

Executive Summary Report

Characteristics-Based Market Adjustment for 2009 Assessment Roll

Area Name / Number: Duvall\Environs / 70

Previous Physical Inspection: 2004

Improved Sales:

Number of Sales: 262

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

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price**	Ratio	COV*
2008 Value	\$113,100	\$320,700	\$433,800			
2009 Value	\$95,600	\$257,800	\$353,400	\$417,400	84.7%	6.26%
Change	-\$17,500	-\$62,900	-\$80,400			
% Change	-15.5%	-19.6%	-18.5%			

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

** Sales adjusted to 1/1/09.

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

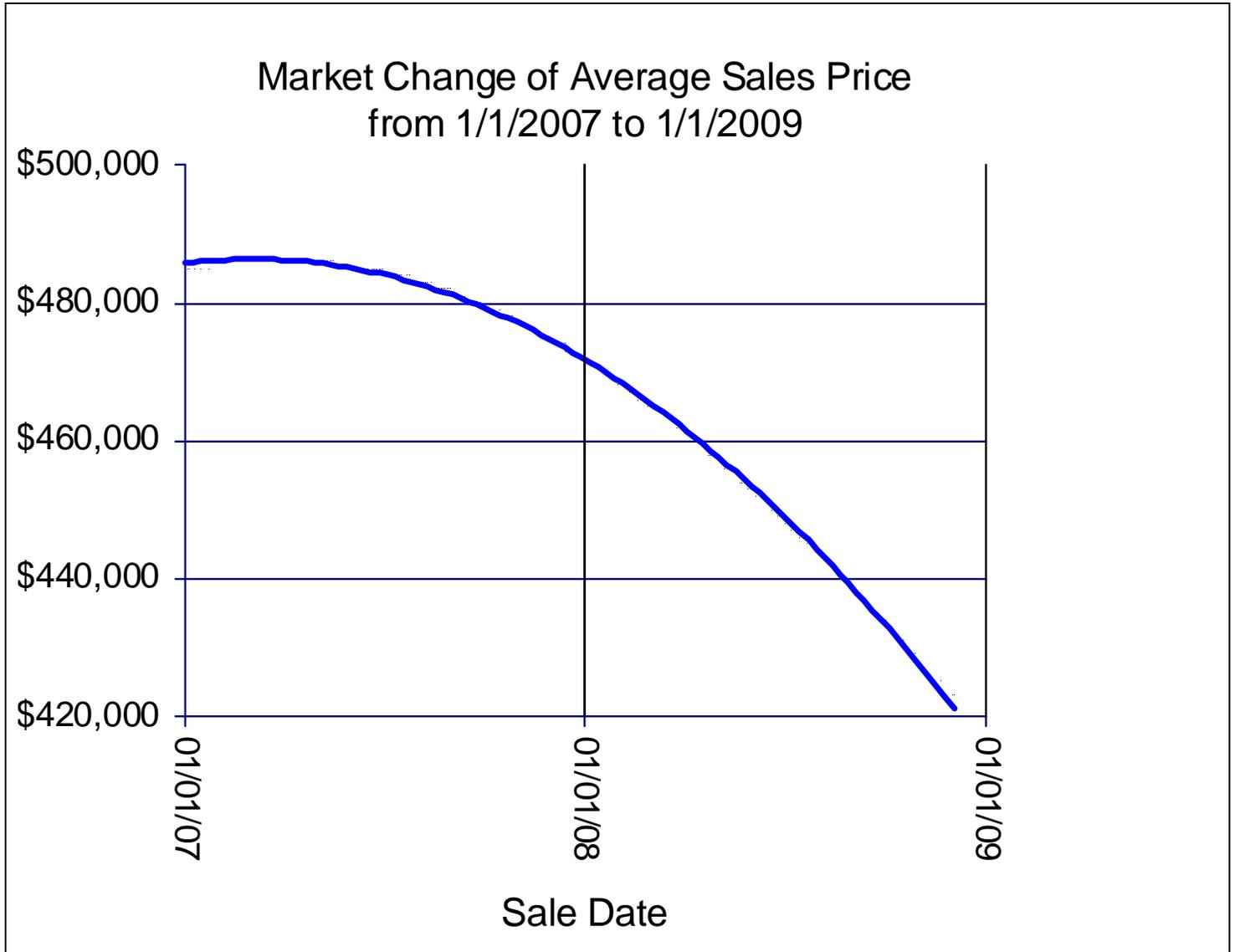
Population - Improved Parcel Summary:			
	Land	Imps	Total
2008 Value	\$130,000	\$318,900	\$448,900
2009 Value	\$109,900	\$255,800	\$365,700
Percent Change	-15.5%	-19.8%	-18.5%

Number of one to three unit residences in the Population: 3155

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

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

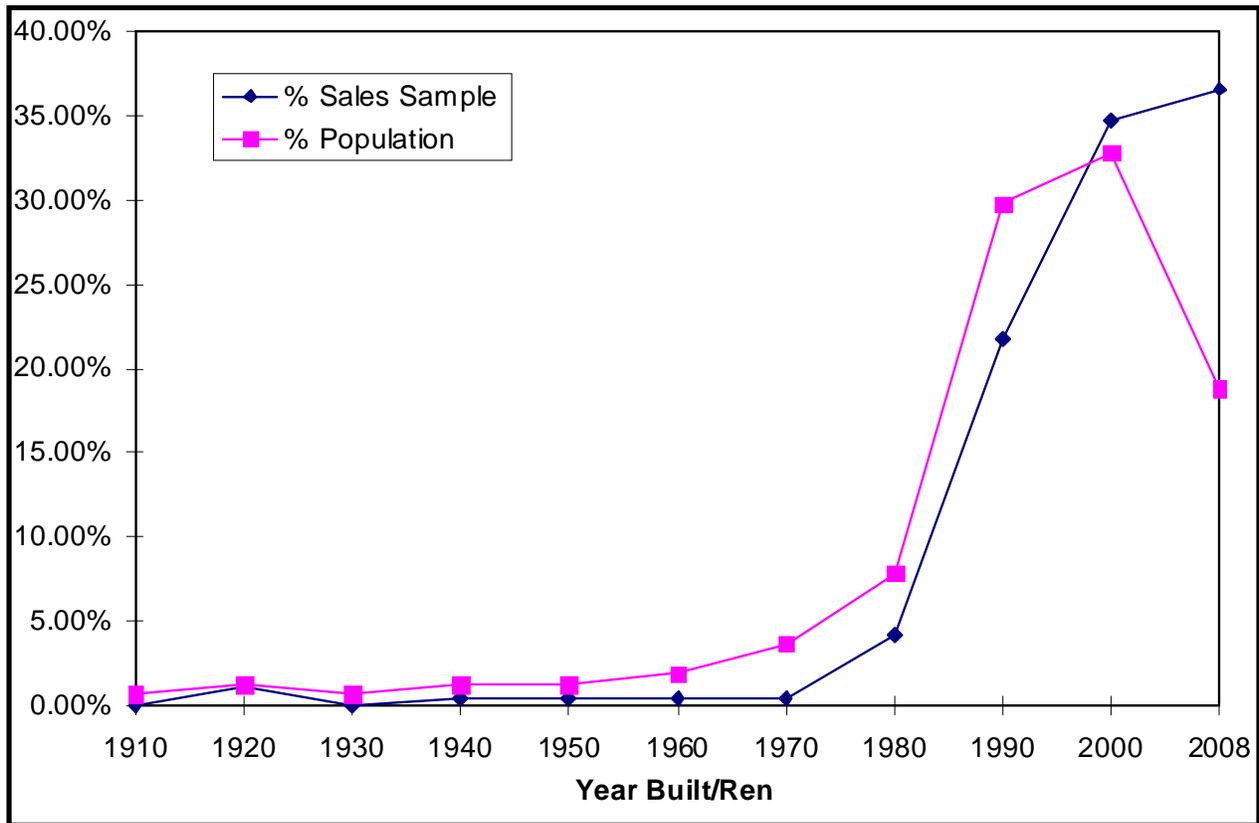
**Market Change of Average Sale Price in Area 70
From 1/1/07 to 1/1/09**



Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	3	1.15%
1930	0	0.00%
1940	1	0.38%
1950	1	0.38%
1960	1	0.38%
1970	1	0.38%
1980	11	4.20%
1990	57	21.76%
2000	91	34.73%
2008	96	36.64%
	262	

Population		
Year Built/Ren	Frequency	% Population
1910	20	0.63%
1920	40	1.27%
1930	22	0.70%
1940	40	1.27%
1950	39	1.24%
1960	59	1.87%
1970	115	3.65%
1980	248	7.86%
1990	940	29.79%
2000	1037	32.87%
2008	595	18.86%
	3155	

