Executive Summary Report

Characteristics-Based Market Adjustment for 2009 Assessment Roll

Area Name / Number: Hollywood\Education Hill / 72
Previous Physical Inspection: 2008

Improved Sales:
Number of Sales: 572
Range of Sale Dates: 1/2007 - 12/2008

Sales – Average Improved Valuation Change Summary

	Land	Imps	Total	Sale Price**	Ratio	COV*
2008 Value	$263,200	$386,300	$649,500			
2009 Value	$223,300	$297,900	$521,200	$615,200	84.7%	5.72%
Change	-$39,900	-$88,400	-$128,300			
% Change	-15.2%	-22.9%	-19.8%			

*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.

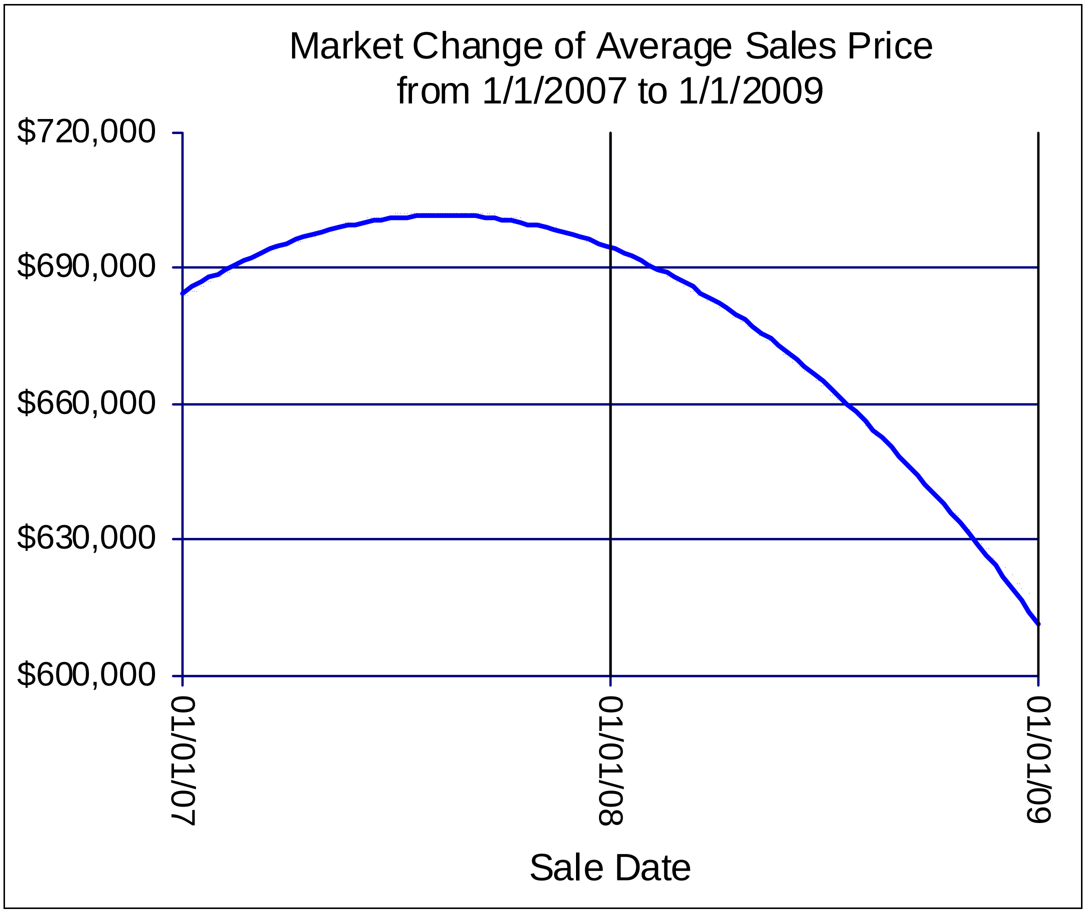
Population - Improved Parcel Summary:

	Land	Imps	Total
2008 Value	$278,800	$311,300	$590,100
2009 Value	$236,600	$239,500	$476,100
Percent Change	-15.1%	-23.1%	-19.3%

Number of one to three unit residences in the Population: 5980

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics. As described in the model validation section of this report, sales and values were adjusted to 1/1/09 with an additional adjustment of .85 made to all properties. Exceptions may be found in the Improved Parcel Update section. Overall, the area received a single standard area adjustment except for; the analysis showed that parcels in subarea's 4 and 8 had higher ratios (assessed value/sales price) than the rest of the population, therefore requiring a higher downward adjustment.
The Annual Update Values described in this report improve uniformity and equity. We recommend posting these values for the 2009 assessment roll.

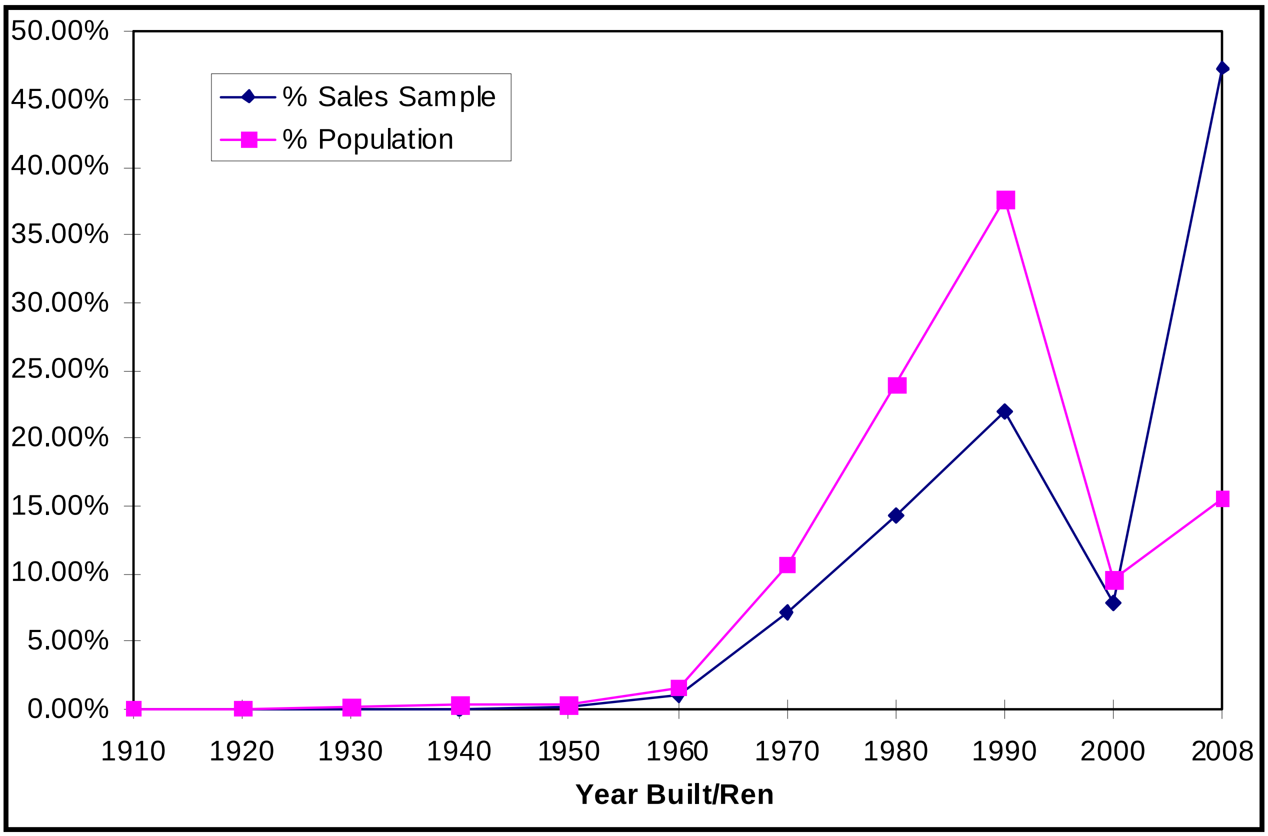
Market Change of Average Sale Price in Area 72
From 1/1/07 to 1/1/09



Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	0	0.00%
1940	0	0.00%
1950	1	0.17%
1960	6	1.05%
1970	41	7.17%
1980	82	14.34%
1990	126	22.03%
2000	45	7.87%
2008	271	47.38%
	572	

Population		
Year Built/Ren	Frequency	% Population
1910	0	0.00%
1920	2	0.03%
1930	7	0.12%
1940	20	0.33%
1950	21	0.35%
1960	98	1.64%
1970	641	10.72%
1980	1435	24.00%
1990	2252	37.66%
2000	572	9.57%
2008	932	15.59%
	5980	



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.

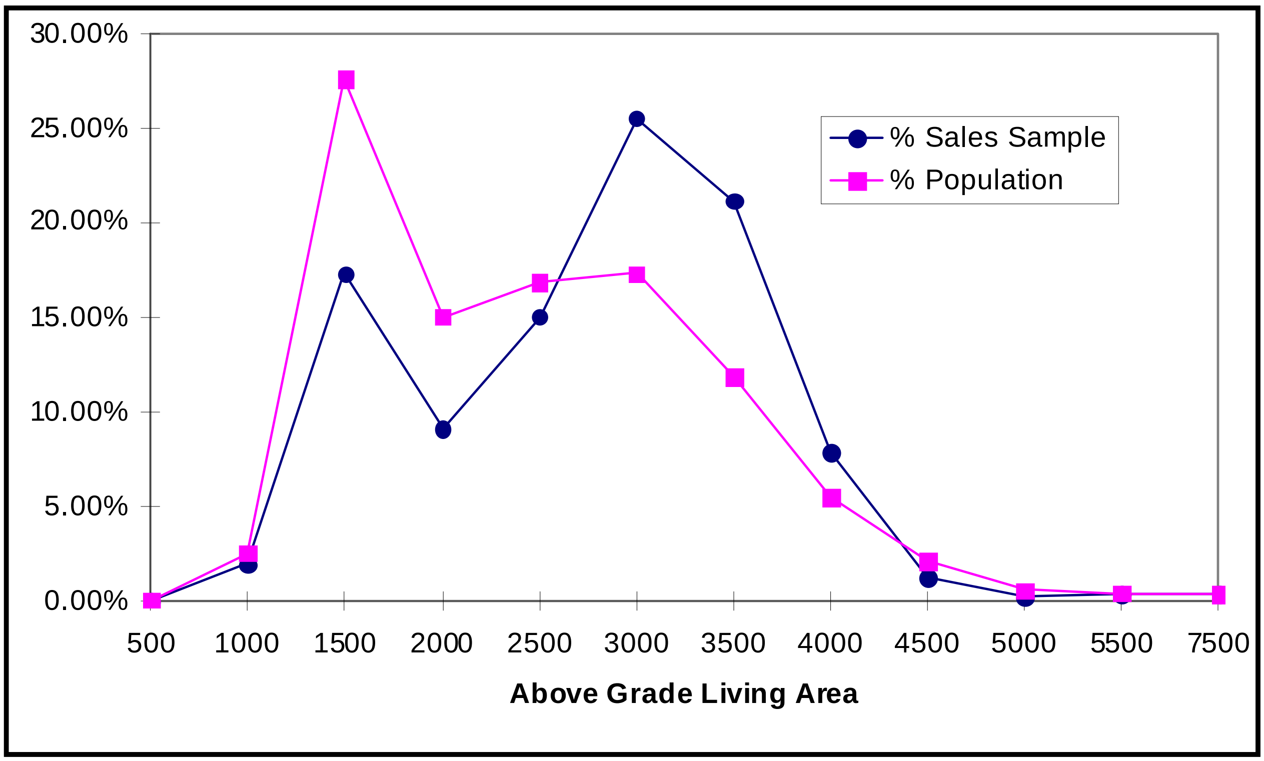
Sales Sample Representation of Population - Above Grade Living Area

Sales Sample

AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	11	1.92%
1500	99	17.31%
2000	52	9.09%
2500	86	15.03%
3000	146	25.52%
3500	121	21.15%
4000	45	7.87%
4500	7	1.22%
5000	1	0.17%
5500	2	0.35%
7500	2	0.35%
	572	

Population

AGLA	Frequency	% Population
500	0	0.00%
1000	152	2.54%
1500	1652	27.63%
2000	900	15.05%
2500	1007	16.84%
3000	1034	17.29%
3500	708	11.84%
4000	325	5.43%
4500	125	2.09%
5000	33	0.55%
5500	24	0.40%
8500	20	0.33%
	5980	

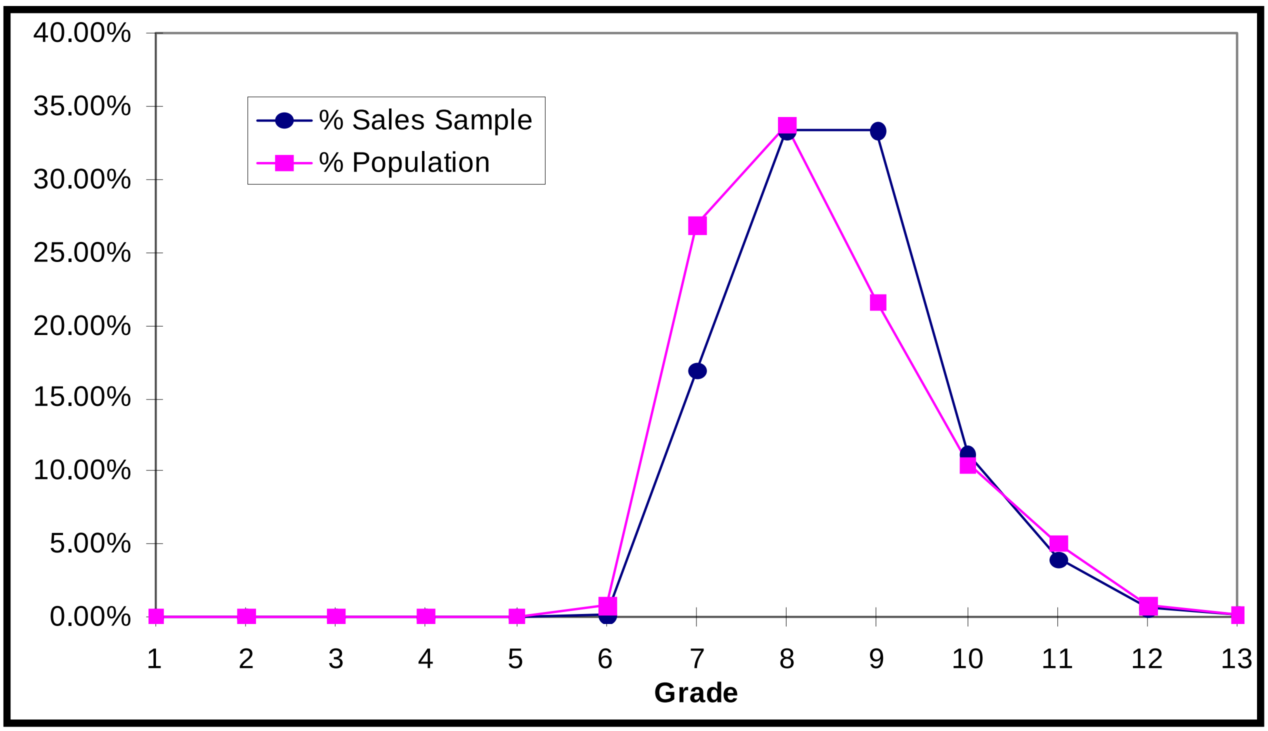


The sales sample frequency distribution follows the population distribution fairly closely with regard to Above Grade Living Area. This distribution is adequate for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

