

Executive Summary Report

Characteristics-Based Market Adjustment for 2009 Assessment Roll

Area Name / Number: East Kirkland\Rose Hill/ 93

Previous Physical Inspection: 2007

Improved Sales:

Number of Sales: 540

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

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price**	Ratio	COV*
2008 Value	\$276,700	\$278,100	\$554,800			
2009 Value	\$234,800	\$209,400	\$444,200	\$524,900	84.6%	8.87%
Change	-\$41,900	-\$68,700	-\$110,600			
% Change	-15.1%	-24.7%	-19.9%			

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

** Sales adjusted to 1/1/09.

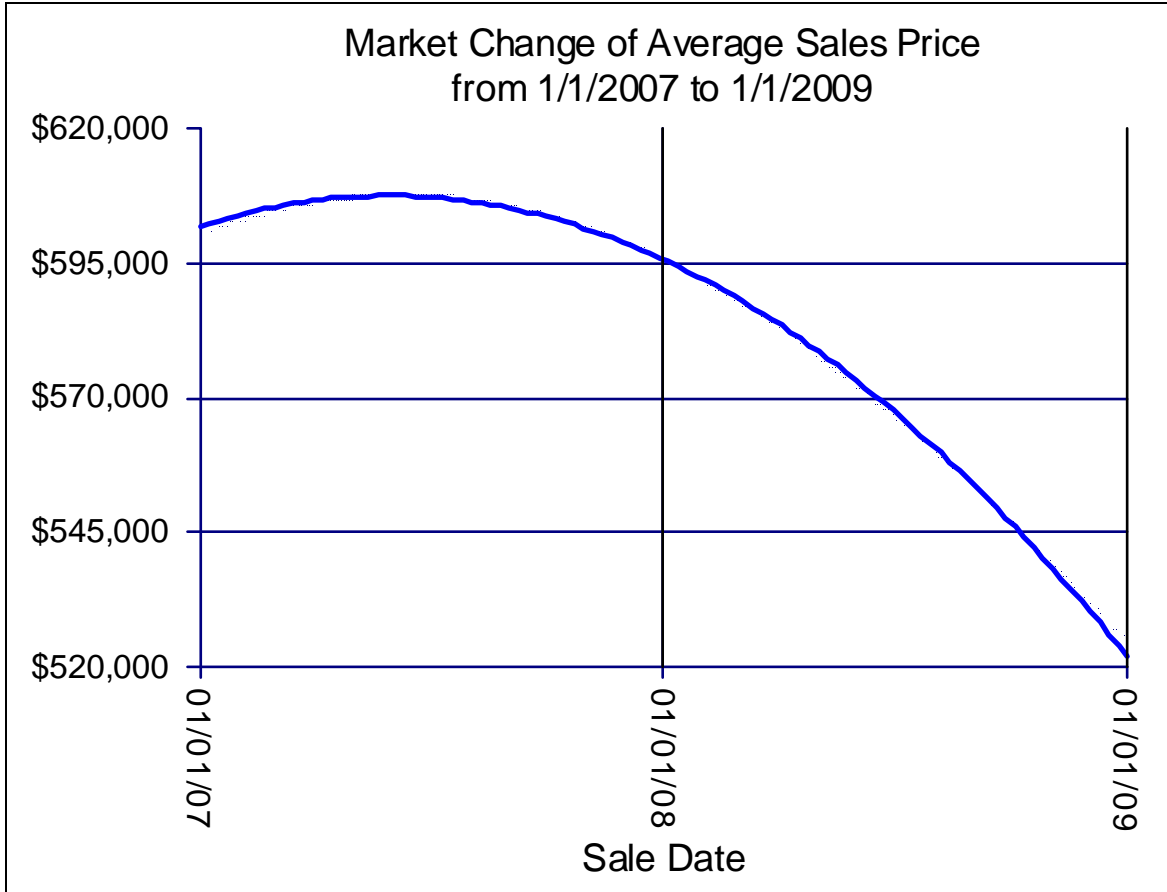
Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Sales along with values were market adjusted to 1/1/09. Individual sales that were excluded are listed later in this report. 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	\$290,600	\$194,800	\$485,400
2009 Value	\$245,500	\$161,700	\$407,200
Percent Change	-15.5%	-17.0%	-16.1%

Number of one to three unit residences in the Population: 6727

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics. As described in the model validation section of this report, sales and values were adjusted to 1/1/09 with an additional adjustment of .85 made to all properties. Exceptions may be found in the Improved Parcel Update section. Overall, the area received a single standard area adjustment except for; the analysis showed that new homes build in 2007 and newer had a higher ratio (assessed value/sales price) than homes built prior to 2007, therefore requiring a higher downward adjustment. The Annual Update Values described in this report improve uniformity and equity. We recommend posting these values for the 2009 assessment roll.

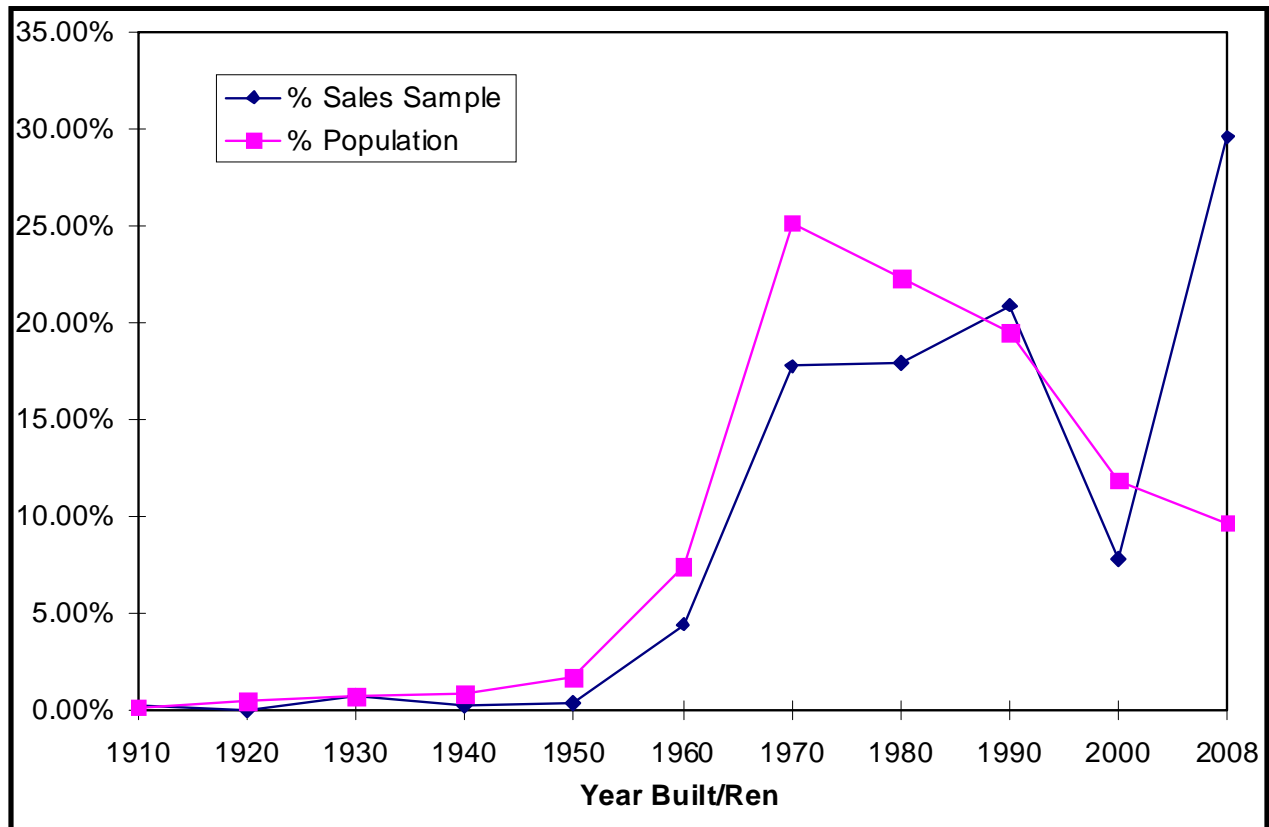
**Market Change of Average Sale Price in Area 93
From 1/1/07 to 1/1/09**



Sales Sample Representation of Population - Year Built / Renovated

Year Built/Ren	Frequency	% Sales Sample
1910	1	0.19%
1920	0	0.00%
1930	4	0.74%
1940	1	0.19%
1950	2	0.37%
1960	24	4.44%
1970	96	17.78%
1980	97	17.96%
1990	113	20.93%
2000	42	7.78%
2008	160	29.63%
	540	

Year Built/Ren	Frequency	% Population
1910	11	0.16%
1920	32	0.48%
1930	48	0.71%
1940	57	0.85%
1950	112	1.66%
1960	500	7.43%
1970	1695	25.20%
1980	1505	22.37%
1990	1314	19.53%
2000	800	11.89%
2009	653	9.71%
	6727	

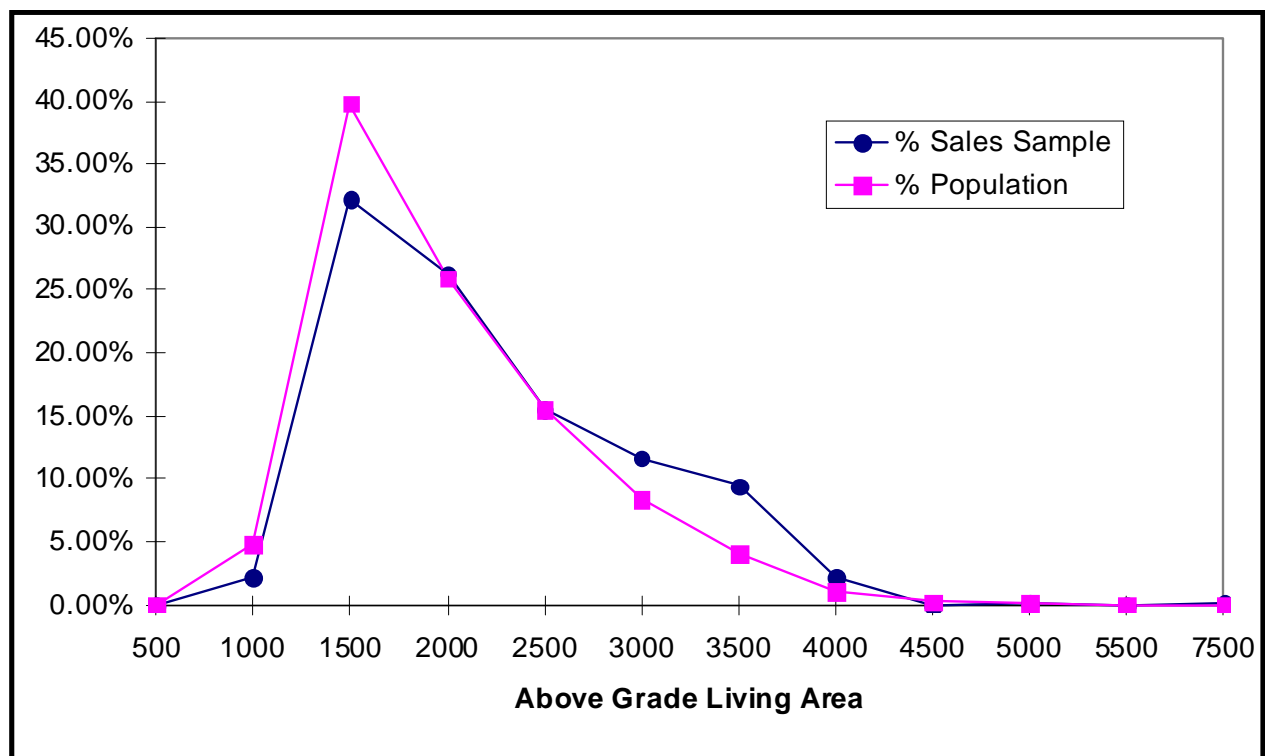


Sales of new homes built in the last eight years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	12	2.22%
1500	174	32.22%
2000	142	26.30%
2500	84	15.56%
3000	63	11.67%
3500	51	9.44%
4000	12	2.22%
4500	0	0.00%
5000	1	0.19%
5500	0	0.00%
7500	1	0.19%
	540	

Population		
AGLA	Frequency	% Population
500	0	0.00%
1000	328	4.88%
1500	2675	39.77%
2000	1743	25.91%
2500	1044	15.52%
3000	562	8.35%
3500	275	4.09%
4000	73	1.09%
4500	17	0.25%
5000	6	0.09%
5500	2	0.03%
9500	2	0.03%
	6727	

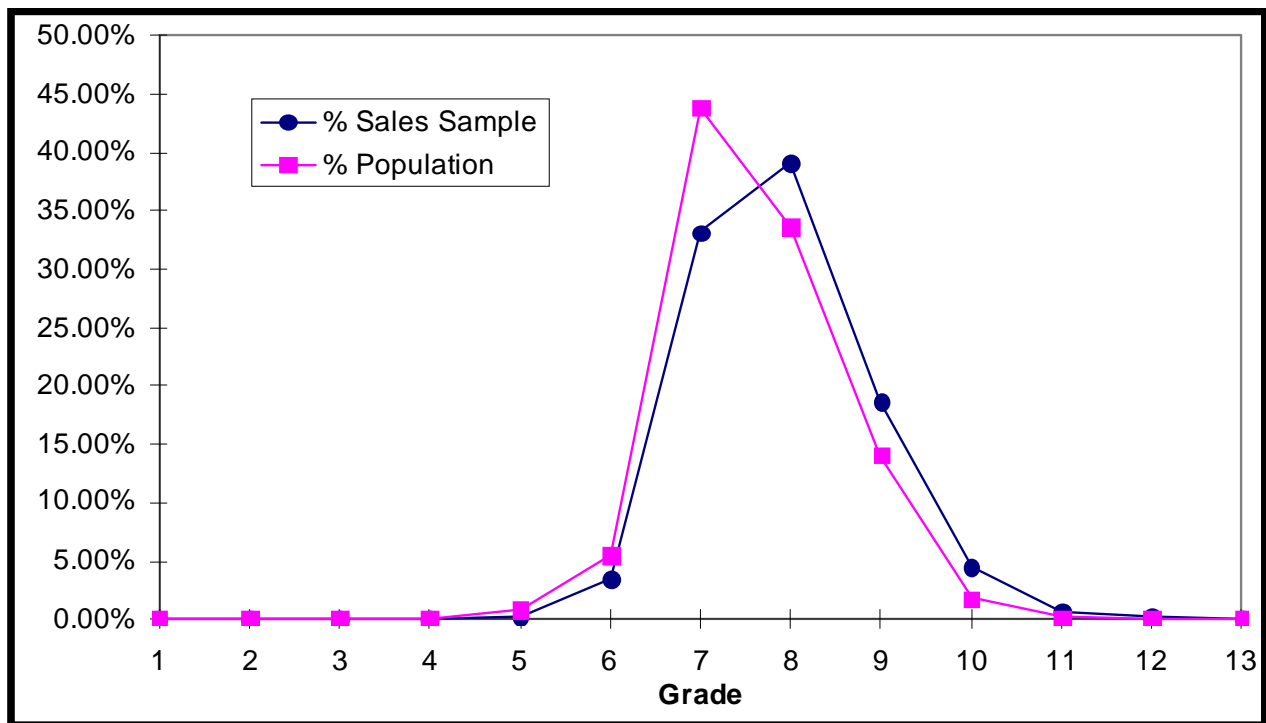


The sales sample frequency distribution follows the population distribution closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

