

Executive Summary Report

Characteristics-Based Market Adjustment for 2010 Assessment Roll

Area Name / Number: West Kent / 27

Previous Physical Inspection: 2006

Improved Sales:

Number of Sales: 267

Range of Sale Dates: 1/1/2008 - 1/1/2010

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price**	Ratio	COV*
2009 Value	\$96,200	\$163,700	\$259,900			
2010 Value	\$96,200	\$149,800	\$246,000	\$268,100	91.8%	8.61%
Change	+\$0	-\$13,900	-\$13,900			
% Change	+0.0%	-8.5%	-5.3%			

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

** Sales time adjusted to 1/1/10.

Sales used in this analysis: All sales of one to three unit residences on residential lots, short sales, financial institution re-sales and foreclosure sales which were verified as, or appeared to be market sales were considered for the analysis. Sales were time adjusted to 1/1/10. 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 2009 or any existing residence where the data for 2009 is significantly different from the data for 2010 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 2009 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:			
	Land	Imps	Total
2009 Value	\$101,100	\$151,700	\$252,800
2010 Value	\$101,100	\$142,100	\$243,200
Percent Change	+0.0%	-6.3%	-3.8%

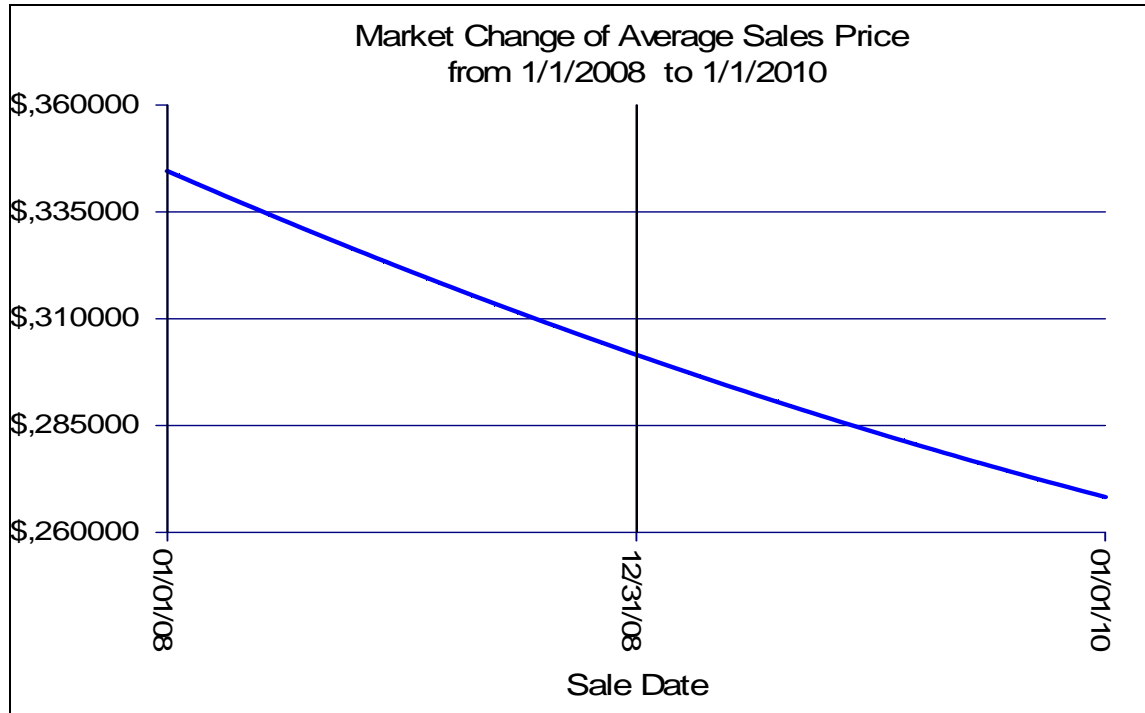
Number of one to three unit residences in the Population: 4679

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that a characteristic-based variable needed to be included in the update formula. For instance, a new house (year built>2005) needed more of a downward (7.91%) adjustment than other properties in this area

Exceptions may be found in the Improved Parcel Update section.

We recommend posting these values for the 2010 assessment roll.

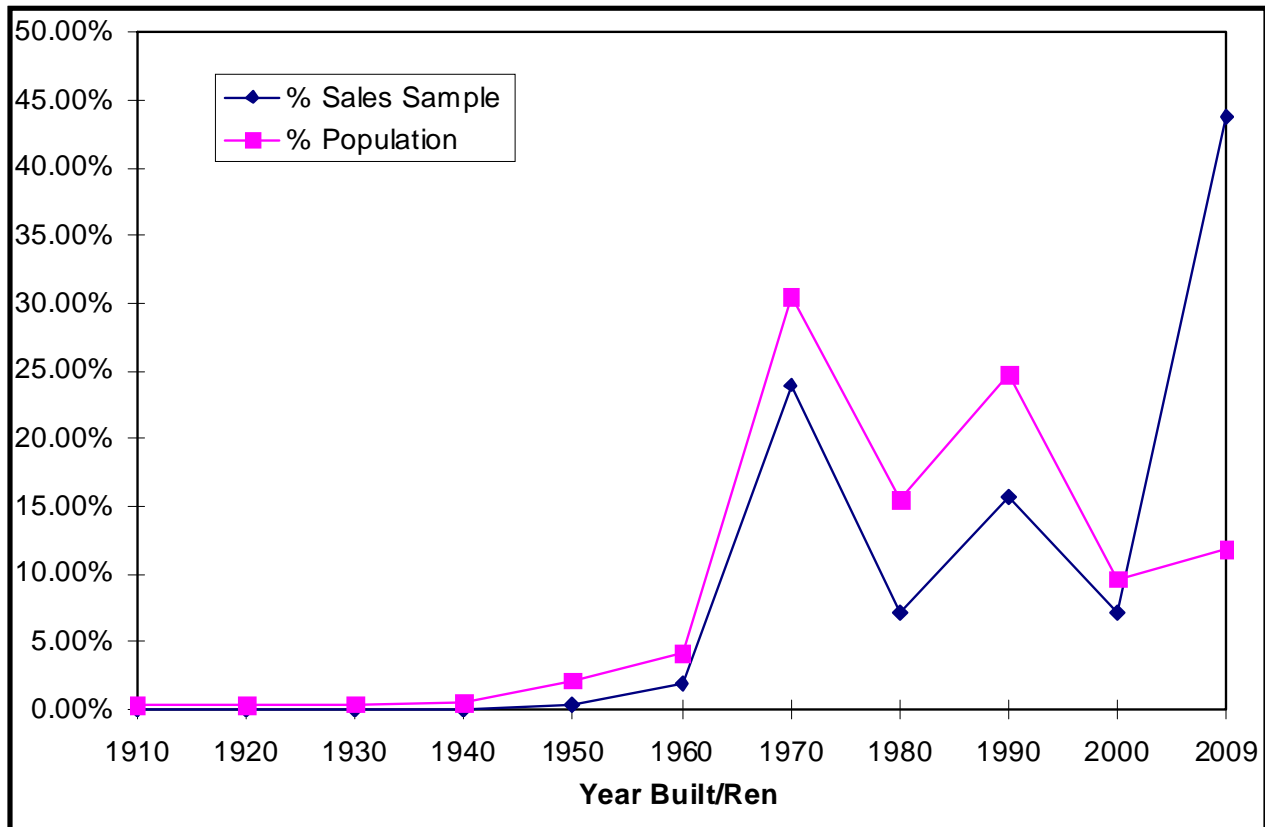
Market Change of Average Sale Price in Area 27
From 1/1/08 to 1/1/10



Sales Sample Representation of Population - Year Built / Renovated

Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	0	0.00%
1940	0	0.00%
1950	1	0.37%
1960	5	1.87%
1970	64	23.97%
1980	19	7.12%
1990	42	15.73%
2000	19	7.12%
2009	117	43.82%
	267	

Year Built/Ren	Frequency	% Population
1910	13	0.28%
1920	14	0.30%
1930	19	0.41%
1940	23	0.49%
1950	101	2.16%
1960	195	4.17%
1970	1429	30.54%
1980	727	15.54%
1990	1156	24.71%
2000	450	9.62%
2009	552	11.80%
	4679	



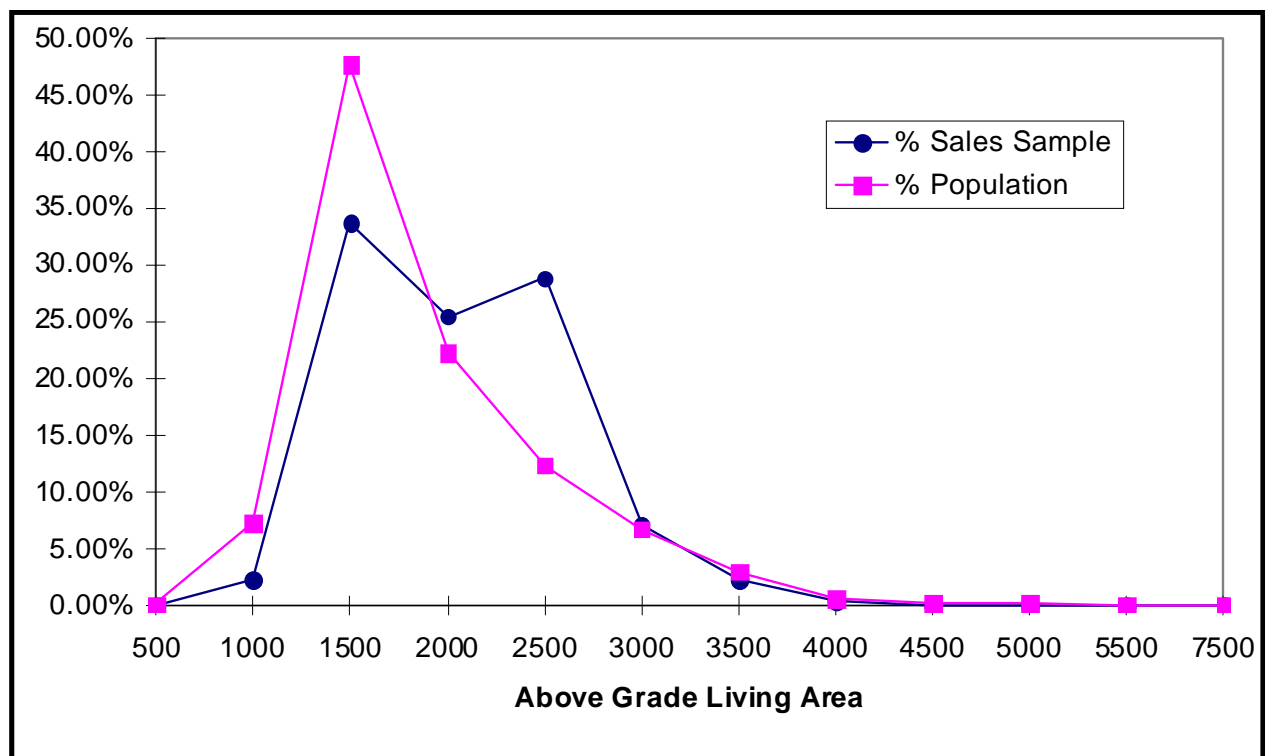
Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