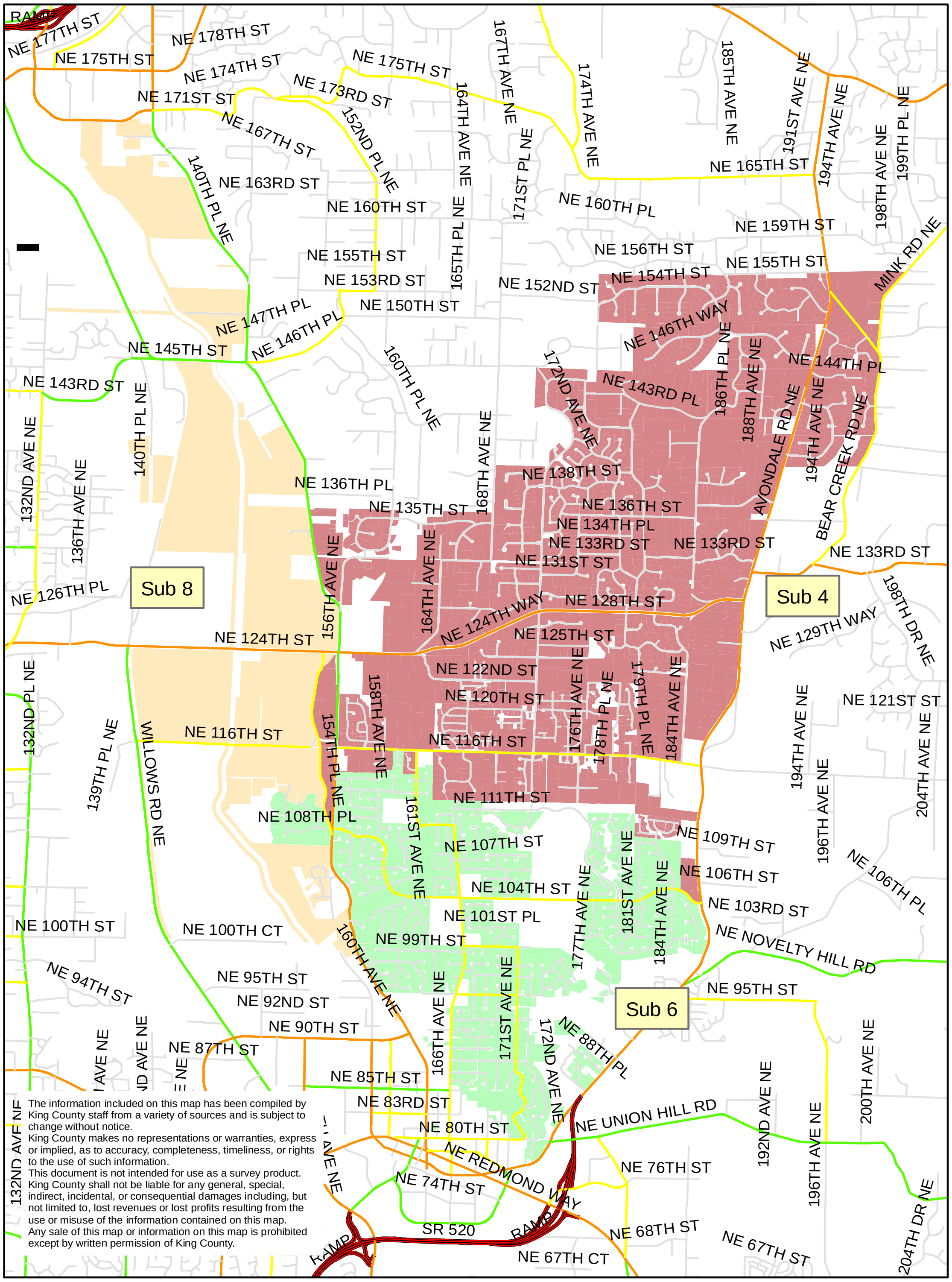
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	1	0.17%
7	97	16.96%
8	191	33.39%
9	191	33.39%
10	64	11.19%
11	23	4.02%
12	4	0.70%
13	1	0.17%
	572	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	1	0.02%
3	0	0.00%
4	1	0.02%
5	7	0.12%
6	48	0.80%
7	1611	26.94%
8	2021	33.80%
9	1296	21.67%
10	629	10.52%
11	306	5.12%
12	50	0.84%
13	10	0.17%
	5980	



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

Area 72



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King County

May 14, 2009

Annual Update Process

Effective Date of Appraisal: January 1, 2009

Date of Appraisal Report: May 20, 2009

King County Revaluation Cycle

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

Data Utilized

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

Sales Screening for Improved Parcel Analysis

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

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

Land Update

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 5 usable land sales available in the area and supplemented by the value decrease in sales of improved parcels, a -15.2% 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 572 usable residential sales in the area.

Values and Sales were trended to January1, 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 / 1.034963+ 0.06268574*Sub8+ 0.03120431*Sub4
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) * .802.
*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) * .802
*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)*.802

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 -19.3%. 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 72 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	
-17.87%	

SubArea 8	**Yes**
% Adjustment	-22.56%
SubArea 4	**Yes**
% Adjustment	-20.28%

Comments

The percentages listed are total adjustments not additive adjustments.

For instance, a parcel in SubArea 8 would *approximately* receive a -22.56% downward adjustment. 68 parcels in the improved population would receive this adjustment. There were 17 sales.

Also a parcel in SubArea 4 would *approximately* receive a -20.28% downward adjustment. 2799 parcels in the improved population would receive this adjustment. There were 347 sales.

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

48% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 72 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	0.900	-10.0%
2/1/2007	0.894	-10.6%
3/1/2007	0.889	-11.1%
4/1/2007	0.885	-11.5%
5/1/2007	0.881	-11.9%
6/1/2007	0.879	-12.1%
7/1/2007	0.877	-12.3%
8/1/2007	0.876	-12.4%
9/1/2007	0.876	-12.4%
10/1/2007	0.877	-12.3%
11/1/2007	0.879	-12.1%
12/1/2007	0.882	-11.8%
1/1/2008	0.886	-11.4%
2/1/2008	0.890	-11.0%
3/1/2008	0.896	-10.4%
4/1/2008	0.902	-9.8%
5/1/2008	0.909	-9.1%
6/1/2008	0.918	-8.2%
7/1/2008	0.926	-7.4%
8/1/2008	0.937	-6.3%
9/1/2008	0.948	-5.2%
10/1/2008	0.959	-4.1%
11/1/2008	0.972	-2.8%
12/1/2008	0.985	-1.5%
1/1/2009	1.000	0.0%

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

Example:	**Sales Price**	**Sales Date**	**Adjustment factor**	**Adjusted Sales price***
Sale 1	$525,000	4/1/2007	0.885	$464,000
Sale 2	$475,000	10/1/2008	0.959	$455,000
Sale 3	$515,000	7/1/2008	0.926	$477,000

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

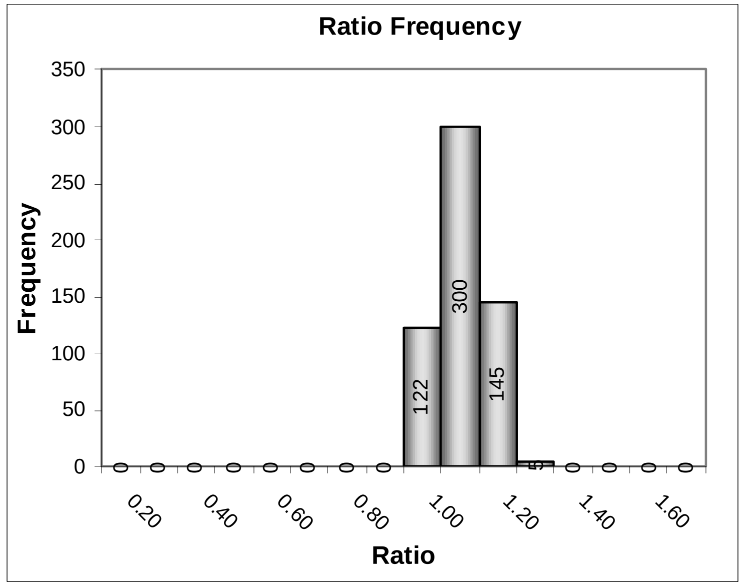
The time adjustment formula for Area 72 is (1.034963+ 0.0005151393*SaleDay+ 0.0000005073185*SaleDaySq+ 0.06268574*0.02972028+ 0.03120431*0.6066434)/(1.034963+0.06268574*0.02972028+ 0.03120431*0.6066434)
SaleDay = SaleDate - 39814
SaleDaySq = (SaleDate – 39814)^2

Annual Update Ratio Study Report (Before)

2008 Assessments

District/Team:	Appr. Date:	Date of Report:	Sales Dates:
NE/TEAM 2	01/01/2008	5/20/2009	1/2007 - 12/2008
Area	Appr ID:	Property Type:	Adjusted for time?:
72	PPAG	1 to 3 Unit Residences	YES

SAMPLE STATISTICS	
Sample size (n)	572
Mean Assessed Value	649,500
Mean Adj. Sales Price	615,200
Standard Deviation AV	175,318
Standard Deviation SP	164,499
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	1.056
Median Ratio	1.058
Weighted Mean Ratio	1.056
UNIFORMITY	
Lowest ratio	0.901
Highest ratio:	1.207
Coefficient of Dispersion	4.87%
Standard Deviation	0.063
Coefficient of Variation	5.98%
Price Related Differential (PRD)	1.000
RELIABILITY	
95% Confidence: Median	
Lower limit	1.053
Upper limit	1.067
95% Confidence: Mean	
Lower limit	1.051
Upper limit	1.061
SAMPLE SIZE EVALUATION	
N (population size)	5980
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.063
Recommended minimum:	6
Actual sample size:	572
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	276
# ratios above mean:	296
z:	0.836
Conclusion:	***Normal****
****i.e. no evidence of non-normality***	



COMMENTS:

1 to 3 Unit Residences throughout area 72

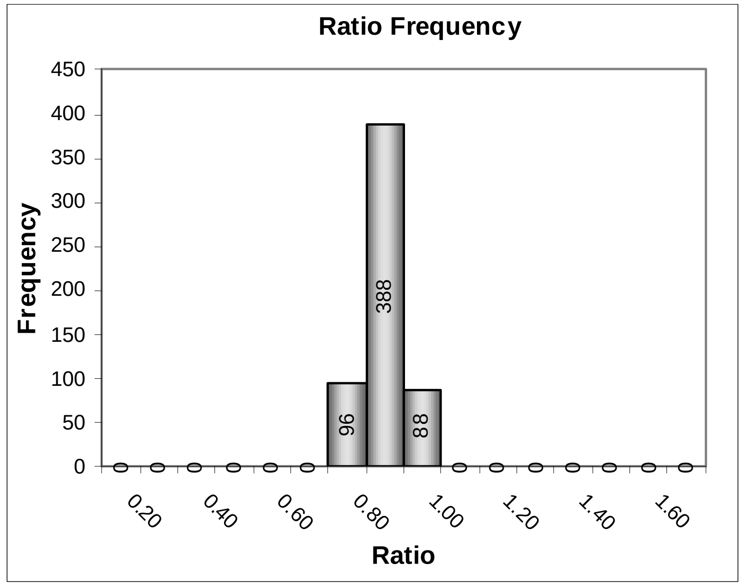
Sales Prices are adjusted for time to the Assessment Date of 1/1/2009

Annual Update Ratio Study Report (After)

2009 Assessments

District/Team:	Appr. Date:	Date of Report:	Sales Dates:
NE/TEAM 2	01/01/2009	5/20/2009	1/2007 - 12/2008
Area	*Appr ID:*	*Property Type:*	*Adjusted for time?:*
72	PPAG	1 to 3 Unit Residences	YES

SAMPLE STATISTICS	
Sample size (n)	572
Mean Assessed Value	521,200
Mean Sales Price	615,200
Standard Deviation AV	136,434
Standard Deviation SP	164,499
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.849
Median Ratio	0.851
Weighted Mean Ratio	0.847
UNIFORMITY	
Lowest ratio	0.722
Highest ratio:	0.962
Coefficient of Dispersion	4.66%
Standard Deviation	0.049
Coefficient of Variation	5.72%
Price Related Differential (PRD)	1.002
RELIABILITY	
95% Confidence: Median	
Lower limit	0.845
Upper limit	0.855
95% Confidence: Mean	
Lower limit	0.845
Upper limit	0.853
SAMPLE SIZE EVALUATION	
N (population size)	5980
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.049
Recommended minimum:	4
Actual sample size:	572
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	282
# ratios above mean:	290
z:	0.334
Conclusion:	***Normal****
****i.e. no evidence of non-normality***	



COMMENTS:

1 to 3 Unit Residences throughout area 72

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 72
(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
004	727310	0139	1/30/07	$399,999	$358,000	1160	6	1963	3	43717	N	N	12041 184TH AVE NE
004	262605	9045	3/6/07	$503,675	$447,000	1320	7	1952	4	36396	Y	N	13020 WOODINVILLE-REDMOND RD NE
004	202606	9032	8/29/07	$425,000	$372,000	1530	7	1962	3	48787	N	N	14445 BEAR CREEK RD NE
004	312606	9069	8/27/07	$397,000	$348,000	1610	7	1962	3	25500	N	N	10653 AVONDALE RD NE
004	302606	9010	8/12/08	$1,100,000	$1,034,000	1960	7	1948	4	425145	N	N	12653 AVONDALE RD NE
004	339620	0140	9/26/07	$450,000	$395,000	1130	8	1982	3	10456	N	N	13662 179TH AVE NE
004	339620	0170	10/29/07	$560,000	$492,000	1280	8	1982	4	8107	N	N	13665 179TH AVE NE
004	812120	0840	12/4/08	$430,000	$424,000	1320	8	1983	3	8250	N	N	13511 174TH AVE NE
004	339681	0120	5/8/07	$435,000	$383,000	1430	8	1986	3	8441	N	N	17232 NE 133RD PL
004	179590	0590	8/15/07	$512,900	$449,000	1530	8	1984	3	8916	N	N	17429 NE 140TH PL
004	113730	0560	8/1/07	$670,000	$587,000	1590	8	1984	4	38475	N	N	15340 182ND PL NE
004	252605	9106	2/22/08	$530,000	$474,000	1650	8	1968	5	27007	N	N	16529 NE 128TH ST
004	339683	0390	12/18/07	$567,000	$501,000	1670	8	1988	3	13005	N	N	12849 176TH PL NE
004	812120	0530	1/9/07	$470,000	$422,000	1710	8	1982	3	8998	N	N	17207 NE 138TH ST
004	570170	0320	6/12/08	$645,000	$594,000	1780	8	1980	3	35002	N	N	17706 NE 134TH PL
004	812120	0990	6/22/07	$510,000	$447,000	1790	8	1984	4	7206	N	N	13510 173RD PL NE
004	812120	0160	8/27/07	$530,000	$464,000	1810	8	1982	3	7909	N	N	13718 174TH AVE NE
004	339683	0100	1/22/07	$520,000	$466,000	1860	8	1986	3	9393	N	N	17615 NE 130TH CT
004	020080	0530	11/7/07	$515,000	$453,000	1880	8	1984	3	7940	N	N	17430 NE 138TH ST
004	020080	0350	11/19/08	$470,000	$461,000	1910	8	1984	4	6570	N	N	17407 NE 137TH ST
004	812120	0540	5/16/07	$525,000	$462,000	1940	8	1982	3	7248	N	N	17303 NE 138TH ST
004	812371	0280	11/18/08	$445,000	$436,000	1960	8	1984	3	9348	N	N	17119 NE 131ST PL
004	339681	0220	2/23/07	$495,000	$441,000	1980	8	1987	3	8660	N	N	17237 NE 133RD PL
004	736630	0360	6/19/08	$530,000	$489,000	2020	8	2001	3	4228	N	N	11570 179TH CT NE
004	113730	0080	3/16/07	$575,000	$510,000	2020	8	1984	3	36456	N	N	18206 NE 154TH ST
004	736630	0140	6/13/08	$560,000	$516,000	2020	8	2002	3	4694	N	N	11331 179TH CT NE
004	339682	0250	9/21/07	$540,000	$474,000	2030	8	1984	3	9070	N	N	17660 NE 129TH PL
004	187310	0320	5/14/08	$618,000	$564,000	2080	8	2006	3	4347	N	N	17366 119TH WAY SE
004	339680	0260	7/17/08	$530,000	$494,000	2120	8	1983	3	15000	N	N	12934 179TH AVE NE
004	812371	0190	9/24/08	$499,950	$478,000	2140	8	1983	4	9225	N	N	16917 NE 131ST 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
004	179592	0470	8/6/07	$600,000	$526,000	2140	8	1985	3	9225	N	N	17521 NE 141ST ST
004	812371	0070	1/11/08	$547,900	$486,000	2150	8	1984	3	9250	N	N	17016 NE 131ST PL
004	179590	0360	11/18/08	$525,000	$514,000	2150	8	1985	3	9070	N	N	14145 174TH PL NE
004	062671	0220	2/6/07	$620,000	$554,000	2160	8	1982	3	35912	N	N	19119 NE 141ST ST
004	339683	0330	1/23/07	$580,000	$519,000	2170	8	1988	4	12231	N	N	13009 176TH PL NE
004	339681	0080	2/27/07	$505,000	$449,000	2200	8	1987	3	12350	N	N	13302 174TH AVE NE
004	736630	0350	8/21/08	$522,000	$493,000	2200	8	2001	3	4172	N	N	11566 179TH CT NE
004	736630	0270	9/11/07	$577,000	$506,000	2200	8	2001	3	4293	N	N	11418 179TH CT NE
004	736630	0230	4/3/07	$577,750	$511,000	2200	8	2001	3	4453	N	N	11320 179TH CT NE
004	179590	0390	2/8/08	$499,850	$446,000	2220	8	1986	3	8342	N	N	17224 NE 141ST ST
004	252605	9194	7/2/07	$615,000	$539,000	2220	8	2004	3	14065	N	N	17898 NE 117TH CT
004	252605	9195	3/21/08	$615,000	$553,000	2220	8	2004	3	15011	N	N	17890 NE 117TH CT
004	339681	0240	8/5/08	$515,000	$483,000	2260	8	1987	3	8541	N	N	13217 174TH AVE NE
004	179590	0190	1/4/07	$515,000	$463,000	2280	8	1985	4	7406	N	N	14135 175TH AVE NE
004	873290	0040	6/21/07	$625,000	$548,000	2280	8	2007	3	3908	N	N	18108 NE 110TH WAY
004	873290	0060	8/1/07	$625,950	$548,000	2280	8	2007	3	3833	N	N	18065 NE 110TH WAY
004	873290	0270	7/29/07	$625,950	$548,000	2280	8	2007	3	3563	N	N	11006 180TH PL NE
004	873290	0190	10/24/08	$580,000	$562,000	2280	8	2008	3	4812	N	N	11108 180TH PL NE
004	736630	0240	1/11/07	$552,000	$496,000	2300	8	2001	3	4026	N	N	11324 179TH CT NE
004	736630	0130	5/1/08	$570,000	$518,000	2300	8	2001	3	5348	N	N	11417 179TH CT NE
004	736630	0110	9/8/08	$550,000	$523,000	2300	8	2001	3	4082	N	N	11425 179TH CT NE
004	339680	0140	7/25/08	$520,000	$486,000	2360	8	1983	3	12000	N	N	17809 NE 131ST ST
004	192606	9176	8/20/08	$725,000	$684,000	2380	8	1997	3	50529	N	N	14415 186TH PL NE
004	873290	0170	4/24/08	$660,000	$599,000	2440	8	2008	3	4859	N	N	11019 180TH PL NE
004	873290	0790	10/23/07	$714,000	$627,000	2450	8	2007	3	4863	N	N	18220 NE 110TH ST
004	339682	0390	2/22/07	$659,950	$588,000	2460	8	1985	5	7300	N	N	12832 177TH PL NE
004	873290	0080	6/19/07	$696,445	$611,000	2460	8	2007	3	4196	N	N	18057 NE 110TH WAY
004	062670	0070	6/25/07	$525,000	$461,000	2470	8	1979	3	65775	N	N	14003 BEAR CREEK RD NE
004	187310	0340	7/12/07	$634,000	$556,000	2470	8	2005	3	4042	N	N	17268 NE 119TH WAY
004	873290	0130	12/12/07	$635,000	$561,000	2470	8	2007	3	4878	N	N	11001 NE 180TH PL
004	179592	0080	5/11/07	$645,000	$568,000	2470	8	1987	3	7458	N	N	17706 NE 141ST 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
004	873290	0860	10/26/07	$690,000	$606,000	2470	8	2007	3	4567	N	N	11055 183RD PL NE
004	873290	0120	9/7/07	$659,950	$578,000	2480	8	2007	3	5734	N	N	18041 NE 110TH WAY
004	873290	0870	10/31/07	$669,950	$589,000	2480	8	2007	3	3938	N	N	11051 183RD PL NE
004	873290	0300	10/12/07	$649,950	$571,000	2510	8	2007	3	3479	N	N	18062 NE 110TH WAY
004	873290	0840	12/19/07	$654,950	$579,000	2510	8	2007	3	3819	N	N	18263 NE 111TH ST
004	873290	0100	8/15/07	$665,621	$583,000	2510	8	2007	3	3854	N	N	18049 NE 110TH WAY
004	873290	0600	4/14/08	$645,000	$584,000	2510	8	2008	3	4125	N	N	11050 183RD PL NE
004	873290	0780	6/27/08	$659,950	$611,000	2510	8	2008	3	5246	N	N	18200 NE 110TH ST
004	873290	0750	2/6/08	$654,000	$583,000	2520	8	2008	3	3828	N	N	18251 NE 111TH ST
004	873290	0810	3/31/08	$662,450	$597,000	2520	8	2008	3	3931	N	N	18212 NE 110TH ST
004	873290	0820	12/18/07	$675,565	$597,000	2520	8	2007	3	3990	N	N	18255 NE 111TH ST
004	564930	0550	11/9/07	$680,000	$598,000	2520	8	1983	3	35340	N	N	17936 NE 127TH ST
004	873290	0280	1/9/08	$679,950	$603,000	2520	8	2008	3	3782	N	N	11010 180TH PL NE
004	873290	0500	8/15/08	$640,000	$603,000	2520	8	2008	3	3984	N	N	18256 NE 111TH ST
004	873290	0680	3/11/08	$814,944	$732,000	2520	8	2008	3	5230	N	N	18205 NE 110TH ST
004	873290	0160	11/7/07	$672,500	$592,000	2530	8	2007	3	4658	N	N	11015 180TH PL NE
004	873290	0090	8/23/07	$650,950	$570,000	2540	8	2007	3	4867	N	N	18053 NE 110TH WAY
004	873290	0310	8/31/07	$690,000	$605,000	2540	8	2007	3	3858	N	N	18100 NE 110TH WAY
004	873290	0730	1/16/08	$709,950	$630,000	2540	8	2008	3	4283	N	N	18243 NE 111TH ST
004	312606	9100	4/9/07	$725,000	$641,000	2540	8	1978	3	57474	N	N	18115 NE 113TH ST
004	873290	0070	8/6/07	$667,950	$585,000	2550	8	2007	3	3960	N	N	18061 NE 110TH WAY
004	873290	0290	7/3/07	$670,000	$588,000	2550	8	2007	3	5378	N	N	18056 NE 110TH CT
004	873290	0140	10/2/07	$680,000	$597,000	2550	8	2007	3	4825	N	N	11005 180TH PL NE
004	873290	0380	5/16/08	$670,000	$612,000	2550	8	2008	3	5029	N	N	18125 NE 111TH ST
004	873290	0220	12/17/07	$743,153	$657,000	2550	8	2007	3	4948	N	N	11022 180TH PL NE
004	873290	0830	3/31/08	$630,000	$568,000	2560	8	2008	3	4369	N	N	18259 NE 111TH ST
004	873290	0770	2/5/08	$694,950	$619,000	2560	8	2008	3	4416	N	N	18204 110TH AVE NE
004	873290	0630	5/7/08	$775,000	$706,000	2579	8	2008	3	6079	Y	N	18227 NE 110TH ST
004	773250	0300	5/15/08	$575,000	$525,000	2580	8	1984	3	8350	N	N	13903 178TH AVE NE
004	873290	0710	6/30/08	$700,000	$648,000	2580	8	2008	3	4058	N	N	18235 NE 111TH ST
004	873290	0850	3/11/08	$655,452	$588,000	2590	8	2008	3	4276	N	N	18268 182ND 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
004	873290	0760	2/14/08	$677,950	$605,000	2600	8	2008	3	4597	N	N	18208 NE 110TH ST
004	873290	0560	3/19/08	$673,644	$606,000	2600	8	2008	3	3957	N	N	18322 NE 111TH ST
004	873290	0690	6/25/08	$680,000	$629,000	2600	8	2008	3	5041	N	N	18201 NE 110TH ST
004	873290	0020	7/25/07	$676,500	$593,000	2610	8	2007	3	3730	N	N	18115 NE 110TH WAY
004	873290	0110	8/27/07	$689,950	$605,000	2610	8	2007	3	6809	N	N	18045 NE 110TH WAY
004	873290	0610	5/7/08	$684,950	$624,000	2610	8	2008	3	4983	Y	N	11046 183RD PL NE
004	873290	0740	12/13/07	$655,000	$579,000	2620	8	2007	3	4301	N	N	18247 NE 111TH ST
004	873290	0240	1/24/08	$656,950	$584,000	2620	8	2007	3	3760	N	N	11014 180TH PL NE
004	873290	0030	6/21/07	$667,000	$585,000	2620	8	2007	3	4166	N	N	18109 NE 110TH WAY
004	873290	0150	11/15/07	$738,687	$650,000	2620	8	2007	3	4578	N	N	11009 180TH PL NE
004	339682	0370	3/22/08	$581,500	$523,000	2630	8	1985	3	7300	N	N	12904 177TH PL NE
004	187310	0310	12/13/07	$682,000	$602,000	2630	8	2005	3	4228	N	N	17370 NE 119TH WAY
004	873290	0590	8/20/08	$640,000	$604,000	2640	8	2008	3	4328	N	N	11054 183RD PL NE
004	187310	0090	3/28/07	$744,950	$659,000	2640	8	2006	3	6581	N	N	11702 173RD PL NE
004	873290	0230	4/21/08	$669,950	$608,000	2660	8	2007	3	4598	N	N	11018 180TH PL NE
004	873290	0880	11/6/07	$709,950	$625,000	2660	8	2007	3	5297	N	N	18224 NE 110TH ST
004	873290	0670	4/8/08	$749,950	$678,000	2700	8	2008	3	5401	N	N	18210 NE 110TH ST
004	873290	0580	12/17/07	$709,950	$627,000	2707	8	2007	3	4615	N	N	11058 183RD PL NE
004	873290	0260	2/28/08	$641,000	$574,000	2710	8	2007	3	4341	N	N	11004 180TH PL NE
004	113730	0700	11/20/08	$500,000	$490,000	2730	8	1980	3	36180	N	N	18131 NE 154TH ST
004	339683	0130	1/19/07	$620,000	$556,000	2730	8	1988	3	8612	N	N	13008 176TH PL NE
004	812120	0010	2/8/07	$670,000	$598,000	2760	8	1983	4	10947	N	N	17229 NE 134TH PL
004	873290	0370	5/1/08	$659,500	$600,000	2770	8	2008	3	4818	N	N	18129 NE 111TH ST
004	873290	0700	2/12/08	$697,000	$622,000	2810	8	2007	3	4795	N	N	11038 182ND AVE NE
004	280220	0030	7/23/08	$627,000	$585,000	2840	8	1982	3	15010	N	N	17626 NE 136TH ST
004	873290	0010	6/13/07	$709,176	$623,000	2960	8	2007	3	5045	N	N	18119 NE 110TH WAY
004	187310	0240	10/3/07	$720,000	$632,000	2990	8	2005	3	6309	N	N	11920 173RD PL NE
004	873290	0320	8/11/07	$714,950	$626,000	3000	8	2007	3	4355	N	N	18104 NE 110TH WAY
004	873290	0250	8/9/07	$719,950	$631,000	3000	8	2007	3	4217	N	N	11012 180TH PL NE
004	873290	0440	5/27/08	$714,950	$655,000	3000	8	2008	3	4360	N	N	18232 NE 111TH ST
004	952660	0710	9/11/08	$770,000	$733,000	3000	8	2008	3	5639	N	N	16829 NE 120TH 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
004	873290	0640	3/19/08	$873,950	$786,000	3000	8	2008	3	5901	Y	N	18223 NE 110TH ST
004	873290	0050	7/5/07	$680,000	$596,000	3050	8	2007	3	4171	N	N	18101 NE 110TH WAY
004	952660	0010	9/25/08	$688,000	$658,000	3080	8	2008	3	4362	N	N	16802 NE 120TH ST
004	812120	0040	12/3/07	$660,000	$582,000	3090	8	1983	4	8381	N	N	13324 174TH AVE NE
004	873290	0540	6/4/08	$689,950	$634,000	3160	8	2008	3	3774	N	N	18310 NE 111TH ST
004	873290	0550	6/18/08	$711,950	$657,000	3230	8	2008	3	3935	N	N	18316 NE 111TH ST
004	873290	0720	3/11/08	$739,950	$664,000	3250	8	2008	3	3985	N	N	18239 NE 111TH ST
004	952660	0740	8/26/08	$840,000	$794,000	3960	8	2008	3	8044	N	N	16809 NE 120TH ST
004	362605	9121	7/10/07	$764,950	$671,000	1610	9	1979	4	40510	N	N	11363 169TH CT NE
004	564930	0420	2/5/07	$665,000	$594,000	1960	9	1979	3	35616	N	N	18118 NE 125TH ST
004	113730	1270	10/12/07	$632,500	$555,000	2200	9	1981	3	35862	N	N	14544 183RD AVE NE
004	429830	0140	7/16/08	$607,000	$565,000	2240	9	1989	3	37013	N	N	14309 189TH WAY NE
004	113730	1770	1/21/08	$635,000	$564,000	2350	9	1985	3	39690	N	N	14515 186TH PL NE
004	773250	0260	9/10/08	$574,500	$546,000	2420	9	1984	4	15000	N	N	13925 180TH AVE NE
004	382531	1130	8/21/07	$720,000	$631,000	2430	9	2004	3	5912	N	N	11835 159TH AVE NE
004	113730	0540	8/20/07	$628,000	$550,000	2510	9	1985	3	33660	N	N	18221 NE 154TH ST
004	071050	0020	2/27/08	$630,000	$564,000	2520	9	1984	3	35002	N	N	13515 184TH AVE NE
004	113730	1740	10/2/08	$640,000	$614,000	2560	9	1984	3	40500	N	N	14551 186TH PL NE
004	113730	1560	2/5/07	$605,000	$540,000	2590	9	1981	3	35072	N	N	19107 NE 146TH WAY
004	382531	0420	7/2/07	$779,990	$684,000	2590	9	2004	3	4951	N	N	11828 158TH AVE NE
004	382531	1190	8/17/07	$675,000	$591,000	2640	9	2003	3	5964	N	N	15831 NE 117TH ST
004	382531	0430	9/19/07	$727,500	$638,000	2640	9	2004	3	5014	N	N	11824 158TH AVE NE
004	382531	0460	8/27/08	$675,000	$638,000	2640	9	2003	3	5162	N	N	11764 158TH AVE NE
004	382531	0370	10/7/08	$714,000	$687,000	2640	9	2004	3	5759	N	N	11928 158TH AVE NE
004	382531	1070	7/10/07	$740,000	$649,000	2650	9	2004	3	5000	N	N	11779 159TH AVE NE
004	382531	0330	7/27/07	$796,500	$698,000	2660	9	2004	3	6817	N	N	15766 NE 120TH WAY
004	619241	0220	3/20/08	$780,000	$702,000	2670	9	2007	3	5654	N	N	16575 NE 120TH WAY
004	619241	0260	4/2/07	$811,950	$718,000	2670	9	2006	3	5760	N	N	16580 NE 120TH WAY
004	619241	0100	7/11/07	$830,000	$728,000	2670	9	2006	3	5760	N	N	16564 NE 119TH WAY
004	382531	0200	6/21/07	$994,900	$873,000	2700	9	2006	3	8400	Y	N	11925 157TH AVE NE
004	252605	9174	2/23/07	$885,000	$788,000	2710	9	1993	4	40980	N	N	12722 167TH PL NE