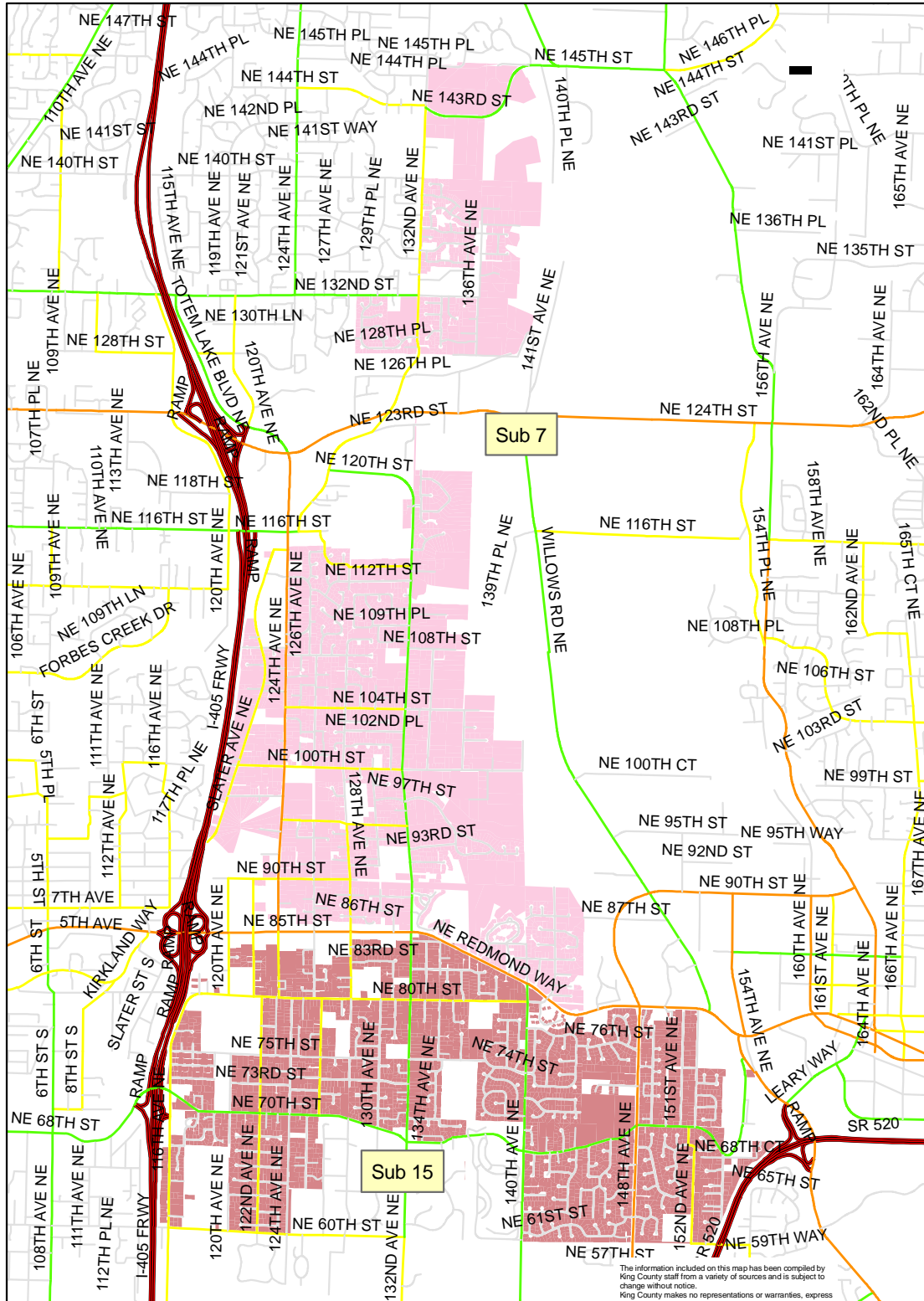
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	1	0.19%
6	19	3.52%
7	179	33.15%
8	211	39.07%
9	101	18.70%
10	24	4.44%
11	4	0.74%
12	1	0.19%
13	0	0.00%
540		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	1	0.01%
4	6	0.09%
5	57	0.85%
6	372	5.53%
7	2948	43.82%
8	2262	33.63%
9	946	14.06%
10	120	1.78%
11	11	0.16%
12	3	0.04%
13	1	0.01%
6727		



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

Area 93



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May 14, 2009

Annual Update Process

Effective Date of Appraisal: January 1, 2009

Date of Appraisal Report: June 8, 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 19 usable land sales available in the area and supplemented by the value decrease in sales of improved parcels, a -15.1% decrease was made in land assessment for the 2009 Assessment Year.

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

Improved Parcel Update

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

With the exception of real property mobile home parcels & parcels with “accessory only” improvements, the total assessed values on all improved parcels were based on the analysis of the 540 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 / 1.033243 + .1236024 * New YB

Then total value is factored by .85.

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

2009 Improvements Value = 2009 Total Value minus 2009 Land Value

An explanatory adjustment table is included in this report.

Improved Parcel Update (continued)

Exceptions:

- *If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at new total value (2008 Land Value + Previous Improvement Value) * .819.
- *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
- *If “accessory improvements only”, the Total % Change as indicated by the sales sample is used to arrive at a new total value. (2008 Land Value + Previous Improvement Value) * .819
- *If land value \leq \$1,000 no adjustment is applied.
- *If improvements and accessories \leq \$1,000 no further adjustment applied.
- * If adjusted land value falls $<$ \$1,000, then land value = \$1,000 or previous, whichever is less.
- * If adjusted improvement value falls $<$ \$1,000, then improvement value = \$1,000 or previous whichever is less.
- *If vacant parcels (no improvement value) only the land adjustment applies.
- *If a parcel is coded “non-perc” (sewer system=3), the land adjustment is applied.
- *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, the land adjustment is applied.
- *If an improvement is coded “% net condition” or is in “poor” condition, then the model adjustment is applied.
- *Any properties excluded from the annual up-date process are noted in RealProperty.

Mobile Home Update

Mobile Homes received the Total % Change indicated by the sales sample.
(2008 Land Value+Previous Improvement Value)*.819

Model Validation

The resulting assessment level is 84.6%. 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 -16.1%. 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 93 Annual Update Model Adjustments

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

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

Standard Area Adjustment

-17.73%

**New House >
2006**

Yes

% Adjustment

-26.52%

Comments

The percentages listed are total adjustments not additive adjustments.

For instance, a New House built after 2006 would *approximately* receive a -26.52% downward adjustment. 165 parcels in the improved population would receive this adjustment. There were 94 sales.

97% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 93 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	0.874	-12.6%
2/1/2007	0.870	-13.0%
3/1/2007	0.868	-13.2%
4/1/2007	0.865	-13.5%
5/1/2007	0.864	-13.6%
6/1/2007	0.863	-13.7%
7/1/2007	0.863	-13.7%
8/1/2007	0.864	-13.6%
9/1/2007	0.866	-13.4%
10/1/2007	0.869	-13.1%
11/1/2007	0.872	-12.8%
12/1/2007	0.876	-12.4%
1/1/2008	0.881	-11.9%
2/1/2008	0.887	-11.3%
3/1/2008	0.893	-10.7%
4/1/2008	0.900	-10.0%
5/1/2008	0.908	-9.2%
6/1/2008	0.917	-8.3%
7/1/2008	0.926	-7.4%
8/1/2008	0.937	-6.3%
9/1/2008	0.948	-5.2%
10/1/2008	0.960	-4.0%
11/1/2008	0.972	-2.8%
12/1/2008	0.986	-1.4%
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	0.865	\$454,000
Sale 2	\$475,000	10/1/2008	0.960	\$456,000
Sale 3	\$515,000	7/1/2008	0.926	\$477,000

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

The time adjustment formula for Area 93 is $(1.033243 + 0.0005048247 * \text{SaleDay} + 0.0000004419733 * \text{SaleDaySq} + 0.1236024 * 0.1722222) / (1.033243 + 0.1236024 * 0.1722222)$

SaleDay = SaleDate - 39814

SaleDaySq = (SaleDate - 39814)^2

Annual Update Ratio Study Report (Before)

2008 Assessments

District/Team: NE/Team 2	Appr. Date: 01/01/2008	Date of Report: 6/8/2009	Sales Dates: 1/2007 - 12/2008														
Area 93	Appr ID: PPAG	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES														
SAMPLE STATISTICS		<div>Ratio Frequency</div> <table><thead><tr><th>Ratio</th><th>Frequency</th></tr></thead><tbody><tr><td>0.80</td><td>34</td></tr><tr><td>0.90</td><td>146</td></tr><tr><td>1.00</td><td>172</td></tr><tr><td>1.10</td><td>137</td></tr><tr><td>1.20</td><td>42</td></tr><tr><td>1.30</td><td>7</td></tr></tbody></table>		Ratio	Frequency	0.80	34	0.90	146	1.00	172	1.10	137	1.20	42	1.30	7
Ratio	Frequency																
0.80	34																
0.90	146																
1.00	172																
1.10	137																
1.20	42																
1.30	7																
Sample size (n)	540																
Mean Assessed Value	554,800																
Mean Adj. Sales Price	524,900																
Standard Deviation AV	180,946																
Standard Deviation SP	155,698																
ASSESSMENT LEVEL																	
Arithmetic Mean Ratio	1.055																
Median Ratio	1.053																
Weighted Mean Ratio	1.057																
UNIFORMITY																	
Lowest ratio	0.788																
Highest ratio:	1.366																
Coefficient of Dispersion	8.29%																
Standard Deviation	0.107																
Coefficient of Variation	10.11%																
Price Related Differential (PRD)	0.998																
RELIABILITY																	
95% Confidence: Median																	
Lower limit	1.036																
Upper limit	1.064																
95% Confidence: Mean																	
Lower limit	1.046																
Upper limit	1.064																
SAMPLE SIZE EVALUATION																	
N (population size)	6727																
B (acceptable error - in decimal)	0.05																
S (estimated from this sample)	0.107																
Recommended minimum:	18																
Actual sample size:	540																
Conclusion:	OK																
NORMALITY																	
Binomial Test																	
# ratios below mean:	271																
# ratios above mean:	269																
z:	0.086																
Conclusion:	Normal*																
*i.e. no evidence of non-normality																	

COMMENTS:

1 to 3 Unit Residences throughout area 93

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

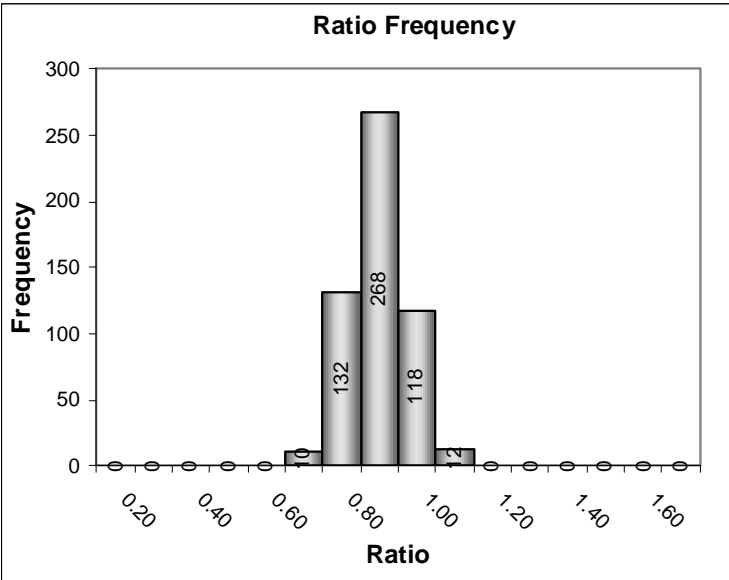
COMMENTS:

1 to 3 Unit Residences throughout area 93

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

Annual Update Ratio Study Report (After)

2009 Assessments

District/Team: NE/Team 2	Appr. Date: 01/01/2009	Date of Report: 6/8/2009	Sales Dates: 1/2007 - 12/2008														
Area 93	Appr ID: PPAG	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES														
SAMPLE STATISTICS		 <p>A histogram titled 'Ratio Frequency' showing the distribution of ratios for 1 to 3 unit residences in area 93. The x-axis is labeled 'Ratio' and ranges from 0.20 to 1.60 in increments of 0.20. The y-axis is labeled 'Frequency' and ranges from 0 to 300 in increments of 50. The histogram has several bars, with the most prominent ones at ratios 0.70, 0.80, and 0.90. The frequencies for these bars are 132, 268, and 118 respectively. There are also smaller bars at ratios 0.60 and 1.00 with frequencies of 10 and 12 respectively. The rest of the bars have a frequency of 0.</p> <table border="1"><caption>Ratio Frequency Data</caption><thead><tr><th>Ratio</th><th>Frequency</th></tr></thead><tbody><tr><td>0.60</td><td>10</td></tr><tr><td>0.70</td><td>132</td></tr><tr><td>0.80</td><td>268</td></tr><tr><td>0.90</td><td>118</td></tr><tr><td>1.00</td><td>12</td></tr><tr><td>Other Ratios</td><td>0</td></tr></tbody></table>		Ratio	Frequency	0.60	10	0.70	132	0.80	268	0.90	118	1.00	12	Other Ratios	0
Ratio	Frequency																
0.60	10																
0.70	132																
0.80	268																
0.90	118																
1.00	12																
Other Ratios	0																
Sample size (n)	540																
Mean Assessed Value	444,200																
Mean Sales Price	524,900																
Standard Deviation A V	134,103																
Standard Deviation SP	155,698																
ASSESSMENT LEVEL																	
Arithmetic Mean Ratio	0.849																
Median Ratio	0.845																
Weighted Mean Ratio	0.846																
UNIFORMITY																	
Lowest ratio	0.647																
Highest ratio:	1.060																
Coefficient of Dispersion	7.15%																
Standard Deviation	0.075																
Coefficient of Variation	8.87%																
Price Related Differential (PRD)	1.003																
RELIABILITY																	
95% Confidence: Median																	
Lower limit	0.839																
Upper limit	0.855																
95% Confidence: Mean																	
Lower limit	0.842																
Upper limit	0.855																
SAMPLE SIZE EVALUATION																	
N (population size)	6727																
B (acceptable error - in decimal)	0.05																
S (estimated from this sample)	0.075																
Recommended minimum:	9																
Actual sample size:	540																
Conclusion:	OK																
NORMALITY																	
Binomial Test																	
# ratios below mean:	282																
# ratios above mean:	258																
z:	1.033																
Conclusion:	Normal*																
*i.e. no evidence of non-normality																	

COMMENTS:

1 to 3 Unit Residences throughout area 93

Assessment level reflects the downward trend of the market.

