

## Executive Summary Report

### Characteristics-Based Market Adjustment for 2009 Assessment Roll

**Area Name / Number:** Kingsgate / Queensgate / 73

**Previous Physical Inspection:** 2004

**Improved Sales:**

Number of Sales: 483

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

<b>Sales – Average Improved Valuation Change Summary</b>						
	<b>Land</b>	<b>Imps</b>	<b>Total</b>	<b>Sale Price**</b>	<b>Ratio</b>	<b>COV*</b>
<b>2008 Value</b>	\$192,500	\$225,700	\$418,200			
<b>2009 Value</b>	\$163,100	\$183,600	\$346,700	\$409,200	84.7%	8.12%
<b>Change</b>	- \$29,400	- \$42,100	- \$71,500			
<b>% Change</b>	- 15.3%	- 18.7%	- 17.1%			

\*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.

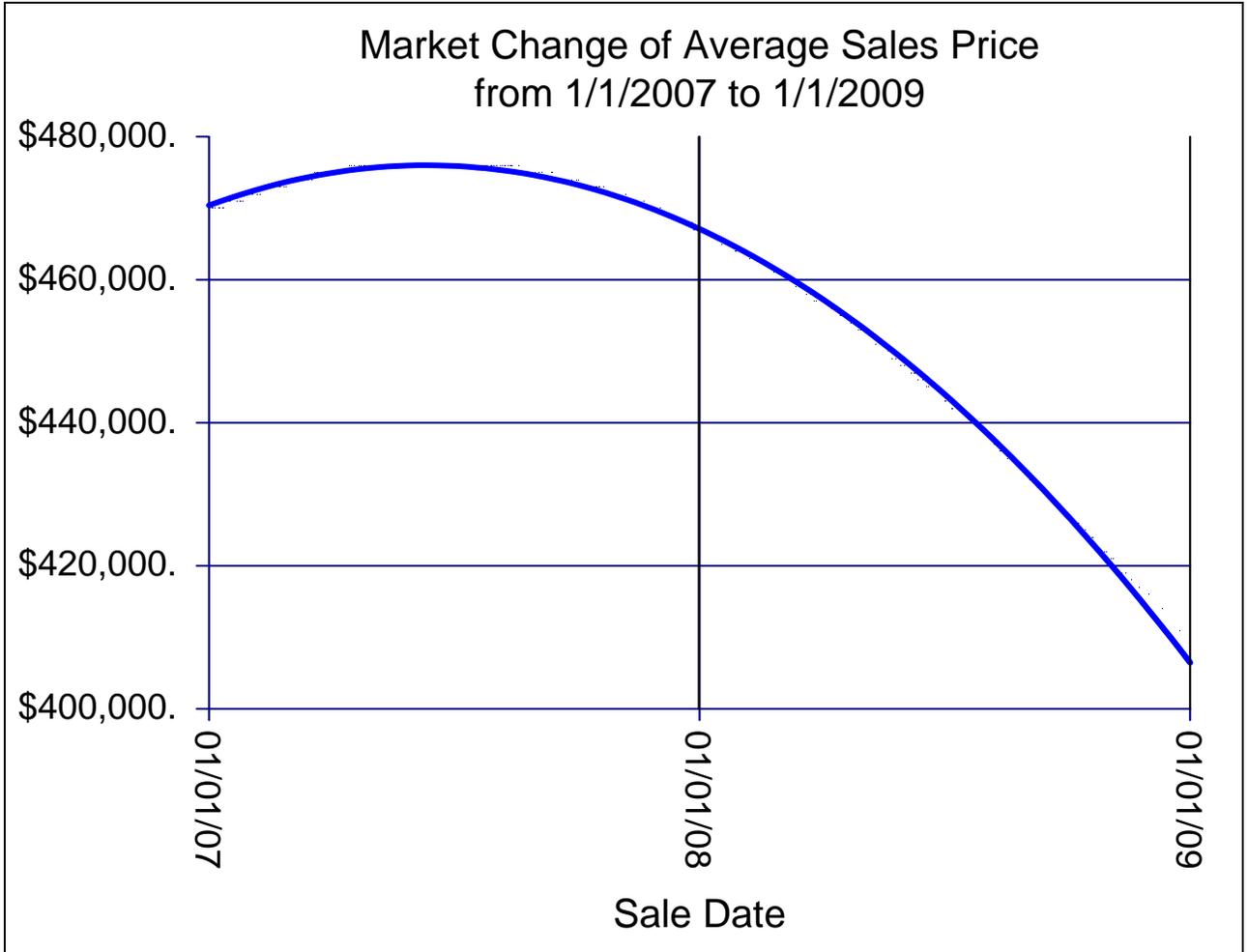
<b>Population - Improved Parcel Summary:</b>			
	<b>Land</b>	<b>Imps</b>	<b>Total</b>
<b>2008 Value</b>	\$200,400	\$205,800	\$406,200
<b>2009 Value</b>	\$169,900	\$166,900	\$336,800
<b>Percent Change</b>	- 15.2%	- 18.9%	- 17.1%

Number of one to three unit residences in the Population: 6,942

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

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

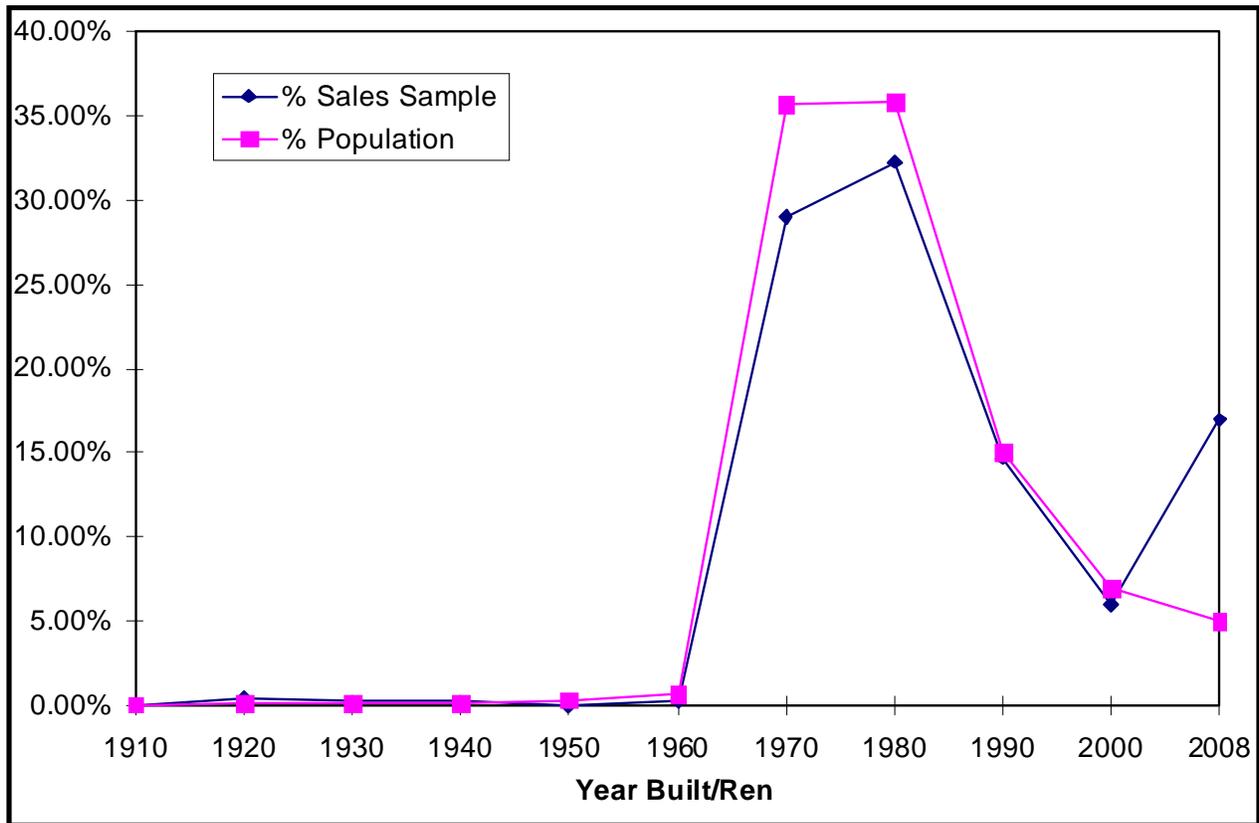
**Market Change of Average Sale Price in Area 73  
From 1/1/07 to 1/1/09**



### **Sales Sample Representation of Population - Year Built / Renovated**

<b>Sales Sample</b>		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	2	0.41%
1930	1	0.21%
1940	1	0.21%
1950	0	0.00%
1960	1	0.21%
1970	140	28.99%
1980	156	32.30%
1990	71	14.70%
2000	29	6.00%
2008	82	16.98%
	483	

<b>Population</b>		
Year Built/Ren	Frequency	% Population
1910	4	0.06%
1920	8	0.12%
1930	8	0.12%
1940	7	0.10%
1950	22	0.32%
1960	46	0.66%
1970	2482	35.75%
1980	2488	35.84%
1990	1045	15.05%
2000	484	6.97%
2008	348	5.01%
	6942	

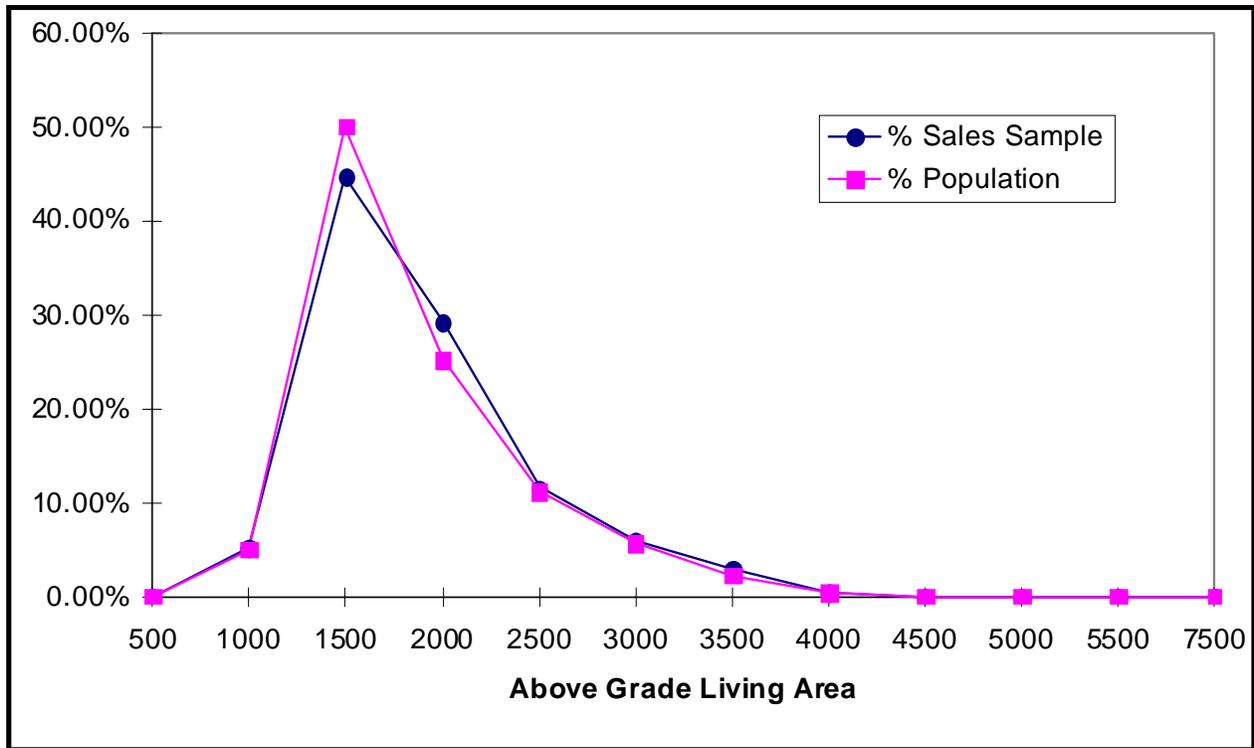


Sales of new homes built in the last eight years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

### **Sales Sample Representation of Population - Above Grade Living Area**

<b>Sales Sample</b>		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	25	5.18%
1500	216	44.72%
2000	141	29.19%
2500	56	11.59%
3000	29	6.00%
3500	14	2.90%
4000	2	0.41%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	483	

<b>Population</b>		
AGLA	Frequency	% Population
500	2	0.03%
1000	348	5.01%
1500	3476	50.07%
2000	1753	25.25%
2500	775	11.16%
3000	391	5.63%
3500	160	2.30%
4000	30	0.43%
4500	4	0.06%
5000	1	0.01%
5500	1	0.01%
8000	1	0.01%
	6942	