This over representation was found to have statistical significance and results are reflected in the model.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	6	2.25%
1500	90	33.71%
2000	68	25.47%
2500	77	28.84%
3000	19	7.12%
3500	6	2.25%
4000	1	0.37%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	267	

Population		
AGLA	Frequency	% Population
500	4	0.09%
1000	339	7.25%
1500	2228	47.62%
2000	1040	22.23%
2500	576	12.31%
3000	315	6.73%
3500	137	2.93%
4000	27	0.58%
4500	5	0.11%
5000	6	0.13%
5500	0	0.00%
7500	2	0.04%
	4679	

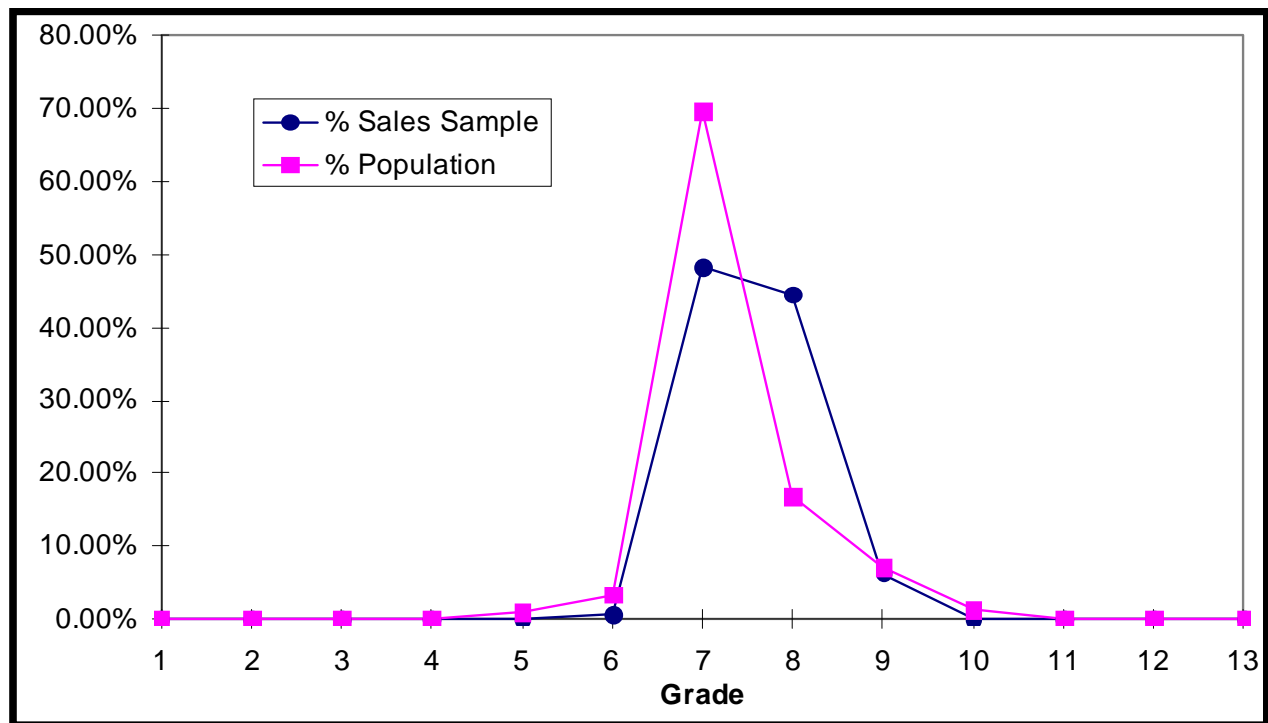


The sales sample frequency distribution follows the population distribution with regard to Above Grade Living Area. Adequate for both analysis and appraisal.

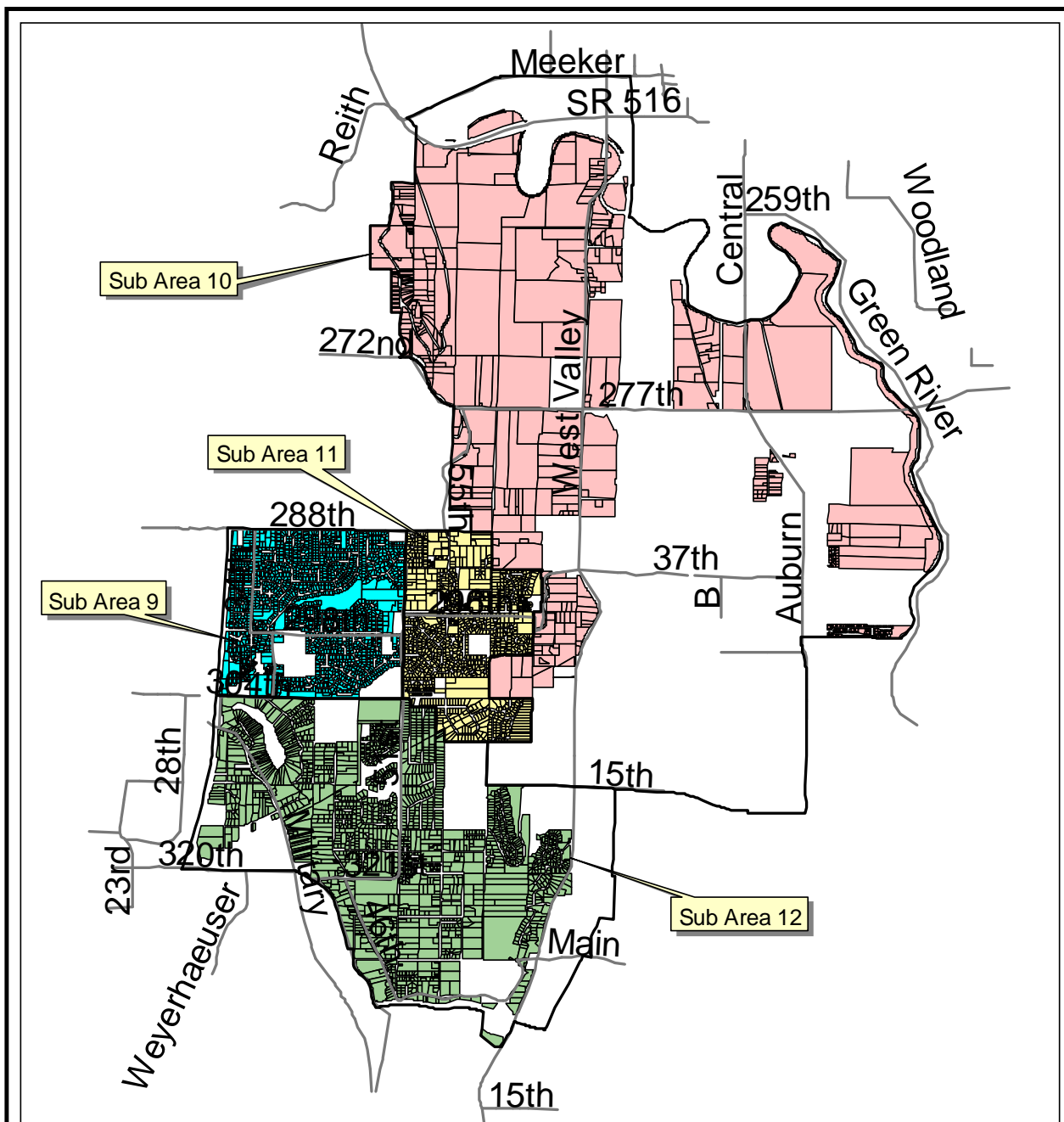
Sales Sample Representation of Population - Grade

Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	2	0.75%
7	129	48.31%
8	119	44.57%
9	17	6.37%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
267		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	2	0.04%
4	10	0.21%
5	48	1.03%
6	161	3.44%
7	3260	69.67%
8	789	16.86%
9	334	7.14%
10	66	1.41%
11	7	0.15%
12	1	0.02%
13	1	0.02%
4679		



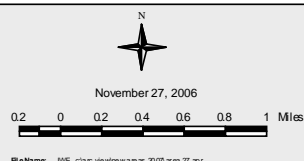
The sales sample frequency distribution follows the population distribution fairly close with regard to Building Grade. This distribution is adequate for both accurate analysis and appraisals.