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

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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 93
(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
007	332605	9075	2/25/08	\$470,000	\$419,000	1960	5	1934	5	9151	N	N	11053 132ND AVE NE
007	123310	0720	9/4/08	\$370,000	\$351,000	860	6	1990	3	9403	N	N	8728 126TH AVE NE
007	342605	9090	7/29/08	\$336,300	\$315,000	960	6	1959	3	19166	N	N	10838 132ND AVE NE
007	932930	0080	7/11/08	\$327,000	\$304,000	1030	6	1981	3	7307	N	N	13216 NE 129TH PL
007	867960	0140	6/26/07	\$467,500	\$404,000	1060	6	1961	3	12526	N	N	11035 126TH AVE NE
007	867940	0180	5/20/08	\$368,000	\$336,000	1100	6	1960	4	9600	N	N	12405 NE 111TH PL
007	771730	0050	4/5/07	\$438,500	\$379,000	1150	6	1970	4	10005	N	N	10350 133RD AVE NE
007	867960	0210	10/20/08	\$290,000	\$281,000	1200	6	1960	3	9800	N	N	12618 NE 112TH PL
007	123850	0447	5/9/07	\$465,000	\$402,000	1220	6	1968	3	7300	N	N	9027 125TH AVE NE
007	868010	0010	12/18/07	\$463,000	\$407,000	1240	6	1961	3	8241	N	N	12410 NE 108TH LN
007	883520	0520	7/8/08	\$339,000	\$315,000	1300	6	1981	3	3236	N	N	13329 NE 137TH PL
007	032505	9155	2/8/07	\$390,000	\$339,000	1440	6	1930	4	9607	N	N	9548 132ND AVE NE
007	123850	0955	1/15/08	\$359,950	\$318,000	910	7	1981	3	7676	N	N	12026 NE 99TH LN
007	883520	0500	3/18/08	\$324,500	\$291,000	930	7	1981	3	3276	N	N	13315 NE 137TH PL
007	388810	0181	10/11/07	\$379,900	\$330,000	940	7	1964	3	10575	N	N	13012 NE 95TH ST
007	883521	0070	6/25/07	\$315,000	\$272,000	960	7	1982	3	2879	N	N	13216 NE 138TH PL
007	548730	0030	5/9/07	\$367,000	\$317,000	980	7	1964	3	10500	N	N	13043 NE 113TH ST
007	123310	0832	5/23/07	\$392,000	\$338,000	1010	7	1967	4	9605	N	N	12419 NE 87TH ST
007	173260	0120	3/26/08	\$350,000	\$315,000	1050	7	1994	3	7690	N	N	10815 132ND AVE NE
007	894431	0360	9/11/08	\$375,000	\$357,000	1080	7	1989	3	6549	N	N	13312 NE 135TH ST
007	894431	0200	3/14/07	\$441,000	\$382,000	1080	7	1989	3	6156	N	N	13448 135TH AVE NE
007	419150	0060	9/12/07	\$475,000	\$412,000	1080	7	1963	3	10500	N	N	12842 NE 102ND PL
007	674370	0014	9/17/07	\$389,000	\$337,000	1090	7	1986	3	5995	N	N	10616 124TH AVE NE
007	640270	0150	5/14/07	\$475,000	\$410,000	1110	7	1963	3	13770	N	N	12306 NE 107TH ST
007	511605	0120	12/15/07	\$345,000	\$303,000	1140	7	1984	3	5040	N	N	8510 139TH AVE NE
007	124670	0133	9/9/08	\$390,000	\$371,000	1160	7	1958	5	12300	N	N	10234 132ND AVE NE
007	259240	0580	8/21/07	\$463,000	\$401,000	1160	7	1972	4	5280	N	N	12821 130TH CT NE
007	259240	0720	9/25/08	\$399,000	\$382,000	1170	7	1974	3	7200	N	N	12914 NE 128TH PL
007	388810	0115	5/12/08	\$634,900	\$578,000	1190	7	1989	3	19360	N	N	8700 128TH AVE NE
007	259240	0080	4/10/08	\$387,500	\$350,000	1200	7	1970	3	6175	N	N	13121 129TH CT NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	256490	0530	2/7/08	\$540,000	\$479,000	1200	7	1982	4	9900	N	N	11418 124TH AVE NE
007	932930	0040	6/23/08	\$453,000	\$418,000	1210	7	1981	3	7820	N	N	13236 NE 129TH PL
007	234000	0030	9/17/07	\$448,000	\$389,000	1220	7	1968	3	9500	N	N	12842 NE 91ST ST
007	242302	0170	5/11/07	\$505,000	\$436,000	1220	7	1977	3	8056	N	N	12737 NE 112TH ST
007	234000	0050	5/25/07	\$519,000	\$448,000	1220	7	1968	4	9750	N	N	12826 NE 91ST ST
007	147300	0050	3/9/07	\$450,000	\$390,000	1230	7	1984	3	10285	N	N	14238 NE 80TH PL
007	242302	0370	6/22/07	\$475,000	\$410,000	1230	7	1977	3	7150	N	N	12622 NE 111TH PL
007	683800	0400	1/21/08	\$426,000	\$377,000	1240	7	1986	3	2359	N	N	8804 133RD AVE NE
007	124670	0074	2/20/08	\$699,950	\$623,000	1240	7	2007	3	54450	N	N	10638 134TH AVE NE
007	866340	0200	11/19/08	\$399,000	\$391,000	1250	7	1978	4	7245	N	N	13232 NE 130TH PL
007	548730	0070	8/15/07	\$489,000	\$423,000	1270	7	1963	3	10500	N	N	13009 NE 113TH ST
007	883522	0230	10/12/07	\$340,000	\$296,000	1280	7	1982	3	3134	N	N	13227 NE 139TH PL
007	123310	0836	3/28/08	\$340,000	\$306,000	1280	7	1967	3	13200	N	N	12427 NE 87TH ST
007	883521	0440	2/12/07	\$339,000	\$295,000	1310	7	1981	3	3383	N	N	13309 NE 138TH PL
007	511606	0200	11/1/07	\$359,000	\$313,000	1320	7	1984	3	2548	N	N	8601 137TH AVE NE
007	932930	0190	6/21/07	\$445,000	\$384,000	1330	7	1980	3	7432	N	N	13245 NE 129TH PL
007	683800	0520	4/10/08	\$490,000	\$442,000	1330	7	1985	3	4903	N	N	13518 NE 89TH CT
007	511606	0010	8/7/08	\$370,000	\$347,000	1350	7	1984	3	3206	N	N	13724 NE 87TH ST
007	883520	0460	3/28/07	\$350,300	\$303,000	1360	7	1981	3	2762	N	N	13634 133RD AVE NE
007	124670	0014	6/1/07	\$589,000	\$509,000	1360	7	1961	3	18675	Y	N	10622 132ND AVE NE
007	511605	0320	1/2/07	\$375,000	\$328,000	1370	7	1984	3	3608	N	N	13914 NE 87TH ST
007	259240	0610	6/20/07	\$439,000	\$379,000	1380	7	1974	3	6375	N	N	12828 130TH AVE NE
007	883521	0300	7/26/07	\$394,000	\$340,000	1390	7	1983	4	6257	N	N	13727 135TH AVE NE
007	866340	0330	2/21/08	\$403,950	\$360,000	1390	7	1980	4	7245	N	N	13236 NE 131ST PL
007	866340	0290	6/21/07	\$445,000	\$384,000	1390	7	1980	4	7500	N	N	13212 NE 131ST PL
007	173260	0040	4/7/07	\$514,990	\$445,000	1400	7	1994	3	7659	N	N	13020 NE 108TH ST
007	883521	0090	4/23/07	\$349,000	\$302,000	1410	7	1982	3	3400	N	N	13839 133RD PL NE
007	883521	0030	9/20/07	\$349,900	\$304,000	1410	7	1981	3	3570	N	N	13206 NE 138TH PL
007	883520	0180	3/15/07	\$417,000	\$361,000	1470	7	1981	3	5000	N	N	13501 NE 136TH PL
007	124670	0055	9/7/07	\$380,000	\$329,000	1510	7	1966	4	9775	N	N	13224 NE 104TH ST
007	883520	0290	6/11/08	\$417,000	\$384,000	1510	7	1982	3	4817	N	N	13622 134TH CT NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	664790	0035	10/18/07	\$410,000	\$357,000	1530	7	1954	3	10795	N	N	13013 NE 88TH ST
007	173260	0100	4/14/07	\$460,000	\$398,000	1530	7	1994	3	7516	N	N	13116 NE 108TH ST
007	388810	0211	1/23/07	\$380,000	\$331,000	1540	7	1967	3	10500	N	N	9733 132ND AVE NE
007	883520	0120	10/10/07	\$414,000	\$360,000	1540	7	1981	4	4067	N	N	13413 NE 136TH PL
007	883520	0580	7/23/08	\$420,000	\$392,000	1540	7	1981	4	5882	N	N	13411 NE 137TH PL
007	344600	0080	1/23/07	\$420,000	\$366,000	1560	7	1966	4	9000	N	N	13037 NE 94TH ST
007	894431	0110	7/20/07	\$450,000	\$389,000	1570	7	1989	4	6086	N	N	13431 NE 135TH ST
007	131295	0120	7/9/07	\$549,950	\$475,000	1570	7	1973	3	10875	N	N	13029 NE 109TH PL
007	863570	0030	3/16/07	\$535,000	\$464,000	1580	7	1957	4	15600	N	N	8526 131ST AVE NE
007	388810	0165	6/14/07	\$540,000	\$466,000	1580	7	1979	3	9862	N	N	9416 130TH AVE NE
007	683800	0100	4/26/07	\$443,000	\$383,000	1640	7	1986	3	3398	N	N	8602 134TH CT NE
007	683800	0080	10/8/08	\$420,000	\$404,000	1640	7	1986	3	3815	N	N	8518 134TH CT NE
007	388810	0077	12/10/08	\$395,000	\$391,000	1660	7	1964	3	12160	N	N	9224 128TH AVE NE
007	222605	9045	5/24/07	\$450,000	\$389,000	1700	7	1986	3	9880	N	N	13631 133RD AVE NE
007	259240	1130	2/19/08	\$504,000	\$449,000	1720	7	1971	4	5175	N	N	12934 NE 131ST PL
007	683800	0280	7/1/08	\$435,000	\$403,000	1750	7	1985	3	2962	N	N	8612 133RD AVE NE
007	032505	9153	5/14/08	\$485,000	\$442,000	1780	7	1987	3	13373	N	N	8211 142ND AVE NE
007	883520	0680	10/18/07	\$428,000	\$373,000	1820	7	1981	4	6682	N	N	13434 NE 137TH PL
007	388810	0223	6/23/08	\$515,000	\$476,000	1820	7	1996	3	10761	N	N	13129 NE 100TH ST
007	683800	0300	5/8/07	\$442,500	\$382,000	1870	7	1986	3	3117	N	N	8620 133RD AVE NE
007	683800	0630	6/2/08	\$487,500	\$447,000	1870	7	1986	3	3745	N	N	13304 NE 89TH ST
007	683800	0360	8/7/07	\$520,000	\$450,000	1870	7	1986	3	3570	N	N	8718 133RD AVE NE
007	683800	0320	1/15/08	\$525,000	\$464,000	1870	7	1986	3	3139	N	N	8702 133RD AVE NE
007	660850	0330	7/3/08	\$515,000	\$477,000	1870	7	1930	5	20550	N	N	11227 132ND AVE NE
007	683800	0670	1/3/08	\$419,355	\$370,000	1880	7	1987	3	2742	N	N	13202 NE 89TH ST
007	234000	0060	4/8/08	\$507,000	\$457,000	1920	7	1968	4	9375	N	N	12818 NE 91ST ST
007	388810	0227	7/24/07	\$599,000	\$518,000	1940	7	1996	3	10046	N	N	13109 NE 100TH ST
007	259240	0430	8/30/07	\$545,000	\$472,000	1990	7	1974	3	7344	N	N	13114 NE 129TH ST
007	419150	0130	2/16/07	\$635,000	\$552,000	2020	7	1963	5	10500	N	N	13030 NE 102ND PL
007	222605	9024	2/13/08	\$630,000	\$560,000	2080	7	1979	3	35051	Y	N	13224 136TH AVE NE
007	932930	0010	10/30/07	\$451,000	\$393,000	2150	7	1976	3	8449	N	N	12939 133RD PL NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	272605	9060	8/18/08	\$525,000	\$495,000	2300	7	1959	4	17160	N	N	13010 132ND AVE NE
007	124670	0111	4/16/07	\$435,000	\$376,000	2440	7	1967	4	10500	N	N	10420 134TH AVE NE
007	242300	0470	7/7/08	\$405,000	\$376,000	1140	8	1976	3	7500	N	N	10711 126TH AVE NE
007	256490	0320	4/18/08	\$453,000	\$410,000	1160	8	1981	3	7350	N	N	12614 NE 114TH PL
007	242300	0140	4/5/07	\$505,000	\$437,000	1160	8	1975	3	7490	N	N	10726 126TH PL NE
007	242300	0040	3/9/07	\$458,000	\$397,000	1180	8	1976	3	8970	N	N	10716 127TH AVE NE
007	640331	0140	3/28/07	\$515,000	\$446,000	1180	8	1976	3	9750	N	N	12840 NE 107TH PL
007	256490	0410	7/17/08	\$554,000	\$516,000	1200	8	1981	3	7600	N	N	12705 NE 114TH ST
007	742780	0100	5/28/07	\$485,000	\$419,000	1230	8	1989	3	7241	N	N	12720 NE 97TH PL
007	674370	0348	3/21/08	\$495,000	\$444,000	1300	8	1968	3	12000	N	N	12711 NE 105TH CT
007	242300	0010	6/13/07	\$538,510	\$465,000	1330	8	1976	4	7210	N	N	12712 NE 107TH PL
007	242300	0200	10/15/07	\$493,000	\$429,000	1340	8	1976	3	7315	N	N	12657 NE 109TH ST
007	812630	0330	10/15/07	\$520,000	\$452,000	1360	8	1981	3	12000	N	N	11914 132ND PL NE
007	812630	0320	5/30/07	\$565,000	\$488,000	1380	8	1984	3	12150	N	N	13208 NE 119TH WAY
007	781410	0040	12/11/07	\$417,000	\$366,000	1390	8	1996	3	7432	N	N	12102 NE 107TH ST
007	173710	0680	6/5/07	\$589,999	\$509,000	1390	8	1982	3	8400	N	N	11037 131ST AVE NE
007	613950	0030	7/26/07	\$555,000	\$480,000	1410	8	1976	3	9000	N	N	12813 NE 106TH PL
007	212800	0080	12/19/07	\$507,000	\$446,000	1430	8	1977	3	8075	N	N	12835 NE 108TH PL
007	640331	0010	10/18/07	\$422,000	\$367,000	1460	8	1976	3	7700	N	N	10638 128TH AVE NE
007	388600	0010	7/6/07	\$515,000	\$445,000	1470	8	2005	3	2533	N	N	13131 NE 97TH ST
007	388600	0090	8/8/07	\$549,950	\$476,000	1470	8	2005	3	3890	N	N	13029 NE 97TH ST
007	342605	9049	7/3/07	\$485,000	\$419,000	1480	8	1951	3	22215	N	N	11262 132ND AVE NE
007	742020	0110	1/18/07	\$449,950	\$392,000	1510	8	1989	3	7804	N	N	13007 NE 101ST PL
007	256490	0330	3/5/08	\$480,000	\$429,000	1530	8	1981	3	7350	N	N	12620 NE 114TH PL
007	124190	0011	5/25/07	\$605,000	\$522,000	1530	8	1994	3	7200	N	N	12834 NE 86TH ST
007	943010	0260	12/7/07	\$520,000	\$456,000	1550	8	1994	3	7512	N	N	13618 NE 93RD ST
007	342605	9080	9/8/08	\$550,000	\$523,000	1560	8	1973	4	21344	N	N	11220 132ND AVE NE
007	123850	0385	8/6/07	\$520,000	\$450,000	1590	8	1988	3	7480	N	N	12717 NE 94TH CT
007	388810	0090	6/19/07	\$560,000	\$483,000	1600	8	1992	3	8488	N	N	12902 NE 91ST LN
007	742020	0020	11/6/08	\$510,000	\$497,000	1610	8	1989	3	8489	N	N	12823 NE 101ST PL
007	541530	0060	5/18/07	\$624,000	\$539,000	1640	8	1987	3	8620	N	N	12819 133RD PL NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	018600	0120	4/12/07	\$515,000	\$445,000	1670	8	1976	4	7198	N	N	13064 134TH AVE NE
007	812630	0520	8/28/08	\$499,950	\$473,000	1670	8	1981	3	11250	N	N	13315 NE 119TH WAY
007	674370	0256	12/3/07	\$499,950	\$438,000	1680	8	1989	3	7230	N	N	12712 NE 101ST PL
007	812630	0590	2/27/07	\$515,000	\$447,000	1710	8	1988	3	11968	N	N	11711 134TH PL NE
007	124190	0007	3/19/07	\$632,000	\$547,000	1750	8	1925	5	7000	N	N	12824 NE 86TH ST
007	238740	0010	8/27/07	\$599,900	\$519,000	1770	8	2001	3	4507	N	N	12408 NE 103RD PL
007	674370	0262	7/30/08	\$487,000	\$456,000	1800	8	1989	3	7291	N	N	12721 NE 101ST PL
007	173710	0310	6/25/08	\$522,000	\$482,000	1800	8	1981	3	8800	N	N	12806 NE 111TH PL
007	812630	0380	3/20/07	\$600,000	\$520,000	1800	8	1987	4	11200	N	N	11805 132ND PL NE
007	389310	1042	9/5/07	\$535,000	\$464,000	1810	8	2000	3	7208	N	N	12121 NE 108TH PL
007	124190	0004	1/9/08	\$489,000	\$431,000	1820	8	1985	3	7912	N	N	12929 NE 87TH ST
007	123850	0361	5/29/07	\$625,000	\$540,000	1840	8	1997	3	2449	N	N	12708 NE 91ST PL
007	812630	0150	7/25/08	\$528,000	\$493,000	1850	8	1988	3	12000	N	N	13315 NE 117TH WAY
007	794140	0120	3/14/08	\$563,000	\$504,000	1850	8	1989	3	7326	N	N	13010 NE 103RD PL
007	794140	0100	3/29/07	\$624,700	\$541,000	1880	8	1989	3	7326	N	N	12930 NE 103RD PL
007	123850	0284	6/14/07	\$589,950	\$509,000	1900	8	1988	3	8687	N	N	12702 NE 94TH CT
007	640331	0150	9/17/08	\$463,000	\$442,000	1920	8	1976	3	9100	N	N	12834 NE 107TH PL
007	123850	0506	5/7/08	\$580,000	\$528,000	1920	8	1995	3	7225	N	N	12516 NE 94TH ST
007	812630	0030	4/10/07	\$589,950	\$510,000	1930	8	1987	3	12000	N	N	11669 132ND CT NE
007	674370	0273	11/3/08	\$500,000	\$487,000	1940	8	1990	3	7200	N	N	12703 NE 102ND PL
007	663990	0305	8/13/07	\$520,000	\$450,000	1950	8	2000	3	3960	N	N	10428 SLATER AVE NE
007	123850	0959	2/20/08	\$492,000	\$438,000	1970	8	1998	3	7201	N	N	12032 SLATER AVE NE
007	943010	0100	11/8/07	\$630,000	\$550,000	1980	8	1995	3	10459	N	N	9209 135TH PL NE
007	123310	0796	2/27/08	\$560,000	\$500,000	2050	8	1993	3	9848	N	N	12712 NE 88TH LN
007	742780	0200	7/12/07	\$550,000	\$475,000	2060	8	1989	3	5638	N	N	12729 NE 97TH PL
007	032505	9243	12/26/07	\$599,950	\$528,000	2080	8	1985	3	9662	N	N	8402 140TH AVE NE
007	812630	0630	4/17/08	\$540,000	\$488,000	2110	8	1979	3	12012	N	N	13312 NE 117TH WAY
007	812630	0040	7/1/08	\$509,000	\$471,000	2190	8	1979	3	19788	N	N	11663 132ND CT NE
007	221609	0170	7/5/07	\$635,000	\$548,000	2190	8	2001	3	5471	N	N	12515 NE 105TH PL
007	123850	0377	11/11/08	\$541,313	\$529,000	2200	8	1998	3	8709	N	N	12716 NE 92ND PL
007	221609	0010	3/28/07	\$621,000	\$538,000	2210	8	2000	3	7080	N	N	10418 124TH AVE NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	663990	0110	4/21/08	\$590,000	\$534,000	2230	8	1999	3	16697	N	N	12024 NE 100TH PL
007	943011	0210	4/25/07	\$714,000	\$617,000	2250	8	1996	3	12871	N	N	9321 139TH CT NE
007	173710	0260	4/12/07	\$540,000	\$467,000	2280	8	1980	3	7350	N	N	11015 128TH PL NE
007	123850	0948	4/30/07	\$624,000	\$539,000	2280	8	2004	3	6840	N	N	9729 SLATER AVE NE
007	388810	0193	5/10/07	\$680,000	\$587,000	2290	8	1998	3	7220	N	N	13120 NE 95TH LN
007	123850	0958	7/30/08	\$549,000	\$514,000	2300	8	1998	3	8533	N	N	9911 SLATER AVE NE
007	173710	0770	10/21/08	\$480,000	\$464,000	2360	8	1979	3	7420	N	N	12824 NE 109TH PL
007	388810	0056	10/10/07	\$749,900	\$652,000	2400	8	2004	3	7012	N	N	12838 NE 95TH ST
007	221609	0090	6/22/07	\$645,000	\$557,000	2410	8	2000	3	7349	N	N	10423 NE 105TH ST
007	173710	0480	5/9/08	\$629,950	\$573,000	2420	8	1982	3	7350	N	N	11028 131ST AVE NE
007	388810	0189	7/30/07	\$690,000	\$596,000	2420	8	1998	3	7317	N	N	13107 NE 95TH LN
007	173710	0590	2/8/08	\$627,500	\$557,000	2440	8	1982	3	7000	N	N	12903 NE 111TH PL
007	752440	0090	4/24/07	\$649,950	\$562,000	2500	8	1983	3	23477	N	N	13331 NE 115TH CT
007	173710	0510	3/3/08	\$627,000	\$560,000	2510	8	1982	3	8400	N	N	11017 131ST AVE NE
007	388810	0167	12/17/07	\$719,950	\$632,000	2640	8	2007	3	6483	N	N	9524 130TH AVE NE
007	388810	0187	1/9/08	\$749,950	\$662,000	3010	8	2007	3	7201	N	N	9528 130TH AVE NE
007	189110	0140	3/17/08	\$607,500	\$545,000	1400	9	2005	3	2342	N	N	12822 NE 105TH PL
007	189110	0030	11/6/07	\$650,000	\$567,000	1500	9	2005	3	2399	N	N	10432 128TH AVE NE
007	743630	0170	9/19/08	\$399,000	\$381,000	1590	9	1997	3	2088	N	N	12418 NE 100TH ST
007	189110	0040	4/24/07	\$708,000	\$612,000	1700	9	2005	3	2701	N	N	10434 128TH AVE NE
007	743630	0190	5/25/07	\$510,000	\$440,000	2060	9	1997	3	3277	N	N	12414 NE 100TH ST
007	388810	0016	1/11/07	\$624,950	\$545,000	2070	9	1991	3	7207	N	N	9911 129TH PL NE
007	131048	0440	2/26/07	\$569,950	\$495,000	2076	9	1999	3	5151	N	N	13342 NE 134TH PL
007	123850	0463	8/10/07	\$582,000	\$503,000	2130	9	2004	3	11715	N	N	12508 NE 90TH ST
007	241995	0070	2/28/07	\$729,000	\$633,000	2330	9	2003	3	7130	N	N	12715 NE 103RD PL
007	131048	0050	7/6/07	\$600,000	\$518,000	2373	9	1999	3	5989	N	N	13409 133RD AVE NE
007	911320	0020	6/18/07	\$735,000	\$635,000	2480	9	2000	3	5137	N	N	13204 NE 92ND WAY
007	238740	0120	11/19/07	\$686,000	\$600,000	2500	9	2001	3	6005	N	N	10230 125TH AVE NE
007	663990	0041	1/26/07	\$745,000	\$649,000	2540	9	2006	3	8075	N	N	12122 NE 105TH ST
007	123850	0848	3/24/08	\$640,000	\$575,000	2590	9	2003	3	12844	N	N	9702 SLATER AVE NE
007	241995	0030	9/23/08	\$730,000	\$698,000	2600	9	2003	3	7132	N	N	12720 NE 103RD PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	147159	0120	12/6/07	\$650,000	\$570,000	2684	9	1998	3	7845	N	N	8415 143RD CT NE
007	674370	0219	8/13/08	\$797,500	\$750,000	2690	9	2003	3	7500	N	N	10132 127TH AVE NE
007	123850	0310	7/15/08	\$735,000	\$684,000	2700	9	2000	3	30000	N	N	9206 126TH AVE NE
007	238740	0170	3/19/07	\$782,000	\$677,000	2710	9	2001	3	6008	N	N	12518 NE 102ND PL
007	238740	0110	5/21/08	\$745,000	\$681,000	2730	9	2002	3	7200	N	N	10227 126TH AVE NE
007	674370	0145	3/30/07	\$742,000	\$642,000	2740	9	2006	3	7082	N	N	10004 125TH AVE NE
007	674370	0085	9/10/07	\$680,000	\$589,000	2760	9	2002	3	7200	N	N	12525 NE 107TH PL
007	389510	0041	7/29/08	\$680,000	\$636,000	2800	9	2007	3	6593	N	N	8366 138TH CT NE
007	123850	0425	12/9/08	\$700,000	\$692,000	2800	9	2007	3	6846	N	N	9208 124TH AVE NE
007	674370	0147	5/8/07	\$795,000	\$687,000	2850	9	2006	3	9238	N	N	10008 125TH AVE NE
007	663990	0014	12/19/07	\$705,000	\$620,000	2860	9	2007	3	9343	N	N	10727 121ST PL NE
007	674370	0247	8/17/07	\$799,000	\$691,000	2860	9	2005	3	7339	N	N	10019 128TH AVE NE
007	032505	9279	7/16/08	\$939,000	\$874,000	2870	9	2008	3	7457	N	N	14005 NE 85TH CT
007	943010	0490	4/16/07	\$795,000	\$687,000	2900	9	2006	3	8566	N	N	13206 NE 93RD ST
007	943010	0480	3/7/07	\$840,850	\$729,000	2900	9	2006	3	7910	N	N	13212 NE 93RD ST
007	663990	0013	4/2/08	\$749,000	\$674,000	2970	9	2008	3	6706	N	N	12103 NE 108TH ST
007	663990	0018	5/14/08	\$765,500	\$698,000	2970	9	2008	3	8053	N	N	10723 121ST PL NE
007	674370	0357	11/26/07	\$810,000	\$709,000	2980	9	2006	3	7379	N	N	12708 NE 105TH CT
007	123850	0427	12/17/07	\$780,000	\$685,000	2990	9	2007	3	6846	N	N	9219 125TH AVE NE
007	663990	0017	9/8/08	\$740,000	\$703,000	2990	9	2008	3	7316	N	N	10719 121ST PL NE
007	674370	0324	6/19/07	\$898,615	\$776,000	3060	9	2006	3	7246	N	N	12625 NE 105TH PL
007	674370	0323	8/31/07	\$885,000	\$767,000	3070	9	2006	3	7851	N	N	12621 NE 105TH PL
007	674370	0230	8/13/08	\$812,000	\$764,000	3200	9	2005	3	7201	N	N	10032 126TH AVE NE
007	261992	0060	11/19/07	\$739,000	\$646,000	3240	9	2004	3	4921	N	N	13328 NE 97TH ST
007	674370	0229	11/18/08	\$765,000	\$750,000	3300	9	2005	3	6881	N	N	10034 127TH AVE NE
007	123850	0879	10/31/08	\$735,000	\$714,000	3330	9	2008	3	7143	N	N	12320 NE 97TH ST
007	032505	9278	12/29/08	\$917,000	\$916,000	3480	9	2008	3	10309	N	N	14007 NE 85TH CT
007	388810	0099	2/1/08	\$950,000	\$842,000	1950	10	2007	3	8044	N	N	9303 130TH AVE NE
007	388810	0087	3/23/07	\$919,000	\$796,000	2860	10	2006	3	9788	N	N	9119 130TH AVE NE
007	388810	0080	3/1/07	\$924,000	\$802,000	2910	10	2006	3	10408	N	N	9115 130TH AVE NE
007	674370	0344	1/8/08	\$902,600	\$796,000	3070	10	2007	3	7247	N	N	12725 NE 105TH CT