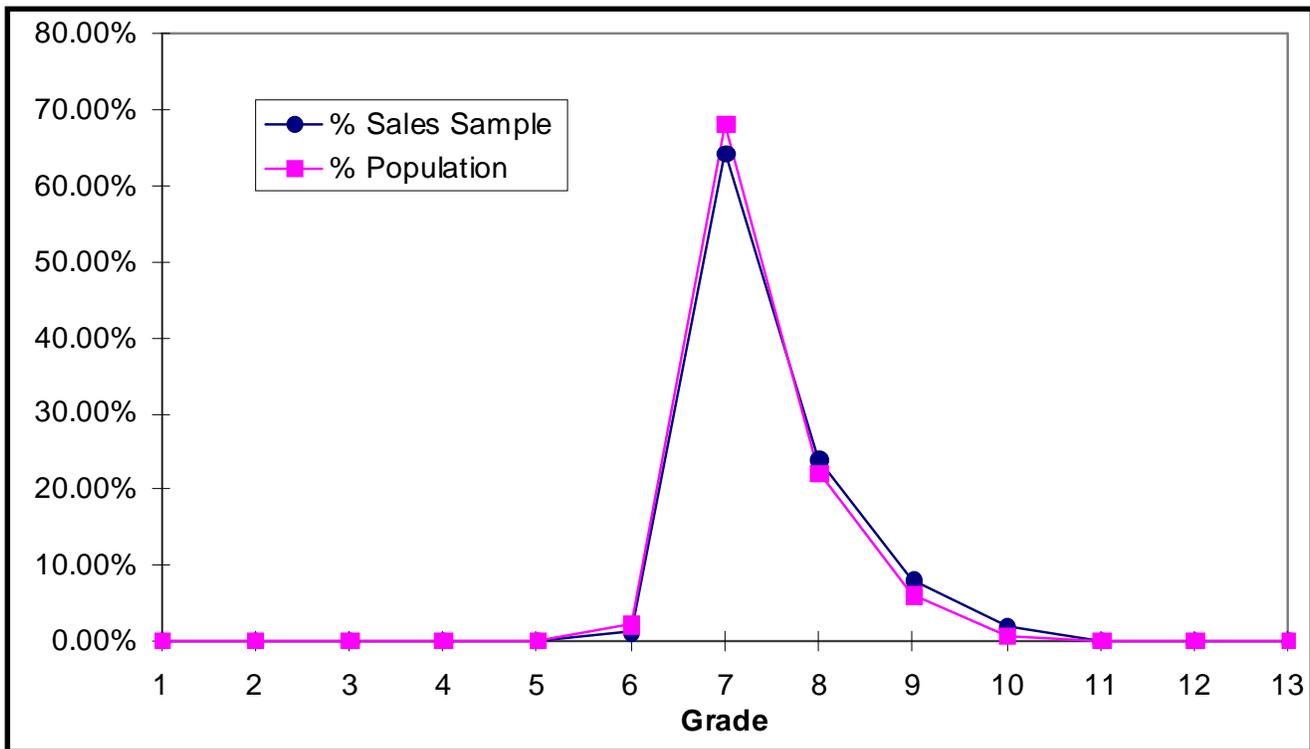


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

### Sales Sample Representation of Population - Grade

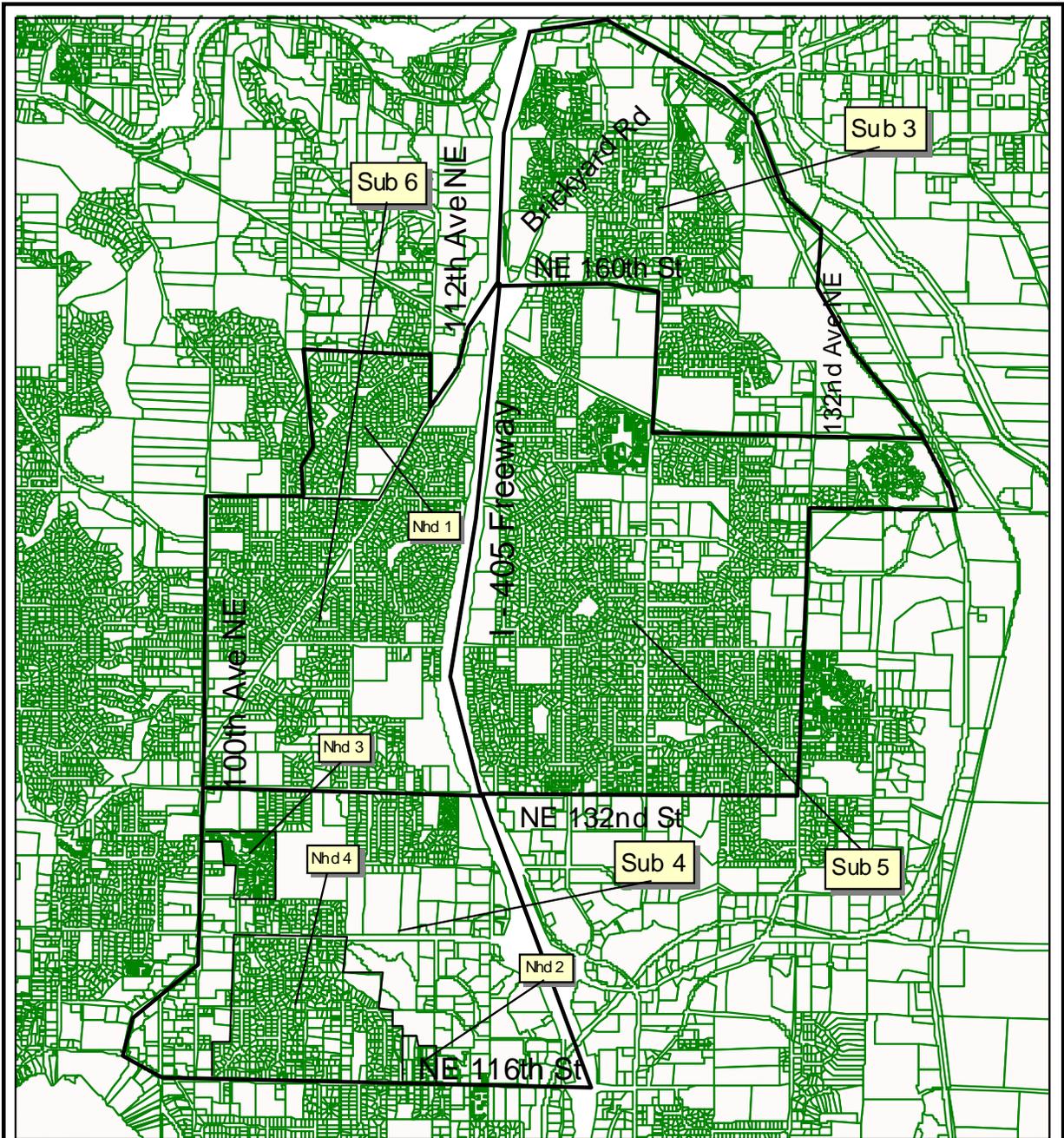
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	7	1.45%
7	311	64.39%
8	116	24.02%
9	39	8.07%
10	10	2.07%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	483	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.01%
5	2	0.03%
6	161	2.32%
7	4736	68.22%
8	1547	22.28%
9	434	6.25%
10	59	0.85%
11	1	0.01%
12	1	0.01%
13	0	0.00%
	6942	



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

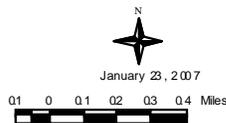
# Area Map



## Area 73 map with Neighborhoods

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representation as to warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, incidental, or consequential damages including, but not limited to, lost revenue or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

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King County  
Department of Assessments

### Legend

 Known slide areas

## **Annual Update Process**

***Effective Date of Appraisal: January 1, 2009***

***Date of Appraisal Report: July 27, 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 1 usable land sale available in the area and supplemented by the value decrease in sales of improved parcels, a 15% decrease was made in land assessment for the 2009 Assessment Year.

**2009 Land Value = 2008 Land Value x 0.85, 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 483 usable residential sales in the area.

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

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

The derived adjustment formula is:

**2009 Total Value = 2008 Total Value / 1.023633**

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 (Previous Total Value \* 0.83 – 2009 Land Value=2009 Improvement Value).
- \*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. (Previous Total Value \* 0.83 – 2009 Land Value=2009 Improvement Value).
- \*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***

Based on the 15 mobile home sales available in the area and supplemented by the value decrease in sales of non-mobile homes parcels, a 21.6% decrease was made in mobile home assessment for the 2009 Assessment Year. There are 156 parcels that are improved with mobile homes.

$$\text{2009 Mobile Home Value} = (\text{2008 Land Value} + \text{Previous Improvement Value}) * 0.784$$

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

## ***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”.<sup>1</sup> 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.

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<sup>1</sup> “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 values for the 2009 assessment year (taxes payable in 2010) results in an average total change from the 2008 assessments of - 17.1%. This decrease is due partly to downward market changes over time and the previous assessment levels.

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

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

## Area 73 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

-16.96%

#### Comments

The percentages listed are total adjustments not additive adjustments.

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

**Area 73 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.

<b>Market Adjustment to 1/1/2009</b>		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2007	0.871	-12.9%
2/1/2007	0.867	-13.3%
3/1/2007	0.864	-13.6%
4/1/2007	0.862	-13.8%
5/1/2007	0.860	-14.0%
6/1/2007	0.859	-14.1%
7/1/2007	0.859	-14.1%
8/1/2007	0.860	-14.0%
9/1/2007	0.861	-13.9%
10/1/2007	0.864	-13.6%
11/1/2007	0.867	-13.3%
12/1/2007	0.871	-12.9%
1/1/2008	0.876	-12.4%
2/1/2008	0.882	-11.8%
3/1/2008	0.888	-11.2%
4/1/2008	0.896	-10.4%
5/1/2008	0.904	-9.6%
6/1/2008	0.913	-8.7%
7/1/2008	0.923	-7.7%
8/1/2008	0.934	-6.6%
9/1/2008	0.945	-5.5%
10/1/2008	0.958	-4.2%
11/1/2008	0.971	-2.9%
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.

<b>Example:</b>	<b>Sales Price</b>	<b>Sales Date</b>	<b>Adjustment factor</b>	<b>Adjusted Sales price*</b>
Sale 1	\$525,000	4/1/2007	0.862	\$452,000
Sale 2	\$475,000	10/1/2008	0.958	\$455,000
Sale 3	\$515,000	7/1/2008	0.923	\$475,000

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

The time adjustment formula for Area 73 is  $(1.023633 + 0.0005133611 * \text{SaleDay} + 0.0000004559477 * \text{SaleDaySq}) / 1.023633$

SaleDay = SaleDate - 39814

SaleDaySq = (SaleDate - 39814)^2

# Annual Update Ratio Study Report (Before)

## 2008 Assessments

<b>District/Team:</b> NW / Team 2	<b>Appr. Date:</b> 01/01/2008	<b>Date of Report:</b> 7/27/2009	<b>Sales Dates:</b> 1/2007 - 12/2008
<b>Area</b> Kingsgate / Queensgate / 73	<b>Appr ID:</b> DJOH	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> YES

<b>SAMPLE STATISTICS</b>	
<b>Sample size (n)</b>	483
<b>Mean Assessed Value</b>	418,200
<b>Mean Adj. Sales Price</b>	409,200
<b>Standard Deviation AV</b>	92,120
<b>Standard Deviation SP</b>	85,730

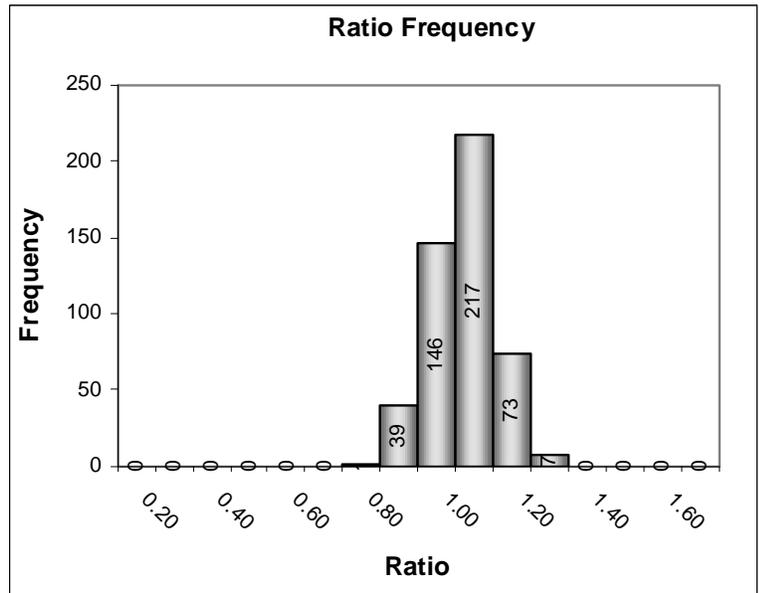
<b>ASSESSMENT LEVEL</b>	
<b>Arithmetic Mean Ratio</b>	1.024
<b>Median Ratio</b>	1.025
<b>Weighted Mean Ratio</b>	1.022

<b>UNIFORMITY</b>	
<b>Lowest ratio</b>	0.793
<b>Highest ratio:</b>	1.277
<b>Coefficient of Dispersion</b>	6.47%
<b>Standard Deviation</b>	0.083
<b>Coefficient of Variation</b>	8.12%
<b>Price Related Differential (PRD)</b>	1.002

<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
Lower limit	1.016
Upper limit	1.034
<b>95% Confidence: Mean</b>	
Lower limit	1.016
Upper limit	1.031

<b>SAMPLE SIZE EVALUATION</b>	
<b>N (population size)</b>	6942
<b>B (acceptable error - in decimal)</b>	0.05
<b>S (estimated from this sample)</b>	0.083
<b>Recommended minimum:</b>	11
<b>Actual sample size:</b>	483
<b>Conclusion:</b>	OK

<b>NORMALITY</b>	
<b>Binomial Test</b>	
# ratios below mean:	238
# ratios above mean:	245
z:	0.319
<b>Conclusion:</b>	Normal*
<b>*i.e. no evidence of non-normality</b>	



