

Executive Summary Report

Characteristics-Based Market Adjustment for 2010 Assessment Roll

Area Name / Number: AUBURN / 28

Previous Physical Inspection: 2009

Improved Sales:

Number of Sales: 239

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	\$88,600	\$113,800	\$202,400			
2010 Value	\$88,600	\$106,100	\$194,700	\$214,000	91.0%	11.49%
Change	\$0	-\$7,700	-\$7,700			
% Change	0.0%	-6.8%	-3.8%			

*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	\$92,400	\$116,100	\$208,500
2010 Value	\$92,400	\$108,100	\$200,500
Percent Change	0.0%	-6.9%	-3.8%

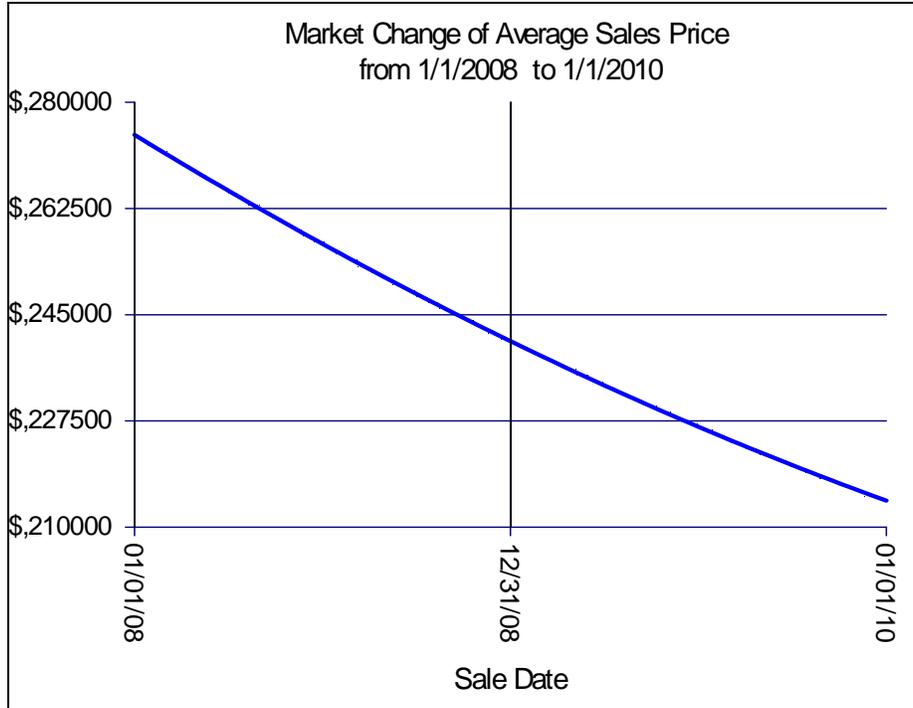
Number of one to three unit residences in the Population: 5959

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 the area required a single standard area adjustment.

Exceptions may be found in the Improved Parcel Update section.

We recommend posting these values for the 2010 assessment roll.

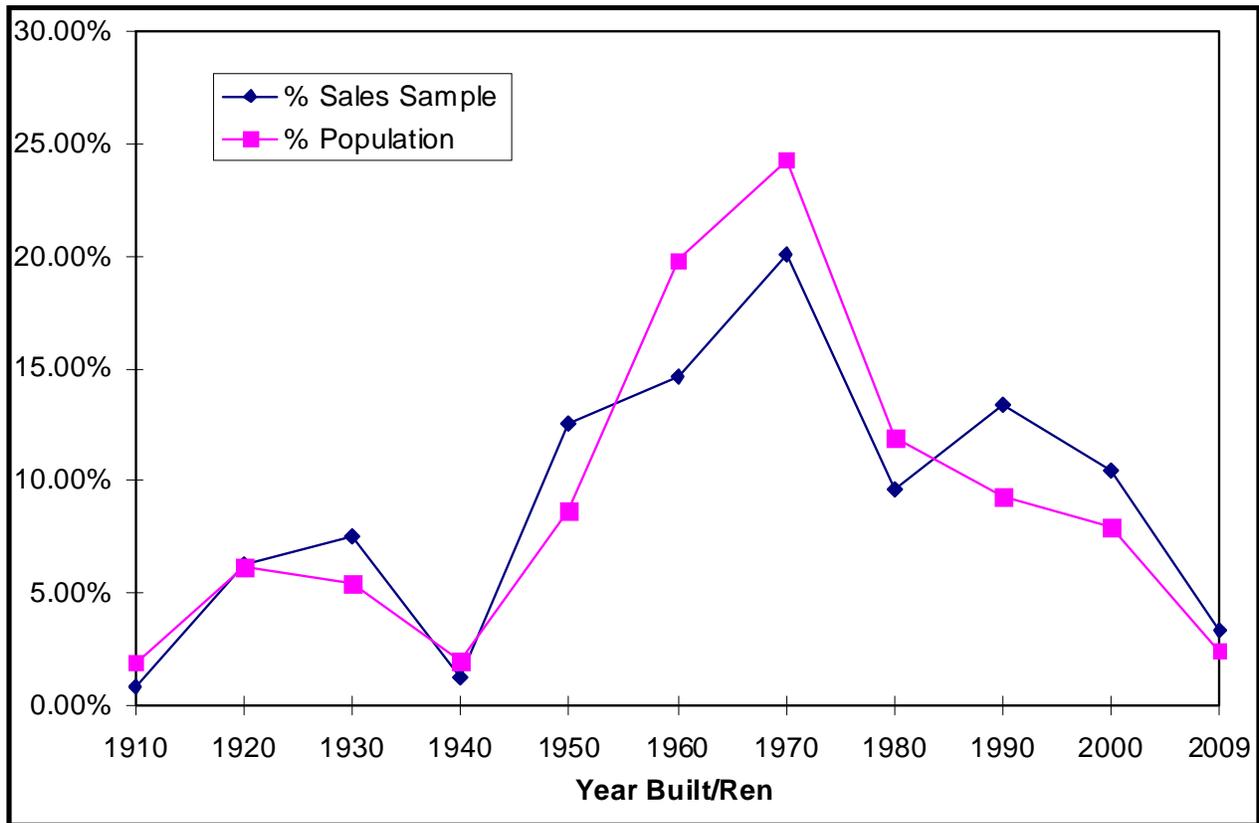
**Market Change of Average Sale Price in Area 28
From 1/1/08 to 1/1/10**



Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	2	0.84%
1920	15	6.28%
1930	18	7.53%
1940	3	1.26%
1950	30	12.55%
1960	35	14.64%
1970	48	20.08%
1980	23	9.62%
1990	32	13.39%
2000	25	10.46%
2009	8	3.35%
	239	

Population		
Year Built/Ren	Frequency	% Population
1910	114	1.91%
1920	368	6.18%
1930	324	5.44%
1940	119	2.00%
1950	516	8.66%
1960	1183	19.85%
1970	1450	24.33%
1980	711	11.93%
1990	555	9.31%
2000	474	7.95%
2009	145	2.43%
	5959	