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	123850	0940	6/14/07	\$839,950	\$725,000	3200	10	2006	3	9537	N	N	9707 SLATER AVE NE
007	388810	0128	3/16/07	\$1,099,950	\$953,000	3070	11	2006	3	7304	N	N	12924 NE 87TH ST
007	388810	0122	6/19/07	\$1,099,950	\$950,000	3310	11	2005	3	12138	N	N	12910 NE 87TH ST
007	272605	9144	1/24/07	\$1,130,000	\$984,000	4570	11	2006	3	10194	N	N	13112 134TH AVE NE
007	032505	9268	12/11/07	\$1,825,000	\$1,601,000	6010	12	2002	3	13220	N	N	9216 132ND AVE NE
015	123750	0620	10/4/07	\$360,000	\$313,000	950	6	1949	3	10401	N	N	13461 NE REDMOND WAY
015	092505	9139	11/28/08	\$477,250	\$470,000	1020	6	1954	4	11250	N	N	6521 125TH AVE NE
015	123310	0470	5/21/07	\$320,000	\$276,000	1140	6	1958	4	6360	N	N	12410 NE 80TH ST
015	873170	0020	3/20/07	\$435,500	\$377,000	1170	6	1955	3	10125	N	N	12634 NE 73RD ST
015	092505	9097	6/4/07	\$449,000	\$388,000	1240	6	1981	3	12745	N	N	7932 125TH LN NE
015	642110	0570	6/9/08	\$435,000	\$400,000	1580	6	1925	5	11243	N	N	7021 151ST AVE NE
015	642110	0092	12/23/08	\$360,000	\$358,000	1710	6	1950	4	13500	N	N	7905 151ST AVE NE
015	108770	0005	9/26/07	\$585,000	\$508,000	2020	6	1956	5	11200	N	N	12204 NE 65TH ST
015	548731	0080	2/12/08	\$492,000	\$437,000	820	7	1970	2	9678	N	N	7815 135TH AVE NE
015	856250	0300	3/27/08	\$350,000	\$315,000	960	7	1962	4	8538	N	N	13790 NE 78TH PL
015	856250	1040	4/25/08	\$380,200	\$345,000	960	7	1963	4	7350	N	N	7643 139TH PL NE
015	092505	9044	2/20/07	\$403,000	\$350,000	960	7	1975	3	9583	N	N	12316 NE 75TH ST
015	390050	0050	10/29/07	\$360,000	\$314,000	1010	7	1966	3	10125	N	N	7531 124TH AVE NE
015	856250	0800	12/4/07	\$450,000	\$394,000	1010	7	1963	4	7975	N	N	13773 NE 76TH PL
015	620300	0020	2/15/07	\$500,000	\$434,000	1030	7	1963	4	9100	N	N	12118 NE 64TH ST
015	640070	0189	5/1/08	\$359,500	\$326,000	1040	7	1961	3	8075	N	N	12220 NE 73RD ST
015	102505	9183	3/19/07	\$431,000	\$373,000	1060	7	1977	3	7400	N	N	13327 NE 75TH ST
015	548720	0020	5/29/07	\$403,000	\$348,000	1070	7	1961	4	10410	N	N	7845 135TH AVE NE
015	092505	9240	2/26/08	\$490,000	\$437,000	1080	7	1984	3	7616	N	N	12411 NE 80TH ST
015	175970	2580	6/18/07	\$455,000	\$393,000	1090	7	1977	4	9180	N	N	11618 NE 61ST ST
015	548731	0180	8/6/07	\$480,000	\$415,000	1100	7	1971	4	9125	N	N	13510 NE 78TH ST
015	184230	0050	4/20/07	\$531,000	\$459,000	1110	7	1965	3	9072	N	N	14314 NE 72ND ST
015	123690	0009	2/28/08	\$375,000	\$335,000	1130	7	1964	3	9600	N	N	12827 NE 80TH ST
015	131093	0040	3/20/08	\$445,000	\$399,000	1140	7	1981	3	8473	N	N	15227 NE 74TH WAY
015	804500	0540	4/30/08	\$497,310	\$451,000	1140	7	1966	4	10284	N	N	7612 135TH PL NE
015	642110	0510	9/9/08	\$500,000	\$475,000	1160	7	1979	3	14450	N	N	7331 151ST AVE NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
015	620300	0140	1/17/08	\$485,000	\$429,000	1170	7	1963	3	9525	N	N	12105 NE 64TH ST
015	111580	0100	5/13/08	\$475,000	\$433,000	1170	7	1970	4	7150	N	N	6501 144TH AVE NE
015	022510	0120	9/16/08	\$390,000	\$372,000	1180	7	1963	3	10508	N	N	7517 123RD AVE NE
015	804420	0150	3/19/08	\$378,000	\$339,000	1190	7	1982	3	2625	N	N	14127 NE 78TH CT
015	184220	0140	11/8/07	\$441,500	\$385,000	1190	7	1964	4	8050	N	N	14118 NE 71ST ST
015	804420	0130	6/4/07	\$380,000	\$328,000	1200	7	1983	3	2625	N	N	14119 NE 78TH CT
015	565720	0140	1/16/08	\$428,000	\$378,000	1210	7	1968	3	10088	N	N	7909 134TH AVE NE
015	792271	0290	3/2/07	\$445,000	\$386,000	1220	7	1975	3	7007	N	N	6917 149TH AVE NE
015	951250	0670	11/9/07	\$530,000	\$463,000	1220	7	1967	5	9890	N	N	7523 141ST AVE NE
015	951250	0840	8/21/07	\$535,000	\$463,000	1220	7	1967	3	8400	N	N	7508 140TH PL NE
015	743700	0130	2/9/07	\$399,950	\$348,000	1240	7	1965	3	10550	N	N	8111 135TH PL NE
015	390050	0011	5/4/07	\$478,000	\$413,000	1250	7	1966	4	10800	N	N	7563 124TH AVE NE
015	804420	0340	11/13/07	\$350,000	\$306,000	1260	7	1983	3	2625	N	N	7922 140TH PL NE
015	804420	0230	2/9/07	\$365,000	\$317,000	1260	7	1983	3	2625	N	N	14112 NE 78TH CT
015	804420	0250	6/14/07	\$408,000	\$352,000	1260	7	1983	3	2625	N	N	14104 NE 78TH CT
015	102505	9179	5/7/07	\$485,000	\$419,000	1260	7	1975	4	9800	N	N	7704 132ND AVE NE
015	951250	1400	12/23/08	\$331,200	\$330,000	1270	7	1968	3	8800	N	N	14220 NE 73RD ST
015	856270	0290	9/10/08	\$440,000	\$419,000	1280	7	1966	3	8243	N	N	13820 NE 72ND PL
015	390110	0015	5/24/07	\$466,000	\$402,000	1290	7	1962	4	8580	N	N	12426 NE 73RD ST
015	743690	0020	1/17/07	\$365,000	\$318,000	1310	7	1958	3	8925	N	N	8401 134TH AVE NE
015	743690	0015	6/12/07	\$389,950	\$337,000	1310	7	1958	3	8925	N	N	8317 134TH AVE NE
015	856250	0040	5/2/07	\$409,000	\$353,000	1310	7	1963	3	8345	N	N	7527 137TH AVE NE
015	856250	0020	10/13/08	\$375,000	\$362,000	1310	7	1963	3	9386	N	N	7513 137TH AVE NE
015	108770	0060	8/9/07	\$494,000	\$427,000	1310	7	1961	3	10800	N	N	12241 NE 65TH ST
015	548731	0150	2/6/07	\$384,000	\$334,000	1320	7	1971	4	9245	N	N	13530 NE 78TH ST
015	092505	9197	4/1/08	\$468,000	\$421,000	1320	7	1967	4	12969	N	N	7809 126TH AVE NE
015	108790	0131	5/12/08	\$485,000	\$442,000	1320	7	1959	3	14400	N	N	12216 NE 61ST ST
015	951250	1320	10/16/07	\$499,950	\$435,000	1330	7	1969	3	7800	N	N	14203 NE 74TH ST
015	124150	0048	5/22/08	\$360,000	\$329,000	1340	7	1956	3	9083	N	N	12455 NE 75TH ST
015	565720	0020	6/27/08	\$386,500	\$357,000	1340	7	1963	3	10088	N	N	7842 132ND AVE NE
015	389710	0710	4/4/07	\$496,000	\$429,000	1340	7	1953	4	9900	Y	N	11809 NE 74TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
015	418000	0040	11/10/07	\$515,000	\$450,000	1340	7	1969	4	11445	N	N	7408 127TH AVE NE
015	804500	0090	4/10/08	\$408,600	\$369,000	1350	7	1966	3	7459	N	N	13317 NE 74TH ST
015	123310	0324	10/29/07	\$577,000	\$503,000	1360	7	1910	4	18250	N	N	8040 122ND AVE NE
015	108790	0060	5/9/07	\$490,000	\$423,000	1380	7	1963	3	17877	N	N	6100 123RD AVE NE
015	108790	0060	9/25/07	\$664,500	\$577,000	1380	7	1963	3	17877	N	N	6100 123RD AVE NE
015	804420	0050	2/8/08	\$397,950	\$353,000	1390	7	1981	3	2625	N	N	7801 140TH PL NE
015	804420	0020	1/22/07	\$430,000	\$375,000	1390	7	1981	3	3150	N	N	7807 140TH PL NE
015	856250	0770	4/14/08	\$395,000	\$357,000	1400	7	1963	5	7474	N	N	7524 137TH AVE NE
015	640070	0301	3/26/07	\$470,400	\$407,000	1400	7	1958	3	6708	N	N	7004 122ND AVE NE
015	111581	0130	2/15/07	\$630,000	\$547,000	1400	7	1976	4	7208	N	N	6542 140TH PL NE
015	108610	0360	8/15/08	\$490,000	\$461,000	1410	7	1972	4	9840	N	N	6004 120TH AVE NE
015	642110	0544	9/4/07	\$531,750	\$461,000	1410	7	1989	3	16902	N	N	7050 150TH AVE NE
015	742440	0120	4/10/08	\$425,000	\$383,000	1430	7	1954	3	12748	N	N	8202 126TH AVE NE
015	078500	0040	5/3/07	\$460,000	\$397,000	1440	7	1961	4	8465	N	N	12009 NE 83RD ST
015	123750	0820	6/19/08	\$430,000	\$397,000	1450	7	1963	4	9988	N	N	8347 133RD AVE NE
015	951250	0240	6/20/07	\$580,000	\$501,000	1450	7	1969	3	8250	N	N	14115 NE 73RD ST
015	640070	0040	5/17/07	\$497,000	\$429,000	1460	7	1967	3	12423	N	N	12047 NE 75TH ST
015	742040	0080	5/30/07	\$645,000	\$557,000	1470	7	1963	3	16875	N	N	13116 NE 80TH ST
015	941350	0100	2/23/07	\$486,500	\$422,000	1480	7	1971	3	9347	N	N	6418 146TH AVE NE
015	856250	0380	4/18/07	\$605,000	\$523,000	1540	7	1969	3	8451	N	N	7720 139TH PL NE
015	951250	1380	8/19/08	\$449,950	\$424,000	1560	7	1969	4	11025	N	N	7309 143RD AVE NE
015	856250	0070	6/21/07	\$543,250	\$469,000	1590	7	1963	5	8976	N	N	13728 NE 76TH PL
015	742400	0070	7/18/07	\$432,500	\$374,000	1610	7	1961	3	10200	N	N	7810 130TH AVE NE
015	742400	0070	6/24/08	\$480,000	\$443,000	1610	7	1961	3	10200	N	N	7810 130TH AVE NE
015	111580	0120	4/28/08	\$500,000	\$454,000	1620	7	1970	3	8140	N	N	14415 NE 65TH ST
015	123310	0225	7/11/07	\$580,000	\$501,000	1650	7	1955	3	11615	N	N	8244 120TH AVE NE
015	184230	0010	11/12/07	\$475,000	\$415,000	1670	7	1968	4	7840	N	N	14216 NE 72ND ST
015	108770	0090	9/28/07	\$480,000	\$417,000	1700	7	1958	3	9600	N	N	12205 NE 64TH ST
015	804500	0340	11/1/07	\$560,000	\$488,000	1700	7	1966	3	7210	N	N	7106 134TH AVE NE
015	873170	0035	2/26/07	\$550,000	\$477,000	1720	7	1965	3	10125	N	N	12611 NE 73RD ST
015	092505	9177	8/21/07	\$549,999	\$476,000	1740	7	1963	4	12196	N	N	7544 123RD AVE NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
015	092505	9121	7/10/07	\$525,000	\$453,000	1780	7	1954	4	16800	N	N	6734 125TH AVE NE
015	856260	0050	7/17/07	\$475,000	\$410,000	1810	7	1964	3	7287	N	N	7322 137TH AVE NE
015	092505	9095	12/28/07	\$515,000	\$453,000	1880	7	1959	4	11218	N	N	6560 125TH AVE NE
015	642110	0040	12/31/08	\$430,000	\$430,000	1920	7	1964	4	12098	Y	N	7660 151ST AVE NE
015	102505	9095	5/1/07	\$530,000	\$458,000	1930	7	1969	3	10060	N	N	7826 133RD AVE NE
015	290970	0020	6/20/08	\$517,000	\$477,000	1960	7	1973	4	9660	N	N	8010 138TH AVE NE
015	660030	0070	2/19/08	\$640,000	\$570,000	2050	7	1968	4	18376	N	N	12921 NE 78TH PL
015	856250	0740	7/21/08	\$458,000	\$427,000	2070	7	1963	3	7474	N	N	13760 NE 74TH ST
015	032505	9123	2/1/07	\$510,000	\$444,000	2120	7	1990	4	12980	N	N	13230 NE 85TH ST
015	856260	0090	12/11/07	\$580,000	\$509,000	2150	7	1967	4	7763	N	N	7233 137TH AVE NE
015	169800	0080	4/4/07	\$550,000	\$476,000	2210	7	1961	3	16264	N	N	12016 NE 66TH ST
015	390110	0035	7/16/08	\$635,000	\$591,000	2300	7	2004	3	8580	N	N	12449 NE 73RD ST
015	390050	0110	6/13/07	\$597,000	\$515,000	2310	7	1965	4	10525	N	N	7536 124TH AVE NE
015	092505	9092	6/21/07	\$619,000	\$534,000	2420	7	1976	4	16800	N	N	6907 125TH AVE NE
015	804500	0170	2/7/07	\$494,995	\$430,000	2470	7	1966	4	7789	N	N	13323 NE 73RD ST
015	068653	0230	6/25/07	\$629,950	\$544,000	2620	7	1969	5	10800	N	N	14201 NE 64TH CT
015	108580	0060	2/8/08	\$795,000	\$706,000	2690	7	1997	4	8867	N	N	12307 NE 68TH PL
015	092505	9101	5/10/07	\$656,500	\$567,000	1040	8	1965	3	10720	N	N	6425 125TH AVE NE
015	792270	0320	12/7/07	\$549,600	\$482,000	1180	8	1969	3	14145	N	N	15035 NE 68TH ST
015	719735	0050	3/4/08	\$510,000	\$456,000	1190	8	1977	3	9594	N	N	15317 NE 62ND CT
015	111580	0310	10/8/07	\$489,900	\$426,000	1200	8	1972	4	7920	N	N	6716 146TH AVE NE
015	743640	0150	7/23/08	\$499,000	\$466,000	1200	8	1974	4	8023	N	N	7720 131ST AVE NE
015	804450	0090	6/14/07	\$605,000	\$522,000	1230	8	1977	3	7380	N	N	6820 140TH PL NE
015	123310	0069	5/21/07	\$485,000	\$419,000	1270	8	1959	3	10200	Y	N	8025 118TH AVE NE
015	856270	0450	8/16/07	\$565,000	\$489,000	1270	8	1965	4	7970	N	N	13708 NE 70TH PL
015	289600	0450	4/4/07	\$551,000	\$477,000	1300	8	1975	4	8220	N	N	7608 146TH AVE NE
015	254710	0045	3/28/07	\$620,000	\$537,000	1330	8	1961	3	12006	N	N	13012 NE 73RD ST
015	111580	0180	5/18/07	\$540,000	\$466,000	1340	8	1970	5	6608	N	N	14613 NE 65TH CT
015	068653	0120	9/20/07	\$556,025	\$482,000	1340	8	1975	4	8800	N	N	14212 NE 66TH ST
015	856250	0570	5/18/07	\$465,000	\$402,000	1350	8	1964	3	8385	N	N	7427 139TH PL NE
