

Executive Summary Report

Characteristics-Based Market Adjustment for 2009 Assessment Roll

Area Name / Number: Mt. Baker / Seward Park / 81
Previous Physical Inspection: 2003

Improved Sales:

Number of Sales: 354

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

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price**	Ratio	COV*
2008 Value	\$211,100	\$352,400	\$563,500			
2009 Value	\$198,100	\$285,800	\$483,900	\$588,600	82.2%	18.76%
Change	-\$13,000	-\$66,600	-\$79,600			
% Change	-6.2%	-18.9%	-14.1%			

*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.

Population - Improved Parcel Summary:			
	Land	Imps	Total
2008 Value	\$231,600	\$345,800	\$577,400
2009 Value	\$217,500	\$278,300	\$495,800
Percent Change	-6.1%	-19.5%	-14.1%

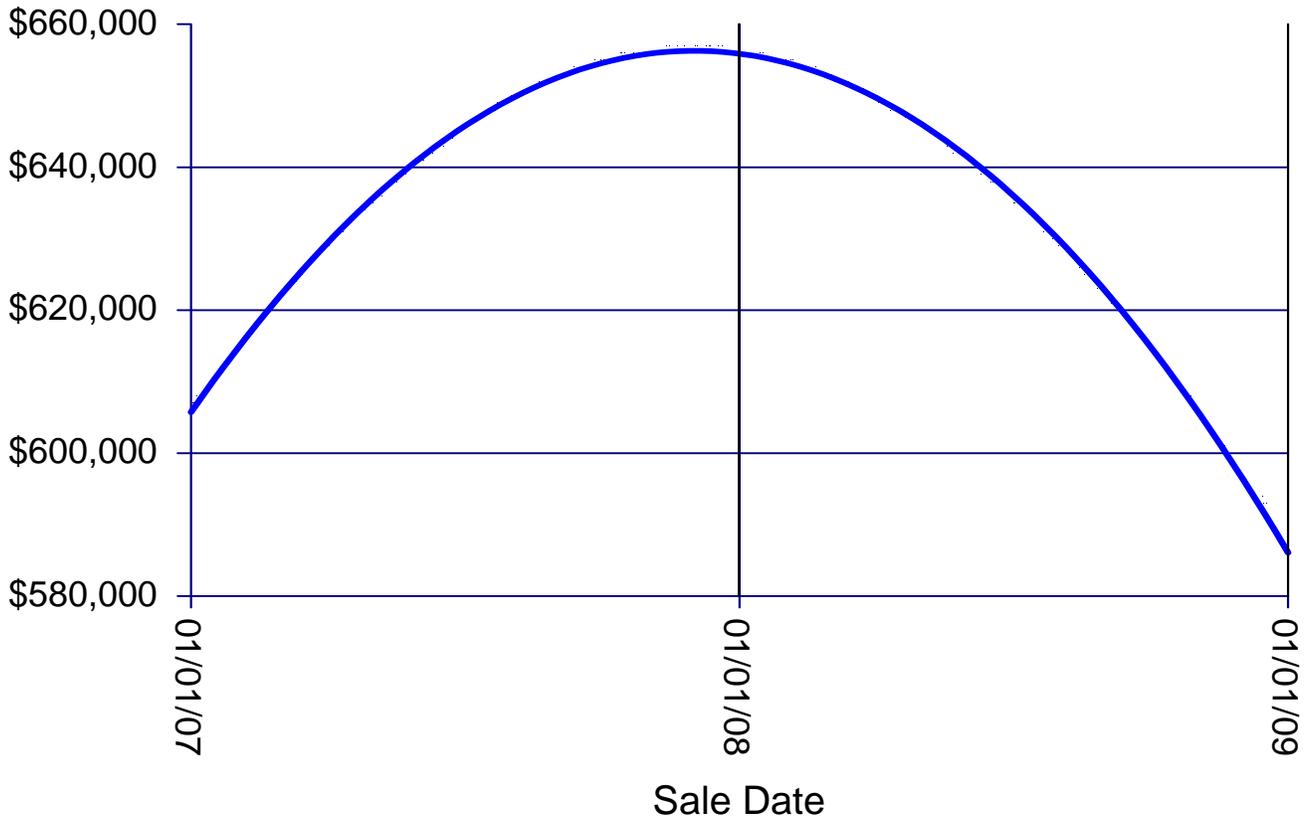
Number of one to three unit residences in the Population: 5030

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 81
From 1/1/07 to 1/1/09**

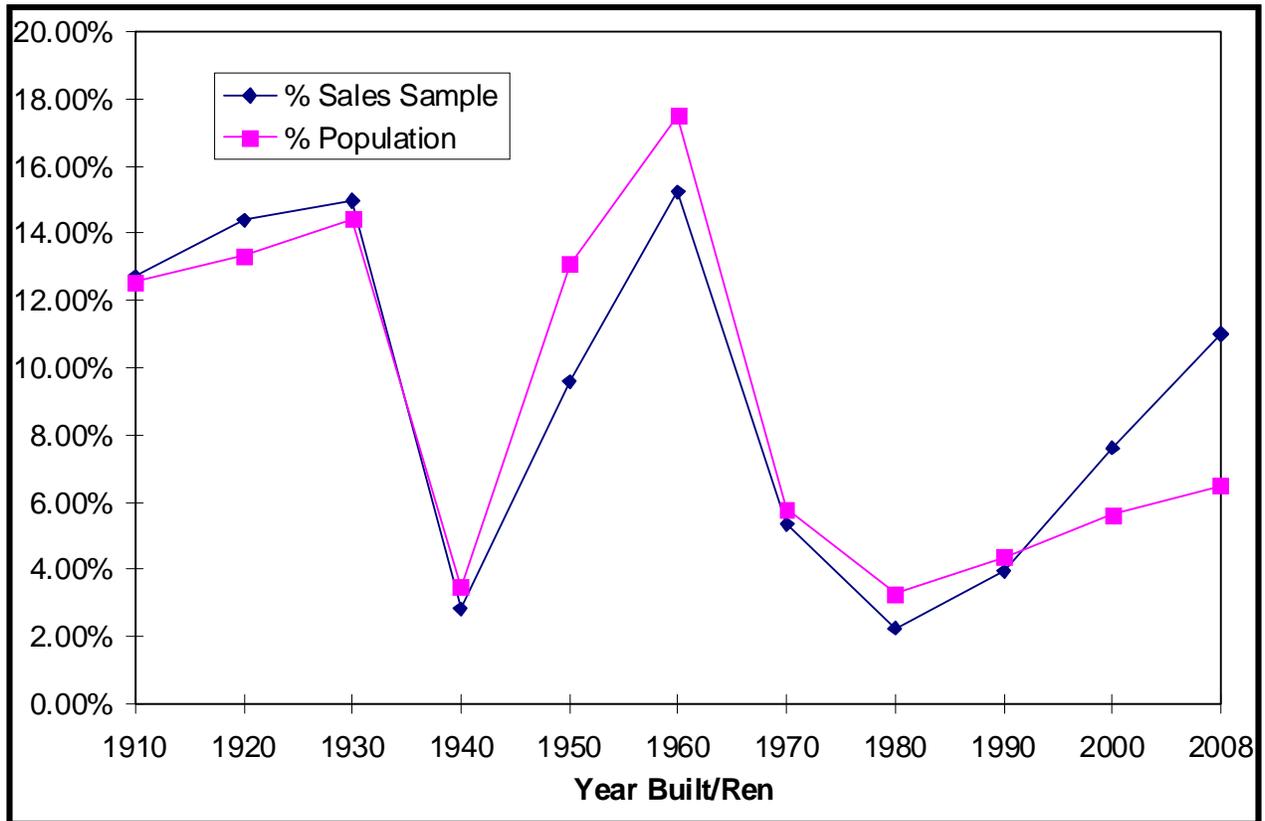
Market Change of Average Sales Price
from 1/1/2007 to 1/1/2009



Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	45	12.71%
1920	51	14.41%
1930	53	14.97%
1940	10	2.82%
1950	34	9.60%
1960	54	15.25%
1970	19	5.37%
1980	8	2.26%
1990	14	3.95%
2000	27	7.63%
2008	39	11.02%
	354	

Population		
Year Built/Ren	Frequency	% Population
1910	632	12.56%
1920	671	13.34%
1930	725	14.41%
1940	175	3.48%
1950	659	13.10%
1960	881	17.51%
1970	292	5.81%
1980	165	3.28%
1990	220	4.37%
2000	283	5.63%
2008	327	6.50%
	5030	

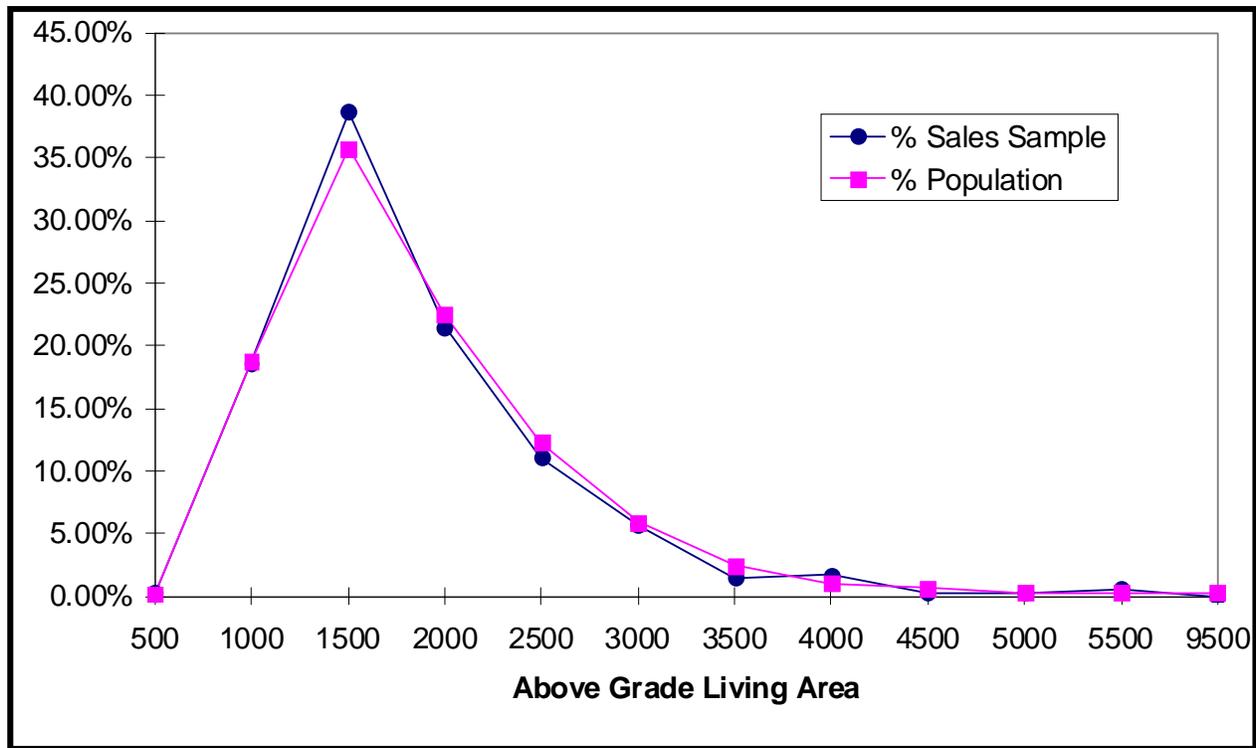


Sales of new homes built in the last two years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	1	0.28%
1000	66	18.64%
1500	137	38.70%
2000	76	21.47%
2500	39	11.02%
3000	20	5.65%
3500	5	1.41%
4000	6	1.69%
4500	1	0.28%
5000	1	0.28%
5500	2	0.56%
9500	0	0.00%
	354	