Area 27

West Kent

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Legend

- 27 shape.shp
- Area 27 streets.shp
- Area 27 Subs.shp
- 009
- 010
- 011
- 012

Annual Update Process

Effective Date of Appraisal: January 1, 2010

Date of Appraisal Report: May 27, 2010

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 1/1/2008 through 1/1/2010 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 2009
5. Existing residences where the data for 2009 is significantly different than the data for 2010 due to remodeling
6. Parcels with improvements value, but no building characteristics
7. Short sales, financial institution re-sales and foreclosure sales verified or appearing to be not at market
8. 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

Analysis indicates land values are at or below current market levels as of 1/1/10. No additional adjustment to land value is required.

2010 Land Value = 2009 Land Value x 1.00 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 such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that a characteristic-based variable needed to be included in the update formula. For instance, a new house (year built > 2005) needed more of a downward (7.91%) adjustment than other properties in this area.

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 267 useable residential sales in the area.

Sales used in the valuation model were time adjusted to January 1, 2010. The chosen adjustment model was developed using multiple regression. The 2009 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

The derived adjustment formula is:

2010 Total Value = 2009 Total Value / .957773 + 4.672214E-02 * NewYB x .925*

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

2010 Improvements Value = 2010 Total Value minus 2010 Land Value

An explanatory adjustment table is included in this report.

* See Assessor's instructions page 32

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 $(2009 \text{ Land Value} + \text{Previous Improvement Value}) * .947$.
 - *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. $(2009 \text{ Land Value} + \text{Previous Improvement Value}) * .947$
 - *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.
- 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.

$(2009 \text{ Land Value} + \text{Previous Improvement Value}) * .947$

Model Validation

The resulting assessment level is 91.8%. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10 and are presented both in the Executive Summary and in the Annual Update Ratio Study Report (Before) and (After) included in this report.

Application of these recommended values for the 2010 assessment year (taxes payable in 2011) results in an average total change from the 2009 assessments of -3.8%. This decrease is due partly to market changes over time and the previous assessment levels.

Note: Additional information may reside in the Assessor’s Real Property Database, Assessor’s procedures, Assessor’s “field” maps, Revalue Plan, separate studies, and statutes

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

Area 27 Annual Update Model Adjustments

2010 Total Value = 2009 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 0.925.

Standard Area Adjustment

-3.42%

NewYB	Yes
% Adjustment	-7.91%

Comments

The percentages listed are total adjustments not additive adjustments.

For instance, a New House parcel (Yearbuilt >2005) would *approximately* receive a -7.91% downward adjustment. 197 parcels in the improved population would receive this adjustment. There were 95 sales.

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

Generally New House parcels were at a higher assessment level than the rest of the population. This model corrects for these strata differences.

93% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area Sale Price changes (Relative to 1/1/2010 valuation date.)

In a changing market, recognition of a sales trend is required to accurately estimate value as of a certain date. Assessed values are determined as of January 1 of a given year.

Market Adjustment to 1/1/2010		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2008	0.778	-22.2%
2/1/2008	0.787	-21.3%
3/1/2008	0.796	-20.4%
4/1/2008	0.805	-19.5%
5/1/2008	0.814	-18.6%
6/1/2008	0.824	-17.6%
7/1/2008	0.833	-16.7%
8/1/2008	0.842	-15.8%
9/1/2008	0.852	-14.8%
10/1/2008	0.861	-13.9%
11/1/2008	0.870	-13.0%
12/1/2008	0.880	-12.0%
1/1/2009	0.889	-11.1%
2/1/2009	0.898	-10.2%
3/1/2009	0.907	-9.3%
4/1/2009	0.916	-8.4%
5/1/2009	0.925	-7.5%
6/1/2009	0.935	-6.5%
7/1/2009	0.944	-5.6%
8/1/2009	0.953	-4.7%
9/1/2009	0.963	-3.7%
10/1/2009	0.972	-2.8%
11/1/2009	0.981	-1.9%
12/1/2009	0.991	-0.9%
1/1/2010	1.000	0.0%

The chart above shows the % adjustment required for sales to be representative of the assessment date of 1/1/10.

Example:	Sales Price	Sales Date	Adjustment factor	Adjusted Sales price*
Sale 1	\$525,000	4/1/2008	0.805	\$423,000
Sale 2	\$475,000	10/1/2009	0.972	\$462,000
Sale 3	\$515,000	7/1/2009	0.944	\$486,000

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

The time adjustment formula for Area 27 is $= (0.957773 + 0.0002964498 * \text{SaleDay} + 0.04672214 * 0.3558052) / (0.957773 + 0.04672214 * 0.3558052)$

SaleDay = SaleDate - 40179

Annual Update Ratio Study Report (Before)

2009 Assessments

District/Team: SW/Team 2		Appr. Date: 1/1/2009	Date of Report: 5/27/2010	Sales Dates: 1/2008 - 12/2009										
Area 27/West Kent		Appr ID: SLED	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>58</td></tr><tr><td>0.90</td><td>102</td></tr><tr><td>1.00</td><td>88</td></tr><tr><td>1.10</td><td>17</td></tr></tbody></table>		Ratio	Frequency	0.80	58	0.90	102	1.00	88	1.10	17
Ratio	Frequency													
0.80	58													
0.90	102													
1.00	88													
1.10	17													
Sample size (n)	267													
Mean Assessed Value	259,900													
Mean Adj. Sales Price	268,100													
Standard Deviation AV	57,315													
Standard Deviation SP	61,602													
ASSESSMENT LEVEL														
Arithmetic Mean Ratio	0.975													
Median Ratio	0.976													
Weighted Mean Ratio	0.969													
UNIFORMITY														
Lowest ratio	0.765													
Highest ratio:	1.188													
Coefficient of Dispersion	7.35%													
Standard Deviation	0.087													
Coefficient of Variation	8.90%													
Price Related Differential (PRD)	1.006													
RELIABILITY														
95% Confidence: Median														
Lower limit	0.957													
Upper limit	0.992													
95% Confidence: Mean														
Lower limit	0.964													
Upper limit	0.985													
SAMPLE SIZE EVALUATION														
N (population size)	4679													
B (acceptable error - in decimal)	0.05													
S (estimated from this sample)	0.087													
Recommended minimum:	12													
Actual sample size:	267													
Conclusion:	OK													
NORMALITY														
Binomial Test														
# ratios below mean:	129													
# ratios above mean:	138													
z:	0.551													
Conclusion:	Normal*													
*i.e. no evidence of non-normality														

COMMENTS:

1 to 3 Unit Residences throughout area 27

Sales Prices are adjusted for time to the Assessment Date of 1/1/2010

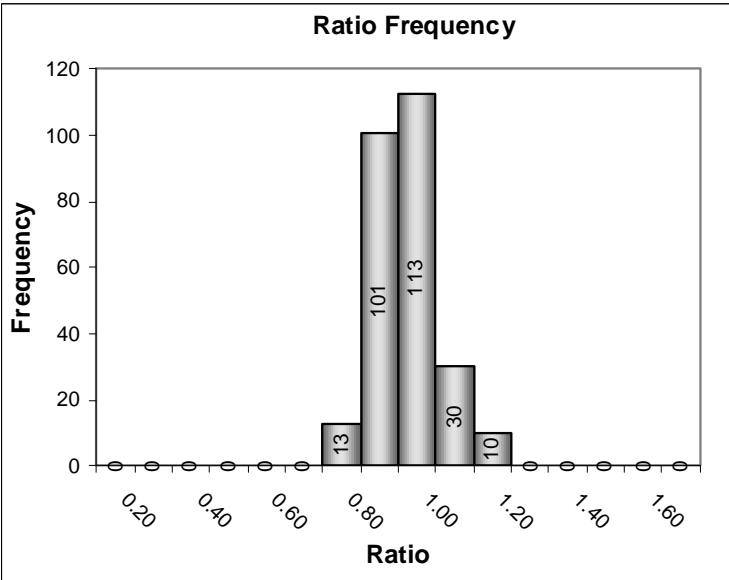
COMMENTS:

1 to 3 Unit Residences throughout area 27

Sales Prices are adjusted for time to the Assessment Date of 1/1/2010

Annual Update Ratio Study Report (After)

2010 Assessments

District/Team: SW/Team 2	Appr. Date: 1/1/2010	Date of Report: 5/27/2010	Sales Dates: 1/2008 - 12/2009																																
Area 27/West Kent	Appr ID: SLED	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 27. 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 120 in increments of 20. The histogram has several bars, with the most prominent ones at ratios 0.80 (frequency 101) and 0.90 (frequency 113). Other bars are at ratios 0.70 (frequency 13), 1.00 (frequency 30), and 1.10 (frequency 10). There are also very small bars at ratios 0.20, 0.30, 0.40, 0.50, 0.60, 1.20, 1.30, 1.40, and 1.50.</p> <table border="1"><caption>Ratio Frequency Data</caption><thead><tr><th>Ratio</th><th>Frequency</th></tr></thead><tbody><tr><td>0.20</td><td>0</td></tr><tr><td>0.30</td><td>0</td></tr><tr><td>0.40</td><td>0</td></tr><tr><td>0.50</td><td>0</td></tr><tr><td>0.60</td><td>0</td></tr><tr><td>0.70</td><td>13</td></tr><tr><td>0.80</td><td>101</td></tr><tr><td>0.90</td><td>113</td></tr><tr><td>1.00</td><td>30</td></tr><tr><td>1.10</td><td>10</td></tr><tr><td>1.20</td><td>0</td></tr><tr><td>1.30</td><td>0</td></tr><tr><td>1.40</td><td>0</td></tr><tr><td>1.50</td><td>0</td></tr><tr><td>1.60</td><td>0</td></tr></tbody></table>		Ratio	Frequency	0.20	0	0.30	0	0.40	0	0.50	0	0.60	0	0.70	13	0.80	101	0.90	113	1.00	30	1.10	10	1.20	0	1.30	0	1.40	0	1.50	0	1.60	0
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Upper limit	0.933																																		
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# ratios above mean:	122																																		
z:	1.408																																		
Conclusion:	Normal*																																		
*i.e. no evidence of non-normality																																			

