

Executive Summary Report

Characteristics-Based Market Adjustment for 2009 Assessment Roll

Area Name / Number: SeaTac / Burien / Tukwila / 96

Previous Physical Inspection: 2008

Improved Sales:

Number of Sales: 409

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

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price**	Ratio	COV*
2008 Value	\$162,400	\$187,500	\$349,900			
2009 Value	\$149,400	\$132,900	\$282,300	\$336,100	84.0%	9.56%
Change	-\$13,000	-\$54,600	+\$67,600			
% Change	-8.0%	-29.1%	-19.3%			

*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.

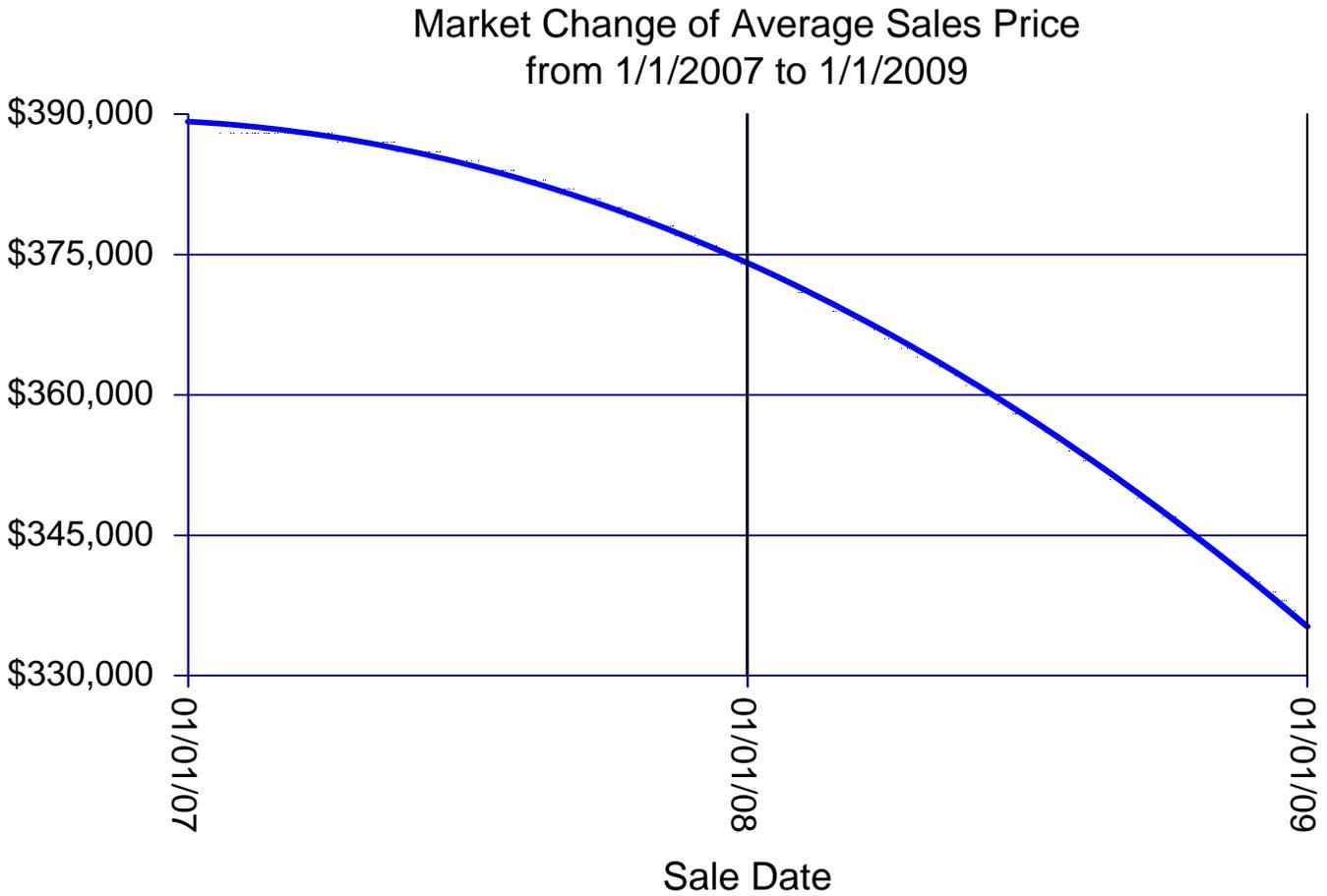
Population - Improved Parcel Summary:			
	Land	Imps	Total
2008 Value	\$167,500	\$152,900	\$320,400
2009 Value	\$154,100	\$104,400	\$258,500
Percent Change	-8.0%	-31.7%	-19.3%

Number of one to three unit residences in the Population: 6338

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

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

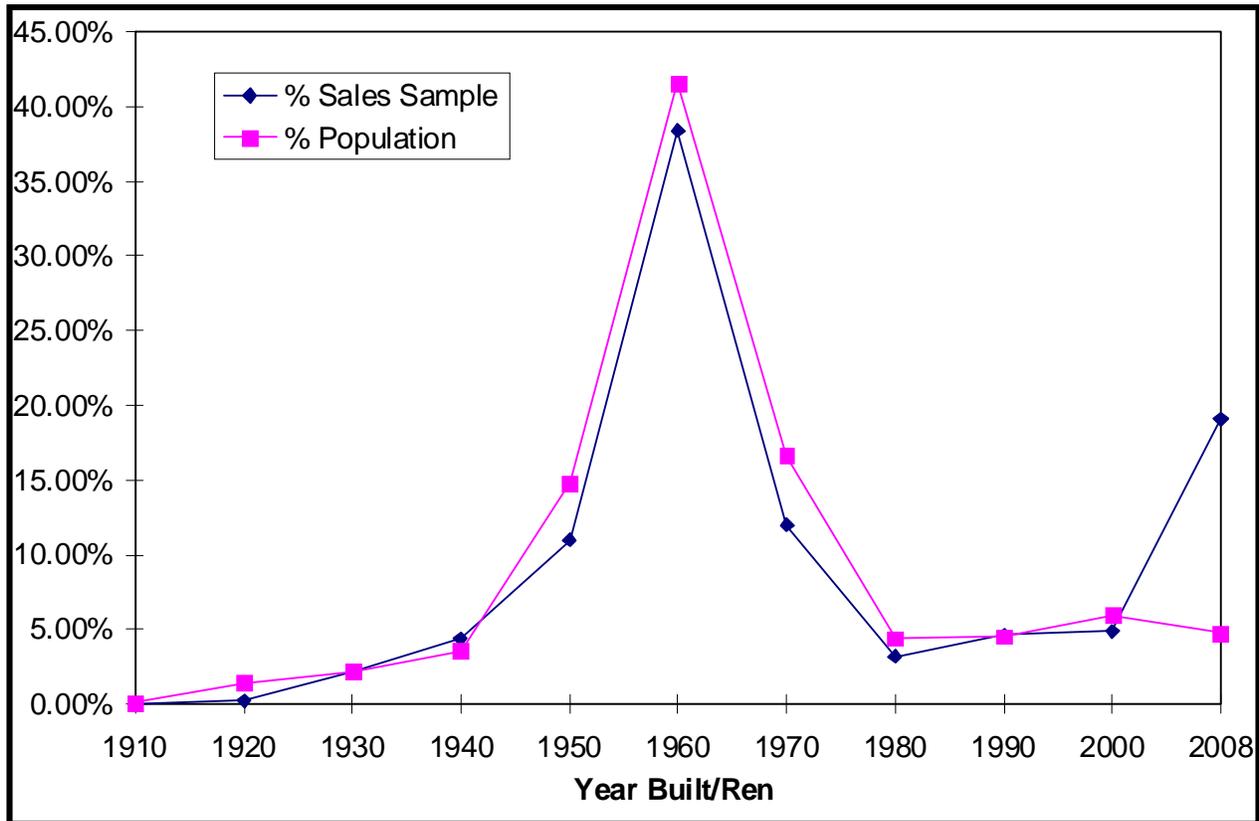
**Market Change of Average Sale Price in Area 96
From 1/1/07 to 1/1/09**



Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	1	0.24%
1930	9	2.20%
1940	18	4.40%
1950	45	11.00%
1960	157	38.39%
1970	49	11.98%
1980	13	3.18%
1990	19	4.65%
2000	20	4.89%
2008	78	19.07%
	409	

Population		
Year Built/Ren	Frequency	% Population
1910	8	0.13%
1920	91	1.44%
1930	140	2.21%
1940	226	3.57%
1950	937	14.78%
1960	2636	41.59%
1970	1056	16.66%
1980	279	4.40%
1990	287	4.53%
2000	376	5.93%
2008	302	4.76%
	6338	

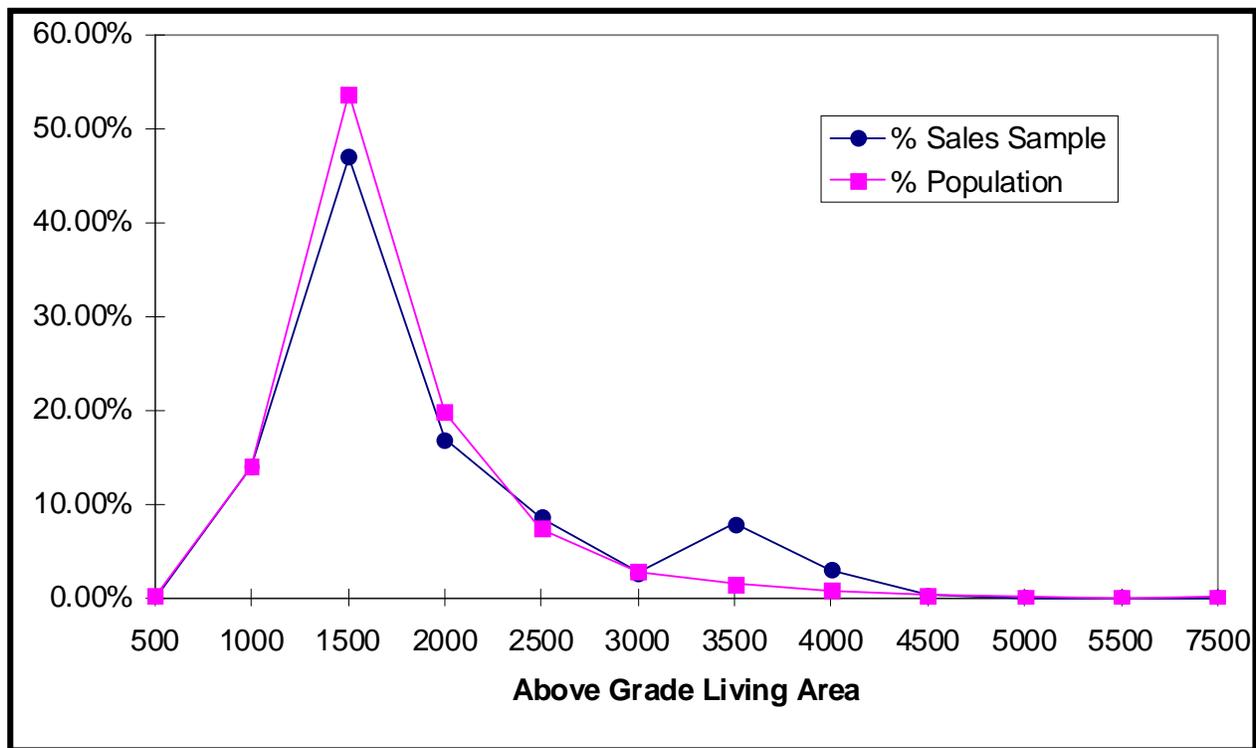


Sales of new homes built in the last two years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	57	13.94%
1500	192	46.94%
2000	69	16.87%
2500	35	8.56%
3000	11	2.69%
3500	32	7.82%
4000	12	2.93%
4500	1	0.24%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	409	

Population		
AGLA	Frequency	% Population
500	6	0.09%
1000	883	13.93%
1500	3400	53.64%
2000	1249	19.71%
2500	464	7.32%
3000	177	2.79%
3500	91	1.44%
4000	45	0.71%
4500	14	0.22%
5000	4	0.06%
5500	0	0.00%
7500	5	0.08%
	6338	