Population		
AGLA	Frequency	% Population
500	10	0.20%
1000	940	18.69%
1500	1797	35.73%
2000	1128	22.43%
2500	617	12.27%
3000	295	5.86%
3500	121	2.41%
4000	53	1.05%
4500	31	0.62%
5000	14	0.28%
5500	11	0.22%
9500	13	0.26%
	5030	

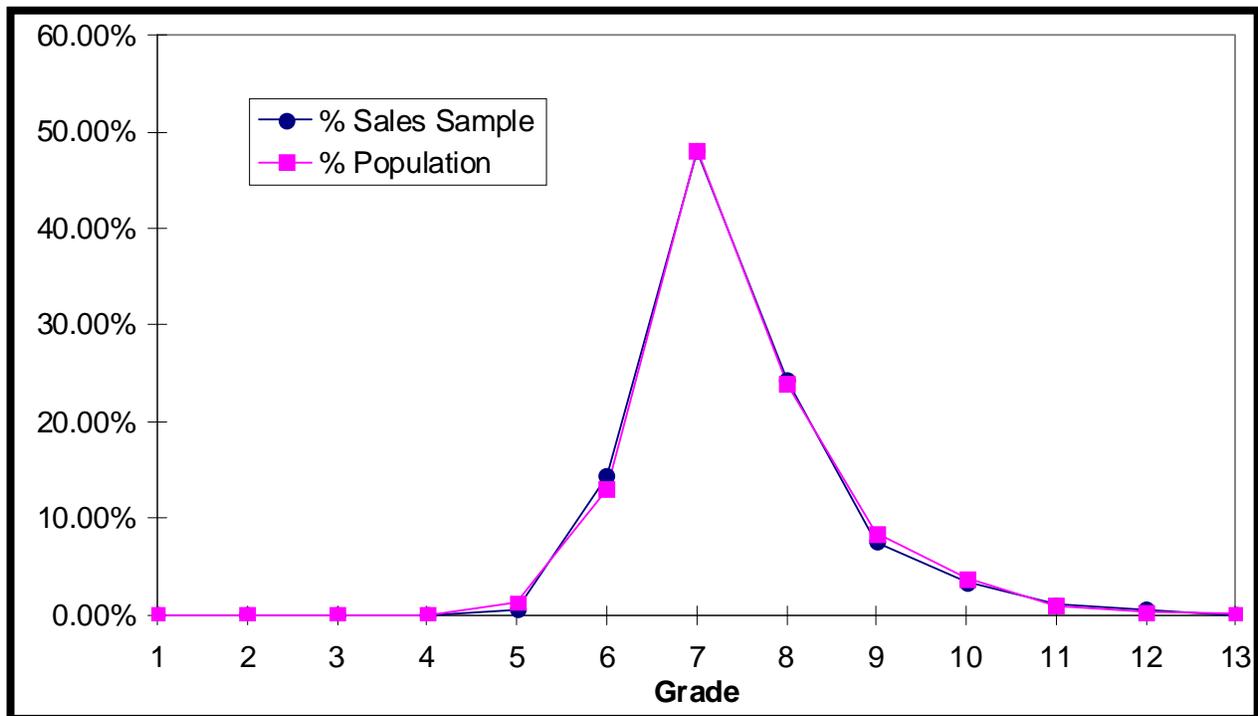


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

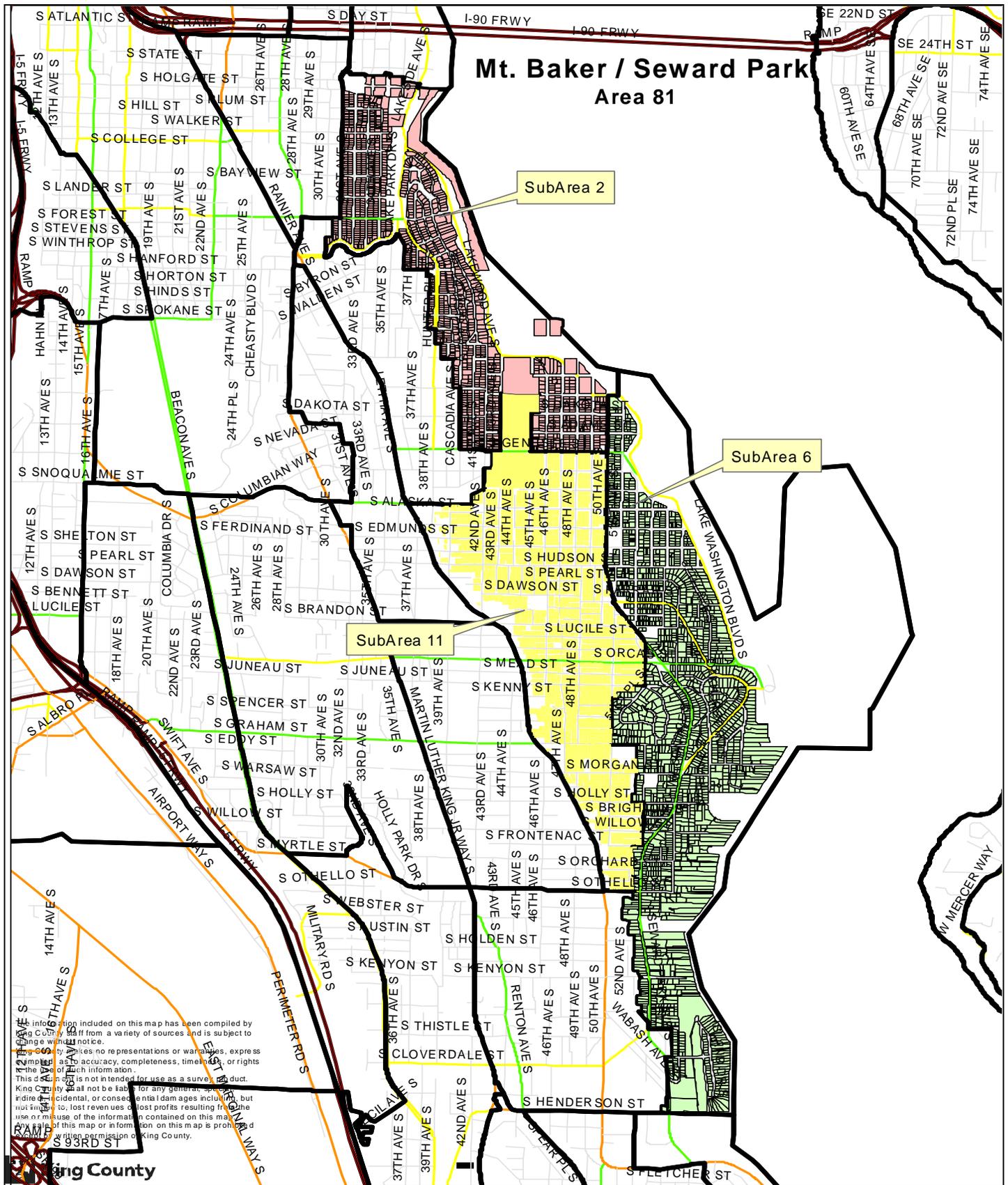
Sales Sample Representation of Population - Grade

Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	2	0.56%
6	51	14.41%
7	170	48.02%
8	86	24.29%
9	27	7.63%
10	12	3.39%
11	4	1.13%
12	2	0.56%
13	0	0.00%
	354	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	2	0.04%
5	67	1.33%
6	655	13.02%
7	2418	48.07%
8	1200	23.86%
9	426	8.47%
10	190	3.78%
11	52	1.03%
12	16	0.32%
13	4	0.08%
	5030	



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.



Annual Update Process

Effective Date of Appraisal: January 1, 2009

Date of Appraisal Report: May 28, 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

Based on the 4 usable land sales available in the area and supplemented by the value decrease in sales of improved parcels, a 6.2% decrease was made in non-waterfront parcels land assessment for the 2009 Assessment Year.

2009 Land Value for Non-waterfront Parcel = 2008 Land Value x 0.937 with the result rounded down to the next \$1,000.

2009 Land Value for waterfront Parcel = 2008 Land Value x 1.0.

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 354 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 / 0.9887811

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 -14.1 % Change indicated by the sales sample is used to arrive at new total value (2008 Land Value + Previous Improvement Value) *0.859.
- *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 -14.1 % Change as indicated by the sales sample is used to arrive at a new total value. (2008 Land Value + Previous Improvement Value) *0.859
- *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

There were no mobile homes in this area.