COMMENTS:

1 to 3 Unit Residences throughout area 27

Sales Prices are adjusted for time to the Assesment Date of 1/1/2010

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1 to 3 Unit Residences throughout area 27

Sales Prices are adjusted for time to the Assessment Date of 1/1/2010

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 27
(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
009	032104	9094	10/2/08	\$260,000	\$224,000	1690	6	1958	4	13647	N	N	3421 S 288TH ST
009	131120	0480	1/15/09	\$155,000	\$138,000	1450	7	1963	2	6300	N	N	29207 44TH PL S
009	789550	0550	12/30/09	\$175,000	\$175,000	900	7	1970	3	7904	N	N	29810 43RD AVE S
009	131280	0090	11/9/09	\$179,000	\$176,000	1340	7	1966	4	7200	N	N	29101 32ND PL S
009	815963	0160	11/11/08	\$205,000	\$179,000	1320	7	1976	4	7125	N	N	4621 S 290TH PL
009	769650	0040	2/26/08	\$226,000	\$180,000	970	7	1968	3	7200	N	N	29827 45TH PL S
009	246050	0040	9/26/09	\$189,000	\$183,000	1200	7	1968	4	7800	N	N	29712 45TH AVE S
009	131290	0170	8/7/09	\$195,000	\$186,000	1250	7	1967	3	8280	N	N	3215 S 292ND ST
009	131130	0020	5/28/09	\$199,950	\$187,000	1250	7	1963	3	7210	N	N	28812 37TH AVE S
009	131110	0560	3/24/08	\$234,500	\$188,000	1170	7	1962	3	7590	N	N	3524 S 293RD PL
009	131120	0770	11/24/09	\$189,999	\$188,000	1050	7	1963	3	7245	N	N	4223 S 293RD ST
009	131110	0370	7/24/09	\$199,950	\$190,000	1090	7	1962	4	8640	N	N	29453 38TH PL S
009	131140	0310	12/30/09	\$191,280	\$191,000	1060	7	1963	3	7245	N	N	4244 S 290TH ST
009	131160	0050	9/24/08	\$224,000	\$192,000	1250	7	1965	4	7245	N	N	29015 45TH PL S
009	246050	0060	9/15/09	\$199,900	\$193,000	1280	7	1969	3	7140	N	N	29704 45TH AVE S
009	131220	0080	5/4/09	\$208,000	\$193,000	1040	7	1964	4	7300	N	N	4205 S 288TH PL
009	555690	0240	12/15/08	\$220,000	\$194,000	1010	7	1969	3	6175	N	N	3525 S 292ND ST
009	555690	0230	2/10/09	\$216,000	\$195,000	1010	7	1968	4	6175	N	N	3521 S 292ND ST
009	131191	0050	3/17/08	\$245,000	\$196,000	1170	7	1967	3	7200	N	N	29638 41ST PL S
009	131220	0120	9/1/09	\$204,000	\$196,000	1250	7	1965	3	8320	N	N	4220 S 289TH PL
009	387670	0150	8/13/09	\$207,000	\$198,000	1100	7	1968	3	8400	N	N	3223 S 296TH PL
009	131140	0170	12/9/08	\$225,000	\$198,000	1160	7	1964	4	7392	N	N	4251 S 290TH ST
009	769662	0260	3/9/08	\$250,000	\$200,000	1620	7	1976	3	7200	N	N	4529 S 300TH PL
009	131160	0440	5/1/08	\$245,000	\$200,000	1160	7	1966	4	7350	N	N	29310 45TH PL S
009	131110	0020	6/23/09	\$215,000	\$202,000	1250	7	1962	3	8030	N	N	29236 34TH AVE S
009	131291	0310	10/14/08	\$236,000	\$204,000	1070	7	1985	3	7458	N	N	4049 S 302ND PL
009	204800	0190	8/27/08	\$242,500	\$206,000	1280	7	2001	3	2407	N	N	30035 34TH PL S
009	131111	0070	2/21/08	\$259,950	\$206,000	1290	7	1997	3	6600	N	N	3240 S 302ND PL
009	769650	0280	10/14/08	\$239,900	\$207,000	910	7	1971	3	7194	N	N	29806 47TH PL S
009	246050	0040	5/22/08	\$253,700	\$208,000	1200	7	1968	4	7800	N	N	29712 45TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 27
(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
009	131291	0300	9/29/09	\$214,000	\$208,000	1190	7	1985	3	7326	N	N	4043 S 302ND PL
009	131150	0300	8/12/09	\$220,000	\$210,000	1250	7	1966	4	9500	N	N	29516 39TH AVE S
009	541320	0040	10/23/09	\$215,000	\$210,000	1580	7	1990	3	7704	N	N	3416 S 298TH PL
009	246060	0110	9/16/09	\$218,000	\$211,000	1020	7	1975	4	7068	N	N	4504 S 300TH ST
009	131160	0560	7/17/08	\$255,000	\$214,000	1050	7	1965	4	6798	N	N	29102 45TH PL S
009	131120	0570	11/19/08	\$245,000	\$215,000	950	7	1963	4	7350	N	N	29223 45TH AVE S
009	246060	0150	5/20/08	\$262,000	\$215,000	1560	7	1975	3	8100	N	N	29824 45TH AVE S
009	873235	0070	10/23/08	\$250,000	\$217,000	1210	7	1978	3	7050	N	N	3629 S 298TH PL
009	131160	0650	11/12/08	\$252,000	\$220,000	1460	7	1965	4	7245	N	N	3949 S 293RD ST
009	131160	0580	3/27/08	\$275,000	\$221,000	1250	7	1965	4	7220	N	N	29014 45TH PL S
009	131110	0270	2/24/09	\$246,850	\$223,000	860	7	1962	4	7700	N	N	29309 38TH PL S
009	131160	0310	1/10/08	\$289,127	\$226,000	1450	7	1966	4	7350	N	N	4119 S 294TH ST
009	815962	0320	10/31/08	\$260,000	\$226,000	1840	7	1976	3	9222	N	N	4904 S 293RD ST
009	131291	0230	7/21/08	\$272,000	\$228,000	1560	7	1984	3	10395	N	N	4003 S 302ND PL
009	261670	0010	1/30/08	\$290,000	\$228,000	1570	7	1985	4	8562	N	N	5018 S 301ST DR
009	131180	0090	8/25/08	\$270,000	\$229,000	1050	7	1967	3	7665	N	N	29520 47TH AVE S
009	204800	0240	5/23/08	\$280,000	\$230,000	1340	7	2001	3	2592	N	N	3338 S 301ST PL
009	131160	0130	7/25/08	\$275,000	\$231,000	1450	7	1965	4	7350	N	N	29225 45TH PL S
009	131150	0220	8/1/08	\$278,250	\$234,000	1450	7	1966	3	10350	N	N	29520 38TH PL S
009	949180	0320	1/4/08	\$300,000	\$234,000	1540	7	1990	3	9921	N	N	3309 S 299TH ST
009	131181	0110	10/16/09	\$240,000	\$234,000	1110	7	1968	3	9000	N	N	29646 36TH PL S
009	800123	0070	1/15/09	\$262,000	\$234,000	1520	7	1978	3	7525	N	N	28901 46TH PL S
009	387650	0380	5/7/08	\$289,000	\$236,000	1460	7	1966	4	7725	N	N	29417 34TH AVE S
009	541320	0060	6/24/08	\$285,500	\$237,000	1580	7	1990	3	7542	N	N	3415 S 298TH PL
009	131100	0380	7/13/09	\$250,000	\$237,000	1050	7	1962	4	8240	N	N	29216 39TH AVE S
009	131210	0080	9/16/09	\$245,000	\$237,000	1410	7	1967	4	7200	N	N	29014 34TH AVE S
009	949180	0270	10/17/08	\$275,000	\$238,000	1540	7	1990	3	7323	N	N	3211 S 299TH ST
009	131150	0040	3/10/08	\$300,000	\$240,000	1050	7	1966	4	10000	N	N	29317 41ST AVE S
009	789550	0090	3/25/08	\$300,000	\$241,000	1810	7	1969	3	7000	N	N	29847 42ND AVE S
009	769663	0230	3/25/08	\$300,000	\$241,000	1100	7	1976	3	7140	N	N	30227 42ND PL S
009	204800	0390	8/15/08	\$284,950	\$241,000	1550	7	2001	3	3115	N	N	30060 34TH AVE S