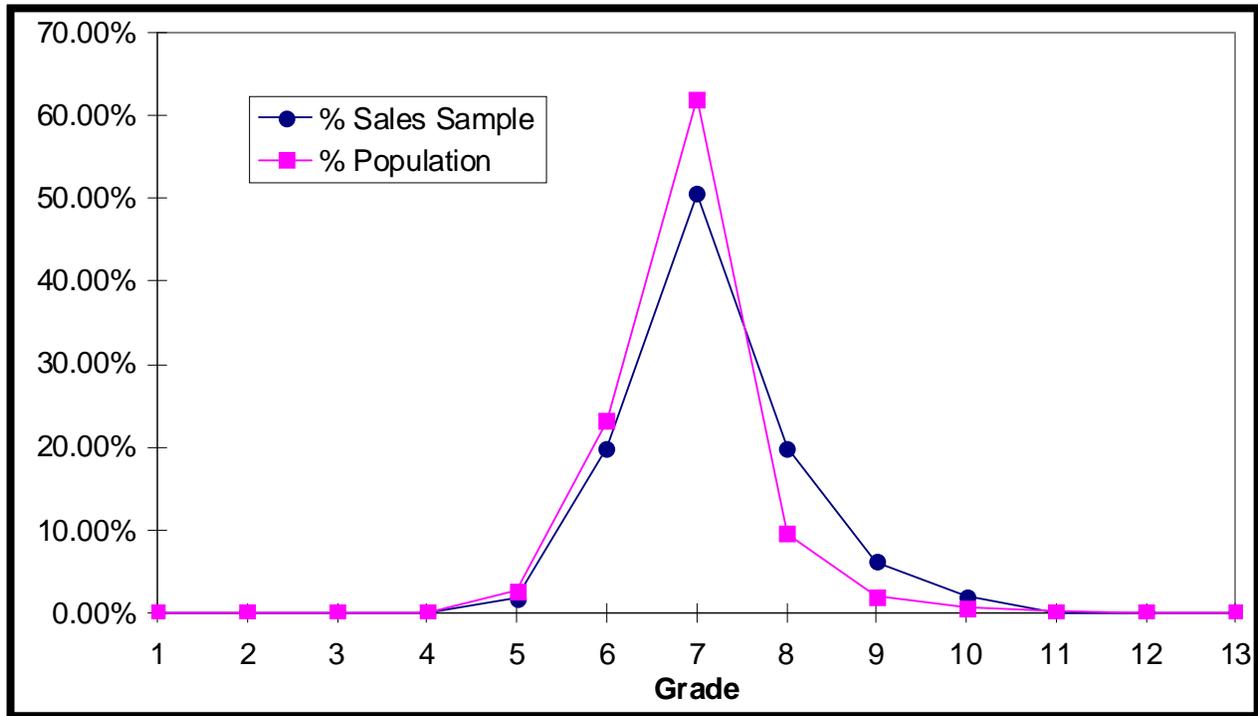


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

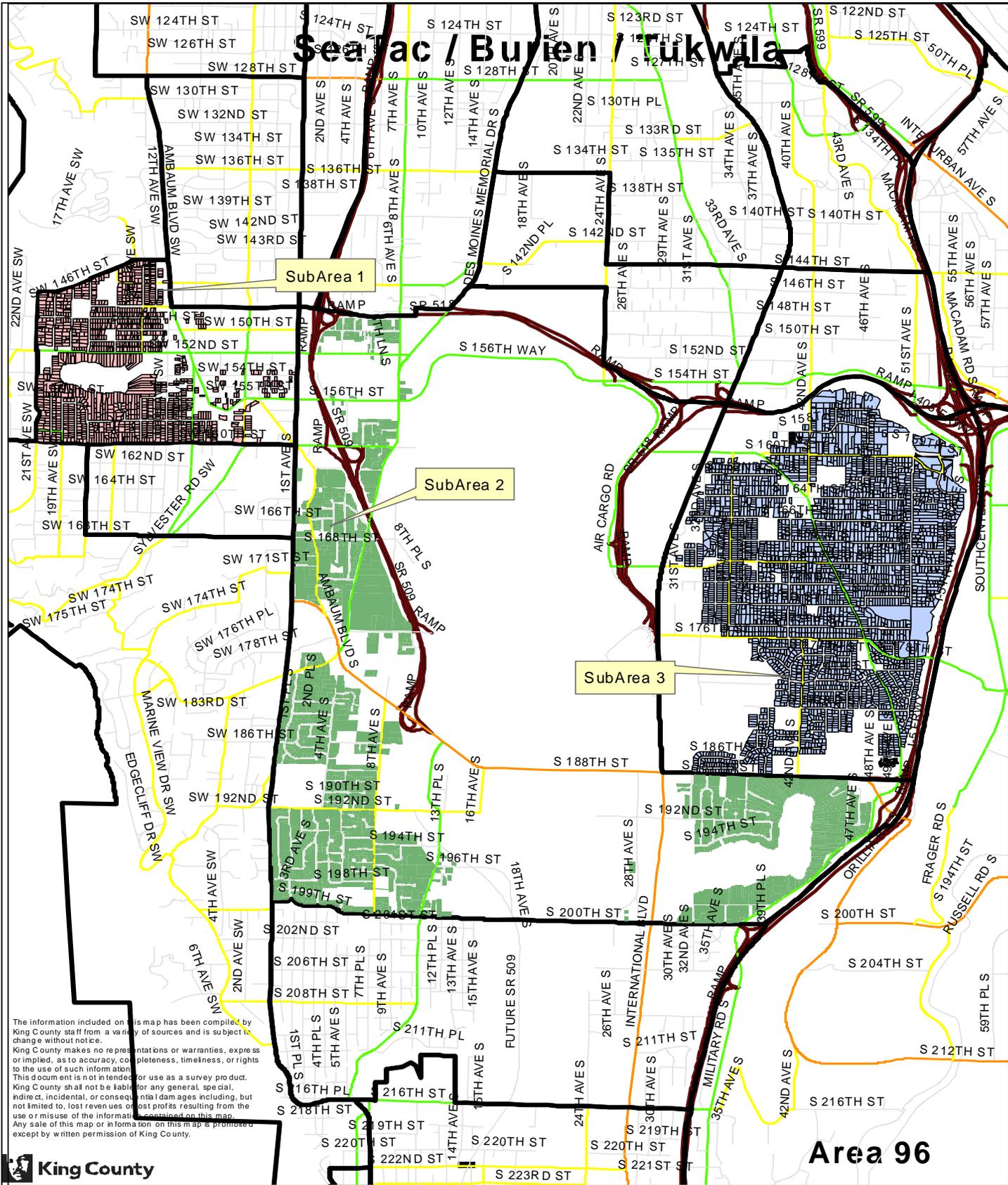
Sales Sample Representation of Population - Grade

Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	7	1.71%
6	81	19.80%
7	207	50.61%
8	81	19.80%
9	25	6.11%
10	8	1.96%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	409	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	3	0.05%
5	162	2.56%
6	1466	23.13%
7	3934	62.07%
8	607	9.58%
9	122	1.92%
10	37	0.58%
11	6	0.09%
12	1	0.02%
13	0	0.00%
	6338	



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



Annual Update Process

Effective Date of Appraisal: January 1, 2009

Date of Appraisal Report: June 11, 2009

King County Revaluation Cycle

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

Data Utilized

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

Sales Screening for Improved Parcel Analysis

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

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

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

Land Update

Based on the 16 usable land sales available in the area and supplemented by the value decrease in sales of improved parcels, a 7.73% decrease was made in land assessment for the 2009 Assessment Year.

2009 Land Value = 2008 Land Value x 0.9227, 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 409 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 / 1.051597

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 19.3 % Change indicated by the sales sample is used to arrive at new total value (2008 Land Value + Previous Improvement Value) * .0.807.
- *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 19.3 % Change as indicated by the sales sample is used to arrive at a new total value. (2008 Land Value + Previous Improvement Value) * .807.
- *If land value =< \$1,000 no adjustment is applied.
- *If improvements and accessories =< \$1,000 no further adjustment applied.
- * If adjusted land value falls < \$1,000, then land value = \$1,000 or previous, whichever is less.
- * If adjusted improvement value falls < \$1,000, then improvement value = \$1,000 or previous whichever is less.
- *If vacant parcels (no improvement value) only the land adjustment applies.
- *If a parcel is coded “non-perc” (sewer system=3), the land adjustment is applied.
- *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, the land adjustment is applied.
- *If an improvement is coded “% net condition” or is in “poor” condition, then the model adjustment is applied.
- *Any properties excluded from the annual up-date process are noted in RealProperty.

Mobile Home Update

Based on the 10 usable mobile home sales available in the area and supplemented by the value decrease in sales of non-mobile home parcels, a 20.42% decrease was made in mobile home assessment for the 2009 Assessment Year. 74 mobile homes located in this area will get this adjustment. Thus,

$$\text{2009 Mobile Home Value} = (\text{2008 Land Value} + \text{Previous Improvement Value}) * .7958,$$

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

Model Validation

The resulting assessment level is 84%. 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 values for the 2009 assessment year (taxes payable in 2010) results in an average total change from the 2008 assessments of -19.3%. This decrease is due partly to downward market changes over time and the previous assessment levels.

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

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

Area 96 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

-19.17%

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

Area 96 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	0.865	-13.5%
2/1/2007	0.865	-13.5%
3/1/2007	0.866	-13.4%
4/1/2007	0.867	-13.3%
5/1/2007	0.869	-13.1%
6/1/2007	0.871	-12.9%
7/1/2007	0.873	-12.7%
8/1/2007	0.876	-12.4%
9/1/2007	0.880	-12.0%
10/1/2007	0.884	-11.6%
11/1/2007	0.888	-11.2%
12/1/2007	0.893	-10.7%
1/1/2008	0.899	-10.1%
2/1/2008	0.905	-9.5%
3/1/2008	0.911	-8.9%
4/1/2008	0.918	-8.2%
5/1/2008	0.925	-7.5%
6/1/2008	0.933	-6.7%
7/1/2008	0.941	-5.9%
8/1/2008	0.949	-5.1%
9/1/2008	0.959	-4.1%
10/1/2008	0.968	-3.2%
11/1/2008	0.978	-2.2%
12/1/2008	0.989	-1.1%
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	0.867	\$455,000
Sale 2	\$475,000	10/1/2008	0.968	\$459,000
Sale 3	\$515,000	7/1/2008	0.941	\$484,000

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

The time adjustment formula for Area 96 is $(1.051597 + 3.886718E-04 * \text{SaleDay} + 2.663642E-07 * \text{SaleDaySq}) / 1.051597$

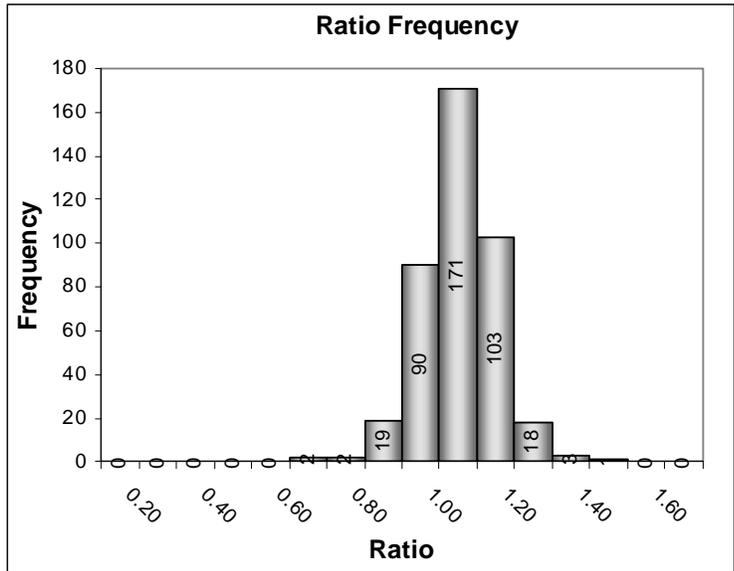
SaleDay = SaleDate - 39814

SaleDaySq = (SaleDate - 39814)^2

Annual Update Ratio Study Report (Before)

2008 Assessments

District/Team: WC / Team 3	Appr. Date: 01/01/2008	Date of Report: 06/11/2009	Sales Dates: 1/2007 - 12/2008
Area 96 / SeaTac/ Burien/ Tukwila	Appr ID: RPAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES
SAMPLE STATISTICS			
Sample size (n)	409		
Mean Assessed Value	349,900		
Mean Adj. Sales Price	336,100		
Standard Deviation AV	116,554		
Standard Deviation SP	121,708		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	1.052		
Median Ratio	1.053		
Weighted Mean Ratio	1.041		
UNIFORMITY			
Lowest ratio	0.640		
Highest ratio:	1.418		
Coefficient of Dispersion	7.32%		
Standard Deviation	0.101		
Coefficient of Variation	9.56%		
Price Related Differential (PRD)	1.010		
RELIABILITY			
95% Confidence: Median			
Lower limit	1.042		
Upper limit	1.065		
95% Confidence: Mean			
Lower limit	1.042		
Upper limit	1.061		
SAMPLE SIZE EVALUATION			
N (population size)	6338		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.101		
Recommended minimum:	16		
Actual sample size:	409		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	202		
# ratios above mean:	207		
z:	0.247		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			



COMMENTS:

1 to 3 Unit Residences throughout area 96.