Model Validation

The resulting assessment level is 82.2%. 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 -14.1%. 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 81 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

-14.04%

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

Area 81 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	0.970	-3.0%
2/1/2007	0.957	-4.3%
3/1/2007	0.947	-5.3%
4/1/2007	0.936	-6.4%
5/1/2007	0.927	-7.3%
6/1/2007	0.919	-8.1%
7/1/2007	0.912	-8.8%
8/1/2007	0.906	-9.4%
9/1/2007	0.902	-9.8%
10/1/2007	0.899	-10.1%
11/1/2007	0.897	-10.3%
12/1/2007	0.896	-10.4%
1/1/2008	0.897	-10.3%
2/1/2008	0.899	-10.1%
3/1/2008	0.902	-9.8%
4/1/2008	0.906	-9.4%
5/1/2008	0.911	-8.9%
6/1/2008	0.918	-8.2%
7/1/2008	0.926	-7.4%
8/1/2008	0.935	-6.5%
9/1/2008	0.946	-5.4%
10/1/2008	0.957	-4.3%
11/1/2008	0.971	-2.9%
12/1/2008	0.984	-1.6%
1/1/2009	1.000	0.0%

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

Example:	Sales Price	Sales Date	Adjustment factor	Adjusted Sales price*
Sale 1	\$525,000	4/1/2007	0.936	\$491,000
Sale 2	\$475,000	10/1/2008	0.957	\$454,000
Sale 3	\$515,000	7/1/2008	0.926	\$476,000

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

The time adjustment formula for Area 81 is $(.9887811 + 5.179178E-04 * \text{SaleDay} + 6.536733E-07 * \text{SaleDaySq}) / .9887811$

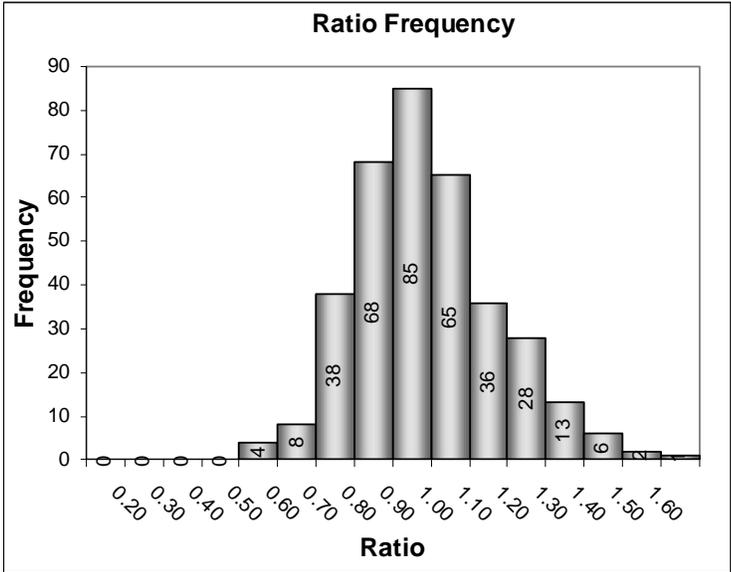
SaleDay = SaleDate - 39814

SaleDaySq = (SaleDate - 39814)^2

Annual Update Ratio Study Report (Before)

2008 Assessments

District/Team: WC / Team 2	Appr. Date: 01/01/2008	Date of Report: 05/28/2009	Sales Dates: 1/2007 - 12/2008
Area 81 - Mt.Baker / Seward Park	Appr ID: RPAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES
SAMPLE STATISTICS			
<i>Sample size (n)</i>	354		
<i>Mean Assessed Value</i>	563,500		
<i>Mean Adj. Sales Price</i>	588,600		
<i>Standard Deviation AV</i>	370,673		
<i>Standard Deviation SP</i>	423,474		
ASSESSMENT LEVEL			
<i>Arithmetic Mean Ratio</i>	0.989		
<i>Median Ratio</i>	0.970		
<i>Weighted Mean Ratio</i>	0.957		
UNIFORMITY			
<i>Lowest ratio</i>	0.512		
<i>Highest ratio:</i>	1.626		
<i>Coefficient of Dispersion</i>	14.86%		
<i>Standard Deviation</i>	0.185		
<i>Coefficient of Variation</i>	18.75%		
<i>Price Related Differential (PRD)</i>	1.033		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.951		
<i>Upper limit</i>	0.988		
95% Confidence: Mean			
<i>Lower limit</i>	0.969		
<i>Upper limit</i>	1.008		
SAMPLE SIZE EVALUATION			
<i>N (population size)</i>	5030		
<i>B (acceptable error - in decimal)</i>	0.05		
<i>S (estimated from this sample)</i>	0.185		
Recommended minimum:	55		
<i>Actual sample size:</i>	354		
Conclusion:	OK		
NORMALITY			
Binomial Test			
<i># ratios below mean:</i>	197		
<i># ratios above mean:</i>	157		
<i>z:</i>	2.126		
Conclusion:	Non-normal		



COMMENTS:

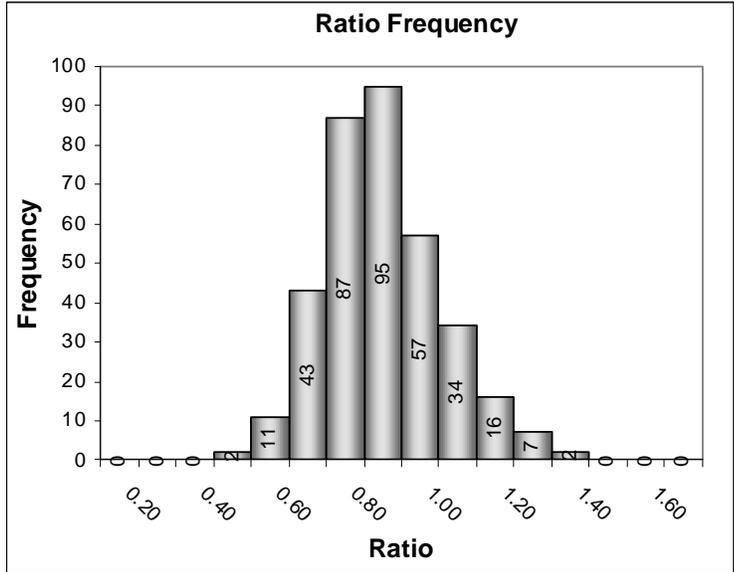
1 to 3 Unit Residences throughout area 81.

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

Annual Update Ratio Study Report (After)

2009 Assessments

District/Team: WC / Team 2	Appr. Date: 01/01/2009	Date of Report: 05/28/2009	Sales Dates: 1/2007 - 12/2008
Area 81 - Mt.Baker / Seward Park	Appr ID: RPAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES
SAMPLE STATISTICS			
Sample size (n)	354		
Mean Assessed Value	483,900		
Mean Sales Price	588,600		
Standard Deviation AV	318,672		
Standard Deviation SP	423,474		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.849		
Median Ratio	0.833		
Weighted Mean Ratio	0.822		
UNIFORMITY			
Lowest ratio	0.440		
Highest ratio:	1.395		
Coefficient of Dispersion	14.87%		
Standard Deviation	0.159		
Coefficient of Variation	18.76%		
Price Related Differential (PRD)	1.033		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.817		
Upper limit	0.848		
95% Confidence: Mean			
Lower limit	0.832		
Upper limit	0.866		
SAMPLE SIZE EVALUATION			
N (population size)	5030		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.159		
Recommended minimum:	41		
Actual sample size:	354		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	196		
# ratios above mean:	158		
z:	2.020		
Conclusion:	Non-normal		



COMMENTS:

1 to 3 Unit Residences throughout area 81.

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 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	415430	1830	8/26/08	\$324,450	\$306,000	770	6	1926	3	3600	N	N	4504 S GENESEE ST
002	795030	2915	2/5/08	\$425,000	\$382,000	1300	6	1908	3	2871	N	N	4215 42ND AVE S
002	066900	0130	4/2/08	\$455,000	\$412,000	910	7	1915	3	4850	N	N	1926 31ST AVE S
002	570000	1945	11/1/07	\$545,000	\$489,000	960	7	1924	3	3000	N	N	2726 34TH AVE S
002	795030	2835	12/10/07	\$397,000	\$356,000	970	7	1953	3	4500	N	N	4115 S DAKOTA ST
002	524980	2660	9/23/08	\$395,000	\$377,000	980	7	1926	3	4800	N	N	4709 S DAKOTA ST
002	795030	2670	7/11/07	\$385,900	\$351,000	1020	7	1910	3	3030	N	N	4139 41ST AVE S
002	570000	1525	1/4/08	\$435,000	\$390,000	1120	7	1911	3	5000	N	N	2827 34TH AVE S
002	674570	0070	6/17/08	\$580,000	\$535,000	1120	7	1942	3	5000	N	N	2210 31ST AVE S
002	415430	0030	5/2/07	\$640,000	\$593,000	1200	7	1948	3	7200	Y	N	3816 42ND AVE S
002	795030	2680	6/24/07	\$477,500	\$436,000	1240	7	2002	3	3030	N	N	4149 41ST AVE S
002	570000	0580	3/26/08	\$618,000	\$559,000	1330	7	1911	3	5000	N	N	2718 31ST AVE S
002	524980	2195	7/26/07	\$495,000	\$449,000	1360	7	1945	3	7200	N	N	4606 S ADAMS ST
002	795030	2935	3/13/07	\$435,000	\$410,000	1400	7	1998	3	3000	N	N	4227 42ND AVE S
002	524980	0085	12/4/07	\$620,000	\$556,000	1470	7	1960	3	7200	N	N	4014 42ND AVE S
002	570000	0500	8/25/08	\$577,000	\$544,000	1500	7	1922	4	5720	N	N	3108 S MOUNT BAKER BLVD
002	570000	1185	5/18/07	\$725,000	\$669,000	1510	7	1913	4	5000	N	N	2853 33RD AVE S
002	524980	3275	10/9/07	\$475,000	\$427,000	1520	7	1940	3	7200	N	N	4216 49TH AVE S
002	795030	2995	3/26/08	\$449,950	\$407,000	1540	7	1998	3	3000	Y	N	4140 41ST AVE S
002	795030	3045	6/29/07	\$450,000	\$411,000	1620	7	1912	3	6000	Y	N	4108 41ST AVE S
002	795030	3045	10/28/08	\$518,000	\$502,000	1620	7	1912	3	6000	Y	N	4108 41ST AVE S
002	066900	0150	6/3/08	\$705,000	\$648,000	1700	7	1910	4	3663	Y	N	1920 31ST AVE S
002	570000	1560	8/29/08	\$650,000	\$614,000	1710	7	1909	3	5000	N	N	2706 33RD AVE S
002	795030	0280	2/8/07	\$600,000	\$573,000	1750	7	1951	3	6060	Y	N	4014 S DAKOTA ST
002	570000	2400	7/16/08	\$565,000	\$526,000	1760	7	1947	3	8184	N	N	3601 S MOUNT BAKER BLVD
002	524980	2115	8/7/07	\$640,000	\$579,000	1780	7	1945	4	7200	N	N	4014 46TH AVE S
002	673870	0275	6/27/07	\$755,000	\$689,000	1780	7	1912	3	4000	N	N	2016 33RD AVE S
002	570000	2030	6/26/07	\$679,000	\$620,000	1790	7	1918	4	5000	N	N	3440 S MOUNT BAKER BLVD
002	570000	0400	6/20/08	\$685,000	\$632,000	1820	7	1908	4	5000	N	N	2827 31ST AVE S
002	570000	1530	9/11/07	\$772,500	\$696,000	1860	7	1912	5	5000	N	N	2823 34TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	415430	0205	6/10/08	\$500,000	\$460,000	1970	7	1909	3	9000	N	N	4111 43RD AVE S
002	570000	0710	8/21/07	\$608,205	\$549,000	2000	7	1911	3	5000	N	N	2515 32ND AVE S
002	570000	2460	10/21/08	\$567,500	\$548,000	2200	7	1924	3	4954	N	N	2966 36TH AVE S
002	570000	1985	8/10/07	\$810,000	\$733,000	2310	7	1910	3	5000	N	N	2810 34TH AVE S
002	525030	0090	4/26/07	\$829,000	\$769,000	950	8	1941	3	5400	Y	N	3925 48TH AVE S
002	570000	0840	11/8/07	\$595,000	\$533,000	1160	8	1951	3	5000	N	N	2318 32ND AVE S
002	795030	0111	1/8/07	\$620,000	\$600,000	1300	8	1952	3	7500	Y	N	4044 41ST AVE S
002	415430	3300	6/1/07	\$625,000	\$574,000	1330	8	1951	3	7200	Y	N	4031 49TH AVE S
002	415430	3290	4/20/07	\$615,000	\$572,000	1530	8	1956	3	7200	Y	N	4027 49TH AVE S
002	570000	3410	12/4/07	\$730,000	\$654,000	1570	8	1919	4	7082	N	N	3230 HUNTER BLVD S
002	524980	3296	4/5/07	\$639,000	\$597,000	1580	8	1953	3	7560	Y	N	4108 49TH AVE S
002	570000	1060	10/17/07	\$749,000	\$672,000	1670	8	1922	3	5500	N	N	2737 33RD AVE S
002	812110	0425	10/23/07	\$885,000	\$794,000	1840	8	1927	4	6180	N	N	3845 CASCADIA AVE S
002	674570	0110	10/7/08	\$815,000	\$782,000	1860	8	1931	4	5000	N	N	2215 32ND AVE S
002	570000	2880	11/19/08	\$928,500	\$909,000	1930	8	1914	4	4000	N	N	3233 HUNTER BLVD S
002	673870	0095	4/25/08	\$710,000	\$646,000	1940	8	1921	3	4000	N	N	2014 31ST AVE S
002	524980	0200	2/26/08	\$635,000	\$572,000	1960	8	2005	3	3600	N	N	4215 43RD AVE S
002	673870	0195	10/17/08	\$710,000	\$684,000	2020	8	1911	3	4000	N	N	2022 32ND AVE S
002	570000	1470	1/2/07	\$820,000	\$795,000	2020	8	1925	3	5000	N	N	2808 33RD AVE S
002	570000	3450	4/11/08	\$834,000	\$757,000	2040	8	1919	4	5000	N	N	3118 MOUNT RAINIER DR S
002	812110	0415	6/14/07	\$885,000	\$810,000	2060	8	2005	3	4120	N	N	3849 CASCADIA AVE S
002	570000	2500	6/18/07	\$822,000	\$752,000	2090	8	1918	4	6000	N	N	3119 37TH PL S
002	570000	0890	10/30/08	\$665,000	\$645,000	2110	8	1912	3	5000	N	N	2343 33RD AVE S
002	795030	0125	11/14/07	\$705,000	\$632,000	2130	8	1994	3	4500	Y	N	4040 41ST AVE S
002	570000	0625	4/23/08	\$737,000	\$671,000	2150	8	1908	4	5000	N	N	2717 32ND AVE S
002	795030	0195	12/4/07	\$1,150,000	\$1,031,000	2280	8	1913	4	8787	Y	N	4015 S ANDOVER ST
002	673870	0270	2/21/08	\$915,000	\$824,000	2370	8	1914	3	4000	N	N	2012 33RD AVE S
002	570000	4105	6/10/08	\$1,577,500	\$1,452,000	2740	8	2006	3	7380	Y	N	3341 LAKEWOOD AVE S
002	570000	3224	4/11/08	\$930,000	\$844,000	3430	8	2000	3	7150	N	N	3609 BELLA VISTA AVE S
002	795030	0170	1/3/08	\$690,000	\$619,000	1420	9	1999	3	3000	Y	N	4010 41ST AVE S
002	525030	0005	4/3/07	\$1,200,000	\$1,122,000	2030	9	1939	4	9000	Y	N	3904 47TH AVE S

