960	0020	07/2007	\$739,000	\$624,000	3250	9	2001	3	6,352	N	N	4642 229TH PL SE
005	329971	0060	08/2007	\$849,000	\$718,000	3300	9	2007	3	7,011	Y	N	22721 SE 49TH PL
005	329971	0020	05/2007	\$875,000	\$739,000	3300	9	2006	3	5,815	Y	N	22703 SE 49TH PL
005	329971	0250	05/2008	\$950,405	\$853,000	3300	9	2008	3	5,866	N	N	22701 SE 51ST ST
005	644620	0340	12/2007	\$930,900	\$800,000	3310	9	1974	4	37,510	N	N	5406 232ND AVE SE
005	697994	0010	11/2008	\$810,000	\$790,000	3320	9	2000	3	9,494	N	N	2627 212TH PL SE
005	329971	0030	02/2007	\$869,000	\$740,000	3360	9	2006	3	6,000	Y	N	22707 SE 49TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	329971	0160	03/2007	\$769,000	\$652,000	3410	9	2006	3	7,636	N	N	22706 SE 49TH PL
005	329971	0090	05/2008	\$765,000	\$683,000	3420	9	2008	3	6,058	N	N	22735 SE 49TH PL
005	329971	0140	06/2007	\$811,528	\$685,000	3420	9	2007	3	7,454	Y	N	22718 SE 49TH PL
005	329971	0230	12/2008	\$710,000	\$701,000	3420	9	2008	3	5,846	N	N	22711 SE 51ST ST
005	329971	0100	05/2008	\$765,000	\$688,000	3440	9	2007	3	6,625	N	N	22739 SE 49TH PL
005	329971	0150	03/2007	\$795,000	\$673,000	3450	9	2006	3	7,021	N	N	22714 SE 49TH PL
005	329961	0530	01/2008	\$900,000	\$777,000	3460	9	2003	3	6,511	Y	N	23020 SE 45TH PL
005	112406	9103	05/2007	\$1,375,000	\$1,161,000	3480	9	1997	3	21,434	Y	Y	2603 E BEAVER LAKE DR SE
005	329961	0190	11/2008	\$675,000	\$656,000	3510	9	2003	3	10,588	N	N	4518 230TH WAY SE
005	329961	0180	07/2008	\$805,000	\$734,000	3530	9	2003	3	10,993	N	N	4522 230TH WAY SE
005	329961	0440	05/2007	\$883,000	\$746,000	3530	9	2003	3	6,951	N	N	4518 231ST PL SE
005	957813	0080	08/2007	\$824,950	\$698,000	3540	9	2005	3	5,973	N	N	3109 222ND PL SE
005	329971	0050	07/2008	\$899,880	\$824,000	3600	9	2007	3	5,808	Y	N	22717 SE 49TH PL
005	329971	0120	10/2007	\$900,000	\$766,000	3950	9	2007	3	6,312	Y	N	22726 SE 49TH PL
005	160459	0380	06/2007	\$735,000	\$620,000	1980	10	1990	4	20,206	Y	N	1525 235TH AVE SE
005	255330	0120	06/2007	\$560,500	\$473,000	2020	10	1994	3	10,584	N	N	2704 233RD AVE SE
005	752553	0210	12/2007	\$625,000	\$538,000	2270	10	1992	3	19,129	N	N	4609 225TH AVE SE
005	670585	0250	06/2008	\$625,000	\$565,000	2400	10	1992	3	10,274	N	N	21452 SE 35TH WAY
005	160459	0370	03/2008	\$687,500	\$606,000	2400	10	1989	3	17,895	Y	N	23219 SE 15TH CT
005	679105	0370	06/2008	\$675,000	\$611,000	2560	10	1997	3	9,932	N	N	3375 213TH PL SE
005	255330	0500	06/2007	\$627,000	\$529,000	2640	10	1992	3	8,983	N	N	3009 233RD AVE SE
005	255330	0540	06/2007	\$664,995	\$561,000	2670	10	1992	3	9,288	N	N	2920 232ND AVE SE
005	561150	0220	12/2007	\$745,000	\$638,000	2680	10	1998	3	7,928	N	N	23420 SE 28TH CT
005	864990	0630	02/2008	\$695,000	\$605,000	2720	10	1992	3	8,933	N	N	3106 235TH AVE SE
005	160459	0010	09/2008	\$580,000	\$544,000	2740	10	1990	3	17,072	N	N	1514 235TH AVE SE
005	670585	0080	09/2008	\$600,000	\$568,000	2760	10	1992	3	8,899	N	N	21235 SE 35TH WAY
005	864990	0220	07/2007	\$685,000	\$578,000	2770	10	1991	3	9,755	N	N	23329 SE 31ST CT
005	865390	0340	08/2007	\$1,299,000	\$1,098,000	2835	10	1995	3	15,614	Y	Y	2617 226TH AVE SE
005	679105	0190	03/2007	\$725,000	\$614,000	2840	10	1997	3	9,966	N	N	21428 SE 34TH PL
005	112406	9026	08/2007	\$1,275,000	\$1,078,000	2840	10	1992	3	76,521	Y	Y	25408 SE 28TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	670585	0030	01/2008	\$610,000	\$527,000	2850	10	1992	3	9,758	N	N	3515 212TH PL SE
005	812010	0190	07/2007	\$885,000	\$747,000	2860	10	1984	3	28,575	N	N	2519 239TH AVE SE
005	670585	0380	07/2007	\$700,000	\$591,000	2900	10	1992	3	10,523	N	N	21308 SE 35TH WAY
005	670585	0380	11/2008	\$600,000	\$591,000	2900	10	1992	3	10,523	N	N	21308 SE 35TH WAY
005	864990	0330	08/2007	\$712,500	\$603,000	2940	10	1990	3	8,727	N	N	3142 233RD PL SE
005	679105	0020	02/2007	\$729,950	\$620,000	2950	10	1995	3	8,879	N	N	21209 SE 34TH ST
005	752553	0050	06/2007	\$780,000	\$658,000	2960	10	1989	3	13,434	Y	N	4708 227TH PL SE
005	138510	0290	06/2007	\$750,000	\$633,000	3010	10	1992	3	9,136	N	N	2479 196TH AVE SE
005	255330	0360	07/2007	\$717,000	\$605,000	3080	10	1993	3	12,326	N	N	23300 SE 26TH PL
005	670585	0280	07/2007	\$720,000	\$608,000	3090	10	1992	3	7,846	N	N	21418 SE 35TH WAY
005	679105	0090	10/2008	\$620,000	\$592,000	3110	10	1996	3	8,470	N	N	21323 SE 34TH PL
005	679105	0080	03/2007	\$756,000	\$640,000	3140	10	1996	3	8,484	N	N	21317 SE SE 34TH PL
005	029376	0170	04/2007	\$1,045,000	\$884,000	3140	10	2003	3	7,716	Y	N	23260 SE 51ST ST
005	255330	0390	06/2007	\$701,000	\$592,000	3150	10	1993	3	10,021	N	N	2625 233RD AVE SE
005	253750	0070	05/2007	\$725,000	\$612,000	3220	10	1994	3	10,437	N	N	2718 232ND PL SE
005	865390	0070	10/2008	\$700,000	\$667,000	3250	10	1994	3	8,970	N	N	22754 SE 27TH ST
005	561150	0260	01/2007	\$784,700	\$669,000	3250	10	1998	3	11,040	N	N	3006 235TH AVE SE
005	092406	9214	12/2008	\$1,100,000	\$1,086,000	3250	10	2008	3	52,272	N	N	3325 223RD AVE SE
005	752553	0890	02/2008	\$724,500	\$632,000	3260	10	1988	3	10,093	N	N	22626 SE 47TH CT
005	864990	0410	06/2007	\$705,000	\$595,000	3280	10	1991	3	8,394	N	N	3125 234TH CT SE
005	131042	0070	06/2008	\$755,000	\$681,000	3320	10	1990	3	17,704	N	N	22946 SE 47TH CT
005	513770	0020	04/2008	\$839,950	\$747,000	3320	10	2007	3	7,333	N	N	3252 226TH AVE SE
005	865390	0110	06/2008	\$818,000	\$738,000	3340	10	1994	3	9,313	N	N	22702 SE 27TH ST
005	082406	9199	07/2008	\$1,160,000	\$1,066,000	3340	10	1989	3	110,206	N	N	20701 SE 24TH ST
005	812010	0180	05/2007	\$879,000	\$742,000	3350	10	1984	3	27,348	N	N	2531 239TH AVE SE
005	329561	0330	08/2007	\$900,000	\$761,000	3430	10	1998	3	15,125	N	N	4341 232ND CT SE
005	513770	0030	05/2008	\$885,000	\$794,000	3470	10	2007	3	9,100	N	N	22609 SE 32ND ST
005	752553	0610	07/2008	\$817,500	\$752,000	3480	10	1992	3	11,486	N	N	22608 SE 47TH PL
005	144160	0030	02/2007	\$900,000	\$766,000	3520	10	2006	3	20,203	N	N	1414 235TH PL SE
005	864990	0200	08/2008	\$682,000	\$638,000	3530	10	1991	3	9,536	N	N	23328 SE 31ST CT