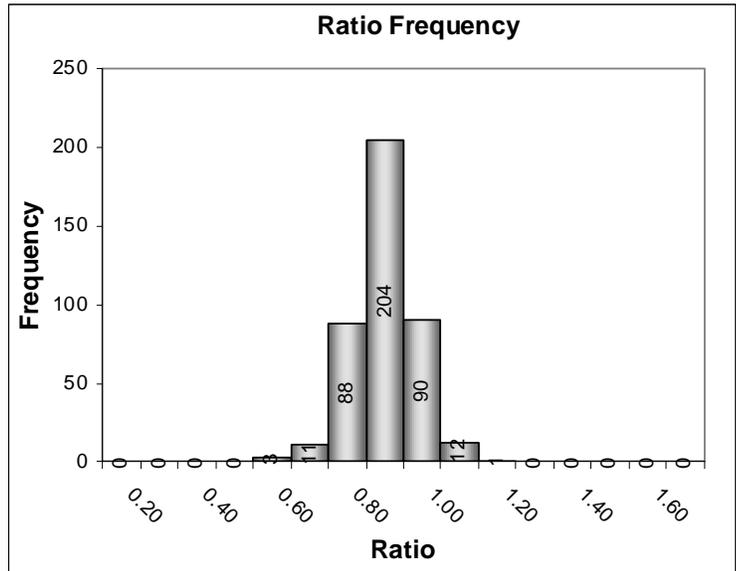
Sales Prices are adjusted for time to the Assessment Date of 1/1/2009

Annual Update Ratio Study Report (After)

2009 Assessments

District/Team: WC / Team 3	Appr. Date: 01/01/2009	Date of Report: 06/11/2009	Sales Dates: 1/2007 - 12/2008
Area 96 / SeaTac/ Burien/ Tukwila	Appr ID: RPAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES

SAMPLE STATISTICS	
Sample size (n)	409
Mean Assessed Value	282,300
Mean Sales Price	336,100
Standard Deviation AV	94,223
Standard Deviation SP	121,708
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.848
Median Ratio	0.849
Weighted Mean Ratio	0.840
UNIFORMITY	
Lowest ratio	0.517
Highest ratio:	1.143
Coefficient of Dispersion	7.32%
Standard Deviation	0.081
Coefficient of Variation	9.56%
Price Related Differential (PRD)	1.010
RELIABILITY	
95% Confidence: Median	
Lower limit	0.841
Upper limit	0.859
95% Confidence: Mean	
Lower limit	0.841
Upper limit	0.856
SAMPLE SIZE EVALUATION	
N (population size)	6338
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.081
Recommended minimum:	11
Actual sample size:	409
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	203
# ratios above mean:	206
z:	0.148
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout area 96.

Assessment level reflects the downward trend of the market.

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

Glossary for Improved Sales

Condition: Relative to Age and Grade

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

Residential Building Grades

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

Improved Sales Used in this Annual Update Analysis
Area 96
(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
001	189940	0395	7/2/07	\$245,000	\$214,000	550	5	1942	4	7620	N	N	1010 SW 151ST ST
001	189940	0430	5/9/07	\$225,000	\$196,000	790	5	1946	3	7620	N	N	1015 SW 151ST ST
001	143080	0198	5/20/08	\$232,000	\$216,000	700	6	1947	4	4545	N	N	1256 SW 148TH ST
001	121800	0810	7/9/08	\$244,850	\$231,000	820	6	1942	3	9599	N	N	15857 8TH AVE SW
001	297080	0055	8/29/07	\$285,000	\$251,000	820	6	1942	4	5200	N	N	14443 11TH AVE SW
001	192304	9221	1/30/08	\$365,000	\$330,000	860	6	1952	4	6900	N	N	1429 SW 151ST ST
001	990000	0400	3/12/07	\$299,500	\$259,000	880	6	1939	4	8128	N	N	15024 14TH AVE SW
001	122200	0055	5/16/08	\$220,000	\$204,000	900	6	1941	3	9600	N	N	15836 4TH AVE SW
001	990000	0215	12/20/07	\$290,000	\$260,000	920	6	1932	5	8100	N	N	1250 SW 149TH ST
001	121800	0594	2/14/07	\$272,500	\$236,000	930	6	1949	4	10576	N	N	15855 10TH AVE SW
001	297080	0010	6/4/08	\$267,000	\$249,000	970	6	1937	4	5200	N	N	14407 11TH AVE SW
001	121800	0415	6/9/08	\$285,950	\$267,000	970	6	1940	4	7633	N	N	15808 12TH AVE SW
001	121900	0175	8/21/07	\$280,000	\$246,000	980	6	1949	3	7560	N	N	15828 8TH AVE SW
001	190060	0195	1/29/08	\$213,000	\$193,000	1030	6	1959	2	6604	N	N	1209 SW 151ST ST
001	190000	0080	10/7/08	\$315,000	\$306,000	1050	6	1920	3	7620	N	N	1032 SW 150TH ST
001	320720	0105	1/31/07	\$273,625	\$237,000	1120	6	1949	3	8101	N	N	645 SW 149TH ST
001	763580	0461	10/31/07	\$316,000	\$281,000	1120	6	1940	3	9500	N	N	14976 21ST AVE SW
001	763580	0840	6/4/08	\$330,000	\$308,000	1150	6	1939	3	7540	N	N	1616 SW 152ND ST
001	447640	0070	6/25/08	\$288,000	\$270,000	1160	6	1942	3	11325	N	N	15677 20TH AVE SW
001	500600	0020	11/9/07	\$305,000	\$271,000	1340	6	1944	4	7906	N	N	1441 SW 149TH ST
001	122000	0095	8/3/07	\$291,000	\$255,000	1360	6	1942	4	7130	N	N	15249 9TH AVE SW
001	399020	0105	7/28/08	\$349,990	\$332,000	1360	6	1954	4	9214	N	N	1404 SW 160TH ST
001	143080	0251	8/16/07	\$335,000	\$294,000	1380	6	1942	4	15250	N	N	1246 SW 146TH ST
001	447640	0080	9/25/08	\$385,000	\$372,000	1910	6	1995	5	9450	N	N	15661 20TH AVE SW
001	121800	0490	2/4/08	\$320,000	\$290,000	2020	6	1958	4	7633	N	N	15839 11TH AVE SW
001	763580	0190	2/19/08	\$360,000	\$327,000	1150	7	1941	5	8400	N	N	1802 SW 149TH ST
001	447640	0195	3/20/07	\$314,500	\$273,000	1160	7	1950	4	8700	N	N	15649 19TH AVE SW
001	143080	0153	5/20/08	\$295,000	\$274,000	1160	7	1962	4	7200	N	N	14625 12TH AVE SW
001	447640	0010	12/28/07	\$328,500	\$295,000	1200	7	1976	3	11325	N	N	15612 21ST AVE SW
001	190060	0045	10/25/07	\$370,000	\$328,000	1260	7	1963	3	7112	N	N	1202 SW 150TH ST

Improved Sales Used in this Annual Update Analysis
Area 96
(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
001	763580	0641	4/12/07	\$449,950	\$390,000	1260	7	1926	4	9500	N	N	14972 20TH AVE SW
001	121800	0370	4/30/07	\$320,000	\$278,000	1270	7	1954	4	7632	N	N	15615 11TH AVE SW
001	933480	0145	8/24/07	\$359,000	\$316,000	1280	7	1951	4	8100	N	N	15672 19TH AVE SW
001	763580	0610	4/23/07	\$515,000	\$447,000	1300	7	1947	4	19000	N	N	14942 20TH AVE SW
001	122000	0215	12/6/07	\$340,000	\$304,000	1320	7	1937	4	7639	N	N	15238 9TH AVE SW
001	933480	0065	3/5/07	\$359,950	\$312,000	1330	7	1951	4	8100	N	N	15657 18TH AVE SW
001	143080	0210	4/21/08	\$306,100	\$282,000	1350	7	1959	3	10291	N	N	1215 SW 144TH PL
001	763580	0651	2/4/08	\$410,000	\$371,000	1350	7	1929	4	7955	N	N	1834 SW 152ND ST
001	143080	0211	9/29/08	\$287,564	\$278,000	1540	7	1955	3	9464	N	N	1203 SW 144TH PL
001	933540	0055	3/5/07	\$365,500	\$317,000	1600	7	1954	4	7245	N	N	15643 16TH AVE SW
001	122100	0560	3/31/08	\$372,000	\$341,000	1600	7	2005	3	2216	Y	N	111 SW 154TH ST
001	763580	0690	6/24/08	\$480,000	\$451,000	1640	7	1949	4	8400	N	N	14955 18TH AVE SW
001	933480	0185	7/14/08	\$399,950	\$378,000	1670	7	1951	4	8100	N	N	15626 19TH AVE SW
001	447640	0205	7/16/07	\$400,000	\$350,000	1690	7	1954	4	8625	N	N	15633 19TH AVE SW
001	990000	0125	6/21/07	\$350,000	\$305,000	1730	7	1944	4	8844	N	N	1257 SW 148TH ST
001	399020	0061	1/3/07	\$332,500	\$288,000	1830	7	1955	4	9620	N	N	15832 16TH AVE SW
001	121800	0800	3/27/07	\$425,000	\$368,000	1848	7	2002	3	10487	N	N	15845 8TH AVE SW
001	399020	0041	5/30/08	\$405,000	\$377,000	1860	7	1978	5	16825	N	N	1427 SW 158TH ST
001	190000	0105	11/20/07	\$349,500	\$312,000	1950	7	2004	3	4366	N	N	15010 12TH AVE SW
001	121800	0055	2/13/08	\$525,000	\$476,000	3620	7	1985	4	5976	N	N	805 SW 156TH ST
001	447640	0095	6/5/07	\$497,000	\$433,000	1480	8	2003	3	11325	N	N	15621 20TH AVE SW
001	416160	0060	2/27/07	\$499,000	\$432,000	1500	8	1953	4	10600	N	N	15708 13TH AVE SW
001	763580	0330	10/11/07	\$470,000	\$416,000	1600	8	1957	4	7200	N	N	2010 SW 149TH ST
001	763580	0595	8/29/07	\$508,000	\$447,000	1770	8	1996	3	11775	N	N	14932 20TH AVE SW
001	121800	0716	7/10/07	\$480,000	\$420,000	1990	8	2006	3	7105	N	N	825 SW 158TH ST
001	190060	0215	6/19/07	\$592,000	\$516,000	1990	9	2006	3	8890	N	N	1218 SW 152ND ST
001	416160	0012	7/17/08	\$595,000	\$562,000	3090	9	1986	4	10601	N	N	1314 SW 158TH ST
001	242303	9101	3/28/07	\$833,900	\$723,000	3120	9	1986	4	19630	Y	Y	1811 SW 152ND ST
001	192304	9164	1/18/07	\$1,700,000	\$1,471,000	2390	10	2006	3	22259	Y	Y	1216 SW 157TH ST
002	391740	0044	3/22/07	\$226,495	\$196,000	720	5	1970	4	4575	N	N	19816 1/2 DES MOINES MEMORIAL DR S
002	024000	0430	8/23/07	\$250,000	\$220,000	1190	5	1986	3	10650	N	N	19221 MILITARY RD S