**Improved Sales Used in this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	066900	0235	7/2/07	\$1,125,000	\$1,026,000	2080	9	1919	3	5000	Y	N	3114 S PLUM ST
002	570050	0115	8/22/07	\$1,520,000	\$1,373,000	2180	9	1916	3	5820	Y	N	2318 SHORELAND DR S
002	570000	3555	7/19/07	\$1,430,000	\$1,299,000	2280	9	1937	4	7182	N	N	2838 MOUNT SAINT HELENS PL S
002	812110	1230	10/15/07	\$1,091,000	\$979,000	2300	9	1929	4	6283	Y	N	3703 CASCADIA AVE S
002	066900	0120	3/19/07	\$1,090,000	\$1,025,000	2380	9	2004	3	4800	Y	N	1934 31ST AVE S
002	812110	1105	4/26/07	\$1,870,000	\$1,736,000	2780	9	1914	3	17510	Y	N	3724 CASCADIA AVE S
002	570000	2790	9/26/08	\$1,190,000	\$1,137,000	2790	9	1909	5	5447	N	N	3125 37TH AVE S
002	812110	1150	8/28/07	\$1,430,000	\$1,290,000	2920	9	1914	3	7458	Y	N	3700 CASCADIA AVE S
002	570000	3855	4/24/07	\$1,020,000	\$947,000	3050	9	1923	4	7200	Y	N	3425 CASCADIA AVE S
002	570000	4045	10/9/07	\$1,300,000	\$1,168,000	2530	10	1924	3	6790	N	N	3237 LAKEWOOD AVE S
002	570150	0045	5/2/07	\$1,248,000	\$1,156,000	2710	10	2003	3	3768	Y	N	1920 33RD AVE S
002	570000	3765	6/29/07	\$1,850,000	\$1,688,000	3540	10	1912	3	9417	Y	N	3243 CASCADIA AVE S
002	570000	3690	7/3/08	\$2,310,000	\$2,140,000	3580	10	1925	3	11880	Y	N	2827 CASCADIA AVE S
002	570000	3610	12/13/07	\$1,650,000	\$1,479,000	4150	10	1912	3	7812	Y	N	2621 CASCADIA AVE S
002	570000	2615	5/2/08	\$3,150,000	\$2,871,000	5110	10	1922	4	33350	Y	N	2520 S MOUNT BAKER BLVD
002	570000	3980	10/20/08	\$2,250,000	\$2,172,000	3210	11	1921	3	8625	Y	N	3340 CASCADIA AVE S
002	570000	3900	3/12/08	\$2,500,000	\$2,258,000	3560	11	1916	4	11250	Y	N	3420 CASCADIA AVE S
002	570000	4370	6/15/07	\$3,195,000	\$2,924,000	5110	11	1911	4	20262	Y	N	2838 CASCADIA AVE S
006	123100	0282	3/14/08	\$337,000	\$304,000	660	5	1942	3	6000	Y	N	5231 S PEARL ST
006	123100	1230	6/25/08	\$375,000	\$347,000	690	6	1948	3	4000	N	N	5208 S BRANDON ST
006	524980	5095	10/23/08	\$468,000	\$452,000	700	6	1918	3	2400	N	N	4814 55TH AVE S
006	524980	3730	4/7/08	\$365,000	\$331,000	770	6	1921	3	4800	N	N	4602 50TH AVE S
006	524980	3745	7/5/07	\$365,000	\$333,000	810	6	1919	3	4800	N	N	4610 50TH AVE S
006	123100	0025	11/6/07	\$380,000	\$341,000	920	6	1989	3	3900	N	N	5018 51ST AVE S
006	123100	0605	11/10/08	\$380,000	\$370,000	920	6	1900	3	3400	N	N	5207 S FARRAR ST
006	689630	0355	7/23/07	\$405,000	\$368,000	940	6	1921	3	6000	N	N	8647 ISLAND DR S
006	415430	4795	6/26/08	\$400,000	\$370,000	940	6	1908	3	4800	N	N	4528 50TH AVE S
006	415430	5030	5/15/07	\$527,000	\$486,000	940	6	1922	3	4380	N	N	4818 51ST AVE S
006	123100	1130	4/2/08	\$669,500	\$607,000	1020	6	1920	3	4000	N	N	5217 S MAYFLOWER ST
006	262404	9101	12/12/07	\$380,000	\$341,000	1130	6	1925	3	4160	N	N	5249 S MYRTLE ST
006	123100	0035	3/7/08	\$271,600	\$245,000	1220	6	1927	3	4212	N	N	5111 S HUDSON ST