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	513770	0040	12/2007	\$869,950	\$748,000	3600	10	2007	3	7,350	N	N	22613 SE 32ND ST
005	513770	0060	12/2007	\$850,000	\$729,000	3650	10	2007	3	8,740	N	N	22715 SE 32ND ST
005	042406	9235	06/2007	\$1,245,000	\$1,051,000	3670	10	2000	3	95,396	N	N	21312 SE 24TH ST
005	329561	0500	04/2008	\$775,000	\$689,000	3680	10	1997	3	15,703	N	N	4368 230TH WAY SE
005	329561	0210	03/2007	\$800,000	\$679,000	3700	10	1998	3	11,699	N	N	23107 SE 44TH ST
005	752650	0100	05/2007	\$900,000	\$760,000	3730	10	2005	3	8,528	N	N	3818 212TH AVE SE
005	329561	0520	04/2008	\$900,000	\$798,000	3790	10	1997	3	17,056	N	N	4382 230TH WAY SE
005	138510	0220	05/2007	\$1,140,000	\$963,000	3820	10	1994	3	29,034	Y	N	19512 SE 24TH PL
005	864990	0210	06/2007	\$820,000	\$692,000	3880	10	1992	4	12,090	N	N	23325 SE 31ST CT
005	029376	0080	05/2008	\$1,040,000	\$931,000	3890	10	2003	3	10,000	Y	N	23460 SE 51ST PL
005	421522	0030	07/2008	\$860,000	\$794,000	3920	10	2008	3	7,150	N	N	22483 SE 32ND ST
005	421522	0060	02/2008	\$949,990	\$828,000	3920	10	2008	3	7,102	N	N	3241 225TH AVE SE
005	738470	0310	02/2007	\$1,125,000	\$956,000	3920	10	1986	3	35,299	N	N	2629 208TH AVE SE
005	381450	0160	05/2007	\$958,895	\$810,000	3930	10	1987	3	18,504	N	N	4012 230TH PL SE
005	421522	0040	05/2008	\$939,990	\$841,000	3950	10	2008	3	7,043	N	N	3201 225TH AVE SE
005	029376	0100	05/2007	\$1,148,000	\$969,000	4340	10	2002	3	10,000	Y	N	23390 SE 51ST ST
005	421522	0070	06/2008	\$1,131,811	\$1,024,000	4410	10	2008	3	9,900	N	N	3261 225TH AVE SE
005	329561	0150	11/2008	\$765,000	\$744,000	4750	10	1997	3	12,555	N	N	4535 229TH PL SE
005	679095	0170	06/2008	\$1,074,000	\$968,000	3330	11	1984	4	105,765	N	N	23208 SE 16TH PL
005	664595	0040	03/2007	\$1,150,000	\$975,000	3500	11	2002	3	12,993	N	N	5319 228TH AVE SE
005	138510	0120	06/2007	\$953,000	\$804,000	3570	11	1994	3	9,936	Y	N	2419 196TH AVE SE
005	664595	0080	02/2007	\$1,585,000	\$1,348,000	3600	11	2005	3	16,427	Y	N	5349 228TH AVE SE
005	664595	0020	08/2008	\$1,060,000	\$982,000	3850	11	2002	3	11,653	N	N	5310 228TH AVE SE
005	188812	0030	03/2008	\$989,000	\$867,000	3960	11	2000	3	11,783	N	N	25803 SE 31ST PL
005	144160	0090	01/2007	\$945,000	\$809,000	4100	11	2006	3	15,922	N	N	1308 235TH PL SE
005	144160	0300	03/2007	\$1,020,000	\$865,000	4110	11	2005	3	19,036	N	N	1339 235TH PL SE
005	188812	0110	08/2007	\$1,048,000	\$887,000	4150	11	2000	3	14,026	N	N	25810 SE 31ST PL
005	144160	0120	06/2007	\$1,450,000	\$1,224,000	4940	11	2006	3	13,998	N	N	1214 235TH PL SE
005	664595	0120	03/2007	\$1,698,000	\$1,442,000	5160	11	2006	3	27,468	Y	N	5370 228TH AVE SE
005	395680	0080	08/2008	\$1,275,000	\$1,190,000	4570	12	1991	3	20,301	N	N	3709 234TH AVE SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	395680	0020	07/2007	\$1,495,000	\$1,262,000	5400	12	1991	3	26,126	N	N	23305 SE 35TH PL
005	738470	0260	08/2007	\$2,050,000	\$1,735,000	5790	12	1984	3	35,299	N	N	20631 SE 34TH ST
005	113750	0210	03/2007	\$1,950,000	\$1,653,000	6740	12	1990	5	35,299	N	N	2634 208TH AVE SE
006	405730	0170	05/2008	\$307,950	\$277,000	1140	7	1988	3	2,980	N	N	4154 244TH PL SE
006	405730	0240	02/2007	\$332,500	\$283,000	1150	7	1988	3	2,848	N	N	4172 244TH PL SE
006	405730	0240	08/2008	\$329,500	\$283,000	1150	7	1988	3	2,848	N	N	4172 244TH PL SE
006	405730	0150	10/2008	\$304,000	\$292,000	1150	7	1988	3	3,495	N	N	4150 244TH PL SE
006	405730	0020	04/2007	\$349,950	\$296,000	1150	7	1988	3	3,350	N	N	4185 244TH PL SE
006	390490	1640	10/2007	\$415,000	\$353,000	1440	7	1986	3	4,126	N	N	24230 SE 44TH ST
006	390490	1620	08/2007	\$424,000	\$359,000	1440	7	1985	3	5,081	N	N	24218 SE 44TH ST
006	390490	1570	04/2007	\$445,000	\$376,000	1440	7	1985	3	6,232	N	N	24217 SE 44TH ST
006	390490	1760	12/2007	\$422,000	\$362,000	1450	7	1985	3	4,150	N	N	24220 SE 43RD CT
006	390490	1820	06/2008	\$399,950	\$363,000	1470	7	1986	3	4,520	N	N	4327 242ND PL SE
006	390490	1870	02/2008	\$415,000	\$361,000	1560	7	1985	3	4,050	N	N	24221 SE 43RD PL
006	390490	1890	04/2008	\$405,000	\$360,000	1570	7	1985	3	4,050	N	N	24209 SE 43RD PL
006	390490	1800	04/2008	\$382,000	\$338,000	1610	7	1985	3	3,542	N	N	24244 SE 43RD CT
006	390510	0470	06/2008	\$452,500	\$408,000	1740	7	1994	3	3,837	N	N	4125 252ND AVE SE
006	390499	0540	03/2008	\$400,000	\$353,000	1370	8	1989	3	5,802	N	N	3512 253RD CT SE
006	390491	0050	09/2008	\$420,000	\$395,000	1440	8	1987	3	4,394	N	N	4217 243RD AVE SE
006	866505	0570	08/2007	\$429,950	\$364,000	1500	8	1996	3	6,229	N	N	4373 252ND PL SE
006	390510	0610	06/2007	\$460,000	\$388,000	1520	8	1994	3	3,370	N	N	25226 SE 42ND DR
006	390496	0550	05/2008	\$478,800	\$429,000	1520	8	1989	3	6,905	N	N	3509 243RD AVE SE
006	390490	0390	11/2007	\$528,750	\$453,000	1520	8	1986	3	6,675	N	N	24225 SE 42ND PL
006	390490	0410	04/2007	\$574,950	\$486,000	1520	8	1985	3	7,365	N	N	24213 SE 42ND PL
006	390510	1020	07/2007	\$485,500	\$410,000	1530	8	1995	4	4,440	N	N	24907 SE 42ND DR
006	894436	0430	08/2007	\$455,000	\$385,000	1540	8	1993	3	3,168	N	N	25751 SE 36TH PL
006	390490	0770	02/2008	\$445,000	\$389,000	1580	8	1986	3	10,240	N	N	23966 SE 42ND PL
006	390510	0840	07/2007	\$499,950	\$422,000	1580	8	1994	3	4,379	N	N	25112 SE 42ND DR
006	390510	0930	07/2008	\$454,000	\$419,000	1590	8	1994	3	4,711	N	N	25013 SE 42ND DR
006	390490	0540	07/2008	\$445,000	\$409,000	1610	8	1985	3	6,056	N	N	24025 SE 42ND ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	390510	0870	03/2008	\$472,500	\$415,000	1610	8	1994	3	4,874	N	N	25128 SE 42ND DR
006	866505	0770	08/2008	\$450,000	\$417,000	1610	8	1996	3	4,611	N	N	24938 SE 43RD ST
006	390495	0260	02/2007	\$500,000	\$425,000	1620	8	1988	3	6,293	N	N	3751 246TH AVE SE
006	390491	0320	09/2007	\$461,500	\$392,000	1670	8	1987	3	5,004	N	N	24311 SE 42ND PL
006	390504	0370	10/2007	\$512,500	\$435,000	1670	8	1990	3	5,461	N	N	25524 SE 41ST CT
006	390498	0290	04/2007	\$475,000	\$401,000	1690	8	1989	3	5,631	N	N	3676 248TH PL SE
006	390498	0340	05/2007	\$490,000	\$414,000	1690	8	1989	3	5,111	N	N	3683 248TH PL SE
006	390498	0240	08/2007	\$490,000	\$415,000	1690	8	1989	3	5,974	N	N	3656 248TH PL SE
006	390498	0200	10/2008	\$465,000	\$443,000	1690	8	1989	3	4,334	N	N	3638 248TH PL SE
006	390510	0630	07/2008	\$420,000	\$386,000	1710	8	1994	3	4,561	N	N	25225 SE 42ND DR
006	390510	0450	05/2007	\$475,000	\$401,000	1710	8	1995	3	3,660	N	N	4133 252ND AVE SE
006	390510	0100	08/2007	\$542,000	\$458,000	1720	8	1994	3	3,903	N	N	4217 249TH CT SE
006	866505	0620	05/2008	\$440,000	\$393,000	1730	8	1996	3	4,055	N	N	24961 SE 43RD ST
006	866505	0860	10/2008	\$430,000	\$409,000	1730	8	1996	3	4,575	N	N	25205 SE 43RD WAY
006	390490	2260	06/2007	\$518,500	\$438,000	1730	8	1985	3	7,289	N	N	24113 SE 44TH CT
006	894436	0510	10/2008	\$395,000	\$378,000	1760	8	1992	3	3,294	N	N	25718 SE 36TH PL
006	894436	0620	07/2007	\$487,000	\$411,000	1760	8	1992	3	3,090	N	N	25747 SE 35TH PL
006	390508	1300	08/2008	\$475,000	\$443,000	1770	8	1992	3	4,500	N	N	25615 SE 41ST ST
006	866505	0220	03/2008	\$469,900	\$414,000	1780	8	1995	3	4,000	N	N	4340 252ND PL SE
006	390510	0700	04/2008	\$475,000	\$419,000	1780	8	1994	3	4,083	N	N	25119 SE 42ND ST
006	352900	0710	03/2007	\$490,000	\$415,000	1790	8	1988	3	6,391	N	N	4554 244TH PL SE
006	390492	0030	02/2008	\$577,500	\$504,000	1790	8	1987	3	9,435	N	N	4267 244TH PL SE
006	390512	1050	02/2008	\$490,000	\$428,000	1800	8	1994	3	5,027	N	N	25025 SE 41ST DR
006	894436	0060	06/2008	\$430,000	\$390,000	1810	8	1993	3	5,101	N	N	3626 258TH AVE SE
006	894436	0570	12/2007	\$479,950	\$412,000	1810	8	1992	3	5,138	N	N	25754 SE 36TH PL
006	894436	0370	05/2007	\$498,000	\$421,000	1810	8	1992	3	3,951	N	N	25722 SE 37TH ST
006	390508	1500	05/2008	\$455,000	\$407,000	1820	8	1993	3	4,910	N	N	25756 SE 41ST ST
006	390510	0960	07/2008	\$465,000	\$429,000	1830	8	1994	3	4,439	N	N	24955 SE 42ND DR
006	352900	0060	09/2007	\$520,000	\$441,000	1830	8	1989	3	7,808	N	N	24705 SE 45TH WAY
006	390510	0440	04/2007	\$505,000	\$427,000	1840	8	1994	3	4,577	N	N	25146 SE 42ND ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	390491	0380	03/2007	\$479,000	\$406,000	1850	8	1987	3	4,507	N	N	24328 SE 42ND PL
006	390510	0780	11/2007	\$479,000	\$409,000	1860	8	1994	3	3,895	N	N	4226 250TH PL SE
006	390510	0520	11/2007	\$491,500	\$420,000	1860	8	1994	3	3,658	N	N	4132 252ND AVE SE
006	390491	0520	11/2007	\$498,000	\$425,000	1860	8	1987	3	8,060	N	N	4327 243RD AVE SE
006	390510	0550	06/2007	\$520,000	\$439,000	1860	8	1994	3	3,691	N	N	4206 252ND AVE SE
006	390510	0410	06/2007	\$535,000	\$452,000	1860	8	1995	3	3,766	N	N	25114 SE 42ND ST
006	390493	0060	11/2007	\$470,000	\$402,000	1870	8	1988	3	5,175	N	N	24305 SE 40TH PL
006	390504	0010	03/2008	\$465,000	\$410,000	1870	8	1992	3	6,549	N	N	4112 255TH PL SE
006	390510	0290	02/2008	\$458,250	\$401,000	1880	8	1994	3	3,925	N	N	4227 250TH PL SE
006	390491	0430	08/2007	\$495,000	\$419,000	1880	8	1987	3	4,481	N	N	24333 SE 42ND ST
006	390493	0240	07/2008	\$465,000	\$425,000	1880	8	1988	3	5,502	N	N	3917 242ND AVE SE
006	390504	0740	08/2007	\$508,950	\$430,000	1880	8	1991	3	4,564	N	N	25463 SE 42ND PL
006	390508	0280	12/2008	\$460,000	\$455,000	1880	8	1993	3	4,499	N	N	4286 258TH AVE SE
006	390508	0870	08/2007	\$505,000	\$427,000	1890	8	1993	3	5,929	N	N	4103 259TH AVE SE
006	390490	2350	11/2007	\$528,950	\$451,000	1900	8	1985	3	7,759	N	N	4455 242ND AVE SE
006	390508	1620	03/2007	\$492,650	\$418,000	1910	8	1994	3	5,101	N	N	4211 258TH AVE SE
006	390490	2000	05/2008	\$565,000	\$506,000	1920	8	1986	3	7,031	N	N	24209 SE 44TH PL
006	390508	1550	04/2007	\$538,000	\$455,000	1940	8	1993	3	4,934	N	N	25826 SE 41ST ST
006	807835	0500	11/2007	\$500,000	\$428,000	1950	8	1988	3	8,483	N	N	4039 239TH PL SE