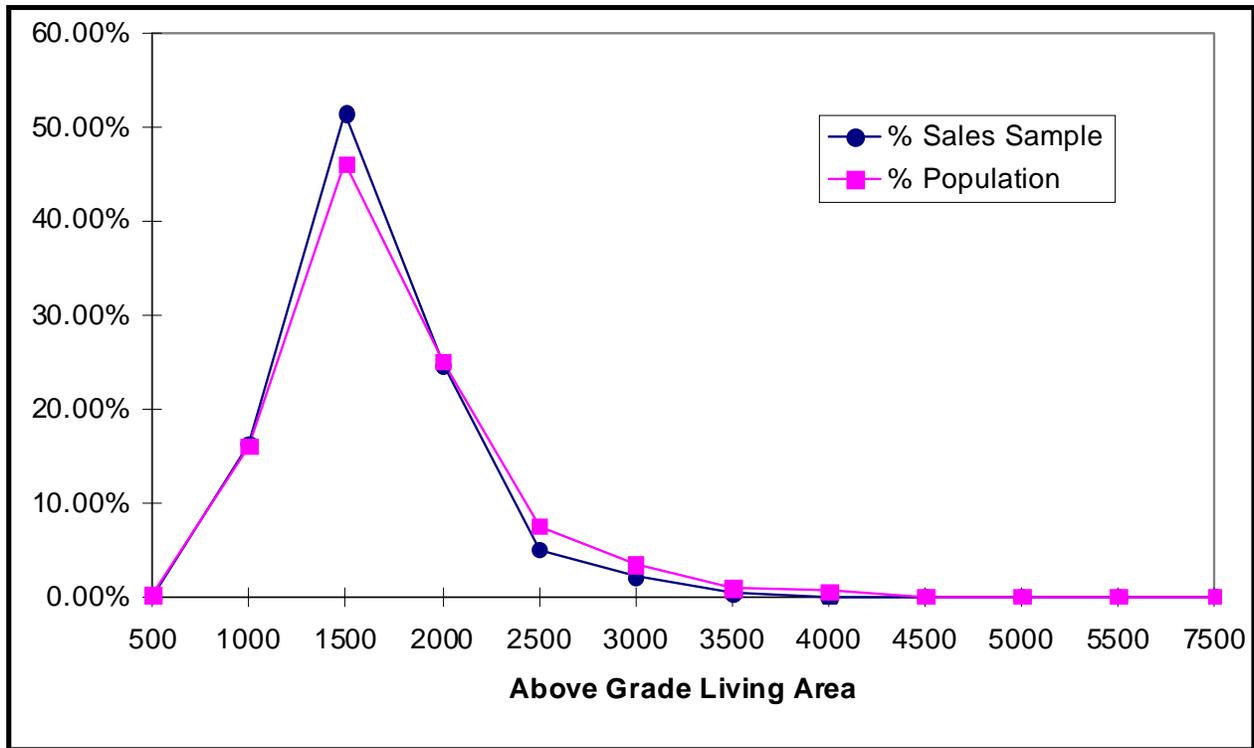


The sales sample frequency distribution follows the population distribution fairly close with regard to Year Built/Renovated. This distribution is adequate for both accurate analysis and appraisals.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	39	16.32%
1500	123	51.46%
2000	59	24.69%
2500	12	5.02%
3000	5	2.09%
3500	1	0.42%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	239	

Population		
AGLA	Frequency	% Population
500	11	0.18%
1000	956	16.04%
1500	2747	46.10%
2000	1491	25.02%
2500	451	7.57%
3000	207	3.47%
3500	53	0.89%
4000	36	0.60%
4500	5	0.08%
5000	1	0.02%
5500	1	0.02%
7500	0	0.00%
	5959	