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Area 27
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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
009	131110	0320	5/6/09	\$259,950	\$241,000	1060	7	1963	4	8470	N	N	29350 38TH PL S
009	894725	0130	10/26/09	\$245,900	\$241,000	1882	7	2005	3	3842	N	N	29710 34TH CT S
009	789550	0590	9/12/08	\$283,668	\$243,000	1580	7	1971	3	8550	N	N	29813 43RD PL S
009	131210	0080	1/30/08	\$309,000	\$243,000	1410	7	1967	4	7200	N	N	29014 34TH AVE S
009	815961	0160	2/6/08	\$309,990	\$244,000	1350	7	1975	4	8560	N	N	4918 S 290TH PL
009	293500	0090	10/29/09	\$248,450	\$244,000	1600	7	1970	3	7225	N	N	29662 43RD PL S
009	131120	0290	7/31/09	\$258,000	\$246,000	1190	7	1963	4	7392	N	N	4340 S 291ST ST
009	769662	0270	10/1/09	\$255,000	\$248,000	1060	7	1976	3	7200	N	N	4535 S 300TH PL
009	769663	0340	3/13/09	\$272,000	\$248,000	1070	7	1976	4	7380	N	N	4306 S 303RD ST
009	661850	0050	3/28/08	\$315,000	\$253,000	1180	7	1991	3	8387	N	N	29729 48TH AVE S
009	789550	0390	4/23/08	\$315,000	\$256,000	1720	7	1970	3	7700	N	N	29920 43RD AVE S
009	949180	0120	6/20/08	\$308,000	\$256,000	2050	7	1990	4	9942	N	N	29819 34TH AVE S
009	769660	0180	11/12/09	\$263,500	\$259,000	1800	7	1974	4	8374	N	N	30003 45TH PL S
009	800110	0220	8/6/09	\$280,000	\$267,000	2860	7	1996	3	6014	N	N	3349 S 300TH PL
009	894725	0030	9/19/08	\$320,000	\$274,000	1424	7	2006	3	4540	N	N	29715 34TH CT S
009	032104	9106	5/6/09	\$350,000	\$324,000	1420	7	1967	3	118830	N	N	30114 32ND AVE S
009	387650	0410	3/27/08	\$310,000	\$249,000	1520	8	1959	2	29025	N	N	29261 34TH AVE S
010	158060	0019	8/21/08	\$250,000	\$212,000	1550	7	1965	3	39375	Y	N	3205 WEST VALLEY HWY N
010	352204	9100	2/26/09	\$240,000	\$217,000	1300	7	1997	3	26000	N	N	27243 51ST PL S
010	401680	0060	11/9/09	\$225,000	\$221,000	1710	7	1965	3	5000	N	N	26510 LAKE FENWICK RD S
010	936000	0130	1/27/09	\$264,000	\$237,000	1500	7	1968	3	14472	N	N	4638 B ST NW
010	866916	0020	4/9/09	\$248,240	\$228,000	1550	8	2008	3	3230	N	N	1406 51ST ST NE
010	866915	0190	3/17/08	\$286,350	\$229,000	1550	8	2008	3	3479	N	N	1317 50TH ST NE
010	866915	0230	3/17/08	\$291,330	\$233,000	1550	8	2008	3	3479	N	N	1245 50TH ST NE
010	866915	0150	3/18/08	\$292,698	\$234,000	1550	8	2008	3	3379	N	N	1312 51ST ST NE
010	866915	0200	3/19/08	\$294,545	\$236,000	1550	8	2008	3	3479	N	N	1313 50TH ST NE
010	733822	0470	5/1/09	\$256,000	\$237,000	1738	8	2008	3	3398	N	N	1159 32ND ST NE
010	866915	0250	4/30/08	\$297,000	\$242,000	1550	8	2008	3	3815	N	N	1237 50TH ST NE
010	866915	0210	3/19/08	\$302,334	\$242,000	1805	8	2008	3	3479	N	N	1309 50TH ST NE
010	866915	0130	2/17/09	\$270,000	\$244,000	1805	8	2008	3	3379	N	N	1304 51ST ST NE
010	866915	0280	9/26/08	\$285,000	\$245,000	1550	8	2008	3	3479	N	N	1225 50TH ST NE

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Area 27
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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
010	866916	0330	7/13/09	\$258,615	\$245,000	1550	8	2009	3	3402	N	N	1407 50TH ST NE
010	866915	0300	8/14/08	\$290,700	\$246,000	1550	8	2008	3	3479	N	N	1217 50TH ST NE
010	866915	0270	5/21/08	\$301,035	\$247,000	1550	8	2008	3	3479	N	N	50TH ST NE
010	866915	0090	2/19/09	\$274,990	\$249,000	1805	8	2008	3	3379	N	N	1234 51ST ST NE
010	866915	0110	6/5/08	\$302,709	\$250,000	1550	8	2008	3	3379	N	N	1242 51ST ST NE
010	866915	0650	2/13/09	\$279,990	\$253,000	2099	8	2008	3	4419	N	N	1321 49TH ST NE
010	866915	0240	3/4/09	\$280,000	\$254,000	1550	8	2008	3	3143	N	N	1241 50TH ST NE
010	733822	1050	4/24/08	\$317,950	\$258,000	2150	8	2007	3	3703	N	N	1208 32ND ST NE
010	866915	0310	11/4/08	\$296,937	\$259,000	2095	8	2008	3	3479	N	N	1213 50TH ST NE
010	733822	0150	2/20/08	\$328,000	\$260,000	2150	8	2007	3	3721	N	N	1211 32ND PL NE
010	866915	0070	9/8/08	\$305,647	\$261,000	1805	8	2008	3	3379	N	N	1226 51ST ST NE
010	866915	0010	7/13/09	\$275,590	\$261,000	1805	8	2009	3	3551	N	N	1202 51ST ST NE
010	866915	0320	11/4/08	\$299,877	\$261,000	2095	8	2008	3	3399	N	N	1209 50TH ST NE
010	866916	0010	5/18/09	\$279,990	\$261,000	2095	8	2008	3	3438	N	N	1402 51ST ST NE
010	866915	0160	3/13/08	\$328,250	\$262,000	1805	8	2008	3	3379	N	N	1316 51ST ST NE
010	866915	0120	11/24/08	\$299,265	\$263,000	2095	8	2008	3	3379	N	N	1246 51ST ST NE
010	866915	0180	4/4/08	\$327,000	\$264,000	1805	8	2008	3	3533	N	N	1321 50TH ST NE
010	866915	0050	10/13/08	\$307,027	\$265,000	1805	8	2008	3	3379	N	N	1218 51ST ST NE
010	733822	0570	8/7/08	\$315,500	\$266,000	2117	8	2006	3	3712	N	N	1264 32ND PL NE
010	866915	0410	11/13/08	\$306,045	\$267,000	2099	8	2008	3	4429	N	N	1206 50TH ST NE
010	733822	0690	4/29/09	\$290,000	\$268,000	2026	8	2006	3	4772	N	N	1346 32ND PL NE
010	733822	0460	1/22/09	\$299,950	\$269,000	1947	8	2008	3	3398	N	N	1157 32ND ST NE
010	733822	1110	2/10/09	\$298,700	\$269,000	2150	8	2006	3	3703	N	N	1162 32ND ST NE
010	733822	0680	8/5/08	\$319,950	\$270,000	2026	8	2006	3	4398	N	N	1321 32ND ST NE
010	866915	0540	6/6/08	\$330,000	\$272,000	2477	8	2008	3	4039	N	N	4917 M ST NE
010	733822	0210	9/30/08	\$316,000	\$272,000	2117	8	2006	3	3721	N	N	1259 32ND PL NE
010	866915	0330	10/2/08	\$317,870	\$274,000	1805	8	2008	3	3476	N	N	1205 50TH ST NE
010	733822	0180	9/26/08	\$320,000	\$275,000	2150	8	2007	3	3721	N	N	1227 32ND PL NE
010	866915	0060	8/7/08	\$327,005	\$276,000	2095	8	2008	3	3379	N	N	1222 51ST ST NE
010	866915	0040	9/29/08	\$320,555	\$276,000	2095	8	2008	3	3379	N	N	1214 51ST ST NE
010	733822	0220	7/24/09	\$289,950	\$276,000	2150	8	2008	3	3721	N	N	1267 32ND 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
010	866916	0320	7/31/09	\$290,000	\$276,000	2095	8	2009	3	3402	N	N	1411 50TH ST NE
010	733822	0630	7/11/08	\$331,239	\$277,000	2150	8	2007	3	3802	N	N	1217 32ND ST NE
010	733822	0380	7/24/08	\$329,600	\$277,000	2150	8	2006	3	3398	N	N	1152 32ND PL NE
010	866915	0670	10/30/08	\$318,545	\$277,000	2099	8	2008	3	4416	N	N	1313 49TH ST NE
010	733822	0390	8/6/08	\$328,000	\$277,000	2235	8	2006	3	3398	N	N	1154 32ND PL NE
010	733822	0190	5/5/08	\$339,950	\$277,000	2117	8	2006	3	3721	N	N	1231 32ND PL NE
010	866915	0480	9/26/08	\$322,710	\$277,000	2477	8	2008	3	5676	N	N	4904 L CT NE
010	866915	0610	6/25/09	\$294,250	\$277,000	2099	8	2009	3	4429	N	N	1314 50TH ST NE
010	733822	0970	6/22/09	\$295,000	\$278,000	2117	8	2006	3	3703	N	N	1252 32ND ST NE
010	866915	0460	3/6/08	\$350,000	\$279,000	2477	8	2008	3	4170	N	N	4909 L CT NE
010	866915	0020	9/19/08	\$325,230	\$279,000	2095	8	2008	3	3456	N	N	1206 51ST ST NE
010	866915	0500	9/5/08	\$326,990	\$279,000	2437	8	2008	3	4612	N	N	4912 L CT NE
010	866915	0520	10/6/08	\$324,990	\$280,000	2437	8	2008	3	4922	N	N	4920 L CT NE
010	866915	0550	3/26/08	\$350,000	\$281,000	2437	8	2008	3	4234	N	N	4913 M ST NE
010	866915	0510	6/16/08	\$339,365	\$281,000	2477	8	2008	3	4157	N	N	4916 L CT NE
010	733822	0230	6/10/09	\$299,950	\$281,000	2235	8	2008	3	3867	N	N	1313 32ND PL NE
010	866915	0560	9/24/08	\$327,990	\$282,000	2477	8	2008	3	4746	N	N	4909 M ST NE
010	866915	0600	8/5/09	\$295,000	\$282,000	2477	8	2009	3	4428	N	N	1310 50TH ST NE
010	866915	0170	3/11/08	\$354,689	\$283,000	2095	8	2008	3	3617	N	N	1320 51ST ST NE
010	866915	0080	8/12/08	\$334,450	\$283,000	2095	8	2008	3	3379	N	N	1230 51ST ST NE
010	733822	0450	9/18/08	\$329,950	\$283,000	2026	8	2006	3	4899	N	N	1151 32ND ST NE
010	866915	0630	4/20/09	\$306,825	\$283,000	2437	8	2008	3	4429	N	N	1322 50TH ST NE
010	866915	0490	8/15/08	\$334,990	\$284,000	2437	8	2008	3	4109	N	N	4908 L CT NE
010	866916	0410	5/18/09	\$305,000	\$284,000	2099	8	2008	3	4275	N	N	1424 50TH ST NE
010	866915	0530	9/12/08	\$334,645	\$286,000	2200	8	2008	3	4037	N	N	4921 M ST NE
010	866916	0340	6/9/09	\$305,305	\$286,000	2095	8	2008	3	4012	N	N	1403 50TH ST NE
010	866915	0640	1/19/09	\$319,800	\$286,000	2477	8	2008	3	4418	N	N	1325 49TH ST NE
010	866915	0590	4/24/09	\$310,000	\$286,000	2437	8	2008	3	4429	N	N	1306 50TH ST NE
010	866915	0260	6/17/08	\$346,567	\$287,000	2095	8	2008	3	3479	N	N	1233 50TH ST NE
010	866915	0290	10/10/08	\$332,189	\$287,000	2095	8	2008	3	3479	N	N	1221 50TH ST NE
010	866915	0100	12/23/08	\$324,215	\$287,000	2095	8	2008	3	3379	N	N	1238 51ST ST 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
010	733822	0770	7/28/09	\$300,950	\$287,000	2026	8	2008	3	4811	N	N	1332 32ND PL NE
010	733822	1020	6/11/08	\$349,950	\$289,000	2150	8	2007	3	3703	N	N	1216 32ND ST NE
010	866915	0470	8/1/08	\$346,558	\$292,000	2437	8	2008	3	6408	N	N	4909 L CT NE
010	866915	0140	6/4/08	\$355,467	\$293,000	1550	8	2008	3	3379	N	N	1308 51ST ST NE
010	733822	0910	3/9/08	\$370,000	\$295,000	2235	8	2007	3	3703	N	N	1412 32ND ST NE
010	866915	0580	11/26/08	\$335,893	\$295,000	2200	8	2008	3	5386	N	N	1302 50TH ST NE
010	866915	0220	3/17/08	\$369,603	\$296,000	2095	8	2008	3	3479	N	N	1305 50TH ST NE
010	866915	0440	8/4/08	\$351,335	\$296,000	2477	8	2008	3	4124	N	N	4917 L CT NE
010	866915	0570	3/11/08	\$374,586	\$299,000	2099	8	2008	3	4958	N	N	4905 M ST NE
010	733822	0960	5/28/08	\$379,950	\$313,000	2672	8	2007	3	4938	N	N	1312 32ND ST NE
010	733822	1000	9/16/08	\$365,000	\$313,000	2672	8	2007	3	4938	N	N	1222 32ND ST NE
010	866915	0420	8/19/08	\$372,981	\$316,000	2477	8	2008	3	4194	N	N	1208 50TH ST NE
010	866915	0660	2/13/09	\$350,978	\$317,000	2477	8	2008	3	4419	N	N	1317 49TH ST NE
010	866915	0680	10/15/08	\$373,685	\$323,000	2477	8	2008	3	4388	N	N	1309 49TH ST NE
010	866915	0450	3/6/08	\$405,743	\$324,000	2200	8	2008	3	4170	N	N	4913 L CT NE
010	733822	1040	6/3/08	\$392,500	\$324,000	2728	8	2006	3	4938	N	N	1212 32ND ST NE
010	866915	0430	12/1/08	\$382,715	\$337,000	2437	8	2008	3	4690	N	N	4921 L CT NE
010	733822	0950	8/27/09	\$350,950	\$337,000	2728	8	2006	3	4938	N	N	1324 32ND ST NE
010	733822	0700	10/28/09	\$350,000	\$343,000	2728	8	2008	3	4512	N	N	1356 32ND PL NE
010	401680	0230	6/17/08	\$450,000	\$373,000	3280	9	2001	3	15063	N	N	26531 LAKE FENWICK RD S
010	401680	0240	6/13/08	\$488,000	\$404,000	3380	9	2001	3	15611	N	N	26605 LAKE FENWICK RD S
010	401680	0220	9/24/09	\$453,000	\$439,000	3000	9	2003	3	14719	N	N	26525 LAKE FENWICK RD S
010	262204	9061	10/22/09	\$564,000	\$552,000	2840	9	1997	3	44866	Y	N	26809 52ND LN S
011	332952	0010	12/7/09	\$175,000	\$174,000	1170	7	1984	3	8141	N	N	29929 53RD PL S
011	332681	0020	7/21/09	\$225,000	\$214,000	1830	7	2002	3	5015	N	N	29140 53RD PL S
011	564790	0700	5/14/08	\$271,100	\$222,000	1730	7	1984	3	8432	N	N	2401 T ST NW
011	332952	0320	11/17/09	\$224,950	\$222,000	1170	7	1984	3	8737	N	N	5529 S 300TH PL
011	221480	0830	3/14/08	\$280,000	\$224,000	1060	7	1979	3	7260	N	N	29417 60TH PL S
011	332952	0400	1/23/09	\$255,000	\$228,000	1410	7	1984	3	7403	N	N	30021 55TH PL S
011	332951	0040	12/24/08	\$260,000	\$230,000	1310	7	1984	3	7823	N	N	5210 S 298TH CT
011	332950	0530	12/8/09	\$233,000	\$231,000	1330	7	1983	3	8678	N	N	5430 S 296TH CT