006	390493	0070	05/2008	\$484,000	\$433,000	1950	8	1988	3	5,175	N	N	24301 SE 40TH PL
006	390508	1350	06/2007	\$559,000	\$472,000	1950	8	1992	3	6,192	N	N	25628 SE 41ST ST
006	390491	0040	04/2007	\$540,000	\$457,000	1960	8	1987	3	4,323	N	N	4223 243RD AVE SE
006	390504	0730	05/2007	\$507,000	\$428,000	1970	8	1990	3	4,762	N	N	25457 SE 42ND PL
006	390504	0890	04/2007	\$525,000	\$444,000	1970	8	1990	3	5,192	N	N	4237 255TH PL SE
006	390508	1230	08/2008	\$505,000	\$470,000	1970	8	1993	3	5,234	N	N	4119 257TH CT SE
006	390504	1050	03/2008	\$539,950	\$473,000	1980	8	1990	3	5,580	N	N	25435 SE 42ND ST
006	390508	1720	06/2007	\$572,000	\$483,000	1990	8	1992	3	6,919	N	N	25753 SE 42ND CT
006	390504	0170	01/2007	\$513,000	\$437,000	2000	8	1990	3	7,376	N	N	3913 255TH PL SE
006	390503	0250	02/2007	\$526,000	\$447,000	2000	8	1990	3	5,799	N	N	25754 SE 40TH ST
006	866505	0430	01/2007	\$495,000	\$423,000	2010	8	1996	3	4,000	N	N	4363 249TH AVE SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	866505	0630	04/2007	\$505,150	\$428,000	2010	8	1996	3	4,240	N	N	24955 SE 43RD ST
006	352900	0280	07/2007	\$515,000	\$435,000	2010	8	1988	3	7,748	N	N	4613 246TH PL SE
006	866505	0160	08/2007	\$520,000	\$440,000	2010	8	1996	3	7,534	N	N	4304 252ND PL SE
006	390492	0500	03/2008	\$505,000	\$444,000	2010	8	1989	3	6,877	N	N	4252 245TH AVE SE
006	866505	0660	08/2007	\$525,800	\$445,000	2010	8	1996	3	4,472	N	N	24935 SE 43RD ST
006	390496	0340	08/2008	\$517,000	\$478,000	2010	8	1989	3	6,333	N	N	24301 SE 34TH PL
006	866505	0280	03/2007	\$600,000	\$509,000	2010	8	1996	3	4,393	N	N	4376 252ND PL SE
006	390510	0620	05/2007	\$525,000	\$443,000	2030	8	1994	3	4,903	N	N	25233 SE 42ND DR
006	390504	0260	02/2007	\$528,500	\$450,000	2030	8	1991	3	6,537	N	N	25553 SE 40TH CT
006	390508	0780	06/2007	\$542,000	\$457,000	2030	8	1994	3	6,169	N	N	4144 258TH AVE SE
006	352900	0440	06/2007	\$590,000	\$498,000	2040	8	1988	3	8,054	N	N	24460 SE 46TH ST
006	352900	0790	07/2007	\$688,500	\$581,000	2040	8	1988	3	7,224	N	N	24418 SE 46TH ST
006	390495	0270	05/2007	\$480,000	\$405,000	2050	8	1989	3	5,045	N	N	3747 246TH AVE SE
006	390508	0840	11/2007	\$500,000	\$427,000	2050	8	1994	3	5,303	N	N	25829 SE 41ST PL
006	390492	0520	04/2007	\$550,000	\$465,000	2050	8	1987	3	9,657	N	N	4240 245TH AVE SE
006	390504	1060	02/2008	\$552,000	\$480,000	2050	8	1991	3	5,740	N	N	25437 SE 42ND ST
006	390508	1510	07/2007	\$571,000	\$482,000	2050	8	1993	3	9,699	N	N	25800 SE 41ST ST
006	390505	0280	07/2007	\$537,500	\$454,000	2060	8	1990	3	4,812	N	N	25214 SE 35TH ST
006	390490	0190	08/2007	\$560,000	\$473,000	2060	8	1985	3	9,000	N	N	24012 SE 42ND ST
006	390503	0400	04/2008	\$502,000	\$446,000	2080	8	1991	3	6,307	N	N	4029 258TH WAY SE
006	390503	0270	01/2007	\$520,000	\$445,000	2090	8	1990	3	5,664	N	N	25742 SE 40TH ST
006	807835	0030	03/2007	\$540,000	\$457,000	2090	8	1988	3	7,064	N	N	4055 238TH PL SE
006	390503	0300	01/2007	\$537,500	\$459,000	2090	8	1991	3	7,913	N	N	25739 SE 40TH ST
006	390490	0200	06/2007	\$543,000	\$458,000	2100	8	1985	3	9,000	N	N	24020 SE 42ND ST
006	352900	0220	06/2007	\$548,000	\$462,000	2100	8	1989	3	8,128	N	N	4617 247TH PL SE
006	390506	0010	06/2007	\$556,476	\$470,000	2100	8	1991	3	6,216	N	N	25730 SE 40TH ST
006	390503	0070	07/2007	\$567,500	\$479,000	2100	8	1990	3	6,508	N	N	25740 SE 39TH ST
006	390512	0900	06/2007	\$575,000	\$485,000	2100	8	1996	3	5,378	N	N	4016 252ND AVE SE
006	352900	0680	04/2008	\$558,000	\$494,000	2110	8	1988	3	7,646	N	N	24509 SE 45TH WAY
006	390512	0220	05/2007	\$529,000	\$447,000	2120	8	1994	3	5,582	N	N	4062 250TH AVE SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	390512	1100	03/2008	\$515,000	\$451,000	2120	8	1994	3	5,188	N	N	24919 SE 41ST DR
006	390508	0070	03/2007	\$559,500	\$474,000	2120	8	1994	3	7,451	N	N	4209 257TH PL SE
006	390492	0530	05/2007	\$569,900	\$481,000	2120	8	1987	3	9,222	N	N	4234 245TH AVE SE
006	390499	0380	11/2007	\$528,500	\$451,000	2130	8	1989	3	4,484	N	N	3543 253RD CT SE
006	390495	0120	05/2007	\$560,000	\$473,000	2130	8	1988	3	7,283	N	N	24601 SE 37TH ST
006	390512	0890	06/2007	\$575,000	\$485,000	2130	8	1995	3	5,626	N	N	4012 252ND AVE SE
006	390512	0430	12/2008	\$490,000	\$487,000	2130	8	1996	3	7,402	N	N	4055 251ST PL SE
006	390492	1250	03/2008	\$680,000	\$597,000	2140	8	1988	3	7,313	N	N	24414 SE 46TH CT
006	390512	0960	05/2007	\$538,000	\$454,000	2150	8	1995	3	5,145	N	N	4040 252ND AVE SE
006	390508	0930	05/2007	\$584,000	\$493,000	2150	8	1993	3	7,170	N	N	25810 SE 41ST PL
006	390508	0620	07/2008	\$550,000	\$506,000	2150	8	1993	3	7,202	N	N	25921 SE 41ST CT
006	390491	0700	03/2007	\$595,000	\$504,000	2160	8	1987	3	7,778	N	N	24356 SE 43RD PL
006	390494	0280	04/2008	\$525,000	\$467,000	2170	8	1988	3	7,810	N	N	3722 245TH AVE SE
006	390508	1820	02/2007	\$560,000	\$476,000	2170	8	1992	3	5,849	N	N	4252 257TH PL SE
006	390512	0830	07/2007	\$549,000	\$463,000	2180	8	1994	3	5,496	N	N	25032 SE 40TH DR
006	390508	0920	08/2007	\$600,000	\$507,000	2190	8	1993	3	7,685	N	N	25816 SE 41ST PL
006	390497	0360	10/2007	\$452,000	\$384,000	2200	8	1989	3	5,287	N	N	24815 SE 37TH PL
006	390491	0550	07/2007	\$545,000	\$460,000	2200	8	1987	3	8,226	N	N	4347 243RD AVE SE
006	222406	9139	07/2007	\$560,000	\$473,000	2210	8	1988	3	12,712	N	N	4826 242ND AVE SE
006	807838	0210	05/2007	\$580,000	\$490,000	2210	8	1988	3	7,106	N	N	4037 240TH PL SE
006	390504	0530	01/2008	\$525,000	\$455,000	2220	8	1990	3	5,058	N	N	25434 SE 42ND ST
006	390497	0290	06/2007	\$540,000	\$456,000	2220	8	1989	3	4,659	N	N	24828 SE 37TH PL
006	390497	0070	03/2007	\$547,500	\$464,000	2220	8	1989	3	5,011	N	N	3739 248TH AVE SE
006	390508	1610	01/2007	\$569,950	\$486,000	2220	8	1993	3	7,422	N	N	4207 258TH AVE SE
006	807838	0290	07/2007	\$625,001	\$528,000	2240	8	1988	3	7,514	N	N	4071 240TH PL SE
006	807838	0320	12/2007	\$550,000	\$471,000	2250	8	1988	3	7,201	N	N	23970 SE 41ST PL
006	352900	0150	03/2007	\$562,000	\$476,000	2250	8	1989	3	6,929	N	N	4618 247TH PL SE
006	807838	0180	01/2007	\$559,000	\$478,000	2250	8	1990	3	7,231	N	N	23964 SE 40TH PL
006	390499	0720	02/2008	\$485,000	\$422,000	2260	8	1990	3	5,220	N	N	25322 SE 36TH CT
006	390499	0110	04/2008	\$520,000	\$460,000	2260	8	1989	3	5,365	N	N	3606 254TH AVE SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	390512	0310	06/2007	\$530,000	\$447,000	2270	8	1995	3	5,570	N	N	4010 250TH AVE SE
006	807835	0260	07/2007	\$590,000	\$498,000	2270	8	1989	3	7,140	N	N	4116 239TH PL SE
006	390508	1290	09/2008	\$490,000	\$463,000	2280	8	1992	3	4,518	N	N	25621 SE 41ST ST
006	390490	2220	01/2007	\$527,000	\$451,000	2300	8	1986	3	7,837	N	N	24114 SE 44TH CT
006	390490	2150	02/2008	\$525,000	\$456,000	2340	8	1986	3	7,957	N	N	24218 SE 45TH ST
006	390503	0830	03/2007	\$599,950	\$509,000	2340	8	1990	3	7,396	N	N	25942 SE 39TH PL
006	390512	0650	06/2008	\$560,000	\$509,000	2340	8	1996	3	5,403	N	N	4057 249TH AVE SE
006	390490	2250	06/2008	\$576,000	\$523,000	2360	8	1985	3	9,446	N	N	24109 SE 44TH CT
006	807838	0040	10/2007	\$535,250	\$456,000	2410	8	1988	3	7,813	N	N	23975 SE 41ST PL
006	390508	0580	07/2007	\$585,000	\$494,000	2440	8	1994	3	6,143	N	N	25861 SE 42ND WAY
006	390508	1380	01/2008	\$524,950	\$454,000	2460	8	1993	3	7,122	N	N	25648 SE 41ST ST
006	390503	0840	08/2008	\$552,000	\$514,000	2500	8	1990	3	9,307	N	N	25936 SE 39TH PL
006	390507	0010	11/2007	\$635,000	\$543,000	2500	8	1992	3	7,876	N	N	25962 SE 39TH PL
006	390490	0580	09/2008	\$499,950	\$469,000	2510	8	1985	3	6,230	N	N	23923 SE 42ND ST
006	390499	0230	05/2007	\$582,500	\$492,000	2510	8	1989	3	5,621	N	N	25308 SE 35TH ST
006	390496	0280	10/2007	\$615,000	\$522,000	2510	8	1989	3	7,843	N	N	24411 SE 34TH PL
006	807838	0050	05/2008	\$610,000	\$548,000	2510	8	1988	3	9,271	N	N	4092 240TH PL SE
006	390495	0030	04/2007	\$624,950	\$529,000	2540	8	1988	3	8,118	N	N	24536 SE 37TH ST
006	390495	0070	08/2007	\$625,000	\$529,000	2540	8	1988	3	11,301	N	N	3630 246TH AVE SE
006	390490	2140	03/2007	\$570,000	\$483,000	2580	8	1987	3	8,213	N	N	24224 SE 45TH ST
006	807838	0270	03/2008	\$600,000	\$526,000	2620	8	1988	3	8,091	N	N	4063 240TH PL SE
006	807838	0080	04/2007	\$639,950	\$542,000	2640	8	1988	3	7,200	N	N	4076 240TH PL SE
006	807838	0120	01/2007	\$635,000	\$543,000	3060	8	1988	3	7,332	N	N	4052 240TH PL SE
006	390496	1040	05/2007	\$700,000	\$591,000	3110	8	1989	3	14,830	N	N	24675 SE 36TH CT
006	222406	9100	12/2008	\$960,000	\$959,000	3500	8	1996	3	55,321	N	N	4830 240TH PL SE
006	280600	0620	11/2007	\$613,800	\$524,000	1420	9	1990	3	14,342	N	N	3631 241ST AVE SE
006	031840	0230	06/2007	\$650,000	\$549,000	1800	9	1992	3	7,840	N	N	4654 244TH PL SE
006	807910	0180	07/2007	\$587,000	\$496,000	2000	9	1988	3	7,799	N	N	4454 246TH AVE SE
006	807910	0050	03/2007	\$545,000	\$462,000	2030	9	1989	3	7,924	N	N	24614 SE 44TH CT
006	807910	0670	03/2008	\$539,000	\$473,000	2060	9	1989	3	7,210	N	N	24447 SE 44TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	807910	0850	12/2008	\$550,000	\$544,000	2130	9	1988	3	8,707	N	N	4439 246TH AVE SE
006	807910	0270	09/2008	\$565,000	\$531,000	2150	9	1989	3	7,844	N	N	24707 SE 45TH PL
006	390492	1010	12/2008	\$515,000	\$506,000	2180	9	1987	3	10,072	N	N	4330 246TH PL SE
006	807910	0090	11/2007	\$530,000	\$454,000	2190	9	1989	3	10,493	N	N	24636 SE 44TH CT
006	807910	0780	11/2007	\$600,000	\$514,000	2210	9	1988	3	9,904	N	N	4454 245TH PL SE
006	807910	0700	07/2007	\$649,888	\$549,000	2240	9	1989	3	7,350	N	N	4444 244TH PL SE
006	390492	1150	05/2008	\$580,000	\$517,000	2260	9	1988	3	10,647	N	N	24522 SE 42ND PL
006	807839	0140	12/2008	\$525,000	\$520,000	2270	9	1989	3	7,545	N	N	24017 SE 39TH CT
006	390493	1010	05/2007	\$563,000	\$475,000	2280	9	1987	3	8,440	N	N	24336 SE 40TH PL