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004	287100	0440	5/13/08	$638,000	$582,000	2730	9	2001	3	6212	N	N	11312 171ST PL NE
004	619240	0490	4/20/07	$720,000	$635,000	2740	9	2004	3	6761	N	N	16612 NE 117TH CT
004	619240	0450	3/11/08	$745,000	$669,000	2740	9	2003	3	5600	N	N	16537 NE 117TH WAY
004	071051	0080	5/24/07	$700,000	$615,000	2770	9	1985	3	55525	N	N	18029 NE 133RD ST
004	619241	0420	2/27/07	$720,820	$641,000	2790	9	2007	3	5417	N	N	16592 NE 120TH ST
004	619241	0640	8/4/08	$715,000	$670,000	2800	9	2004	3	5827	N	N	11739 167TH CT NE
004	619241	0560	9/22/08	$705,000	$674,000	2800	9	2004	3	5400	N	N	11936 167TH PL NE
004	619241	0440	8/9/07	$773,390	$678,000	2810	9	2007	3	5214	N	N	16596 NE 120TH ST
004	619241	0410	2/6/07	$799,950	$714,000	2810	9	2006	3	7596	N	N	16590 NE 120TH ST
004	619240	0320	5/28/08	$707,500	$648,000	2830	9	2003	3	5600	N	N	16551 NE 118TH WAY
004	287100	0320	4/2/07	$740,000	$655,000	2830	9	2004	3	6482	N	N	17002 NE 112TH WAY
004	856080	0170	6/19/07	$764,320	$671,000	2830	9	2007	3	5305	N	N	11826 179TH PL NE
004	382531	0110	7/21/08	$850,000	$793,000	2850	9	2004	3	9571	N	N	11709 157TH AVE NE
004	256820	0640	4/10/07	$769,950	$680,000	2880	9	2005	3	5508	N	N	11881 178TH PL NE
004	957809	0300	3/9/07	$725,000	$644,000	2900	9	2007	3	6955	N	N	17525 NE 120TH WAY
004	957809	0440	4/16/07	$739,950	$653,000	2900	9	2007	3	6955	N	N	17283 NE 120TH WAY
004	957809	0400	10/1/07	$759,950	$667,000	2900	9	2007	3	7356	N	N	17381 NE 120TH WAY
004	619241	0370	5/11/07	$884,670	$779,000	2910	9	2007	3	6025	N	N	12053 165TH PL NE
004	619240	0190	4/22/08	$763,000	$692,000	2920	9	2004	3	5600	N	N	16560 NE 118TH WAY
004	957809	0320	3/13/07	$739,950	$657,000	2930	9	2006	3	6955	N	N	17521 NE 120TH WAY
004	382531	0180	6/28/07	$890,000	$781,000	2930	9	2006	3	8400	N	N	11917 157TH AVE NE
004	187310	0140	8/7/07	$825,000	$723,000	2960	9	2005	3	6749	N	N	11733 174TH PL NE
004	256820	0730	7/18/07	$750,000	$657,000	2970	9	2005	3	5121	N	N	17681 NE 121ST CT
004	856080	0160	6/15/07	$756,990	$664,000	2970	9	2007	3	5518	N	N	11822 179TH PL NE
004	957809	0390	9/10/08	$729,950	$694,000	2970	9	2007	3	6955	N	N	17385 NE 120TH WAY
004	856080	0010	6/26/08	$695,000	$643,000	2980	9	2006	3	5603	N	N	11929 179TH PL NE
004	856080	0190	1/4/07	$725,000	$652,000	2980	9	2007	3	5876	N	N	11920 179TH PL NE
004	856080	0120	2/14/07	$749,990	$669,000	2980	9	2005	3	5300	N	N	11806 179TH PL NE
004	957809	0450	4/25/07	$749,950	$661,000	3000	9	2007	3	6955	N	N	17279 NE 120TH WAY
004	957809	0430	4/3/07	$749,950	$663,000	3000	9	2006	3	5885	N	N	17287 NE 120TH WAY
004	957809	0340	9/7/07	$769,950	$675,000	3000	9	2007	3	6955	N	N	17447 NE 120TH WAY