### COMMENTS:

1 to 3 Unit Residences throughout area 73

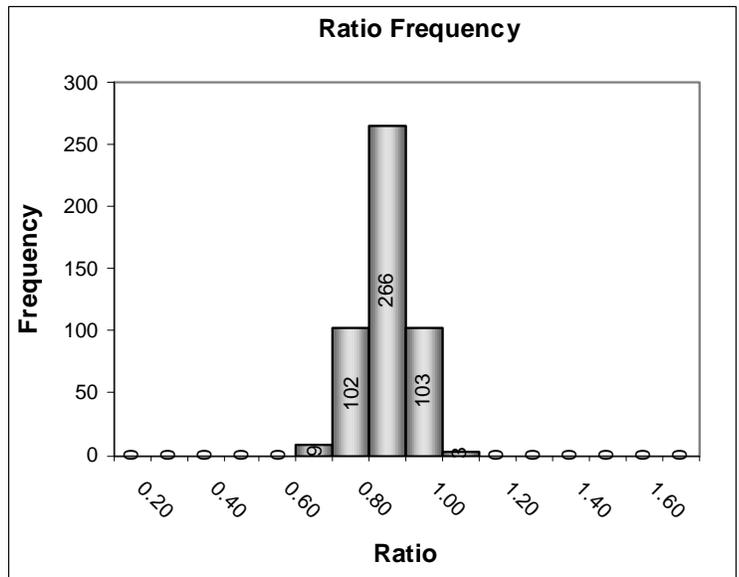
Sales Prices are adjusted for time to the Assessment Date of 1/1/2009

# Annual Update Ratio Study Report (After)

2009 Assessments

<b>District/Team:</b> NW / Team 2	<b>Appr. Date:</b> 01/01/2009	<b>Date of Report:</b> 7/27/2009	<b>Sales Dates:</b> 1/2007 - 12/2008
<b>Area</b> Kingsgate / Queensgate / 73	<b>Appr ID:</b> DJOH	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> YES

<b>SAMPLE STATISTICS</b>	
Sample size (n)	483
Mean Assessed Value	346,700
Mean Adj. Sales Price	409,200
Standard Deviation AV	76,479
Standard Deviation SP	85,730
<b>ASSESSMENT LEVEL</b>	
Arithmetic Mean Ratio	0.849
Median Ratio	0.849
Weighted Mean Ratio	0.847
<b>UNIFORMITY</b>	
Lowest ratio	0.658
Highest ratio:	1.059
Coefficient of Dispersion	6.47%
Standard Deviation	0.069
Coefficient of Variation	8.12%
Price Related Differential (PRD)	1.002
<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
Lower limit	0.843
Upper limit	0.858
<b>95% Confidence: Mean</b>	
Lower limit	0.842
Upper limit	0.855
<b>SAMPLE SIZE EVALUATION</b>	
N (population size)	6942
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.069
Recommended minimum:	8
Actual sample size:	483
Conclusion:	OK
<b>NORMALITY</b>	
<b>Binomial Test</b>	
# ratios below mean:	237
# ratios above mean:	246
z:	0.410
Conclusion:	Normal*
*i.e. no evidence of non-normality	



**COMMENTS:**

1 to 3 Unit Residences throughout area 73

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 73**  
**(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
3	387680	0120	6/12/2007	\$357,000	\$307,000	770	6	1969	3	5780	N	N	12505 NE 156TH ST
3	387680	0370	4/16/2007	\$390,000	\$336,000	1000	6	1968	3	9785	N	N	12404 NE 157TH ST
3	092605	9044	3/28/2008	\$484,000	\$433,000	2020	6	1930	5	19580	N	N	16807 124TH AVE NE
3	387681	0130	11/9/2007	\$345,000	\$299,000	1160	7	1970	3	10500	N	N	15720 126TH AVE NE
3	155250	0180	9/18/2008	\$437,000	\$416,000	1190	7	1994	3	7200	N	N	12114 NE 169TH ST
3	387682	0160	11/26/2007	\$358,900	\$312,000	1290	7	1976	3	7200	N	N	15401 125TH PL NE
3	951320	0040	6/8/2007	\$475,000	\$408,000	1360	7	1983	3	6290	N	N	12433 NE 169TH ST
3	951320	0300	1/25/2007	\$400,000	\$347,000	1420	7	1984	3	5682	N	N	12412 NE 169TH ST
3	155251	0130	7/24/2008	\$465,000	\$433,000	1710	7	1994	3	7768	N	N	16605 122ND AVE NE
3	155251	0030	5/22/2008	\$450,000	\$410,000	1890	7	1994	3	8307	N	N	12112 NE 168TH PL
3	025500	0330	10/25/2007	\$490,000	\$424,000	1900	7	1986	3	16892	N	N	16520 126TH AVE NE
3	155251	0190	11/25/2007	\$525,000	\$457,000	1930	7	1994	3	9956	N	N	16415 122ND CT NE
3	025500	0050	9/28/2007	\$443,000	\$383,000	1980	7	1986	3	6636	N	N	12505 NE 167TH PL
3	155251	0540	1/17/2007	\$463,000	\$402,000	1990	7	1994	3	9192	N	N	16806 122ND AVE NE
3	025500	0460	4/9/2008	\$458,000	\$411,000	2080	7	1984	3	6181	N	N	12600 NE 166TH CT
3	894640	0020	8/8/2007	\$435,000	\$374,000	2110	7	1998	3	3948	N	N	17240 128TH PL NE
3	152925	0020	1/29/2008	\$510,000	\$450,000	1440	8	2008	3	2574	Y	N	15124 132ND AVE NE
3	152925	0050	6/16/2008	\$504,000	\$463,000	1440	8	2008	3	2574	Y	N	15186 132ND AVE NE
3	866320	0120	3/2/2007	\$550,000	\$475,000	1550	8	1977	4	7200	N	N	16114 121ST AVE NE
3	209580	0500	4/27/2007	\$513,000	\$441,000	1620	8	1988	3	7918	N	N	11710 NE 166TH CT
3	209580	0490	5/25/2007	\$494,500	\$425,000	1630	8	1987	3	8562	N	N	11718 NE 166TH CT
3	152925	0030	9/25/2008	\$500,000	\$478,000	1650	8	2008	3	2578	Y	N	15128 132ND AVE NE
3	152925	0040	8/19/2008	\$482,500	\$454,000	1650	8	2008	3	2578	Y	N	15182 132ND AVE NE
3	025500	0340	9/6/2007	\$734,950	\$633,000	1690	8	1998	3	23988	N	N	16532 126TH AVE NE
3	152925	0010	6/20/2008	\$540,000	\$496,000	1700	8	2008	3	3298	Y	N	15120 132ND AVE NE
3	152925	0060	1/29/2008	\$500,000	\$441,000	1700	8	2008	3	3669	Y	N	15190 132ND AVE NE
3	697997	0210	12/11/2008	\$470,000	\$465,000	1820	8	2008	3	9804	N	N	12460 NE 171ST CT
3	697997	0160	7/24/2007	\$509,450	\$438,000	1830	8	2006	3	3735	N	N	12410 NE 171ST CT
3	697997	0170	10/16/2007	\$514,450	\$445,000	1830	8	2007	3	3282	N	N	12420 NE 171ST CT
3	697997	0180	4/29/2008	\$504,950	\$456,000	1830	8	2007	3	3431	N	N	12430 NE 171ST CT
3	697997	0190	10/12/2007	\$524,450	\$454,000	1830	8	2007	3	3690	N	N	12440 NE 171ST CT

**Improved Sales Used in this Annual Update Analysis**  
**Area 73**  
**(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
3	697997	0200	1/18/2008	\$511,500	\$450,000	1830	8	2007	3	3971	N	N	12450 NE 171ST CT
3	697997	0260	7/6/2007	\$509,450	\$438,000	1830	8	2006	3	4751	N	N	12402 NE 172ND CT
3	697997	0270	5/8/2007	\$514,450	\$442,000	1830	8	2007	3	3698	N	N	12408 NE 172ND CT
3	697997	0280	1/23/2008	\$529,450	\$466,000	1830	8	2007	3	8467	N	N	12414 NE 172ND CT
3	866320	0810	2/22/2007	\$495,000	\$428,000	1840	8	1977	4	7475	N	N	12018 NE 161ST ST
3	209580	0110	5/4/2007	\$490,000	\$421,000	1850	8	1988	3	6152	N	N	11831 NE 167TH ST
3	697997	0100	10/24/2007	\$524,450	\$454,000	1950	8	2007	3	3164	N	N	12465 NE 171ST CT
3	697997	0120	10/11/2007	\$523,450	\$453,000	1950	8	2007	3	3115	N	N	12445 NE 171ST CT
3	697997	0140	5/23/2007	\$514,450	\$442,000	1950	8	2006	3	3239	N	N	12425 NE 171ST CT
3	697997	0220	4/3/2007	\$544,450	\$469,000	1950	8	2007	3	7672	N	N	12421 NE 172ND CT
3	697997	0290	5/25/2007	\$519,450	\$446,000	1950	8	2006	3	3454	N	N	17213 125TH PL NE
3	697997	0110	9/23/2008	\$474,950	\$453,000	1970	8	2007	3	3007	N	N	12455 NE 171ST CT
3	697997	0130	7/24/2007	\$514,450	\$442,000	1970	8	2007	3	3122	N	N	12435 NE 171ST CT
3	697997	0150	3/6/2007	\$509,450	\$440,000	1970	8	2006	3	3903	N	N	12415 NE 171ST CT
3	697997	0230	1/24/2008	\$495,450	\$436,000	1970	8	2007	3	3111	N	N	12415 NE 172ND CT
3	697997	0250	7/11/2007	\$509,450	\$438,000	1970	8	2006	3	4179	N	N	12403 NE 172ND CT
3	697997	0300	3/21/2008	\$489,450	\$437,000	1970	8	2006	3	4543	N	N	17203 125TH PL NE
3	209580	0480	1/23/2008	\$460,000	\$405,000	2130	8	1987	3	5426	N	N	16611 118TH AVE NE
3	209580	0410	7/5/2007	\$497,500	\$427,000	2160	8	1989	3	7842	N	N	11712 NE 168TH CT
3	697997	0060	8/24/2007	\$579,450	\$499,000	2210	8	2007	3	3546	N	N	12459 NE 171ST PL
3	697997	0060	11/24/2008	\$492,500	\$483,000	2210	8	2007	3	3546	N	N	12459 NE 171ST PL
3	697997	0040	6/4/2007	\$579,950	\$498,000	2210	8	2007	3	3544	N	N	12435 NE 171ST PL
3	697997	0020	4/12/2007	\$559,450	\$482,000	2360	8	2006	3	3528	N	N	12409 NE 171ST PL
3	697997	0030	2/12/2007	\$559,450	\$484,000	2360	8	2006	3	3528	N	N	12423 NE 171ST PL
3	697997	0050	8/29/2007	\$574,450	\$495,000	2360	8	2007	3	3544	N	N	12447 NE 171ST PL
3	697997	0070	8/3/2007	\$574,450	\$494,000	2360	8	2007	3	4419	N	N	12467 NE 171ST PL
3	697997	0080	8/27/2007	\$579,450	\$499,000	2360	8	2007	3	5086	N	N	12473 NE 171ST PL
3	382550	0170	8/21/2008	\$554,000	\$521,000	2710	8	1989	3	5781	N	N	16813 119TH PL NE
3	382550	0290	1/8/2007	\$490,000	\$426,000	3030	8	1989	3	5950	N	N	11925 NE 168TH ST
3	946591	0400	8/27/2008	\$473,000	\$446,000	1730	9	1993	3	10525	N	N	12402 NE 160TH ST
3	934610	0050	4/5/2007	\$554,000	\$477,000	1790	9	1988	3	10887	N	N	16307 123RD PL NE

**Improved Sales Used in this Annual Update Analysis**  
**Area 73**  
**(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
3	894640	0120	3/19/2007	\$492,500	\$425,000	2000	9	2000	3	4855	N	N	16980 128TH PL NE
3	894640	0150	8/18/2008	\$451,000	\$424,000	2070	9	2001	3	4871	N	N	16880 128TH PL NE
3	894640	0110	7/18/2007	\$528,500	\$454,000	2110	9	2001	3	5703	N	N	17080 128TH PL NE
3	553650	0320	6/22/2007	\$580,000	\$498,000	2200	9	2005	3	5229	N	N	15381 129TH AVE NE
3	894640	0200	8/8/2008	\$495,000	\$463,000	2200	9	2001	3	5185	N	N	16981 128TH PL NE
3	553650	0130	6/22/2007	\$580,000	\$498,000	2220	9	2004	3	4245	N	N	12812 NE 154TH ST
3	946590	0670	5/25/2007	\$600,000	\$515,000	2310	9	1989	3	9409	N	N	16412 125TH CT NE
3	946670	0050	4/17/2007	\$550,000	\$473,000	2320	9	1991	3	6888	N	N	16422 124TH CT NE
3	946670	0130	8/21/2007	\$574,950	\$495,000	2340	9	1992	3	6175	N	N	12438 NE 164TH ST
3	934850	0430	10/10/2008	\$575,000	\$553,000	2520	9	1988	3	10868	N	N	12133 NE 166TH PL
3	946670	0060	5/25/2007	\$589,000	\$506,000	2530	9	1991	3	7019	N	N	16423 124TH CT NE
3	946590	0130	8/22/2007	\$595,000	\$512,000	2540	9	1989	3	6362	N	N	12517 NE 162ND ST
3	868050	0140	2/23/2007	\$599,999	\$519,000	2590	9	1997	3	6001	N	N	15511 129TH AVE NE
3	946590	0180	2/4/2008	\$587,500	\$519,000	2650	9	1989	3	6997	N	N	16113 125TH PL NE
3	553650	0220	5/9/2007	\$720,000	\$619,000	2700	9	2005	3	5095	Y	N	15380 129TH AVE NE
3	553650	0360	8/20/2007	\$698,900	\$601,000	2730	9	2005	3	6175	N	N	15328 128TH AVE NE
3	946591	0140	1/9/2007	\$556,000	\$484,000	2740	9	1992	3	8366	N	N	12537 NE 160TH PL
3	946591	0310	11/27/2007	\$530,000	\$461,000	2810	9	1992	3	7549	N	N	12448 NE 160TH ST
3	553650	0070	4/27/2007	\$645,000	\$555,000	3000	9	2004	3	5065	N	N	15331 128TH AVE NE
3	946670	0040	5/1/2008	\$620,000	\$560,000	3030	9	1992	3	6724	N	N	16418 124TH CT NE
3	182750	0090	3/16/2007	\$722,000	\$623,000	3280	9	2004	3	6233	N	N	12430 NE 154TH PL
3	610885	0040	11/14/2008	\$615,000	\$601,000	3080	10	2006	3	5623	N	N	12435 NE 155TH PL
3	610885	0100	3/26/2007	\$690,000	\$595,000	3180	10	2006	3	6455	N	N	12420 NE 155TH PL
4	794113	0010	6/19/2008	\$307,500	\$283,000	730	7	1986	3	2286	N	N	12868 103RD PL NE
4	794110	0100	9/18/2007	\$307,500	\$265,000	740	7	1984	3	2106	N	N	10282 NE 129TH LN
4	742411	0100	3/9/2007	\$380,000	\$328,000	940	7	1971	3	7350	N	N	10325 NE 125TH PL
4	742411	0140	2/12/2008	\$465,000	\$411,000	970	7	1975	3	7303	N	N	10314 NE 125TH PL
4	355890	0460	1/11/2007	\$430,000	\$374,000	990	7	1973	3	11500	N	N	12105 107TH AVE NE
4	924700	0090	5/15/2007	\$407,900	\$351,000	1040	7	1970	3	6825	N	N	12350 105TH PL NE
4	257030	0190	7/10/2007	\$429,500	\$369,000	1060	7	1963	3	6900	N	N	13028 105TH PL NE
4	924700	0110	1/5/2007	\$450,000	\$392,000	1090	7	1971	3	5940	N	N	12358 105TH PL NE