015	289600	0700	5/15/08	\$449,900	\$410,000	1360	8	1978	3	9918	N	N	7916 147TH AVE NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
015	743640	0020	12/13/07	\$560,000	\$492,000	1370	8	1974	3	7350	N	N	7614 130TH AVE NE
015	289600	0720	9/17/07	\$545,000	\$473,000	1380	8	1976	3	12298	N	N	7928 147TH AVE NE
015	092505	9252	6/24/08	\$585,000	\$540,000	1380	8	1990	3	7612	N	N	7415 131ST PL NE
015	389710	0365	5/3/07	\$675,000	\$583,000	1380	8	1973	4	12875	N	N	11717 NE 73RD ST
015	769480	0080	12/15/07	\$457,500	\$402,000	1390	8	2007	3	1921	N	N	15591 NE 68TH CT
015	769480	0070	11/29/07	\$475,000	\$416,000	1390	8	2007	3	2167	N	N	15585 NE 68TH CT
015	068653	0620	12/22/08	\$490,000	\$488,000	1400	8	1973	4	8292	N	N	6622 143RD AVE NE
015	792271	0110	3/9/07	\$495,000	\$429,000	1410	8	1974	3	8400	N	N	14920 NE 64TH ST
015	743650	0130	8/1/07	\$549,900	\$475,000	1410	8	1974	3	7000	N	N	7511 130TH AVE NE
015	812345	0180	9/8/08	\$450,000	\$428,000	1420	8	1978	3	9240	N	N	6027 150TH CT NE
015	289600	0120	4/17/07	\$525,000	\$454,000	1430	8	1975	3	9600	N	N	7517 154TH AVE NE
015	289600	0890	3/13/07	\$575,000	\$498,000	1430	8	1975	3	12418	N	N	14410 NE 76TH ST
015	111581	0060	2/7/07	\$575,000	\$500,000	1430	8	1975	3	10026	N	N	6523 140TH PL NE
015	111581	0070	2/26/08	\$495,000	\$441,000	1440	8	1975	3	11720	N	N	6513 140TH PL NE
015	111581	0170	6/28/07	\$549,950	\$475,000	1440	8	1976	3	8056	N	N	6636 140TH PL NE
015	111580	0590	11/13/08	\$490,000	\$479,000	1460	8	1972	3	8450	N	N	6714 144TH AVE NE
015	792271	0370	5/8/07	\$569,000	\$491,000	1460	8	1976	3	6710	N	N	14809 NE 68TH ST
015	068653	0080	12/11/08	\$510,000	\$505,000	1460	8	1973	3	9018	N	N	6617 143RD AVE NE
015	289600	0280	10/24/07	\$543,000	\$473,000	1470	8	1975	3	8800	N	N	7513 146TH AVE NE
015	856270	0320	9/26/07	\$507,000	\$440,000	1530	8	1964	4	7928	N	N	13718 NE 72ND PL
015	108800	0110	8/19/08	\$440,000	\$415,000	1540	8	1972	3	8822	N	N	12009 NE 68TH PL
015	743650	0110	7/29/07	\$625,000	\$540,000	1540	8	1974	3	7480	N	N	12919 NE 76TH ST
015	108801	0130	4/4/07	\$630,000	\$545,000	1550	8	1973	4	7360	N	N	11715 NE 67TH PL
015	108801	0080	10/2/07	\$660,000	\$573,000	1550	8	1973	4	7176	N	N	11712 NE 67TH PL
015	293540	0120	9/26/07	\$513,500	\$446,000	1570	8	1980	3	8400	N	N	6702 147TH CT NE
015	769480	0110	9/14/07	\$543,000	\$471,000	1590	8	2007	3	2527	N	N	6817 156TH PL NE
015	769480	0100	8/1/07	\$551,000	\$476,000	1590	8	2007	3	2640	N	N	6809 156TH PL NE
015	769480	0220	6/6/07	\$563,000	\$486,000	1590	8	2007	3	1983	N	N	6888 156TH PL NE
015	769480	0230	7/16/07	\$566,666	\$490,000	1590	8	2007	3	2373	N	N	6880 156TH PL NE
015	743650	0030	5/19/08	\$568,000	\$519,000	1590	8	1974	3	7480	N	N	12902 NE 75TH ST
015	743650	0270	2/21/08	\$535,000	\$477,000	1600	8	1974	3	6936	N	N	7639 128TH PL NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
015	792272	0080	5/19/08	\$550,000	\$502,000	1620	8	1976	3	10920	N	N	6605 152ND AVE NE
015	792272	0110	8/28/08	\$565,000	\$535,000	1620	8	1976	3	8910	N	N	6503 152ND AVE NE
015	792272	0310	6/5/07	\$630,000	\$544,000	1640	8	1976	3	13600	N	N	6330 152ND AVE NE
015	092505	9251	5/8/07	\$580,000	\$501,000	1670	8	1990	3	7222	N	N	7420 131ST PL NE
015	642110	0025	5/23/07	\$659,000	\$569,000	1670	8	1979	5	10191	Y	N	7714 151ST AVE NE
015	108801	0330	6/19/07	\$715,000	\$617,000	1670	8	1973	3	9000	N	N	6814 119TH AVE NE
015	092505	9041	10/16/07	\$545,000	\$474,000	1680	8	1990	3	7810	N	N	7401 131ST PL NE
015	792266	0020	12/2/08	\$490,000	\$483,000	1690	8	1981	3	7219	N	N	12934 NE 71ST ST
015	743650	0380	10/1/07	\$554,000	\$481,000	1700	8	1974	3	8119	N	N	7501 128TH PL NE
015	108801	0150	3/7/08	\$592,000	\$529,000	1700	8	1973	3	8400	N	N	11807 NE 67TH PL
015	769480	0090	10/18/07	\$580,000	\$505,000	1720	8	2007	3	2998	N	N	6801 156TH PL NE
015	769480	0200	6/18/07	\$633,000	\$546,000	1720	8	2007	3	2326	N	N	6885 156TH PL NE
015	769480	0210	3/3/08	\$620,000	\$554,000	1720	8	2007	3	3040	N	N	6889 156TH PL NE
015	873170	0015	7/26/07	\$700,000	\$605,000	1720	8	1967	4	10125	N	N	12642 NE 73RD ST
015	769480	0320	6/11/07	\$582,000	\$502,000	1730	8	2007	3	2708	N	N	6816 156TH PL NE
015	769480	0330	7/17/07	\$599,000	\$517,000	1730	8	2007	3	4039	N	N	6802 156TH PL NE
015	620265	0120	6/14/07	\$570,000	\$492,000	1740	8	1986	4	6094	N	N	13326 NE 69TH WAY
015	873170	0070	5/25/07	\$475,000	\$410,000	1750	8	1965	3	10125	N	N	12702 NE 72ND ST
015	687031	0050	3/6/08	\$549,950	\$492,000	1760	8	2008	3	2241	N	N	7910 150TH CT NE
015	687031	0040	5/22/08	\$555,000	\$507,000	1760	8	2008	3	2250	N	N	7916 150TH CT NE
015	687031	0070	3/4/08	\$569,950	\$509,000	1760	8	2008	3	2245	N	N	7919 150TH CT NE
015	687031	0020	1/16/08	\$579,950	\$512,000	1760	8	2008	3	2141	N	N	7924 150TH CT NE
015	792271	0180	8/14/07	\$477,240	\$413,000	1770	8	1973	3	8400	N	N	6608 149TH AVE NE
015	769480	0180	6/18/07	\$598,000	\$516,000	1770	8	2007	3	2868	N	N	6873 156TH PL NE
015	769480	0270	8/29/07	\$603,000	\$522,000	1770	8	2007	3	2770	N	N	6854 156TH PL NE
015	769480	0040	9/26/07	\$660,000	\$573,000	1770	8	2007	3	5805	N	N	15567 NE 68TH CT
015	792271	0520	1/2/07	\$467,000	\$408,000	1780	8	1971	3	10260	N	N	14821 NE 66TH ST
015	620265	0040	11/1/07	\$550,000	\$480,000	1780	8	1987	3	11387	N	N	13444 NE OLD REDMOND RD
015	792270	0120	7/22/08	\$559,950	\$522,000	1780	8	1968	3	8730	N	N	15215 NE 68TH ST
015	792271	0620	4/21/08	\$579,000	\$524,000	1780	8	1972	4	12166	N	N	14823 NE 64TH ST
015	769480	0120	6/8/07	\$611,000	\$527,000	1780	8	2007	3	2417	N	N	6825 156TH PL NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
015	769480	0130	8/20/07	\$619,000	\$536,000	1780	8	2007	3	2408	N	N	6833 156TH PL NE
015	769480	0060	11/29/07	\$650,000	\$569,000	1780	8	2007	3	6540	N	N	15579 NE 68TH CT
015	254720	0150	1/7/08	\$475,000	\$419,000	1800	8	1968	3	10133	N	N	7327 130TH AVE NE
015	687031	0010	6/3/08	\$585,000	\$537,000	1810	8	2008	3	3080	N	N	7928 150TH CT NE
015	687031	0080	10/22/07	\$629,950	\$549,000	1810	8	2008	3	3193	N	N	7923 150TH CT NE
015	687031	0060	12/14/07	\$645,470	\$567,000	1810	8	2008	3	2542	N	N	7906 150TH CT NE
015	092505	9254	5/16/08	\$624,000	\$569,000	1810	8	1990	3	7232	N	N	7405 131ST PL NE
015	386470	0070	7/23/07	\$699,000	\$604,000	1810	8	1987	3	7274	N	N	13002 NE 70TH DR
015	742440	0090	6/12/08	\$517,000	\$476,000	1890	8	1983	4	7885	N	N	8118 126TH PL NE
015	092505	9250	5/13/08	\$567,000	\$517,000	1910	8	1990	3	7627	N	N	7416 131ST PL NE
015	804450	0140	8/28/07	\$599,950	\$520,000	1940	8	1977	4	7344	N	N	14022 NE 69TH PL
015	769480	0290	7/12/07	\$625,750	\$540,000	2050	8	2007	3	3343	N	N	6838 156TH PL NE
015	769480	0300	7/3/07	\$636,000	\$549,000	2050	8	2007	3	3666	N	N	6830 156TH PL NE
015	769480	0310	9/5/07	\$638,000	\$553,000	2050	8	2007	3	2216	N	N	6824 156TH PL NE
015	769480	0160	7/20/07	\$642,000	\$555,000	2050	8	2007	3	2556	N	N	6857 156TH PL NE
015	769480	0260	6/5/07	\$644,750	\$557,000	2050	8	2007	3	2686	N	N	6860 156TH PL NE
015	769480	0250	5/31/07	\$648,000	\$559,000	2050	8	2007	3	2243	N	N	6866 156TH PL NE
015	769480	0170	6/18/07	\$650,000	\$561,000	2050	8	2007	3	2802	N	N	6865 156TH PL NE
015	769480	0140	6/28/07	\$652,000	\$563,000	2050	8	2007	3	2456	N	N	6841 156TH PL NE
015	769480	0240	6/8/07	\$651,750	\$563,000	2050	8	2007	3	2178	N	N	6872 156TH PL NE
015	769480	0150	5/21/07	\$656,000	\$566,000	2050	8	2007	3	2505	N	N	6849 156TH PL NE
015	769480	0050	8/23/07	\$675,000	\$584,000	2050	8	2007	3	5525	N	N	15573 NE 68TH CT
015	108801	0210	4/2/07	\$525,000	\$454,000	2060	8	1973	4	8160	N	N	6707 119TH AVE NE
015	926520	0010	3/26/08	\$455,000	\$409,000	2080	8	1978	3	7568	N	N	6006 153RD CT NE
015	068653	0210	3/23/07	\$525,000	\$455,000	2080	8	1969	3	10350	N	N	14208 NE 64TH CT
015	108801	0140	8/15/08	\$640,000	\$603,000	2110	8	1973	3	7268	N	N	11803 NE 67TH PL
015	082505	9343	5/23/08	\$545,000	\$498,000	2120	8	2000	3	10187	N	N	6125 116TH AVE NE
015	111581	0100	10/9/07	\$615,000	\$535,000	2120	8	1975	4	10221	N	N	6512 140TH PL NE
015	769480	0280	8/23/07	\$592,000	\$512,000	2160	8	2007	3	4315	N	N	6846 156TH PL NE
015	769480	0010	1/10/08	\$590,000	\$521,000	2160	8	2007	3	6109	N	N	15551 NE 68TH CT
015	769480	0190	6/13/07	\$605,000	\$522,000	2160	8	2007	3	5444	N	N	6879 156TH PL NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
015	769480	0020	10/1/07	\$639,000	\$555,000	2160	8	2007	3	5850	N	N	15555 NE 68TH CT
015	769480	0030	8/13/07	\$647,000	\$560,000	2160	8	2007	3	8400	N	N	15559 NE 68TH CT
015	792271	0080	10/25/07	\$579,200	\$505,000	2320	8	1973	3	6600	N	N	6403 151ST AVE NE
015	082505	9341	7/25/08	\$560,000	\$523,000	2330	8	2001	3	8950	N	N	6111 116TH AVE NE
015	642110	0022	5/17/07	\$686,000	\$592,000	2330	8	1998	3	8674	N	N	7737 152ND AVE NE
015	941351	0030	2/6/07	\$610,000	\$531,000	2360	8	1979	4	9620	N	N	14426 NE 64TH ST
015	254721	0030	6/15/07	\$695,000	\$600,000	2370	8	1973	5	12203	N	N	12920 NE 72ND ST
015	286910	0170	2/25/08	\$670,000	\$597,000	2390	8	1987	3	11916	N	N	6809 142ND CT NE
015	804470	0020	6/2/08	\$585,000	\$536,000	2460	8	1982	3	7002	N	N	14009 NE 63RD CT
015	640070	0051	11/10/08	\$822,500	\$803,000	2480	8	2003	3	7380	N	N	12131 NE 75TH ST
015	941351	0020	5/1/08	\$564,000	\$512,000	2510	8	1979	3	10400	N	N	14434 NE 64TH ST
015	123310	0318	7/21/08	\$596,000	\$556,000	2520	8	1997	3	7348	N	N	8222 122ND AVE NE
015	941351	0100	1/10/07	\$650,000	\$567,000	2570	8	1979	4	9660	N	N	6219 144TH AVE NE
015	667270	0090	9/20/08	\$629,000	\$601,000	2590	8	1978	3	8282	N	N	14721 NE 61ST CT
015	687031	0030	4/14/08	\$667,000	\$603,000	2650	8	2008	3	3295	N	N	7920 150TH CT NE
015	642110	0019	6/4/08	\$719,000	\$660,000	2650	8	1996	3	9419	N	N	7923 152ND AVE NE
015	687031	0090	2/27/08	\$756,392	\$675,000	2650	8	2008	3	4637	N	N	7927 150TH CT NE
015	020048	0060	5/8/07	\$710,000	\$613,000	2680	8	2007	3	7205	N	N	8024 124TH CT NE
015	020048	0040	6/28/07	\$745,000	\$643,000	2680	8	2007	3	7204	N	N	8032 124TH CT NE
015	020048	0030	10/12/07	\$740,000	\$644,000	2700	8	2007	3	6842	N	N	8036 124TH CT NE
015	123310	0325	2/26/07	\$744,000	\$646,000	2710	8	1999	3	7203	N	N	8054 122ND AVE NE
015	175970	0950	2/14/07	\$635,000	\$552,000	2920	8	1987	3	9180	N	N	11616 NE 67TH ST
015	123750	0013	2/16/07	\$550,000	\$478,000	3050	8	1983	3	10010	N	N	8008 132ND AVE NE
015	792266	0070	5/11/07	\$635,000	\$548,000	3240	8	1981	3	9122	N	N	12904 NE 71ST ST
015	792270	0170	6/27/08	\$639,000	\$591,000	3240	8	1968	3	14500	N	N	6815 153RD AVE NE
015	792271	0690	5/10/07	\$630,000	\$544,000	3290	8	1973	3	11900	N	N	6305 150TH AVE NE
015	792271	0760	12/7/07	\$612,000	\$537,000	3320	8	1976	4	11500	N	N	6325 151ST AVE NE
015	792271	0420	8/1/07	\$684,950	\$592,000	3570	8	1970	5	8820	N	N	14805 NE 67TH ST
015	773230	0340	10/3/08	\$569,000	\$546,000	1710	9	1985	3	9278	N	N	14310 NE 61ST ST
015	773230	0220	7/16/07	\$645,000	\$557,000	1830	9	1984	3	7174	N	N	6027 143RD CT NE
015	720243	0070	9/19/07	\$695,000	\$603,000	2190	9	1997	3	7704	N	N	15314 NE 66TH CT