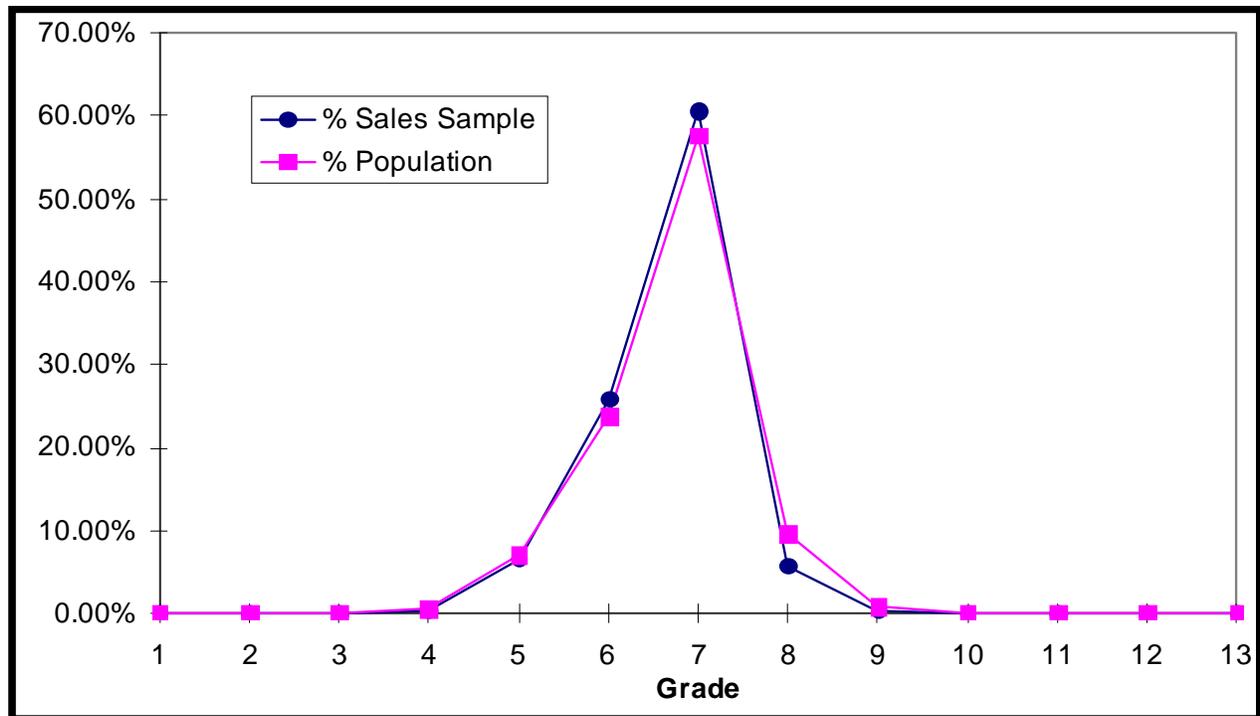


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

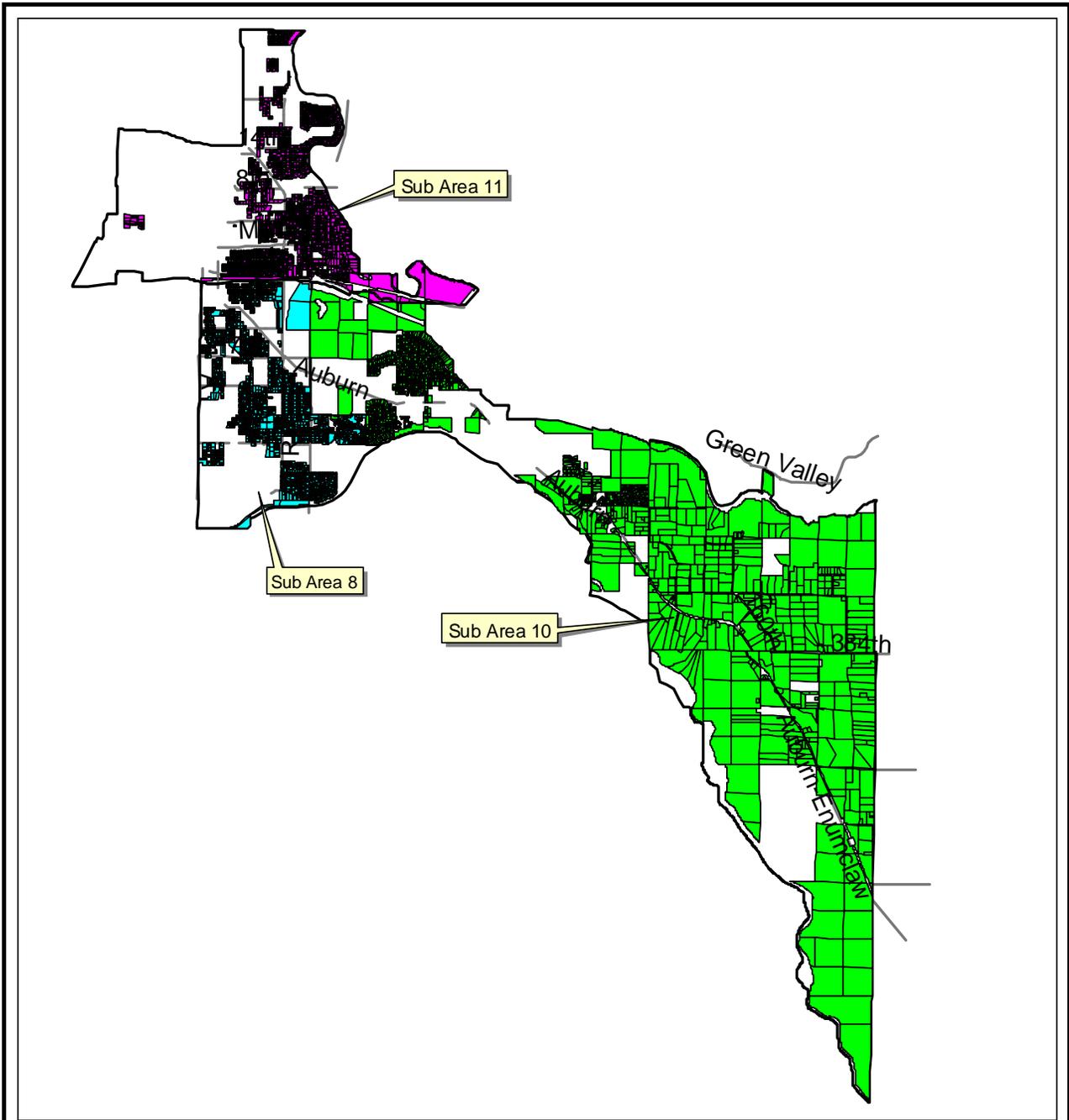
Sales Sample Representation of Population - Grade

Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.42%
5	16	6.69%
6	62	25.94%
7	145	60.67%
8	14	5.86%
9	1	0.42%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	239	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	2	0.03%
4	37	0.62%
5	421	7.06%
6	1422	23.86%
7	3436	57.66%
8	580	9.73%
9	50	0.84%
10	10	0.17%
11	1	0.02%
12	0	0.00%
13	0	0.00%
	5959	



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



Area 28

Auburn

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



Legend

- New area 28 subs.shp
 - 008
 - 010
 - 011
- New area 28.shp
- Area 28 outline.shp
- Area 28 streets.shp

Annual Update Process

Effective Date of Appraisal: January 1, 2010

Date of Appraisal Report June 1, 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 the area required a single standard area adjustment.

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 239 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 / .9592255 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 $(2009 \text{ Land Value} + \text{Previous Improvement Value}) * .962$.
- *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. $(2009 \text{ Land Value} + \text{Previous Improvement Value}) * .962$
- *If land value $\leq \$1,000$ no adjustment is applied.
- *If improvements and accessories $\leq \$1,000$ no further adjustment applied.
- * If adjusted land value falls $< \$1,000$, then land value = \$1,000 or previous, whichever is less.
- * If adjusted improvement value falls $< \$1,000$, then improvement value = \$1,000 or previous, whichever is less.
- *If vacant parcels (no improvement value) only the land adjustment applies.
- *If a parcel is coded “non-perc” (sewer system=3), the land adjustment is applied*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, the land adjustment is applied.
- *If an improvement is coded “% net condition” or is in “poor” condition, then the model adjustment is applied.
- *Any properties excluded from the annual up-date process are noted in RealProperty.

Mobile Home Update

Mobile Homes received the Total % Change indicated by the sales sample.

$(2009 \text{ Land Value} + \text{Previous Improvement Value}) * .962$

Model Validation

The resulting assessment level is 91.0%. 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 28 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

-3.57%

Comments

The percentages listed are total adjustments not additive adjustments.

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

Area 28 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	0.779	-22.1%
2/1/2008	0.788	-21.2%
3/1/2008	0.797	-20.3%
4/1/2008	0.806	-19.4%
5/1/2008	0.815	-18.5%
6/1/2008	0.825	-17.5%
7/1/2008	0.834	-16.6%
8/1/2008	0.843	-15.7%
9/1/2008	0.853	-14.7%
10/1/2008	0.862	-13.8%
11/1/2008	0.871	-12.9%
12/1/2008	0.880	-12.0%
1/1/2009	0.889	-11.1%
2/1/2009	0.899	-10.1%
3/1/2009	0.907	-9.3%
4/1/2009	0.917	-8.3%
5/1/2009	0.926	-7.4%
6/1/2009	0.935	-6.5%
7/1/2009	0.944	-5.6%
8/1/2009	0.954	-4.6%
9/1/2009	0.963	-3.7%
10/1/2009	0.972	-2.8%
11/1/2009	0.982	-1.8%
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	0.806	\$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.

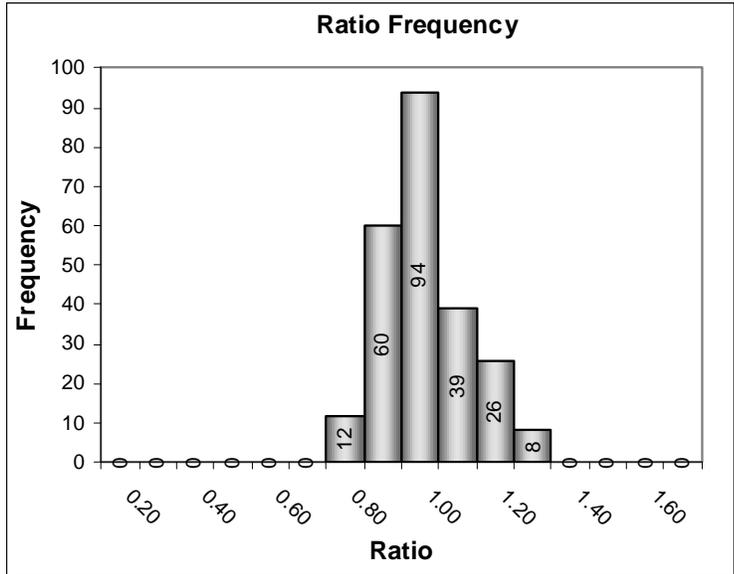
The time adjustment formula for Area 28 $= (0.9592255 + 0.0002904479 * \text{SaleDay}) / 0.9592255 \text{SaleDay}$
 SaleDate - 40179

Annual Update Ratio Study Report (Before)

2009 Assessments

District/Team: SW/Team 3	Appr. Date: 1/1/2009	Date of Report: 6/1/2010	Sales Dates: 1/2008 - 12/2009
Area 28/Auburn	Appr ID: SLED	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES

SAMPLE STATISTICS	
Sample size (n)	239
Mean Assessed Value	202,400
Mean Adj. Sales Price	214,000
Standard Deviation AV	34,425
Standard Deviation SP	45,472
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.959
Median Ratio	0.938
Weighted Mean Ratio	0.946
UNIFORMITY	
Lowest ratio	0.723
Highest ratio:	1.282
Coefficient of Dispersion	8.90%
Standard Deviation	0.110
Coefficient of Variation	11.50%
Price Related Differential (PRD)	1.014
RELIABILITY	
95% Confidence: Median	
Lower limit	0.928
Upper limit	0.948
95% Confidence: Mean	
Lower limit	0.945
Upper limit	0.973
SAMPLE SIZE EVALUATION	
N (population size)	5959
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.110
Recommended minimum:	19
Actual sample size:	239
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	147
# ratios above mean:	92
z:	3.558
Conclusion:	Non-normal