**Improved Sales Used in this Annual Update Analysis  
Area 73  
(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
4	143790	0280	5/16/2008	\$426,000	\$387,000	1100	7	1972	4	7350	N	N	11138 NE 129TH ST
4	866328	0240	9/4/2007	\$444,802	\$383,000	1100	7	1985	4	8549	N	N	12320 107TH PL NE
4	375650	0540	3/13/2008	\$365,000	\$325,000	1140	7	1962	2	9576	N	N	13025 110TH AVE NE
4	305700	0430	8/24/2007	\$310,000	\$267,000	1154	7	1982	3	2480	N	N	13126 113TH PL NE
4	144340	0010	5/12/2008	\$430,000	\$390,000	1160	7	1982	3	8160	N	N	12403 106TH PL NE
4	375830	0340	5/8/2007	\$417,000	\$358,000	1160	7	1968	3	7800	N	N	11654 102ND PL NE
4	375830	0460	1/18/2008	\$425,000	\$374,000	1160	7	1968	3	9375	N	N	10107 NE 116TH PL
4	794113	0150	10/17/2008	\$300,000	\$289,000	1160	7	1986	3	1535	N	N	12816 103RD PL NE
4	305700	0480	6/24/2008	\$310,000	\$285,000	1178	7	1982	3	2649	N	N	13142 113TH PL NE
4	375830	0090	9/17/2007	\$455,000	\$392,000	1180	7	1964	4	10480	N	N	11658 101ST PL NE
4	794113	0120	3/19/2007	\$335,000	\$289,000	1190	7	1986	3	1296	N	N	12824 103RD PL NE
4	257030	0140	6/6/2007	\$414,500	\$356,000	1200	7	1967	4	11000	N	N	10445 NE 130TH ST
4	771600	0190	6/17/2008	\$370,000	\$340,000	1200	7	1966	3	7200	N	N	11620 110TH AVE NE
4	866328	0110	9/9/2008	\$450,000	\$427,000	1250	7	1983	3	9318	N	N	10618 NE 123RD ST
4	794112	0080	3/19/2007	\$373,950	\$323,000	1290	7	1984	3	1300	N	N	12819 102ND AVE NE
4	355880	0240	10/13/2008	\$510,000	\$491,000	1320	7	1968	3	8250	N	N	10146 NE 116TH PL
4	292605	9120	1/28/2008	\$410,000	\$361,000	1330	7	1993	3	7458	N	N	12333 103RD AVE NE
4	355891	0540	11/7/2007	\$521,000	\$452,000	1330	7	1976	4	8560	N	N	10403 NE 123RD ST
4	355880	0190	2/14/2008	\$510,000	\$451,000	1340	7	1968	3	9900	N	N	10315 NE 118TH PL
4	355891	0470	10/9/2007	\$476,500	\$412,000	1340	7	1973	3	10622	N	N	10404 NE 121ST ST
4	355890	0520	11/28/2007	\$583,000	\$508,000	1430	7	1969	3	8400	N	N	10544 NE 122ND ST
4	794110	0320	6/29/2007	\$415,000	\$356,000	1470	7	1984	3	2112	N	N	10283 NE 129TH LN
4	794113	0080	8/14/2007	\$424,850	\$365,000	1485	7	1996	3	2112	N	N	12838 103RD PL NE
4	355891	0230	1/2/2007	\$484,000	\$422,000	1490	7	1972	3	8750	N	N	10269 NE 121ST ST
4	794113	0060	5/24/2007	\$401,000	\$345,000	1490	7	1985	3	2357	N	N	12850 103RD PL NE
4	794111	0240	7/23/2007	\$401,000	\$345,000	1510	7	1984	3	2112	N	N	10230 NE 129TH LN
4	312670	0006	5/15/2007	\$475,000	\$408,000	1580	7	1963	3	11400	N	N	11614 106TH AVE NE
4	143790	0230	7/26/2007	\$440,000	\$378,000	1610	7	1973	3	7370	N	N	11136 NE 128TH ST
4	302605	9230	7/17/2007	\$720,000	\$619,000	1620	7	1966	3	10019	N	N	9912 NE 119TH CT
4	375660	0020	2/28/2008	\$425,000	\$377,000	1900	7	1964	4	11248	N	N	12813 109TH AVE NE
4	312720	0035	11/14/2008	\$560,000	\$547,000	2010	7	1951	5	8751	N	N	11631 106TH AVE NE

**Improved Sales Used in this Annual Update Analysis  
Area 73  
(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
4	144340	0130	3/29/2007	\$590,000	\$508,000	2100	7	1980	3	7215	N	N	10626 NE 125TH PL
4	866328	0030	9/19/2007	\$528,000	\$455,000	2470	7	1983	3	9592	N	N	12319 107TH PL NE
4	507790	0110	3/14/2007	\$510,000	\$440,000	1040	8	1983	3	11310	N	N	10818 NE 121ST ST
4	143791	0160	10/23/2008	\$446,200	\$432,000	1060	8	1974	3	4400	N	N	11332 NE 129TH ST
4	375540	0110	10/31/2007	\$462,500	\$401,000	1160	8	1994	3	8436	N	N	12444 107TH PL NE
4	355890	0430	8/20/2008	\$565,000	\$532,000	1300	8	1979	4	6045	N	N	12127 107TH AVE NE
4	794071	0090	4/26/2007	\$450,100	\$387,000	1370	8	1987	3	4400	N	N	12629 104TH AVE NE
4	312670	0060	9/2/2008	\$584,250	\$553,000	1380	8	2005	3	15821	N	N	11827 108TH AVE NE
4	794071	0020	11/15/2007	\$455,000	\$395,000	1380	8	1987	3	4400	N	N	10222 NE 126TH PL
4	143791	0220	11/9/2007	\$500,000	\$434,000	1470	8	1973	3	9900	N	N	12918 113TH PL NE
4	143791	0220	5/9/2007	\$416,000	\$358,000	1470	8	1973	3	9900	N	N	12918 113TH PL NE
4	507790	0060	2/18/2007	\$635,000	\$549,000	1590	8	1983	4	8738	N	N	10924 NE 120TH ST
4	292605	9123	9/14/2007	\$507,000	\$437,000	1770	8	1982	4	10890	N	N	11607 104TH AVE NE
4	794070	0230	3/1/2007	\$473,000	\$409,000	1920	8	1986	3	5683	N	N	12725 102ND AVE NE
4	312720	0037	3/4/2008	\$699,000	\$621,000	1970	8	1996	3	7828	N	N	11637 106TH AVE NE
4	794071	0170	4/18/2008	\$540,000	\$486,000	2080	8	1988	3	5316	N	N	12640 104TH AVE NE
4	292605	9282	8/13/2008	\$765,000	\$718,000	2970	9	2004	3	7411	N	N	11220 NE 116TH PL
4	312720	0047	1/3/2007	\$715,000	\$623,000	3300	9	2005	3	7253	N	N	10428 NE 116TH ST
4	007600	0070	7/11/2008	\$603,000	\$559,000	2660	10	1999	3	5020	N	N	11634 112TH DR NE
4	007600	0110	10/31/2008	\$699,950	\$679,000	2720	10	2000	4	6082	N	N	11205 NE 117TH ST
4	007600	0110	10/29/2008	\$699,950	\$679,000	2720	10	2000	4	6082	N	N	11205 NE 117TH ST
4	292605	9287	2/5/2008	\$900,000	\$795,000	3140	10	2004	3	7635	N	N	11224 NE 116TH PL
4	292605	9146	1/16/2008	\$700,000	\$615,000	3220	10	2004	3	8379	N	N	11219 NE 116TH PL
4	312670	0039	1/30/2008	\$760,000	\$670,000	3640	10	2003	3	7352	N	N	10615 NE 117TH PL
5	337430	0020	10/2/2007	\$375,000	\$324,000	1320	6	1970	3	6080	N	N	13208 125TH AVE NE
5	320550	0340	7/31/2007	\$429,750	\$369,000	850	7	1971	3	11820	N	N	11911 NE 133RD PL
5	320550	0390	1/26/2007	\$333,000	\$289,000	910	7	1971	3	7475	N	N	12029 NE 133RD PL
5	183990	0080	10/18/2007	\$320,000	\$277,000	950	7	1968	3	8000	N	N	13219 118TH AVE NE
5	954290	0050	2/27/2007	\$440,000	\$380,000	960	7	1969	3	6825	N	N	12222 NE 137TH PL
5	183991	0070	2/14/2008	\$400,000	\$354,000	970	7	1970	3	6300	N	N	12200 NE 136TH PL
5	387631	1830	4/26/2007	\$451,000	\$388,000	970	7	1969	4	7150	N	N	12701 NE 142ND CT

**Improved Sales Used in this Annual Update Analysis**  
**Area 73**  
**(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
5	387631	2170	5/21/2008	\$390,000	\$355,000	980	7	1969	3	7070	N	N	12420 NE 141ST WAY
5	320540	0080	5/16/2007	\$340,100	\$292,000	1010	7	1968	3	4600	N	N	12001 NE 134TH PL
5	320540	0250	8/21/2007	\$405,000	\$349,000	1010	7	1968	3	7200	N	N	13602 121ST AVE NE
5	328830	0830	7/11/2007	\$504,950	\$434,000	1100	7	1972	3	13871	N	N	11638 NE 148TH CT
5	328830	0830	3/27/2007	\$380,000	\$328,000	1100	7	1972	3	13871	N	N	11638 NE 148TH CT
5	092720	0140	10/22/2007	\$437,500	\$379,000	1110	7	1977	3	7245	N	N	12418 NE 141ST PL
5	092720	0210	10/2/2007	\$455,000	\$393,000	1110	7	1977	3	4500	N	N	12437 NE 141ST PL
5	255863	0090	10/9/2007	\$435,000	\$376,000	1110	7	1974	3	11067	N	N	13828 128TH AVE NE
5	255864	0100	8/4/2008	\$414,000	\$387,000	1110	7	1974	3	7280	N	N	12831 NE 136TH ST
5	387631	3280	10/20/2008	\$375,000	\$362,000	1110	7	1976	3	7425	N	N	12530 NE 149TH ST
5	320540	0430	4/17/2008	\$336,000	\$302,000	1120	7	1968	3	5775	N	N	13511 121ST AVE NE
5	387600	0020	2/27/2007	\$370,000	\$320,000	1120	7	1967	4	14400	N	N	13305 115TH AVE NE
5	104901	0300	8/22/2008	\$368,000	\$346,000	1130	7	1972	3	4745	N	N	12120 NE 149TH ST
5	255863	0050	5/25/2007	\$447,000	\$384,000	1130	7	1973	3	6816	N	N	12822 NE 138TH CT
5	510470	0010	11/3/2008	\$403,500	\$392,000	1130	7	1981	3	11448	N	N	14022 127TH PL NE
5	255863	0390	6/6/2007	\$458,000	\$393,000	1150	7	1974	3	9680	N	N	13831 128TH AVE NE
5	670660	0190	7/27/2007	\$439,500	\$378,000	1150	7	1977	3	7000	N	N	12214 NE 138TH PL
5	104900	0860	2/26/2007	\$245,000	\$212,000	1160	7	1972	3	1848	N	N	12315 NE 150TH CT
5	387631	0230	8/20/2008	\$420,000	\$395,000	1160	7	1972	3	7000	N	N	12635 NE 141ST WAY
5	387631	3210	7/18/2008	\$455,000	\$423,000	1160	7	1976	4	8295	N	N	12710 NE 149TH ST
5	183992	0180	5/8/2008	\$410,500	\$372,000	1170	7	1969	3	7350	N	N	13820 121ST AVE NE
5	328820	0770	9/4/2007	\$436,000	\$376,000	1170	7	1973	3	7875	N	N	14079 117TH AVE NE
5	701631	0100	1/16/2007	\$425,000	\$369,000	1170	7	1972	3	5400	N	N	11917 NE 159TH ST
5	255861	0320	10/26/2007	\$498,000	\$431,000	1180	7	1973	3	10033	N	N	13813 127TH AVE NE
5	255864	0230	4/23/2008	\$434,500	\$392,000	1180	7	1976	3	6438	N	N	13606 128TH AVE NE
5	162605	9143	8/6/2007	\$380,000	\$327,000	1190	7	1979	3	10454	N	N	11611 NE 155TH ST
5	255873	0050	4/24/2007	\$480,000	\$413,000	1200	7	1984	3	7207	N	N	13538 124TH CT NE
5	320550	0290	11/1/2007	\$415,000	\$360,000	1200	7	1969	3	5940	N	N	13322 120TH AVE NE
5	259770	0070	8/30/2007	\$384,900	\$331,000	1210	7	1968	3	6798	N	N	14447 120TH PL NE
5	387620	0140	4/8/2007	\$462,950	\$399,000	1210	7	1968	4	8560	N	N	12003 NE 142ND PL
5	387631	2820	3/24/2008	\$415,000	\$371,000	1220	7	1976	3	7000	N	N	12513 NE 148TH ST