Improved Sales Used in this Annual Update Analysis
Area 81
(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	123100	0035	4/21/08	\$365,655	\$333,000	1220	6	1927	3	4212	N	N	5111 S HUDSON ST
006	524980	4810	8/4/08	\$832,000	\$779,000	1630	6	1912	4	6000	Y	N	5403 S ALASKA ST
006	123100	0300	12/12/07	\$547,500	\$491,000	1700	6	2000	4	4000	Y	N	5235 S PEARL ST
006	524980	4077	12/3/07	\$885,000	\$793,000	2080	6	2001	3	8220	Y	N	4721 52ND AVE S
006	524980	3645	7/2/08	\$428,000	\$396,000	880	7	1938	3	6000	N	N	4216 50TH AVE S
006	123100	0684	2/21/08	\$350,000	\$315,000	890	7	1948	3	6000	N	N	5230 S DAWSON ST
006	661600	0045	4/21/07	\$380,700	\$354,000	930	7	1949	4	8750	Y	N	5306 54TH AVE S
006	415430	4615	7/15/07	\$250,000	\$227,000	940	7	1925	4	3600	Y	N	5003 S GENESEE ST
006	214730	0035	4/2/07	\$540,000	\$505,000	1040	7	1940	3	6201	N	N	5710 S ORCAS ST
006	123100	0220	6/4/07	\$765,000	\$702,000	1060	7	2001	3	5850	Y	N	5218 S PEARL ST
006	352404	9094	3/3/08	\$515,000	\$464,000	1070	7	1929	3	4000	Y	N	5312 S BUDD CT
006	372380	0260	8/21/08	\$780,000	\$735,000	1150	7	1951	3	8454	Y	N	5214 57TH AVE S
006	524980	3935	8/16/07	\$610,000	\$551,000	1200	7	1929	3	4560	Y	N	4711 51ST AVE S
006	372380	0442	11/26/07	\$830,000	\$744,000	1210	7	1922	3	13652	Y	N	5425 LAKE WASHINGTON BLVD S
006	352404	9077	9/13/07	\$505,000	\$455,000	1240	7	1925	3	4400	N	N	7954 SEWARD PARK AVE S
006	524980	3955	8/9/07	\$699,000	\$633,000	1250	7	1929	3	3000	Y	N	4709 51ST AVE S
006	352404	9096	12/15/08	\$373,000	\$370,000	1310	7	1927	4	4400	N	N	5407 S BUDD CT
006	883640	0060	10/13/08	\$530,000	\$510,000	1320	7	1957	3	6875	N	N	5548 S OAKHURST PL
006	352404	9073	8/27/07	\$630,000	\$569,000	1320	7	1926	4	7800	N	N	7926 SEWARD PARK AVE S
006	415430	5285	7/22/08	\$700,000	\$653,000	1320	7	1962	3	7920	Y	N	5303 S FERDINAND ST
006	110900	0365	1/3/07	\$400,000	\$388,000	1350	7	1957	3	6300	N	N	7103 SEWARD PARK AVE S
006	415430	4786	4/20/07	\$510,000	\$474,000	1350	7	1964	3	4800	N	N	4522 50TH AVE S
006	524980	3760	5/17/07	\$495,000	\$457,000	1390	7	1913	3	7200	N	N	4626 50TH AVE S
006	372380	0091	7/22/08	\$520,000	\$485,000	1430	7	1980	3	9500	N	N	5610 WILSON AVE S
006	110200	1095	3/28/07	\$532,000	\$499,000	1520	7	1926	3	4480	Y	N	5538 S HOLLY ST
006	110200	0270	4/27/07	\$591,500	\$549,000	1540	7	1967	3	7216	Y	N	5234 S MORGAN ST
006	110200	1080	1/11/07	\$463,000	\$447,000	1560	7	1927	3	4480	Y	N	6550 HOLLY TER S
006	415430	4945	5/7/07	\$675,000	\$624,000	1600	7	1912	3	7200	Y	N	4909 52ND AVE S
006	123100	0255	8/2/07	\$539,950	\$489,000	1637	7	1950	3	6500	N	N	5201 S PEARL ST
006	524980	4030	11/6/07	\$674,950	\$605,000	1750	7	1993	3	7200	Y	N	4903 51ST AVE S
006	321420	0055	1/15/08	\$445,000	\$399,000	1810	7	1952	3	9573	N	N	7203 54TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 81
(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	372380	0064	2/28/07	\$684,000	\$648,000	1840	7	1976	4	13551	Y	N	5225 S ORCAS ST
006	262404	9096	7/17/07	\$825,000	\$750,000	1840	7	1926	4	6120	N	N	5233 S ORCHARD TER
006	524980	4600	8/30/07	\$950,000	\$857,000	1840	7	1984	3	7200	Y	N	4821 53RD AVE S
006	941240	0086	6/4/07	\$527,750	\$484,000	2070	7	1949	3	14520	N	N	7743 SEWARD PARK AVE S
006	524980	3550	1/2/08	\$545,000	\$489,000	980	8	1940	3	7200	N	N	4130 50TH AVE S
006	110200	0718	4/1/08	\$670,000	\$607,000	1030	8	1954	3	8925	Y	N	6901 56TH AVE S
006	333600	2100	10/21/08	\$496,000	\$479,000	1050	8	1961	4	7480	Y	N	8440 55TH AVE S
006	262404	9175	4/4/07	\$450,000	\$421,000	1060	8	1952	3	9300	N	N	6901 55TH AVE S
006	262404	9175	11/20/08	\$480,000	\$470,000	1060	8	1952	3	9300	N	N	6901 55TH AVE S
006	689630	0100	9/2/08	\$1,116,000	\$1,056,000	1170	8	1930	4	7200	Y	N	8454 ISLAND DR S
006	372380	0391	5/11/07	\$405,000	\$374,000	1190	8	1929	4	3923	Y	N	5505 SEWARD PARK AVE S
006	372380	0242	1/3/07	\$530,000	\$514,000	1200	8	1955	3	6060	Y	N	5203 56TH AVE S
006	883540	0340	8/22/07	\$580,000	\$524,000	1200	8	1952	3	7500	Y	N	6031 SEWARD PARK AVE S
006	524980	4660	6/26/08	\$667,000	\$617,000	1250	8	1951	3	7200	Y	N	4816 53RD AVE S
006	941240	0106	3/5/07	\$300,000	\$284,000	1260	8	1954	3	11022	N	N	7723 SEWARD PARK AVE S
006	941240	0106	7/10/07	\$624,950	\$569,000	1260	8	1954	3	11022	N	N	7723 SEWARD PARK AVE S
006	123100	0721	8/14/07	\$447,700	\$405,000	1270	8	1948	3	5000	N	N	5206 S DAWSON ST
006	883540	0575	10/29/07	\$625,000	\$561,000	1290	8	1952	3	8100	N	N	6251 LAKE SHORE DR S
006	883540	0735	3/29/07	\$769,000	\$720,000	1290	8	1954	3	8840	Y	N	6334 SEWARD PARK AVE S
006	524980	4520	6/24/08	\$637,950	\$590,000	1300	8	1927	3	4800	Y	N	4725 53RD AVE S
006	983020	0255	4/12/07	\$675,000	\$629,000	1310	8	1933	3	4920	Y	N	5226 S BRIGHTON ST
006	883540	0805	8/2/07	\$690,000	\$625,000	1370	8	1954	3	8520	Y	N	5518 S MORGAN ST
006	372380	0387	6/20/07	\$669,000	\$612,000	1410	8	1952	3	7921	N	N	5534 SEWARD PARK AVE S
006	883540	0730	1/1/07	\$584,250	\$567,000	1420	8	1961	3	8340	Y	N	6340 SEWARD PARK AVE S
006	372380	0402	10/15/07	\$525,000	\$471,000	1430	8	1929	3	3532	Y	N	5530 56TH AVE S
006	110200	1112	4/23/07	\$575,000	\$534,000	1450	8	1957	3	7000	Y	N	5546 S HOLLY ST
006	110200	0198	10/26/07	\$586,000	\$526,000	1460	8	1950	3	8320	Y	N	5205 S GRAHAM ST
006	415430	5385	7/27/07	\$975,000	\$884,000	1490	8	1958	3	14400	Y	N	4901 54TH AVE S
006	110200	0116	8/22/07	\$515,833	\$466,000	1520	8	1994	3	7680	N	N	6527 52ND AVE S
006	883590	0153	3/1/07	\$600,000	\$568,000	1550	8	1953	3	7980	Y	N	5533 S ORCAS ST
006	883590	0175	9/20/07	\$550,000	\$495,000	1560	8	1955	3	8280	N	N	5717 SEWARD PARK AVE S

Improved Sales Used in this Annual Update Analysis
Area 81
(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	372380	0431	7/18/07	\$623,000	\$566,000	1590	8	1940	3	6290	Y	N	5464 57TH AVE S
006	262404	9032	5/16/07	\$722,500	\$667,000	1590	8	1954	3	11245	Y	N	7323 BOWLYN PL S
006	883640	0065	3/18/08	\$525,000	\$475,000	1630	8	1954	3	6325	N	N	5815 OAKHURST RD S
006	372380	0394	8/8/07	\$593,000	\$537,000	1630	8	1929	3	4000	N	N	5519 56TH AVE S
006	415430	4935	6/11/07	\$639,000	\$585,000	1700	8	1947	3	7200	Y	N	5129 S FERDINAND ST
006	883540	0745	4/1/08	\$525,000	\$476,000	1760	8	1940	3	7560	Y	N	6312 SEWARD PARK AVE S
006	372380	0409	10/23/07	\$620,000	\$556,000	1780	8	1929	3	5080	N	N	5535 SEWARD PARK AVE S
006	110200	1014	2/12/07	\$685,000	\$653,000	1880	8	1928	3	8400	Y	N	5561 S HOLLY ST
006	895290	0135	5/1/07	\$935,000	\$867,000	1970	8	1956	3	11083	Y	N	6006 51ST PL S
006	883540	0205	8/27/08	\$578,000	\$546,000	1980	8	1956	3	6765	Y	N	6026 OAKHURST RD S
006	372380	0396	6/28/07	\$857,000	\$782,000	1990	8	2006	3	6468	N	N	5523 56TH AVE S
006	372380	0151	1/5/07	\$537,000	\$520,000	2100	8	1960	3	6050	N	N	5410 S LUCILE ST
006	415430	5560	8/2/07	\$1,290,000	\$1,169,000	2220	8	1919	3	3596	Y	N	4673 S ALASKA ST
006	941240	0175	8/27/07	\$1,255,000	\$1,133,000	2400	8	1962	4	13511	Y	N	7716 SEWARD PARK AVE S
006	262404	9207	7/9/07	\$1,050,000	\$956,000	2460	8	1910	3	14880	Y	N	7023 SEWARD PARK AVE S
006	110900	0100	10/14/07	\$530,000	\$476,000	2500	8	1994	4	4200	N	N	7201 SEWARD PARK AVE S
006	110200	0857	8/10/07	\$2,100,000	\$1,900,000	3550	8	1992	4	33920	Y	N	5563 S HOLLY ST
006	883540	0530	10/3/07	\$742,000	\$667,000	1550	9	1948	3	9900	Y	N	6226 HAMPTON RD S
006	110200	0860	3/24/08	\$1,888,000	\$1,708,000	1730	9	1954	4	13233	Y	Y	6747 57TH AVE S
006	661650	0036	6/24/08	\$1,243,750	\$1,149,000	1990	9	1959	3	10360	Y	N	5049 LAKE WASHINGTON BLVD S
006	262404	9007	5/30/07	\$600,000	\$551,000	2060	9	1973	3	8700	Y	N	7025 SEWARD PARK AVE S
006	883540	0825	5/14/07	\$830,000	\$766,000	2100	9	1930	3	6420	Y	N	6306 WILSON AVE S
006	883540	0650	8/27/08	\$845,500	\$798,000	2160	9	1942	4	12500	Y	N	6200 SEWARD PARK AVE S
006	524980	4086	3/6/08	\$736,000	\$664,000	2340	9	1988	3	4950	Y	N	5100 S ANGELINE ST
006	895290	0204	7/2/07	\$755,000	\$688,000	2550	9	1998	3	9600	Y	N	6015 51ST PL S
006	524980	3560	6/12/07	\$1,080,000	\$989,000	2770	9	2000	3	7200	Y	N	4127 51ST AVE S
006	895290	0140	7/10/07	\$1,125,500	\$1,024,000	3200	9	2005	3	9643	Y	N	6022 51ST PL S
006	415430	5600	5/20/08	\$1,175,000	\$1,076,000	1990	10	2002	3	10800	Y	N	4926 54TH AVE S
006	895290	0055	3/10/08	\$1,525,000	\$1,377,000	2260	10	1955	3	27489	Y	N	6090 UPLAND TER S
006	661700	0120	3/28/08	\$890,000	\$806,000	2510	10	2000	3	8500	Y	N	5151 55TH AVE S
006	524980	4740	8/18/08	\$1,320,000	\$1,242,000	2760	10	2005	3	7200	Y	N	4734 53RD AVE S