Improved Sales Used in this Annual Update Analysis
Area 96
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	443800	0170	2/6/08	\$219,000	\$198,000	700	6	1953	3	6728	N	N	821 S 195TH ST
002	443800	0150	9/17/08	\$199,950	\$193,000	720	6	1953	3	6215	N	N	19414 8TH AVE S
002	443800	0225	7/5/07	\$250,000	\$218,000	730	6	1953	4	6500	N	N	19422 10TH AVE S
002	443880	0190	3/16/07	\$250,000	\$217,000	740	6	1954	3	7200	N	N	226 S 184TH ST
002	023900	0150	2/22/08	\$450,000	\$409,000	810	6	1926	3	10867	Y	Y	19449 MILITARY RD S
002	322304	9149	6/9/08	\$325,000	\$304,000	890	6	1953	3	13650	N	N	831 S 176TH ST
002	443800	0020	10/17/07	\$269,000	\$238,000	990	6	1953	5	7150	N	N	820 S 194TH ST
002	052204	9089	3/7/07	\$310,000	\$269,000	1020	6	1955	4	7187	N	N	19411 8TH AVE S
002	322304	9058	10/19/07	\$365,000	\$324,000	1050	6	1937	3	32670	N	N	18628 8TH AVE S
002	176060	0260	5/27/07	\$340,000	\$296,000	1180	6	1928	3	15077	N	N	148 S 152ND ST
002	024000	0410	12/18/08	\$225,000	\$224,000	1215	6	1932	3	10199	N	N	3522 S 200TH ST
002	024000	0264	8/22/08	\$265,000	\$253,000	1250	6	1956	3	10625	N	N	3412 S 200TH ST
002	768620	0345	8/30/07	\$290,000	\$255,000	1250	6	1947	3	8063	N	N	19619 12TH PL S
002	161440	0010	2/22/07	\$283,348	\$245,000	1330	6	1954	4	7800	N	N	3052 S 200TH ST
002	023900	0509	4/2/07	\$265,000	\$230,000	1380	6	1934	2	14687	Y	N	19281 MILITARY RD S
002	524560	0005	2/26/08	\$232,000	\$211,000	1600	6	1955	3	7929	N	N	803 S 196TH ST
002	176060	0162	12/24/08	\$270,000	\$269,000	1920	6	1936	3	7344	N	N	14847 8TH AVE S
002	955820	0270	8/29/08	\$238,950	\$229,000	890	7	1954	3	10494	N	N	217 S 186TH ST
002	507150	0180	8/5/07	\$265,000	\$232,000	910	7	1966	3	8791	N	N	648 S 188TH ST
002	955780	0030	5/22/07	\$307,000	\$267,000	940	7	1965	4	9747	N	N	18615 8TH AVE S
002	955820	0090	5/22/07	\$315,000	\$274,000	940	7	1954	3	8125	N	N	18427 2ND AVE S
002	024000	0352	11/5/08	\$229,999	\$225,000	960	7	1968	3	5500	N	N	19816 32ND AVE S
002	322304	9321	4/11/08	\$203,500	\$187,000	970	7	1966	2	8428	N	N	19027 8TH AVE S
002	052204	9051	2/12/07	\$343,000	\$297,000	980	7	1962	4	7800	N	N	19517 8TH AVE S
002	023640	0330	6/7/07	\$289,000	\$252,000	1000	7	1959	3	7344	N	N	18810 33RD AVE S
002	612100	0080	2/5/08	\$265,000	\$240,000	1010	7	1960	3	9047	N	N	455 S 190TH ST
002	612180	0100	11/14/07	\$295,000	\$263,000	1010	7	1955	3	10083	N	N	249 S 197TH ST
002	684000	0060	11/20/08	\$335,000	\$330,000	1020	7	1964	3	8152	N	N	16548 5TH AVE S
002	612380	0035	11/13/08	\$280,000	\$275,000	1040	7	1958	4	9198	N	N	19204 4TH AVE S
002	350980	0070	4/19/07	\$325,000	\$282,000	1060	7	1965	3	8378	N	N	19027 7TH AVE S
002	507160	0210	9/10/07	\$410,000	\$361,000	1070	7	1968	5	8717	N	N	431 S 181ST ST

Improved Sales Used in this Annual Update Analysis
Area 96
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	795760	0165	9/12/07	\$297,500	\$262,000	1080	7	1954	3	8562	N	N	19242 2ND AVE S
002	778990	0005	9/18/08	\$301,800	\$291,000	1080	7	1958	3	9946	N	N	617 S 195TH ST
002	443880	0095	5/23/07	\$364,950	\$318,000	1090	7	1954	4	8423	N	N	327 S 184TH ST
002	379750	0035	11/19/07	\$292,200	\$260,000	1120	7	1958	3	10271	N	N	417 S 182ND ST
002	443800	0045	12/31/07	\$297,000	\$267,000	1120	7	1953	4	7200	N	N	813 S 194TH ST
002	500720	0010	2/22/07	\$296,000	\$256,000	1130	7	1955	3	9065	N	N	610 S 194TH ST
002	292304	9372	5/8/07	\$329,950	\$287,000	1140	7	1963	3	14374	N	N	17253 AMBAUM BLVD S
002	085380	0145	8/15/08	\$339,250	\$323,000	1150	7	1955	4	8533	N	N	16528 5TH AVE S
002	085400	0065	3/26/08	\$380,000	\$348,000	1150	7	1956	4	8000	N	N	202 S 167TH ST
002	524540	0240	2/9/07	\$282,000	\$244,000	1160	7	1955	4	9375	N	N	19629 5TH AVE S
002	612300	0115	2/27/08	\$276,300	\$251,000	1160	7	1953	4	9579	N	N	19554 3RD AVE S
002	955820	0020	6/14/07	\$310,000	\$270,000	1170	7	1954	4	9088	N	N	18407 OCCIDENTAL AVE S
002	524560	0165	11/28/07	\$230,000	\$205,000	1190	7	1955	3	8513	N	N	1039 S 197TH ST
002	085400	0285	5/24/07	\$321,000	\$279,000	1190	7	1955	3	8395	N	N	16507 4TH AVE S
002	023660	0060	12/18/08	\$270,250	\$269,000	1200	7	1961	4	7277	N	N	18945 34TH PL S
002	085400	0060	9/7/07	\$350,000	\$308,000	1200	7	1956	3	8645	N	N	208 S 167TH ST
002	121470	0170	4/16/08	\$389,000	\$358,000	1200	7	1963	4	8424	N	N	15822 5TH PL S
002	085400	0290	5/15/07	\$449,950	\$391,000	1200	7	1955	5	8395	N	N	16505 4TH AVE S
002	807390	0080	5/11/07	\$665,000	\$578,000	1200	7	1926	3	20721	Y	Y	19050 37TH AVE S
002	809780	0030	1/30/08	\$232,000	\$210,000	1210	7	1960	3	8400	N	N	733 S 197TH ST
002	201500	0290	6/1/07	\$319,000	\$278,000	1210	7	1962	3	8545	N	N	18810 5TH AVE S
002	507160	0220	5/9/07	\$329,750	\$287,000	1210	7	1963	3	8494	N	N	423 S 181ST ST
002	023620	0080	5/27/08	\$359,000	\$334,000	1210	7	1976	3	6778	N	N	3732 S 189TH PL
002	322304	9259	9/12/08	\$310,000	\$298,000	1220	7	1966	3	10495	N	N	18043 2ND PL S
002	612240	0005	9/6/07	\$325,000	\$286,000	1240	7	1953	3	8668	N	N	19203 3RD AVE S
002	795760	0030	12/1/08	\$268,500	\$265,000	1250	7	1955	3	8295	N	N	164 S 192ND PL
002	207680	0210	9/27/07	\$315,000	\$278,000	1250	7	1959	3	10103	Y	N	19054 47TH AVE S
002	612390	0090	9/27/07	\$322,000	\$284,000	1250	7	1960	4	9013	N	N	19223 5TH AVE S
002	085400	0010	12/11/08	\$315,000	\$313,000	1250	7	1955	4	8398	N	N	216 S 166TH ST
002	024600	0035	11/21/07	\$364,200	\$325,000	1250	7	2002	3	18199	N	N	910 S 194TH ST
002	023900	0525	3/21/07	\$296,000	\$257,000	1260	7	1951	3	14902	Y	N	19275 MILITARY RD S

Improved Sales Used in this Annual Update Analysis
Area 96
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	201500	0130	6/8/07	\$315,000	\$274,000	1260	7	1961	3	8656	N	N	18813 5TH AVE S
002	023640	0110	2/13/07	\$292,000	\$253,000	1290	7	1959	4	8800	N	N	18931 33RD AVE S
002	955880	0105	3/6/08	\$297,500	\$271,000	1290	7	1954	4	8900	N	N	153 S 187TH ST
002	612120	0060	3/30/07	\$324,950	\$282,000	1300	7	1958	4	9750	N	N	19389 OCCIDENTAL AVE S
002	784420	0445	8/10/07	\$320,000	\$281,000	1310	7	1959	4	8125	N	N	19222 35TH AVE S
002	085380	0010	2/8/08	\$378,000	\$342,000	1310	7	1955	3	9000	N	N	16511 5TH AVE S
002	612120	0190	2/5/07	\$299,000	\$259,000	1360	7	1952	3	9702	N	N	137 S 197TH ST
002	611220	0050	5/6/08	\$280,000	\$259,000	1360	7	1964	3	8354	N	N	19205 8TH AVE S
002	612300	0360	1/2/08	\$290,000	\$261,000	1360	7	1954	3	10496	N	N	19501 3RD AVE S
002	612300	0140	11/10/07	\$289,950	\$258,000	1370	7	1953	3	12368	N	N	229 S 196TH ST
002	612180	0105	8/15/07	\$359,950	\$316,000	1370	7	1959	3	10425	N	N	253 S 197TH ST
002	052204	9114	12/16/08	\$299,000	\$297,000	1380	7	1959	3	10019	N	N	19920 8TH AVE S
002	023900	0075	5/23/07	\$650,000	\$566,000	1380	7	1945	4	37149	Y	Y	19323 46TH AVE S
002	322304	9131	2/28/08	\$383,176	\$349,000	1390	7	1990	3	11650	N	N	18021 2ND PL S
002	612120	0125	2/20/07	\$318,000	\$275,000	1400	7	1953	3	9750	N	N	19362 OCCIDENTAL AVE S
002	085400	0155	10/29/07	\$359,950	\$320,000	1400	7	1956	4	7582	N	N	16725 3RD AVE S
002	085400	0160	6/8/07	\$368,000	\$321,000	1400	7	1956	4	7582	N	N	16719 3RD AVE S
002	612240	0070	6/18/07	\$333,000	\$290,000	1410	7	1954	3	8400	N	N	19230 3RD AVE S
002	795760	0020	6/18/07	\$368,000	\$321,000	1410	7	1955	4	8436	N	N	19209 2ND AVE S
002	342304	9175	6/29/07	\$299,950	\$262,000	1420	7	1955	4	7840	N	N	3202 S 192ND ST
002	507400	0210	4/18/07	\$292,500	\$254,000	1430	7	1959	3	11040	N	N	120 S 183RD ST
002	443880	0175	2/5/07	\$334,400	\$289,000	1460	7	1954	4	7200	N	N	314 S 184TH ST
002	612120	0110	7/12/07	\$377,250	\$330,000	1460	7	1953	4	9750	N	N	19340 OCCIDENTAL AVE S
002	292304	9301	12/17/08	\$315,000	\$313,000	1470	7	1958	3	7405	N	N	315 S 168TH ST
002	612240	0085	8/28/07	\$418,000	\$368,000	1480	7	1953	4	8914	N	N	306 S 193RD ST
002	507400	0060	8/22/07	\$310,000	\$272,000	1490	7	1955	4	10963	N	N	176 S 182ND ST
002	612300	0345	6/23/08	\$279,500	\$262,000	1510	7	1953	3	10223	N	N	19515 3RD AVE S
002	023800	0213	9/26/07	\$340,000	\$300,000	1560	7	1950	3	15722	N	N	3725 S 188TH PL
002	024600	0043	7/25/07	\$380,000	\$333,000	1560	7	2005	3	15346	N	N	1002 S 194TH ST
002	363900	0060	1/4/08	\$352,000	\$317,000	1580	7	1958	3	10165	N	N	16814 4TH AVE S
002	121470	0020	5/31/07	\$435,000	\$379,000	1590	7	1964	3	8624	N	N	15847 5TH PL S