**Improved Sales Used in this Annual Update Analysis**  
**Area 73**  
**(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
5	387631	3270	12/28/2007	\$434,000	\$380,000	1220	7	1976	3	8690	N	N	12538 NE 148TH ST
5	255862	0050	7/27/2007	\$440,000	\$378,000	1230	7	1974	3	8500	N	N	13843 127TH AVE NE
5	255864	0080	7/11/2008	\$420,000	\$389,000	1230	7	1973	3	8288	N	N	12819 NE 136TH ST
5	255870	0180	1/29/2007	\$481,000	\$417,000	1230	7	1978	3	6600	N	N	13249 126TH PL NE
5	278793	0030	6/25/2007	\$399,950	\$343,000	1230	7	1972	3	5250	N	N	12912 NE 132ND PL
5	387631	3240	3/22/2007	\$455,950	\$393,000	1230	7	1976	3	14430	N	N	14901 127TH AVE NE
5	255870	0080	8/1/2007	\$484,950	\$417,000	1240	7	1978	3	7770	N	N	12633 NE 133RD PL
5	387631	0300	9/5/2008	\$495,000	\$469,000	1240	7	1972	4	8000	N	N	14130 128TH AVE NE
5	387631	3040	1/4/2007	\$450,000	\$392,000	1240	7	1976	3	8400	N	N	14631 128TH AVE NE
5	387620	1390	5/2/2008	\$395,000	\$357,000	1250	7	1968	3	7599	N	N	14032 118TH AVE NE
5	320550	0100	6/20/2008	\$393,000	\$361,000	1260	7	1972	3	10625	N	N	12107 NE 134TH ST
5	328830	1000	7/13/2007	\$435,000	\$374,000	1260	7	1969	3	11550	N	N	11826 NE 145TH ST
5	387630	0280	6/22/2007	\$410,000	\$352,000	1260	7	1974	3	6045	N	N	13930 122ND AVE NE
5	387630	0290	3/27/2008	\$410,000	\$367,000	1260	7	1974	3	6050	N	N	13934 122ND AVE NE
5	104901	0110	11/21/2007	\$375,000	\$326,000	1270	7	1972	3	5475	N	N	12114 NE 151ST ST
5	183992	0050	1/30/2008	\$339,000	\$299,000	1270	7	1969	3	5900	N	N	12006 NE 138TH PL
5	510470	0060	10/19/2007	\$445,000	\$385,000	1270	7	1981	3	13870	N	N	14050 127TH PL NE
5	320540	0310	1/22/2007	\$392,000	\$340,000	1290	7	1968	3	8925	N	N	12004 NE 136TH PL
5	328820	0790	9/22/2008	\$420,000	\$401,000	1290	7	1972	3	7875	N	N	14071 117TH AVE NE
5	255869	0110	6/7/2007	\$515,950	\$443,000	1300	7	1977	3	7875	N	N	12708 NE 135TH ST
5	320540	0140	8/30/2007	\$408,000	\$351,000	1300	7	1968	3	7030	N	N	13420 121ST AVE NE
5	387631	0750	4/1/2008	\$447,000	\$400,000	1300	7	1971	3	7000	N	N	14250 131ST AVE NE
5	701600	0050	4/30/2007	\$434,000	\$373,000	1300	7	1968	3	7600	N	N	15227 116TH PL NE
5	701600	0140	9/18/2007	\$426,950	\$368,000	1300	7	1968	3	7210	N	N	15021 116TH PL NE
5	701600	0540	6/18/2007	\$420,000	\$361,000	1300	7	1968	3	7200	N	N	15032 116TH PL NE
5	954290	0280	9/13/2007	\$429,950	\$371,000	1300	7	1970	3	7700	N	N	13619 121ST AVE NE
5	104901	0740	3/27/2007	\$299,950	\$259,000	1310	7	1973	3	1968	N	N	14707 122ND PL NE
5	104901	0850	11/18/2008	\$267,500	\$262,000	1310	7	1973	3	1992	N	N	12212 NE 148TH CT
5	387631	1180	11/15/2007	\$415,000	\$361,000	1310	7	1976	3	7811	N	N	12923 NE 144TH PL
5	387631	2930	3/19/2007	\$400,000	\$345,000	1310	7	1976	3	9398	N	N	14610 127TH AVE NE
5	183990	0060	6/25/2007	\$460,000	\$395,000	1320	7	1968	3	7350	N	N	13224 118TH AVE NE

**Improved Sales Used in this Annual Update Analysis  
Area 73  
(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
5	183992	0020	3/28/2007	\$375,000	\$323,000	1320	7	1969	3	7800	N	N	13815 121ST AVE NE
5	328810	0560	8/26/2008	\$350,000	\$330,000	1320	7	1966	3	8784	N	N	14421 118TH AVE NE
5	387630	1430	1/24/2007	\$430,000	\$373,000	1320	7	1968	3	7665	N	N	12008 NE 140TH ST
5	387620	1050	5/21/2007	\$486,000	\$418,000	1330	7	1968	3	7490	N	N	14211 119TH AVE NE
5	387648	0150	4/3/2007	\$455,000	\$392,000	1330	7	1979	3	9100	N	N	12912 NE 146TH PL
5	255863	0080	11/7/2007	\$440,000	\$382,000	1340	7	1974	3	5950	N	N	12804 NE 138TH CT
5	255869	0230	5/25/2007	\$519,900	\$447,000	1340	7	1977	4	8625	N	N	12434 NE 134TH PL
5	387620	0210	7/3/2007	\$539,990	\$464,000	1340	7	1967	3	7875	N	N	14258 122ND AVE NE
5	387620	1310	10/10/2007	\$440,000	\$380,000	1340	7	1967	3	7680	N	N	14039 118TH AVE NE
5	255873	0040	10/23/2008	\$343,000	\$332,000	1350	7	1982	3	7222	N	N	13534 124TH CT NE
5	320540	0260	5/23/2007	\$440,000	\$378,000	1350	7	1969	3	7200	N	N	13608 121ST AVE NE
5	387620	0730	4/19/2007	\$439,000	\$378,000	1350	7	1967	4	6102	N	N	14290 121ST AVE NE
5	701630	0040	10/30/2007	\$385,000	\$334,000	1350	7	1972	4	7200	N	N	11606 NE 155TH ST
5	327500	0010	1/14/2008	\$440,000	\$387,000	1360	7	1978	2	6500	N	N	13956 127TH PL NE
5	328820	0950	4/27/2007	\$445,500	\$383,000	1360	7	1966	3	7875	N	N	14120 117TH PL NE
5	255860	0140	6/12/2007	\$449,950	\$386,000	1380	7	1972	3	5830	N	N	12418 NE 137TH PL
5	509830	0030	8/12/2007	\$408,500	\$351,000	1380	7	1987	3	7908	N	N	14025 127TH PL NE
5	255867	0360	6/24/2008	\$410,000	\$377,000	1390	7	1975	4	6500	N	N	12932 NE 136TH PL
5	255871	0110	9/19/2008	\$387,500	\$369,000	1390	7	1977	3	8250	N	N	12936 NE 133RD PL
5	320540	0220	1/9/2008	\$365,000	\$320,000	1390	7	1968	3	7200	N	N	13530 121ST AVE NE
5	387620	1210	10/20/2008	\$374,000	\$361,000	1400	7	1967	4	9048	N	N	11833 NE 142ND ST
5	387631	2110	6/15/2007	\$434,000	\$373,000	1410	7	1969	3	6080	N	N	14150 125TH AVE NE
5	278793	0200	4/5/2007	\$415,000	\$357,000	1420	7	1973	3	6580	N	N	13211 129TH PL NE
5	255864	0220	11/27/2007	\$380,000	\$331,000	1440	7	1974	3	7310	N	N	12814 NE 136TH ST
5	387630	0750	7/12/2007	\$479,950	\$412,000	1460	7	1974	4	6552	N	N	12125 NE 141ST PL
5	387631	0320	9/24/2007	\$447,000	\$386,000	1460	7	1975	3	7040	N	N	12811 NE 142ND ST
5	387631	3370	6/27/2007	\$390,000	\$335,000	1460	7	1976	3	7200	N	N	12416 NE 149TH ST
5	255871	0190	6/1/2007	\$509,950	\$438,000	1490	7	1977	3	8000	N	N	13008 NE 132ND PL
5	104900	0510	3/24/2008	\$328,000	\$293,000	1500	7	1972	3	2838	N	N	12301 NE 149TH ST
5	104901	0220	3/6/2007	\$382,700	\$331,000	1510	7	1972	3	3956	N	N	12100 NE 150TH ST
5	387631	2770	7/18/2008	\$350,000	\$325,000	1530	7	1976	3	7800	N	N	12516 147TH PL NE

**Improved Sales Used in this Annual Update Analysis  
Area 73  
(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
5	255861	0180	11/26/2007	\$536,000	\$467,000	1540	7	1973	3	9100	N	N	12723 NE 138TH ST
5	255873	0100	2/21/2007	\$536,000	\$464,000	1550	7	1983	3	7339	N	N	12451 NE 136TH PL
5	183991	0510	6/9/2008	\$424,500	\$389,000	1560	7	1972	4	7220	N	N	12227 NE 136TH PL
5	328810	0440	6/9/2008	\$400,000	\$366,000	1560	7	1966	3	10780	N	N	14455 119TH PL NE
5	387620	0560	10/27/2008	\$340,000	\$329,000	1560	7	1967	3	8500	N	N	12003 NE 143RD PL
5	387620	0950	6/27/2007	\$423,000	\$363,000	1560	7	1967	4	7200	N	N	11823 NE 142ND PL
5	104900	0600	2/23/2007	\$315,000	\$272,000	1580	7	1972	3	2268	N	N	12311 NE 149TH CT
5	104900	0640	7/12/2007	\$352,500	\$303,000	1580	7	1972	3	1566	N	N	12320 NE 149TH CT
5	104900	0720	5/23/2007	\$325,000	\$279,000	1580	7	1972	3	2268	N	N	12310 NE 149TH CT
5	327500	0130	9/19/2007	\$440,000	\$380,000	1590	7	1978	3	6696	N	N	13901 127TH PL NE
5	328810	0050	8/22/2007	\$435,000	\$374,000	1600	7	1966	3	7200	N	N	11808 NE 144TH PL
5	387610	0360	2/22/2008	\$379,950	\$337,000	1600	7	1966	4	7500	N	N	11820 NE 133RD PL
5	328810	0660	4/27/2007	\$407,500	\$350,000	1610	7	1966	3	13050	N	N	14212 119TH PL NE
5	387600	1370	2/2/2008	\$440,000	\$388,000	1610	7	1966	4	9000	N	N	11612 NE 133RD ST
5	866317	0160	3/7/2008	\$427,000	\$380,000	1620	7	1988	3	6072	N	N	12727 NE 133RD PL
5	387620	1480	7/21/2008	\$400,000	\$372,000	1630	7	1968	3	8258	N	N	11825 NE 140TH PL
5	638620	0160	3/23/2007	\$445,000	\$384,000	1650	7	1987	3	8241	N	N	13014 NE 137TH PL
5	328820	1010	1/24/2007	\$419,000	\$364,000	1660	7	1966	3	9690	N	N	14066 117TH PL NE
5	387610	0170	5/24/2007	\$515,000	\$442,000	1660	7	1966	3	7500	N	N	13334 119TH AVE NE
5	638620	0190	10/19/2007	\$435,000	\$377,000	1670	7	1987	3	8742	N	N	13032 NE 137TH PL
5	387610	0480	5/30/2007	\$440,000	\$378,000	1680	7	1966	4	8925	N	N	13540 118TH AVE NE
5	212605	9200	6/2/2008	\$419,000	\$383,000	1690	7	1931	3	12605	N	N	12028 NE 138TH PL
5	387631	1990	2/27/2007	\$480,646	\$415,000	1710	7	1969	4	7565	N	N	12614 NE 142ND ST
5	104901	0780	6/6/2007	\$350,000	\$301,000	1720	7	1973	3	2184	N	N	12209 NE 148TH CT
5	104901	0800	8/28/2007	\$323,000	\$278,000	1720	7	1973	3	1978	N	N	12213 NE 148TH CT
5	104901	0860	2/28/2007	\$328,000	\$283,000	1720	7	1973	3	1909	N	N	12210 NE 148TH CT
5	104900	0050	9/6/2007	\$420,000	\$362,000	1730	7	1972	3	4187	N	N	12206 NE 149TH PL
5	104900	0100	5/4/2007	\$419,900	\$361,000	1730	7	1972	3	3735	N	N	15007 122ND PL NE
5	866317	0210	3/9/2007	\$450,000	\$389,000	1730	7	1988	3	7832	N	N	12728 NE 133RD PL
5	866317	0220	6/11/2007	\$460,000	\$395,000	1730	7	1988	3	7420	N	N	12722 NE 133RD PL
5	638620	0140	9/5/2008	\$418,000	\$396,000	1740	7	1987	3	9814	N	N	13006 NE 137TH PL