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015	773230	0330	11/16/07	\$720,000	\$629,000	2240	9	1984	3	10134	N	N	14318 NE 61ST ST
015	124150	0024	9/18/07	\$744,900	\$646,000	2250	9	2007	3	7127	N	N	12422 NE 70TH ST
015	773240	0490	6/26/08	\$700,000	\$647,000	2270	9	1986	3	7665	N	N	14401 NE 61ST ST
015	642110	0343	11/5/07	\$617,500	\$539,000	2310	9	1989	3	10635	N	N	14859 NE 75TH ST
015	642100	0150	3/7/07	\$660,000	\$572,000	2390	9	1988	3	7725	N	N	14918 NE 74TH CT
015	124150	0171	2/16/07	\$648,000	\$563,000	2400	9	1992	3	7298	N	N	13116 NE 72ND LN
015	773240	0480	8/6/08	\$722,760	\$678,000	2420	9	1986	3	7750	N	N	14407 NE 61ST ST
015	773240	0450	8/8/07	\$760,000	\$657,000	2450	9	1986	4	7917	N	N	14425 NE 61ST ST
015	409910	0170	3/25/08	\$625,000	\$561,000	2500	9	1996	3	4687	N	N	6922 117TH AVE NE
015	409910	0070	9/5/08	\$625,000	\$593,000	2540	9	1996	3	3871	N	N	6828 117TH AVE NE
015	773230	0110	4/12/07	\$650,000	\$562,000	2550	9	1984	3	10120	N	N	14119 NE 61ST ST
015	092505	9307	3/3/08	\$655,000	\$585,000	2590	9	2005	3	10107	N	N	11716 NE 75TH PL
015	679210	0090	10/23/07	\$600,000	\$523,000	2620	9	1990	3	10489	N	N	14805 NE 77TH CT
015	773230	0320	9/19/07	\$762,500	\$662,000	2620	9	1984	4	12702	N	N	14326 NE 61ST ST
015	123310	0333	12/23/08	\$732,000	\$729,000	2620	9	2007	3	7498	N	N	8008 122ND AVE NE
015	642100	0030	6/22/07	\$736,000	\$635,000	2630	9	1989	3	8679	N	N	14910 NE 76TH CT
015	773230	0130	7/11/08	\$776,000	\$721,000	2640	9	1984	4	8853	N	N	6029 142ND CT NE
015	123310	0490	3/5/08	\$926,000	\$828,000	2660	9	2007	3	7205	N	N	12515 NE 80TH PL
015	388910	0029	8/22/07	\$760,000	\$658,000	2670	9	2003	3	10481	N	N	6902 123RD AVE NE
015	424900	0210	3/17/08	\$750,000	\$672,000	2670	9	1988	3	12602	Y	N	15203 NE 71ST CT
015	418000	0050	2/13/07	\$789,950	\$686,000	2770	9	2003	3	9375	N	N	7412 127TH AVE NE
015	092505	9171	3/10/08	\$665,000	\$595,000	2840	9	2005	3	7322	N	N	6619 126TH AVE NE
015	123310	0651	5/14/07	\$801,999	\$693,000	2840	9	2004	3	7267	N	N	12703 NE 81ST PL
015	640070	0011	6/16/08	\$1,015,000	\$935,000	2850	9	2003	3	18327	N	N	7336 120TH AVE NE
015	124150	0183	8/13/07	\$892,177	\$772,000	2870	9	2007	3	7428	N	N	7109 132ND AVE NE
015	092505	9311	4/8/08	\$690,000	\$622,000	2910	9	2005	3	6555	N	N	6548 125TH AVE NE
015	020048	0010	6/5/07	\$775,000	\$669,000	2910	9	2007	3	6846	N	N	12406 NE 80TH WAY
015	020048	0090	2/6/08	\$765,000	\$679,000	2910	9	2007	3	6841	N	N	12408 NE 80TH LN
015	679210	0020	5/9/07	\$710,000	\$613,000	2990	9	1990	3	18155	N	N	7740 149TH AVE NE
015	092505	9310	2/25/08	\$685,000	\$611,000	3030	9	2005	3	7247	N	N	6544 125TH AVE NE
015	123310	0503	9/23/08	\$755,000	\$722,000	3030	9	2008	3	7207	N	N	8109 125TH PL NE