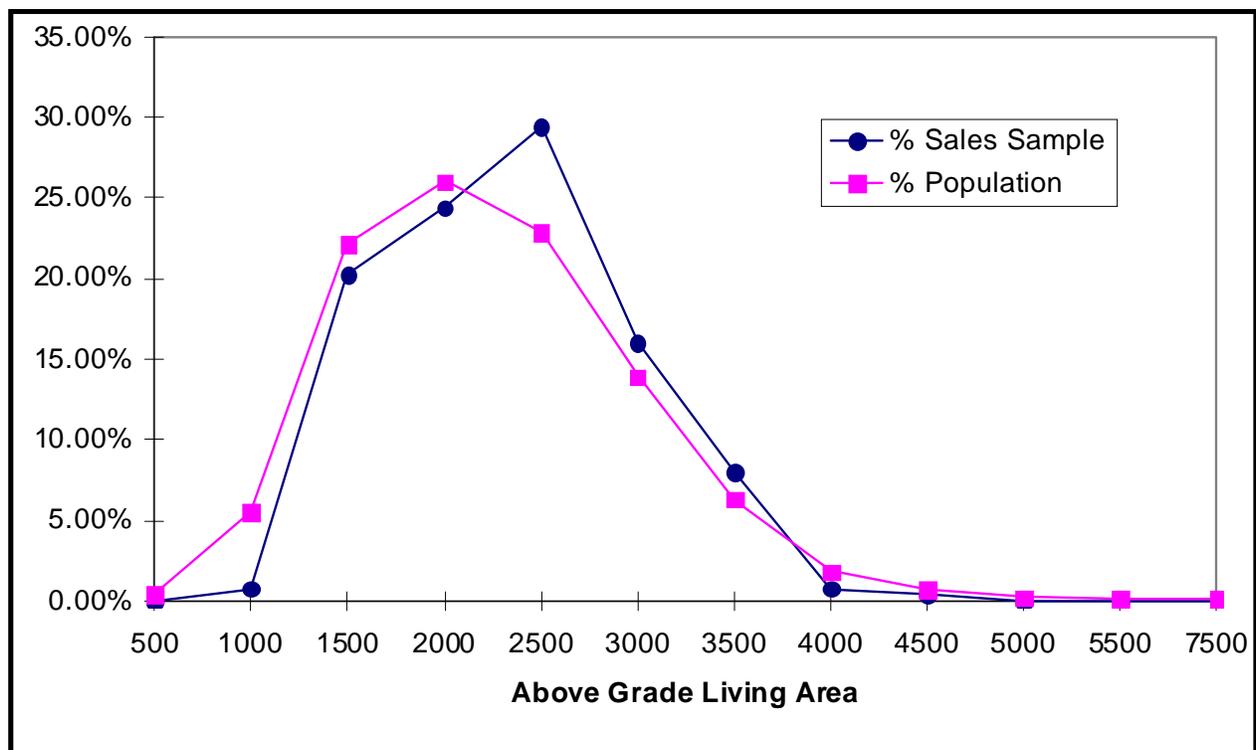


Sales of new homes built in the last eight years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	2	0.76%
1500	53	20.23%
2000	64	24.43%
2500	77	29.39%
3000	42	16.03%
3500	21	8.02%
4000	2	0.76%
4500	1	0.38%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	262	

Population		
AGLA	Frequency	% Population
500	12	0.38%
1000	174	5.52%
1500	698	22.12%
2000	821	26.02%
2500	722	22.88%
3000	439	13.91%
3500	198	6.28%
4000	57	1.81%
4500	21	0.67%
5000	6	0.19%
5500	3	0.10%
8500	4	0.13%
	3155	

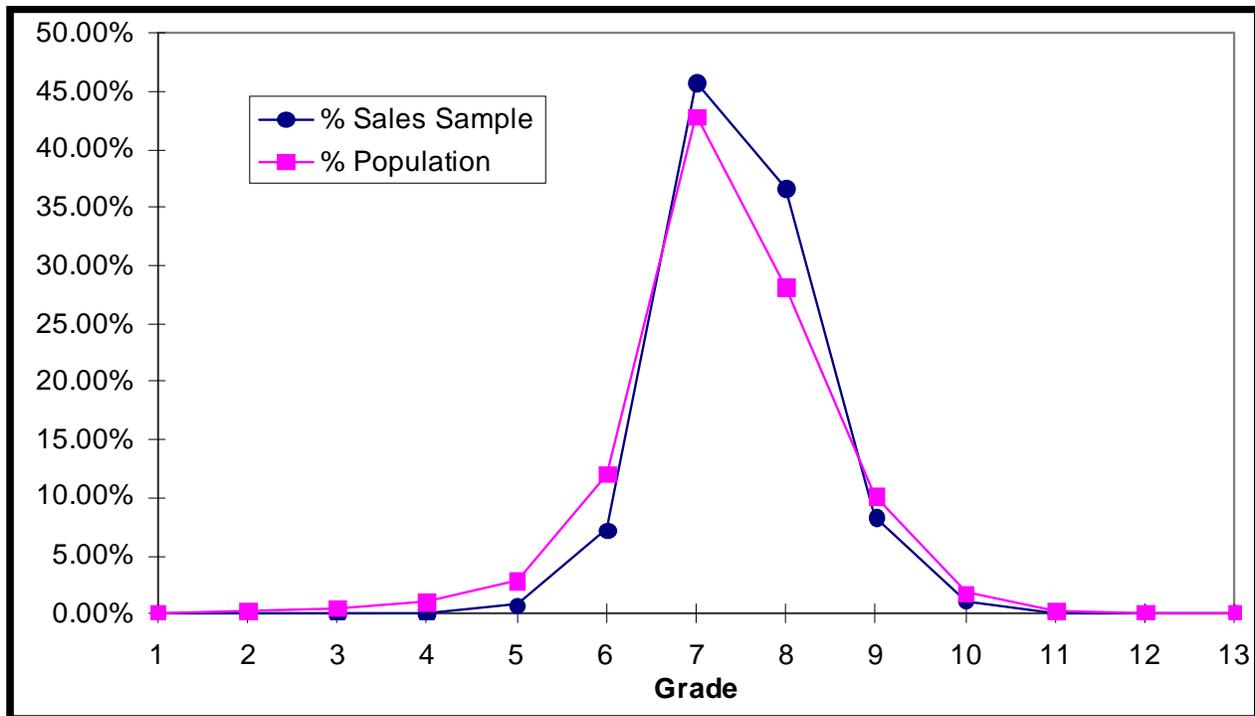


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

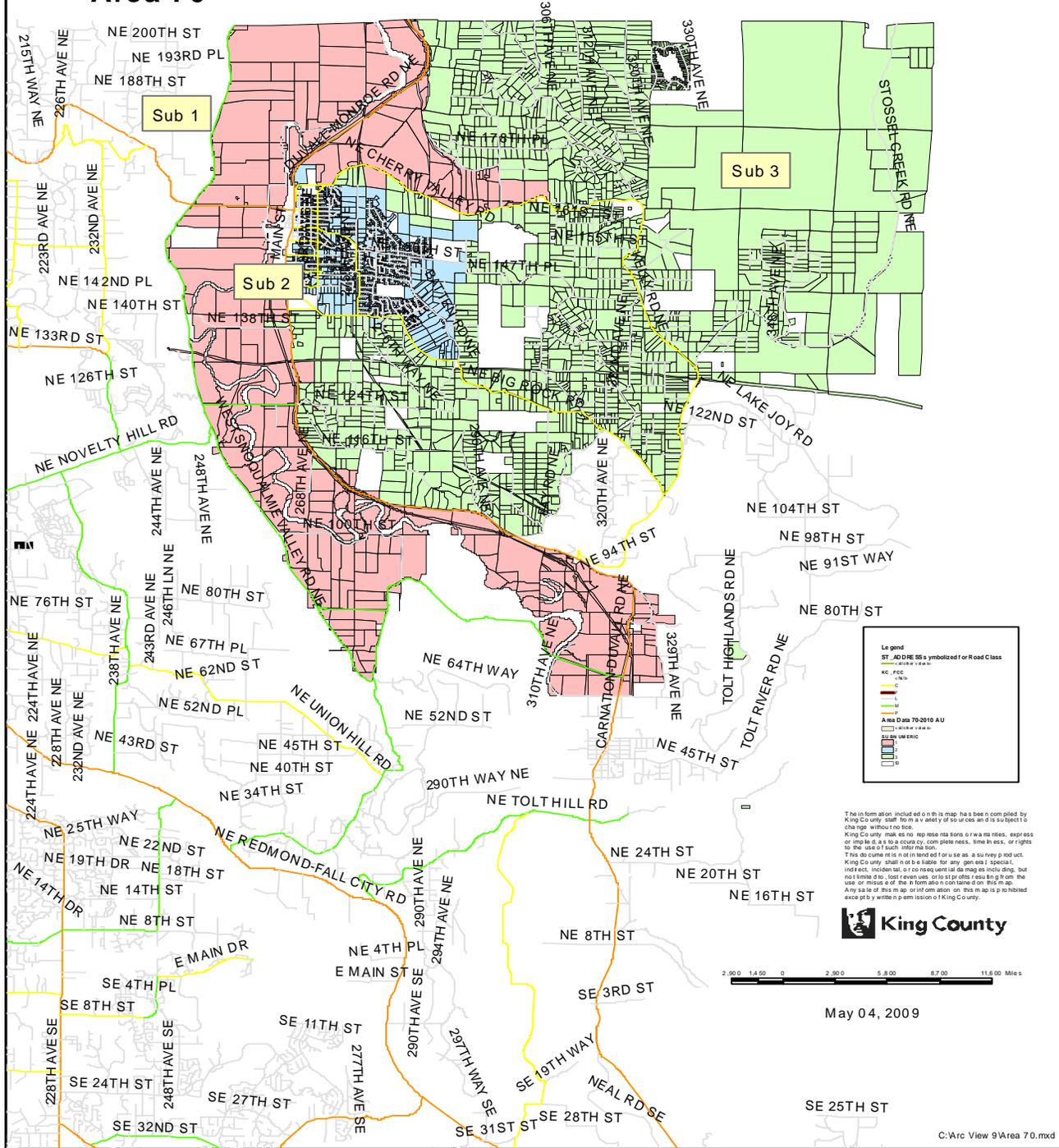
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	2	0.76%
6	19	7.25%
7	120	45.80%
8	96	36.64%
9	22	8.40%
10	3	1.15%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	262	