006	807836	0170	12/2008	\$498,000	\$489,000	2280	9	1990	3	7,781	N	N	23813 SE 41ST ST
006	807910	0240	11/2007	\$600,000	\$512,000	2300	9	1988	3	8,743	N	N	24718 SE 45TH PL
006	807910	0490	04/2007	\$555,000	\$469,000	2310	9	1989	3	9,216	N	N	24405 SE 44TH CT
006	114990	0110	01/2008	\$580,000	\$502,000	2350	9	1992	3	12,100	N	N	4616 243RD CT SE
006	114990	0210	08/2007	\$760,000	\$643,000	2370	9	1993	3	8,713	N	N	4647 243RD CT SE
006	390500	0050	06/2008	\$607,000	\$550,000	2390	9	1989	3	8,778	N	N	26140 SE 39TH WAY
006	062941	0040	06/2007	\$660,000	\$557,000	2390	9	2004	3	6,004	N	N	26013 SE 23RD PL
006	390501	0120	08/2007	\$605,000	\$511,000	2400	9	1990	3	9,818	N	N	25944 SE 37TH WAY
006	390500	0690	05/2008	\$629,950	\$564,000	2400	9	1990	3	10,783	N	N	26125 SE 39TH CT
006	390500	0160	08/2008	\$525,000	\$487,000	2430	9	1989	3	7,577	N	N	26008 SE 38TH ST
006	031840	0290	03/2008	\$649,000	\$572,000	2430	9	1991	3	7,926	N	N	24426 SE 46TH PL
006	031840	0200	04/2008	\$665,000	\$587,000	2460	9	1993	3	7,942	N	N	24424 SE 47TH CT
006	114990	0040	04/2007	\$659,950	\$558,000	2500	9	1991	3	7,875	N	N	24309 SE 46TH WAY
006	869141	0560	03/2007	\$744,000	\$630,000	2540	9	2006	3	5,489	N	N	1409 271ST PL SE
006	390500	0310	08/2008	\$560,000	\$522,000	2560	9	1989	3	8,531	N	N	26005 SE 38TH CT
006	390509	0050	01/2008	\$595,000	\$514,000	2610	9	1992	3	8,334	N	N	3956 262ND AVE SE
006	390509	0320	08/2007	\$659,950	\$558,000	2610	9	1992	3	7,840	N	N	4009 262ND PL SE
006	327693	0120	06/2007	\$799,950	\$675,000	2610	9	1988	3	29,341	N	N	2554 261ST AVE SE
006	390492	0880	02/2008	\$640,000	\$555,000	2630	9	1988	3	9,707	N	N	24617 SE 44TH ST
006	114960	0130	08/2008	\$580,000	\$539,000	2640	9	1990	3	8,012	N	N	24220 SE 47TH ST
006	869140	0160	02/2007	\$700,000	\$595,000	2640	9	2004	3	8,782	N	N	27215 SE 12TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	869137	0430	06/2007	\$725,000	\$612,000	2660	9	2002	3	7,330	N	N	1022 271ST AVE SE
006	869139	1100	01/2007	\$680,000	\$580,000	2670	9	2002	3	6,178	N	N	1032 272ND PL SE
006	869139	1060	06/2007	\$735,000	\$620,000	2670	9	2002	3	5,825	N	N	1019 272ND PL SE
006	869139	1170	03/2007	\$750,000	\$636,000	2670	9	2002	3	6,701	N	N	1004 272ND PL SE
006	327693	0320	06/2007	\$630,000	\$532,000	2680	9	1988	3	35,016	N	N	2605 260TH PL SE
006	390500	0150	09/2008	\$543,500	\$514,000	2690	9	1989	3	8,745	N	N	26016 SE 38TH ST
006	869139	0260	06/2008	\$695,000	\$629,000	2690	9	2003	3	7,053	N	N	1009 275TH PL SE
006	390501	0100	08/2008	\$550,000	\$509,000	2700	9	1990	3	9,122	N	N	25952 SE 37TH WAY
006	869139	1300	05/2007	\$727,500	\$614,000	2700	9	2002	3	7,064	N	N	925 SE 274TH WAY
006	031840	0010	01/2007	\$620,000	\$530,000	2710	9	1992	3	6,999	N	N	4625 244TH PL SE
006	869141	0200	07/2008	\$637,500	\$582,000	2710	9	2004	3	6,688	N	N	1220 269TH CT SE
006	062942	0210	09/2008	\$600,000	\$568,000	2720	9	2005	3	6,042	N	N	2021 263RD LN SE
006	327693	0300	10/2008	\$625,000	\$603,000	2720	9	1988	3	42,712	N	N	2614 260TH PL SE
006	807839	0150	01/2007	\$610,000	\$522,000	2770	9	1989	3	10,274	N	N	24018 SE 39TH CT
006	807839	0270	07/2007	\$640,000	\$540,000	2770	9	1989	3	8,274	N	N	23957 SE 40TH CT
006	869139	0270	02/2007	\$705,000	\$600,000	2770	9	2002	3	5,542	N	N	1008 274TH PL SE
006	390500	0230	09/2007	\$675,000	\$573,000	2790	9	1989	3	8,310	N	N	3827 260TH AVE SE
006	390500	0640	09/2008	\$575,000	\$545,000	2800	9	1990	3	8,412	N	N	26130 SE 39TH CT
006	390500	0600	04/2008	\$633,000	\$562,000	2830	9	1989	3	8,215	N	N	26135 SE 39TH WAY
006	390492	1000	02/2007	\$605,000	\$515,000	2840	9	1987	3	9,905	N	N	24632 SE 44TH ST
006	390500	0070	05/2007	\$679,000	\$573,000	2840	9	1989	3	9,316	N	N	26124 SE 39TH WAY
006	869137	0500	09/2008	\$625,000	\$586,000	2840	9	2002	3	6,854	N	N	27028 SE 9TH WAY
006	062941	0210	04/2007	\$720,000	\$609,000	2850	9	2004	3	6,444	N	N	26007 SE 22ND PL
006	869139	0680	06/2007	\$760,000	\$641,000	2850	9	2004	3	5,250	N	N	27410 SE 8TH PL
006	327693	0370	06/2007	\$769,250	\$649,000	2850	9	1987	3	37,522	N	N	26007 SE 27TH ST
006	869139	0480	03/2007	\$678,000	\$575,000	2870	9	2002	3	5,000	N	N	1010 SE 274TH WAY
006	114990	0180	08/2007	\$710,000	\$600,000	2880	9	1992	3	8,033	N	N	4646 243RD CT SE
006	114960	0060	02/2007	\$710,000	\$604,000	2890	9	1991	3	13,780	N	N	24311 SE 47TH ST
006	869139	0660	07/2008	\$705,000	\$651,000	2910	9	2004	3	5,250	N	N	27418 SE 8TH PL
006	869139	0350	10/2007	\$735,000	\$624,000	2970	9	2002	3	7,387	N	N	824 274TH PL SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	869139	0300	08/2007	\$737,500	\$623,000	3000	9	2003	3	5,250	N	N	918 274TH PL SE
006	869141	0580	08/2007	\$755,000	\$638,000	3020	9	2006	3	8,201	N	N	1410 271ST PL SE
006	869141	0720	10/2008	\$655,000	\$624,000	3080	9	2005	3	5,600	N	N	27014 SE 13TH ST
006	869139	0570	10/2007	\$755,000	\$642,000	3080	9	2003	3	5,250	N	N	27317 SE 8TH PL
006	869141	0470	09/2007	\$765,000	\$649,000	3080	9	2005	3	6,139	N	N	1324 270TH WAY SE
006	869131	0810	04/2007	\$749,000	\$634,000	3090	9	1998	3	12,416	N	N	2157 266TH CT SE
006	062942	0350	10/2008	\$710,000	\$682,000	3130	9	2006	3	7,800	N	N	2104 263RD PL SE
006	869140	0080	01/2007	\$802,500	\$684,000	3150	9	2004	3	7,035	N	N	1105 273RD PL SE
006	062941	0140	06/2008	\$679,000	\$614,000	3160	9	2004	3	5,495	N	N	26050 SE 23RD PL
006	869139	0220	09/2008	\$690,000	\$647,000	3170	9	2003	3	6,955	N	N	909 275TH PL SE
006	869140	0150	01/2007	\$845,000	\$723,000	3180	9	2004	3	8,922	N	N	27211 SE 12TH PL
006	115090	0100	08/2007	\$779,990	\$659,000	3190	9	2003	3	6,300	N	N	24250 SE 47TH PL
006	062942	0450	10/2008	\$700,000	\$675,000	3190	9	2005	3	8,964	N	N	1914 263RD CT SE
006	390500	0590	09/2007	\$675,000	\$572,000	3220	9	1989	3	8,760	N	N	26127 SE 39TH WAY
006	390509	0360	07/2008	\$729,000	\$665,000	3230	9	1992	3	11,171	N	N	4018 262ND AVE SE
006	869139	1330	09/2007	\$762,000	\$646,000	3240	9	2004	3	6,549	N	N	27324 SE 10TH CT
006	390490	2550	10/2008	\$589,000	\$562,000	3250	9	1987	3	14,131	N	N	24102 SE 45TH PL
006	869139	1030	08/2008	\$605,000	\$563,000	3290	9	2002	3	5,647	N	N	1007 272ND PL SE
006	869139	0840	04/2007	\$725,000	\$613,000	3290	9	2003	3	5,466	N	N	909 273RD PL SE
006	869141	0090	06/2008	\$695,000	\$626,000	3290	9	2005	3	5,119	N	N	1219 269TH CT SE
006	869139	0180	08/2007	\$774,950	\$655,000	3290	9	2003	3	7,302	N	N	813 275TH PL SE
006	869139	0150	07/2008	\$730,000	\$667,000	3290	9	2003	3	6,825	N	N	805 275TH PL SE
006	869140	0450	06/2008	\$751,000	\$678,000	3290	9	2004	3	7,882	N	N	27307 SE 13TH PL
006	869139	0010	07/2008	\$750,000	\$690,000	3290	9	2004	3	7,475	N	N	1102 275TH PL SE
006	869141	0670	07/2008	\$680,000	\$625,000	3330	9	2004	3	5,800	N	N	27102 SE 13TH ST
006	869140	0750	07/2007	\$845,000	\$713,000	3350	9	2004	3	8,835	N	N	1211 27TH PL SE
006	869140	0070	11/2008	\$630,000	\$610,000	3360	9	2003	3	7,844	N	N	1107 272ND PL SE
006	327693	0080	02/2007	\$949,950	\$809,000	3380	9	1988	4	33,891	N	N	2641 262ND PL SE
006	869140	0680	07/2007	\$812,500	\$686,000	3400	9	2004	3	10,708	N	N	1108 274TH PL SE
006	869140	0570	05/2007	\$824,950	\$696,000	3420	9	2004	3	7,151	N	N	1307 275TH PL SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	869140	0630	09/2007	\$839,000	\$711,000	3450	9	2004	3	8,305	N	N	1202 274TH PL SE
006	869140	0090	09/2007	\$835,000	\$708,000	3460	9	2004	3	6,653	N	N	1109 273RD PL SE
006	869131	0350	04/2007	\$805,000	\$680,000	3490	9	1999	3	10,240	N	N	2044 264TH PL SE
006	869140	0440	12/2007	\$805,000	\$691,000	3600	9	2005	3	8,452	N	N	27303 SE 13TH PL
006	869140	0520	10/2007	\$845,000	\$718,000	3600	9	2004	3	8,054	N	N	1318 275TH PL SE
006	869140	0040	10/2008	\$720,000	\$687,000	3610	9	2004	3	6,778	N	N	1116 272ND PL SE
006	869140	0140	12/2008	\$720,000	\$716,000	3610	9	2004	3	10,318	N	N	27212 SE 12TH PL
006	869131	0710	07/2008	\$745,000	\$688,000	3620	9	1998	3	11,043	N	N	26525 SE 20TH PL
006	869131	0250	04/2008	\$865,000	\$770,000	3730	9	1998	3	10,375	N	N	2005 265TH AVE SE
006	327693	0070	05/2008	\$799,000	\$713,000	3750	9	1988	4	35,062	N	N	2635 262ND PL SE
006	869138	0100	07/2008	\$750,000	\$685,000	3760	9	2002	3	8,214	N	N	26803 SE 18TH ST
006	352730	0010	05/2007	\$877,000	\$740,000	3910	9	2001	3	9,670	N	N	24446 SE 46TH PL
006	869140	0510	07/2008	\$785,000	\$719,000	3920	9	2004	3	8,039	N	N	1322 275TH PL SE
006	869140	0610	06/2008	\$820,000	\$742,000	3920	9	2004	3	7,992	N	N	1210 274TH PL SE
006	869139	0120	08/2007	\$875,000	\$740,000	4030	9	2003	3	8,410	N	N	808 275TH PL SE
006	869139	0120	09/2008	\$710,000	\$740,000	4030	9	2003	3	8,410	N	N	808 275TH PL SE
006	062942	0040	12/2007	\$940,000	\$808,000	4350	9	2005	3	6,989	N	N	2019 263RD PL SE
006	115000	0500	07/2008	\$600,000	\$549,000	2250	10	1988	3	9,577	N	N	4721 240TH AVE SE
006	115000	0020	07/2007	\$650,000	\$549,000	2290	10	1988	3	12,189	N	N	4673 238TH WAY SE
006	115000	0490	10/2008	\$580,000	\$555,000	2320	10	1988	3	9,979	N	N	4715 240TH AVE SE
006	115000	1220	08/2008	\$590,000	\$550,000	2350	10	1988	3	8,132	N	N	4624 239TH AVE SE
006	115000	0420	07/2007	\$669,900	\$566,000	2350	10	1987	3	8,695	N	N	24030 SE 47TH ST
006	115000	0850	05/2008	\$633,000	\$565,000	2390	10	1988	3	9,156	N	N	24120 SE 47TH PL
006	115000	1290	04/2007	\$640,000	\$542,000	2400	10	1988	3	7,594	N	N	4625 239TH AVE SE
006	115000	0380	12/2007	\$622,000	\$534,000	2410	10	1988	3	8,512	N	N	4712 241ST AVE SE
006	115000	0200	12/2007	\$580,000	\$498,000	2420	10	1988	3	8,244	N	N	24010 SE 47TH PL
006	115000	1250	09/2007	\$620,000	\$526,000	2430	10	1988	3	9,464	N	N	4600 239TH AVE SE
006	869131	0100	10/2008	\$675,000	\$647,000	2450	10	1998	3	9,651	N	N	26934 SE 22ND WAY
006	280600	0210	01/2008	\$630,000	\$543,000	2460	10	1990	3	7,017	N	N	24108 SE 37TH PL
006	869130	0820	03/2008	\$689,950	\$608,000	2480	10	1996	3	9,638	N	N	27211 SE 22ND WAY