Improved Sales Used in this Annual Update Analysis
Area 96
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	292304	9074	9/26/08	\$402,800	\$389,000	1600	7	1939	4	38487	N	N	16466 AMBAUM BLVD S
002	023650	0010	9/24/08	\$295,000	\$285,000	1650	7	1959	3	8850	N	N	18905 34TH AVE S
002	524560	0140	2/25/08	\$305,000	\$277,000	1680	7	1955	4	8849	N	N	1003 S 197TH ST
002	201500	0210	9/6/07	\$320,000	\$282,000	1680	7	1961	3	8882	N	N	429 S 189TH ST
002	023800	0048	5/7/08	\$307,400	\$285,000	1700	7	1974	2	14390	N	N	19009 46TH AVE S
002	955820	0195	1/5/07	\$289,900	\$251,000	1720	7	1954	3	9474	N	N	228 S 186TH ST
002	024000	0160	10/8/08	\$599,000	\$581,000	1740	7	1939	3	24200	Y	Y	3728 S 198TH ST
002	013400	0080	5/20/08	\$299,000	\$278,000	1760	7	1960	3	9847	N	N	825 S 177TH PL
002	778990	0030	6/22/07	\$321,700	\$281,000	1890	7	1962	3	10707	N	N	645 S 195TH ST
002	778990	0030	7/28/08	\$310,000	\$294,000	1890	7	1962	3	10707	N	N	645 S 195TH ST
002	784420	0095	9/15/08	\$293,000	\$282,000	2060	7	1955	3	8115	N	N	3304 S 194TH ST
002	524540	0195	6/4/08	\$343,000	\$320,000	2150	7	1955	4	8400	N	N	605 S 198TH ST
002	932300	0120	5/10/07	\$489,000	\$425,000	2290	7	1999	3	7219	N	N	606 S 193RD PL
002	052204	9118	5/23/08	\$400,000	\$372,000	2610	7	1999	3	9755	N	N	511 S 192ND ST
002	342304	9117	1/22/07	\$375,000	\$324,000	3100	7	1987	3	9147	N	N	19005 37TH AVE S
002	795760	0121	11/7/07	\$360,000	\$320,000	1220	8	1954	4	10125	N	N	19235 2ND AVE S
002	795760	0121	9/18/08	\$369,500	\$356,000	1220	8	1954	4	10125	N	N	19235 2ND AVE S
002	507400	0235	7/17/07	\$396,000	\$346,000	1230	8	1960	3	11040	Y	N	147 S 183RD ST
002	395640	0100	12/28/07	\$398,000	\$357,000	1250	8	1962	4	7238	N	N	19115 37TH AVE S
002	322304	9139	5/14/07	\$585,000	\$509,000	1260	8	1952	3	35548	N	N	725 S 176TH ST
002	507160	0180	11/21/07	\$400,000	\$357,000	1280	8	2007	3	7872	N	N	18151 5TH AVE S
002	507160	0110	8/2/07	\$419,000	\$367,000	1280	8	2007	3	8710	N	N	18120 5TH AVE S
002	507160	0130	5/21/07	\$424,950	\$370,000	1280	8	2007	3	8263	N	N	18132 5TH AVE S
002	507160	0120	6/14/07	\$424,950	\$371,000	1280	8	2007	3	8241	N	N	18126 5TH AVE S
002	784420	0085	3/22/07	\$393,778	\$341,000	1290	8	1959	3	8750	N	N	19244 33RD AVE S
002	395640	0080	2/25/08	\$389,900	\$355,000	1310	8	1963	4	7175	N	N	3614 S 192ND ST
002	784420	0530	12/7/07	\$367,500	\$329,000	1320	8	1957	3	8314	Y	N	3762 S 194TH ST
002	254650	0080	9/14/07	\$325,000	\$287,000	1340	8	1966	4	9450	N	N	1014 S 198TH PL
002	322304	9239	2/8/07	\$340,000	\$294,000	1410	8	1963	3	9461	N	N	19016 4TH AVE S
002	784420	0460	8/8/08	\$329,000	\$313,000	1480	8	1959	3	11482	N	N	3516 S 194TH ST
002	023800	0178	12/31/07	\$360,000	\$323,000	1480	8	1978	3	14870	N	N	18804 39TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 96
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	052204	9141	5/29/08	\$367,500	\$342,000	1510	8	1960	3	11707	N	N	409 S 192ND ST
002	024000	0412	6/22/07	\$392,000	\$342,000	1550	8	1997	3	7200	N	N	19907 35TH LN S
002	784420	0295	12/20/07	\$716,500	\$642,000	1570	8	1956	4	10346	Y	Y	3743 S 194TH ST
002	023640	0180	6/7/07	\$350,000	\$305,000	1580	8	1959	3	7344	N	N	3312 S 192ND ST
002	363900	0080	5/8/08	\$275,000	\$255,000	1590	8	1957	3	10530	N	N	16848 4TH AVE S
002	020020	0020	2/11/08	\$385,000	\$349,000	1800	8	1979	3	7350	N	N	209 S 172ND PL
002	024000	0259	9/20/07	\$400,000	\$353,000	1890	8	1978	3	9892	N	N	3423 S 198TH ST
002	024000	0008	7/27/07	\$790,000	\$692,000	1920	8	1948	3	21250	Y	Y	19653 MILITARY RD S
002	363900	0085	9/23/08	\$335,000	\$323,000	2020	8	1957	3	10530	N	N	16858 4TH AVE S
002	507160	0140	9/24/07	\$424,950	\$375,000	2040	8	2007	3	7381	N	N	557 S 182ND ST
002	507160	0160	6/14/07	\$436,950	\$381,000	2040	8	2007	3	9950	N	N	18211 5TH AVE S
002	202304	9557	5/24/07	\$501,000	\$436,000	2080	8	2007	3	6514	N	N	619 S 159TH ST
002	023900	0090	5/11/07	\$739,000	\$642,000	2080	8	1955	3	27476	Y	Y	19403 MILITARY RD S
002	085420	0030	4/24/07	\$382,500	\$332,000	2126	8	1955	4	8625	N	N	16425 4TH AVE S
002	024000	0230	5/30/07	\$510,000	\$444,000	2200	8	1991	4	8400	N	N	3522 S 198TH ST
002	547015	0200	2/14/08	\$438,900	\$398,000	2310	8	2007	3	7000	N	N	16818 3RD AVE S
002	547015	0170	5/4/07	\$475,028	\$413,000	2310	8	2007	3	7000	N	N	16850 3RD AVE S
002	507160	0150	4/12/07	\$439,950	\$382,000	2420	8	2007	3	8000	N	N	18204 5TH AVE S
002	507160	0170	4/20/07	\$440,000	\$382,000	2420	8	2007	3	7747	N	N	18131 5TH AVE S
002	547015	0110	2/21/08	\$451,645	\$410,000	2480	8	2007	3	6378	N	N	16938 3RD AVE S
002	547015	0070	6/7/07	\$512,188	\$446,000	2480	8	2007	3	7121	N	N	16929 3RD AVE S
002	547015	0090	11/30/07	\$452,019	\$404,000	2500	8	2007	3	6256	N	N	16960 3RD AVE S
002	547015	0190	5/21/07	\$492,628	\$429,000	2500	8	2007	3	7000	N	N	16828 3RD AVE S
002	547015	0020	5/24/07	\$494,928	\$431,000	2500	8	2007	3	7136	N	N	16851 3RD AVE S
002	202304	9556	3/19/07	\$500,000	\$433,000	2500	8	2007	3	7982	N	N	627 S 159TH ST
002	547015	0140	8/28/07	\$495,720	\$436,000	2500	8	2007	3	7000	N	N	16902 3RD AVE S
002	523580	0080	5/16/07	\$499,950	\$435,000	2750	8	2007	3	7200	N	N	113 S 170TH ST
002	523580	0085	5/18/07	\$499,950	\$435,000	2770	8	2007	3	7200	N	N	105 S 170TH ST
002	023800	0244	4/16/08	\$483,000	\$445,000	2890	8	2000	3	21780	N	N	3735 S 189TH ST
002	547015	0100	8/28/07	\$498,000	\$438,000	3020	8	2007	3	5899	N	N	16948 3RD AVE S
002	547015	0050	5/21/07	\$510,808	\$444,000	3020	8	2007	3	7129	N	N	16903 3RD AVE S

Improved Sales Used in this Annual Update Analysis
Area 96
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	547015	0180	5/11/07	\$520,983	\$453,000	3020	8	2007	3	7000	N	N	16836 3RD AVE S
002	547015	0150	6/13/07	\$519,355	\$453,000	3020	8	2007	3	7000	N	N	16896 3RD AVE S
002	547015	0030	5/23/07	\$542,143	\$472,000	3020	8	2007	3	7133	N	N	16865 3RD AVE S
002	547015	0130	6/15/07	\$553,896	\$483,000	3020	8	2007	3	7000	N	N	16916 3RD AVE SE
002	547015	0040	2/27/08	\$470,605	\$428,000	3170	8	2007	3	7131	N	N	16891 3RD AVE S
002	547015	0060	3/4/08	\$475,000	\$433,000	3170	8	2007	3	7126	N	N	16917 3RD AVE S
002	547015	0160	10/15/07	\$497,950	\$441,000	3170	8	2007	3	7000	N	N	16866 3RD AVE S
002	547015	0080	6/12/07	\$534,105	\$466,000	3170	8	2007	3	6360	N	N	16941 3RD AVE S
002	547015	0120	6/27/07	\$556,513	\$486,000	3170	8	2007	3	7000	N	N	16926 3RD AVE S
002	024000	0383	9/10/07	\$509,000	\$448,000	2546	9	2005	3	7200	N	N	19824 32ND LN S
002	023900	0110	10/16/07	\$830,000	\$735,000	2580	9	1983	3	7200	Y	Y	19415 MILITARY RD S
002	024000	0006	8/10/07	\$619,900	\$544,000	2640	9	2004	3	10059	Y	N	19649 MILITARY RD S
002	866500	0010	12/14/07	\$530,950	\$475,000	2670	9	2007	3	7333	N	N	3706 S 191ST PL
002	866500	0060	10/9/07	\$579,950	\$513,000	2750	9	2007	3	7213	N	N	3738 S 191ST PL
002	866500	0020	7/17/07	\$595,000	\$521,000	3030	9	2007	3	8138	N	N	3712 S 191ST PL
002	866500	0090	8/27/07	\$599,950	\$528,000	3030	9	2007	3	7212	N	N	3735 S 191ST PL
002	866500	0040	11/9/07	\$597,500	\$532,000	3200	9	2007	3	7282	N	N	3724 S 191ST PL
002	866500	0120	7/17/07	\$634,950	\$555,000	3200	9	2007	3	7200	N	N	3711 S 191ST PL
002	866500	0080	5/16/08	\$565,950	\$525,000	3370	9	2007	3	7244	N	N	3739 S 191ST PL
002	866500	0100	12/14/07	\$600,000	\$537,000	3370	9	2007	3	7219	N	N	3727 S 191ST PL
002	866500	0030	8/16/07	\$664,950	\$584,000	3370	9	2007	3	7571	N	N	3718 S 191ST PL
002	866500	0050	11/9/07	\$626,950	\$558,000	3390	9	2007	3	7290	N	N	3732 S 191ST PL
002	866500	0110	8/27/07	\$667,500	\$587,000	3800	9	2007	3	7215	N	N	3719 S 191ST PL
002	866500	0070	9/11/07	\$690,000	\$608,000	3800	9	2007	3	7294	N	N	3745 S 191ST PL
002	023800	0014	1/12/07	\$610,000	\$528,000	3810	10	2006	3	13052	N	N	4583 S 190TH LN
002	023800	0194	8/16/07	\$835,000	\$733,000	3810	10	2007	3	20537	N	N	3717 S 188TH LN
002	023800	0017	12/12/07	\$750,000	\$671,000	3820	10	2006	3	8964	N	N	4559 S 190TH LN
002	023800	0016	4/17/07	\$650,000	\$564,000	3950	10	2006	3	7213	N	N	4573 S 190TH LN
003	537980	2340	10/15/07	\$259,500	\$230,000	680	5	1942	4	12217	N	N	3747 S 164TH ST
003	538100	0433	5/21/07	\$249,950	\$217,000	780	5	1952	3	10568	N	N	17331 40TH AVE S
003	537980	2890	6/13/08	\$227,099	\$212,000	810	5	1941	3	8910	N	N	4622 S 166TH ST