**Improved Sales Used in this Annual Update Analysis**  
**Area 73**  
**(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
5	328830	0180	1/9/2007	\$487,000	\$424,000	1780	7	1969	4	6840	N	N	14840 119TH PL NE
5	255863	0290	2/12/2007	\$555,000	\$481,000	1790	7	1974	4	7350	N	N	13918 129TH PL NE
5	701620	0450	4/2/2008	\$490,000	\$439,000	1800	7	1972	3	7519	N	N	15603 118TH PL NE
5	701631	0020	1/31/2008	\$474,500	\$418,000	1800	7	1972	3	7210	N	N	15708 119TH AVE NE
5	387631	1490	11/11/2008	\$579,000	\$565,000	1810	7	1975	5	6825	N	N	14519 129TH AVE NE
5	387630	1250	5/3/2007	\$375,000	\$322,000	1820	7	1968	3	8400	N	N	14025 121ST AVE NE
5	387631	0900	11/24/2008	\$379,900	\$373,000	1820	7	1971	3	7790	N	N	13002 NE 143RD ST
5	701631	0470	10/25/2007	\$525,000	\$455,000	1870	7	1973	3	7210	N	N	15715 119TH AVE NE
5	255863	0030	6/19/2008	\$459,000	\$422,000	1930	7	1974	4	8928	N	N	12817 NE 138TH CT
5	387631	2300	5/3/2007	\$478,000	\$411,000	2090	7	1975	3	7140	N	N	12415 NE 149TH ST
5	328820	0360	10/3/2007	\$400,000	\$346,000	2160	7	1968	4	6600	N	N	11720 NE 141ST ST
5	255873	0030	1/5/2007	\$600,000	\$522,000	2170	7	1982	4	6556	N	N	13531 124TH CT NE
5	255873	0030	2/26/2008	\$570,000	\$506,000	2170	7	1982	4	6556	N	N	13531 124TH CT NE
5	387631	2210	7/3/2008	\$444,000	\$410,000	2320	7	1971	3	5500	N	N	14146 124TH PL NE
5	212605	9254	6/16/2008	\$475,000	\$436,000	2360	7	1986	3	9150	N	N	13234 116TH AVE NE
5	701631	0320	4/24/2007	\$499,000	\$429,000	2790	7	1972	4	8266	N	N	11801 NE 158TH ST
5	701600	0290	1/29/2007	\$499,000	\$433,000	2840	7	1968	3	7296	N	N	15028 117TH PL NE
5	701610	0280	7/17/2007	\$440,000	\$378,000	1210	8	1970	4	8400	N	N	11800 NE 153RD PL
5	378700	0210	4/10/2008	\$485,000	\$436,000	1420	8	1985	3	7846	N	N	14234 128TH PL NE
5	387610	0530	6/20/2007	\$459,950	\$395,000	1420	8	1966	3	10148	N	N	13618 119TH AVE NE
5	866326	0280	2/20/2007	\$448,450	\$388,000	1540	8	1986	3	6499	N	N	13325 122ND PL NE
5	866326	0280	11/16/2007	\$432,000	\$375,000	1540	8	1986	3	6499	N	N	13325 122ND PL NE
5	866326	0320	2/23/2007	\$465,000	\$402,000	1550	8	1986	3	6365	N	N	13305 122ND PL NE
5	866326	0170	10/9/2008	\$418,000	\$402,000	1570	8	1986	3	6758	N	N	13372 122ND PL NE
5	387600	0670	10/3/2008	\$432,500	\$415,000	1610	8	1966	4	7200	N	N	11612 NE 139TH ST
5	387630	0260	5/4/2007	\$460,000	\$395,000	1610	8	1973	3	5400	N	N	13935 122ND AVE NE
5	378700	0110	5/18/2007	\$485,000	\$417,000	1630	8	1986	3	8201	N	N	14120 129TH AVE NE
5	866326	0380	6/12/2007	\$480,000	\$412,000	1670	8	1987	3	6062	N	N	12145 NE 134TH CT
5	153090	0160	12/1/2008	\$375,000	\$369,000	1690	8	1986	3	3500	N	N	14611 135TH CT NE
5	153090	0190	12/3/2007	\$500,000	\$436,000	1690	8	1986	3	3500	N	N	14623 135TH CT NE
5	387600	0520	5/24/2007	\$415,000	\$357,000	1730	8	1966	3	8450	N	N	13804 115TH AVE NE

**Improved Sales Used in this Annual Update Analysis  
Area 73  
(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
5	387630	0480	9/16/2008	\$427,500	\$407,000	1780	8	1969	4	9350	N	N	14020 121ST AVE NE
5	387600	2060	8/10/2007	\$435,000	\$374,000	1800	8	1966	3	6490	N	N	13718 116TH AVE NE
5	387600	2090	5/25/2007	\$445,000	\$382,000	1800	8	1965	3	7280	N	N	13706 116TH AVE NE
5	387610	0180	6/26/2007	\$539,000	\$463,000	1800	8	1966	4	7500	N	N	13342 119TH AVE NE
5	387610	0820	3/18/2008	\$530,000	\$473,000	1800	8	1966	3	7038	N	N	11804 NE 138TH ST
5	387600	1630	5/30/2007	\$492,000	\$423,000	1840	8	1965	3	7119	N	N	11622 NE 135TH ST
5	103645	0300	7/10/2007	\$546,000	\$469,000	1860	8	2001	3	3150	N	N	13239 119TH AVE NE
5	387630	0550	7/9/2007	\$525,000	\$451,000	1900	8	1968	3	8540	N	N	12137 NE 141ST ST
5	103645	0400	4/3/2008	\$530,000	\$475,000	2050	8	2001	3	4386	N	N	12008 120TH AVE NE
5	328830	1410	7/30/2007	\$469,950	\$404,000	2110	8	1974	4	7560	N	N	11725 NE 145TH ST
5	378650	0160	8/1/2007	\$557,000	\$479,000	2110	8	1990	3	6173	N	N	12832 NE 141ST CT
5	387500	0150	11/27/2007	\$515,000	\$448,000	2150	8	2003	3	4048	N	N	13264 124TH PL NE
5	103645	0180	8/15/2008	\$628,000	\$590,000	2190	8	2001	3	3438	N	N	11924 NE 132ND LN
5	103645	0440	10/29/2007	\$530,000	\$459,000	2230	8	2001	3	3150	N	N	12015 NE 132ND CT
5	328820	0930	12/24/2008	\$399,000	\$397,000	2400	8	1967	3	8400	N	N	14146 117TH PL NE
5	104153	0040	4/30/2008	\$583,990	\$528,000	2460	8	2004	3	5361	N	N	13101 NE 133RD CT
5	434010	0040	8/14/2007	\$649,950	\$559,000	2460	8	2007	3	4204	N	N	13228 126TH CT NE
5	434010	0100	6/13/2007	\$669,950	\$575,000	2460	8	2007	3	6462	N	N	13268 126TH CT NE
5	434010	0070	7/23/2007	\$664,000	\$571,000	2490	8	2007	3	4191	N	N	13244 126TH CT NE
5	104153	0010	6/26/2007	\$589,950	\$507,000	2530	8	2003	3	5617	N	N	13129 NE 133RD CT
5	434010	0010	11/21/2007	\$664,950	\$578,000	2530	8	2007	3	6062	N	N	13206 126TH CT NE
5	434010	0080	11/21/2007	\$629,950	\$548,000	2570	8	2007	3	4204	N	N	13252 126TH CT NE
5	434010	0030	10/11/2007	\$664,338	\$574,000	2580	8	2007	3	4191	N	N	13222 126TH CT NE
5	387610	0320	6/22/2007	\$629,900	\$541,000	2600	8	1966	3	7500	N	N	13327 119TH AVE NE
5	434010	0050	8/9/2007	\$664,650	\$572,000	2600	8	2007	3	4175	N	N	13236 126TH CT NE
5	434010	0020	10/10/2007	\$669,950	\$579,000	2620	8	2007	3	4220	N	N	13214 126TH CT NE
5	434010	0090	7/10/2007	\$684,950	\$588,000	2620	8	2007	3	5087	N	N	13260 126TH CT NE
5	387610	0600	3/11/2008	\$475,000	\$423,000	2720	8	1966	3	7920	N	N	13824 119TH AVE NE
5	434010	0110	6/7/2007	\$690,000	\$593,000	2730	8	2007	3	6062	N	N	13274 126TH CT SE
5	387630	0490	5/3/2007	\$675,500	\$581,000	3190	8	1968	4	6880	N	N	14030 121ST AVE NE
5	328820	0140	10/17/2007	\$499,999	\$433,000	3220	8	1966	3	8170	N	N	14310 117TH PL NE

**Improved Sales Used in this Annual Update Analysis**  
**Area 73**  
**(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
5	815960	0100	2/21/2007	\$500,000	\$432,000	1820	9	2002	3	3791	N	N	13872 131ST PL NE
5	162560	0060	8/28/2008	\$575,000	\$543,000	2110	9	2007	3	3431	N	N	13947 127TH PL NE
5	815960	0260	2/20/2007	\$561,750	\$486,000	2140	9	2003	3	3404	N	N	13851 130TH PL NE
5	023450	0040	4/17/2008	\$545,000	\$490,000	2150	9	1998	3	7527	N	N	13113 NE NE 145TH PL
5	815960	0290	7/2/2008	\$515,000	\$475,000	2190	9	2003	3	3990	N	N	13858 130TH PL NE
5	815960	0370	9/1/2007	\$595,000	\$512,000	2190	9	2003	3	3878	N	N	13141 NE 139TH ST
5	815960	0060	5/22/2008	\$535,000	\$487,000	2400	9	2003	3	3713	N	N	13112 NE 139TH ST
5	815960	0400	4/3/2007	\$599,950	\$517,000	2400	9	2003	3	3713	N	N	13132 NE 138TH PL
5	815960	0090	2/2/2007	\$574,950	\$499,000	2410	9	2002	3	4513	N	N	13878 131ST PL NE
5	434010	0060	10/11/2007	\$761,630	\$659,000	2510	9	2007	3	4220	N	N	13240 126TH CT NE
5	025370	0110	7/18/2007	\$628,000	\$540,000	2620	9	1993	3	7874	N	N	13253 NE 145TH PL
5	212605	9133	8/11/2008	\$770,000	\$722,000	3380	10	2003	3	11067	N	N	13029 NE 144TH PL
5	178930	0020	10/26/2007	\$810,000	\$702,000	3900	10	2006	3	10560	N	N	12614 NE 140TH ST
6	139550	0080	4/26/2007	\$350,000	\$301,000	1150	6	1962	3	10400	N	N	10506 NE 133RD PL
6	202605	9120	3/21/2008	\$480,000	\$429,000	1160	6	1918	5	22496	N	N	14272 108TH AVE NE
6	124230	0031	3/21/2007	\$459,500	\$396,000	1490	6	1914	3	19600	N	N	13612 JUANITA-WOODINVILLE WAY NE
6	376480	0220	8/13/2008	\$347,500	\$326,000	940	7	1965	3	8250	N	N	10443 NE 142ND PL
6	376480	0590	6/19/2007	\$350,000	\$301,000	940	7	1965	3	5280	N	N	14368 104TH AVE NE
6	376480	0610	4/17/2007	\$349,500	\$301,000	940	7	1965	3	7500	N	N	14376 104TH AVE NE
6	376540	0130	10/31/2008	\$315,000	\$306,000	940	7	1962	4	9350	N	N	10309 NE 136TH PL
6	810660	0140	8/12/2008	\$345,000	\$324,000	950	7	1982	3	8209	N	N	13912 113TH AVE NE
6	814310	0820	8/20/2007	\$377,300	\$325,000	950	7	1968	3	10496	N	N	10329 NE 141ST ST
6	947720	0060	7/11/2007	\$355,000	\$305,000	950	7	1977	3	5890	N	N	11139 NE 141ST ST
6	321160	0020	7/8/2008	\$322,400	\$298,000	960	7	1971	3	7475	N	N	14107 108TH AVE NE
6	814300	0400	6/16/2007	\$430,000	\$369,000	970	7	1968	3	7920	N	N	14129 104TH PL NE
6	814300	0580	10/15/2008	\$325,000	\$313,000	990	7	1968	3	7200	N	N	10337 NE 141ST PL
6	814300	0150	5/21/2007	\$379,500	\$326,000	1000	7	1968	3	6272	N	N	14170 104TH PL NE
6	814310	0580	6/19/2007	\$349,990	\$301,000	1010	7	1973	4	7290	N	N	10214 NE 139TH ST
6	138730	0320	3/28/2008	\$355,000	\$318,000	1040	7	1976	5	7000	N	N	11116 NE 154TH ST
6	947720	0540	7/2/2008	\$368,000	\$340,000	1040	7	1984	3	7560	N	N	11242 NE 143RD PL
6	138730	0860	6/5/2008	\$345,000	\$315,000	1050	7	1968	3	8710	N	N	14819 108TH PL NE