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	115000	0970	06/2007	\$700,000	\$591,000	2550	10	1988	3	16,535	N	N	4603 241ST AVE SE
006	115000	1330	09/2008	\$550,000	\$521,000	2580	10	1987	3	8,096	N	N	4649 239TH AVE SE
006	115000	0250	04/2007	\$820,000	\$693,000	2580	10	1988	3	9,021	N	N	4710 240TH AVE SE
006	869134	0040	06/2007	\$740,000	\$625,000	2625	10	1999	3	10,044	N	N	1925 264TH PL SE
006	869130	0400	04/2008	\$670,000	\$596,000	2670	10	1997	3	11,275	N	N	2220 274TH CT SE
006	869137	0280	09/2008	\$645,000	\$612,000	2720	10	2001	3	7,969	N	N	910 270TH CT SE
006	869131	1000	06/2007	\$839,800	\$709,000	2790	10	1999	3	10,127	N	N	26971 SE 22ND WAY
006	869133	0530	07/2008	\$650,000	\$600,000	2800	10	1997	3	12,039	N	N	26606 SE 17TH PL
006	869133	0010	08/2007	\$809,950	\$685,000	2810	10	1998	3	10,152	N	N	1796 268TH PL SE
006	280600	0390	03/2007	\$650,000	\$551,000	2840	10	1990	3	9,600	N	N	3314 241ST AVE SE
006	869130	0880	02/2007	\$759,500	\$646,000	2880	10	1996	3	11,414	N	N	2231 273RD CT SE
006	009803	0080	04/2008	\$829,950	\$734,000	2900	10	2006	3	9,750	N	N	2857 275TH AVE SE
006	869132	0010	06/2008	\$680,000	\$617,000	2910	10	1997	3	10,335	N	N	2211 271ST CT SE
006	869130	0380	06/2007	\$770,000	\$650,000	2940	10	1997	3	12,487	N	N	2230 274TH CT SE
006	869136	0970	08/2008	\$703,000	\$653,000	2990	10	1999	3	10,889	N	N	1411 268TH WAY SE
006	869136	0910	06/2007	\$800,000	\$675,000	2990	10	1999	3	10,437	N	N	1309 268TH WAY SE
006	280600	0540	06/2008	\$725,000	\$656,000	3000	10	1990	3	10,914	N	N	3423 241ST AVE SE
006	869132	0040	02/2007	\$767,500	\$654,000	3085	10	1997	3	12,556	N	N	2222 271ST CT SE
006	869130	0210	04/2008	\$720,000	\$641,000	3090	10	1997	3	12,821	N	N	27229 SE 26TH PL
006	869133	0670	08/2007	\$757,500	\$641,000	3100	10	1997	4	10,918	N	N	1709 266TH WAY SE
006	869130	1220	12/2007	\$710,000	\$610,000	3110	10	1997	3	10,572	N	N	27182 SE 27TH ST
006	869133	0040	01/2007	\$779,000	\$665,000	3110	10	1998	3	9,608	N	N	1772 268TH PL SE
006	869130	0410	04/2007	\$799,000	\$676,000	3110	10	1996	3	9,955	N	N	2218 274TH CT SE
006	869136	0960	07/2007	\$806,000	\$681,000	3120	10	1999	3	9,677	N	N	1403 268TH WAY SE
006	009803	0550	07/2008	\$715,000	\$652,000	3140	10	2007	3	6,657	N	N	27512 SE 28TH CT
006	009803	0690	06/2007	\$769,950	\$650,000	3150	10	2006	3	6,948	N	N	27534 SE 28TH PL
006	009803	0590	06/2007	\$795,000	\$671,000	3150	10	2005	3	7,284	N	N	27519 SE 28TH PL
006	009803	0540	08/2007	\$796,832	\$674,000	3150	10	2007	3	6,846	N	N	27520 SE 28TH CT
006	869136	0880	02/2007	\$750,000	\$639,000	3180	10	1999	3	10,038	N	N	1229 268TH WAY SE
006	327692	0570	11/2007	\$772,000	\$661,000	3190	10	1989	3	36,356	N	N	3103 262ND AVE SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	009802	0080	05/2008	\$693,000	\$624,000	3200	10	2005	3	7,273	N	N	2828 277TH TER SE
006	009803	0060	03/2007	\$754,950	\$641,000	3200	10	2006	3	9,750	N	N	2841 275TH AVE SE
006	009803	0700	09/2007	\$769,950	\$653,000	3200	10	2006	3	6,713	N	N	27526 SE 28TH PL
006	009803	0520	04/2007	\$781,123	\$661,000	3200	10	2007	3	6,866	N	N	27536 SE 28TH CT
006	009802	0220	12/2008	\$669,000	\$658,000	3210	10	2005	3	8,938	N	N	2941 277TH TER SE
006	869133	0580	05/2007	\$792,000	\$669,000	3210	10	1998	3	12,629	N	N	26626 SE 16TH CT
006	009802	0260	11/2007	\$685,000	\$585,000	3230	10	2004	3	6,555	N	N	2932 277TH TER SE
006	009802	0310	06/2008	\$709,950	\$644,000	3230	10	2004	3	7,331	N	N	2913 278TH AVE SE
006	327694	0140	02/2008	\$761,000	\$661,000	3230	10	1998	3	15,086	N	N	26534 SE 25TH ST
006	869137	0070	10/2008	\$710,000	\$683,000	3230	10	2002	3	7,424	N	N	1019 270TH PL SE
006	009803	0560	04/2007	\$879,950	\$744,000	3270	10	2006	3	7,450	N	N	27504 SE 28TH CT
006	009802	0130	05/2008	\$750,000	\$668,000	3280	10	2005	3	7,518	N	N	2821 277TH TER SE
006	869130	0470	05/2007	\$850,000	\$718,000	3360	10	1996	3	11,911	N	N	2227 275TH CT SE
006	869131	0610	06/2007	\$820,000	\$692,000	3368	10	1998	3	9,669	N	N	26527 SE 22ND ST
006	869131	0040	01/2008	\$756,000	\$656,000	3370	10	1999	3	9,629	N	N	26982 SE 22ND WAY
006	280600	0600	06/2008	\$737,500	\$668,000	3390	10	1990	3	10,186	N	N	3617 241ST AVE SE
006	869137	0100	07/2008	\$752,500	\$693,000	3390	10	2002	3	10,149	N	N	1104 270TH PL SE
006	009802	0340	06/2008	\$695,000	\$629,000	3400	10	2004	3	7,106	N	N	2937 278TH AVE SE
006	869131	0540	08/2007	\$840,000	\$710,000	3400	10	1999	3	9,810	N	N	26433 SE 22ND ST
006	327694	0010	01/2007	\$860,000	\$733,000	3400	10	1996	3	15,049	N	N	26515 SE 25TH ST
006	869130	0220	02/2007	\$825,000	\$702,000	3410	10	1996	3	9,685	N	N	27228 SE 26TH PL
006	869130	0220	02/2008	\$785,000	\$702,000	3410	10	1996	3	9,685	N	N	27228 SE 26TH PL
006	009803	0720	01/2007	\$799,950	\$684,000	3450	10	2006	3	6,740	N	N	27510 SE 28TH PL
006	009803	0450	02/2007	\$875,950	\$746,000	3450	10	2006	3	6,576	N	N	27521 SE 28TH CT
006	009802	0240	06/2008	\$699,000	\$632,000	3470	10	2004	3	9,482	N	N	2944 277TH TER SE
006	009803	0110	05/2007	\$824,950	\$696,000	3470	10	2006	3	13,291	N	N	2919 275TH AVE SE
006	009803	0570	11/2007	\$1,020,000	\$870,000	3470	10	2005	3	7,575	N	N	27503 SE 28TH PL
006	009803	0320	04/2007	\$819,950	\$693,000	3480	10	2006	3	7,339	N	N	2938 275TH AVE SE
006	009803	0410	03/2008	\$842,500	\$739,000	3480	10	2006	3	6,695	N	N	27514 SE 29TH CT
006	009803	0130	10/2007	\$1,060,000	\$902,000	3480	10	2007	3	8,721	N	N	2939 275TH AVE SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	009803	0680	09/2007	\$790,000	\$669,000	3490	10	2006	3	7,180	N	N	27606 SE 28TH PL
006	009803	0530	04/2007	\$825,000	\$698,000	3490	10	2006	3	7,024	N	N	27528 SE 28TH CT
006	869137	0090	02/2007	\$824,900	\$701,000	3490	10	2002	3	10,349	N	N	1109 270TH PL SE
006	009803	0160	10/2008	\$875,000	\$841,000	3500	10	2008	3	9,473	N	N	27564 SE 31ST PL
006	009802	0550	09/2007	\$823,000	\$697,000	3510	10	2004	3	9,221	N	N	3026 277TH PL SE
006	869130	0570	01/2007	\$815,000	\$698,000	3510	10	1996	3	13,448	Y	N	2222 275TH CT SE
006	869130	0630	03/2007	\$829,900	\$703,000	3510	10	1997	3	11,918	N	N	27402 SE 22ND WAY
006	869130	0490	07/2008	\$775,000	\$706,000	3510	10	1996	3	10,641	N	N	2239 275TH CT SE
006	869130	0620	04/2007	\$835,000	\$706,000	3520	10	1997	3	10,403	N	N	27406 SE 22ND WAY
006	869133	0850	05/2007	\$850,000	\$718,000	3520	10	1997	3	15,237	N	N	26641 SE 15TH ST
006	009803	0020	12/2008	\$645,000	\$634,000	3550	10	2005	3	10,368	N	N	2809 275TH AVE SE
006	009803	0460	07/2007	\$859,950	\$726,000	3560	10	2006	3	6,372	N	N	27529 SE 28TH CT
006	009803	0400	12/2007	\$879,950	\$757,000	3560	10	2006	3	6,098	N	N	27522 SE 29TH CT
006	009803	0070	05/2007	\$939,950	\$793,000	3560	10	2006	3	9,750	N	N	2849 275TH AVE SE
006	009803	0090	05/2007	\$949,141	\$801,000	3560	10	2006	3	9,800	N	N	2903 275TH AVE SE