Improved Sales Used in this Annual Update Analysis
Area 96
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	443600	0045	12/11/07	\$259,000	\$232,000	700	6	1950	4	13974	N	N	4807 S 172ND PL
003	443560	0015	6/27/08	\$235,000	\$221,000	770	6	1943	4	8410	N	N	17024 33RD AVE S
003	443560	0385	8/21/07	\$264,950	\$233,000	770	6	1943	3	9425	N	N	17252 34TH AVE S
003	443560	0415	10/15/07	\$242,000	\$214,000	800	6	1943	3	8700	N	N	17332 34TH AVE S
003	537980	5430	5/2/07	\$255,000	\$222,000	800	6	1948	3	8919	N	N	4467 S 172ND ST
003	537980	6360	2/14/07	\$253,000	\$219,000	830	6	1928	4	14377	N	N	3424 S 176TH ST
003	537980	5500	1/8/07	\$295,000	\$255,000	830	6	1948	3	8915	N	N	4725 S 172ND ST
003	538100	0155	5/9/07	\$256,000	\$223,000	840	6	1944	3	8750	N	N	3763 S 170TH ST
003	537980	1870	3/22/07	\$323,000	\$280,000	850	6	1950	4	9490	N	N	3704 S 164TH ST
003	537980	6125	10/9/07	\$265,000	\$235,000	870	6	1939	3	12539	N	N	4442 S 176TH ST
003	443500	0230	4/15/08	\$260,000	\$239,000	900	6	1952	4	8700	N	N	17043 37TH AVE S
003	443560	0330	5/29/08	\$249,500	\$232,000	910	6	1943	4	8700	N	N	17216 33RD AVE S
003	100300	0205	11/2/07	\$235,000	\$209,000	980	6	1954	3	8942	N	N	3203 S 186TH ST
003	731800	0105	7/26/07	\$250,000	\$219,000	980	6	1955	3	8912	Y	N	18434 49TH AVE S
003	731800	0080	10/16/07	\$275,000	\$244,000	980	6	1955	4	8400	N	N	4815 S 184TH ST
003	731800	0025	11/7/07	\$236,000	\$210,000	1000	6	1955	3	7700	N	N	18434 48TH AVE S
003	731800	0100	2/16/07	\$269,500	\$233,000	1000	6	1955	3	8739	Y	N	18426 49TH AVE S
003	100340	0270	10/23/08	\$247,000	\$241,000	1010	6	1955	3	14581	N	N	18438 39TH AVE S
003	443560	0315	11/12/07	\$220,000	\$196,000	1030	6	1943	3	8700	N	N	17234 33RD AVE S
003	537980	3150	12/22/08	\$295,000	\$294,000	1030	6	1926	4	14175	N	N	4219 S 164TH ST
003	443560	0055	11/5/07	\$195,700	\$174,000	1050	6	1943	3	8700	N	N	17025 33RD AVE S
003	714740	0145	9/11/07	\$251,000	\$221,000	1060	6	1955	3	12909	N	N	3867 S 177TH ST
003	537980	3038	11/30/07	\$284,950	\$254,000	1060	6	1934	4	12030	N	N	4258 S 166TH ST
003	537980	4180	3/1/07	\$350,975	\$304,000	1060	6	1948	4	11325	N	N	4846 S 170TH ST
003	100300	0095	3/28/08	\$230,750	\$212,000	1080	6	1954	3	8125	N	N	3230 S 187TH ST
003	537980	1940	8/25/08	\$300,000	\$287,000	1090	6	1942	4	22000	N	N	3420 S 164TH ST
003	100340	0170	9/22/08	\$220,000	\$212,000	1100	6	1955	4	7657	N	N	3814 S 185TH ST
003	538100	0448	4/28/08	\$294,200	\$272,000	1110	6	1962	3	11500	N	N	3736 S 175TH ST
003	538100	0405	6/25/07	\$252,000	\$220,000	1120	6	1977	3	10100	N	N	3735 S 173RD ST
003	810860	0762	6/29/07	\$225,000	\$196,000	1150	6	1934	3	15910	N	N	15458 42ND AVE S
003	810860	0200	5/20/08	\$287,500	\$267,000	1160	6	1956	4	13652	N	N	4405 S 158TH ST

Improved Sales Used in this Annual Update Analysis
Area 96
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	801060	0030	3/15/07	\$260,000	\$225,000	1200	6	1957	3	9353	N	N	18617 39TH AVE S
003	100300	0070	3/27/07	\$282,000	\$244,000	1200	6	1954	3	7365	N	N	18703 36TH AVE S
003	537980	4060	10/25/07	\$510,000	\$453,000	1240	6	1939	3	27509	N	N	4460 S 170TH ST
003	538100	0145	8/22/07	\$275,000	\$242,000	1270	6	1940	3	7997	N	N	3745 S 170TH ST
003	100340	0210	10/31/07	\$335,000	\$298,000	1290	6	1954	4	8823	N	N	3623 S 186TH ST
003	537980	5475	8/16/07	\$289,950	\$255,000	1330	6	1948	3	8912	N	N	4711 S 172ND ST
003	443500	0475	1/16/08	\$238,000	\$215,000	1360	6	1943	2	8410	N	N	16609 35TH AVE S
003	100300	0080	4/15/08	\$279,000	\$257,000	1360	6	1954	4	8692	N	N	3212 S 187TH ST
003	537980	6485	7/14/08	\$300,000	\$283,000	1430	6	1955	3	11644	N	N	3757 S 175TH ST
003	443500	0390	5/1/08	\$221,000	\$204,000	1580	6	1943	3	8700	N	N	16817 35TH AVE S
003	537980	1545	10/17/07	\$292,000	\$259,000	820	7	1977	3	11550	N	N	3228 S 164TH ST
003	537980	6250	7/9/08	\$279,000	\$263,000	860	7	1952	3	11685	N	N	4210 S 176TH ST
003	537980	0006	6/26/07	\$329,165	\$287,000	910	7	1955	3	12000	N	N	4211 S 160TH ST
003	537980	3438	10/22/08	\$240,000	\$234,000	980	7	1955	3	7800	N	N	4854 S 168TH ST
003	537980	4165	8/30/07	\$295,000	\$260,000	980	7	1954	3	19250	N	N	4830 S 170TH ST
003	537980	5710	7/22/08	\$290,000	\$274,000	980	7	1959	3	27566	N	N	4708 S 175TH ST
003	537980	5710	10/3/08	\$378,000	\$366,000	980	7	1959	3	27566	N	N	4708 S 175TH ST
003	931490	0020	11/24/08	\$317,500	\$313,000	990	7	1962	3	8847	N	N	16212 46TH AVE S
003	184040	0100	3/26/07	\$302,500	\$262,000	1040	7	1961	3	11848	N	N	4337 S 177TH ST
003	537980	5931	7/18/07	\$335,000	\$293,000	1040	7	1975	3	9600	N	N	17336 40TH AVE S
003	433600	0081	6/27/07	\$350,000	\$306,000	1040	7	1978	4	13939	N	N	16807 33RD AVE S
003	433600	0055	2/14/08	\$350,500	\$318,000	1040	7	1978	3	14304	N	N	3215 S 169TH ST
003	184040	0050	7/23/07	\$320,000	\$280,000	1080	7	1958	3	9785	N	N	4354 S 177TH ST
003	537980	3020	9/20/07	\$285,000	\$251,000	1090	7	1966	3	8775	N	N	4402 S 166TH ST
003	681830	0050	3/24/08	\$308,000	\$282,000	1090	7	1958	4	8416	N	N	16034 47TH AVE S
003	810860	0562	1/25/08	\$400,000	\$361,000	1090	7	1958	4	28126	N	N	4228 S 160TH ST
003	100300	0195	2/21/08	\$280,000	\$254,000	1100	7	1954	3	8741	N	N	3219 S 186TH ST
003	432640	0035	7/16/07	\$303,000	\$265,000	1100	7	1957	3	15961	N	N	18041 MILITARY RD S
003	443500	0050	3/9/07	\$309,000	\$268,000	1100	7	1955	3	8410	N	N	16655 37TH AVE S
003	812520	0232	12/10/08	\$250,000	\$248,000	1110	7	1959	3	31445	Y	N	17083 53RD AVE S
003	810860	0260	4/29/08	\$283,000	\$262,000	1110	7	1930	3	12600	N	N	4437 S 156TH ST

Improved Sales Used in this Annual Update Analysis
Area 96
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	885880	0010	2/27/07	\$400,000	\$346,000	1110	7	1958	4	11988	Y	N	16615 53RD AVE S
003	537980	5223	4/6/08	\$298,000	\$274,000	1120	7	1959	4	9600	N	N	4012 S 173RD ST
003	714760	0005	11/13/07	\$240,000	\$214,000	1130	7	1956	3	9983	N	N	17606 42ND AVE S
003	714760	0015	8/14/07	\$295,000	\$259,000	1130	7	1956	3	9212	N	N	17622 42ND AVE S
003	537980	6470	5/17/07	\$320,000	\$278,000	1140	7	1966	4	9907	N	N	3836 S 176TH ST
003	537980	6316	12/19/07	\$355,000	\$318,000	1140	7	1962	4	9917	N	N	17510 MILITARY RD S
003	810860	0121	4/25/07	\$375,000	\$326,000	1140	7	1965	3	8505	N	N	4252 S 158TH ST
003	272304	9090	3/8/07	\$320,000	\$277,000	1160	7	1957	4	10199	N	N	3209 S 172ND ST
003	537980	4010	12/26/07	\$295,000	\$265,000	1180	7	1943	3	12300	N	N	16858 MILITARY RD S
003	714760	0060	6/21/07	\$305,000	\$266,000	1180	7	1957	4	13629	N	N	17715 41ST AVE S
003	714760	0160	4/3/08	\$315,000	\$289,000	1180	7	1957	3	10925	N	N	17805 41ST AVE S
003	873280	0070	3/17/08	\$260,000	\$238,000	1200	7	1966	3	11150	N	N	4241 S 184TH ST
003	537980	2671	1/2/07	\$305,000	\$264,000	1200	7	1962	3	9375	N	N	3438 S 166TH ST
003	812520	0481	11/5/08	\$296,000	\$290,000	1200	7	1963	3	9597	Y	N	16825 53RD AVE S
003	873280	0070	8/13/08	\$315,000	\$300,000	1200	7	1966	3	11150	N	N	4241 S 184TH ST
003	884930	0070	4/5/07	\$380,000	\$330,000	1240	7	1982	3	7941	Y	N	18028 51ST AVE S
003	537980	6160	2/7/08	\$288,000	\$261,000	1250	7	1955	3	11655	N	N	4417 S 175TH ST
003	812520	0270	2/4/08	\$360,000	\$326,000	1275	7	1956	3	10918	N	N	17322 51ST AVE S
003	432500	0130	7/29/08	\$271,010	\$257,000	1280	7	1959	3	8775	N	N	18128 43RD AVE S
003	537980	0220	7/24/07	\$370,000	\$324,000	1280	7	1964	3	8640	N	N	4822 S 162ND ST
003	714800	0135	3/14/08	\$295,000	\$269,000	1290	7	1957	3	10974	N	N	17804 43RD AVE S
003	537980	5885	12/16/08	\$264,950	\$263,000	1330	7	1993	3	7200	N	N	17412 42ND LN S
003	810860	0684	9/20/07	\$258,950	\$228,000	1340	7	1950	3	8400	N	N	4035 S 158TH ST
003	537980	2816	1/31/07	\$276,900	\$240,000	1360	7	1961	3	11175	N	N	4816 S 166TH ST
003	339538	0090	11/21/08	\$240,000	\$236,000	1370	7	1987	3	2065	N	N	4036 S 159TH LN
003	339538	0030	6/29/07	\$279,950	\$244,000	1370	7	1987	3	2185	N	N	4038 S 158TH LN
003	156560	0070	11/7/08	\$250,000	\$245,000	1370	7	1964	3	9261	N	N	4250 S 185TH ST
003	184020	0045	4/3/08	\$350,000	\$321,000	1380	7	1959	3	9000	Y	N	17939 50TH AVE S
003	873275	0220	4/7/08	\$250,000	\$230,000	1400	7	1984	3	2313	N	N	18606 48TH PL S
003	873275	0230	11/7/08	\$250,000	\$245,000	1400	7	1984	3	2581	N	N	18604 48TH PL S
003	184030	0260	5/28/08	\$319,500	\$298,000	1420	7	1960	4	8625	Y	N	17932 51ST AVE S