Population		
Grade	Frequency	% Population
1	2	0.06%
2	7	0.22%
3	17	0.54%
4	32	1.01%
5	89	2.82%
6	380	12.04%
7	1353	42.88%
8	890	28.21%
9	319	10.11%
10	56	1.77%
11	6	0.19%
12	3	0.10%
13	1	0.03%
	3155	



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

Area 70



Annual Update Process

Effective Date of Appraisal: January 1, 2009

Date of Appraisal Report: May 12, 2009

King County Revaluation Cycle

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

Data Utilized

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

Sales Screening for Improved Parcel Analysis

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

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

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

Land Update

Vacant land in this area is in a holding pattern with a strong lack of development. This results in limited land segregation and permit activity. Based on the 22 usable land sales available in the area and supplemented by the value decrease in sales of improved parcels, a -15.5% decrease was made in land assessment for the 2009 Assessment Year.

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

Improved Parcel Update

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

With the exception of real property mobile home parcels & parcels with “accessory only” improvements, the total assessed values on all improved parcels were based on the analysis of the 262 usable residential sales in the area.

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

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

The derived adjustment formula is:

2009 Total Value = 2008 Total Value / 1.042026

Then total value is factored by .85.

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

2009 Improvements Value = 2009 Total Value minus 2009 Land Value

An explanatory adjustment table is included in this report.

Improved Parcel Update (continued)

Exceptions:

- *If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at new total value (2008 Land Value + Previous Improvement Value) * .815.
- *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
- *If “accessory improvements only”, the Total % Change as indicated by the sales sample is used to arrive at a new total value. (2008 Land Value + Previous Improvement Value) * .815
- *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 properties excluded from the annual up-date process are noted in RealProperty.

Mobile Home Update

Mobile Homes received the Total % Change indicated by the sales sample.
(2008 Land Value+Previous Improvement Value)*.815

Model Validation

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

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

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

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

¹ “Market Value Principles in a time of Economic Crisis, A Position Paper of the International Association of Assessing Officers”, by the IAAO Technical Standards Committee. Draft 2- March 3, 2009; posted to the IAAO website March 9, 2009

Model Validation (continued)

Knowing this market information was not considered, but may in fact eventually define where our local market is and may continue to be headed, a downward market adjustment to the valuation models estimated and described in this report appears reasonable and appropriate. All values established through the revalue analysis were adjusted at .85 in an effort to accommodate the relevant economic conditions at the time of this valuation.

Application of these recommended value for the 2009 assessment year (taxes payable in 2010) results in an average total change from the 2008 assessments of -18.5%. This decrease is due partly to downward market changes over time and the previous assessment levels.

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

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

Area 70 Annual Update Model Adjustments

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

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

Standard Area Adjustment

-18.43%

Comments

The percentages listed are total adjustments not additive adjustments.

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

Area 70 Sale Price changes (Relative to 1/1/2009 valuation date.)

In a declining market, recognition of a sales trend is required to accurately predict value as of a certain date. Assessed values are determined as of January 1 of a given year.

Market Adjustment to 1/1/2009		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2007	0.861	-13.9%
2/1/2007	0.859	-14.1%
3/1/2007	0.859	-14.1%
4/1/2007	0.858	-14.2%
5/1/2007	0.859	-14.1%
6/1/2007	0.860	-14.0%
7/1/2007	0.861	-13.9%
8/1/2007	0.864	-13.6%
9/1/2007	0.867	-13.3%
10/1/2007	0.870	-13.0%
11/1/2007	0.874	-12.6%
12/1/2007	0.879	-12.1%
1/1/2008	0.885	-11.5%
2/1/2008	0.891	-10.9%
3/1/2008	0.897	-10.3%
4/1/2008	0.905	-9.5%
5/1/2008	0.913	-8.7%
6/1/2008	0.922	-7.8%
7/1/2008	0.931	-6.9%
8/1/2008	0.941	-5.9%
9/1/2008	0.951	-4.9%
10/1/2008	0.962	-3.8%
11/1/2008	0.974	-2.6%
12/1/2008	0.987	-1.3%
1/1/2009	1.000	0.0%

The chart above shows the % adjustment required for sales to be representative of the assessment date of 1/1/09.

Example:	Sales Price	Sales Date	Adjustment factor	Adjusted Sales price*
Sale 1	\$525,000	4/1/2007	0.858	\$450,000
Sale 2	\$475,000	10/1/2008	0.962	\$457,000
Sale 3	\$515,000	7/1/2008	0.931	\$479,000

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

The time adjustment formula for Area 70 is $(1.042026 + 0.0004580267 * \text{SaleDay} + 0.0000003551999 * \text{SaleDaySq}) / 1.042026$

SaleDay = SaleDate - 39814

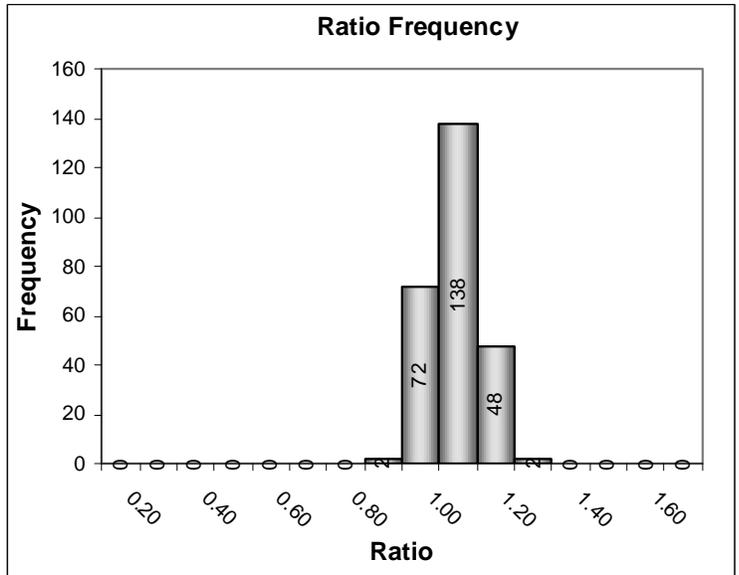
SaleDaySq = (SaleDate - 39814)^2

Annual Update Ratio Study Report (Before)

2008 Assessments

District/Team: NE/Team 3	Appr. Date: 01/01/2008	Date of Report: 5/6/2009	Sales Dates: 1/2007 - 12/2008
Area Duvall/Environs	Appr ID: PPAG	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES

SAMPLE STATISTICS	
Sample size (n)	262
Mean Assessed Value	433,800
Mean Adj. Sales Price	417,400
Standard Deviation AV	97,775
Standard Deviation SP	95,676
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	1.042
Median Ratio	1.043
Weighted Mean Ratio	1.039
UNIFORMITY	
Lowest ratio	0.885
Highest ratio:	1.206
Coefficient of Dispersion	5.02%
Standard Deviation	0.065
Coefficient of Variation	6.26%
Price Related Differential (PRD)	1.003
RELIABILITY	
95% Confidence: Median	
Lower limit	1.032
Upper limit	1.052
95% Confidence: Mean	
Lower limit	1.034
Upper limit	1.050
SAMPLE SIZE EVALUATION	
N (population size)	3155
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.065
Recommended minimum:	7
Actual sample size:	262
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	129
# ratios above mean:	133
z:	0.247
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

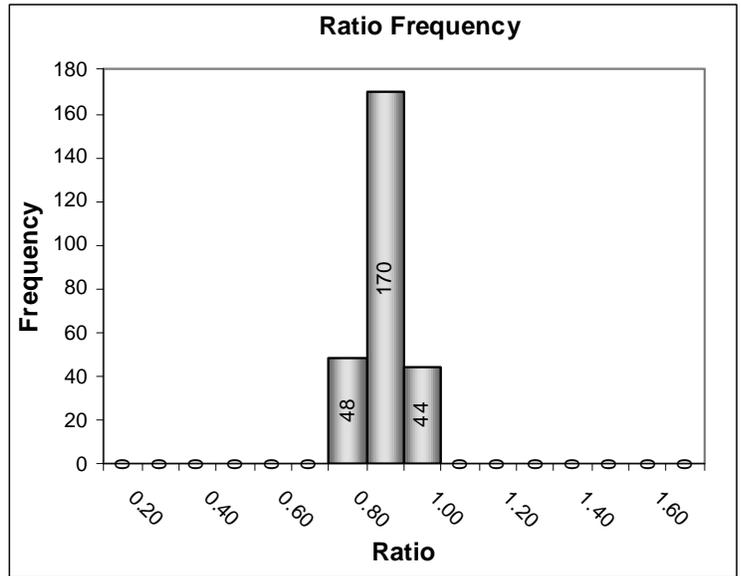
1 to 3 Unit Residences throughout area 70
Sales Prices are adjusted for time to the Assessment Date of 1/1/2009

Annual Update Ratio Study Report (After)

2009 Assessments

District/Team: NE/Team 3	Appr. Date: 01/01/2009	Date of Report: 5/7/2009	Sales Dates: 1/2007 - 12/2008
Area Duvall\Environs	Appr ID: PPAG	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES

SAMPLE STATISTICS	
Sample size (n)	262
Mean Assessed Value	353,400
Mean Sales Price	417,400
Standard Deviation AV	79,752
Standard Deviation SP	95,676
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.849
Median Ratio	0.850
Weighted Mean Ratio	0.847
UNIFORMITY	
Lowest ratio	0.721
Highest ratio:	0.983
Coefficient of Dispersion	5.02%
Standard Deviation	0.053
Coefficient of Variation	6.26%
Price Related Differential (PRD)	1.003
RELIABILITY	
95% Confidence: Median	
Lower limit	0.841
Upper limit	0.857
95% Confidence: Mean	
Lower limit	0.842
Upper limit	0.855
SAMPLE SIZE EVALUATION	
N (population size)	3155
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.053
Recommended minimum:	5
Actual sample size:	262
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	129
# ratios above mean:	133
z:	0.247
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout area 70

Assessment level reflects the downward trend of the market.