006	009803	0610	03/2008	\$740,000	\$648,000	3570	10	2006	3	7,124	N	N	27535 SE 28TH PL
006	869131	0010	02/2008	\$967,000	\$845,000	3570	10	1999	4	10,050	N	N	27014 SE 22ND WAY
006	869130	1330	05/2007	\$940,000	\$794,000	3590	10	1996	4	11,019	Y	N	27175 SE 27TH ST
006	869130	0680	03/2008	\$757,000	\$667,000	3600	10	1996	3	10,048	N	N	2144 272ND WAY SE
006	869133	0790	03/2007	\$780,000	\$662,000	3620	10	1997	3	9,966	N	N	26703 SE 18TH ST
006	009802	0520	10/2007	\$800,000	\$680,000	3620	10	2004	3	6,825	N	N	27585 SE 31ST PL
006	869130	0030	11/2007	\$840,000	\$719,000	3620	10	1997	3	13,920	Y	N	27213 SE 27TH ST
006	009802	0730	04/2008	\$925,000	\$820,000	3620	10	2005	3	9,379	N	N	2832 278TH AVE SE
006	869131	0290	05/2007	\$806,000	\$680,000	3650	10	1999	3	10,375	N	N	2037 265TH AVE SE
006	869133	0030	02/2007	\$787,000	\$670,000	3670	10	1997	4	9,605	N	N	1780 268TH PL SE
006	869137	0250	06/2008	\$785,000	\$712,000	3670	10	2003	3	9,779	N	N	1006 270TH CT SE
006	869133	0020	11/2008	\$693,550	\$674,000	3690	10	1997	4	9,604	N	N	1788 268TH PL SE
006	869133	0310	06/2008	\$850,000	\$773,000	3690	10	1998	3	9,892	N	N	1757 267TH CT SE
006	869137	0170	06/2008	\$715,000	\$650,000	3700	10	2002	3	7,980	N	N	906 270TH PL SE
006	869133	0090	09/2007	\$923,000	\$783,000	3700	10	1997	3	18,472	N	N	1736 268TH PL SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	009802	0290	12/2008	\$659,000	\$647,000	3730	10	2004	3	7,457	N	N	2908 277TH TER SE
006	009803	0430	11/2007	\$790,000	\$676,000	3730	10	2006	3	7,587	N	N	27505 SE 28TH CT
006	009803	0730	06/2007	\$829,950	\$700,000	3730	10	2006	3	7,904	N	N	27502 SE 28TH PL
006	009803	0470	09/2007	\$832,475	\$706,000	3730	10	2006	3	8,629	N	N	27537 SE 28TH CT
006	009803	0120	06/2008	\$959,000	\$871,000	3730	10	2006	3	12,105	N	N	2927 275TH AVE SE
006	009803	0280	06/2008	\$1,065,000	\$961,000	3730	10	2008	3	7,926	N	N	27553 SE 31ST PL
006	009803	0600	02/2008	\$799,500	\$695,000	3760	10	2006	3	7,290	N	N	27527 SE 28TH PL
006	009803	0050	08/2007	\$824,950	\$697,000	3780	10	2006	3	9,757	N	N	2833 275TH AVE SE
006	009803	0200	01/2007	\$869,950	\$743,000	3830	10	2006	3	20,050	N	N	27501 SE 31ST PL
006	009803	0310	08/2007	\$879,950	\$744,000	3830	10	2006	3	7,301	N	N	2946 275TH AVE SE
006	009803	0620	06/2007	\$884,950	\$747,000	3830	10	2006	3	7,141	N	N	27607 SE 28TH PL
006	869136	0340	06/2008	\$990,000	\$895,000	3840	10	2000	3	15,219	N	N	1020 269TH AVE SE
006	869134	0080	04/2008	\$835,000	\$741,000	3848	10	1999	3	11,210	N	N	1923 265TH AVE SE
006	009803	0660	02/2008	\$742,000	\$645,000	3880	10	2006	3	7,208	N	N	27622 SE 28TH PL
006	009803	0220	07/2007	\$835,000	\$705,000	3880	10	2006	3	9,763	N	N	27513 SE 31ST PL
006	009803	0330	03/2007	\$909,950	\$772,000	3950	10	2006	3	8,126	N	N	27507 SE 29TH CT
006	062941	0260	05/2007	\$929,000	\$785,000	3960	10	2004	3	11,227	N	N	25938 SE 22ND PL
006	869136	0510	03/2008	\$907,500	\$796,000	3960	10	2000	3	10,704	N	N	26729 SE 9TH WAY
006	869136	0110	06/2007	\$961,500	\$811,000	3990	10	1999	4	10,195	N	N	1316 268TH WAY SE
006	869136	0760	04/2007	\$937,500	\$792,000	4000	10	2001	3	12,363	N	N	1101 268TH WAY SE
006	009803	0360	03/2007	\$909,950	\$771,000	4100	10	2006	3	8,860	N	N	27531 SE 29TH CT
006	864422	0105	11/2008	\$900,000	\$881,000	4840	10	2006	3	16,821	N	N	3530 264TH AVE SE
006	062941	0240	06/2008	\$952,500	\$867,000	4850	10	2004	3	9,057	N	N	25946 SE 22ND PL
006	062940	0440	11/2007	\$767,500	\$655,000	3040	11	1996	3	12,573	N	N	25931 SE 22ND PL
006	864421	0250	08/2008	\$735,000	\$682,000	3100	11	1990	3	18,474	N	N	3321 259TH PL SE
006	864420	0480	02/2008	\$765,000	\$668,000	3160	11	1990	3	22,976	N	N	3316 264TH AVE SE
006	062940	0640	03/2007	\$879,950	\$746,000	3190	11	1995	3	12,449	N	N	25889 SE 22ND PL
006	864420	0370	10/2008	\$800,000	\$769,000	3200	11	1989	3	25,728	N	N	3353 263RD AVE SE
006	864422	0040	07/2008	\$715,000	\$656,000	3270	11	1994	3	19,484	N	N	26135 SE 36TH CT
006	062940	0430	10/2008	\$828,000	\$793,000	3330	11	1995	3	12,236	N	N	25921 SE 22ND PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	864420	0300	03/2007	\$815,000	\$691,000	3400	11	1989	3	22,155	N	N	3338 262ND AVE SE
006	864420	0050	07/2007	\$924,950	\$781,000	3420	11	1991	3	58,592	N	N	3212 263RD CT SE
006	864420	0460	10/2008	\$725,000	\$692,000	3560	11	1989	3	26,197	N	N	3413 264TH AVE SE
006	864422	0230	06/2007	\$925,000	\$781,000	3560	11	1994	3	17,035	N	N	3525 262ND AVE SE
006	062940	0070	07/2008	\$859,000	\$786,000	3600	11	1996	3	15,424	N	N	25726 SE 27TH ST
006	864421	0260	02/2008	\$860,000	\$749,000	3690	11	1990	3	17,996	N	N	3325 259TH PL SE
006	864420	0270	06/2008	\$885,000	\$805,000	3780	11	1989	3	27,107	N	N	26111 SE 34TH ST
006	712200	0050	07/2007	\$837,500	\$707,000	3890	11	1994	3	19,789	N	N	23819 SE 44TH CT
006	009800	1250	01/2007	\$1,225,950	\$1,048,000	3950	11	2006	3	14,837	N	N	2331 279TH DR SE
006	009800	1150	02/2008	\$1,250,000	\$1,090,000	3950	11	2007	3	17,187	N	N	2123 279TH DR SE
006	869136	0780	11/2007	\$1,175,000	\$1,002,000	4000	11	2000	3	10,386	N	N	1113 268TH WAY SE
006	869136	0770	07/2007	\$1,100,000	\$929,000	4060	11	2000	3	13,424	N	N	1105 268TH WAY SE
006	009800	0720	02/2007	\$1,050,000	\$894,000	4100	11	2001	3	16,647	N	N	27719 SE 26TH WAY
006	009800	1220	12/2007	\$1,050,000	\$904,000	4160	11	2004	3	15,644	N	N	2313 279TH DR SE
006	009800	0010	07/2007	\$1,195,000	\$1,010,000	4280	11	2002	3	13,303	N	N	27803 SE 26TH WAY
006	009800	0250	06/2008	\$1,460,000	\$1,317,000	4330	11	2007	3	15,953	N	N	2150 279TH DR SE
006	009800	0220	03/2007	\$1,466,625	\$1,243,000	4410	11	2006	3	16,385	N	N	2312 279TH DR SE
006	009800	1090	01/2008	\$1,310,000	\$1,136,000	4510	11	2003	3	15,154	Y	N	27718 SE 24TH WAY
006	009800	0900	08/2007	\$1,250,000	\$1,057,000	4520	11	2002	3	17,168	Y	N	2424 277TH AVE SE
006	009800	0110	08/2008	\$1,400,000	\$1,299,000	4630	11	2003	3	16,940	Y	N	2440 279TH DR SE
006	009800	0290	06/2007	\$1,750,950	\$1,478,000	4720	11	2006	3	15,446	N	N	2120 279TH DR SE
006	009800	1160	11/2007	\$1,350,000	\$1,152,000	4780	11	2007	3	15,090	N	N	2129 279TH DR SE
006	009800	0300	01/2007	\$1,500,000	\$1,284,000	4950	11	2006	3	14,942	N	N	2114 279TH DR SE
006	009800	1010	02/2008	\$1,250,000	\$1,092,000	4970	11	2003	3	17,057	Y	N	2426 278TH CT SE
006	009800	1180	03/2007	\$1,514,055	\$1,285,000	5050	11	2006	3	17,572	N	N	2141 279TH DR SE
006	009800	0460	08/2008	\$925,000	\$864,000	5080	11	2004	3	14,724	N	N	2067 277TH AVE NE
006	009800	0780	11/2007	\$1,200,000	\$1,024,000	5210	11	2002	3	16,531	N	N	2445 279TH DR SE
006	009800	0140	02/2007	\$1,362,500	\$1,159,000	5270	11	2003	3	23,143	Y	N	27917 SE 24TH WAY
006	009800	0230	05/2008	\$1,425,000	\$1,279,000	4080	12	2006	3	16,782	N	N	2306 279TH DR SE
006	009800	1120	11/2007	\$1,779,950	\$1,518,000	4930	12	2006	3	21,463	Y	N	2308 277TH AVE SE