**Improved Sales Used in this Annual Update Analysis
Area 81
(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	110200	0241	10/15/08	\$1,170,000	\$1,127,000	2860	10	2004	3	7206	Y	N	5253 S GRAHAM ST
006	941240	0185	1/3/07	\$1,540,000	\$1,493,000	3600	10	2005	3	13912	Y	N	7732 SEWARD PARK AVE S
006	941240	0195	5/19/08	\$1,875,000	\$1,716,000	3890	11	1999	3	56354	N	N	7748 SEWARD PARK AVE S
006	883590	0045	2/12/07	\$2,300,000	\$2,192,000	3430	12	2006	3	13226	Y	N	5747 S ORCAS ST
006	883540	0010	8/2/07	\$4,900,000	\$4,440,000	4880	12	1997	3	33549	Y	Y	5818 S EDDY ST
011	558320	0425	8/15/08	\$295,000	\$277,000	580	5	1919	3	4000	N	N	4828 S MAYFLOWER ST
011	110500	0367	2/2/07	\$239,000	\$229,000	490	6	1990	3	2315	N	N	4804 S HOLLY ST
011	333050	0645	8/12/08	\$355,500	\$334,000	760	6	1904	3	3090	N	N	4555 S LUCILE ST
011	558320	0490	9/20/07	\$460,000	\$414,000	800	6	1909	3	4770	N	N	5045 49TH AVE S
011	110500	0270	9/29/08	\$265,000	\$254,000	810	6	1923	3	6134	N	N	4838 S MORGAN ST
011	333150	0495	6/11/07	\$350,000	\$321,000	820	6	1906	4	2575	N	N	4625 S LUCILE ST
011	110900	0255	5/24/07	\$374,000	\$344,000	830	6	1910	3	3840	N	N	5134 S GARDEN ST
011	170490	0335	9/27/07	\$425,000	\$382,000	860	6	1906	4	8400	N	N	4317 S DAWSON ST
011	333350	0040	1/22/07	\$345,000	\$332,000	890	6	1910	3	5150	N	N	5124 S ORCAS ST
011	333150	0170	6/12/07	\$365,300	\$335,000	890	6	1910	3	4120	N	N	4832 S LUCILE ST
011	333150	0015	4/24/07	\$396,000	\$368,000	890	6	1948	3	5150	N	N	5011 S BRANDON ST
011	333050	1667	1/7/08	\$226,800	\$203,000	900	6	1915	3	3339	N	N	5721 46TH AVE S
011	524980	1135	10/10/07	\$415,500	\$373,000	900	6	1918	3	7200	N	N	4633 45TH AVE S
011	110900	0355	8/1/08	\$408,000	\$382,000	920	6	1909	3	5549	N	N	5145 S MYRTLE ST
011	333050	0076	4/3/07	\$306,000	\$286,000	950	6	1926	3	3348	N	N	4447 S BRANDON ST
011	811310	1010	5/22/08	\$265,000	\$243,000	1010	6	1909	3	10628	N	N	5969 46TH AVE S
011	333150	0365	6/7/07	\$407,500	\$374,000	1010	6	1908	3	5665	N	N	4622 S LUCILE ST
011	170490	0540	2/15/07	\$387,450	\$369,000	1030	6	1917	3	4702	N	N	5242 45TH AVE S
011	111200	0171	3/16/07	\$465,000	\$438,000	1090	6	1913	3	6000	Y	N	6917 52ND AVE S
011	088300	0045	8/27/08	\$214,360	\$202,000	1110	6	1908	3	5533	N	N	6203 46TH AVE S
011	170490	0460	1/2/08	\$385,000	\$345,000	1110	6	1918	3	6424	N	N	4444 S BRANDON ST
011	333050	1645	1/17/08	\$292,000	\$262,000	1150	6	1910	3	3090	N	N	4516 S MEAD ST
011	333050	1031	4/17/08	\$299,000	\$272,000	1150	6	1982	3	3849	N	N	4542 S ORCAS ST
011	170290	1320	2/20/07	\$307,000	\$292,000	1150	6	1907	3	4015	N	N	3952 S FERDINAND ST
011	333200	0496	8/24/07	\$339,000	\$306,000	1200	6	1918	3	5506	N	N	4823 S ORCAS ST
011	110900	0320	5/10/07	\$444,000	\$410,000	1220	6	1910	3	3405	N	N	5117 S MYRTLE ST

Improved Sales Used in this Annual Update Analysis
Area 81
(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
011	333250	0115	5/22/07	\$326,000	\$300,000	1230	6	1907	3	6600	N	N	4530 S KENNY ST
011	110900	0310	5/27/08	\$400,000	\$367,000	1270	6	1908	3	3405	N	N	5111 S MYRTLE ST
011	333150	0715	5/28/08	\$420,000	\$385,000	1270	6	1912	3	6180	N	N	4819 S LUCILE ST
011	333350	0125	10/9/08	\$389,000	\$374,000	1280	6	1909	3	3502	N	N	5119 S ORCAS ST
011	333150	0926	8/26/08	\$366,500	\$346,000	1290	6	1905	3	4635	N	N	4825 S FINDLAY ST
011	170290	1150	6/21/07	\$605,000	\$553,000	1520	6	1915	5	7994	N	N	3925 S EDMUNDS ST
011	170290	1150	10/23/08	\$630,000	\$609,000	1520	6	1915	5	7994	N	N	3925 S EDMUNDS ST
011	110900	0090	10/24/08	\$487,000	\$471,000	1530	6	1924	4	6840	N	N	5151 S ORCHARD ST
011	564960	0100	11/9/07	\$339,900	\$305,000	510	7	1916	4	6364	N	N	3915 S HUDSON ST
011	524980	1462	6/25/07	\$375,000	\$342,000	660	7	1949	3	6000	N	N	4501 S ANGELINE ST
011	110500	0275	4/5/07	\$379,850	\$355,000	750	7	2004	3	6398	N	N	4840 S MORGAN ST
011	558320	0794	7/11/07	\$444,000	\$404,000	760	7	1948	3	5400	N	N	5014 49TH AVE S
011	983020	0510	6/18/07	\$225,000	\$206,000	780	7	1947	3	5580	N	N	5110 S WILLOW ST
011	983020	0420	11/16/07	\$350,000	\$314,000	780	7	1945	3	6150	N	N	5133 S BRIGHTON ST
011	983020	0510	10/21/08	\$388,000	\$375,000	780	7	1947	3	5580	N	N	5110 S WILLOW ST
011	524980	2435	12/18/07	\$380,000	\$341,000	790	7	1953	3	5000	N	N	4632 46TH AVE S
011	811310	1400	4/4/07	\$277,985	\$260,000	800	7	1997	3	5000	N	N	6133 47TH AVE S
011	811310	1400	2/22/08	\$339,950	\$306,000	800	7	1997	3	5000	N	N	6133 47TH AVE S
011	415430	2850	12/13/07	\$387,150	\$347,000	820	7	1953	3	3600	Y	N	4715 S OREGON ST
011	415430	2850	9/30/08	\$375,000	\$359,000	820	7	1953	3	3600	Y	N	4715 S OREGON ST
011	170540	0035	5/23/07	\$452,500	\$417,000	820	7	1914	3	3427	N	N	5016 42ND AVE S
011	176660	0075	7/30/08	\$395,000	\$369,000	840	7	1948	3	5400	N	N	4841 S KENNY ST
011	524980	1660	12/21/07	\$444,500	\$398,000	850	7	1952	3	4800	N	N	4701 46TH AVE S
011	558320	0635	8/14/07	\$375,000	\$339,000	860	7	1998	3	2997	N	N	5110 48TH AVE S
011	558320	0619	7/6/07	\$378,500	\$345,000	860	7	1948	3	4460	N	N	5030 48TH AVE S
011	786600	0005	11/12/08	\$287,500	\$280,000	870	7	1953	3	5000	N	N	4714 S GRAHAM ST
011	110900	0065	8/17/07	\$315,000	\$285,000	900	7	1993	3	3731	N	N	5137 S GARDEN ST
011	786600	0125	6/22/07	\$275,000	\$251,000	920	7	1985	3	3120	N	N	6219 47TH AVE S
011	786600	0125	8/8/07	\$344,500	\$312,000	920	7	1985	3	3120	N	N	6219 47TH AVE S
011	786600	0120	11/1/07	\$365,000	\$327,000	920	7	1984	3	3120	N	N	6221 47TH AVE S
011	415430	2144	7/24/07	\$456,750	\$415,000	930	7	1948	3	7800	Y	N	4703 47TH AVE S