Improved Sales Used in this Annual Update Analysis
Area 27
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
011	030410	0100	1/8/09	\$260,000	\$232,000	1400	7	1999	3	5482	N	N	5725 S 294TH PL
011	332951	0230	6/12/09	\$249,525	\$234,000	1410	7	1984	3	7473	N	N	5116 S 300TH PL
011	332681	0030	9/29/08	\$273,500	\$235,000	1730	7	2002	3	3881	N	N	29130 53RD PL S
011	332950	0200	9/16/09	\$254,450	\$246,000	1410	7	1982	3	7883	N	N	5210 S 297TH PL
011	564790	0490	7/11/08	\$306,000	\$256,000	1230	7	1983	3	9015	N	N	2221 T ST NW
011	926930	0090	9/8/09	\$264,950	\$256,000	1820	7	1964	3	14094	N	N	5858 S 292ND ST
011	030410	0150	1/4/08	\$329,900	\$257,000	1680	7	1999	3	5586	Y	N	29418 58TH AVE S
011	332952	0070	10/8/08	\$299,000	\$258,000	1270	7	1985	3	9615	N	N	29918 53RD PL S
011	664220	0670	3/4/08	\$325,000	\$259,000	1240	7	1986	3	10496	Y	N	5827 S 296TH ST
011	289555	0310	5/29/08	\$315,000	\$259,000	1700	7	2000	3	4726	N	N	5118 S 303RD PL
011	332951	0480	7/20/09	\$273,500	\$260,000	1390	7	1984	3	9013	N	N	30132 53RD AVE S
011	332950	0120	11/18/09	\$264,900	\$261,000	2090	7	1981	3	7859	N	N	29710 52ND AVE S
011	564790	0830	3/18/08	\$327,500	\$262,000	1280	7	1983	3	8915	N	N	1901 24TH ST NW
011	289555	0050	11/20/09	\$267,500	\$264,000	1550	7	2000	3	4486	N	N	5141 S 303RD PL
011	286560	0050	10/22/08	\$308,950	\$268,000	1177	7	1979	3	7353	N	N	5119 S 302ND PL
011	286560	0220	10/20/09	\$274,950	\$269,000	1490	7	1979	4	7210	N	N	5304 S 302ND PL
011	332950	0610	10/17/09	\$275,000	\$269,000	1390	7	1983	4	7750	N	N	5329 S 297TH PL
011	221480	0260	9/16/08	\$324,950	\$278,000	1440	7	1980	3	11800	N	N	29213 63RD PL S
011	371700	0240	8/20/09	\$309,000	\$296,000	2240	7	2005	3	4500	N	N	29577 63RD CT S
011	332681	0070	8/28/08	\$349,000	\$297,000	2190	7	2002	3	5231	N	N	29108 53RD PL S
011	564790	0630	10/15/09	\$340,500	\$332,000	1420	7	1983	4	29256	Y	N	2412 T ST NW
011	332850	0460	4/25/08	\$325,000	\$264,000	1500	8	1987	3	9727	N	N	5113 S 288TH PL
011	664220	0020	8/1/08	\$365,000	\$307,000	1580	8	1986	3	12148	N	N	29605 57TH PL S
011	664220	0090	4/17/09	\$350,000	\$322,000	1760	8	1986	3	9601	N	N	5618 S 296TH CT
011	664876	0100	3/10/08	\$409,000	\$327,000	1600	8	1993	3	9830	N	N	29244 54TH PL S
011	022104	9225	10/28/08	\$390,000	\$339,000	2400	8	1991	3	15069	N	N	5123 S 292ND ST
011	664877	0200	4/20/09	\$383,000	\$353,000	1570	9	1989	4	7663	N	N	29430 55TH AVE S
011	664925	0510	2/21/08	\$450,000	\$357,000	2920	9	1989	3	7910	N	N	6040 S 298TH PL
011	111545	0220	11/24/09	\$374,950	\$371,000	2420	9	1990	3	9310	N	N	6355 S 298TH PL
011	111545	0210	6/8/09	\$399,950	\$375,000	2620	9	1992	3	9605	N	N	6347 S 298TH PL
011	664925	0260	8/27/08	\$500,000	\$425,000	2490	9	1988	3	11175	N	N	5916 S 300TH ST