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Area 72
(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
004	382531	0700	6/18/08	$850,000	$784,000	3020	9	2004	3	6234	N	N	15729 NE 119TH CT
004	957809	0310	2/12/07	$734,900	$655,000	3040	9	2006	3	6527	N	N	17523 NE 120TH WAY
004	619241	0470	8/7/08	$725,000	$681,000	3050	9	2008	3	5325	N	N	16550 NE 20TH ST
004	957809	0290	6/12/08	$739,950	$681,000	3050	9	2007	3	6527	N	N	17527 NE 120TH WAY
004	957809	0240	7/10/07	$798,950	$700,000	3050	9	2006	3	6500	Y	N	17524 NE 120TH WAY
004	957809	0260	6/8/07	$812,950	$714,000	3050	9	2007	3	7556	Y	N	17530 NE 120TH WAY
004	957809	0020	3/20/07	$769,950	$682,000	3060	9	2006	3	9639	N	N	17280 NE 120TH WAY
004	957809	0380	11/15/07	$775,227	$683,000	3060	9	2007	3	6955	N	N	17389 NE 120TH WAY
004	382531	0250	4/2/08	$849,950	$767,000	3060	9	2007	3	6358	Y	N	12052 157TH CT NE
004	382531	0280	2/16/07	$952,950	$849,000	3060	9	2006	3	8432	N	N	12040 157TH CT NE
004	957809	0280	3/26/07	$769,950	$682,000	3070	9	2007	3	7006	N	N	17529 NE 120TH WAY
004	957809	0460	2/27/07	$784,950	$698,000	3070	9	2006	3	6932	N	N	17275 NE 120TH WAY
004	957809	0010	3/26/07	$799,950	$708,000	3070	9	2006	3	16452	N	N	17276 NE 120TH WAY
004	957809	0330	5/21/08	$784,400	$717,000	3070	9	2007	3	7053	N	N	17451 NE 120TH WAY
004	957809	0100	12/23/07	$820,000	$725,000	3070	9	2007	3	7118	Y	N	12007 174TH CT NE
004	957809	0180	1/30/08	$830,000	$739,000	3070	9	2007	3	7150	N	N	12019 175TH CT NE
004	619241	0270	3/26/07	$808,090	$716,000	3080	9	2007	3	5760	N	N	16582 NE 120TH WAY
004	619241	0140	5/5/08	$710,000	$646,000	3090	9	2006	3	5760	N	N	16636 NE 119TH WAY
004	287100	0040	5/15/07	$750,000	$660,000	3090	9	2003	3	6472	N	N	17066 NE 115TH WAY
004	619240	0510	3/21/08	$799,950	$720,000	3090	9	2001	3	9897	N	N	11715 167TH PL NE
004	619241	0230	12/10/07	$830,477	$733,000	3090	9	2007	3	5931	N	N	16573 NE 120TH WAY
004	256820	0190	3/16/07	$761,990	$676,000	3100	9	2006	3	6564	N	N	12034 179TH PL NE
004	256820	0160	3/29/07	$769,990	$681,000	3100	9	2006	3	5839	N	N	11930 179TH PL NE
004	957809	0370	2/28/08	$784,950	$703,000	3100	9	2007	3	6848	N	N	17391 NE 120TH WAY
004	287100	0420	8/27/07	$698,400	$612,000	3110	9	2003	3	6030	N	N	11234 171ST PL NE
004	287100	0100	10/22/08	$680,000	$658,000	3110	9	2004	3	6355	N	N	17061 NE 115TH WAY
004	152260	0080	6/6/07	$752,000	$660,000	3110	9	1986	3	26138	N	N	15802 NE 114TH CT
004	957809	0160	1/16/07	$819,016	$735,000	3110	9	2006	3	6984	N	N	12010 174TH CT NE
004	619240	0460	12/4/08	$648,000	$639,000	3120	9	2003	3	7074	N	N	16531 NE 117TH WAY
004	619240	0350	5/24/07	$794,500	$699,000	3120	9	2003	3	8759	N	N	11720 165TH PL NE
004	382531	0320	2/1/07	$800,000	$715,000	3120	9	2006	3	9647	Y	N	15762 NE 120TH 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
004	619241	0090	8/28/07	$819,950	$718,000	3120	9	2007	3	6626	N	N	16562 NE 119TH WAY
004	287100	0060	1/24/08	$715,000	$636,000	3130	9	2004	3	6397	N	N	17058 NE 115TH WAY
004	619241	0040	1/2/07	$765,000	$688,000	3130	9	2005	3	5760	N	N	16569 NE 119TH WAY
004	256820	0180	4/6/07	$775,990	$686,000	3150	9	2006	3	5572	N	N	12032 179TH PL NE
004	856080	0140	5/23/07	$809,990	$712,000	3150	9	2007	3	5894	N	N	11814 179TH PL NE
004	256820	0830	4/19/07	$832,000	$734,000	3150	9	2005	3	5962	N	N	17652 NE 119TH CT
004	256820	0630	6/8/07	$850,000	$746,000	3150	9	2006	3	6710	N	N	11887 178TH PL NE
004	071051	0070	12/27/07	$775,000	$686,000	3160	9	1985	3	35000	N	N	18017 NE 133RD ST
004	619241	0380	2/14/08	$923,132	$824,000	3160	9	2008	3	5888	N	N	12057 165TH PL NE
004	856080	0200	4/16/07	$766,990	$677,000	3200	9	2007	3	8323	N	N	11924 179TH PL NE
004	957809	0360	4/22/08	$775,000	$703,000	3200	9	2007	3	6955	N	N	17439 NE 120TH WAY
004	382531	0650	3/14/08	$782,000	$702,000	3210	9	2003	3	7654	N	N	11720 157TH AVE NE
004	256820	0200	1/25/07	$782,990	$701,000	3220	9	2006	3	6163	N	N	12036 179TH PL NE
004	619241	0110	9/11/08	$699,900	$666,000	3270	9	2006	3	5760	N	N	16566 NE 119TH WAY
004	619241	0290	12/31/07	$755,000	$669,000	3270	9	2007	3	5640	N	N	16644 NE 120TH WAY
004	382531	0270	7/1/08	$932,500	$864,000	3270	9	2007	3	7559	N	N	12044 157TH CT NE
004	382531	0600	1/16/07	$899,001	$806,000	3278	9	2004	3	8712	N	N	15714 NE 117TH ST
004	856080	0150	6/5/07	$795,990	$699,000	3280	9	2007	3	7049	N	N	11818 179TH PL NE
004	856080	0180	5/8/07	$732,990	$645,000	3300	9	2007	3	5245	N	N	11916 179TH PL NE
004	619241	0460	12/24/07	$830,813	$735,000	3310	9	2007	3	5302	N	N	16648 NE 120TH ST
004	957809	0110	11/14/07	$859,950	$757,000	3320	9	2007	3	6984	N	N	12009 174TH CT NE
004	957809	0190	12/12/07	$878,373	$776,000	3320	9	2007	3	7016	N	N	12021 175TH CT NE
004	957809	0090	6/21/07	$869,950	$763,000	3370	9	2007	3	7871	Y	N	12002 173RD PL NE
004	957809	0250	1/12/07	$899,904	$808,000	3370	9	2006	3	6802	Y	N	17528 NE 120TH WAY
004	957809	0070	7/20/07	$864,950	$758,000	3400	9	2007	3	7375	N	N	12006 173RD PL NE
004	957809	0050	4/29/08	$836,950	$761,000	3400	9	2007	3	9692	N	N	12001 173RD PL NE
004	382531	0310	10/1/08	$786,000	$754,000	3440	9	2006	3	8569	Y	N	15758 NE 120TH WAY
004	957809	0220	3/5/07	$849,950	$755,000	3440	9	2007	3	6257	N	N	12028 175TH CT NE
004	957809	0170	12/20/07	$889,950	$787,000	3440	9	2006	3	7118	Y	N	12008 174TH CT NE
004	382531	0570	2/27/08	$800,000	$716,000	3510	9	2001	3	7000	N	N	15724 NE 117TH ST
004	187310	0560	4/12/07	$719,950	$636,000	3520	9	2006	3	5050	N	N	11751 173RD 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
004	187310	0130	10/22/08	$710,000	$687,000	3520	9	2005	3	5887	N	N	11737 174TH PL NE
004	619241	0430	4/24/07	$809,950	$714,000	3520	9	2007	3	5280	N	N	16594 NE 120TH ST
004	382531	0750	6/23/08	$817,000	$755,000	3520	9	2005	3	7000	N	N	15732 NE 119TH CT
004	382531	0690	6/1/07	$876,000	$770,000	3520	9	2004	3	7762	N	N	11816 157TH AVE NE
004	382531	0290	4/21/08	$910,000	$825,000	3520	9	2007	3	7726	N	N	15750 NE 120TH WAY
004	957809	0120	11/3/08	$730,000	$710,000	3560	9	2006	3	8792	N	N	12011 174TH CT NE
004	957809	0150	11/5/08	$750,000	$730,000	3560	9	2006	3	8711	N	N	12012 174TH CT NE
004	957809	0150	1/9/07	$833,000	$748,000	3560	9	2006	3	8711	N	N	12012 174TH CT NE
004	957809	0200	3/7/07	$887,950	$789,000	3560	9	2006	3	9193	N	N	12025 175TH CT NE
004	957809	0230	6/13/07	$894,950	$786,000	3580	9	2007	3	8703	N	N	12024 175TH CT NE
004	619241	0450	5/1/08	$769,950	$700,000	3590	9	2007	3	5278	N	N	16598 NE 120TH ST
004	187310	0640	1/20/08	$807,500	$718,000	3590	9	2006	3	6853	N	N	11739 172ND CT NE
004	382531	0680	6/9/08	$868,000	$798,000	3590	9	2004	3	7683	N	N	11812 157TH AVE NE
004	689110	0360	8/25/08	$782,990	$740,000	3624	9	2008	3	5651	N	N	16694 NE 121ST WAY
004	382531	0560	4/9/07	$892,950	$789,000	3630	9	2001	3	7000	N	N	15730 NE 117TH ST
004	256820	0010	8/28/07	$855,000	$749,000	3650	9	2007	3	8360	N	N	11790 178TH PL NE
004	382531	0260	7/22/08	$850,000	$793,000	3650	9	2007	3	7700	Y	N	12048 157TH CT NE
004	382531	0300	5/15/08	$880,000	$803,000	3650	9	2007	3	7296	N	N	15754 NE 120TH WAY
004	957809	0060	1/23/08	$885,000	$787,000	3670	9	2007	3	9151	N	N	12005 173RD PL NE
004	187310	0600	2/9/07	$849,843	$758,000	3690	9	2006	3	7499	N	N	17216 NE 117TH WAY
004	957809	0080	9/13/07	$889,950	$780,000	3690	9	2007	3	7395	N	N	12004 173RD PL NE
004	382531	0940	8/15/08	$835,000	$786,000	3690	9	2003	3	7183	N	N	15805 NE 117TH WAY
004	382531	0900	12/24/08	$783,000	$780,000	3780	9	2003	3	7630	N	N	11745 158TH PL NE
004	256820	0030	8/17/07	$885,000	$775,000	4010	9	2007	3	7593	N	N	11870 178TH PL NE
004	570170	0580	9/5/07	$971,000	$851,000	4450	9	1981	4	55824	N	N	17226 NE 131ST ST
004	418800	0520	7/30/07	$794,950	$697,000	1870	10	1984	4	20241	N	N	17031 NE 135TH CT
004	418800	0300	9/4/07	$755,000	$662,000	2510	10	1985	3	31944	N	N	13631 171ST AVE NE
004	773250	0610	11/1/07	$729,950	$642,000	2740	10	1984	3	20000	N	N	17542 NE 142ND ST
004	812355	0190	6/4/07	$725,000	$637,000	2790	10	1983	3	36032	N	N	16922 NE 124TH ST
004	934870	0310	7/16/07	$870,000	$763,000	2860	10	2004	3	7254	N	N	17429 NE 119TH WAY
004	812355	0080	8/8/07	$860,000	$753,000	2870	10	1984	4	36345	N	N	17101 NE 126TH 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
004	219570	0110	8/24/07	$820,000	$718,000	2910	10	1990	3	35464	N	N	17618 NE 152ND ST
004	934870	0100	10/4/07	$1,010,000	$886,000	2920	10	2005	3	6206	Y	N	11758 175TH PL NE
004	111575	0020	3/31/08	$950,000	$857,000	2930	10	1984	4	35298	N	N	16520 NE 134TH PL
004	934870	0270	7/15/08	$885,972	$825,000	2950	10	2007	3	6350	N	N	11877 174TH PL NE
004	810981	0120	1/4/08	$875,000	$775,000	2960	10	2007	3	6033	N	N	11751 168TH PL NE
004	934870	0230	7/10/08	$850,000	$790,000	2990	10	2007	3	6298	N	N	11746 NE 119TH WAY
004	810980	0080	4/10/07	$877,950	$776,000	3040	10	2006	3	5013	N	N	16757 NE 120TH ST
004	812355	0260	7/16/08	$780,000	$726,000	3050	10	1984	4	35631	N	N	16816 NE 124TH ST
004	810981	0010	6/11/08	$940,000	$865,000	3070	10	2007	3	6615	N	N	11667 168TH CT NE
004	362605	9139	8/28/08	$947,500	$896,000	3070	10	2007	3	6713	N	N	17207 NE 115TH CT
004	810981	0050	8/16/07	$939,950	$824,000	3080	10	2006	3	5428	N	N	11664 168TH CT NE
004	810981	0140	9/4/07	$920,000	$806,000	3100	10	2007	3	5756	N	N	11759 168TH PL NE
004	934870	0440	12/21/07	$974,950	$862,000	3100	10	2006	3	6766	N	N	11740 174TH PL NE
004	934870	0260	6/3/08	$950,000	$872,000	3120	10	2007	3	7900	N	N	11881 174TH PL NE
004	810981	0030	10/23/08	$909,950	$881,000	3180	10	2007	3	7975	N	N	11659 168TH CT NE
004	934870	0290	10/19/07	$945,950	$831,000	3210	10	2006	3	10424	N	N	11865 174TH PL NE
004	186200	0240	4/8/08	$795,000	$718,000	3240	10	1988	4	31500	N	N	16904 NE 128TH ST
004	362605	9144	1/10/07	$878,500	$789,000	3250	10	2006	3	7697	N	N	17204 NE 115TH CT
004	934870	0150	5/15/08	$900,000	$822,000	3280	10	2005	3	6739	N	N	11884 175TH PL NE
004	934870	0300	9/26/07	$975,000	$855,000	3280	10	2007	3	7329	N	N	11861 174TH PL NE
004	810981	0110	1/31/07	$959,286	$858,000	3280	10	2006	3	6374	N	N	16802 NE 117TH ST
004	252605	9075	7/24/07	$900,000	$789,000	3300	10	1983	4	49222	N	N	17249 NE 125TH ST
004	111575	0140	7/14/08	$810,000	$754,000	3320	10	1984	4	39820	N	N	16508 NE 135TH PL
004	727310	0170	7/17/07	$985,000	$863,000	3320	10	2001	3	138520	N	N	18122 NE 116TH ST
004	810981	0060	6/19/07	$969,950	$851,000	3360	10	2006	3	6494	N	N	11668 168TH CT NE
004	810981	0040	7/1/08	$850,000	$788,000	3370	10	2007	3	8364	N	N	11660 168TH CT NE
004	362605	9138	3/19/07	$1,070,300	$949,000	3370	10	2007	3	7121	N	N	17203 NE 115TH CT
004	812130	0050	10/10/07	$839,950	$737,000	3380	10	1988	3	36291	N	N	16712 NE 124TH ST
004	934870	0510	4/26/08	$776,000	$705,000	3440	10	2003	3	7705	Y	N	17410 NE 116TH WAY
004	362605	9023	7/12/07	$995,000	$872,000	3450	10	2007	3	8446	N	N	17221 NE 115TH CT
004	219570	0130	6/26/07	$849,950	$746,000	3490	10	1987	3	28461	Y	N	15100 176TH AVE NE