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

Glossary for Improved Sales

Condition: Relative to Age and Grade

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

Residential Building Grades

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

Improved Sales Used in this Annual Update Analysis
Area 70
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	213070	0860	6/18/07	\$240,000	\$207,000	880	5	1939	3	8000	N	N	26536 NE STEPHENS ST
002	213170	0843	9/26/07	\$315,000	\$274,000	1010	6	1977	3	10000	N	N	26616 NE RING ST
002	025555	0080	8/20/07	\$252,000	\$218,000	1090	6	1960	5	2611	N	N	26422 NE ANDERSON ST
002	213070	2060	1/28/08	\$325,000	\$289,000	1090	6	1911	3	8000	N	N	15605 3RD AVE NE
002	213220	0460	7/10/08	\$340,000	\$317,000	1090	6	1981	3	7849	Y	N	26725 NE BEADONHALL ST
002	213070	1350	7/8/08	\$309,000	\$288,000	1120	6	1986	3	7504	N	N	26624 NE VIRGINIA ST
002	213120	1060	3/8/07	\$345,000	\$296,000	1160	6	1914	3	10000	N	N	26813 NE STELLA ST
002	213220	0110	4/9/08	\$325,000	\$295,000	1240	6	1986	3	7505	N	N	26813 NE BEADONHALL ST
002	213170	0800	8/14/07	\$299,735	\$259,000	1270	6	1950	4	10900	N	N	26635 NE STEPHENS ST
002	213170	0510	3/17/08	\$299,950	\$270,000	1330	6	1913	4	5997	N	N	26520 NE VALLEY ST
002	213120	0270	6/11/07	\$342,950	\$295,000	1330	6	1978	3	10000	N	N	26923 NE VIRGINIA ST
002	213170	1710	8/14/08	\$317,000	\$300,000	1330	6	1985	3	7500	N	N	26723 NE STEPHENS ST
002	213120	0700	10/19/07	\$352,500	\$308,000	1370	6	1977	3	7500	N	N	26930 NE CHERRY ST
002	213120	0385	8/19/08	\$310,000	\$294,000	1380	6	1985	3	5000	N	N	26820 NE STEWART ST
002	213070	1965	9/27/07	\$347,950	\$303,000	1380	6	1987	3	10000	N	N	15631 3RD AVE NE
002	132606	9121	1/5/07	\$460,000	\$396,000	1850	6	1987	3	81457	Y	N	15920 4TH AVE NE
002	213000	0030	5/8/08	\$310,000	\$284,000	1030	7	1984	3	14138	N	N	14511 272ND PL NE
002	140281	0140	6/22/07	\$324,950	\$280,000	1050	7	1986	3	10072	N	N	27124 NE MILLER ST
002	151800	0030	8/10/07	\$351,000	\$303,000	1070	7	2001	3	3798	N	N	15029 276TH PL NE
002	213220	0120	2/23/07	\$329,950	\$283,000	1090	7	1982	3	7505	N	N	26819 NE BEADONHALL ST
002	732620	0160	5/16/07	\$367,000	\$315,000	1090	7	2001	3	4711	N	N	15125 279TH PL NE
002	732620	0080	7/18/07	\$365,950	\$316,000	1090	7	2000	3	4731	N	N	15118 279TH LN NE
002	213220	0120	8/20/08	\$342,000	\$324,000	1090	7	1982	3	7505	N	N	26819 NE BEADONHALL ST
002	011290	0130	11/7/07	\$380,600	\$333,000	1100	7	2000	3	4600	N	N	15108 279TH PL NE
002	213020	0330	6/6/07	\$349,900	\$301,000	1110	7	1987	3	14210	N	N	14212 278TH AVE NE
002	213041	0120	11/21/08	\$320,000	\$314,000	1110	7	1987	3	10105	N	N	15115 3RD LN NE
002	140280	0080	12/3/08	\$294,000	\$290,000	1130	7	1985	3	11637	N	N	14722 3RD PL NE
002	213001	0060	5/16/07	\$365,000	\$314,000	1130	7	1985	3	14016	N	N	14508 273RD PL NE
002	213070	1440	11/14/07	\$374,000	\$328,000	1150	7	1978	3	8700	N	N	15828 2ND AVE NE
002	140281	0150	6/4/07	\$320,000	\$275,000	1160	7	1986	3	10079	N	N	27116 NE MILLER ST
002	213041	0060	7/18/07	\$380,000	\$328,000	1170	7	1987	3	10908	N	N	27020 NE RING ST