Improved Sales Used in this Annual Update Analysis
Area 93
(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
015	123310	0492	6/3/08	\$929,950	\$853,000	3030	9	2008	3	7314	N	N	12509 NE 80TH PL
015	123310	0484	8/11/08	\$921,626	\$866,000	3030	9	2008	3	7200	N	N	8021 126TH AVE NE
015	124150	0037	10/26/07	\$938,000	\$817,000	3040	9	2007	3	7127	N	N	12424 NE 70TH ST
015	124150	0008	7/25/07	\$757,000	\$654,000	3050	9	2007	3	7206	N	N	7416 124TH AVE NE
015	640070	0144	2/1/07	\$949,950	\$827,000	3100	9	2006	3	7625	N	N	12308 NE 73RD PL
015	123310	0499	8/4/08	\$750,000	\$703,000	3110	9	2008	3	8284	N	N	8103 125TH PL NE
015	123310	0488	1/10/08	\$860,000	\$759,000	3150	9	2007	3	7200	N	N	12522 NE 80TH PL
015	123310	0489	1/16/08	\$880,000	\$778,000	3150	9	2007	3	7203	N	N	12519 NE 80TH PL
015	124150	0122	12/17/07	\$850,000	\$747,000	3180	9	2007	3	8022	N	N	12824 NE 70TH PL
015	742400	0160	2/16/08	\$899,000	\$800,000	3230	9	2007	3	10643	N	N	7929 131ST AVE NE
015	123310	0335	3/6/08	\$910,000	\$813,000	3230	9	2007	3	8056	N	N	8012 122ND AVE NE
015	642110	0485	7/9/07	\$775,000	\$669,000	3260	9	2001	3	8435	N	N	7025 150TH AVE NE
015	126240	0100	12/8/08	\$727,000	\$719,000	3270	9	2006	3	7032	N	N	7010 126TH AVE NE
015	126240	0100	2/22/07	\$963,550	\$837,000	3270	9	2006	3	7032	N	N	7010 126TH AVE NE
015	126240	0075	2/2/07	\$979,950	\$853,000	3280	9	2006	3	7200	N	N	7002 126TH AVE NE
015	388910	0033	4/15/08	\$750,000	\$678,000	3310	9	2006	3	7677	N	N	12025 NE 70TH ST
015	388910	0033	2/12/07	\$995,000	\$865,000	3310	9	2006	3	7677	N	N	12025 NE 70TH ST
015	124150	0166	8/16/07	\$954,950	\$826,000	3350	9	2007	3	7663	N	N	7105 132ND AVE NE
015	388910	0036	4/24/08	\$730,000	\$661,000	3470	9	2006	3	8510	N	N	12031 NE 70TH ST
015	388910	0036	1/24/07	\$995,000	\$867,000	3470	9	2006	3	8510	N	N	12031 NE 70TH ST
015	742040	0012	8/30/07	\$929,000	\$805,000	3520	9	2006	3	8852	N	N	13006 NE 80TH ST
015	742040	0010	5/8/07	\$939,000	\$811,000	3520	9	2006	3	8984	N	N	13002 NE 80TH ST
015	092505	9184	6/7/07	\$985,000	\$850,000	3600	9	2006	3	9162	N	N	12611 NE 80TH ST
015	640070	0146	7/12/07	\$1,100,000	\$950,000	3680	9	2006	3	9553	N	N	12303 NE 73RD PL
015	640070	0145	4/5/07	\$1,100,000	\$952,000	3680	9	2006	3	9748	N	N	12304 NE 73RD PL
015	092505	9303	5/6/08	\$750,000	\$682,000	2890	10	2004	3	8000	N	N	6421 125TH AVE NE
015	123310	0524	1/7/08	\$782,000	\$690,000	2910	10	2001	3	7797	N	N	8219 125TH PL NE
015	640070	0160	2/12/08	\$875,000	\$778,000	3050	10	2007	3	7423	N	N	12307 NE 73RD PL
015	640070	0161	6/17/08	\$915,000	\$843,000	3160	10	2007	3	7998	N	N	12311 NE 73RD PL
015	640070	0143	5/24/07	\$1,029,800	\$889,000	3260	10	2007	3	9079	N	N	12320 NE 73RD PL
015	642110	0344	10/24/08	\$760,000	\$736,000	3300	10	2007	3	7829	N	N	7355 149TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 93
(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
015	642110	0344	4/28/07	\$1,100,000	\$950,000	3300	10	2007	3	7829	N	N	7355 149TH AVE NE
015	642110	0341	6/15/07	\$1,150,000	\$993,000	3300	10	2005	3	7828	N	N	7349 149TH AVE NE
015	640070	0147	7/19/07	\$999,800	\$864,000	3330	10	2007	3	8816	N	N	12312 NE 73RD PL
015	640070	0141	9/14/07	\$999,800	\$867,000	3330	10	2007	3	9082	N	N	12317 NE 75TH ST
015	640070	0130	6/26/07	\$1,039,800	\$898,000	3330	10	2007	3	9082	N	N	12306 NE 75TH ST
015	123750	0579	3/21/07	\$849,950	\$736,000	3400	10	2007	3	9334	N	N	13424 NE 83RD ST
015	640070	0142	9/10/07	\$1,050,000	\$910,000	3490	10	2007	3	9082	N	N	12309 NE 75TH ST
015	092505	9316	6/10/08	\$969,000	\$891,000	3510	10	2008	3	8840	N	N	7834 126TH AVE NE
015	092505	9313	4/18/07	\$895,000	\$774,000	3540	10	2007	3	7009	N	N	7910 123RD AVE NE
015	123750	0580	5/18/07	\$879,950	\$760,000	3590	10	2007	3	9750	N	N	13428 NE 83RD ST
015	092505	9179	7/21/08	\$985,000	\$919,000	3620	10	2008	3	7475	N	N	7838 126TH AVE NE
015	092505	9298	8/28/07	\$1,185,000	\$1,026,000	3660	10	2007	3	7858	N	N	12509 NE 65TH ST
015	642110	0345	6/5/07	\$989,950	\$855,000	3750	10	2007	3	7828	N	N	7361 149TH AVE NE
015	741970	0075	6/22/07	\$1,120,000	\$967,000	3130	11	2002	3	21508	N	N	7024 132ND AVE NE