Improved Sales Used in this Annual Update Analysis
Area 96
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	807680	0060	6/25/07	\$325,000	\$284,000	1430	7	1958	4	8700	N	N	16868 31ST AVE S
003	537980	4718	6/29/07	\$355,000	\$310,000	1440	7	1984	4	13425	N	N	4635 S 170TH ST
003	537920	0167	5/15/07	\$319,000	\$277,000	1470	7	1959	3	10000	N	N	5116 S 168TH ST
003	885880	0015	11/26/07	\$340,000	\$303,000	1470	7	1961	3	11988	Y	N	16625 53RD AVE S
003	432500	0105	9/24/07	\$395,000	\$349,000	1470	7	1958	4	8470	Y	N	4321 S 181ST ST
003	100340	0140	8/1/07	\$320,000	\$280,000	1480	7	1955	3	8000	N	N	18420 38TH AVE S
003	538100	0425	4/3/07	\$348,450	\$302,000	1480	7	1955	3	10448	N	N	17323 40TH AVE S
003	885880	0070	1/11/07	\$398,950	\$345,000	1510	7	1957	3	17347	Y	N	16650 53RD AVE S
003	714820	0080	3/11/08	\$312,000	\$285,000	1530	7	1957	4	8438	N	N	18126 46TH AVE S
003	100300	0170	7/2/07	\$331,500	\$290,000	1540	7	1954	4	8161	N	N	3409 S 186TH ST
003	537980	3772	5/21/08	\$335,000	\$311,000	1550	7	1965	4	8400	N	N	4020 S 168TH ST
003	537980	4795	1/29/08	\$330,000	\$298,000	1560	7	1952	5	6461	N	N	4237 S 170TH ST
003	537980	6130	11/6/07	\$366,200	\$326,000	1600	7	1984	3	11635	N	N	4441 S 175TH ST
003	681830	0010	3/22/07	\$379,500	\$329,000	1600	7	1958	4	8575	N	N	16033 47TH AVE S
003	884930	0220	5/27/08	\$385,000	\$359,000	1610	7	1983	3	7812	Y	N	4935 S 180TH PL
003	432640	0010	8/12/08	\$270,000	\$257,000	1630	7	1957	3	10430	Y	N	18011 MILITARY RD S
003	432640	0010	1/17/07	\$327,000	\$283,000	1630	7	1957	3	10430	Y	N	18011 MILITARY RD S
003	339538	0180	12/11/08	\$298,500	\$296,000	1650	7	1987	3	2639	N	N	15838 40TH LN S
003	443500	0090	8/14/07	\$325,000	\$285,000	1670	7	1943	4	8410	N	N	16614 35TH AVE S
003	714800	0315	9/13/07	\$369,900	\$326,000	1720	7	1956	4	10137	N	N	17820 46TH AVE S
003	184030	0110	6/21/07	\$328,000	\$286,000	1730	7	1962	3	9100	N	N	5040 S 179TH PL
003	537980	0255	6/14/07	\$345,000	\$301,000	1750	7	1924	3	14233	N	N	4857 S 160TH ST
003	537980	3010	11/15/07	\$490,000	\$436,000	1750	7	1949	5	23050	N	N	4409 S 164TH ST
003	538100	0432	10/19/07	\$319,500	\$283,000	1760	7	1952	4	11847	N	N	3762 S 175TH ST
003	538160	0086	9/17/07	\$389,000	\$343,000	1780	7	1998	3	17136	N	N	4745 S 175TH ST
003	537920	0225	7/27/07	\$463,500	\$406,000	1820	7	1956	3	22300	N	N	5165 S 160TH ST
003	714850	0040	3/24/08	\$269,950	\$247,000	1840	7	1958	3	9045	N	N	18250 45TH AVE S
003	537980	3050	4/9/07	\$360,000	\$312,000	1860	7	1968	4	13956	N	N	4241 S 164TH ST
003	537980	6070	8/25/08	\$345,000	\$330,000	1990	7	1991	3	9426	N	N	4425 S 173RD ST
003	537980	2120	11/2/07	\$350,000	\$311,000	2040	7	1961	4	19719	N	N	3236 S 166TH ST
003	537980	4975	7/22/08	\$365,000	\$345,000	2070	7	1998	3	7500	N	N	17021 40TH LN S

Improved Sales Used in this Annual Update Analysis
Area 96
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	885880	0075	9/16/08	\$455,000	\$438,000	2090	7	1963	3	12668	Y	N	16660 53RD AVE S
003	537980	4515	4/30/08	\$300,000	\$277,000	2150	7	1947	3	17876	N	N	4706 S 172ND ST
003	537980	0432	3/27/08	\$362,000	\$332,000	2300	7	1979	3	11280	N	N	16311 48TH PL S
003	537980	0483	6/12/07	\$397,000	\$346,000	2300	7	1995	3	8400	N	N	16224 47TH AVE S
003	537980	4735	7/31/07	\$380,000	\$333,000	2380	7	1984	3	10875	N	N	4621 S 170TH ST
003	342304	9338	9/4/07	\$400,000	\$352,000	2480	7	1993	3	12657	N	N	17729 38TH AVE S
003	537980	2861	12/22/08	\$459,000	\$457,000	2905	7	2008	3	7500	N	N	4670 S 166TH ST
003	931490	0140	1/29/07	\$440,000	\$381,000	3250	7	1962	4	9010	N	N	16211 45TH AVE S
003	714740	0025	8/2/07	\$274,000	\$240,000	1060	8	1955	4	9715	N	N	17709 38TH AVE S
003	537980	2932	5/30/07	\$425,000	\$370,000	1248	8	2007	3	6230	N	N	4605 S 164TH ST
003	885880	0079	2/21/07	\$429,950	\$372,000	1280	8	2007	3	6522	Y	N	16674 53RD AVE S
003	885880	0077	4/5/07	\$434,950	\$377,000	1280	8	2007	3	6520	Y	N	16668 53RD AVE S
003	185350	0160	3/28/08	\$375,500	\$344,000	1410	8	1993	3	9129	Y	N	17715 50TH CT S
003	184040	0120	7/19/07	\$415,000	\$363,000	1630	8	1967	3	14300	N	N	4319 S 177TH ST
003	342304	9160	5/25/07	\$397,000	\$346,000	1640	8	1989	3	9350	N	N	18214 44TH AVE S
003	185350	0230	5/9/07	\$432,000	\$376,000	1830	8	1993	4	11100	Y	N	4824 S 177TH CT
003	885805	0100	2/22/07	\$410,000	\$355,000	1860	8	1995	3	10881	N	N	17804 50TH CT S
003	185350	0100	4/18/07	\$398,000	\$345,000	1970	8	1995	3	6262	N	N	17720 50TH CT S
003	222304	9085	8/12/08	\$565,000	\$538,000	2190	8	1998	3	10725	N	N	15849 47TH AVE S
003	185350	0020	6/19/07	\$400,000	\$349,000	2220	8	1994	4	6600	N	N	17768 50TH CT S
003	185350	0060	5/14/07	\$438,500	\$381,000	2280	8	1993	3	8522	N	N	17744 50TH CT S
003	537920	0065	7/30/08	\$519,500	\$493,000	2700	8	2007	3	9334	N	N	16028 51ST AVE S
003	537980	3860	12/6/07	\$506,475	\$453,000	3180	8	2007	3	7217	N	N	16826 40TH LN S
003	537980	3861	7/23/07	\$527,000	\$461,000	3180	8	2007	3	7217	N	N	16828 40TH LN S
003	537920	0068	10/23/08	\$500,000	\$488,000	3250	8	2007	3	9977	N	N	16034 51ST AVE S
003	537980	3821	5/29/07	\$529,950	\$461,000	3380	8	2006	3	7496	N	N	16820 40TH LN S
003	537980	3822	6/14/07	\$524,950	\$458,000	3410	8	2005	3	7496	N	N	16824 40TH LN S
003	537980	6124	7/25/07	\$549,950	\$482,000	3960	8	2001	3	11660	Y	N	4448 S 176TH ST
003	779640	0110	2/23/07	\$599,950	\$519,000	2400	9	1988	4	12427	Y	N	16448 53RD PL S
003	537980	4102	11/8/07	\$549,000	\$488,000	3020	9	2007	3	7210	N	N	16906 46TH PL S
003	443600	0010	8/16/07	\$563,000	\$494,000	3080	9	2007	3	7210	N	N	4711 S 172ND PL

Improved Sales Used in this Annual Update Analysis
Area 96
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	537980	5700	7/17/07	\$676,000	\$591,000	3160	9	2007	3	10657	N	N	17358 MILITARY RD S
003	538100	0450	8/15/07	\$530,000	\$465,000	3290	9	2006	3	7993	N	N	17412 37TH LN S
003	538100	0451	7/18/07	\$560,000	\$490,000	3830	9	2007	3	7987	N	N	17406 37TH LN S
003	812520	0243	8/9/08	\$750,000	\$714,000	3870	9	2008	3	20099	N	N	5154 S 172ND LN
003	537980	3475	3/14/07	\$720,000	\$624,000	3530	10	2006	3	9315	N	N	4837 S 166TH ST
003	812520	0179	10/10/07	\$750,000	\$664,000	3890	10	2006	3	8352	N	N	5205 S 170TH LN
003	537980	4610	9/26/08	\$850,000	\$822,000	4320	10	2008	3	10513	N	N	17041 51ST AVE S

**Improved Sales Removed from this Annual Update Analysis
Area 96
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	121800	0065	8/21/07	\$400,000	IMP COUNT >1
001	121800	0425	8/15/07	\$245,000	OBSOLESCENCE CODED
001	121800	0470	5/16/07	\$351,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	121800	0550	4/11/08	\$224,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	121800	0650	11/19/08	\$179,920	QUIT CLAIM DEED
001	121800	0765	8/26/08	\$205,000	PREVIMP<=25K
001	121900	0053	5/7/07	\$249,500	NO MARKET EXPOSURE
001	121900	0106	3/26/08	\$206,250	RELATED PARTY, FRIEND, OR NEIGHBOR
001	121900	0323	6/21/07	\$170,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	122000	1115	3/11/08	\$248,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	122000	1270	7/11/07	\$255,000	NO MARKET EXPOSURE
001	122100	0705	5/15/08	\$233,823	QUIT CLAIM DEED
001	122100	0710	10/11/07	\$371,500	OBSOLESCENCE CODED
001	122200	0033	7/26/07	\$722,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	122200	0034	8/14/07	\$359,748	NO MARKET EXPOSURE
001	143080	0147	4/16/08	\$445,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	143080	0204	12/10/08	\$158,431	DIAGNOSTIC OUTLIERS
001	143080	0234	4/7/08	\$195,758	QUIT CLAIM DEED
001	143080	0238	2/1/07	\$364,000	IMP COUNT >1
001	189940	0170	8/21/07	\$340,000	IMP COUNT >1
001	190060	0045	12/18/08	\$171,689	QUIT CLAIM DEED
001	190060	0230	3/6/08	\$475,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	190160	0045	5/30/07	\$375,000	NO MARKET EXPOSURE
001	192304	9362	2/7/08	\$350,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	399020	0022	9/19/07	\$475,000	NO MARKET EXPOSURE
001	425000	0060	5/20/08	\$318,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	425000	0060	12/24/07	\$297,873	NO MARKET EXPOSURE
001	447640	0080	1/5/07	\$359,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	447640	0230	8/19/08	\$310,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	763580	0100	6/30/08	\$150,000	DOR RATIO
001	763580	0121	5/2/07	\$311,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	763580	0150	6/25/08	\$200,000	DOR RATIO
001	763580	0430	3/7/08	\$460,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	763580	0561	7/10/07	\$390,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	763580	0690	6/28/07	\$392,000	QUIT CLAIM DEED
001	763580	0752	2/11/08	\$77,362	QUIT CLAIM DEED
001	933480	0100	12/19/07	\$337,600	RELATED PARTY, FRIEND, OR NEIGHBOR
001	933480	0185	6/26/08	\$399,950	RELOCATION - SALE TO SERVICE
001	990000	0065	10/15/08	\$495,000	DIAGNOSTIC OUTLIERS
001	990000	0427	6/13/07	\$330,000	NO MARKET EXPOSURE
002	023640	0130	11/5/07	\$300,000	NO MARKET EXPOSURE
002	023650	0120	12/9/08	\$372,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	023650	0210	8/30/07	\$250,000	NO MARKET EXPOSURE
002	023660	0060	1/5/07	\$350,000	NO MARKET EXPOSURE
002	023660	0180	12/18/07	\$81,654	QUIT CLAIM DEED