**Improved Sales Used in this Annual Update Analysis
Area 81
(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
011	111200	0031	3/29/07	\$475,000	\$445,000	930	7	1947	3	4977	N	N	5145 S WILLOW ST
011	170290	0190	2/7/07	\$340,000	\$325,000	960	7	1926	3	4180	Y	N	3933 S AMERICUS ST
011	524980	0484	3/6/07	\$480,000	\$453,000	970	7	1907	4	3600	N	N	4915 43RD AVE S
011	272404	9204	4/16/07	\$304,000	\$283,000	976	7	2004	3	1472	N	N	6722 A RAINIER AVE S
011	333400	0055	3/19/07	\$450,000	\$423,000	1000	7	1955	3	7110	N	N	4721 S HUDSON ST
011	524980	2991	11/6/07	\$490,000	\$439,000	1000	7	1944	3	4800	Y	N	4802 S ALASKA ST
011	314560	0005	11/24/08	\$365,000	\$358,000	1010	7	1959	3	3676	N	N	5200 46TH AVE S
011	333400	0050	6/5/07	\$432,000	\$396,000	1010	7	1922	3	6835	N	N	4723 S HUDSON ST
011	415430	2420	8/28/07	\$450,000	\$406,000	1010	7	1922	3	3600	N	N	4924 46TH AVE S
011	415430	2295	10/23/07	\$310,000	\$278,000	1020	7	1963	3	6000	N	N	4819 47TH AVE S
011	415430	2295	2/6/08	\$372,500	\$335,000	1020	7	1963	3	6000	N	N	4819 47TH AVE S
011	170390	0280	11/16/07	\$343,000	\$307,000	1060	7	1969	3	3748	N	N	5351 48TH AVE S
011	333350	0105	2/21/07	\$361,000	\$343,000	1060	7	1995	3	3090	N	N	5107 S ORCAS ST
011	415430	3970	12/10/07	\$440,000	\$394,000	1060	7	1951	3	3600	N	N	4832 49TH AVE S
011	415430	2815	3/5/08	\$568,000	\$512,000	1070	7	1914	3	7200	N	N	4514 47TH AVE S
011	526630	0060	8/25/08	\$400,700	\$378,000	1080	7	1919	3	4480	N	N	4913 44TH AVE S
011	524980	2245	5/23/08	\$452,000	\$414,000	1090	7	1963	3	7200	N	N	4420 46TH AVE S
011	333050	0650	2/28/07	\$395,000	\$374,000	1110	7	1979	3	3605	N	N	4553 S LUCILE ST
011	415430	4455	10/27/08	\$437,500	\$424,000	1110	7	1949	3	7200	N	N	4430 49TH AVE S
011	110900	0455	2/27/08	\$295,000	\$266,000	1120	7	1962	3	3405	N	N	5114 S ORCHARD ST
011	524980	0685	4/3/07	\$451,000	\$422,000	1140	7	1980	3	7200	N	N	4715 44TH AVE S
011	885778	0040	3/22/07	\$330,000	\$310,000	1160	7	1985	3	6663	N	N	4606 S RAYMOND PL
011	333200	0715	6/4/07	\$335,000	\$307,000	1180	7	1963	3	5053	N	N	4708 S JUNEAU ST
011	110200	0131	9/11/07	\$428,000	\$385,000	1180	7	1978	3	6912	N	N	6350 51ST AVE S
011	111200	0130	6/22/07	\$549,750	\$502,000	1180	7	1961	3	10000	N	N	5130 S FRONTENAC ST
011	558320	0270	11/25/08	\$353,000	\$346,000	1200	7	1960	4	7000	N	N	4820 S BRANDON ST
011	415430	0435	6/8/07	\$413,500	\$379,000	1210	7	1980	3	7200	N	N	4820 42ND AVE S
011	415430	3797	6/2/08	\$420,000	\$386,000	1230	7	1947	3	5100	Y	N	4809 S FERDINAND ST
011	524980	2560	9/5/08	\$340,000	\$322,000	1240	7	1907	3	8600	N	N	4822 47TH AVE S
011	170540	0675	6/10/08	\$440,000	\$405,000	1240	7	2003	3	3427	N	N	5024 45TH AVE S
011	811310	1230	4/4/07	\$369,000	\$345,000	1250	7	1958	3	9167	N	N	5928 47TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 81
(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
011	661750	0120	7/20/07	\$345,000	\$313,000	1260	7	1958	3	5760	N	N	4850 S JUNEAU ST
011	314560	0195	9/24/08	\$464,000	\$443,000	1260	7	2002	4	4920	N	N	5321 47TH AVE S
011	170290	1285	4/3/07	\$527,000	\$493,000	1260	7	1900	4	3300	N	N	3936 S FERDINAND ST
011	170390	0074	10/22/08	\$284,000	\$274,000	1270	7	1955	3	4269	N	N	5215 48TH AVE S
011	811310	1482	4/23/08	\$335,000	\$305,000	1270	7	1964	3	7650	N	N	4828 S GRAHAM ST
011	811310	1482	12/18/08	\$450,000	\$447,000	1270	7	1964	3	7650	N	N	4828 S GRAHAM ST
011	524980	1720	5/24/07	\$460,000	\$423,000	1280	7	1985	3	5040	N	N	4623 46TH AVE S
011	811310	1690	6/8/07	\$400,000	\$367,000	1290	7	1962	3	7920	N	N	5916 48TH AVE S
011	524980	3105	6/5/08	\$555,000	\$510,000	1290	7	1910	4	7200	Y	N	4715 49TH AVE S
011	170540	0270	1/5/07	\$420,000	\$407,000	1320	7	1905	4	1740	N	N	4409 S HUDSON ST
011	373180	0065	8/28/07	\$552,000	\$498,000	1320	7	1928	3	4113	N	N	5130 S LUCILE ST
011	415430	2325	3/12/07	\$600,000	\$566,000	1320	7	1918	4	7200	Y	N	4610 S FERDINAND ST
011	333150	0550	7/21/08	\$359,000	\$335,000	1340	7	1904	3	6180	N	N	4608 S FINDLAY ST
011	110500	0340	11/7/07	\$434,000	\$389,000	1340	7	1921	3	7200	N	N	4833 S MORGAN ST
011	524980	2575	6/10/08	\$558,915	\$514,000	1340	7	1977	4	7200	Y	N	4702 S FERDINAND ST
011	111200	0025	6/25/07	\$399,000	\$364,000	1390	7	1956	3	4500	N	N	6901 52ND AVE S
011	170390	0039	9/19/07	\$475,000	\$427,000	1390	7	1961	3	7280	N	N	4721 S DAWSON ST
011	415430	4200	4/9/07	\$599,950	\$560,000	1400	7	1927	3	4800	N	N	4509 50TH AVE S
011	415430	2430	3/23/07	\$325,000	\$305,000	1410	7	1949	3	7200	N	N	4932 46TH AVE S
011	415430	2430	5/8/07	\$426,080	\$394,000	1410	7	1949	3	7200	N	N	4932 46TH AVE S
011	170490	0485	6/18/08	\$340,000	\$314,000	1440	7	1905	3	7200	N	N	4450 S BRANDON ST
011	170490	0304	10/1/07	\$430,000	\$386,000	1440	7	1905	3	5379	N	N	4401 S DAWSON ST
011	333500	0005	12/12/07	\$338,000	\$303,000	1460	7	1925	3	6636	N	N	5002 46TH AVE S
011	111200	0140	7/18/07	\$414,000	\$376,000	1460	7	1992	3	5000	N	N	5136 S FRONTENAC ST
011	276020	0085	2/1/07	\$408,000	\$391,000	1460	7	2006	3	4498	N	N	6522 48TH AVE S
011	110500	0040	4/12/07	\$444,000	\$414,000	1460	7	1958	3	7675	N	N	4839 S GRAHAM ST
011	333200	0061	10/12/07	\$339,000	\$304,000	1490	7	1929	4	4120	N	N	4830 S ORCAS ST
011	333200	0061	6/4/08	\$527,000	\$484,000	1490	7	1929	4	4120	N	N	4830 S ORCAS ST
011	558320	0945	4/18/08	\$349,950	\$318,000	1520	7	2002	3	2110	N	N	5027 WILSON AVE S
011	983020	0405	11/21/07	\$399,850	\$358,000	1560	7	1945	4	6150	N	N	5117 S BRIGHTON ST
011	333200	0085	10/11/07	\$485,000	\$436,000	1560	7	1908	5	4120	N	N	4816 S ORCAS ST

Improved Sales Used in this Annual Update Analysis
Area 81
(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
011	170540	0045	9/3/08	\$429,395	\$406,000	1570	7	1998	3	3427	N	N	5022 42ND AVE S
011	110900	0325	6/29/07	\$399,950	\$365,000	1650	7	1909	4	3405	N	N	5121 S MYRTLE ST
011	415430	2961	10/7/08	\$627,500	\$602,000	1670	7	1906	3	5400	N	N	4710 S OREGON ST
011	333250	0100	11/5/08	\$416,000	\$404,000	1690	7	2004	3	3300	N	N	4518 S KENNY ST
011	333050	0900	2/14/08	\$499,000	\$449,000	1710	7	2008	3	3090	N	N	4525 S FINDLAY ST
011	333050	0905	2/25/08	\$500,000	\$451,000	1710	7	2007	3	3090	N	N	4523 S FINDLAY ST
011	564960	0009	6/22/07	\$540,000	\$493,000	1720	7	1951	3	7072	N	N	3937 S HUDSON ST
011	811310	1420	4/1/08	\$529,000	\$479,000	1820	7	1923	4	6217	Y	N	6218 48TH AVE S
011	885778	0200	5/29/07	\$330,000	\$303,000	1890	7	1986	3	6107	N	N	6012 47TH AVE S
011	415430	0405	2/12/08	\$684,000	\$615,000	1890	7	1993	3	7200	N	N	4802 42ND AVE S
011	811310	1233	5/11/07	\$319,950	\$296,000	1950	7	1957	3	5037	N	N	5910 47TH AVE S
011	558320	0145	2/1/08	\$365,000	\$328,000	2000	7	1915	2	4500	N	N	5306 50TH AVE S
011	170290	0310	5/29/07	\$617,500	\$568,000	2000	7	1900	4	6600	Y	N	3924 S ANGELINE ST
011	415430	0370	9/10/07	\$594,000	\$535,000	2140	7	1905	3	6360	N	N	4621 43RD AVE S
011	811310	1314	4/3/08	\$323,000	\$293,000	2210	7	2000	3	5365	N	N	6015 47TH AVE S
011	811310	1314	6/18/07	\$360,000	\$329,000	2210	7	2000	3	5365	N	N	6015 47TH AVE S
011	110900	0291	9/27/07	\$450,000	\$405,000	2210	7	1965	3	8223	N	N	5110 S GARDEN ST
011	333050	0025	1/23/07	\$334,600	\$322,000	2390	7	1948	3	6180	N	N	4541 S BRANDON ST
011	558320	0550	4/3/08	\$900,000	\$816,000	2530	7	1909	4	7950	Y	N	5003 49TH AVE S
011	415430	3520	11/21/07	\$790,000	\$708,000	2570	7	1914	4	7200	N	N	4819 S OREGON ST
011	111200	0100	10/10/07	\$695,000	\$624,000	2840	7	2004	3	5000	N	N	5106 S FRONTENAC ST
011	111200	0096	9/27/07	\$710,000	\$638,000	2840	7	2004	3	5000	N	N	5102 S FRONTENAC ST
011	170290	1629	7/24/07	\$445,000	\$404,000	740	8	2006	3	1122	N	N	3824 S HUDSON ST
011	170290	1618	4/25/07	\$415,000	\$385,000	880	8	2007	3	675	N	N	4913 39TH AVE S
011	170290	1630	5/1/07	\$439,000	\$407,000	1060	8	2007	3	788	N	N	4925 39TH AVE S
011	170290	1620	3/6/07	\$416,000	\$393,000	1130	8	2007	3	765	N	N	4915 39TH AVE S
011	415430	2955	6/9/08	\$620,500	\$571,000	1170	8	1996	3	7200	Y	N	4424 48TH AVE S
011	415430	2840	8/29/07	\$470,000	\$424,000	1240	8	1963	5	7200	N	N	4706 S SNOQUALMIE ST
011	110500	0390	4/9/07	\$489,350	\$457,000	1370	8	1990	3	10322	Y	N	4908 S HOLLY ST
011	415430	2650	8/7/08	\$420,000	\$394,000	1420	8	1988	3	3751	N	N	4604 47TH AVE S
011	333350	0096	12/10/07	\$382,500	\$343,000	1490	8	1960	3	5627	N	N	5615 52ND AVE S