Improved Sales Used in this Annual Update Analysis
Area 27
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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
012	030200	0255	7/14/09	\$225,000	\$213,000	900	6	1965	3	15570	N	N	5426 S 314TH ST
012	553000	0020	5/6/09	\$185,000	\$171,000	1440	7	1967	3	9603	N	N	32827 51ST AVE S
012	401280	0060	4/21/08	\$225,000	\$183,000	1480	7	1961	3	13158	N	N	4414 S 318TH ST
012	401440	0065	10/9/09	\$203,950	\$199,000	1040	7	1967	4	13500	N	N	31008 42ND AVE S
012	401440	0365	1/29/08	\$262,000	\$206,000	1300	7	1967	3	9630	N	N	4729 S 318TH ST
012	030200	0235	11/17/08	\$240,000	\$210,000	1340	7	1967	3	26426	N	N	5239 S 312TH ST
012	401200	0060	4/21/09	\$238,000	\$220,000	1646	7	1969	3	9600	N	N	3843 S 306TH PL
012	769600	0140	9/30/09	\$235,000	\$228,000	1340	7	1962	3	9592	N	N	31804 47TH AVE S
012	608500	0030	7/30/08	\$274,500	\$231,000	1140	7	1967	4	9639	N	N	5625 S 324TH PL
012	030300	0595	6/23/09	\$249,950	\$235,000	1520	7	1967	3	14850	N	N	30518 52ND AVE S
012	152104	9062	9/23/09	\$246,000	\$239,000	1610	7	1949	4	53800	N	N	32231 46TH PL S
012	608460	0400	7/28/09	\$252,500	\$240,000	1440	7	1985	3	9014	N	N	30849 47TH AVE S
012	030200	0050	1/18/08	\$314,950	\$247,000	1600	7	1969	3	14850	N	N	30850 54TH AVE S
012	896196	0310	11/17/08	\$291,000	\$255,000	1200	7	2004	3	6539	N	N	1102 R ST NW
012	608460	0750	11/13/09	\$264,000	\$260,000	1370	7	1986	3	8150	N	N	30839 49TH CT S
012	608460	0060	6/4/08	\$318,000	\$262,000	1480	7	1985	3	9535	N	N	4922 S 308TH ST
012	030300	0030	11/6/08	\$306,500	\$267,000	1540	7	1965	4	18908	N	N	30553 52ND AVE S
012	608460	0210	12/24/09	\$269,950	\$269,000	1720	7	1985	3	9034	N	N	30705 48TH AVE S
012	401280	0020	10/21/09	\$285,000	\$279,000	1880	7	1968	4	18360	N	N	31624 44TH AVE S
012	132950	0190	12/10/09	\$300,000	\$298,000	2310	7	2003	3	4500	N	N	5500 S 320TH ST
012	401320	0145	5/8/08	\$485,000	\$396,000	1090	7	1959	4	37950	Y	Y	30666 34TH PL S
012	800145	0020	1/3/09	\$273,000	\$243,000	1260	8	2003	3	8862	N	N	4410 S 313TH ST
012	240860	0180	7/22/08	\$334,900	\$281,000	1844	8	1996	3	20460	N	N	3237 S 312TH ST
012	800160	0270	12/4/08	\$329,950	\$290,000	2025	8	1989	3	8208	N	N	4819 S 315TH PL
012	102104	9071	2/4/08	\$368,300	\$290,000	2364	8	2006	3	12500	N	N	31672 MILITARY RD S
012	769600	0080	11/14/08	\$340,000	\$297,000	1472	8	2007	3	11751	N	N	31856 47TH AVE S
012	327560	0005	9/4/09	\$309,000	\$298,000	1380	8	1958	4	15300	N	N	325 HI CREST DR
012	896196	0340	11/3/08	\$342,500	\$298,000	2400	8	2004	3	6782	N	N	1120 R ST NW
012	800160	0210	5/20/08	\$364,950	\$299,000	1700	8	1990	3	13186	N	N	4931 S 315TH PL
012	896195	0510	10/1/09	\$309,950	\$301,000	2250	8	1997	3	8241	N	N	1519 10TH CT NW
012	669930	0240	6/19/09	\$325,000	\$306,000	3290	8	2003	3	5876	N	N	5208 S 320TH 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
012	001100	0041	3/20/08	\$400,000	\$321,000	1290	8	1960	3	30775	Y	N	539 AABY DR
012	896195	0110	12/8/08	\$376,000	\$332,000	2680	8	1998	3	9057	N	N	1510 8TH ST NW
012	669930	0390	7/29/08	\$402,500	\$339,000	2740	8	2003	3	5816	N	N	31931 53RD PL S
012	926280	0119	6/19/09	\$365,000	\$343,000	1700	8	1982	3	35086	N	N	5641 S 321ST ST
012	669930	0480	11/4/09	\$350,000	\$344,000	2360	8	2002	3	8961	N	N	5320 S 318TH PL
012	800145	0100	10/31/08	\$398,000	\$346,000	2410	8	1989	3	21693	N	N	4720 S 313TH ST
012	327570	0070	1/25/08	\$450,000	\$353,000	2120	8	1970	4	17100	Y	N	214 HI CREST DR
012	669930	0340	12/12/09	\$355,000	\$353,000	3290	8	2004	3	5509	N	N	31901 53RD PL S
012	896195	0050	9/28/09	\$374,950	\$364,000	3230	8	2002	3	12651	N	N	908 PIKE ST NW
012	896195	0520	7/24/08	\$460,000	\$386,000	2570	8	1997	3	7854	N	N	1513 10TH CT NW
012	551560	0105	5/7/08	\$475,000	\$388,000	1656	8	1977	3	85141	N	N	31632 32ND AVE S
012	391400	0086	2/14/08	\$500,000	\$395,000	2896	8	2006	3	63598	N	N	1628 KNICKERBOCKER DR
012	926403	0800	7/22/09	\$395,000	\$375,000	1830	9	2001	3	8887	Y	N	1320 V ST NW
012	926403	0700	2/4/08	\$526,000	\$414,000	3240	9	2002	3	6418	Y	N	1007 U ST NW
012	001100	0055	11/9/09	\$433,950	\$427,000	2670	9	1968	4	17850	Y	N	512 AABY DR
012	926403	0450	3/27/08	\$555,000	\$446,000	2730	9	2000	3	14602	Y	N	1130 U ST NW
012	327570	0010	5/26/09	\$500,000	\$467,000	2600	9	1988	3	15000	Y	N	215 HI CREST DR
012	926403	0240	9/1/09	\$492,500	\$474,000	2660	9	2000	3	12430	Y	N	1436 U CT NW
012	926403	0940	8/20/09	\$525,000	\$504,000	3510	9	1999	3	8855	Y	N	1104 V ST NW
012	926400	0090	5/28/08	\$630,000	\$518,000	2820	9	1989	3	16400	Y	N	1318 W ST NW

Improved Sales Removed from this Annual Update Analysis
Area 27
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
009	131100	0220	12/3/08	\$205,000	BANKRUPTCY - RECEIVER OR TRUSTEE
009	131100	0760	8/1/08	\$245,000	BANKRUPTCY - RECEIVER OR TRUSTEE
009	131110	0390	8/10/09	\$162,000	BANKRUPTCY - RECEIVER OR TRUSTEE
009	131110	0470	1/21/08	\$81,666	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY,
009	131110	0590	10/14/09	\$218,000	BANKRUPTCY - RECEIVER OR TRUSTEE
009	131120	0020	12/19/08	\$211,500	BANKRUPTCY - RECEIVER OR TRUSTEE
009	131120	0750	4/13/09	\$150,000	BANKRUPTCY - RECEIVER OR TRUSTEE
009	131130	0130	5/26/09	\$230,000	RELATED PARTY, FRIEND, OR NEIGHBOR
009	131140	0360	11/19/09	\$260,000	DIAGNOSTIC OUTLIER
009	131160	0040	8/20/09	\$162,000	BANKRUPTCY - RECEIVER OR TRUSTEE
009	131191	0060	10/30/08	\$299,000	RELATED PARTY, FRIEND, OR NEIGHBOR
009	131191	0100	5/8/08	\$320,000	OBSOL
009	131210	0130	6/10/09	\$195,000	BANKRUPTCY - RECEIVER OR TRUSTEE
009	293500	0090	6/10/09	\$140,000	BANKRUPTCY - RECEIVER OR TRUSTEE
009	387650	0260	2/16/09	\$170,000	BANKRUPTCY - RECEIVER OR TRUSTEE
009	387670	0060	4/2/09	\$160,000	BANKRUPTCY - RECEIVER OR TRUSTEE
009	541320	0080	10/6/09	\$215,000	BANKRUPTCY - RECEIVER OR TRUSTEE
009	555680	0200	9/22/08	\$175,000	DIAGNOSTIC OUTLIER
009	555690	0200	11/5/08	\$212,900	BANKRUPTCY - RECEIVER OR TRUSTEE
009	565150	0040	1/7/09	\$243,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
009	769650	0290	4/8/09	\$139,000	DIAGNOSTIC OUTLIER
009	769663	0400	8/25/09	\$178,400	DIAGNOSTIC OUTLIER
009	789550	0260	8/24/09	\$135,000	BANKRUPTCY - RECEIVER OR TRUSTEE
009	800110	0220	7/6/09	\$109,131	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY,
009	800121	0190	6/18/08	\$61,097	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST
009	815961	0160	2/6/08	\$309,990	RELOCATION - SALE TO SERVICE
009	815963	0240	2/23/09	\$190,697	EXEMPT FROM EXCISE TAX
009	815963	0240	11/19/08	\$174,399	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
009	815963	0270	10/26/09	\$178,000	DIAGNOSTIC OUTLIER
009	856324	0020	9/7/08	\$161,900	BANKRUPTCY - RECEIVER OR TRUSTEE
009	894725	0040	7/30/09	\$232,000	BANKRUPTCY - RECEIVER OR TRUSTEE
009	949180	0220	12/1/08	\$235,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	019700	0020	4/21/08	\$525,000	DIAGNOSTIC OUTLIER
010	158060	0011	7/8/09	\$155,000	DOR RATIO
010	362204	9014	10/16/08	\$224,000	OBSOL;ESTATE ADMINISTRATOR, GUARDIAN, OR
010	401680	0220	8/19/09	\$453,000	RELOCATION - SALE TO SERVICE
010	401680	0390	5/12/08	\$350,000	OBSOL
010	733822	0030	4/29/09	\$234,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	733822	0280	12/2/09	\$269,950	ACTIVE PERMIT BEFORE SALE>25K;%COMPL;
010	733822	0600	10/21/09	\$299,000	%COMPL;PREVIMP<=25K
010	733822	0660	1/2/09	\$285,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	733822	0780	10/29/09	\$344,500	ACTIVE PERMIT BEFORE SALE>25K;%COMPL;
010	733822	0940	9/28/09	\$299,950	%COMPL;PREVIMP<=25K
010	733822	0990	7/30/09	\$300,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
010	733822	1150	6/11/08	\$391,000	EXEMPT FROM EXCISE TAX; RELATED PARTY,