**Improved Sales Used in this Annual Update Analysis
Area 70
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	378240	0010	1/16/07	\$381,000	\$328,000	1170	7	1989	3	9833	N	N	26734 NE MILLER ST
002	732580	0202	6/8/07	\$400,000	\$344,000	1170	7	1971	3	22803	Y	N	26670 NE 143RD PL
002	378240	0330	5/16/07	\$409,000	\$351,000	1170	7	1989	3	9845	N	N	26615 NE MILLER ST
002	378240	0120	7/18/07	\$455,000	\$392,000	1220	7	1989	3	10424	Y	N	14625 2ND PL NE
002	132606	9195	6/13/07	\$361,700	\$311,000	1230	7	1988	3	10142	N	N	14801 DOUGHERTY PL NE
002	213042	0050	3/19/07	\$385,000	\$330,000	1230	7	1988	3	9604	N	N	26830 NE DOROTHY ST
002	382120	0070	4/4/07	\$425,000	\$365,000	1230	7	1980	4	10170	N	N	14832 KENNEDY PL NE
002	155990	0120	10/26/07	\$404,000	\$353,000	1300	7	1996	3	8306	N	N	16324 3RD AVE NE
002	213020	0310	6/6/07	\$375,000	\$322,000	1310	7	1987	3	14370	N	N	14340 275TH AVE NE
002	378240	0210	8/22/07	\$355,000	\$307,000	1360	7	1988	3	9656	N	N	26711 NE COMEGYS ST
002	213170	1410	1/28/07	\$355,000	\$305,000	1370	7	1990	3	5000	N	N	26710 NE PARK ST
002	132606	9208	4/22/08	\$383,000	\$349,000	1390	7	1995	3	14599	N	N	27431 NE 153RD PL
002	379341	0140	7/31/07	\$385,000	\$332,000	1410	7	1999	3	13091	N	N	27610 NE 140TH CT
002	379341	0140	3/25/08	\$419,500	\$379,000	1410	7	1999	3	13091	N	N	27610 NE 140TH CT
002	667293	0010	8/6/07	\$410,000	\$354,000	1500	7	1988	3	11254	N	N	14025 279TH LN NE
002	011290	0090	2/4/08	\$364,000	\$325,000	1510	7	2000	3	4574	N	N	27921 NE 151ST ST
002	213190	0150	2/12/07	\$399,990	\$344,000	1510	7	1982	3	31891	N	N	27121 NE 144TH PL
002	011290	0170	2/26/07	\$364,750	\$313,000	1520	7	2000	3	3577	N	N	15113 279TH PL NE
002	378240	0220	7/24/07	\$331,355	\$286,000	1530	7	1988	3	9656	N	N	26717 NE COMEGYS ST
002	011290	0160	12/14/07	\$359,950	\$317,000	1530	7	2001	3	3898	N	N	15119 279TH PL NE
002	667293	0270	7/2/07	\$389,000	\$335,000	1530	7	1987	3	14000	N	N	14031 280TH LN NE
002	011290	0100	7/22/08	\$359,500	\$337,000	1550	7	2000	3	6862	N	N	27927 NE 151ST ST
002	025555	0090	7/11/08	\$342,000	\$319,000	1570	7	2005	3	3232	Y	N	26430 NE ANDERSON ST
002	213301	0160	9/19/08	\$344,000	\$330,000	1570	7	1989	3	16552	N	N	14328 278TH AVE NE
002	346060	0130	6/22/07	\$388,000	\$334,000	1570	7	1989	3	13774	N	N	27323 NE 153RD PL
002	346060	0060	12/1/08	\$360,000	\$355,000	1570	7	1989	3	14496	N	N	27316 NE 153RD PL
002	379340	0120	12/6/07	\$430,000	\$378,000	1570	7	1998	3	14057	N	N	27514 NE 141ST PL
002	132606	9157	4/12/07	\$380,000	\$326,000	1590	7	1982	4	20867	N	N	26625 NE KENNEDY DR
002	151800	0330	12/5/07	\$368,950	\$325,000	1600	7	2001	3	3800	N	N	27706 NE 150TH PL
002	011290	0110	9/8/08	\$335,000	\$320,000	1620	7	2001	3	5992	N	N	27933 NE 151ST ST
002	011290	0080	8/8/07	\$380,950	\$329,000	1620	7	2000	3	5031	N	N	27915 NE 151ST 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
002	213301	0250	8/19/08	\$355,000	\$336,000	1620	7	1989	3	11833	N	N	27615 NE 143RD ST
002	667293	0240	5/4/07	\$389,000	\$334,000	1630	7	1987	3	15035	N	N	14115 280TH LN NE
002	213300	0180	12/16/08	\$336,500	\$334,000	1640	7	1989	3	15702	N	N	27721 NE 143RD PL
002	155990	0040	6/30/08	\$373,000	\$347,000	1640	7	1994	3	10270	Y	N	26804 NE 164TH ST
002	379340	0220	7/31/07	\$429,900	\$371,000	1640	7	1998	3	14004	N	N	27519 NE 141ST PL
002	132606	9209	8/22/07	\$384,950	\$333,000	1660	7	1995	3	14450	N	N	27415 NE 153RD PL
002	378240	0040	4/12/08	\$385,000	\$349,000	1680	7	1989	3	9766	N	N	26714 NE MILLER ST
002	025555	0160	8/16/07	\$380,000	\$329,000	1690	7	2005	3	2952	Y	N	16114 1ST AVE NE
002	378240	0180	5/14/07	\$389,950	\$335,000	1700	7	1989	3	9656	N	N	26619 NE COMEGYS ST
002	213070	1555	8/5/08	\$370,000	\$349,000	1750	7	1997	3	11169	N	N	26611 NE STEWART ST
002	155990	0310	1/10/07	\$400,000	\$344,000	1760	7	1995	3	7926	N	N	26803 NE 163RD ST
002	952650	0030	9/19/07	\$419,950	\$365,000	1770	7	2001	3	10348	N	N	27418 NE 155TH PL
002	155990	0050	1/24/08	\$350,000	\$311,000	1810	7	1994	3	7082	Y	N	26801 NE 164TH ST
002	952650	0040	6/1/07	\$485,000	\$417,000	1810	7	2001	3	10748	N	N	27412 NE 155TH PL
002	382035	0040	8/4/08	\$350,000	\$330,000	1825	7	2001	3	3938	N	N	14816 1ST AVE NE
002	382035	0030	2/11/08	\$375,000	\$335,000	1825	7	2001	3	3863	N	N	14822 1ST AVE NE
002	151800	0180	11/15/07	\$370,000	\$324,000	1830	7	2001	3	4652	N	N	15018 277TH PL NE
002	187550	0020	1/22/08	\$415,000	\$369,000	1840	7	1994	3	11498	N	N	28204 NE 141ST PL
002	103800	0060	11/7/07	\$426,950	\$374,000	1840	7	2001	3	6608	Y	N	26424 NE KENNEDY DR
002	382035	0180	4/27/07	\$405,950	\$349,000	1850	7	2001	3	4311	N	N	14805 1ST AVE NE
002	346060	0090	3/22/07	\$428,000	\$367,000	1860	7	1989	3	14061	N	N	27301 NE 153RD PL
002	379340	0050	2/1/08	\$421,000	\$375,000	1880	7	1998	3	13984	N	N	27532 NE 141ST CT
002	155990	0210	1/24/08	\$409,550	\$364,000	1890	7	1995	3	5595	N	N	26820 NE 163RD ST
002	187550	0090	5/7/07	\$465,000	\$399,000	1890	7	1994	3	14018	N	N	14032 282ND LN NE
002	732620	0120	7/10/07	\$405,000	\$349,000	1920	7	2001	3	4954	N	N	27921 NE 152ND ST
002	732620	0320	5/2/07	\$429,900	\$369,000	1920	7	2001	3	4347	N	N	27820 NE 152ND ST
002	213120	0125	3/7/07	\$435,000	\$373,000	1920	7	1999	3	8780	N	N	26802 NE VIRGINIA ST
002	080830	0630	8/11/08	\$399,950	\$378,000	1960	7	1999	3	6930	N	N	28307 NE 138TH PL
002	011290	0070	5/8/07	\$410,000	\$352,000	1980	7	2001	3	5031	N	N	27907 NE 151ST ST
002	732620	0310	9/25/07	\$410,000	\$356,000	1980	7	2001	3	4548	N	N	27904 NE 152ND ST
002	011290	0140	2/1/07	\$419,950	\$361,000	1980	7	2001	3	4643	N	N	15114 279TH PL NE

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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
002	011290	0140	10/17/08	\$380,000	\$368,000	1980	7	2001	3	4643	N	N	15114 279TH PL NE
002	952650	0160	4/16/07	\$430,000	\$369,000	2000	7	2001	3	10281	N	N	27405 NE 155TH PL
002	667292	0010	9/5/07	\$444,950	\$386,000	2010	7	1987	3	14051	N	N	27805 NE 141ST ST
002	213302	0280	4/11/08	\$440,000	\$399,000	2040	7	1990	3	18507	N	N	14303 281ST PL NE
002	667291	0020	8/25/07	\$450,000	\$390,000	2050	7	1986	3	14055	N	N	14133 278TH AVE NE
002	213070	0997	10/10/07	\$395,000	\$344,000	2100	7	2007	3	4071	N	N	26519 NE STEWART ST
002	103800	0050	9/22/08	\$395,000	\$379,000	2100	7	2001	3	16808	Y	N	26428 NE KENNEDY DR
002	080830	0380	4/14/08	\$430,000	\$391,000	2120	7	2001	3	6930	N	N	13801 284TH CT NE
002	151800	0240	4/2/07	\$435,000	\$373,000	2140	7	2001	3	3803	N	N	27707 NE 151ST PL
002	155850	0120	11/20/08	\$385,000	\$378,000	2170	7	1998	3	6139	N	N	16212 270TH PL NE
002	952650	0020	5/31/07	\$500,000	\$430,000	2290	7	2001	3	10570	N	N	27426 NE 155TH PL
002	952650	0050	4/7/08	\$501,950	\$455,000	2290	7	2001	3	11511	N	N	27404 NE 155TH PL
002	080830	0550	4/21/08	\$445,000	\$405,000	2305	7	2001	3	6300	N	N	28409 NE 138TH PL
002	639780	0070	3/9/07	\$500,475	\$430,000	2360	7	2002	3	5660	N	N	14902 276TH PL NE
002	132606	9068	6/5/08	\$434,000	\$400,000	2420	7	2004	3	5760	N	N	26833 NE STEPHENS CT
002	080830	0570	7/25/07	\$470,000	\$406,000	2495	7	2001	3	6930	N	N	28335 NE 138TH PL
002	080830	0510	5/14/07	\$485,900	\$417,000	2495	7	2001	3	6300	N	N	28429 NE 138TH PL
002	080830	0560	2/19/08	\$470,000	\$421,000	2495	7	2001	3	6300	N	N	28405 NE 138TH PL
002	080830	0300	4/10/08	\$485,000	\$440,000	2495	7	2001	3	6108	N	N	13805 283RD CT NE
002	132606	9227	2/11/07	\$449,000	\$386,000	2580	7	2004	3	7402	N	N	26821 NE STEPHENS CT
002	213042	0020	11/26/07	\$416,000	\$365,000	2630	7	1988	3	10190	N	N	26810 NE DOROTHY ST
002	080830	0010	4/25/08	\$445,000	\$405,000	2650	7	2000	3	7969	N	N	13831 282ND CT NE
002	213190	0190	6/24/08	\$435,000	\$404,000	2710	7	1986	3	30473	N	N	26915 NE 144TH PL
002	080830	0800	7/5/07	\$475,000	\$409,000	2720	7	2000	3	8832	N	N	14031 284TH CIR NE
002	080830	0240	5/9/07	\$528,000	\$453,000	3060	7	2000	3	18136	N	N	28209 NE RONEY RD
002	213170	0770	9/24/08	\$344,950	\$331,000	1730	8	2007	3	2500	N	N	26526 NE RING ST
002	729799	0030	7/18/08	\$370,000	\$346,000	1810	8	1999	3	4403	N	N	14821 279TH LN NE
002	729799	0140	8/2/07	\$443,500	\$383,000	1820	8	1999	3	4213	N	N	27924 NE 149TH CT
002	425400	0380	6/19/08	\$410,000	\$380,000	1860	8	1997	3	12525	N	N	28604 NE 151ST ST
002	425400	0160	9/18/07	\$439,990	\$382,000	1860	8	1998	3	14050	N	N	28512 NE 153RD ST
002	425400	0260	8/4/08	\$410,000	\$386,000	1860	8	1997	3	11793	N	N	28522 NE 151ST 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
002	421350	0080	9/1/07	\$480,000	\$416,000	2010	8	2000	3	11642	N	N	28312 NE 140TH PL
002	425400	0600	5/23/08	\$445,000	\$409,000	2040	8	1997	3	13045	N	N	15418 287TH AVE NE
002	425400	0250	5/30/08	\$446,500	\$411,000	2040	8	1998	3	14821	N	N	28514 NE 151ST ST
002	729799	0170	9/7/07	\$436,000	\$378,000	2080	8	2000	3	4274	N	N	27912 NE 149TH CT
002	138350	0090	9/20/07	\$519,950	\$452,000	2080	8	1995	3	14068	N	N	14037 278TH PL NE
002	213070	1205	8/11/08	\$500,000	\$472,000	2080	8	2008	3	4467	N	N	15917 2ND AVE NE
002	138350	0120	3/19/07	\$529,950	\$455,000	2120	8	1996	3	14065	N	N	14011 278TH PL NE
002	425400	0390	8/7/08	\$444,950	\$419,000	2140	8	1998	3	14999	N	N	15008 286TH AVE NE
002	425400	0470	5/8/07	\$506,500	\$435,000	2140	8	1998	3	17211	N	N	28624 NE 151ST PL
002	421350	0160	7/2/08	\$434,950	\$405,000	2150	8	1990	3	14286	N	N	28205 NE 140TH PL
002	155270	0280	12/11/07	\$450,547	\$397,000	2180	8	2008	3	6157	N	N	26610 NE ANDERSON ST
002	155270	0300	12/13/07	\$465,327	\$410,000	2180	8	2008	3	6311	N	N	26602 NE ANDERSON ST
002	155270	0060	11/13/07	\$469,240	\$411,000	2180	8	2008	3	5960	N	N	16014 2ND AVE NE
002	155270	0220	9/24/08	\$465,000	\$446,000	2180	8	2008	3	6001	N	N	16016 2ND PL NE
002	155270	0200	6/15/07	\$466,844	\$402,000	2220	8	2007	3	6001	N	N	16006 2ND PL NE
002	144355	0140	3/13/07	\$510,000	\$438,000	2250	8	1999	3	12558	N	N	27731 NE 145TH PL
002	213120	0710	8/7/07	\$708,744	\$613,000	2280	8	2007	3	5502	N	N	26934 NE CHERRY ST
002	155270	0090	9/11/08	\$465,000	\$444,000	2290	8	2008	3	5822	N	N	16000 2ND AVE NE
002	249400	0010	2/6/07	\$492,950	\$424,000	2310	8	2007	3	6047	N	N	27618 NE 153RD LN
002	553560	0290	11/9/07	\$510,000	\$447,000	2310	8	2003	3	8490	N	N	14723 274TH WAY NE
002	553560	0410	6/29/07	\$530,000	\$456,000	2310	8	2003	3	8144	N	N	27407 NE 147TH CT
002	803535	0260	2/15/08	\$530,000	\$474,000	2310	8	2003	3	7759	Y	N	16125 271ST PL NE
002	421350	0070	6/10/08	\$545,000	\$504,000	2330	8	1999	3	12433	N	N	14205 283RD PL NE
002	077680	0030	5/20/08	\$480,000	\$441,000	2350	8	1997	3	14069	Y	N	14026 277TH PL NE
002	329690	0100	8/6/07	\$538,500	\$465,000	2350	8	1993	3	14104	N	N	27517 NE 145TH LN
002	249400	0030	5/2/07	\$491,564	\$422,000	2360	8	2007	3	5896	N	N	15316 276TH PL NE
002	553560	0380	1/3/07	\$585,000	\$504,000	2380	8	2003	3	8334	N	N	27321 NE 146TH PL
002	553560	0640	10/24/07	\$525,000	\$458,000	2400	8	2002	3	7478	N	N	27220 NE 150TH ST
002	553560	0530	8/21/07	\$534,000	\$462,000	2400	8	2003	3	6795	N	N	14902 273RD PL SE
002	155270	0180	8/23/07	\$484,425	\$419,000	2450	8	2007	3	5927	N	N	16003 2ND PL NE
002	155270	0010	11/2/07	\$487,227	\$426,000	2450	8	2007	3	6521	N	N	16122 2ND AVE NE