COMMENTS:

1 to 3 Unit Residences throughout area 28

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 3	Appr. Date: 1/1/2010	Date of Report: 6/1/2010	Sales Dates: 1/2008 - 12/2009
Area 28/Auburn	Appr ID: SLED	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES

SAMPLE STATISTICS	
Sample size (n)	239
Mean Assessed Value	194,700
Mean Sales Price	214,000
Standard Deviation AV	33,203
Standard Deviation SP	45,472

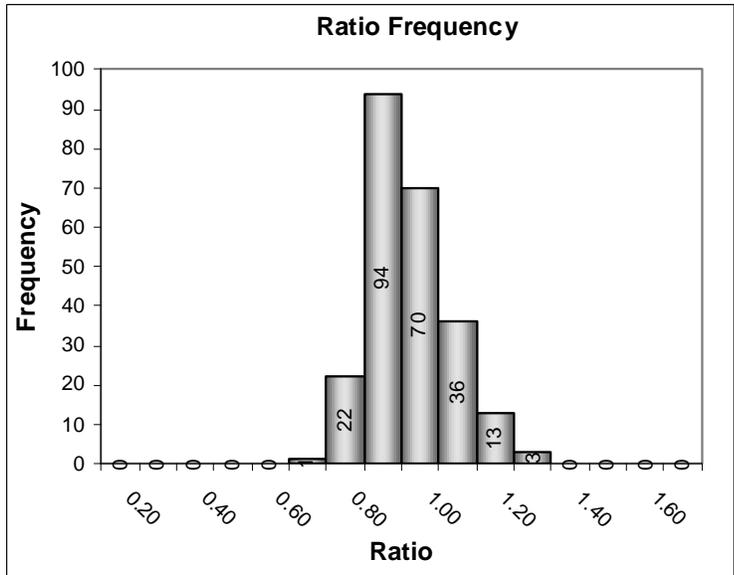
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.923
Median Ratio	0.901
Weighted Mean Ratio	0.910

UNIFORMITY	
Lowest ratio	0.696
Highest ratio:	1.227
Coefficient of Dispersion	8.90%
Standard Deviation	0.106
Coefficient of Variation	11.49%
Price Related Differential (PRD)	1.014

RELIABILITY	
95% Confidence: Median	
Lower limit	0.893
Upper limit	0.913
95% Confidence: Mean	
Lower limit	0.909
Upper limit	0.936

SAMPLE SIZE EVALUATION	
N (population size)	5959
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.106
Recommended minimum:	18
Actual sample size:	239
Conclusion:	OK

NORMALITY	
Binomial Test	
# ratios below mean:	147
# ratios above mean:	92
z:	3.558
Conclusion:	Non-normal



COMMENTS:

1 to 3 Unit Residences throughout area 28

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 28
(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
008	915010	0235	12/5/08	\$125,000	\$110,000	720	5	1921	4	4000	N	N	705 9TH ST SE
008	101800	0130	9/30/09	\$124,950	\$121,000	840	5	1947	4	4200	N	N	124 15TH ST SE
008	711650	0185	9/18/09	\$149,000	\$144,000	620	5	1947	4	4115	N	N	520 5TH ST SE
008	711600	0430	9/3/09	\$160,000	\$154,000	1370	5	1912	4	10960	N	N	922 5TH ST SE
008	984330	0010	2/27/08	\$200,000	\$159,000	1020	5	1913	4	3690	N	N	114 7TH ST SE
008	711600	0400	8/5/08	\$202,000	\$171,000	760	5	1924	4	4120	N	N	806 5TH ST SE
008	858140	0210	6/5/09	\$189,000	\$177,000	800	5	1946	4	4280	N	N	214 14TH ST SE
008	711600	0800	7/28/08	\$215,000	\$181,000	1190	5	1912	4	4958	N	N	502 L PL SE
008	711650	0840	11/20/08	\$156,800	\$137,000	1090	6	1954	4	5236	N	N	724 6TH ST SE
008	145010	0110	10/20/09	\$155,000	\$152,000	1250	6	1960	4	7420	N	N	603 CEDAR DR
008	392090	0190	11/18/08	\$175,000	\$153,000	820	6	1944	4	7290	N	N	1501 H ST SE
008	083500	0025	8/10/09	\$165,000	\$158,000	1100	6	1950	4	6599	N	N	205 7TH ST SE
008	858140	0400	10/22/08	\$192,000	\$167,000	1170	6	1916	4	5250	N	N	206 12TH ST SE
008	313760	0055	1/6/09	\$190,000	\$169,000	1320	6	1950	4	6175	N	N	931 D ST SE
008	711650	0615	2/25/08	\$216,000	\$172,000	870	6	1949	4	6172	N	N	718 7TH ST SE
008	711600	0458	9/8/09	\$178,000	\$172,000	1110	6	1947	3	7566	N	N	919 6TH ST SE
008	711650	0390	7/21/09	\$184,000	\$175,000	1270	6	1944	4	4120	N	N	513 7TH ST SE
008	145010	0230	9/15/08	\$205,450	\$176,000	1540	6	1960	3	10208	N	N	708 22ND ST SE
008	711650	0890	8/14/08	\$210,000	\$178,000	920	6	1921	4	4120	N	N	621 7TH ST SE
008	241320	0165	12/3/09	\$180,500	\$179,000	900	6	1959	4	7070	N	N	1504 28TH ST SE
008	787740	0245	6/2/09	\$199,000	\$186,000	960	6	1962	4	10787	N	N	35629 88TH AVE S
008	711650	0640	11/19/08	\$213,500	\$187,000	1180	6	1945	4	3570	N	N	721 8TH ST SE
008	101800	0030	9/15/08	\$220,000	\$188,000	1040	6	1946	4	6300	N	N	127 15TH ST SE
008	787740	0155	5/26/08	\$231,503	\$190,000	1250	6	1962	4	11390	N	N	35631 87TH AVE S
008	133060	0120	3/26/08	\$240,000	\$193,000	1130	6	1964	4	6000	N	N	1118 26TH ST SE
008	145000	0270	1/29/09	\$216,000	\$194,000	900	6	1959	4	7560	N	N	705 25TH ST SE
008	192105	9280	1/28/08	\$248,000	\$195,000	1460	6	1923	4	6720	N	N	2125 M ST SE
008	858140	0440	5/27/08	\$238,950	\$197,000	990	6	1913	4	7560	N	N	234 12TH ST SE
008	711650	0570	3/18/08	\$247,500	\$198,000	1180	6	1945	4	4120	N	N	612 7TH ST SE
008	145010	0140	8/27/09	\$206,000	\$198,000	1010	6	1960	4	7420	N	N	701 CEDAR DR