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004	362605	9140	4/6/07	$975,000	$862,000	3550	10	2007	3	7990	N	N	17217 NE 115TH CT
004	934870	0180	6/24/08	$959,970	$887,000	3600	10	2007	3	6300	N	N	17508 NE 119TH WAY
004	934870	0220	9/8/08	$945,000	$898,000	3600	10	2007	3	6299	N	N	17416 NE 119TH WAY
004	934870	0350	3/24/08	$999,950	$900,000	3600	10	2007	3	6184	N	N	11876 174TH PL NE
004	934870	0280	12/27/07	$1,049,950	$929,000	3600	10	2007	3	6313	N	N	11873 174TH PL NE
004	362605	9143	1/24/08	$950,000	$845,000	3760	10	2007	3	8009	N	N	17208 NE 115TH CT
004	418800	0420	12/18/08	$825,680	$820,000	3820	10	1986	3	39220	N	N	17041 NE 136TH PL
004	418800	0360	9/19/08	$825,000	$787,000	3920	10	1985	3	48388	N	N	17003 NE 136TH PL
004	219570	0030	7/20/07	$832,500	$730,000	3970	10	1987	3	57115	N	N	17832 NE 154TH ST
004	192606	9030	2/23/07	$1,275,000	$1,135,000	4910	10	2004	3	132858	N	N	13425 AVONDALE RD NE
004	294400	0160	8/11/07	$1,030,000	$902,000	2890	11	1987	3	26304	N	N	15737 NE 134TH ST
004	235501	0070	2/12/08	$777,000	$693,000	2930	11	1996	3	10349	N	N	12521 177TH AVE NE
004	235501	0130	12/16/08	$720,000	$714,000	3140	11	1994	3	11515	N	N	12508 177TH AVE NE
004	142413	0010	7/25/07	$929,000	$814,000	3260	11	1994	3	34776	N	N	18405 NE 139TH ST
004	185300	0170	6/27/07	$950,000	$833,000	3350	11	1988	3	35104	N	N	19325 NE 142ND CT
004	957805	0180	7/16/07	$944,880	$828,000	3360	11	1989	4	35212	N	N	17226 NE 126TH PL
004	115260	0070	9/27/07	$759,990	$667,000	3420	11	1986	3	35003	N	N	19126 NE 151ST ST
004	186200	0270	1/12/07	$935,000	$839,000	3430	11	1989	3	35186	N	N	12917 170TH AVE NE
004	294400	0250	4/17/08	$1,130,500	$1,024,000	3460	11	1988	3	22484	N	N	13327 157TH AVE NE
004	186200	0060	2/26/07	$1,080,000	$961,000	3510	11	1989	4	35002	N	N	17103 NE 130TH ST
004	252605	9199	4/20/07	$998,000	$881,000	3520	11	2004	3	7639	N	N	11680 179TH PL NE
004	185300	0560	5/3/07	$890,000	$784,000	3720	11	1989	3	35107	N	N	19526 NE 143RD ST
004	142413	0110	3/12/08	$890,000	$799,000	3720	11	1996	3	71002	Y	N	18632 NE 139TH ST
004	294400	0170	6/7/07	$1,160,000	$1,019,000	3760	11	1987	3	29224	N	N	15736 NE 134TH ST
004	329340	0030	6/10/08	$895,000	$824,000	3800	11	1995	3	31839	N	N	18043 NE 132ND ST
004	142413	0160	9/11/07	$1,000,000	$877,000	3820	11	1995	3	47480	N	N	13918 186TH AVE NE
004	957805	0270	1/19/07	$984,400	$882,000	3830	11	1990	4	35169	N	N	17411 NE 129TH ST
004	185300	0240	5/29/07	$1,124,000	$988,000	3950	11	1989	4	36186	N	N	14230 194TH AVE NE
004	115260	0580	10/10/07	$850,000	$746,000	3980	11	1985	3	35514	N	N	19133 NE 151ST ST
004	115260	0330	4/15/08	$975,000	$883,000	4060	11	1984	3	32001	N	N	18818 NE 153RD ST
004	329320	0200	4/13/07	$1,033,050	$912,000	4350	11	1989	3	44763	N	N	18106 NE 129TH 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
004	142413	0180	6/11/08	$950,000	$874,000	4430	11	1996	3	23272	N	N	13909 186TH AVE NE
004	185300	0330	3/5/08	$1,034,500	$927,000	4450	11	1990	4	35068	N	N	19452 NE 143RD PL
004	957805	0060	4/23/07	$1,350,000	$1,191,000	4260	12	1990	3	35326	N	N	17327 NE 126TH PL
004	957805	0170	1/13/07	$1,600,000	$1,436,000	5400	12	1990	3	35298	N	N	17234 NE 126TH PL
004	683880	0100	10/1/07	$1,300,000	$1,141,000	5720	12	1990	3	37370	N	N	19256 NE 149TH ST
004	683880	0040	7/18/07	$1,240,000	$1,087,000	6000	12	1990	3	41353	N	N	19251 NE 149TH ST
004	957805	0050	7/10/07	$1,740,000	$1,525,000	5100	13	1999	3	35302	N	N	17315 NE 126TH PL
006	720200	0090	3/25/08	$444,000	$400,000	820	7	1974	4	8750	N	N	15803 NE 111TH CT
006	719935	0270	3/3/08	$417,250	$374,000	880	7	1980	4	7125	N	N	16003 NE 106TH ST
006	719936	0310	9/28/07	$450,000	$395,000	880	7	1980	4	7383	N	N	16121 NE 109TH ST
006	719920	0090	6/3/08	$385,000	$353,000	970	7	1972	3	10250	N	N	10118 162ND AVE NE
006	549020	0090	2/9/07	$379,950	$339,000	980	7	1968	3	9000	N	N	16907 NE 106TH ST
006	719936	0480	2/19/08	$407,000	$364,000	1000	7	1980	3	8208	N	N	10905 161ST AVE NE
006	719935	0180	7/20/07	$438,000	$384,000	1000	7	1980	3	7210	N	N	16042 NE 105TH CT
006	719936	0340	12/4/07	$450,000	$397,000	1000	7	1980	4	7412	N	N	16209 NE 109TH ST
006	719936	0340	8/18/08	$422,500	$398,000	1000	7	1980	4	7412	N	N	16209 NE 109TH ST
006	719936	0410	5/7/07	$460,000	$405,000	1000	7	1980	3	7107	N	N	16118 NE 109TH ST
006	719936	0090	7/25/07	$465,000	$407,000	1000	7	1980	4	7107	N	N	16208 NE 107TH CT
006	337870	0040	6/13/07	$355,000	$312,000	1020	7	1959	3	8370	N	N	16460 NE 99TH ST
006	895020	0085	9/24/08	$320,000	$306,000	1040	7	1970	3	9636	N	N	8704 171ST AVE NE
006	549020	0430	11/24/08	$349,000	$343,000	1080	7	1972	3	5980	N	N	16811 NE 107TH ST
006	719930	0040	4/11/07	$445,050	$393,000	1080	7	1977	3	8784	N	N	10220 161ST PL NE
006	692824	0140	6/20/07	$455,000	$399,000	1080	7	1983	3	12819	N	N	16159 NE 112TH ST
006	720200	0010	5/14/08	$415,000	$379,000	1090	7	1975	3	9240	N	N	11138 159TH AVE NE
006	720190	0110	7/10/08	$460,000	$427,000	1090	7	1976	4	7000	N	N	15715 NE 111TH ST
006	720000	1602	6/6/07	$489,950	$430,000	1090	7	1968	4	9360	N	N	9014 171ST AVE NE
006	002352	0420	10/5/07	$440,000	$386,000	1100	7	1978	3	9545	N	N	16410 NE 111TH ST
006	019360	0270	5/24/07	$449,950	$396,000	1100	7	1968	3	8924	N	N	9210 166TH PL NE
006	019360	0290	8/1/07	$465,000	$407,000	1100	7	1968	3	9747	N	N	9322 166TH PL NE
006	719731	0060	1/29/08	$445,000	$396,000	1110	7	1976	4	9375	N	N	16830 NE 89TH ST
006	720155	0050	3/27/07	$457,000	$405,000	1120	7	1977	4	10450	N	N	9318 169TH 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
006	719933	0010	5/8/07	$389,000	$343,000	1140	7	1977	3	7200	N	N	15603 NE 109TH ST
006	719935	0120	8/26/08	$370,800	$351,000	1140	7	1980	4	10200	N	N	16144 NE 105TH CT
006	719935	0360	9/12/08	$385,000	$366,000	1140	7	1980	3	7440	N	N	16033 NE 106TH ST
006	719933	0090	3/17/08	$450,000	$405,000	1140	7	1978	4	8527	N	N	10815 157TH AVE NE
006	719933	0020	3/14/07	$459,950	$408,000	1140	7	1977	4	7752	N	N	15611 NE 109TH ST
006	019360	0010	1/29/08	$465,000	$414,000	1140	7	1967	3	10450	N	N	16603 NE 92ND ST
006	549020	0160	1/3/07	$380,000	$342,000	1160	7	1969	3	7600	N	N	17027 NE 106TH ST
006	019360	0240	11/21/07	$400,000	$352,000	1170	7	1968	4	8925	N	N	16630 NE 92ND ST
006	719730	0055	11/8/07	$440,000	$387,000	1180	7	1976	4	9450	N	N	9116 170TH AVE NE
006	719932	0090	10/12/07	$499,950	$439,000	1180	7	1978	3	7350	N	N	15731 NE 105TH CT
006	720160	0210	7/10/07	$525,000	$460,000	1180	7	1975	4	9095	N	N	8517 173RD AVE NE
006	549020	0610	3/30/08	$380,000	$343,000	1190	7	1969	4	8400	N	N	10612 170TH CT NE
006	947520	0220	10/7/08	$485,000	$466,000	1200	7	1969	4	8352	N	N	9114 168TH PL NE
006	719935	0610	3/29/07	$420,000	$372,000	1210	7	1981	3	7210	N	N	10619 161ST AVE NE
006	358522	0460	7/24/07	$428,900	$376,000	1210	7	1969	4	7770	N	N	16802 NE 104TH ST
006	332775	0100	7/5/07	$426,500	$374,000	1220	7	1968	4	8740	N	N	16709 NE 100TH ST
006	052800	0025	5/12/08	$510,000	$465,000	1220	7	1961	4	12635	N	N	16713 NE 87TH ST
006	886170	0140	8/31/07	$360,000	$315,000	1230	7	1962	3	10275	N	N	16253 NE 99TH ST
006	719931	0180	10/16/07	$399,000	$350,000	1230	7	1976	3	5600	N	N	10342 162ND PL NE
006	719920	0010	3/27/07	$424,000	$375,000	1230	7	1968	4	9500	N	N	10304 163RD AVE NE
006	719920	0010	4/28/08	$415,000	$377,000	1230	7	1968	4	9500	N	N	10304 163RD AVE NE
006	864500	0040	11/27/07	$429,000	$378,000	1230	7	1981	4	12038	N	N	16039 NE 112TH ST
006	719900	0070	1/18/08	$430,000	$382,000	1230	7	1967	3	9840	N	N	16227 NE 100TH ST
006	719934	0500	8/21/08	$405,000	$382,000	1230	7	1979	3	7600	N	N	10909 160TH CT NE
006	549020	0630	11/18/08	$372,000	$364,000	1240	7	1968	4	5655	N	N	10605 171ST CT NE
006	719934	0430	6/11/07	$533,200	$468,000	1240	7	1979	4	7200	N	N	15910 NE 109TH ST
006	720000	1000	7/16/07	$413,000	$362,000	1250	7	1969	4	10318	N	N	17007 NE 95TH ST
006	719930	0370	11/2/07	$415,000	$365,000	1260	7	1976	3	9975	N	N	10219 161ST AVE NE
006	337900	0040	12/15/08	$390,000	$387,000	1260	7	1966	4	8560	N	N	9503 164TH AVE NE
006	719730	0070	11/6/07	$425,000	$374,000	1280	7	1976	4	8750	N	N	9022 170TH AVE NE
006	719935	0350	5/8/08	$527,000	$480,000	1280	7	1980	4	5600	N	N	10520 160TH CT 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
006	720180	0210	8/9/07	$388,000	$340,000	1290	7	1975	4	8400	N	N	10927 156TH PL NE
006	719930	0230	7/9/07	$432,000	$379,000	1290	7	1977	4	7480	N	N	10210 161ST AVE NE
006	720180	0180	4/4/08	$419,500	$379,000	1290	7	1975	4	7200	N	N	10940 156TH PL NE
006	613840	0450	9/24/08	$425,000	$406,000	1290	7	1967	4	8775	N	N	9508 167TH AVE NE
006	920150	0031	6/5/08	$479,000	$440,000	1310	7	1962	5	5475	Y	N	7820 172ND PL NE
006	358522	0550	7/22/08	$370,000	$345,000	1320	7	1968	3	7300	N	N	10425 170TH AVE NE
006	720000	0801	9/11/07	$399,900	$351,000	1320	7	1959	4	6840	N	N	16975 NE 100TH ST
006	720000	1558	10/12/07	$450,000	$395,000	1320	7	1968	4	9375	N	N	8817 172ND AVE NE
006	719932	0350	3/12/08	$515,000	$462,000	1340	7	1978	4	8050	N	N	15906 NE 106TH ST
006	719934	0370	10/17/07	$530,000	$465,000	1340	7	1980	4	7790	N	N	15924 NE 107TH WAY
006	719936	0040	8/16/07	$592,000	$519,000	1340	7	1980	4	8148	N	N	16213 NE 107TH CT
006	719930	0160	11/20/07	$393,950	$347,000	1360	7	1977	3	7500	N	N	10129 161ST PL NE
006	002352	0230	9/2/08	$435,000	$412,000	1360	7	1978	4	8325	N	N	10809 165TH PL NE
006	002352	0750	3/12/07	$525,000	$466,000	1360	7	1977	4	9605	N	N	10806 166TH PL NE
006	002352	0250	9/24/08	$518,000	$495,000	1370	7	1978	3	11000	N	N	10808 165TH PL NE
006	886150	0085	5/14/08	$474,851	$433,000	1380	7	1981	4	10336	N	N	8604 169TH PL NE
006	719932	0070	7/2/07	$483,000	$424,000	1390	7	1977	4	7350	Y	N	15737 NE 105TH CT
006	719932	0590	4/17/08	$490,000	$444,000	1390	7	1977	3	7350	N	N	15910 NE 105TH ST
006	549020	0460	3/22/07	$463,450	$411,000	1400	7	1969	4	7360	N	N	10621 169TH AVE NE
006	720190	0190	6/25/07	$495,000	$434,000	1400	7	1976	4	7350	N	N	11135 157TH AVE NE
006	549020	0520	12/14/07	$427,000	$377,000	1410	7	1969	5	6364	N	N	16812 NE 106TH ST
006	719900	0080	11/27/07	$425,000	$375,000	1440	7	1967	4	9600	N	N	16221 NE 100TH ST
006	337860	0030	6/13/07	$395,000	$347,000	1500	7	1959	3	9180	N	N	16554 NE 99TH ST
006	613850	0090	8/21/07	$435,000	$381,000	1500	7	1967	4	6960	N	N	16936 NE 97TH ST
006	719900	0060	12/10/07	$440,000	$389,000	1570	7	1967	3	10680	N	N	9927 163RD AVE NE
006	719920	0160	3/20/08	$440,000	$396,000	1570	7	1968	4	6882	N	N	10117 162ND AVE NE
006	719910	0220	3/15/07	$454,950	$404,000	1570	7	1968	3	9680	N	N	10129 162ND PL NE
006	719936	0260	2/5/07	$512,000	$457,000	1640	7	1980	4	7569	N	N	16110 NE 108TH CT
006	256136	0050	4/24/07	$545,000	$481,000	1640	7	1983	5	12255	N	N	15722 NE 113TH CT
006	337910	0010	3/12/07	$429,500	$381,000	1680	7	1969	3	10625	N	N	10402 171ST AVE NE
006	719930	0390	2/20/07	$475,000	$423,000	1700	7	1977	4	8250	N	N	16106 NE 103RD 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	719931	0090	6/5/07	$492,000	$432,000	1820	7	1976	3	6500	N	N	10325 163RD PL NE
006	719932	0130	6/21/07	$570,000	$500,000	1840	7	1978	4	7875	N	N	15704 NE 105TH CT
006	549021	0340	10/9/07	$545,000	$478,000	1960	7	1977	4	7200	N	N	16414 NE 107TH PL
006	052800	0115	7/20/07	$558,500	$489,000	2060	7	1956	5	19440	N	N	16680 NE 88TH ST
006	052800	0115	9/8/08	$550,000	$523,000	2060	7	1956	5	19440	N	N	16680 NE 88TH ST
006	720000	1557	2/21/07	$599,900	$534,000	2100	7	1967	4	9375	N	N	8915 172ND AVE NE
006	052800	0055	5/12/08	$488,399	$445,000	2260	7	1967	3	12730	N	N	16708 NE 87TH ST
006	549020	0530	6/27/07	$550,000	$482,000	1140	8	1969	4	7600	N	N	16808 NE 106TH ST
006	150821	0570	2/13/07	$455,000	$406,000	1180	8	1976	3	10296	N	N	8710 172ND AVE NE
006	721130	0240	2/11/08	$496,450	$443,000	1220	8	1976	4	7350	N	N	16414 NE 104TH ST
006	721130	0150	10/14/08	$470,000	$453,000	1220	8	1975	4	7875	N	N	10507 164TH AVE NE
006	721130	0300	4/4/08	$569,950	$515,000	1220	8	1976	5	8100	N	N	16410 NE 105TH ST
006	150821	0330	7/31/08	$443,000	$415,000	1230	8	1974	3	8850	N	N	8303 172ND AVE NE
006	256136	0010	3/2/07	$489,000	$435,000	1260	8	1983	3	14240	N	N	15620 NE 113TH CT
006	219334	0290	4/16/08	$537,000	$486,000	1270	8	1985	4	8468	Y	N	17807 NE 100TH CT
006	215650	0220	6/12/07	$488,200	$429,000	1290	8	1977	3	7140	N	N	17004 NE 101ST PL
006	219334	0120	4/24/08	$539,000	$489,000	1290	8	1986	4	7897	N	N	17709 NE 102ND CT
006	002350	0370	11/20/08	$407,500	$399,000	1300	8	1976	3	7980	N	N	10223 167TH PL NE
006	542360	0070	8/8/07	$515,000	$451,000	1300	8	1987	3	10101	N	N	8505 170TH CT NE
006	219331	0290	4/21/08	$500,000	$453,000	1320	8	1983	3	11892	N	N	10613 184TH AVE NE
006	256136	0220	3/15/07	$565,000	$501,000	1330	8	1983	3	13958	N	N	15703 NE 113TH CT
006	215650	0370	4/27/07	$555,000	$489,000	1370	8	1977	3	8050	N	N	16829 NE 101ST PL
006	219330	0580	8/13/07	$548,500	$481,000	1380	8	1981	3	13053	N	N	10217 184TH AVE NE
006	219334	0220	2/10/07	$497,000	$443,000	1390	8	1984	3	9649	N	N	17815 NE 101ST CT
006	219332	0370	3/12/08	$559,000	$502,000	1420	8	1986	4	7000	N	N	18223 NE 109TH ST
006	719934	0240	5/21/07	$594,000	$522,000	1420	8	1981	4	7384	N	N	10717 159TH CT NE
006	886030	0580	6/21/07	$539,000	$473,000	1430	8	1975	3	8960	N	N	16114 NE 97TH ST
006	215650	0200	2/2/08	$518,950	$462,000	1440	8	1977	4	7650	N	N	17018 NE 101ST PL
006	215650	0200	3/25/08	$540,000	$486,000	1440	8	1977	4	7650	N	N	17018 NE 101ST PL
006	886030	0270	9/12/08	$557,653	$531,000	1460	8	1977	3	14000	N	N	9703 163RD AVE NE
006	002350	0440	11/19/07	$580,000	$511,000	1470	8	1976	3	9030	N	N	16719 NE 103RD 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	721130	0080	6/29/07	$525,000	$460,000	1490	8	1976	3	7245	N	N	16418 NE 105TH PL
006	215650	0130	7/10/07	$527,000	$462,000	1510	8	1977	4	7820	N	N	16908 NE 100TH PL
006	215650	0020	10/29/07	$530,000	$466,000	1530	8	1977	4	9500	N	N	10018 169TH AVE NE
006	219331	0150	3/5/08	$467,000	$419,000	1550	8	1984	4	9346	N	N	18103 NE 105TH CT
006	215650	0010	1/24/07	$529,500	$474,000	1570	8	1977	3	8835	N	N	16912 NE 100TH ST
006	571120	0080	6/15/07	$530,000	$465,000	1580	8	1995	3	6683	Y	N	15607 NE 106TH CT
006	571120	0040	11/27/07	$490,000	$432,000	1590	8	1996	3	6280	N	N	10538 157TH AVE NE
006	346190	0130	8/15/07	$554,000	$485,000	1590	8	1979	3	9000	N	N	16125 NE 95TH CT
006	721130	0070	6/18/07	$503,000	$441,000	1630	8	1976	3	7245	N	N	16424 NE 105TH PL
006	219334	0280	12/11/07	$477,725	$422,000	1650	8	1986	4	8939	Y	N	17801 NE 100TH CT
006	720000	1351	8/25/08	$612,000	$578,000	1650	8	1969	4	10240	N	N	16805 NE 88TH ST
006	920150	0010	4/10/07	$632,400	$559,000	1670	8	1990	3	11000	Y	N	7915 172ND PL NE
006	886150	0075	8/27/08	$500,000	$473,000	1680	8	1988	4	7728	N	N	8620 169TH PL NE
006	886030	0540	8/20/07	$559,000	$490,000	1690	8	1975	3	7000	N	N	16102 NE 97TH ST
006	219333	0180	11/27/07	$569,990	$503,000	1730	8	1988	3	7730	Y	N	10003 181ST AVE NE
006	219331	0080	5/16/07	$564,000	$496,000	1810	8	1983	4	7000	N	N	10510 181ST AVE NE
006	219332	0150	10/19/07	$514,000	$451,000	1840	8	1986	3	9000	N	N	18104 NE 109TH ST
006	219330	0660	2/8/07	$490,000	$437,000	1850	8	1981	3	14725	N	N	10209 184TH AVE NE
006	571120	0100	7/8/08	$480,000	$446,000	1870	8	1994	3	10315	Y	N	15618 NE 106TH CT
006	219331	0660	2/2/07	$488,500	$437,000	1880	8	1983	3	8486	N	N	18328 NE 103RD CT
006	219330	0480	10/28/07	$675,000	$593,000	1880	8	1987	4	10800	N	N	18120 NE 102ND CT
006	219334	0070	9/25/08	$535,000	$512,000	1940	8	1986	3	7500	N	N	17808 NE 102ND CT
006	721130	0010	7/20/07	$540,000	$473,000	2040	8	1974	4	8100	N	N	10506 165TH PL NE
006	219333	0380	7/7/08	$559,000	$519,000	2060	8	1987	3	9532	N	N	18121 NE 101ST CT
006	219332	0360	5/1/07	$535,000	$471,000	2070	8	1986	3	8321	N	N	10817 183RD AVE NE
006	571120	0010	10/12/07	$559,800	$491,000	2070	8	1995	3	7440	N	N	10604 157TH AVE NE
006	219330	0350	8/8/07	$560,000	$491,000	2090	8	1980	3	9120	N	N	17923 NE 103RD CT
006	613840	0020	5/29/07	$580,000	$510,000	2180	8	1965	4	8700	N	N	9709 167TH AVE NE
006	571120	0170	5/1/08	$490,000	$446,000	2210	8	1994	3	7620	N	N	10526 157TH AVE NE
006	885670	0320	3/13/07	$610,000	$541,000	2220	8	1980	4	17935	N	N	10909 154TH AVE NE
006	885670	0350	7/23/08	$659,000	$615,000	2280	8	1980	4	17280	N	N	15222 NE 108TH PL