**Improved Sales Used in this Annual Update Analysis  
Area 73  
(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
6	795500	0220	8/3/2007	\$395,000	\$340,000	1060	7	1969	3	6500	N	N	10514 NE 143RD PL
6	664740	0170	10/18/2007	\$450,000	\$389,000	1070	7	1983	3	8436	N	N	13440 110TH PL NE
6	395570	0040	1/31/2007	\$399,000	\$346,000	1080	7	1962	3	9920	N	N	13229 100TH PL NE
6	138730	0400	5/7/2007	\$480,000	\$413,000	1090	7	1976	3	9500	N	N	15412 110TH PL NE
6	375470	0170	5/2/2008	\$370,000	\$335,000	1090	7	1971	3	12600	N	N	10609 NE 138TH PL
6	810660	0040	7/17/2008	\$394,000	\$366,000	1090	7	1983	3	7468	N	N	13929 113TH AVE NE
6	814310	0330	1/17/2007	\$430,000	\$374,000	1100	7	1969	3	6240	N	N	10200 NE 140TH PL
6	375470	0400	7/22/2008	\$377,000	\$351,000	1130	7	1972	3	7500	N	N	10633 NE 140TH ST
6	664740	0240	4/23/2007	\$440,000	\$379,000	1130	7	1982	4	7340	N	N	11002 NE 135TH PL
6	947720	1540	3/19/2007	\$405,000	\$349,000	1130	7	1977	4	10605	N	N	11231 NE 141ST PL
6	947700	0430	7/2/2008	\$350,000	\$323,000	1150	7	1967	3	7800	N	N	14535 114TH AVE NE
6	691873	0250	9/21/2008	\$414,500	\$395,000	1160	7	1976	3	7068	N	N	14430 102ND AVE NE
6	795505	0210	11/13/2007	\$432,000	\$375,000	1180	7	1973	3	5200	N	N	10721 NE 144TH CT
6	795506	0040	5/7/2007	\$441,000	\$379,000	1180	7	1973	3	8820	N	N	14421 106TH PL NE
6	138730	1310	8/14/2008	\$352,000	\$330,000	1190	7	1975	3	11128	N	N	10927 NE 151ST ST
6	321160	0520	3/21/2007	\$425,000	\$367,000	1200	7	1969	4	7210	N	N	10538 NE 141ST ST
6	691873	0190	8/4/2008	\$415,000	\$388,000	1210	7	1976	3	8120	N	N	10145 NE 144TH PL
6	795506	0010	1/12/2007	\$435,000	\$378,000	1220	7	1974	3	7575	N	N	14439 106TH PL NE
6	795506	0010	1/12/2007	\$435,000	\$378,000	1220	7	1974	3	7575	N	N	14439 106TH PL NE
6	376480	0140	2/6/2007	\$389,950	\$338,000	1220	7	1966	4	7200	N	N	14233 104TH AVE NE
6	376480	0540	11/9/2007	\$439,900	\$382,000	1220	7	1966	3	5355	N	N	14340 104TH AVE NE
6	795506	0240	7/24/2007	\$425,000	\$365,000	1220	7	1974	3	8500	N	N	10612 NE 144TH ST
6	947720	1340	6/14/2007	\$450,000	\$386,000	1220	7	1976	3	9211	N	N	11228 NE 141ST PL
6	947720	1400	5/27/2008	\$379,400	\$346,000	1220	7	1977	4	8346	N	N	11128 NE 141ST PL
6	947720	1530	3/13/2008	\$375,000	\$334,000	1220	7	1977	3	7565	N	N	11223 NE 141ST PL
6	814300	0130	4/11/2007	\$355,000	\$306,000	1230	7	1967	3	8190	N	N	14158 104TH PL NE
6	814310	0370	1/5/2007	\$355,000	\$309,000	1240	7	1970	3	7128	N	N	13921 102ND AVE NE
6	814310	0590	7/7/2008	\$347,500	\$321,000	1240	7	1973	4	7209	N	N	10204 NE 139TH ST
6	947720	0690	5/18/2007	\$423,000	\$363,000	1240	7	1975	3	7100	N	N	14221 111TH AVE NE
6	947720	1040	7/18/2008	\$399,500	\$371,000	1240	7	1976	3	7300	N	N	14246 112TH AVE NE
6	138730	0550	2/5/2008	\$442,500	\$391,000	1250	7	1969	3	9250	N	N	10816 NE 154TH PL

**Improved Sales Used in this Annual Update Analysis**  
**Area 73**  
**(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
6	138730	0910	3/25/2008	\$397,000	\$355,000	1250	7	1968	3	6500	N	N	10813 NE 149TH ST
6	330323	0250	10/29/2008	\$346,000	\$336,000	1260	7	1972	3	7519	N	N	14054 108TH AVE NE
6	138730	0540	5/23/2007	\$429,950	\$369,000	1270	7	1969	4	16095	N	N	10820 NE 154TH PL
6	138730	1030	7/23/2007	\$429,500	\$369,000	1270	7	1969	3	7565	N	N	10812 NE 149TH ST
6	321160	0670	3/9/2007	\$399,900	\$345,000	1270	7	1969	3	7350	N	N	14125 108TH AVE NE
6	375470	0040	6/19/2007	\$339,000	\$291,000	1270	7	1972	3	8500	N	N	13905 106TH PL NE
6	376480	0060	6/13/2007	\$319,000	\$274,000	1270	7	1965	3	7200	N	N	14347 104TH AVE NE
6	620442	0030	6/19/2008	\$435,000	\$400,000	1270	7	1979	3	8580	N	N	14912 106TH AVE NE
6	947720	1640	5/23/2007	\$470,000	\$404,000	1270	7	1977	3	7350	N	N	11138 NE 141ST ST
6	321160	0600	2/20/2008	\$360,000	\$319,000	1280	7	1969	3	7210	N	N	14142 105TH AVE NE
6	620442	0220	2/6/2007	\$423,950	\$367,000	1280	7	1978	3	8856	N	N	14901 106TH AVE NE
6	947720	0680	5/18/2007	\$410,000	\$352,000	1280	7	1975	4	7100	N	N	14229 111TH AVE NE
6	138730	1240	5/21/2008	\$417,000	\$379,000	1300	7	1975	3	7575	N	N	10916 NE 151ST ST
6	321160	0080	11/28/2007	\$395,000	\$344,000	1300	7	1969	3	7210	N	N	14037 108TH AVE NE
6	947700	0710	10/18/2007	\$414,000	\$358,000	1300	7	1967	3	8120	N	N	14900 114TH AVE NE
6	947700	0750	6/26/2007	\$475,500	\$408,000	1300	7	1967	3	7875	N	N	11330 NE 149TH ST
6	947700	1320	6/10/2008	\$365,700	\$335,000	1300	7	1967	3	8460	N	N	14723 112TH AVE NE
6	947710	0060	9/18/2007	\$362,500	\$313,000	1300	7	1968	3	7800	N	N	14357 109TH AVE NE
6	138730	0690	5/1/2007	\$388,000	\$334,000	1310	7	1969	3	8008	N	N	10823 NE 154TH CT
6	375470	0420	11/29/2007	\$385,000	\$335,000	1310	7	1989	3	8400	N	N	13903 108TH AVE NE
6	620441	0050	5/8/2008	\$399,950	\$362,000	1310	7	1977	3	8050	N	N	10617 NE 146TH ST
6	138730	1800	4/4/2007	\$388,000	\$334,000	1330	7	1976	3	7650	N	N	15211 111TH AVE NE
6	691873	0160	4/6/2007	\$400,000	\$344,000	1330	7	1975	4	8120	N	N	10127 NE 144TH PL
6	814300	0340	9/26/2007	\$405,000	\$350,000	1330	7	1968	3	8640	N	N	10433 NE 142ND ST
6	691873	0040	1/2/2007	\$405,000	\$353,000	1340	7	1976	3	8750	N	N	10132 NE 144TH PL
6	814310	0680	9/3/2008	\$380,000	\$360,000	1360	7	1968	3	9750	N	N	14010 102ND PL NE
6	330323	0120	2/13/2007	\$381,950	\$331,000	1380	7	1972	3	7150	N	N	14037 109TH AVE NE
6	138730	0310	5/14/2007	\$414,450	\$356,000	1390	7	1976	3	7700	N	N	11122 NE 154TH ST
6	376480	0330	8/11/2008	\$350,000	\$328,000	1390	7	1966	3	7440	N	N	10404 NE 143RD ST
6	795505	0250	7/17/2007	\$455,000	\$391,000	1390	7	1973	3	7575	N	N	10702 NE 144TH CT
6	321160	0760	6/18/2007	\$315,000	\$271,000	1430	7	1969	3	7800	N	N	14155 105TH AVE NE

**Improved Sales Used in this Annual Update Analysis  
Area 73  
(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
6	202605	9119	2/8/2007	\$378,000	\$327,000	1430	7	1964	4	9583	N	N	13327 108TH AVE NE
6	620442	0180	6/7/2008	\$438,000	\$401,000	1440	7	1978	3	9000	N	N	14931 106TH AVE NE
6	620442	0200	6/24/2008	\$399,964	\$368,000	1440	7	1978	3	7973	N	N	14913 106TH AVE NE
6	138730	1670	12/27/2007	\$357,000	\$312,000	1460	7	1973	3	7004	N	N	15118 110TH PL NE
6	138730	0020	9/22/2008	\$370,000	\$353,000	1480	7	1973	3	8240	N	N	11006 NE 149TH ST
6	779655	0120	2/8/2008	\$382,000	\$337,000	1480	7	1986	3	4709	N	N	10123 NE 144TH CT
6	330323	0090	11/5/2008	\$379,000	\$369,000	1490	7	1972	4	5525	N	N	14048 109TH AVE NE
6	814310	0310	9/4/2007	\$385,000	\$332,000	1500	7	1968	3	11223	N	N	10208 NE 140TH PL
6	947710	0090	2/11/2008	\$384,300	\$340,000	1510	7	1968	3	7920	N	N	14341 109TH AVE NE
6	947710	1110	8/14/2008	\$410,000	\$385,000	1510	7	1968	4	6893	N	N	14245 110TH AVE NE
6	947700	0010	2/23/2007	\$412,000	\$356,000	1520	7	1967	3	8500	N	N	14504 111TH AVE NE
6	947700	1330	6/7/2007	\$438,000	\$376,000	1520	7	1967	3	7200	N	N	14713 112TH AVE NE
6	947700	1410	8/19/2008	\$423,000	\$398,000	1520	7	1967	3	13175	N	N	14619 111TH AVE NE
6	947710	0130	1/28/2008	\$377,500	\$333,000	1530	7	1968	3	8125	N	N	14321 109TH AVE NE
6	138730	0940	9/3/2008	\$350,000	\$331,000	1540	7	1968	3	7200	N	N	10833 NE 149TH ST
6	814300	0260	5/30/2008	\$474,400	\$433,000	1540	7	1968	3	5600	N	N	10404 NE 142ND ST
6	947700	1430	2/27/2007	\$386,500	\$334,000	1570	7	1967	3	8400	N	N	14607 111TH AVE NE
6	795506	0180	2/20/2008	\$455,000	\$403,000	1600	7	1974	3	6650	N	N	10505 NE 144TH ST
6	795506	0290	10/18/2007	\$495,500	\$429,000	1600	7	1973	3	6868	N	N	14428 106TH PL NE
6	947700	1300	10/21/2008	\$345,000	\$333,000	1610	7	1967	3	12375	N	N	14745 112TH AVE NE
6	795505	0060	3/13/2007	\$439,950	\$380,000	1620	7	1973	3	6528	N	N	14409 107TH AVE NE
6	376550	0120	3/14/2007	\$345,000	\$298,000	1630	7	1964	3	10530	N	N	10625 NE 137TH PL
6	947700	1490	10/3/2008	\$325,000	\$312,000	1630	7	1967	3	7200	N	N	11012 NE 145TH ST
6	947720	0360	3/1/2007	\$450,000	\$389,000	1650	7	1977	4	8400	N	N	14144 113TH AVE NE
6	947720	0360	9/5/2008	\$397,200	\$376,000	1650	7	1977	4	8400	N	N	14144 113TH AVE NE
6	947720	0530	8/21/2007	\$396,500	\$341,000	1710	7	1984	3	7630	N	N	11248 NE 143RD PL
6	202605	9157	4/2/2007	\$465,000	\$401,000	1780	7	1979	3	13939	N	N	10932 NE 132ND ST
6	947710	1090	8/15/2007	\$438,000	\$377,000	1790	7	1967	3	7245	N	N	14253 110TH AVE NE
6	947710	1240	7/18/2007	\$415,000	\$357,000	1790	7	1967	3	7200	N	N	14360 109TH AVE NE
6	376480	0380	6/19/2007	\$415,000	\$356,000	1880	7	1966	3	7650	N	N	14240 104TH AVE NE
6	947710	1230	7/20/2007	\$425,000	\$365,000	1970	7	1967	3	7300	N	N	14354 109TH AVE NE