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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
002	155270	0100	9/24/07	\$514,575	\$447,000	2460	8	2007	3	5724	N	N	16113 2ND PL NE
002	155270	0190	7/29/08	\$483,975	\$455,000	2460	8	2008	3	5824	N	N	16004 2ND PL NE
002	147280	0320	6/24/08	\$525,000	\$487,000	2460	8	1992	3	15996	N	N	14720 282ND AVE NE
002	155270	0270	5/23/08	\$515,070	\$473,000	2470	8	2008	3	6044	N	N	16120 2ND PL NE
002	249400	0050	4/18/07	\$499,950	\$429,000	2480	8	2007	3	6303	N	N	15323 276TH PL NE
002	155270	0110	8/29/07	\$496,548	\$430,000	2480	8	2007	3	5978	N	N	16109 2ND PL NE
002	249400	0070	4/2/07	\$502,950	\$432,000	2480	8	2007	3	5100	N	N	15311 276TH PL NE
002	151790	0040	4/19/07	\$529,900	\$455,000	2480	8	2004	3	8172	N	N	27529 NE 150TH PL
002	553560	0400	7/17/07	\$530,000	\$457,000	2520	8	2003	3	7942	N	N	27333 NE 146TH PL
002	425400	0240	8/16/07	\$490,000	\$424,000	2530	8	1997	3	12940	N	N	15104 285TH AVE NE
002	425400	0640	4/17/07	\$520,000	\$446,000	2530	8	1997	3	13098	N	N	15309 287TH AVE NE
002	425400	0060	8/21/08	\$525,000	\$497,000	2530	8	1998	3	17856	N	N	28423 NE 151ST ST
002	249400	0060	4/24/07	\$486,950	\$418,000	2540	8	2007	3	5115	N	N	15317 276TH PL NE
002	249400	0080	4/9/07	\$500,000	\$429,000	2540	8	2007	3	5588	N	N	15305 276TH PL NE
002	425400	0300	7/23/07	\$545,000	\$470,000	2540	8	1998	3	16200	N	N	15209 286TH AVE NE
002	778792	0160	10/9/07	\$490,000	\$427,000	2570	8	2006	3	7412	N	N	14106 284TH PL NE
002	856746	0040	2/28/08	\$483,788	\$434,000	2640	8	2003	3	8307	N	N	15322 277TH PL NE
002	856746	0020	4/4/07	\$567,500	\$487,000	2660	8	2003	3	10446	N	N	15231 277TH PL NE
002	278725	0210	8/28/07	\$600,000	\$520,000	2680	8	1995	3	14564	N	N	14311 274TH PL NE
002	856745	0240	6/17/08	\$517,500	\$479,000	2755	8	2001	3	9020	N	N	27821 NE 154TH ST
002	155270	0030	11/7/07	\$519,927	\$455,000	2760	8	2007	3	6485	N	N	16108 2ND AVE NE
002	155270	0150	2/19/08	\$570,000	\$510,000	2760	8	2007	3	5978	N	N	16015 2ND PL NE
002	155270	0130	5/21/08	\$585,401	\$538,000	2760	8	2008	3	5978	N	N	16103 2ND PL NE
002	803535	0100	9/16/08	\$500,000	\$478,000	2770	8	2003	3	10831	Y	N	16015 271ST PL NE
002	803535	0280	7/7/08	\$545,000	\$508,000	2770	8	2003	3	9908	N	N	16109 270TH PL NE
002	242606	9006	6/24/08	\$650,000	\$604,000	2810	8	1973	4	87120	N	N	14217 275TH AVE NE
002	025552	0110	4/11/07	\$554,000	\$476,000	2820	8	2007	3	8247	N	N	15238 272ND PL NE
002	553560	0730	8/25/08	\$562,500	\$534,000	2820	8	2002	3	7568	N	N	15118 272ND PL NE
002	329690	0130	2/20/07	\$538,000	\$462,000	2830	8	1993	3	13760	N	N	27521 NE 146TH LN
002	856745	0210	5/7/07	\$622,000	\$534,000	2880	8	2001	3	10235	N	N	27836 NE 153RD PL
002	025552	0140	4/12/07	\$574,000	\$493,000	2900	8	2006	3	9470	N	N	15237 272ND PL NE