Improved Sales Removed from this Annual Update Analysis
Area 93
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	032505	9138	3/26/07	\$700,000	DIAGNOSTIC OUTLIER
007	123310	0811	11/30/07	\$485,000	DIAGNOSTIC OUTLIER
007	123310	0925	1/12/07	\$635,000	BANKRUPTCY - RECEIVER OR TRUSTEE
007	123850	0187	1/28/08	\$833,000	DIAGNOSTIC OUTLIER
007	123850	0187	2/27/07	\$640,000	DIAGNOSTIC OUTLIER
007	123850	0329	2/6/07	\$535,000	DIAGNOSTIC OUTLIER
007	123850	0438	1/10/07	\$710,000	DIAGNOSTIC OUTLIER
007	123850	0455	7/13/07	\$530,000	PREVIMP<=25K
007	123850	0482	9/25/08	\$450,000	DIAGNOSTIC OUTLIER
007	123850	0568	10/2/08	\$136,016	RELATED PARTY, FRIEND, OR NEIGHBOR
007	123850	0845	3/10/08	\$350,000	NO MARKET EXPOSURE
007	123850	0880	5/24/07	\$600,000	DIAGNOSTIC OUTLIER
007	123850	0881	8/26/08	\$860,000	DIAGNOSTIC OUTLIER
007	124670	0108	6/6/07	\$535,000	CORPORATE AFFILIATES
007	124670	0177	9/4/07	\$1,500,000	PREVIMP<=25K;UNFIN AREA
007	124670	0270	4/10/07	\$65,000	DOR RATIO;PREVIMP<=25K;NO MARKET EXPOSURE
007	124670	0270	4/10/07	\$65,000	DOR RATIO;PREVIMP<=25K;NO MARKET EXPOSURE
007	131295	0080	3/7/07	\$352,000	DIAGNOSTIC OUTLIER
007	173710	0030	12/31/08	\$358,048	DIAGNOSTIC OUTLIER
007	173710	0480	5/9/08	\$629,950	RELOCATION - SALE TO SERVICE
007	173710	0510	2/27/08	\$627,000	RELOCATION - SALE TO SERVICE
007	173710	0900	9/30/08	\$500,000	DIAGNOSTIC OUTLIER
007	242301	0130	3/10/08	\$355,000	DIAGNOSTIC OUTLIER
007	242302	0370	6/28/07	\$475,000	QUIT CLAIM DEED
007	259240	0230	4/23/08	\$243,052	RELATED PARTY, FRIEND, OR NEIGHBOR
007	259240	1170	3/9/07	\$320,000	DIAGNOSTIC OUTLIER
007	261992	0060	5/14/07	\$782,500	RELOCATION - SALE TO SERVICE
007	262173	0060	8/25/08	\$556,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	272605	9060	3/5/08	\$290,000	DOR RATIO;QUIT CLAIM DEED
007	272605	9138	1/23/08	\$212,079	RELATED PARTY, FRIEND, OR NEIGHBOR
007	287000	0020	8/1/07	\$360,000	PREVIMP<=25K
007	332605	9201	4/13/07	\$45,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	332605	9255	10/28/08	\$675,000	EXEMPT FROM EXCISE TAX
007	357030	0080	10/16/08	\$440,000	PREVIMP<=25K
007	357030	0190	11/26/08	\$449,995	PREVIMP<=25K
007	357030	0230	10/13/08	\$536,950	PREVIMP<=25K
007	388600	0050	7/23/08	\$460,000	DIAGNOSTIC OUTLIER
007	388600	0050	6/5/07	\$536,500	RELATED PARTY, FRIEND, OR NEIGHBOR
007	388600	0120	8/27/08	\$478,000	DIAGNOSTIC OUTLIER
007	404575	0090	9/22/08	\$498,000	DIAGNOSTIC OUTLIER
007	419140	0050	6/26/07	\$640,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	419150	0130	2/16/07	\$635,000	RELOCATION - SALE TO SERVICE
007	640270	0120	1/26/08	\$365,000	DIAGNOSTIC OUTLIER
007	663990	0016	10/22/08	\$769,030	DIAGNOSTIC OUTLIER
007	663990	0161	2/28/08	\$274,800	QUIT CLAIM DEED

Improved Sales Removed from this Annual Update Analysis
Area 93
(1 to 3 Unit Residences)

007	674170	0183	10/27/08	\$290,000	DIAGNOSTIC OUTLIER
007	674370	0190	5/20/08	\$310,000	ACTIVE PERMIT BEFORE SALE>25K;OBSOL
007	674370	0304	1/26/07	\$750,000	DIAGNOSTIC OUTLIER
007	674370	0336	11/8/07	\$377,300	EXEMPT FROM EXCISE TAX
007	674370	0340	7/30/07	\$1,000,000	DIAGNOSTIC OUTLIER
007	674370	0356	9/28/07	\$630,000	PREVIMP<=25K
007	742460	0090	10/5/07	\$1,090,000	DIAGNOSTIC OUTLIER
007	812630	0590	2/27/07	\$522,500	RELOCATION - SALE TO SERVICE
007	867950	0030	11/27/07	\$250,000	DIAGNOSTIC OUTLIER
007	867960	0340	6/26/08	\$127,195	DOR RATIO;QUIT CLAIM DEED
007	917050	0060	1/19/07	\$640,000	OBSOL
007	928890	0210	12/10/08	\$420,000	BANKRUPTCY - RECEIVER OR TRUSTEE
007	934630	0060	2/15/07	\$380,000	DIAGNOSTIC OUTLIER
015	022510	0066	2/28/07	\$385,000	UNFIN AREA
015	022510	0070	3/27/07	\$403,000	PREVIMP<=25K
015	080500	0060	4/30/07	\$300,000	DIAGNOSTIC OUTLIER
015	092505	9049	8/21/07	\$65,000	DOR RATIO;QUIT CLAIM DEED
015	092505	9068	6/14/07	\$398,000	UNFIN AREA
015	092505	9077	12/18/07	\$1,200,000	PREVIMP<=25K;QUESTIONABLE PER APPRAISAL
015	092505	9151	3/29/07	\$288,000	DIAGNOSTIC OUTLIER
015	092505	9179	6/19/07	\$760,000	DIAGNOSTIC OUTLIER
015	108770	0090	5/14/07	\$480,000	RELOCATION - SALE TO SERVICE
015	108790	0005	9/7/07	\$565,000	DIAGNOSTIC OUTLIER
015	108790	0120	5/1/08	\$400,000	DIAGNOSTIC OUTLIER
015	108801	0220	7/2/07	\$307,500	CORPORATE AFFILIATES
015	111581	0130	2/9/07	\$630,000	RELOCATION - SALE TO SERVICE
015	123310	0260	10/10/08	\$500,000	DIAGNOSTIC OUTLIER
015	123310	0352	5/19/08	\$339,900	PREVIMP<=25K
015	123310	0524	1/7/08	\$782,000	RELOCATION - SALE TO SERVICE
015	123690	0091	7/9/08	\$549,900	DIAGNOSTIC OUTLIER
015	123750	0080	8/12/08	\$599,500	DIAGNOSTIC OUTLIER
015	123750	0420	4/11/07	\$630,000	DIAGNOSTIC OUTLIER
015	123750	0578	2/26/07	\$839,050	DIAGNOSTIC OUTLIER
015	124150	0019	2/13/07	\$388,000	DOR RATIO
015	124150	0184	4/28/08	\$800,000	%COMPL
015	126240	0098	11/26/07	\$1,750,000	DIAGNOSTIC OUTLIER
015	142070	0030	11/29/07	\$338,683	DIAGNOSTIC OUTLIER
015	169800	0040	4/19/07	\$533,000	BANKRUPTCY - RECEIVER OR TRUSTEE
015	175970	0095	6/12/08	\$85,000	DOR RATIO
015	241970	0030	6/26/08	\$759,950	PREVIMP<=25K
015	241970	0090	12/12/08	\$806,950	PREVIMP<=25K
015	241970	0100	9/17/08	\$729,950	PREVIMP<=25K
015	241970	0120	10/16/08	\$790,000	PREVIMP<=25K
015	241970	0140	11/6/08	\$770,000	PREVIMP<=25K
015	241970	0170	11/10/08	\$789,950	PREVIMP<=25K
015	241970	0210	8/26/08	\$725,000	PREVIMP<=25K
015	389710	0560	5/5/07	\$1,244,000	DIAGNOSTIC OUTLIER

Improved Sales Removed from this Annual Update Analysis
Area 93
(1 to 3 Unit Residences)

015	390050	0030	3/13/07	\$437,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
015	409910	0160	7/26/07	\$191,114	PREVIMP<=25K
015	620290	0130	3/27/07	\$380,000	RELATED PARTY, FRIEND, OR NEIGHBOR
015	640070	0041	6/20/07	\$369,000	RELATED PARTY, FRIEND, OR NEIGHBOR
015	640070	0090	9/23/08	\$430,000	PREVIMP<=25K
015	642110	0091	4/26/07	\$372,000	DOR RATIO
015	642110	0129	9/16/08	\$66,900	DOR RATIO;QUIT CLAIM DEED
015	642110	0129	5/22/08	\$66,900	DOR RATIO;QUIT CLAIM DEED
015	642110	0170	6/6/07	\$624,900	DIAGNOSTIC OUTLIER
015	642110	0170	6/5/07	\$624,900	RELOCATION - SALE TO SERVICE
015	642110	0180	3/27/08	\$389,000	PREVIMP<=25K;NO MARKET EXPOSURE
015	642110	0346	8/8/08	\$812,500	BANKRUPTCY - RECEIVER OR TRUSTEE
015	642110	0513	7/14/08	\$32,000	DOR RATIO;QUIT CLAIM DEED
015	741970	0045	3/22/07	\$600,000	PREVIMP<=25K
015	742040	0030	9/21/07	\$1,109,500	DIAGNOSTIC OUTLIER
015	742400	0100	3/15/07	\$119,000	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
015	743700	0070	6/27/07	\$410,000	%COMPL
015	792272	0280	6/12/07	\$750,000	RELATED PARTY, FRIEND, OR NEIGHBOR
015	804500	0260	3/2/07	\$465,000	IMP COUNT
015	804500	0310	4/25/08	\$374,700	DIAGNOSTIC OUTLIER
015	856250	0380	11/17/08	\$390,000	BANKRUPTCY - RECEIVER OR TRUSTEE
015	856260	0150	9/25/08	\$400,000	RELATED PARTY, FRIEND, OR NEIGHBOR
015	856260	0320	11/27/07	\$377,000	EXEMPT FROM EXCISE TAX
015	941350	0150	5/6/08	\$395,000	RELATED PARTY, FRIEND, OR NEIGHBOR
015	943530	0102	3/7/08	\$150,428	PARTIAL INTEREST (1/3, 1/2, Etc.)
015	943530	0102	4/26/07	\$48,475	PARTIAL INTEREST (1/3, 1/2, Etc.)
015	943530	0192	8/21/07	\$320,000	DIAGNOSTIC OUTLIER
015	951250	1410	3/28/07	\$356,981	QUIT CLAIM DEED; STATEMENT TO DOR

***Vacant Sales Used in this Annual Update Analysis
Area 93***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
7	123310	0730	5/4/2007	\$600,000	7565	N	N
7	388810	0091	9/4/2007	\$395,000	10043	N	N
7	388810	0129	2/7/2007	\$235,000	7464	N	N
7	674370	0246	8/1/2008	\$340,000	7241	N	N
7	674370	0305	1/26/2007	\$750,000	7307	N	N
15	020048	0110	10/25/2007	\$442,500	6841	N	N
15	092505	9193	8/24/2007	\$430,000	9800	N	N
15	092505	9302	7/31/2007	\$260,000	9900	N	N
15	092505	9314	5/14/2007	\$175,000	10419	N	N
15	102505	9212	5/15/2007	\$415,000	5706	N	N
15	112505	9144	6/8/2007	\$986,000	6126	N	N
15	112505	9145	7/9/2007	\$968,982	9301	N	N
15	123310	0355	3/26/2007	\$750,000	8676	N	N
15	123310	0355	12/16/2008	\$715,000	8676	N	N
15	123750	0621	9/19/2007	\$354,500	9630	N	N
15	124150	0032	9/19/2008	\$350,000	6923	N	N
15	124150	0038	2/13/2007	\$378,000	8101	N	N
15	241970	0010	8/5/2008	\$739,950	4181	N	N
15	389710	0340	7/25/2007	\$390,000	6600	N	N

***Vacant Sales Removed from this Annual Update Analysis
Area 93***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
7	123850	0700	2/20/2007	\$425,000	QUIT CLAIM DEED
7	222605	9115	7/6/2007	\$262,500	QUIT CLAIM DEED
7	332605	9069	5/24/2007	\$2,000,000	BUILDER DEVELOPER
15	020048	0100	6/27/2007	\$410,000	RELATED PARTY, FRIEND, OR NEIGHBOR
15	112505	9143	6/11/2007	\$1,023,000	QUESTIONABLE PER APPRAISAL

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

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

Highest and Best Use

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

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

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

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

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

Date of Value Estimate

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

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

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

Property rights appraised:

Fee Simple

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

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

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

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

Assumptions and Limiting Conditions:

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

Scope of Work Performed:

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



King County

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Scott Noble

Assessor

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

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

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

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

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

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

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

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

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

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

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

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

Scott Noble
Assessor