Improved Sales Used in this Annual Update Analysis
Area 28
(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
008	392090	0110	6/27/08	\$243,789	\$203,000	1400	6	1944	4	7290	N	N	1526 H ST SE
008	133060	0110	3/24/08	\$257,200	\$207,000	910	6	1965	4	6000	N	N	1110 26TH ST SE
008	711650	0280	7/28/08	\$246,500	\$208,000	1270	6	1923	4	9472	N	N	417 6TH ST SE
008	145000	0150	4/20/09	\$227,000	\$209,000	1010	6	1959	4	7560	N	N	704 24TH ST SE
008	302105	9164	4/22/08	\$264,000	\$215,000	1740	6	1959	4	9113	N	N	1330 25TH ST SE
008	101800	0190	6/18/08	\$259,950	\$216,000	1340	6	1952	4	5940	N	N	113 17TH ST SE
008	984330	0015	2/27/08	\$175,000	\$139,000	960	7	1914	4	3690	N	N	118 7TH ST SE
008	025510	0400	12/10/08	\$200,000	\$177,000	1790	7	1966	4	9000	N	N	1610 33RD ST SE
008	500300	0045	9/25/09	\$185,000	\$180,000	1300	7	1954	4	7790	N	N	1408 F ST SE
008	711600	0120	9/17/08	\$215,000	\$184,000	1830	7	1947	4	11793	N	N	721 6TH ST SE
008	500300	0100	8/22/08	\$220,000	\$187,000	1000	7	1952	4	7790	N	N	1307 F ST SE
008	331360	0035	9/26/08	\$220,000	\$189,000	1000	7	1960	4	8775	N	N	606 25TH ST SE
008	025510	0080	12/22/08	\$214,000	\$190,000	1370	7	1966	4	8125	N	N	3407 PIKE ST SE
008	734500	0470	7/16/09	\$200,000	\$190,000	1020	7	1967	4	6500	N	N	3228 V ST SE
008	792460	0310	9/25/09	\$198,000	\$192,000	1400	7	1967	4	7300	N	N	1440 32ND ST SE
008	950090	0165	8/25/09	\$199,900	\$192,000	1240	7	1956	4	11274	N	N	1405 24TH ST SE
008	711650	0305	7/15/08	\$231,450	\$194,000	1190	7	1952	4	4841	N	N	620 D ST SE
008	331360	0245	4/7/08	\$240,000	\$194,000	1670	7	1962	4	10800	N	N	404 26TH ST SE
008	950090	0405	4/28/08	\$240,000	\$195,000	1370	7	1958	4	11274	N	N	1340 22ND ST SE
008	910760	0030	8/20/08	\$232,500	\$197,000	1390	7	1963	4	8250	N	N	1925 M ST SE
008	056200	0020	5/28/08	\$241,000	\$198,000	1260	7	1968	4	8548	N	N	1409 26TH ST SE
008	788900	0160	7/3/08	\$243,000	\$203,000	990	7	1958	4	7520	N	N	2706 S ST SE
008	380200	0240	8/19/08	\$242,000	\$205,000	1090	7	1967	4	8655	N	N	1415 33RD ST SE
008	869560	0125	9/22/08	\$244,000	\$210,000	1570	7	1953	4	10800	N	N	1527 J ST SE
008	734500	0270	9/2/08	\$250,000	\$213,000	1260	7	1966	4	8250	N	N	1706 35TH ST SE
008	144610	0020	6/30/08	\$255,000	\$213,000	1990	7	1978	3	7340	N	N	2815 K ST SE
008	192105	9219	7/22/09	\$224,000	\$213,000	1430	7	1958	4	8712	N	N	1325 22ND ST SE
008	638200	0100	6/3/09	\$229,600	\$215,000	1440	7	1962	4	13090	N	N	1408 G ST SE
008	734500	0080	8/27/09	\$225,000	\$216,000	1550	7	1969	4	7500	N	N	1706 33RD ST SE
008	192105	9079	2/26/09	\$238,000	\$216,000	1820	7	1959	4	11325	N	N	1340 21ST ST SE
008	313760	0040	3/6/09	\$238,500	\$217,000	1310	7	1991	3	11100	N	N	910 C ST SE

Improved Sales Used in this Annual Update Analysis
Area 28
(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
008	302105	9292	8/3/09	\$230,000	\$219,000	1040	7	1979	4	11326	N	N	824 25TH ST SE
008	138860	0010	3/31/09	\$240,000	\$220,000	1640	7	1994	3	6486	N	N	833 23RD ST SE
008	788900	0070	7/30/08	\$262,500	\$221,000	1300	7	1958	4	9251	N	N	2610 U ST SE
008	192105	9363	3/19/08	\$275,000	\$221,000	1640	7	2003	3	6032	N	N	1047 25TH ST SE
008	536280	0030	11/3/09	\$227,500	\$223,000	1360	7	1993	3	7650	N	N	1225 35TH CT SE
008	145030	0100	10/15/09	\$228,000	\$223,000	1370	7	1963	4	9916	N	N	806 26TH PL SE
008	365800	0040	1/8/09	\$252,000	\$225,000	2110	7	1994	3	6533	N	N	1301 33RD ST SE
008	542240	0360	2/27/08	\$284,000	\$226,000	1900	7	2008	3	5530	N	N	1734 C PL SE
008	734520	0050	9/16/08	\$265,000	\$227,000	1380	7	1968	4	8540	N	N	1706 36TH ST SE
008	542240	0150	11/23/09	\$230,000	\$227,000	2430	7	2002	3	8525	N	N	1841 C PL SE
008	734962	0260	10/6/09	\$237,000	\$231,000	1380	7	1998	3	6000	N	N	2204 27TH ST SE
008	792460	0040	10/9/08	\$275,000	\$238,000	1100	7	1963	4	7500	N	N	1245 32ND ST SE
008	519490	0030	7/17/08	\$285,000	\$239,000	1640	7	1990	4	6000	N	N	1210 E ST SE
008	519490	0070	10/28/08	\$275,000	\$239,000	1640	7	1990	4	6225	N	N	1316 E ST SE
008	145030	0080	4/18/08	\$300,000	\$243,000	1820	7	1963	4	9860	N	N	813 26TH ST SE
008	208700	0050	2/1/08	\$309,950	\$244,000	1610	7	1990	3	8758	N	N	2811 I ST SE
008	144610	0050	2/5/08	\$309,000	\$244,000	1990	7	1978	4	7401	N	N	2802 K ST SE
008	539820	0070	4/24/08	\$299,500	\$244,000	1830	7	2000	3	6441	N	N	1306 D PL SE
008	734962	0160	8/4/08	\$290,000	\$245,000	1600	7	1997	3	6366	N	N	2321 27TH PL SE
008	025510	0470	7/1/09	\$260,000	\$246,000	1740	7	1967	4	8050	N	N	1451 33RD ST SE
008	302105	9358	5/27/08	\$299,999	\$247,000	1710	7	1989	3	15064	N	N	1336 26TH ST SE
008	734965	0500	12/29/08	\$280,000	\$249,000	2120	7	1998	3	7500	N	N	2320 FOREST RIDGE DR SE
008	734965	0240	10/16/08	\$290,000	\$251,000	1600	7	1998	3	8939	N	N	2203 FOREST RIDGE DR SE
008	779401	0020	6/27/08	\$305,000	\$254,000	1890	7	1992	3	9925	N	N	3511 OLYMPIC ST SE
008	734962	0060	10/8/08	\$295,000	\$255,000	1600	7	1997	3	8569	N	N	2609 W CT SE
008	302105	9360	3/18/08	\$320,000	\$257,000	1460	7	1990	3	15022	N	N	1408 26TH ST SE
008	734961	0240	8/13/09	\$284,000	\$272,000	1280	7	1997	3	7344	N	N	2801 V CT SE
008	734962	0180	12/1/08	\$315,000	\$277,000	1600	7	1998	3	8269	N	N	2701 Z ST SE
008	734530	0040	2/24/08	\$351,000	\$279,000	1520	7	1969	4	9471	Y	Y	1710 37TH WAY SE
008	734961	0040	11/25/08	\$319,000	\$280,000	2110	7	1997	3	6073	N	N	1927 28TH ST SE
008	734964	0100	6/13/08	\$340,000	\$282,000	2530	7	1998	3	6000	N	N	2302 28TH CT SE