Improved Sales Used In This Physical Inspection Analysis
Area 69

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	009800	0210	07/2008	\$1,645,000	\$1,517,000	5240	12	2007	3	15,400	N	N	2318 279TH DR SE

Improved Sales Removed From This Physical Inspection Analysis
Area 69

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	022406	9100	9/2007	\$890,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
005	029376	0040	2/2007	\$970,750	NO MARKET EXPOSURE;
005	030500	0400	10/2008	\$438,000	NO MARKET EXPOSURE;
005	032406	9004	4/2007	\$1,255,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	032406	9046	6/2007	\$134,999	BUILDER OR DEVELOPER SALES;
005	042406	9106	3/2008	\$325,000	NO MARKET EXPOSURE;
005	042406	9114	10/2008	\$1,572,120	HISTORIC PROPERTY;
005	042406	9264	6/2008	\$704,000	RELOCATION - SALE TO SERVICE;
005	042406	9278	5/2007	\$410,000	QUESTIONABLE PER APPRAISAL;
005	052406	9069	12/2007	\$325,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	092406	9042	1/2008	\$800,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	092406	9107	10/2007	\$1,300,000	NO MARKET EXPOSURE;
005	092406	9224	12/2007	\$1,100,000	NO MARKET EXPOSURE;
005	092406	9226	11/2007	\$1,000,000	NO MARKET EXPOSURE;
005	102406	9067	6/2007	\$530,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	102406	9076	6/2007	\$590,000	RELOCATION - SALE TO SERVICE;
005	112406	9023	5/2008	\$50,000	GOVERNMENT AGENCY; MULTI-PARCEL SALE;
005	217750	0040	4/2007	\$640,000	NO MARKET EXPOSURE;
005	217750	0295	7/2008	\$650,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	217750	0330	2/2007	\$1,075,000	NO MARKET EXPOSURE;
005	222406	9048	10/2007	\$1,270,000	NO MARKET EXPOSURE; MULTI-PARCEL SALE
005	222406	9095	11/2007	\$410,000	NO MARKET EXPOSURE;
005	222406	9107	12/2007	\$350,000	NO MARKET EXPOSURE;
005	253750	0150	6/2008	\$666,000	NO MARKET EXPOSURE;
005	278210	0200	10/2008	\$204,805	PARTIAL INTEREST AND OTHER WARNINGS
005	329560	0100	6/2008	\$810,000	NO MARKET EXPOSURE;
005	329561	0150	4/2007	\$650,000	NO MARKET EXPOSURE;
005	329960	0140	11/2007	\$313,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	329961	0180	7/2008	\$805,000	RELOCATION - SALE TO SERVICE;
005	329961	0440	5/2007	\$883,000	NO MARKET EXPOSURE
005	357000	0130	12/2007	\$225,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
005	422125	0110	4/2008	\$495,000	RELOCATION - SALE TO SERVICE;
005	540650	0260	2/2007	\$595,000	EXEMPT FROM EXCISE TAX
005	540650	0320	3/2007	\$550,000	NO MARKET EXPOSURE
005	561150	0040	8/2007	\$736,238	NO MARKET EXPOSURE;
005	612700	0340	2/2007	\$630,000	RELOCATION - SALE TO SERVICE
005	612700	0890	6/2008	\$468,500	BANKRUPTCY - RECEIVER OR TRUSTEE
005	644600	0070	10/2007	\$500,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	644620	0015	8/2008	\$64,550	RELATED PARTY, FRIEND, OR NEIGHBOR;
005	664595	0020	3/2008	\$1,200,000	RELOCATION - SALE TO SERVICE;
005	670585	0270	4/2007	\$639,950	NO MARKET EXPOSURE;

**Improved Sales Removed From This Physical Inspection Analysis
Area 69**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	679105	0090	1/2008	\$715,000	RELOCATION - SALE TO SERVICE;
005	679106	0040	11/2007	\$800,000	NO MARKET EXPOSURE;
005	679110	0310	7/2007	\$360,000	NO MARKET EXPOSURE;
005	679330	0190	4/2008	\$660,000	NO MARKET EXPOSURE
005	679510	0275	7/2008	\$1,560,000	PERSONAL PROPERTY INCLUDED;
005	679510	0380	7/2007	\$1,355,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	679510	0420	10/2007	\$476,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	679960	0160	12/2008	\$669,990	BUILDER OR DEVELOPER SALES;
005	684330	0060	7/2008	\$429,108	BANKRUPTCY - RECEIVER OR TRUSTEE
005	719780	0030	4/2007	\$550,000	NO MARKET EXPOSURE;
005	730020	0130	4/2007	\$790,000	RELOCATION - SALE TO SERVICE;
005	730020	0460	9/2007	\$10,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	752541	0090	7/2007	\$485,621	RELATED PARTY, FRIEND, OR NEIGHBOR;
005	752553	0890	2/2008	\$724,500	NO MARKET EXPOSURE
005	752650	0100	5/2007	\$900,000	RELOCATION - SALE TO SERVICE;
005	752720	0250	7/2007	\$560,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	752720	0260	7/2007	\$557,300	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	752740	0110	12/2007	\$171,747	RELATED PARTY, FRIEND, OR NEIGHBOR;
005	752741	0020	6/2007	\$555,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	755960	0150	10/2008	\$581,000	RELOCATION - SALE TO SERVICE;
005	809980	0330	5/2007	\$265,800	QUESTIONABLE PER APPRAISAL;
005	809980	0530	12/2008	\$495,000	NO MARKET EXPOSURE
005	809980	0550	1/2008	\$3,500	EASEMENT OR RIGHT-OF-WAY;
005	856490	0005	2/2007	\$400,000	QUESTIONABLE PER APPRAISAL;
005	864990	0630	1/2008	\$694,700	RELOCATION - SALE TO SERVICE;
005	947599	0060	10/2008	\$774,000	BUILDER OR DEVELOPER SALES;
005	947599	0120	12/2008	\$730,000	BUILDER OR DEVELOPER SALES;
005	947599	0150	7/2008	\$739,000	BUILDER OR DEVELOPER SALES;
006	009800	0010	7/2007	\$1,195,000	RELOCATION - SALE TO SERVICE;
006	009802	0080	11/2007	\$693,000	RELOCATION - SALE TO SERVICE;
006	009802	0240	6/2008	\$699,000	RELOCATION - SALE TO SERVICE;
006	009802	0340	6/2008	\$811,250	RELOCATION - SALE TO SERVICE;
006	009802	0560	12/2008	\$870,000	RELOCATION - SALE TO SERVICE;
006	009802	0730	4/2008	\$925,000	RELOCATION - SALE TO SERVICE;
006	009803	0020	11/2008	\$735,000	RELOCATION - SALE TO SERVICE;
006	009803	0060	10/2008	\$325,143	NO MARKET EXPOSURE
006	009803	0400	6/2007	\$856,641	NO MARKET EXPOSURE;
006	031840	0010	1/2007	\$620,000	RELOCATION - SALE TO SERVICE;
006	031840	0290	3/2008	\$650,000	RELOCATION - SALE TO SERVICE;
006	062942	0040	12/2007	\$949,950	RELOCATION - SALE TO SERVICE;
006	062942	0210	9/2008	\$600,000	RELOCATION - SALE TO SERVICE;
006	062942	0350	3/2008	\$597,309	NO MARKET EXPOSURE;
006	114990	0210	8/2007	\$760,000	RELOCATION - SALE TO SERVICE;
006	115000	0200	12/2007	\$610,000	RELOCATION - SALE TO SERVICE;
006	115000	0850	4/2008	\$633,000	RELOCATION - SALE TO SERVICE;
006	122406	9054	5/2007	\$300,000	NO MARKET EXPOSURE;

**Improved Sales Removed From This Physical Inspection Analysis
Area 69**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	142406	9041	3/2007	\$596,000	MULTI-PARCEL SALE;
006	327692	0400	9/2007	\$1,150,000	QUESTIONABLE PER APPRAISAL;
006	327693	0250	4/2007	\$650,000	RELOCATION - SALE TO SERVICE;
006	327693	0250	4/2007	\$650,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	327694	0140	10/2007	\$845,000	RELOCATION - SALE TO SERVICE;
006	390490	0110	8/2007	\$552,228	RELATED PARTY, FRIEND, OR NEIGHBOR;
006	390490	2350	11/2007	\$539,950	RELATED PARTY, FRIEND, OR NEIGHBOR;
006	390491	0290	3/2007	\$388,000	QUESTIONABLE PER APPRAISAL;
006	390496	0890	6/2008	\$126,582	RELATED PARTY, FRIEND, OR NEIGHBOR;
006	390500	0160	6/2008	\$587,500	RELOCATION - SALE TO SERVICE;
006	390500	0690	2/2008	\$629,950	RELOCATION - SALE TO SERVICE;
006	390503	0250	2/2007	\$526,000	RELOCATION - SALE TO SERVICE;
006	390503	0400	1/2008	\$502,000	RELOCATION - SALE TO SERVICE;
006	390503	0910	7/2007	\$174,708	RELATED PARTY, FRIEND, OR NEIGHBOR;
006	390508	1500	12/2007	\$498,750	RELOCATION - SALE TO SERVICE;
006	390510	0120	9/2008	\$455,000	NO MARKET EXPOSURE;
006	807839	0070	8/2008	\$486,549	BANKRUPTCY - RECEIVER OR TRUSTEE
006	807910	0270	9/2008	\$565,000	RELOCATION - SALE TO SERVICE;
006	864420	0270	6/2008	\$885,000	RELOCATION - SALE TO SERVICE;
006	864421	0260	2/2008	\$860,000	RELOCATION - SALE TO SERVICE;
006	869130	0880	2/2007	\$759,500	RELOCATION - SALE TO SERVICE;
006	869131	0040	1/2008	\$847,500	RELOCATION - SALE TO SERVICE;
006	869131	0260	8/2007	\$950,000	SELLING OR BUYING COSTS AFFECTING SALE PRICE
006	869131	0710	2/2008	\$797,500	RELOCATION - SALE TO SERVICE;
006	869133	0880	4/2008	\$1,000,000	NO MARKET EXPOSURE;
006	869136	0140	2/2007	\$737,900	NO MARKET EXPOSURE;
006	869136	0360	12/2007	\$1,140,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	869136	0490	5/2008	\$930,000	RELOCATION - SALE TO SERVICE;
006	869136	0970	8/2008	\$703,000	RELOCATION - SALE TO SERVICE;
006	869137	0100	7/2008	\$752,500	RELOCATION - SALE TO SERVICE;
006	869137	0170	6/2008	\$737,500	RELOCATION - SALE TO SERVICE;
006	869138	0100	6/2008	\$750,000	RELOCATION - SALE TO SERVICE;
006	869139	0270	2/2007	\$731,000	RELOCATION - SALE TO SERVICE;
006	869139	0660	4/2008	\$705,000	RELOCATION - SALE TO SERVICE;
006	869139	0840	4/2007	\$725,000	RELOCATION - SALE TO SERVICE;
006	869139	1170	3/2007	\$750,000	RELOCATION - SALE TO SERVICE;
006	869139	1330	9/2007	\$762,000	RELOCATION - SALE TO SERVICE;
006	869140	0090	9/2007	\$755,000	RELOCATION - SALE TO SERVICE;
006	869140	0510	5/2008	\$785,000	RELOCATION - SALE TO SERVICE;
006	869141	0670	2/2008	\$787,500	RELOCATION - SALE TO SERVICE;
006	894436	0210	5/2008	\$370,000	NO MARKET EXPOSURE;
006	894436	0510	10/2008	\$395,000	RELOCATION - SALE TO SERVICE;
006	894436	0510	3/2008	\$117,000	QUIT CLAIM DEED; STATEMENT TO DOR;

Model Validation

Total Value Model Conclusions, Recommendations and Validation:

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust particular characteristics and conditions as they occur in the valuation area.