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
010	866915	0620	10/28/09	\$310,925	ACTIVE PERMIT BEFORE SALE>25K;%COMPL;
010	866916	0030	7/31/09	\$277,295	DOR RATIO;PREVLAND<=25K;PREVIMP<=25K
010	866916	0050	11/3/09	\$258,385	ACTIVE PERMIT BEFORE SALE>25K;%COMPL;
010	866916	0300	9/3/09	\$299,360	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
010	866916	0310	9/8/09	\$258,445	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
010	866916	0350	9/28/09	\$289,433	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
010	866916	0360	10/12/09	\$278,930	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
010	866916	0370	9/16/09	\$306,425	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
010	866916	0380	10/9/09	\$310,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
010	866916	0390	10/5/09	\$304,363	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
010	866916	0390	11/6/09	\$280,291	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
011	022104	9083	1/30/09	\$425,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
011	030300	0200	1/25/08	\$100,000	DOR RATIO;QUIT CLAIM DEED
011	030300	0235	10/20/09	\$228,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXE
011	146090	0040	6/16/08	\$325,000	BANKRUPTCY - RECOR TRUSTEE; STMTN TO DOR
011	146090	0040	3/26/08	\$397,171	EXEMPT FROM EXCISE TAX
011	146090	0090	1/28/09	\$305,000	BANKRUPTCY - RECEIVER OR TRUSTEE
011	221480	0050	3/27/08	\$263,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC.
011	289555	0090	10/12/09	\$257,000	BANKRUPTCY - RECEIVER OR TRUSTEE
011	289555	0090	4/21/09	\$275,000	EXEMPT FROM EXCISE TAX
011	332950	0340	8/28/08	\$235,000	BANKRUPTCY - RECEIVER OR TRUSTEE
011	541900	0020	10/17/08	\$364,900	BANKRUPTCY - RECEIVER OR TRUSTEE
011	564790	0710	1/16/09	\$225,000	DIAGNOSTIC OUTLIER
011	564790	0820	7/20/09	\$210,000	BANKRUPTCY - RECEIVER OR TRUSTEE
011	664925	0350	7/21/08	\$325,000	BANKRUPTCY - RECEIVER OR TRUSTEE
011	664925	0350	6/2/09	\$325,000	RELATED PARTY, FRIEND, OR NEIGHBOR
012	030200	0035	4/23/08	\$235,000	IMP COUNT
012	030200	0040	8/26/08	\$260,600	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC.
012	030200	0330	11/19/09	\$140,500	DIAGNOSTIC OUTLIER
012	030200	0490	5/27/08	\$192,000	DIAGNOSTIC OUTLIER
012	102104	9048	11/12/09	\$150,000	SHORT SALE
012	132950	0030	7/2/09	\$345,000	DIAGNOSTIC OUTLIER
012	390830	0020	9/30/08	\$232,500	OBSOL;QUIT CLAIM DEED; RELATED PARTY, FRIEND
012	391400	0045	1/27/09	\$298,000	BANKRUPTCY - RECEIVER OR TRUSTEE
012	391400	0086	2/14/08	\$500,000	RELOCATION - SALE TO SERVICE
012	401380	0212	9/30/09	\$105,000	BANKRUPTCY - REC OR TRUSTEE; STMENT TO DOR
012	401440	0056	1/18/08	\$205,984	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVMENT
012	401440	0056	2/25/08	\$205,984	EXEMPT FROM EXCISE TAX
012	401440	0066	4/7/08	\$150,367	QUIT CLAIM DEED; REL PARTY, FRIEND, OR NEIGH
012	608460	0310	9/30/09	\$225,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXE.
012	608460	0340	10/21/08	\$278,000	SHORT SALE
012	608460	0780	4/29/08	\$141,747	QUIT CLAIM DEED; REL, FRIEND, OR NEIGH
012	608500	0080	4/21/09	\$165,000	RELATED PARTY, FRIEND, OR NEIGH STATEMENT
012	608500	0110	11/11/09	\$140,000	DIAGNOSTIC OUTLIER
012	769600	0130	9/30/09	\$180,000	BANKRUPTCY - RECOR TRUSTEE; STATEMENT TO

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

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
012	790540	0120	8/5/09	\$212,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXE.
012	790540	0160	10/2/08	\$225,000	BANKRUPTCY - RECEIVER OR TRUSTEE
012	800140	0040	4/22/09	\$240,835	EXEMPT FROM EXCISE TAX
012	800140	0180	7/14/09	\$289,950	SHORT SALE
012	800140	0360	3/17/08	\$325,000	SHORT SALE
012	896195	0290	12/9/08	\$330,000	BANKRUPTCY - RECEIVER OR TRUSTEE
012	896195	0350	9/8/09	\$290,000	BANKRUPTCY - RECEIVER OR TRUSTEE
012	896195	0430	4/24/08	\$430,000	SHORT SALE
012	896195	0520	7/31/08	\$460,000	RELOCATION - SALE TO SERVICE
012	926280	0060	10/29/09	\$390,000	PERS MH
012	926280	0155	5/27/08	\$359,950	DIAGNOSTIC OUTLIER
012	926280	0345	6/10/08	\$300,000	GOVERNMENT AGENCY
012	926403	0660	3/19/09	\$406,000	BANKRUPTCY - RECEIVER OR TRUSTEE
012	926403	0690	8/26/09	\$449,000	BANKRUPTCY - RECEIVER OR TRUSTEE
012	926403	0690	8/6/09	\$449,000	BANKRUPTCY - RECEIVER OR TRUSTEE; STATE.

***Vacant Sales Used in this Annual Update Analysis
Area 27***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water- front
10	352204	9038	7/16/2008	200000	411206	0	0

***Vacant Sales Removed from this Annual Update Analysis
Area 27***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
10	866916	0280	10/18/2009	269840	BUILDER SALE
10	733822	0790	10/27/2009	279950	BUILDER SALE
12	102104	9027	12/7/2009	80000	BUILDER SALE
10	866916	0420	11/23/2009	272640	BUILDER SALE
10	866916	0080	12/31/2009	284000	BUILDER SALE
10	733822	0710	11/10/2009	299950	BUILDER SALE
10	866916	0260	10/26/2009	289425	BUILDER SALE
10	866916	0100	11/4/2009	263550	BUILDER SALE
10	733822	0310	11/6/2009	269950	BUILDER SALE
10	866916	0250	12/2/2009	264315	BUILDER SALE
10	232204	9020	6/9/2008	192500	GOVERNMENT AGENCY;
10	866916	0070	10/26/2009	271125	BUILDER SALE
10	866916	0270	11/18/2009	278550	BUILDER SALE
9	032104	9111	8/6/2008	74534	BUILDER SALE
11	111560	0100	11/6/2009	432000	BUILDER SALE

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)

Retrospective market values are reported herein because the date of the report is subsequent to the effective date of valuation. The analysis reflects market conditions that existed on the effective date of appraisal.

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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Lloyd Hara
Assessor

As we start a new decade and prepare the 2010 revaluations for the 2011 Tax Roll, it is important for staff to review our standards for completing our assessments for this year. As Deputy Assessors, first, everyone works for the taxpayers of King County and we must do our work in the most fair and equitable manner. Second, we will take pride in doing the best professional job possible. Third, we will treat all taxpayers with respect and value their opinions.

To further those standards, all appraisers are directed to:

- Use all appropriate mass appraisal techniques as stated in Washington State Laws, Washington State Administrative Codes, 2010 Uniform Standards of Professional Appraisal Practice (USPAP), and accepted International Association of Assessing Officers (IAAO) standards and practices.
- Work with your supervisor on the development of the annual valuation plan and develop the scope of work for your portion of appraisal work assigned, including physical inspections and statistical updates of properties;
- Validate for correctness physical characteristics for all vacant and improved properties and, where applicable, validate sales data for those properties;
- 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 in compliance with applicable laws, codes and DOR guidelines. The Jurisdictional Exception is applied in cases where Federal, State or local laws or regulations preclude compliance with USPAP;
- Develop valuation models as delineated by the IAAO (Standard on Mass Appraisal of Real Property, 2002; rev 2008). Apply models uniformly to sold and unsold properties, so that ratio statistics can be accurately inferred to the entire population. Validate models as delineated by IAAO in their Standard on Ratio Studies (approved July 2007).
- All sales are to be time adjusted to 1/1/10 and models developed by appraisers will include an administrative adjustment of .925 to reflect current economic factors that impact value and are not indicated by time-adjusted sales data alone.
- Prepare written reports in compliance with USPAP Standard 6 for Mass Appraisals. The intended users of your appraisals and the written reports include the Assessor, the King County Board of Equalization, the Washington State Board of Tax Appeals, the King County Prosecutor and the Washington State Department of Revenue. The intended use of the appraisals and the written reports is the administration of ad valorem property taxation.

Lloyd Hara
King County Assessor