Improved Sales Used in this Annual Update Analysis
Area 28
(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
008	542240	0430	6/16/08	\$341,000	\$283,000	2180	7	1981	3	7330	N	N	1706 C ST SE
008	734962	0040	5/5/09	\$332,000	\$308,000	1280	7	1998	3	8211	N	N	2109 27TH ST SE
008	314160	0110	5/16/08	\$408,000	\$334,000	2560	7	2008	3	8996	N	N	131 9TH ST SE
008	500300	0135	9/18/09	\$220,000	\$213,000	1430	8	1954	4	7790	N	N	1501 F ST SE
008	638200	0030	3/26/08	\$305,000	\$245,000	1730	8	1960	4	11550	N	N	1403 G ST SE
008	721530	0100	10/28/09	\$340,000	\$333,000	2705	8	2005	3	6855	N	N	530 17TH CT SE
010	259900	1410	2/19/08	\$187,000	\$148,000	1090	7	1962	3	9350	N	N	1720 DOGWOOD DR SE
010	259900	1230	11/9/08	\$186,000	\$162,000	1100	7	1961	3	11200	N	N	1930 FIR ST SE
010	030400	0280	9/11/09	\$178,000	\$172,000	1300	7	1962	3	8800	N	N	2635 25TH ST SE
010	259760	0240	4/7/08	\$214,800	\$174,000	1400	7	1968	3	1722	N	N	2863 FOREST RIDGE DR SE
010	259760	0190	1/7/08	\$224,500	\$175,000	1400	7	1977	3	1690	N	N	2853 FOREST RIDGE DR SE
010	030400	0540	7/3/08	\$215,000	\$179,000	1300	7	1962	4	8470	N	N	2430 DOGWOOD ST SE
010	259900	1170	10/13/08	\$208,000	\$180,000	1330	7	1961	3	8000	N	N	2025 GINKGO ST SE
010	281500	0060	12/10/08	\$210,000	\$185,000	1340	7	1984	3	11651	N	N	2202 HEMLOCK ST SE
010	366800	0160	1/30/09	\$210,000	\$189,000	1590	7	1987	3	10906	N	N	6006 37TH CT SE
010	366800	0100	10/23/08	\$227,500	\$198,000	1190	7	1986	4	7425	N	N	5826 37TH ST SE
010	259900	0480	5/19/08	\$245,000	\$201,000	1090	7	1962	4	8700	N	N	1825 DOGWOOD DR SE
010	366800	0570	4/1/08	\$252,500	\$204,000	1300	7	1986	3	6800	N	N	6126 36TH ST SE
010	259900	1500	2/28/09	\$228,000	\$207,000	1420	7	1962	3	7920	N	N	3030 17TH ST SE
010	030400	0670	9/12/08	\$247,450	\$212,000	1330	7	1962	4	8575	N	N	2720 25TH ST SE
010	131350	0030	8/25/08	\$257,000	\$219,000	1360	7	1977	4	8700	N	N	5706 37TH ST SE
010	366800	1270	8/17/09	\$229,000	\$220,000	1040	7	1983	4	9112	N	N	6025 35TH PL SE
010	774950	0650	10/20/08	\$255,000	\$221,000	1560	7	1968	4	9350	N	N	3101 16TH ST SE
010	142410	0040	3/17/08	\$280,100	\$225,000	1680	7	1976	4	8976	N	N	3214 20TH ST SE
010	142410	0160	6/13/08	\$275,500	\$228,000	1490	7	1977	4	7592	N	N	3201 20TH ST SE
010	366800	1190	9/25/08	\$269,950	\$232,000	1220	7	1983	4	7623	N	N	3402 ORCHARD ST SE
010	366800	1390	10/6/09	\$242,349	\$236,000	1400	7	1986	4	8000	N	N	5819 35TH WAY SE
010	780621	0080	9/8/08	\$279,000	\$238,000	1000	7	1977	4	8556	N	N	2513 17TH ST SE
010	780620	0180	9/3/09	\$250,000	\$241,000	1680	7	1975	4	13680	N	N	2501 SKYWAY LN
010	774950	0790	2/26/09	\$269,900	\$245,000	1670	7	1968	4	8800	N	N	1420 GINKGO ST SE
010	272105	9162	12/4/08	\$280,000	\$247,000	2170	7	1962	3	27442	N	N	3710 LEMONTREE LN SE

Improved Sales Used in this Annual Update Analysis
Area 28
(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
010	366800	0990	9/25/08	\$289,999	\$249,000	1850	7	1990	4	9525	N	N	6208 35TH WAY SE
010	272105	9188	3/5/09	\$280,000	\$254,000	810	7	1995	3	107000	Y	N	5441 AUBURN WAY S
010	366800	0460	7/1/08	\$310,000	\$258,000	1460	7	1986	4	8662	N	N	3527 ORCHARD PL SE
010	390320	0050	12/11/09	\$259,950	\$258,000	1180	7	1977	4	11613	N	N	2320 HEMLOCK ST SE
010	252105	9074	11/5/08	\$299,900	\$262,000	1200	7	1991	3	240886	Y	N	16516 SE 368TH ST
010	212105	9138	7/1/08	\$330,000	\$275,000	1290	7	1981	4	14685	N	N	3311 21ST ST SE
010	272105	9184	4/17/09	\$300,000	\$276,000	1220	7	1982	3	54450	N	N	36639 148TH AVE SE
010	366800	0740	6/16/09	\$337,000	\$317,000	1410	7	1986	4	8586	N	N	6307 37TH PL SE
010	142410	0120	8/12/08	\$200,000	\$169,000	1330	8	1974	4	9200	N	N	3221 20TH ST SE
010	259920	0740	7/15/08	\$265,000	\$222,000	1450	8	1963	4	9480	N	N	3370 SCENIC DR
010	774950	0560	2/27/08	\$325,300	\$259,000	3080	8	1969	4	15000	N	N	3006 14TH ST SE
010	287340	0060	6/9/09	\$399,888	\$375,000	1990	8	1978	3	110642	Y	N	15028 SE 376TH ST
010	362105	9050	11/22/08	\$575,000	\$504,000	2750	9	1994	3	234352	N	N	38205 168TH AVE SE
011	634700	0015	6/10/08	\$141,000	\$117,000	730	4	1936	4	5650	N	N	316 4TH ST SE
011	391550	0025	9/24/08	\$173,500	\$149,000	860	5	1950	3	8500	N	N	409 K ST SE
011	869910	0185	7/8/08	\$205,000	\$171,000	830	5	1918	4	5750	N	N	221 G ST SE
011	869910	0510	10/17/09	\$180,000	\$176,000	900	5	1913	4	6675	N	N	612 4TH ST SE
011	869910	0551	4/29/08	\$220,000	\$179,000	1250	5	1913	3	4220	N	N	716 4TH ST SE
011	556820	0025	8/12/08	\$215,000	\$182,000	800	5	1923	4	5277	N	N	326 3RD ST NE
011	869910	0025	1/14/08	\$237,000	\$185,000	770	5	1992	4	4659	N	N	222 H ST SE
011	733540	0345	9/11/08	\$229,000	\$196,000	780	5	1948	4	6685	N	N	311 L PL SE
011	446340	0410	10/2/08	\$245,000	\$211,000	1350	5	1924	3	43560	N	N	410 WESTERN ST
011	949920	0235	11/23/08	\$160,500	\$141,000	1290	6	1947	4	5280	N	N	116 M ST NE
011	733800	0370	9/15/08	\$166,000	\$142,000	900	6	1985	4	3796	N	N	3028 M PL NE
011	733800	0690	9/22/09	\$150,000	\$145,000	1280	6	1986	4	3680	N	N	3003 M DR NE
011	733800	0620	11/23/09	\$150,000	\$148,000	900	6	1986	4	3680	N	N	1210 31ST ST NE
011	733800	0920	12/18/09	\$149,000	\$148,000	1280	6	1985	3	4366	N	N	3101 L ST NE
011	182105	9067	9/29/08	\$184,950	\$159,000	1150	6	1938	4	4791	N	N	208 N ST NE
011	733800	1020	9/22/08	\$189,950	\$163,000	900	6	1983	3	3978	N	N	3010 K ST NE
011	214980	0230	2/26/08	\$205,000	\$163,000	1350	6	1949	4	7500	N	N	1106 3RD ST SE
011	000100	0043	3/28/08	\$206,000	\$166,000	1200	6	1990	3	6002	N	N	1425 N ST NE