The resulting assessment level is 84.4%. The standard statistical measures of valuation performance are presented in the 2009 Ratio Analysis chart included in this report.

The reason the assessment level falls outside the IAAO recommended range of 90%-110% is related to an additional market shift (downward) which has not been reflected in the sale analysis. The current real estate market both in this county and nationally is unprecedented in its quick and widespread downturn.

Market participants appear to have taken a cautious approach evidenced by the significant reduction in sales transactions in the last month of 2008 and initial months of 2009. Foreclosures appear to be playing a bigger role in the market and may ultimately impact the behavior of other market participants for some time to come. This phenomenon appears to be widespread occurring throughout the country.

The sale analysis and model building effort was well underway before receiving the IAAO's exposure draft entitled "Market Value Principles in a time of Economic Crisis-A Position Paper of the International Association of Assessing Officers".¹ This exposure draft recognizes the distressed market conditions which are presently plaguing this country. In its continued attempt to maximize fairness and understandability in a property tax system, the IAAO suggests the consideration of inclusion of certain sale types which have previously been disregarded. These sale types include short sales and financial institution re-sales. The financial institution re-sales were not readily available to the appraisers for analysis this assessment cycle. A cursory review of sales where financial institutions were identified as the seller to non institutional third parties was made. This analysis showed these sales comprised 14.9% of the market on 1/1/09 and sold for 31.8% less than the overall average.

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.

The Appraisal Team recommends application of the Appraiser selected values, as indicated by the appropriate model or method.

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

Application of these recommended values for the 2009 assessment year (taxes payable in 2010) results in an average total change from the 2008 assessments of -18.1%. This decrease is due partly to downward market changes over time and the previous assessment levels.

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

Ratio studies of assessments before and after this physical inspection are included later in this report

Area 69 Physical Inspection Ratio Confidence Intervals

These tables provide evidence that assessment levels (NewAV / AdjustedSP * 100%) are equitable across key strata of building, land and location characteristics.

For this purpose, the actual overall 2009 weighted mean of 84% in Area 69 has been displayed below. A Lower 95% C.L. greater than 85% indicates that values may be relatively high; An Upper 95% C.L. less than 85% indicates that values may be relatively low.

When the sales count is low, the uncertainties are larger, and it is difficult to draw valid conclusions. The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

OVERALL	Count	2009 Weighted Mean	2009 Lower 95% C.L.	2009 Upper 95% C.L.
All	749	84%	84%	85%
Bldg Grade	Count	2009 Weighted Mean	2009 Lower 95% C.L.	2009 Upper 95% C.L.
6	4	90%	81%	100%
7	71	84%	82%	86%
8	253	84%	83%	85%
9	178	85%	84%	86%
10	190	84%	83%	86%
11	46	86%	82%	89%
12	7	83%	70%	95%
Year Built or Year Renovated	Count	2009 Weighted Mean	2009 Lower 95% C.L.	2009 Upper 95% C.L.
<1960	4	87%	79%	95%
1961-1970	21	88%	83%	92%
1971-1980	45	86%	83%	90%
1981-1990	198	84%	83%	85%
1991-2000	219	84%	83%	85%
>2000	262	84%	83%	85%
Condition	Count	2009 Weighted Mean	2009 Lower 95% C.L.	2009 Upper 95% C.L.
Average	693	84%	84%	85%
Good	51	84%	81%	86%
Very Good	5	94%	73%	115%
Stories	Count	2009 Weighted Mean	2009 Lower 95% C.L.	2009 Upper 95% C.L.
1	71	85%	83%	88%
1.5	9	79%	68%	90%
2	668	84%	84%	85%
3	1	Insuff Data	Insuff Data	Insuff Data

Area 69 Physical Inspection Ratio Confidence Intervals

These tables provide evidence that assessment levels (NewAV / AdjustedSP * 100%) are equitable across key strata of building, land and location characteristics.

For this purpose, the actual overall 2009 weighted mean of 84% in Area 69 has been displayed below. A Lower 95% C.L. greater than 85% indicates that values may be relatively high; An Upper 95% C.L. less than 85% indicates that values may be relatively low.

When the sales count is low, the uncertainties are larger, and it is difficult to draw valid conclusions. The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

Above Grade Living Area	Count	2009 Weighted Mean	2009 Lower 95% C.L.	2009 Upper 95% C.L.
0801-1000	2	84%	13%	155%
1001-1500	41	85%	83%	88%
1501-2000	115	85%	83%	86%
2001-2500	163	84%	82%	85%
2501-3000	137	85%	84%	86%
3001-4000	252	85%	84%	86%
4001-5000	30	81%	77%	85%
>5000	9	85%	72%	98%
View Y/N	Count	2009 Weighted Mean	2009 Lower 95% C.L.	2009 Upper 95% C.L.
N	703	85%	84%	85%
Y	46	80%	77%	83%
Wft Y/N	Count	2009 Weighted Mean	2009 Lower 95% C.L.	2009 Upper 95% C.L.
N	740	85%	84%	85%
Y	9	80%	69%	92%
Sub	Count	2009 Weighted Mean	2009 Lower 95% C.L.	2009 Upper 95% C.L.
5	301	84%	83%	85%
6	448	85%	84%	85%

Area 69 Physical Inspection Ratio Confidence Intervals

These tables provide evidence that assessment levels (NewAV / AdjustedSP * 100%) are equitable across key strata of building, land and location characteristics.

For this purpose, the actual overall 2009 weighted mean of 84% in Area 69 has been displayed below. A Lower 95% C.L. greater than 85% indicates that values may be relatively high; An Upper 95% C.L. less than 85% indicates that values may be relatively low.

When the sales count is low, the uncertainties are larger, and it is difficult to draw valid conclusions. The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

Lot Size	Count	2009 Weighted Mean	2009 Lower 95% C.L.	2009 Upper 95% C.L.
<3000	4	91%	84%	97%
03000-05000	93	85%	84%	86%
05001-08000	262	86%	85%	86%
08001-12000	194	84%	83%	85%
12001-16000	66	83%	81%	86%
16001-20000	38	84%	80%	88%
20001-30000	39	83%	79%	86%
30001-43559	30	85%	80%	90%
1AC-3AC	23	84%	77%	91%

Physical Inspection Ratio Study Report (Before)

2008 Assessment

District/Team: Team II	Appr. Date: 01/01/2008	Date of Report: 7/8/2009	Sales Dates: 1/2007 - 12/2008																
Area 69	Appr ID: JRAM	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES																
SAMPLE STATISTICS		<table><caption>Ratio Frequency Data</caption><thead><tr><th>Ratio</th><th>Frequency</th></tr></thead><tbody><tr><td>0.80</td><td>67</td></tr><tr><td>0.85</td><td>211</td></tr><tr><td>0.90</td><td>264</td></tr><tr><td>0.95</td><td>130</td></tr><tr><td>1.00</td><td>45</td></tr><tr><td>1.05</td><td>13</td></tr><tr><td>1.10</td><td>3</td></tr></tbody></table>		Ratio	Frequency	0.80	67	0.85	211	0.90	264	0.95	130	1.00	45	1.05	13	1.10	3
Ratio	Frequency																		
0.80	67																		
0.85	211																		
0.90	264																		
0.95	130																		
1.00	45																		
1.05	13																		
1.10	3																		
Sample size (n)	749																		
Mean Assessed Value	635,300																		
Mean Adj. Sales Price	609,600																		
Standard Deviation AV	225,251																		
Standard Deviation SP	197,179																		
ASSESSMENT LEVEL																			
Arithmetic Mean Ratio	1.035																		
Median Ratio	1.029																		
Weighted Mean Ratio	1.042																		
UNIFORMITY																			
Lowest ratio	0.659																		
Highest ratio:	1.441																		
Coefficient of Dispersion	8.72%																		
Standard Deviation	0.117																		
Coefficient of Variation	11.33%																		
Price Related Differential (PRD)	0.994																		
RELIABILITY																			
95% Confidence: Median																			
Lower limit	1.017																		
Upper limit	1.042																		
95% Confidence: Mean																			
Lower limit	1.027																		
Upper limit	1.044																		
SAMPLE SIZE EVALUATION																			
N (population size)	8173																		
B (acceptable error - in decimal)	0.05																		
S (estimated from this sample)	0.117																		
Recommended minimum:	22																		
Actual sample size:	749																		
Conclusion:	OK																		
NORMALITY																			
Binomial Test																			
# ratios below mean:	391																		
# ratios above mean:	358																		
z:	1.206																		
Conclusion:	Normal*																		
*i.e. no evidence of non-normality																			

COMMENTS:

1 to 3 Unit Residences throughout area 69

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

Physical Inspection Ratio Study Report (After)

2009 Assessment

District/Team: Team II	Lien Date: 01/01/2009	Date of Report: 7/8/2009	Sales Dates: 1/2007 - 12/2008
Area 69	Appr ID: JRAM	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES

SAMPLE STATISTICS	
Sample size (n)	749
Mean Assessed Value	514,600
Mean Adj. Sales Price	609,600
Standard Deviation AV	157,235
Standard Deviation SP	197,179

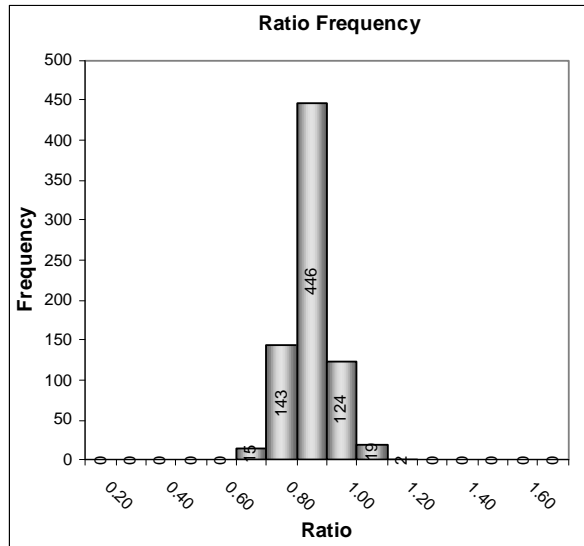
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.850
Median Ratio	0.853
Weighted Mean Ratio	0.844

UNIFORMITY	
Lowest ratio	0.615
Highest ratio:	1.160
Coefficient of Dispersion	6.06%
Standard Deviation	0.069
Coefficient of Variation	8.08%
Price Related Differential (PRD)	1.007

RELIABILITY	
95% Confidence: Median	
Lower limit	0.848
Upper limit	0.858
95% Confidence: Mean	
Lower limit	0.845
Upper limit	0.855

SAMPLE SIZE EVALUATION	
N (population size)	8173
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.069
Recommended minimum:	8
Actual sample size:	749
Conclusion:	OK

NORMALITY	
Binomial Test	
# ratios below mean:	359
# ratios above mean:	390
z:	1.133
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout area 69

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

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

Mobile Home Analysis

Scope of Mobile Home Data

There are 16 parcels in Area 69 that are improved with a mobile home. There was 1 mobile home sale, not enough for a separate analysis. Sales used were from 1/1/2007 through 12/31/2008.

Model Development, Description and Conclusions

Due to the lack of mobile home sales in the area and surrounding areas, mobile homes were valued using Boeckh's Mobile Home Value Calculator. Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel was field-reviewed and a value was selected based on general and specific data pertaining to the parcel, neighborhood, and the market. The appraiser determines which available value estimate may be appropriate and may adjust particular characteristics and conditions as they occur in the valuation area.

All total values were adjusted by .85 as described in the model validation section of this report.

The Appraisal Team recommends application of the Appraiser selected values for mobile homes, as indicated by the appropriate model or method.

Application of these recommended values for the 2009 assessment year (taxes payable in 2010) results in an average total change from the 2008 assessments of 7.6%. This increase is due to market changes over time and the previous assessment level.

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

USPAP Compliance

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.*
- *The area(s) physically inspected for purposes of this revaluation are outlined in the body of this report.*



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

February 12, 2009

Subject: 2009 Revaluation for 2010 Tax Roll

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