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006	362605	9129	12/3/07	$646,500	$570,000	2360	8	1987	4	8850	N	N	10262 176TH AVE NE
006	755875	0180	11/15/07	$565,000	$497,000	2400	8	1978	4	10744	N	N	9909 171ST AVE NE
006	885670	0060	6/11/07	$700,000	$615,000	2440	8	1983	3	26100	N	N	11000 151ST AVE NE
006	755875	0010	8/13/07	$699,990	$613,000	2480	8	1979	4	8520	N	N	16905 NE 100TH ST
006	219330	0230	5/21/08	$640,000	$585,000	2520	8	1980	4	8625	N	N	10206 179TH AVE NE
006	920150	0045	6/8/07	$745,000	$654,000	2600	8	2005	3	16264	Y	N	7916 172ND PL NE
006	128380	0060	7/14/08	$763,776	$711,000	2820	8	2008	3	5626	N	N	16772 NE 86TH CT
006	128380	0040	12/10/08	$640,000	$633,000	3080	8	2008	3	6243	N	N	16764 NE 86TH CT
006	128380	0050	7/14/08	$734,900	$684,000	3140	8	2008	3	6307	N	N	16768 NE 86TH CT
006	128380	0020	12/10/08	$665,000	$658,000	3480	8	2008	3	5767	N	N	16656 NE 86TH CT
006	001152	0060	3/26/07	$745,000	$660,000	1910	9	1996	3	9421	N	N	11012 169TH PL NE
006	001152	0090	8/26/08	$705,000	$667,000	2030	9	1996	3	9185	N	N	17010 NE 110TH WAY
006	327585	0060	9/4/08	$572,000	$543,000	2050	9	1989	3	7691	N	N	10023 177TH AVE NE
006	720210	0040	3/23/07	$580,000	$514,000	2080	9	1992	3	9157	N	N	16535 NE 96TH CT
006	001151	0480	6/6/08	$616,000	$566,000	2140	9	1992	3	9066	Y	N	17711 NE 110TH WAY
006	352605	9133	7/26/07	$719,000	$630,000	2140	9	2007	3	4356	Y	N	16068 NE 103RD ST
006	352605	9134	5/4/07	$691,945	$610,000	2240	9	2007	3	4130	Y	N	16064 NE 103RD ST
006	001151	0270	2/4/08	$643,500	$573,000	2260	9	1993	3	10269	Y	N	10920 178TH CT NE
006	720210	0010	4/2/07	$567,500	$502,000	2280	9	1993	3	8959	N	N	16556 NE 96TH CT
006	327588	0130	10/21/08	$582,000	$563,000	2280	9	1998	3	8895	N	N	18509 NE 100TH CT
006	001150	0510	4/21/08	$635,000	$576,000	2280	9	1990	3	9093	N	N	17609 NE 104TH WAY
006	033920	0170	8/25/08	$625,000	$591,000	2320	9	1997	3	12003	N	N	18522 NE 102ND CT
006	033920	0210	2/22/07	$678,000	$604,000	2320	9	1997	3	12569	N	N	10239 186TH CT NE
006	001152	0030	1/7/08	$585,000	$519,000	2341	9	1997	3	9594	N	N	11036 169TH PL NE
006	033920	0260	4/23/07	$780,000	$688,000	2460	9	1997	3	12082	N	N	10316 186TH CT NE
006	001152	0400	11/26/07	$697,500	$615,000	2470	9	1995	3	9001	N	N	10841 168TH CT NE
006	001151	0140	5/29/07	$735,000	$646,000	2490	9	1993	3	10062	N	N	10844 180TH CT NE
006	327586	0200	8/2/07	$719,000	$630,000	2550	9	1990	3	24176	N	N	18335 NE 99TH WAY
006	033920	0290	7/19/07	$750,000	$657,000	2550	9	1998	3	14062	N	N	10234 186TH CT NE
006	327586	0400	6/26/08	$610,000	$564,000	2590	9	1989	3	7598	N	N	9922 181ST AVE NE
006	675251	0140	9/15/07	$725,000	$636,000	2610	9	2004	3	7901	N	N	11529 160TH CT NE

Improved Sales Used in this Annual Update Analysis
Area 72
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	001150	0500	7/18/07	$700,000	$614,000	2650	9	1990	4	10936	N	N	17601 NE 104TH WAY
006	001150	0350	8/5/08	$635,000	$596,000	2730	9	1990	3	8042	N	N	10528 176TH CT NE
006	785480	0010	2/21/07	$685,000	$610,000	2760	9	1997	3	9205	N	N	11019 166TH PL NE
006	327586	0390	6/16/08	$687,500	$634,000	2770	9	1989	4	7825	N	N	9914 181ST AVE NE
006	001152	0550	1/14/08	$721,500	$640,000	2810	9	1996	3	9012	N	N	10827 170TH CT NE
006	886170	0301	7/14/08	$774,900	$721,000	2990	9	2007	3	6881	N	N	16024 NE 99TH ST
006	001152	0330	7/8/08	$735,000	$683,000	3000	9	1996	3	11164	N	N	16811 NE 108TH WAY
006	720593	0020	1/10/08	$730,000	$648,000	3060	9	1999	3	8991	Y	N	15911 NE 101ST CT
006	327586	0120	3/16/07	$755,000	$670,000	3080	9	1990	3	12968	N	N	18215 NE 99TH WAY
006	720593	0080	1/4/07	$740,000	$666,000	3130	9	2001	3	7226	Y	N	15938 NE 101ST CT
006	720593	0060	5/13/08	$750,000	$684,000	3130	9	2001	3	7319	Y	N	15926 NE 101ST CT
006	886170	0300	1/10/07	$750,000	$674,000	3150	9	2006	3	6797	N	N	16028 NE 99TH ST
006	001150	1000	5/15/08	$639,000	$583,000	2290	10	1993	3	8243	N	N	10711 177TH CT NE
006	001150	0270	9/2/08	$630,000	$597,000	2420	10	1992	3	8186	N	N	10517 180TH CT NE
006	001150	1110	9/24/07	$875,500	$768,000	2470	10	1994	4	11420	Y	N	17831 NE 108TH WAY
006	001150	0970	6/24/08	$698,500	$646,000	2530	10	1993	3	7501	N	N	10731 177TH CT NE
006	001150	1320	9/24/08	$721,500	$690,000	2660	10	1994	3	9735	N	N	17744 NE 108TH WAY
006	327587	0040	5/28/08	$702,000	$643,000	2690	10	1990	3	14707	Y	N	18326 NE 101ST CT
006	001150	1180	6/28/07	$774,000	$679,000	2770	10	1999	3	9456	Y	N	10701 179TH CT NE
006	001150	1020	7/1/08	$695,000	$644,000	2810	10	1992	3	9025	N	N	17603 NE 108TH WAY
006	001150	1270	6/13/08	$829,500	$764,000	2860	10	1992	3	10400	N	N	10822 179TH CT NE
006	001150	0280	8/24/07	$729,950	$640,000	2880	10	1991	3	7675	N	N	10505 180TH CT NE
006	327587	0170	6/27/07	$718,000	$630,000	2950	10	1990	3	12865	N	N	10106 184TH AVE NE
006	001150	0930	10/2/08	$858,000	$823,000	3090	10	1993	3	11006	Y	N	10724 177TH CT NE
006	440120	0330	10/19/07	$777,000	$682,000	3100	10	1999	3	8765	N	N	9649 174TH PL NE
006	440120	0160	6/21/07	$840,000	$737,000	3100	10	2001	3	10600	N	N	9688 175TH PL NE
006	440120	0190	8/2/07	$829,000	$726,000	3180	10	1999	3	8746	N	N	17444 NE 97TH WAY
006	440120	0440	10/7/08	$737,500	$709,000	3350	10	2001	3	8406	N	N	9654 173RD PL NE
006	440120	0170	5/14/07	$830,000	$730,000	3350	10	2001	3	8319	N	N	9700 175TH PL NE
008	556962	0440	4/2/07	$748,950	$662,000	2430	9	2007	3	4855	N	N	10440 155TH AVE NE
008	556962	0450	4/2/07	$761,950	$674,000	2430	9	2007	3	5253	N	N	10452 155TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 72
(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
008	556962	0460	6/2/08	$755,000	$693,000	2430	9	2007	3	6060	N	N	10550 155TH AVE NE
008	556962	0470	8/9/07	$794,856	$696,000	2430	9	2007	3	7318	N	N	10562 155TH AVE NE
008	556962	0530	2/8/07	$723,950	$646,000	2630	9	2007	3	5180	N	N	10448 155TH AVE NE
008	556962	0520	8/1/07	$752,950	$660,000	2630	9	2007	3	5740	N	N	10554 155TH AVE NE
008	556962	0510	7/3/07	$758,667	$665,000	2630	9	2007	3	6188	N	N	10558 155TH AVE NE
008	556962	0500	8/28/08	$709,900	$672,000	2630	9	2007	3	4662	N	N	15525 NE 106TH ST
008	556962	0630	3/6/07	$848,950	$754,000	3050	9	2007	3	6530	N	N	15429 NE 106TH WAY
008	556962	0650	10/17/07	$858,950	$754,000	3060	9	2007	3	8193	N	N	15537 NE 106TH WAY
008	556962	0600	1/10/07	$842,950	$757,000	3060	9	2006	3	6456	N	N	10604 154TH PL NE
008	556962	0090	5/29/08	$846,569	$776,000	3060	9	2007	3	5901	N	N	15436 NE 106TH WAY
008	556962	0290	6/14/07	$986,950	$866,000	3120	9	2007	3	4769	N	N	10337 155TH AVE NE
008	556962	0100	6/16/08	$972,950	$897,000	3180	9	2007	3	5585	N	N	15432 NE 106TH WAY
008	556962	0620	2/22/07	$871,950	$776,000	3190	9	2007	3	8140	N	N	15435 NE 106TH WAY
008	556962	0590	11/14/08	$811,250	$793,000	3500	9	2007	3	6789	N	N	10600 154TH PL NE
008	556962	0610	7/16/07	$929,950	$815,000	3500	9	2007	3	7133	N	N	10608 154TH PL NE