**Improved Sales Removed from this Annual Update Analysis
Area 96
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	023800	0186	6/6/07	\$250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	023800	0215	7/13/07	\$14,825	QUIT CLAIM DEED
002	023800	0216	7/13/07	\$19,675	QUIT CLAIM DEED
002	023800	0285	6/26/07	\$225,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	023900	0125	4/9/07	\$525,000	IMP COUNT >1
002	024000	0043	5/19/08	\$270,000	QUIT CLAIM DEED
002	024000	0131	6/19/08	\$47,015	QUIT CLAIM DEED
002	024000	0136	5/31/07	\$240,000	NO MARKET EXPOSURE
002	024000	0357	5/30/07	\$116,921	DOR RATIO
002	024000	0374	6/6/07	\$330,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	024000	0435	5/29/07	\$330,000	NO MARKET EXPOSURE
002	052204	9044	8/6/07	\$267,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	085380	0015	9/10/07	\$62,750	;QUIT CLAIM DEED
002	085380	0045	7/12/07	\$361,000	NO MARKET EXPOSURE
002	085400	0015	5/9/07	\$277,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	161440	0010	9/4/08	\$198,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	161440	0010	3/26/08	\$230,699	EXEMPT FROM EXCISE TAX
002	176060	0158	1/29/07	\$210,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	202304	9146	12/2/08	\$205,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	202304	9372	10/28/08	\$309,950	DIAGNOSTIC OUTLIERS
002	207680	0070	7/14/08	\$81,979	;QUIT CLAIM DEED
002	228640	0110	3/12/07	\$290,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	254650	0130	2/20/08	\$285,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	322304	9049	4/2/07	\$1,150,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	322304	9129	6/6/08	\$355,000	GOVERNMENT AGENCY
002	322304	9161	4/8/08	\$273,877	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	379750	0020	2/26/08	\$210,000	NON-REPRESENTATIVE SALE
002	391740	0175	3/6/07	\$330,000	OBSOLESCENCE CODED
002	395640	0080	4/10/07	\$357,500	RELATED PARTY, FRIEND, OR NEIGHBOR
002	443800	0070	2/16/07	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	443880	0040	4/5/07	\$253,500	NON-REPRESENTATIVE SALE
002	507150	0040	2/7/07	\$104,810	QUIT CLAIM DEED
002	507160	0020	10/14/08	\$74,646	QUIT CLAIM DEED
002	507400	0145	9/1/07	\$392,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	524540	0075	5/5/08	\$322,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	524540	0075	3/19/08	\$399,087	EXEMPT FROM EXCISE TAX
002	611220	0050	11/8/07	\$187,984	FORCED SALE
002	612180	0110	3/8/07	\$45,100	QUIT CLAIM DEED
002	612240	0105	4/28/08	\$180,000	PREVIMP<=25K
002	612300	0185	6/7/07	\$120,388	QUIT CLAIM DEED
002	612300	0235	12/11/07	\$250,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
002	725000	0155	11/7/07	\$455,000	NO MARKET EXPOSURE
002	768620	1920	6/29/07	\$160,000	DOR RATIO
002	768620	1920	9/19/07	\$210,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	784420	0050	1/29/08	\$320,000	RELATED PARTY, FRIEND, OR NEIGHBOR

**Improved Sales Removed from this Annual Update Analysis
Area 96
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	784420	0185	8/18/08	\$330,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	784420	0330	4/18/07	\$580,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	809780	0101	7/3/08	\$315,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	866500	0160	5/29/07	\$475,000	PERCENT COMPLETE CODED
002	932300	0350	5/27/08	\$378,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	955820	0060	11/5/08	\$290,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	955820	0100	1/17/07	\$122,001	QUIT CLAIM DEED
003	099600	0015	2/13/07	\$161,000	NO MARKET EXPOSURE
003	184000	0115	12/1/08	\$385,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	185350	0290	10/8/07	\$400,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	272304	9091	7/25/07	\$360,000	NO MARKET EXPOSURE
003	342304	9140	12/5/08	\$231,645	FORCED SALE
003	342304	9262	4/2/07	\$338,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	342304	9291	4/27/07	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	432500	0125	9/5/08	\$264,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	443500	0185	11/5/08	\$200,000	UNFIN AREA
003	443500	0240	2/13/08	\$85,095	QUIT CLAIM DEED
003	443500	0295	12/3/07	\$300,000	UNFIN AREA
003	443500	0295	10/12/07	\$270,929	BANKRUPTCY - RECEIVER OR TRUSTEE
003	443500	0320	3/22/07	\$314,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	443500	0330	1/29/08	\$318,000	UNFIN AREA
003	443500	0415	10/14/08	\$118,000	PREVIMP<=25K
003	443500	0445	2/23/07	\$290,000	NO MARKET EXPOSURE
003	443500	0455	12/4/07	\$300,000	NO MARKET EXPOSURE
003	443500	0480	5/21/07	\$259,000	NO MARKET EXPOSURE
003	443500	0510	8/8/07	\$163,400	RELATED PARTY, FRIEND, OR NEIGHBOR
003	443500	0550	2/1/07	\$240,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	443500	0685	6/9/08	\$239,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	443560	0015	2/23/07	\$277,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	443560	0185	8/8/08	\$47,589	DOR RATIO
003	443560	0225	5/3/07	\$320,000	NO MARKET EXPOSURE
003	443560	0295	5/21/08	\$102,930	QUIT CLAIM DEED
003	443560	0380	4/4/07	\$279,000	NO MARKET EXPOSURE
003	537920	0202	5/23/07	\$12,000	DOR RATIO
003	537980	0006	9/10/08	\$265,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	537980	0006	8/11/08	\$244,965	BANKRUPTCY - RECEIVER OR TRUSTEE
003	537980	0222	5/5/08	\$93,986	QUIT CLAIM DEED
003	537980	0385	3/18/08	\$280,598	EXEMPT FROM EXCISE TAX
003	537980	0482	4/9/07	\$220,000	PREVIMP<=25K
003	537980	0580	9/12/08	\$280,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	537980	1119	2/4/08	\$310,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	537980	1160	8/21/07	\$475,000	PERCENT NET CONDITION CODED
003	537980	1500	2/9/07	\$200,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	537980	1500	3/27/07	\$287,000	NO MARKET EXPOSURE
003	537980	1690	6/18/08	\$131,258	DOR RATIO

**Improved Sales Removed from this Annual Update Analysis
Area 96
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	537980	1800	5/16/07	\$1,700,000	MULTI-PARCEL SALE
003	537980	1920	7/10/07	\$350,000	SEGREGATION AND/OR MERGER
003	537980	2340	3/20/07	\$193,355	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	537980	3310	9/26/07	\$320,000	NO MARKET EXPOSURE
003	537980	3425	8/21/08	\$210,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	537980	3490	2/20/07	\$580,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	537980	3772	8/8/07	\$244,000	NO MARKET EXPOSURE
003	537980	3773	1/29/07	\$325,000	NO MARKET EXPOSURE
003	537980	3790	10/5/07	\$330,000	DIAGNOSTIC OUTLIERS
003	537980	4052	6/12/07	\$249,000	NO MARKET EXPOSURE
003	537980	4230	10/10/07	\$225,000	PREVIMP<=25K;NO MARKET EXPOSURE
003	537980	4390	11/17/07	\$148,435	QUIT CLAIM DEED
003	537980	4410	8/22/07	\$450,000	NO MARKET EXPOSURE
003	537980	4811	8/23/07	\$287,000	DIAGNOSTIC OUTLIERS
003	537980	4813	8/2/07	\$304,400	NO MARKET EXPOSURE
003	537980	4965	7/23/08	\$216,150	BANKRUPTCY - RECEIVER OR TRUSTEE
003	537980	4965	7/22/08	\$257,372	EXEMPT FROM EXCISE TAX
003	537980	5035	7/24/08	\$160,198	QUIT CLAIM DEED
003	537980	5115	1/24/08	\$182,000	NO MARKET EXPOSURE
003	537980	5161	12/5/08	\$340,000	PREVIMP<=25K
003	537980	5223	1/5/07	\$225,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	537980	5580	11/21/08	\$297,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	537980	5710	7/9/08	\$290,000	RELOCATION - SALE TO SERVICE
003	537980	5843	7/27/07	\$205,000	NO MARKET EXPOSURE
003	537980	5891	10/17/08	\$52,000	QUIT CLAIM DEED
003	537980	5950	11/18/08	\$235,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	537980	6020	10/23/08	\$70,000	QUIT CLAIM DEED
003	537980	6035	9/6/07	\$200,000	TEAR DOWN
003	537980	6590	2/29/08	\$236,400	RELATED PARTY, FRIEND, OR NEIGHBOR
003	538100	0140	3/9/07	\$225,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	538100	0180	3/18/08	\$135,000	QUIT CLAIM DEED
003	538100	0190	4/4/07	\$366,000	NO MARKET EXPOSURE
003	538100	0296	3/17/07	\$240,000	PREVIMP<=25K
003	538160	0121	5/24/07	\$360,000	NO MARKET EXPOSURE
003	714740	0140	1/8/08	\$125,000	DOR RATIO
003	714780	0005	9/20/07	\$183,000	NON-REPRESENTATIVE SALE
003	714800	0185	12/12/07	\$144,282	QUIT CLAIM DEED
003	714830	0080	5/2/08	\$340,000	OBSOLESCENCE CODED
003	807680	0095	2/29/08	\$232,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	812520	0182	4/10/07	\$250,000	PREVIMP<=25K
003	812520	0185	12/26/07	\$600,000	NON-REPRESENTATIVE SALE
003	812520	0233	7/31/08	\$359,444	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
003	812520	0310	10/5/07	\$225,000	NO MARKET EXPOSURE
003	812520	0430	11/13/08	\$121,000	DOR RATIO
003	812520	0450	8/31/07	\$365,000	NO MARKET EXPOSURE

Improved Sales Removed from this Annual Update Analysis
Area 96
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	884930	0280	3/26/07	\$330,000	RELATED PARTY, FRIEND, OR NEIGHBOR

**Vacant Sales Used in this Annual Update Analysis
Area 96**

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
001	190000	0093	09/18/2007	\$ 176,000	7620	N	N
001	190000	0093	04/21/2008	\$ 192,000	7620	N	N
001	192304	9088	01/30/2008	\$ 202,000	9598	N	N
002	024000	0269	04/02/2007	\$ 202,000	10800	N	N
002	052204	9163	05/23/2007	\$ 119,000	21195	N	N
002	292304	9501	06/07/2007	\$ 576,000	173428	N	N
002	784420	0260	10/01/2007	\$ 464,000	19034	Y	Y
002	866500	0130	09/21/2007	\$ 253,000	9237	Y	N
002	866500	0140	05/23/2007	\$ 275,000	8641	Y	N
002	866500	0150	03/13/2007	\$ 443,000	19763	Y	Y
003	222304	9063	08/03/2007	\$ 175,000	15180	N	N
003	537920	0168	09/07/2007	\$ 123,000	8189	N	N
003	537980	2735	03/15/2007	\$ 199,000	7524	N	N
003	537980	3371	04/13/2007	\$ 183,000	7870	N	N
003	537980	3372	05/31/2007	\$ 186,000	7870	N	N
003	537980	5161	05/15/2008	\$ 124,000	7220	N	N

**Vacant Sales Removed from this Annual Update Analysis
Area 96**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	399020	0055	05/01/2007	170000	DOR RATIO
002	322304	9232	06/18/2008	115000	DIAGNOSTIC OUTLIER
002	392640	0007	04/27/2007	283400	DOR RATIO
002	768620	0260	08/15/2007	134700	GOVERNMENT AGENCY
002	768620	0260	08/15/2007	175300	GOVERNMENT AGENCY
003	115720	0100	11/28/2007	190000	NO MARKET EXPOSURE;
003	537980	3981	06/06/2008	110000	DIAGNOSTIC OUTLIER
003	537980	4150	07/30/2008	120000	DIAGNOSTIC OUTLIER
003	812520	0181	06/13/2007	250000	DOR RATIO

Mobile Home Sales Used in this Annual Update Analysis

Area 96

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
002	052204	9074	06/04/2007	\$ 185,990	10000	N	N
002	052204	9161	09/11/2008	\$ 250,000	14560	N	N
002	768620	1450	10/23/2007	\$ 212,000	10400	N	N
002	795760	0005	03/13/2008	\$ 220,000	11223	N	N
003	342304	9114	12/22/2008	\$ 187,000	10880	N	N
003	342304	9264	08/02/2007	\$ 225,000	9239	N	N
003	537980	0652	03/29/2007	\$ 187,975	8276	N	N
003	537980	2121	12/17/2007	\$ 213,000	10110	N	N
003	538100	0126	10/04/2007	\$ 205,000	11300	N	N
003	538100	0457	05/01/2008	\$ 231,000	10183	N	N

Mobile Home Sales Removed from this Annual Update Analysis

Area 96

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	342304	9023	06/27/2007	150000	RELATED PARTY, FRIEND, OR NEIGHBOR;

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

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

Highest and Best Use

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

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

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

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

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

Date of Value Estimate

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

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

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

Property rights appraised:

Fee Simple

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

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

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

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

Assumptions and Limiting Conditions:

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

Scope of Work Performed:

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

CERTIFICATION:

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

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



King County

Department of Assessments

King County Administration Bldg.
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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