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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
002	147280	0340	9/14/07	\$545,000	\$473,000	2920	8	1991	3	14003	N	N	28230 NE 147TH CT
002	553560	0600	7/6/07	\$625,290	\$539,000	2990	8	2001	3	7507	N	N	27402 NE 150TH ST
002	778792	0200	1/11/08	\$540,000	\$479,000	3016	8	2006	3	8651	N	N	14128 284TH PL NE
002	803535	0220	6/28/07	\$570,000	\$491,000	3020	8	2003	3	20194	Y	N	16120 271ST PL NE
002	803535	0120	3/18/08	\$587,000	\$529,000	3020	8	2003	3	12184	Y	N	16005 271ST PL NE
002	155270	0170	7/15/08	\$524,950	\$491,000	3060	8	2008	3	5978	N	N	16007 2ND PL NE
002	155270	0120	2/7/08	\$539,007	\$481,000	3090	8	2008	3	5978	N	N	16107 2ND PL NE
002	856745	0140	12/1/08	\$530,000	\$523,000	3100	8	2002	3	10189	N	N	15310 279TH PL NE
002	856745	0040	4/17/07	\$646,000	\$555,000	3125	8	2001	3	10080	N	N	27828 NE 154TH ST
002	856745	0110	1/3/07	\$637,900	\$549,000	3130	8	2000	3	10200	N	N	15402 279TH PL NE
002	803535	0180	5/10/07	\$547,950	\$471,000	3160	8	2003	3	11999	Y	N	16018 271ST PL NE
002	803535	0180	10/1/08	\$490,000	\$472,000	3160	8	2003	3	11999	Y	N	16018 271ST PL NE
002	553560	0650	1/23/07	\$585,000	\$503,000	3180	8	2002	3	7350	N	N	15018 272ND PL NE
002	421350	0020	12/13/07	\$580,000	\$511,000	3190	8	1997	3	14000	Y	N	28210 NE 140TH PL
002	421350	0140	6/24/07	\$625,000	\$538,000	3290	8	1996	3	14001	N	N	28211 NE 140TH PL
002	278725	0070	2/28/07	\$565,000	\$485,000	3430	8	1996	3	15097	N	N	14224 274TH PL NE
002	856746	0120	7/22/08	\$575,000	\$539,000	3520	8	2003	3	17037	N	N	15431 277TH PL NE
002	131330	0380	5/14/07	\$525,000	\$451,000	2330	9	1992	3	13446	N	N	28101 NE 149TH PL
002	131330	0370	7/6/07	\$536,000	\$462,000	2410	9	1992	3	13406	N	N	28017 NE 149TH PL
002	856801	0060	5/23/08	\$564,550	\$519,000	2450	9	1997	3	18041	N	N	28022 NE 153RD PL
002	856801	0210	8/21/07	\$618,000	\$535,000	2450	9	1995	3	32048	N	N	15230 MANION WAY NE
002	131330	0450	6/26/08	\$525,000	\$488,000	2460	9	1993	3	14003	N	N	28218 NE 148TH PL
002	856801	0120	10/23/07	\$640,000	\$559,000	2460	9	1996	3	22392	N	N	28022 NE 153RD PL
002	131330	0480	6/20/07	\$533,000	\$459,000	2470	9	1992	3	11904	N	N	28020 NE 148TH PL
002	152270	0080	9/13/07	\$618,000	\$536,000	2550	9	1998	3	13999	N	N	28503 NE 149TH PL
002	856801	0260	3/28/07	\$614,300	\$527,000	2610	9	1995	3	24947	N	N	28136 NE 152ND PL
002	856801	0240	5/29/08	\$625,000	\$575,000	2640	9	1995	3	23152	N	N	28122 NE 152ND PL
002	213120	0355	2/26/07	\$535,000	\$459,000	2660	9	2006	3	6519	N	N	26805 NE VIRGINIA ST
002	856801	0050	7/6/07	\$620,000	\$534,000	2670	9	1997	3	18195	N	N	15233 MANION WAY NE
002	856802	0040	10/28/08	\$614,950	\$598,000	2730	9	1997	3	15078	N	N	27819 NE 156TH PL
002	856802	0480	6/8/07	\$625,000	\$538,000	2820	9	1999	3	16646	N	N	15732 277TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 70
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	856803	0220	5/11/08	\$670,000	\$613,000	2850	9	1997	3	29296	N	N	27908 NE 157TH PL
002	856803	0240	7/18/07	\$649,950	\$561,000	2940	9	1997	3	18193	N	N	15622 MANION WAY NE
002	202607	9017	7/15/08	\$662,500	\$620,000	3450	9	2005	3	111949	N	N	13415 BATTEN RD NE
003	404720	0425	8/5/08	\$275,000	\$259,000	590	5	1963	4	14220	Y	Y	19719 330TH AVE NE
003	078270	0170	9/30/08	\$339,000	\$326,000	1040	6	1987	3	49658	N	N	31606 NE 123RD ST
003	078270	0010	10/16/07	\$345,000	\$301,000	1350	6	1984	3	30525	N	N	31521 NE 123RD ST
003	404720	0385	1/31/07	\$467,000	\$401,000	1490	6	1975	3	19830	Y	Y	19801 330TH AVE NE
003	282607	9094	12/3/07	\$420,000	\$369,000	1900	6	1980	3	38720	N	N	12528 ODELL RD NE
003	202607	9062	2/7/08	\$360,000	\$321,000	1090	7	1988	3	85377	N	N	13315 ODELL RD NE
003	154950	0156	4/24/08	\$393,000	\$358,000	1330	7	1990	3	35100	N	N	31783 NE 171ST ST
003	162607	9107	7/3/07	\$478,000	\$412,000	1360	7	1980	3	217800	N	N	31307 NE 155TH ST
003	162607	9144	2/23/07	\$575,000	\$494,000	1410	7	1986	3	236710	N	N	15320 KELLY RD NE
003	404720	0615	2/8/07	\$338,466	\$291,000	1440	7	1979	3	45302	N	N	19934 330TH AVE NE
003	252606	9046	8/1/07	\$475,000	\$410,000	1500	7	2004	3	81457	N	N	11609 269TH WAY NE
003	282607	9115	12/11/07	\$515,000	\$454,000	1530	7	1991	3	233704	N	N	12626 322ND AVE NE
003	404720	0055	3/8/07	\$625,000	\$537,000	1600	7	1988	3	20520	Y	Y	19740 324TH AVE NE
003	212607	9093	5/30/07	\$469,950	\$404,000	1710	7	1992	3	66646	N	N	14147 311TH AVE NE
003	155000	0660	4/2/08	\$610,000	\$552,000	1800	7	1994	3	425581	N	N	20101 324TH AVE NE
003	302607	9052	6/18/07	\$480,000	\$413,000	1810	7	1983	3	105415	N	N	13022 276TH WAY NE
003	155810	0301	3/19/07	\$730,000	\$627,000	1920	7	2000	3	257004	N	N	29930 NE 190TH ST
003	212607	9102	7/9/07	\$585,000	\$504,000	2040	7	1987	3	207728	N	N	14148 311TH AVE NE
003	162607	9064	8/27/07	\$585,000	\$507,000	2090	7	1983	3	236966	N	N	15812 KELLY RD NE
003	154950	0591	8/19/08	\$535,000	\$507,000	2130	7	1991	3	167270	N	N	18423 320TH AVE NE
003	154950	0585	4/17/08	\$557,000	\$506,000	2220	7	1991	3	209523	N	N	31850 NE 183RD ST
003	212607	9110	4/14/08	\$495,000	\$450,000	2330	7	1992	3	227614	N	N	31136 NE 144TH ST
003	212607	9089	8/13/07	\$490,000	\$424,000	2480	7	1994	3	103159	N	N	13315 322ND AVE NE
003	282607	9136	7/5/07	\$479,950	\$414,000	1720	8	1988	3	74052	N	N	12912 ODELL RD NE
003	252606	9044	7/24/08	\$510,000	\$478,000	2130	8	1995	3	86684	N	N	27126 NE 124TH ST
003	154950	0273	4/11/07	\$650,000	\$558,000	2250	8	2007	3	85813	N	N	31509 NE CHERRY VALLEY RD
003	162607	9151	4/17/08	\$492,500	\$448,000	2270	8	1997	3	75794	N	N	16300 315TH AVE NE
003	155000	0357	3/1/07	\$560,000	\$481,000	2270	8	1997	3	86694	N	N	19822 312TH AVE NE

**Improved Sales Used in this Annual Update Analysis
Area 70
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	282607	9113	5/22/08	\$484,000	\$445,000	2350	8	1993	3	231697	N	N	12514 322ND AVE NE
003	154950	0197	8/6/07	\$585,000	\$506,000	2370	8	1998	3	94089	N	N	16761 315TH PL NE
003	272607	9076	6/13/08	\$525,000	\$486,000	2490	8	1984	3	113256	N	N	12111 326TH AVE NE
003	154950	0189	7/16/07	\$599,900	\$517,000	2680	8	1998	3	132858	N	N	16770 315TH PL NE
003	154950	0188	9/22/08	\$565,000	\$542,000	2930	8	1998	3	94960	N	N	16762 315TH PL NE
003	282607	9063	3/21/07	\$545,000	\$468,000	3290	8	1988	3	22425	N	N	31920 NE BIG ROCK RD
003	142607	9059	4/12/07	\$634,000	\$544,000	2420	9	1996	3	211266	N	N	34225 NE 153RD ST
003	404720	0840	9/1/07	\$630,000	\$546,000	3000	9	1999	3	24225	N	N	19440 324TH AVE NE
003	222607	9040	4/20/07	\$803,500	\$690,000	3160	9	2000	3	433037	N	N	14315 340TH AVE NE
003	292607	9045	5/3/07	\$725,000	\$623,000	3450	9	1991	3	175547	N	N	30535 NE 132ND ST
003	082607	9034	1/11/07	\$813,100	\$699,000	4110	9	2007	3	216057	N	N	29826 NE 178TH PL
003	252606	9105	3/27/08	\$833,000	\$753,000	3170	10	2006	3	217942	N	N	11805 269TH WAY NE
003	212607	9031	4/25/08	\$659,950	\$601,000	3310	10	1994	3	49076	N	N	14128 320TH AVE NE
003	252606	9098	3/18/08	\$968,000	\$873,000	3960	10	2006	3	236302	N	N	12021 268TH DR NE