**Improved Sales Used in this Annual Update Analysis
Area 28
(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	869910	0440	3/10/08	\$212,000	\$170,000	1360	6	1919	4	5394	N	N	321 E ST SE
011	869860	0245	1/8/08	\$223,500	\$175,000	980	6	1913	4	5750	N	N	122 G ST SE
011	733800	0660	9/22/08	\$205,000	\$176,000	1070	6	1986	4	5249	N	N	1215 M PL NE
011	182105	9150	5/14/08	\$218,000	\$179,000	900	6	1942	4	6669	N	N	128 L PL SE
011	733800	0460	4/23/08	\$222,100	\$181,000	1070	6	1985	4	5340	N	N	3101 M DR NE
011	733800	0780	4/21/08	\$229,999	\$187,000	1150	6	1985	4	5366	N	N	3002 L ST NE
011	120200	0070	3/17/09	\$205,000	\$187,000	1070	6	1941	4	5000	N	N	315 I ST SE
011	548620	0055	6/19/08	\$227,000	\$188,000	1010	6	1947	4	6721	N	N	119 M ST SE
011	733800	0380	4/25/08	\$231,500	\$188,000	1280	6	1985	4	3780	N	N	3030 M DR NE
011	949920	0185	3/24/08	\$239,400	\$192,000	720	6	1915	4	7920	N	N	15 N ST NE
011	869910	0150	1/30/08	\$245,000	\$193,000	1000	6	1963	4	5439	N	N	312 G ST SE
011	613160	0030	4/9/08	\$240,000	\$194,000	910	6	1953	3	11487	N	N	1505 M ST NE
011	264800	0860	4/24/08	\$240,000	\$195,000	1240	6	1917	4	4940	N	N	14 J ST NE
011	733540	0105	5/28/08	\$240,000	\$198,000	1140	6	1948	4	6716	N	N	102 K ST SE
011	001600	0395	8/12/08	\$235,000	\$199,000	1060	6	1947	4	5989	N	N	14 O ST NE
011	733540	0355	9/29/08	\$231,900	\$200,000	860	6	1924	4	6689	N	N	301 L PL SE
011	869860	0135	10/29/08	\$232,000	\$202,000	1610	6	1910	4	5750	N	N	15 G ST SE
011	333990	0450	11/6/09	\$210,000	\$206,000	1190	6	1933	3	20865	N	N	805 8TH ST NE
011	885765	0140	6/18/08	\$253,000	\$210,000	1250	6	1993	3	6882	N	N	405 U ST SE
011	869860	0215	9/23/08	\$250,000	\$215,000	1200	6	1942	4	5750	N	N	20 G ST SE
011	120200	0170	11/21/08	\$249,900	\$219,000	1560	6	1925	3	6662	N	N	326 I ST SE
011	869910	0170	10/28/09	\$230,000	\$225,000	1660	6	1911	4	11500	N	N	205 G ST SE
011	210020	0100	9/4/08	\$275,000	\$235,000	1320	6	1912	4	5498	N	N	401 1ST ST NE
011	733540	0480	10/29/09	\$260,000	\$255,000	1530	6	1923	4	6689	N	N	303 K ST SE
011	949920	0025	11/18/09	\$269,000	\$265,000	1360	6	1923	4	11880	N	N	111 O ST NE
011	289110	0130	5/8/09	\$185,000	\$172,000	1030	7	1975	4	6000	N	N	1508 PIKE PL NE
011	548620	0011	7/9/09	\$184,000	\$174,000	1200	7	1992	3	6275	N	N	26 L ST SE
011	172105	9058	2/27/08	\$220,000	\$175,000	1840	7	1978	3	7250	N	N	310 S ST SE
011	391500	0306	6/26/08	\$215,450	\$179,000	1190	7	1961	3	6000	N	N	122 F ST SW
011	182105	9248	9/11/09	\$185,000	\$179,000	860	7	1954	4	7396	N	N	607 H ST NE
011	322490	0130	6/24/08	\$230,000	\$191,000	1340	7	1973	4	7473	N	N	16 R PL NE

Improved Sales Used in this Annual Update Analysis
Area 28
(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	289100	0230	5/22/09	\$205,000	\$191,000	1240	7	1968	4	6048	N	N	1802 22ND ST NE
011	172105	9069	6/30/08	\$230,000	\$192,000	1110	7	1990	3	8724	N	N	220 S ST SE
011	333990	1173	3/25/08	\$240,000	\$193,000	1010	7	1959	4	7000	N	N	1316 K ST NE
011	917260	0070	10/3/08	\$227,450	\$196,000	1220	7	1959	3	5148	N	N	335 PARK AVE
011	289100	0020	7/29/08	\$238,000	\$200,000	960	7	1968	4	6000	N	N	2113 PIKE ST NE
011	391500	0185	10/8/09	\$204,900	\$200,000	970	7	1993	3	6000	N	N	101 F ST SW
011	333990	1123	10/19/09	\$205,000	\$200,000	960	7	1956	4	11200	N	N	1301 M ST NE
011	613160	0010	6/18/08	\$241,900	\$201,000	1200	7	1953	4	8572	N	N	1201 14TH ST NE
011	289100	0180	8/11/08	\$237,000	\$201,000	1450	7	1968	4	6000	N	N	1702 22ND ST NE
011	512540	0396	10/28/09	\$210,000	\$206,000	1740	7	1929	4	12400	N	N	2410 I ST NE
011	392040	0045	6/19/08	\$248,900	\$207,000	1460	7	1950	4	4860	N	N	211 R ST SE
011	322490	0100	5/6/08	\$255,000	\$208,000	1420	7	1973	3	7469	N	N	10 R PL NE
011	869910	0345	8/20/09	\$220,000	\$211,000	1750	7	1924	4	6000	N	N	214 E ST SE
011	439920	0210	5/1/08	\$260,000	\$212,000	1380	7	1957	4	10875	N	N	1412 10TH ST NE
011	001600	0445	5/1/08	\$263,500	\$215,000	1250	7	1948	4	8744	N	N	115 R ST NE
011	289110	0200	9/23/08	\$250,000	\$215,000	1090	7	1975	3	6000	N	N	1614 19TH DR NE
011	001600	0460	4/30/09	\$231,950	\$215,000	1190	7	1922	4	5600	N	N	109 R ST NE
011	733540	0365	3/14/08	\$269,950	\$216,000	1420	7	2004	3	6693	N	N	225 L PL SE
011	172105	9190	7/27/09	\$230,000	\$219,000	2220	7	1967	3	10018	N	N	117 T ST SE
011	289110	0020	9/29/08	\$255,000	\$220,000	1230	7	1968	4	7000	N	N	1416 20TH ST NE
011	289100	0760	3/24/08	\$275,000	\$221,000	1150	7	1973	4	7275	N	N	2011 RIVERVIEW DR NE
011	322480	0250	4/17/09	\$240,000	\$221,000	1870	7	1997	3	8310	N	N	1611 1ST ST NE
011	733190	0270	7/24/09	\$234,400	\$223,000	1200	7	1960	4	9266	N	N	1603 6TH ST NE
011	685870	0230	12/30/08	\$255,000	\$227,000	1570	7	1942	3	5465	N	N	205 J ST NE
011	613160	0155	4/10/09	\$246,640	\$227,000	2450	7	1981	4	8316	N	N	921 16TH ST NE
011	001600	0590	9/25/09	\$236,000	\$229,000	1260	7	1922	4	8400	N	N	1501 E MAIN ST
011	734940	0190	3/3/08	\$290,000	\$231,000	1090	7	1977	4	7500	N	N	1521 RIVERVIEW DR NE
011	869860	0100	3/16/09	\$255,000	\$233,000	1950	7	1910	3	5250	N	N	108 F ST SE
011	351000	0130	7/2/08	\$285,000	\$238,000	1430	7	1967	4	8929	N	N	27 U PL NE
011	289110	0630	6/23/08	\$286,000	\$238,000	2380	7	1970	3	6300	N	N	1905 20TH ST NE
011	264800	0066	4/18/08	\$294,000	\$239,000	1670	7	1947	4	10300	N	N	1110 5TH ST NE