**Improved Sales Used in this Annual Update Analysis
Area 81
(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
011	415430	2635	1/18/07	\$505,000	\$486,000	1490	8	1988	3	3590	N	N	4711 S SNOQUALMIE ST
011	524980	0436	9/29/08	\$554,000	\$530,000	1588	8	2001	3	3600	N	N	4932 42ND AVE S
011	170490	0200	5/24/07	\$800,000	\$736,000	1950	8	1900	4	7948	N	N	5035 43RD AVE S
011	333150	0225	5/15/07	\$520,000	\$480,000	2060	8	1960	5	6180	N	N	5401 48TH AVE S
011	415430	4255	4/3/07	\$630,000	\$589,000	2074	8	2000	3	3600	N	N	4518 49TH AVE S
011	262404	9226	7/12/07	\$499,900	\$455,000	2630	8	2007	3	6504	N	N	5107 S FRONTENAC ST
011	276020	0063	6/21/07	\$530,000	\$484,000	2630	8	2007	3	4500	N	N	6506 48TH AVE S
011	811310	0974	3/13/07	\$500,000	\$471,000	2730	8	1914	3	7192	N	N	6201 46TH AVE S
011	170490	0221	5/7/07	\$475,000	\$439,000	1240	9	2006	3	5940	N	N	5030 42ND AVE S
011	170490	0223	6/8/07	\$479,000	\$439,000	1250	9	2007	3	5065	N	N	5036 42ND AVE S
011	110500	0247	4/30/07	\$699,950	\$649,000	2360	9	2006	3	5022	N	N	4830B S MORGAN ST
011	170290	0020	12/16/08	\$1,036,000	\$1,027,000	2430	9	2008	3	5000	Y	N	3919 S ALASKA ST
011	110200	0111	3/12/08	\$839,950	\$758,000	2840	9	2007	3	7200	N	N	5135 S MORGAN ST
011	415430	3995	7/28/08	\$739,000	\$690,000	2900	9	2006	3	4800	N	N	4807 50TH AVE S

**Improved Sales Removed from this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	208770	0115	3/26/08	\$243,719	QUIT CLAIM DEED
002	415430	1996	4/24/07	\$112,719	DOR RATIO
002	524980	2730	6/29/07	\$440,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	524980	2820	7/18/07	\$599,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	570000	0605	10/31/08	\$515,000	DIAGNOSTIC OUTLIER
002	570000	0790	6/27/08	\$618,700	EXEMPT FROM EXCISE TAX
002	570000	2540	11/6/07	\$1,150,000	DIAGNOSTIC OUTLIER
002	570000	3520	11/20/08	\$1,298,000	OBSOLESCENCE CODED
002	673870	0290	10/24/07	\$640,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	674570	0070	5/24/08	\$580,000	RELOCATION - SALE TO SERVICE
002	812110	0985	2/1/07	\$473,750	RELATED PARTY, FRIEND, OR NEIGHBOR
006	069100	0020	8/19/08	\$505,000	QUIT CLAIM DEED
006	069100	0090	5/23/08	\$399,000	UNFINISHED AREA CODED
006	110200	0073	10/9/07	\$425,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	110200	0241	4/14/08	\$1,177,000	RELOCATION - SALE TO SERVICE
006	110200	0514	8/20/07	\$410,000	DOR RATIO
006	110200	1058	8/7/08	\$219,776	QUIT CLAIM DEED
006	110200	1195	7/8/08	\$1,025,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	123100	0885	11/24/08	\$200,000	DIAGNOSTIC OUTLIER
006	333600	1911	11/18/08	\$284,900	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	333600	2035	1/25/07	\$162,500	QUIT CLAIM DEED
006	352404	9159	12/19/07	\$402,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	352404	9174	3/17/08	\$422,500	EXEMPT FROM EXCISE TAX
006	372380	0089	3/19/08	\$539,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	372380	0350	5/4/07	\$350,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	372380	0387	6/20/07	\$669,000	RELOCATION - SALE TO SERVICE
006	415430	4685	3/9/07	\$727,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	524980	3745	6/9/07	\$365,000	RELOCATION - SALE TO SERVICE
006	524980	3755	7/12/07	\$124,639	DOR RATIO
006	524980	4350	8/16/07	\$850,000	PERCENT COMPLETE CODED
006	558320	0907	12/12/08	\$441,540	EXEMPT FROM EXCISE TAX
006	661600	0035	9/29/08	\$742,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	661700	0120	5/5/07	\$1,065,000	RELOCATION - SALE TO SERVICE
006	689630	0060	10/28/08	\$295,000	DOR RATIO
006	883540	0240	8/19/08	\$625,000	QUIT CLAIM DEED
006	883540	0305	10/27/08	\$186,265	QUIT CLAIM DEED
006	883540	0440	2/5/08	\$525,000	DIAGNOSTIC OUTLIER
006	883590	0040	11/13/08	\$1,250,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	895290	0210	7/29/08	\$480,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	941240	0204	6/25/08	\$767,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	110200	0156	5/10/07	\$492,500	BANKRUPTCY - RECEIVER OR TRUSTEE
011	110500	0040	4/12/07	\$444,000	RELOCATION - SALE TO SERVICE
011	110500	0067	10/14/08	\$111,718	QUIT CLAIM DEED
011	110500	0085	10/9/07	\$254,250	EXEMPT FROM EXCISE TAX
011	110500	0091	5/14/08	\$315,000	RELATED PARTY, FRIEND, OR NEIGHBOR

**Improved Sales Removed from this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
011	110500	0310	10/9/08	\$10,000	QUIT CLAIM DEED
011	110500	0338	1/7/08	\$372,405	EXEMPT FROM EXCISE TAX
011	170290	0615	1/9/08	\$1,345,000	DOR RATIO
011	170290	1415	1/22/07	\$100,274	DOR RATIO
011	170290	1485	4/14/08	\$102,157	QUIT CLAIM DEED
011	170290	1601	11/14/08	\$850,000	MULTI-PARCEL SALE
011	170290	1622	3/5/07	\$390,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	170290	1624	3/9/07	\$405,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	170290	1632	3/14/07	\$435,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	170390	0294	12/4/08	\$230,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	170490	0162	11/20/07	\$386,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	276020	0080	6/21/07	\$85,000	DOR RATIO
011	314560	0275	10/19/08	\$134,916	QUIT CLAIM DEED
011	333050	0180	8/6/08	\$304,220	BANKRUPTCY - RECEIVER OR TRUSTEE
011	333050	0180	8/6/08	\$304,220	BANKRUPTCY - RECEIVER OR TRUSTEE
011	333050	0875	2/28/08	\$378,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	333050	1656	6/22/07	\$124,325	QUIT CLAIM DEED
011	333050	1695	2/20/07	\$210,000	1031 TRADE
011	333150	0160	12/30/08	\$55,240	QUIT CLAIM DEED
011	333150	0656	7/10/07	\$430,000	MULTI-PARCEL SALE
011	333200	0096	2/21/07	\$441,000	QUIT CLAIM DEED
011	333200	0410	12/2/08	\$185,000	BANKRUPTCY - RECEIVER OR TRUSTEE
011	333200	0420	3/28/08	\$354,900	OBSOLESCENCE CODED
011	333200	0565	11/9/07	\$25,924	QUIT CLAIM DEED
011	333200	0565	11/9/07	\$38,886	QUIT CLAIM DEED
011	333200	0571	9/12/08	\$199,950	1031 TRADE
011	333250	0015	8/28/07	\$157,117	QUIT CLAIM DEED
011	333250	0015	7/24/07	\$159,826	QUIT CLAIM DEED
011	333350	0020	7/5/07	\$150,000	DOR RATIO
011	379020	0020	5/21/07	\$156,934	QUIT CLAIM DEED
011	392990	0059	5/16/07	\$164,894	QUIT CLAIM DEED
011	415430	2090	10/23/07	\$370,000	BANKRUPTCY - RECEIVER OR TRUSTEE
011	415430	4180	8/3/07	\$400,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	524980	0315	5/12/08	\$489,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	524980	0480	4/24/08	\$312,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	524980	1075	8/5/08	\$293,852	QUIT CLAIM DEED
011	524980	1455	2/27/08	\$185,111	QUIT CLAIM DEED
011	524980	1640	5/14/07	\$230,412	QUIT CLAIM DEED
011	524980	2445	1/30/07	\$21,000	QUIT CLAIM DEED
011	885778	0050	8/27/08	\$152,426	QUIT CLAIM DEED
011	888140	0020	7/30/08	\$148,833	QUIT CLAIM DEED
011	983020	0115	6/18/07	\$437,000	EXEMPT FROM EXCISE TAX
011	983020	0400	3/13/07	\$333,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	983020	0425	6/5/07	\$285,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

**Vacant Sales Used in this Annual Update Analysis
Area 81**

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water- front
006	941240	0193	12/16/2008	\$ 322,000	9,600	N	N
006	661600	0025	09/29/2008	\$ 272,500	9,364	Y	N
011	333250	0085	09/05/2008	\$ 155,000	5,237	N	N
011	110900	0424	08/10/2007	\$ 179,136	3,405	N	N

**Vacant Sales Removed from this Annual Update Analysis
Area 81**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	570000	1704	08/26/2008	\$ 835,000	MULTI-PARCEL SALE;
002	570000	3259	12/20/2007	\$ 1,320,000	MULTI-PARCEL SALE;
006	110200	0669	09/28/2007	\$ 4,900,000	MULTI-PARCEL SALE;
006	372380	0439	12/12/2007	\$ 399,000	SEGREGATION AND/OR MERGER;
006	524980	4895	01/09/2007	\$ 1,125,000	MULTI-PARCEL SALE;
006	524980	4900	01/09/2007	\$ 1,125,000	MULTI-PARCEL SALE;
006	941290	0067	05/19/2008	\$ 475,000	MULTI-PARCEL SALE;
006	941290	0069	05/19/2008	\$ 475,000	MULTI-PARCEL SALE;
011	333350	0130	07/25/2008	\$ 446,500	MULTI-PARCEL SALE;
011	415430	2181	08/14/2008	\$ 453,000	MULTI-PARCEL SALE;
011	524980	1080	03/26/2007	\$ 95,000	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.*
- *The reported analyses, opinions and conclusions were developed, and this report prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Practice of the Appraisal Institute.*
- *I certify that the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.*
- *As of the date of this report, I have/have not completed the continuing education program of the Appraisal Institute.*



King County

Department of Assessments

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Scott Noble
Assessor

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

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

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

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

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

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

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

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

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

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

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

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

Scott Noble
Assessor