**Improved Sales Removed from this Annual Update Analysis
Area 70
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	092507	9010	10/16/07	\$80,666	QUIT CLAIM DEED
002	025555	0150	1/29/08	\$390,000	DIAGNOSTIC OUTLIER
002	025555	0260	8/29/07	\$375,000	DIAGNOSTIC OUTLIER
002	025555	0290	7/9/08	\$372,950	DIAGNOSTIC OUTLIER
002	080830	0740	8/29/07	\$395,000	DIAGNOSTIC OUTLIER
002	103800	0020	11/6/07	\$414,500	DIAGNOSTIC OUTLIER
002	109995	0060	5/21/07	\$915,000	DIAGNOSTIC OUTLIER
002	132606	9088	3/31/08	\$950,000	DIAGNOSTIC OUTLIER
002	132606	9206	9/9/08	\$296,511	DIAGNOSTIC OUTLIER
002	132606	9219	4/5/07	\$425,000	DIAGNOSTIC OUTLIER
002	138350	0090	8/2/07	\$519,950	RELOCATION - SALE TO SERVICE
002	147280	0480	1/7/08	\$174,760	QUIT CLAIM DEED
002	151800	0100	8/13/08	\$262,501	EXEMPT FROM EXCISE TAX
002	155270	0050	12/26/07	\$499,950	DIAGNOSTIC OUTLIER
002	155270	0240	9/16/08	\$513,849	DIAGNOSTIC OUTLIER
002	155270	0250	10/3/08	\$514,207	DIAGNOSTIC OUTLIER
002	155990	0140	7/16/07	\$273,664	QUIT CLAIM DEED
002	213020	0130	6/24/08	\$130,944	QUIT CLAIM DEED
002	213070	0860	2/20/08	\$299,000	DIAGNOSTIC OUTLIER
002	213070	1025	12/4/07	\$370,000	DIAGNOSTIC OUTLIER
002	213070	1910	12/17/07	\$147,000	DOR RATIO;PREVLAND<=25K;PREVIMP<=25K
002	213070	2180	11/14/08	\$303,712	EXEMPT FROM EXCISE TAX
002	213120	0605	10/14/08	\$75,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	213120	0605	10/14/08	\$75,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	213170	0330	1/16/07	\$220,000	UNFIN AREA
002	213170	0520	7/18/07	\$131,500	DOR RATIO
002	213170	0715	5/7/07	\$390,000	DIAGNOSTIC OUTLIER
002	213300	0140	4/4/08	\$324,000	DIAGNOSTIC OUTLIER
002	242606	9002	9/26/07	\$2,800,000	DOR RATIO
002	242606	9042	5/31/07	\$1,350,000	DIAGNOSTIC OUTLIER
002	242606	9042	7/11/08	\$500,000	GOVERNMENT AGENCY; MOBILE HOME
002	242606	9064	2/26/08	\$2,700,000	PREVIMP<=25K;STATEMENT TO DOR
002	278725	0070	2/28/07	\$565,000	RELOCATION - SALE TO SERVICE
002	425400	0260	8/7/08	\$410,000	QUIT CLAIM DEED
002	732580	0190	4/12/07	\$600,000	CORPORATE AFFILIATES
002	803535	0180	5/8/07	\$571,100	RELOCATION - SALE TO SERVICE
002	856746	0020	3/30/07	\$567,500	RELOCATION - SALE TO SERVICE
002	856746	0090	9/11/07	\$490,000	DIAGNOSTIC OUTLIER
002	856802	0480	6/8/07	\$625,000	RELOCATION - SALE TO SERVICE
002	856804	0010	2/18/08	\$799,990	DIAGNOSTIC OUTLIER
002	856804	0020	3/10/08	\$827,250	UNFIN AREA
003	082607	9035	4/14/08	\$445,000	DIAGNOSTIC OUTLIER
003	152607	9028	5/3/07	\$40,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	154600	0180	8/15/08	\$90,000	%NETCOND;PREVIMP<=25K
003	155000	0460	7/6/07	\$200,000	DOR RATIO

**Improved Sales Removed from this Annual Update Analysis
Area 70
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	155000	0460	7/6/07	\$136,573	DOR RATIO;MOBILE HOME
003	155000	0463	7/25/07	\$154,000	DOR RATIO
003	155000	0467	7/25/07	\$154,000	DOR RATIO
003	155000	0510	3/19/07	\$925,000	DIAGNOSTIC OUTLIER
003	155000	0600	5/19/08	\$405,000	DIAGNOSTIC OUTLIER
003	155810	0402	9/7/07	\$295,000	NON-REPRESENTATIVE SALE; STATEMENT TO DOR
003	155810	0440	8/13/08	\$670,000	IMP COUNT
003	162607	9005	8/27/07	\$414,900	DIAGNOSTIC OUTLIER
003	172607	9012	2/28/08	\$420,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	172607	9025	12/3/07	\$469,950	DIAGNOSTIC OUTLIER
003	182607	9033	8/4/08	\$334,000	UNFIN AREA
003	212607	9041	8/22/08	\$365,000	DIAGNOSTIC OUTLIER
003	212607	9074	1/22/08	\$160,300	QUIT CLAIM DEED
003	222607	9040	4/16/07	\$803,500	RELOCATION - SALE TO SERVICE
003	222607	9055	10/9/08	\$559,000	DIAGNOSTIC OUTLIER
003	232607	9024	3/5/07	\$168,000	DOR RATIO;MOBILE HOME
003	232607	9035	7/25/07	\$465,000	DIAGNOSTIC OUTLIER
003	252606	9087	1/3/08	\$760,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	252606	9087	4/16/07	\$990,975	EXEMPT FROM EXCISE TAX
003	252606	9104	1/22/08	\$1,270,000	DIAGNOSTIC OUTLIER
003	272607	9073	10/14/08	\$557,000	PERS MH
003	282607	9050	6/25/08	\$143,753	RELATED PARTY, FRIEND, OR NEIGHBOR
003	282607	9072	12/19/07	\$415,000	DIAGNOSTIC OUTLIER
003	282607	9078	12/29/08	\$630,000	DIAGNOSTIC OUTLIER
003	282607	9103	8/13/07	\$139,037	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.)
003	292607	9038	12/30/08	\$450,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	292607	9054	8/4/08	\$1,248,000	DIAGNOSTIC OUTLIER
003	292607	9054	3/21/07	\$200,000	DOR RATIO
003	322607	9004	7/6/07	\$513,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	404720	0195	7/11/07	\$385,000	IMP COUNT

**Vacant Sales Used in this Annual Update Analysis
Area 70**

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
1	012606	9003	12/30/2008	\$224,000	1768778	N	N
1	012606	9020	2/22/2007	\$225,000	3310560	N	N
1	112606	9001	12/12/2007	\$640,000	7798547	N	N
2	182607	9049	12/3/2007	\$300,000	217800	N	N
2	213170	0760	4/3/2007	\$135,000	4750	N	N
2	213170	0760	10/2/2007	\$153,000	4750	N	N
2	213170	0765	4/3/2007	\$135,000	4750	N	N
3	052607	9007	8/10/2008	\$200,000	437778	N	N
3	082607	9023	3/25/2008	\$220,000	448668	N	N
3	082607	9027	6/23/2008	\$206,000	216928	N	N
3	142607	9026	7/23/2007	\$245,000	215622	N	N
3	155000	0610	7/24/2008	\$275,000	856318	N	N
3	162607	9018	10/8/2007	\$220,000	871200	N	N
3	162607	9025	5/5/2008	\$280,000	936540	N	N
3	172607	9063	10/16/2007	\$275,000	780595	N	N
3	212607	9027	5/30/2008	\$170,000	208652	N	N
3	232507	9032	2/5/2007	\$175,000	91040	N	N
3	282607	9010	3/11/2008	\$260,000	270943	N	N
3	292607	9026	11/20/2007	\$250,000	871200	N	N
3	404720	0360	6/23/2008	\$207,500	19140	Y	Y
3	404720	0390	6/13/2007	\$154,000	19819	Y	Y
3	404720	0390	7/2/2008	\$210,000	19819	Y	Y

**Vacant Sales Removed from this Annual Update Analysis
Area 70**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	092507	9014	10/16/2007	\$83,851	QUIT CLAIM DEED
1	092507	9031	7/24/2007	\$91,410	QUIT CLAIM DEED
1	232606	9028	4/10/2007	\$895,000	MULTI-PARCEL SALE
1	322607	9014	6/27/2008	\$12,628,736	MULTI-PARCEL SALE
3	142607	9058	10/22/2007	\$175,000	FORCED SALE;
3	155000	0110	3/17/2008	\$75,000	QUESTIONABLE PER APPRAISAL
3	155000	0705	12/21/2007	\$150,000	NON-REPRESENTATIVE SALE;
3	202607	9068	5/24/2007	\$125,000	QUESTIONABLE PER APPRAISAL

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

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

Highest and Best Use

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

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

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

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

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

Date of Value Estimate

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

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

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

Property rights appraised:

Fee Simple

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

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

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

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

Assumptions and Limiting Conditions:

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

Scope of Work Performed:

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



King County

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Scott Noble
Assessor

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

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

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

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

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

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

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

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

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

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

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

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

Scott Noble
Assessor