Vacant Sales Used in this Annual Update Analysis
Area 72

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
004	020080	0350	9/12/08	$470,000	RELOCATION - SALE TO SERVICE
004	062671	0010	9/7/07	$411,500	BANKRUPTCY - RECEIVER OR TRUSTEE
004	071051	0080	9/16/08	$730,000	DIAGNOSTIC OUTLIER
004	071051	0080	2/23/07	$700,000	NO MARKET EXPOSURE
004	113730	0010	6/27/08	$640,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	113730	0190	8/20/08	$328,621	DOR RATIO;QUIT CLAIM DEED
004	115260	0410	3/23/07	$796,500	BANKRUPTCY - RECEIVER OR TRUSTEE
004	115260	0460	5/18/07	$751,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	179590	0340	6/17/08	$657,000	DIAGNOSTIC OUTLIER
004	179590	0360	11/17/08	$525,000	RELOCATION - SALE TO SERVICE
004	179592	0080	5/11/07	$645,000	RELOCATION - SALE TO SERVICE
004	179592	0490	1/4/07	$499,950	NO MARKET EXPOSURE
004	185300	0210	5/19/08	$1,299,000	DIAGNOSTIC OUTLIER
004	187310	0080	3/5/07	$724,950	DIAGNOSTIC OUTLIER
004	192606	9011	7/9/07	$975,000	DOR RATIO;IMP COUNT;%COMPL
004	192606	9050	3/25/07	$603,000	DIAGNOSTIC OUTLIER
004	192606	9113	2/12/07	$775,000	DOR RATIO;%COMPL
004	192606	9126	5/27/08	$3,790,000	IMP COUNT
004	192606	9151	9/10/08	$1,785,000	DIAGNOSTIC OUTLIER
004	202606	9038	11/20/07	$1,800,000	DIAGNOSTIC OUTLIER
004	236640	0170	9/4/08	$380,000	DIAGNOSTIC OUTLIER
004	236640	0170	8/14/08	$161,201	DOR RATIO
004	252605	9003	6/12/07	$1,862,000	DIAGNOSTIC OUTLIER
004	252605	9044	7/23/07	$825,000	PREVIMP<=25K
004	256820	0390	8/25/08	$634,000	DIAGNOSTIC OUTLIER
004	262605	9046	8/24/07	$396,253	NO MARKET EXPOSURE
004	287100	0430	12/6/07	$700,000	NON-REPRESENTATIVE SALE
004	294400	0170	6/7/07	$1,160,000	NO MARKET EXPOSURE
004	302606	9055	5/16/07	$286,000	DIAGNOSTIC OUTLIER
004	339620	0010	8/22/07	$381,000	UNFIN AREA;NO MARKET EXPOSURE
004	344350	0020	3/17/08	$722,500	DIAGNOSTIC OUTLIER
004	352605	9058	1/11/07	$2,107,500	BUILDER OR DEVELOPER SALES;
004	382531	0240	8/30/07	$1,149,950	DIAGNOSTIC OUTLIER
004	382531	0940	8/15/08	$835,000	RELOCATION - SALE TO SERVICE
004	418800	0520	1/2/07	$500,000	NO MARKET EXPOSURE
004	619240	0320	5/5/08	$707,500	RELOCATION - SALE TO SERVICE
004	619241	0110	9/11/08	$739,625	RELOCATION - SALE TO SERVICE
004	619241	0190	10/6/08	$765,000	PREVIMP<=25K
004	619241	0240	10/4/07	$806,808	NON-REPRESENTATIVE SALE
004	664120	0070	8/20/07	$1,425,000	DIAGNOSTIC OUTLIER
004	689110	0320	12/22/08	$774,408	PREVIMP<=25K
004	689110	0350	12/11/08	$702,000	PREVIMP<=25K
004	689110	0420	12/17/08	$719,990	PREVIMP<=25K
004	689110	0650	12/16/08	$774,990	PREVIMP<=25K
004	689110	0690	12/8/08	$699,990	PREVIMP<=25K
004	689110	0700	9/29/08	$767,990	PREVIMP<=25K

Vacant Sales Used in this Annual Update Analysis
Area 72

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
004	727310	0171	1/18/07	$625,000	DIAGNOSTIC OUTLIER
004	773250	0770	10/29/08	$915,000	DIAGNOSTIC OUTLIER
004	812120	0040	9/18/07	$660,000	RELOCATION - SALE TO SERVICE
004	812120	0410	12/6/07	$650,000	NO MARKET EXPOSURE
004	812120	0560	3/17/08	$41,500	PARTIAL INTEREST (1/3, 1/2, Etc.)
004	812130	0040	1/31/08	$800,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	873290	0200	8/13/08	$670,000	PREVIMP<=25K
004	873290	0210	9/24/08	$722,000	PREVIMP<=25K
004	873290	0450	7/31/08	$654,950	PREVIMP<=25K
004	873290	0470	12/16/08	$644,950	PREVIMP<=25K
004	873290	0620	7/24/08	$675,000	PREVIMP<=25K
004	873290	0650	12/1/08	$723,500	PREVIMP<=25K
004	873290	0800	3/6/08	$639,643	DIAGNOSTIC OUTLIER
004	934870	0460	2/5/07	$1,181,950	DIAGNOSTIC OUTLIER
004	942850	0075	5/21/08	$280,606	RELATED PARTY, FRIEND, OR NEIGHBOR
004	952660	0260	10/1/08	$730,000	PREVIMP<=25K
004	957805	0050	7/10/07	$1,740,000	QUIT CLAIM DEED
004	957805	0170	3/5/08	$1,850,000	DIAGNOSTIC OUTLIER
004	957809	0030	9/23/08	$645,000	DIAGNOSTIC OUTLIER
006	001150	0090	12/21/07	$470,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	001151	0250	6/19/07	$600,000	NO MARKET EXPOSURE
006	001152	0050	5/9/07	$825,000	DIAGNOSTIC OUTLIER
006	002350	0210	6/29/07	$550,000	NO MARKET EXPOSURE
006	002352	0830	8/2/07	$505,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	019360	0220	5/14/07	$350,000	NO MARKET EXPOSURE
006	052800	0015	9/26/08	$545,000	DIAGNOSTIC OUTLIER
006	052800	0030	7/30/08	$442,500	DIAGNOSTIC OUTLIER
006	122505	9085	3/15/07	$650,000	NO MARKET EXPOSURE
006	128380	0130	10/16/08	$769,900	PREVIMP<=25K
006	128380	0180	11/10/08	$682,000	DIAGNOSTIC OUTLIER
006	150821	0480	10/15/07	$475,000	DIAGNOSTIC OUTLIER
006	215650	0320	10/9/07	$465,000	DIAGNOSTIC OUTLIER
006	215650	0320	3/28/07	$322,500	NO MARKET EXPOSURE
006	219331	0100	1/3/07	$430,000	NO MARKET EXPOSURE
006	219332	0280	7/16/08	$559,000	DIAGNOSTIC OUTLIER
006	282800	0110	11/26/07	$620,000	NO MARKET EXPOSURE
006	332775	0030	10/9/07	$377,700	NO MARKET EXPOSURE
006	337510	0030	6/25/07	$610,000	NO MARKET EXPOSURE
006	337880	0190	2/20/07	$339,000	UNFIN AREA
006	358522	0030	12/15/08	$337,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	362605	9103	1/22/08	$98,502	QUIT CLAIM DEED
006	549020	0040	5/2/07	$450,000	NO MARKET EXPOSURE
006	549020	0390	9/10/08	$171,000	QUIT CLAIM DEED
006	549020	0550	5/29/08	$435,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	549020	0680	1/8/07	$350,000	NO MARKET EXPOSURE
006	549021	0110	4/21/08	$390,000	NO MARKET EXPOSURE

Vacant Sales Used in this Annual Update Analysis
Area 72

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	549021	0430	3/9/07	$319,500	NO MARKET EXPOSURE
006	549021	0640	7/25/08	$343,000	DIAGNOSTIC OUTLIER
006	613840	0220	12/30/08	$360,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	613840	0340	9/18/07	$225,000	QUIT CLAIM DEED
006	710560	0030	7/5/08	$475,000	DIAGNOSTIC OUTLIER
006	719731	0050	6/2/08	$137,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	719930	0180	6/16/08	$500,000	DIAGNOSTIC OUTLIER
006	719932	0210	7/23/07	$366,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	719933	0190	12/19/07	$256,750	RELATED PARTY, FRIEND, OR NEIGHBOR
006	719934	0450	9/9/08	$456,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	719934	0620	9/18/08	$306,400	RELATED PARTY, FRIEND, OR NEIGHBOR
006	719936	0080	6/6/07	$449,000	DIAGNOSTIC OUTLIER
006	719936	0310	9/28/07	$450,000	RELOCATION - SALE TO SERVICE
006	719936	0420	3/30/07	$490,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	720000	1251	6/7/07	$660,000	NO MARKET EXPOSURE
006	720000	1502	12/28/07	$190,040	NO MARKET EXPOSURE; QUIT CLAIM DEED
006	720000	1557	2/21/07	$581,900	RELOCATION - SALE TO SERVICE
006	720000	1600	10/4/07	$67,500	DOR RATIO;PREVIMP<=25K;NO MARKET EXPOSURE
006	720200	0170	5/18/07	$395,000	NO MARKET EXPOSURE
006	721130	0300	6/26/07	$454,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
006	721130	0320	8/17/07	$410,000	NO MARKET EXPOSURE
006	721130	0450	1/17/08	$410,000	DIAGNOSTIC OUTLIER
006	726490	0086	6/13/08	$510,000	DIAGNOSTIC OUTLIER
006	813500	0190	12/5/07	$1,440,000	DIAGNOSTIC OUTLIER
006	885670	0070	8/18/08	$699,950	DIAGNOSTIC OUTLIER
006	885670	0070	9/20/07	$724,500	NO MARKET EXPOSURE
006	886030	0080	9/20/07	$435,000	DIAGNOSTIC OUTLIER
006	886030	0270	6/10/08	$320,000	DIAGNOSTIC OUTLIER
006	886031	0070	9/7/07	$435,000	NO MARKET EXPOSURE
006	920150	0050	9/4/08	$89,880	DOR RATIO;QUIT CLAIM DEED
006	920150	0050	9/4/08	$50,120	DOR RATIO;QUIT CLAIM DEED
006	933240	0100	7/2/07	$543,350	NO MARKET EXPOSURE
006	947520	0020	7/25/08	$449,975	DIAGNOSTIC OUTLIER
006	947520	0170	6/2/08	$572,500	DIAGNOSTIC OUTLIER
006	947520	0210	4/1/07	$333,000	DIAGNOSTIC OUTLIER
008	102605	9090	9/17/07	$475,000	NO MARKET EXPOSURE
008	152605	9018	12/10/07	$392,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	340470	0185	8/3/07	$940,000	NO MARKET EXPOSURE
008	556962	0130	8/23/07	$595,000	PREVIMP<=25K
008	556962	0170	6/9/08	$2,080,000	DIAGNOSTIC OUTLIER
008	556962	0200	2/20/08	$1,990,000	DIAGNOSTIC OUTLIER
008	556962	0230	5/29/07	$440,000	DOR RATIO
008	556962	0540	2/1/07	$697,599	DIAGNOSTIC OUTLIER

Vacant Sales Used in this Annual Update Analysis
Area 72

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
4	192606	9042	12/20/2007	$770,000	274864	N	N
4	252605	9009	6/26/2007	$845,000	97616	N	N
4	252605	9059	7/2/2007	$2,566,400	275299	N	N
4	619241	0200	6/19/2008	$769,000	5600	N	N
4	619241	0210	11/25/2008	$735,000	5600	N	N

Vacant Sales Removed from this Annual Update Analysis
Area 72

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
4	115260	0610	5/18/2007	$57,500	QUIT CLAIM DEED
4	252605	9144	11/19/2007	$738,790	NO MARKET EXPOSURE
6	671960	0250	12/11/2007	$475,000	GOVERNMENT AGENCY
6	954289	0010	10/3/2008	$45,000	NO MARKET EXPOSURE
8	272605	9076	2/15/2007	$950,000	NO MARKET EXPOSURE

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.

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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

Scott Noble
Assessor