**Improved Sales Used in this Annual Update Analysis  
Area 73  
(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
6	138730	1140	6/12/2008	\$400,000	\$367,000	2040	7	1969	3	7350	N	N	15218 108TH PL NE
6	691871	0080	4/23/2007	\$561,500	\$483,000	2500	7	1975	3	7904	N	N	14325 102ND AVE NE
6	144181	0140	5/24/2008	\$499,950	\$455,000	1500	8	1978	4	13814	N	N	10510 NE 135TH LN
6	085570	0160	5/16/2007	\$488,000	\$419,000	1530	8	1979	3	6448	N	N	14129 101ST PL NE
6	085570	0180	8/13/2007	\$425,000	\$366,000	1660	8	1978	3	8400	N	N	14117 101ST PL NE
6	289570	0010	8/28/2007	\$582,000	\$501,000	1690	8	1979	3	12600	N	N	13430 109TH AVE NE
6	620443	0150	3/15/2008	\$511,950	\$456,000	1760	8	1980	3	16500	N	N	10652 NE 154TH PL
6	691873	0200	5/9/2007	\$465,950	\$401,000	1760	8	1975	3	8700	N	N	14425 102ND AVE NE
6	620443	0250	11/13/2007	\$483,000	\$420,000	1860	8	1979	3	12512	N	N	15333 106TH AVE NE
6	620443	0250	9/22/2008	\$435,000	\$415,000	1860	8	1979	3	12512	N	N	15333 106TH AVE NE
6	202605	9179	4/16/2008	\$459,000	\$413,000	1900	8	1991	3	9682	N	N	10605 NE 143RD ST
6	376465	0040	1/29/2007	\$490,450	\$425,000	2010	8	1998	3	4350	N	N	14429 108TH PL NE
6	144181	0060	6/4/2007	\$480,000	\$412,000	2100	8	1977	4	7200	N	N	10400 NE 135TH PL
6	133027	0060	5/10/2007	\$559,900	\$481,000	2290	8	1998	3	9307	N	N	10831 NE 142ND ST
6	376465	0110	9/21/2007	\$500,000	\$431,000	2300	8	1998	3	5872	N	N	14430 108TH PL NE
6	202605	9189	3/26/2008	\$699,000	\$625,000	3200	9	2007	3	5711	N	N	13939 105TH CT NE
6	202605	9193	10/11/2007	\$751,913	\$650,000	3250	9	2007	3	5589	N	N	13915 105TH CT NE
6	202605	9192	4/15/2008	\$749,500	\$674,000	3410	9	2007	3	5199	N	N	13921 105TH CT NE

**Improved Sales Removed from this Annual Update Analysis  
Area 73  
(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
3	025500	0310	11/11/2008	\$465,000	BANKRUPTCY - RECEIVER OR TRUSTEE
3	337520	0030	8/29/2007	\$458,000	DIAGNOSTIC OUTLIER
3	387680	0110	8/27/2007	\$403,370	UNFINISHED AREA > 0
3	610885	0040	9/2/2008	\$615,000	RELOCATION - SALE TO SERVICE
3	919360	0030	9/15/2008	\$444,000	BANKRUPTCY - RECEIVER OR TRUSTEE
3	934610	0080	9/26/2008	\$425,000	NON-REPRESENTATIVE SALE
3	946591	0310	11/27/2007	\$530,000	RELOCATION - SALE TO SERVICE
4	144340	0090	6/20/2008	\$614,000	DATA DOES NOT MATCH SALE.
4	144340	0090	11/26/2007	\$355,000	IMP CHARACTERISTICS CHANGED SINCE SALE
4	144580	0210	2/14/2008	\$197,303	RELATED PARTY, FRIEND, OR NEIGHBOR.
4	257030	0030	1/16/2008	\$454,000	DIAGNOSTIC OUTLIER
4	292605	9168	11/27/2007	\$507,500	DIAGNOSTIC OUTLIER
4	305700	0310	10/6/2008	\$330,000	DIAGNOSTIC OUTLIER
4	305700	0420	6/18/2008	\$145,342	RELATED PARTY, FRIEND, OR NEIGHBOR
4	312720	0041	6/15/2007	\$720,000	DIAGNOSTIC OUTLIER
4	355891	0630	11/5/2008	\$170,000	QUIT CLAIM DEED
4	355891	0630	11/5/2008	\$20,000	QUIT CLAIM DEED
4	375540	0130	12/2/2008	\$372,000	BANKRUPTCY - RECEIVER OR TRUSTEE
4	375650	0410	12/4/2007	\$250,000	NON-REPRESENTATIVE SALE
4	375830	0250	8/29/2008	\$220,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	375830	0380	4/22/2008	\$539,950	DIAGNOSTIC OUTLIER
4	771600	0030	8/5/2008	\$186,000	PARTIAL INTEREST
4	771600	0200	3/23/2007	\$298,673	QUIT CLAIM DEED
4	794111	0140	12/22/2008	\$270,000	DIAGNOSTIC OUTLIER
5	092720	0030	7/8/2008	\$298,000	NON-REPRESENTATIVE SALE
5	104153	0010	6/26/2007	\$589,950	RELOCATION - SALE TO SERVICE
5	162605	9033	9/18/2008	\$300,000	BANKRUPTCY - RECEIVER OR TRUSTEE
5	212605	9103	3/26/2007	\$1,200,000	BUILDER OR DEVELOPER SALES
5	212605	9158	6/27/2007	\$218,388	QUIT CLAIM DEED
5	212605	9158	11/14/2008	\$301,000	DIAGNOSTIC OUTLIER
5	255869	0190	3/4/2008	\$370,000	QUIT CLAIM DEED
5	259770	0110	11/25/2008	\$297,300	BANKRUPTCY - RECEIVER OR TRUSTEE
5	320540	0310	1/22/2007	\$403,000	RELOCATION - SALE TO SERVICE
5	320550	0340	10/1/2008	\$191,886	QUIT CLAIM DEED
5	328810	0350	1/30/2008	\$749,950	DIAGNOSTIC OUTLIER
5	328820	0700	7/21/2007	\$1,000,000	NON-REPRESENTATIVE SALE
5	328820	0990	6/29/2007	\$1,000,000	NON-REPRESENTATIVE SALE
5	337430	0130	9/14/2007	\$545,000	DIAGNOSTIC OUTLIER
5	387600	0290	5/7/2008	\$347,000	BANKRUPTCY - RECEIVER OR TRUSTEE
5	387600	0290	2/5/2008	\$383,476	EXEMPT FROM EXCISE TAX
5	387600	1620	12/10/2007	\$528,000	DATA DOES NOT MATCH SALE.
5	387600	1620	5/9/2007	\$420,000	IMP CHARACTERISTICS CHANGED SINCE SALE
5	387600	1890	8/23/2007	\$393,500	DIAGNOSTIC OUTLIER
5	387610	0920	6/11/2008	\$400,000	UNFINISHED AREA > 0
5	387620	0020	3/25/2008	\$655,000	DIAGNOSTIC OUTLIER

**Improved Sales Removed from this Annual Update Analysis  
Area 73  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
5	387620	0230	10/3/2007	\$220,000	DOR RATIO
5	387620	0490	12/31/2008	\$388,000	DIAGNOSTIC OUTLIER
5	387630	0050	3/19/2007	\$373,500	EXEMPT FROM EXCISE TAX
5	387631	0260	4/24/2008	\$500,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	387631	1350	5/19/2008	\$330,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	387631	1420	4/2/2008	\$499,000	DATA DOES NOT MATCH SALE.
5	387631	1420	7/30/2007	\$345,000	IMP CHARACTERISTICS CHANGED SINCE SALE
5	387631	1790	3/3/2008	\$150,206	RELATED PARTY, FRIEND, OR NEIGHBOR
5	638620	0060	3/5/2008	\$97,518	QUIT CLAIM DEED
5	701600	0440	5/20/2008	\$375,000	DIAGNOSTIC OUTLIER
5	701610	0080	2/14/2007	\$376,000	DIAGNOSTIC OUTLIER
5	701610	0230	7/30/2008	\$384,900	BANKRUPTCY - RECEIVER OR TRUSTEE
5	701610	0230	9/10/2007	\$425,000	EXEMPT FROM EXCISE TAX
5	954290	0170	7/16/2008	\$365,000	UNFINISHED AREA > 0
6	001130	0140	9/30/2008	\$430,000	BANKRUPTCY - RECEIVER OR TRUSTEE
6	101550	0330	7/9/2008	\$452,000	DATA DOES NOT MATCH SALE.
6	101550	0330	9/28/2007	\$360,600	IMP CHARACTERISTICS CHANGED SINCE SALE
6	138730	0070	2/29/2008	\$140,000	DOR RATIO
6	138730	0390	1/3/2007	\$378,000	OBSOLESCENCE > 0
6	138730	1000	3/15/2007	\$497,500	DIAGNOSTIC OUTLIER
6	138730	1140	6/20/2007	\$250,000	NON-REPRESENTATIVE SALE
6	138730	1320	4/25/2008	\$129,817	QUIT CLAIM DEED
6	138730	1520	3/7/2008	\$397,000	DATA DOES NOT MATCH SALE.
6	138730	1520	7/9/2007	\$315,000	IMP CHARACTERISTICS CHANGED SINCE SALE
6	144181	0140	5/28/2008	\$499,950	RELOCATION - SALE TO SERVICE
6	202555	0200	7/26/2007	\$460,280	RELATED PARTY, FRIEND, OR NEIGHBOR
6	202605	9021	1/8/2007	\$1,700,000	PREVIMP <= \$25,000
6	202605	9188	12/10/2008	\$760,000	ACTIVE PERMIT BEFORE SALE>25K
6	202605	9191	4/23/2008	\$744,000	DIAGNOSTIC OUTLIER
6	321160	0240	3/13/2007	\$262,000	DIAGNOSTIC OUTLIER
6	321160	0790	11/25/2008	\$319,800	BANKRUPTCY - RECEIVER OR TRUSTEE
6	330323	0020	5/16/2008	\$94,159	RELATED PARTY, FRIEND, OR NEIGHBOR
6	376480	0490	3/18/2008	\$262,000	DIAGNOSTIC OUTLIER
6	376550	0120	8/20/2008	\$367,900	BANKRUPTCY - RECEIVER OR TRUSTEE
6	376550	0120	7/2/2007	\$498,000	NON-REPRESENTATIVE SALE
6	395570	0140	5/2/2007	\$416,250	BANKRUPTCY - RECEIVER OR TRUSTEE
6	521080	0010	11/14/2008	\$262,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	620440	0470	9/24/2008	\$315,000	DIAGNOSTIC OUTLIER
6	620442	0180	6/7/2008	\$438,000	RELOCATION - SALE TO SERVICE
6	620442	0220	2/1/2007	\$423,950	RELOCATION - SALE TO SERVICE
6	664740	0250	8/19/2008	\$330,000	DIAGNOSTIC OUTLIER
6	691871	0270	5/27/2008	\$395,800	BANKRUPTCY - RECEIVER OR TRUSTEE
6	795506	0010	3/14/2008	\$390,000	BANKRUPTCY - RECEIVER OR TRUSTEE
6	814300	0400	6/16/2007	\$430,000	RELOCATION - SALE TO SERVICE
6	814300	0580	10/13/2008	\$325,000	RELOCATION - SALE TO SERVICE

**Improved Sales Removed from this Annual Update Analysis  
Area 73  
(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
6	814310	0130	7/23/2007	\$220,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	920620	0190	5/9/2008	\$400,000	BANKRUPTCY - RECEIVER OR TRUSTEE
6	947700	0360	4/3/2007	\$320,000	DIAGNOSTIC OUTLIER
6	947700	0970	8/26/2008	\$345,000	BANKRUPTCY - RECEIVER OR TRUSTEE
6	947720	0490	12/5/2008	\$359,900	BANKRUPTCY - RECEIVER OR TRUSTEE

***Vacant Sales Used in this Annual Update Analysis  
Area 73***

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
5	212605	9284	5/1/2008	\$169,000	6601	N	N

***Vacant Sales Removed from this Annual Update Analysis  
Area 73***

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
3	152605	9105	6/5/2008	\$3,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
3	152605	9105	11/14/2008	\$3,500	PARTIAL INTEREST (1/3, 1/2, Etc.)

**Mobile Home Sales Used in this Annual Update Analysis  
Area 73**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
3	951120	1250	1/30/2007	\$202,000	5529	N	N
3	951120	0400	3/14/2007	\$189,000	7109	N	N
3	951120	1170	5/22/2007	\$267,500	6627	N	N
3	951120	0800	5/29/2007	\$182,000	6650	Y	N
3	951120	1050	5/30/2007	\$300,000	5065	N	N
3	951120	0750	6/13/2007	\$190,000	5144	N	N
3	951120	0470	9/25/2007	\$203,000	5004	N	N
3	951120	0310	10/4/2007	\$257,500	5538	Y	N
3	951120	1350	12/14/2007	\$210,000	5248	N	N
3	951120	0140	1/8/2008	\$180,000	6341	N	N
3	951120	1230	1/9/2008	\$159,500	5727	N	N
3	951120	0610	2/20/2008	\$250,000	7157	N	N
3	951120	0690	9/24/2008	\$174,950	4763	Y	N
3	951120	1310	10/17/2008	\$215,000	4273	N	N
3	951120	0110	11/18/2008	\$199,000	5601	N	N

**Mobile Home Sales Removed from this Annual Update Analysis  
Area 73**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
3	951120	0370	11/11/2008	\$245,000	DIAGNOSTIC OUTLIER
3	951120	0490	5/16/2007	\$120,000	DIAGNOSTIC OUTLIER
3	951120	1240	4/10/2007	\$259,950	DIAGNOSTIC OUTLIER

**Client and Intended Use of the Appraisal:**

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

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

**Definition and date of value estimate:**

**Market Value**

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

**Highest and Best Use**

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

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

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

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

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

## **Date of Value Estimate**

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

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

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

## **Property rights appraised:**

### **Fee Simple**

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

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

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

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

## **Assumptions and Limiting Conditions:**

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

**Scope of Work Performed:**

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

## **CERTIFICATION:**

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

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



## King County

### Department of Assessments

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

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

Email: [assessor.info@kingcounty.gov](mailto:assessor.info@kingcounty.gov)

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

**Scott Noble**  
*Assessor*

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

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

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

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

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

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

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

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

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

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

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

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

**Scott Noble**  
**Assessor**