**Improved Sales Used in this Annual Update Analysis
Area 28
(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	120200	0105	11/24/08	\$277,000	\$243,000	1060	7	1924	4	4800	N	N	210 I ST SE
011	100800	0015	8/10/09	\$255,000	\$244,000	1130	7	1953	4	9435	N	N	1602 MAIN ST
011	439920	0165	8/21/08	\$292,000	\$248,000	1540	7	1957	4	10400	N	N	1025 O ST NE
011	289100	0650	5/16/08	\$304,000	\$249,000	1920	7	1967	4	6000	N	N	1706 21ST ST NE
011	098200	0030	5/4/09	\$270,000	\$250,000	1600	7	1948	4	10675	N	N	214 J ST NE
011	215400	0090	4/4/08	\$310,400	\$251,000	1790	7	1968	3	7600	N	N	309 V ST SE
011	120200	0095	10/1/08	\$293,000	\$252,000	1820	7	1924	4	5346	N	N	900 2ND ST SE
011	289110	0460	7/20/09	\$265,000	\$252,000	1620	7	1969	4	6600	N	N	2005 RIVERVIEW DR NE
011	733540	0391	8/31/09	\$263,000	\$253,000	1710	7	1959	4	7000	N	N	202 J ST SE
011	182105	9152	7/29/08	\$302,500	\$255,000	1660	7	1997	4	13175	N	N	501 H ST NE
011	172105	9207	10/6/09	\$265,000	\$258,000	1320	7	1974	5	15070	N	N	32535 104TH PL SE
011	182105	9301	3/19/08	\$334,000	\$268,000	1810	7	1976	3	15682	N	N	502 H ST NE
011	733540	0045	6/9/09	\$299,500	\$281,000	1460	7	1922	4	10066	N	N	115 K ST SE
011	685870	0255	3/13/09	\$314,000	\$286,000	1830	7	1948	4	10930	N	N	311 J ST NE
011	289110	0210	6/13/08	\$355,000	\$294,000	2340	7	2007	3	6000	N	N	1702 19TH DR NE
011	509440	0022	9/30/09	\$315,000	\$306,000	1750	7	1984	4	10650	N	N	1027 22ND ST NE
011	182105	9066	5/19/09	\$225,000	\$210,000	1470	8	1954	4	9583	N	N	425 N ST NE
011	215400	0028	1/25/08	\$275,000	\$216,000	1700	8	1979	4	12632	N	N	10306 SE 330TH ST
011	439921	0020	10/16/08	\$276,700	\$240,000	2070	8	1971	4	9200	N	N	1111 PIKE ST NE
011	333990	1075	8/7/09	\$287,500	\$275,000	1870	8	1988	4	10240	N	N	1115 12TH ST NE
011	322480	0110	10/27/08	\$330,000	\$287,000	1860	8	1966	4	8400	N	N	126 T ST NE
011	869910	0190	9/10/08	\$368,000	\$315,000	2560	8	2008	3	5750	N	N	227 G ST SE
011	185220	0035	6/11/08	\$409,500	\$339,000	2140	8	1954	4	19200	N	N	215 N ST SE

.]

**Improved Sales Removed from this Annual Update Analysis
Area 28
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	101800	0130	8/19/09	\$84,600	DOUBLE SALE
008	101800	0135	10/28/09	\$130,000	BANKRUPTCY - RECEIVER OR TRUSTEE
008	101800	0145	10/8/09	\$105,000	BANKRUPTCY - RECEIVER OR TRUSTEE
008	145000	0270	6/18/08	\$145,600	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	145000	0320	4/17/09	\$155,000	BANKRUPTCY - RECEIVER OR TRUSTEE; STATMENT
008	145010	0140	4/24/09	\$155,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC.
008	145010	0300	8/3/09	\$164,900	BANKRUPTCY - RECEIVER OR TRUSTEE
008	145030	0100	6/25/09	\$130,000	BANKRUPTCY - RECEIVER OR TRUSTEE
008	192105	9142	10/23/09	\$275,000	DIAGNOSTIC OUTLIER
008	192105	9183	8/14/08	\$120,000	TEAR DOWN; MULTI-PARCEL SALE
008	192105	9234	7/15/09	\$132,155	DOR RATIO;IMP CNT;UNFIN AREA;QUIT CLAIM DEED
008	192105	9250	11/26/08	\$225,000	IMP COUNT
008	302105	9229	3/12/09	\$235,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC.
008	302105	9286	9/10/09	\$220,000	BANKRUPTCY - RECEIVER OR TRUSTEE
008	314160	0080	8/6/09	\$73,000	DOR RATIO;BANKRUPTCY - RECEIVER OR TRUSTEE
008	314160	0090	5/15/09	\$127,000	BANKRUPTCY - RECEIVER OR TRUSTEE
008	314160	0225	8/5/08	\$125,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	314160	0362	10/2/08	\$154,256	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV.
008	314160	0395	7/31/08	\$247,557	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV.
008	314160	0395	6/4/09	\$172,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
008	314160	0715	12/22/08	\$105,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	314160	0735	9/24/09	\$233,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
008	380200	0120	1/28/08	\$205,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	392090	0105	7/1/08	\$188,990	RELOCATION - SALE TO SERVICE
008	392090	0105	7/1/08	\$159,100	RELOCATION - SALE TO SERVICE
008	422340	0030	8/5/09	\$175,000	DIAGNOSTIC OUTLIER
008	500170	0070	2/25/08	\$121,571	QUIT CLAIM DEED; REL PARTY, FRIEND, OR NEIGH
008	500300	0005	9/28/09	\$225,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC
008	500300	0080	4/28/08	\$249,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	542240	0320	4/17/08	\$162,750	CORP AFFILIATES; QUIT CLAIM DEED; PARTIAL INT.
008	711600	0120	3/28/08	\$296,567	EXEMPT FROM EXCISE TAX
008	711600	0185	6/6/08	\$190,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	711600	0275	11/23/09	\$159,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
008	711600	0471	8/26/09	\$185,500	BANKRUPTCY - RECEIVER OR TRUSTEE
008	711600	0705	5/28/08	\$155,063	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	711600	0805	7/29/09	\$149,900	BANKRUPTCY - RECEIVER OR TRUSTEE
008	711600	0805	12/5/08	\$207,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT
008	711650	0150	7/28/09	\$152,000	BANKRUPTCY - RECEIVER OR TRUSTEE
008	711650	0330	12/22/08	\$110,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
008	714060	0260	11/10/09	\$205,000	UNFIN AREA
008	714080	0410	10/7/09	\$171,000	BANKRUPTCY - RECEIVER OR TRUSTEE
008	734500	0580	11/16/09	\$143,900	BANKRUPTCY - RECEIVER OR TRUSTEE
008	746890	0190	4/30/09	\$153,500	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
008	746890	0260	9/24/09	\$135,200	BANKRUPTCY - RECEIVER OR TRUSTEE
008	779401	0020	6/20/08	\$305,000	RELOCATION - SALE TO SERVICE

**Improved Sales Removed from this Annual Update Analysis
Area 28
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	788900	0016	10/27/08	\$116,510	QUIT CLAIM DEED; STATEMENT TO DOR
008	858140	0391	5/20/09	\$141,780	BANKRUPTCY - RECEIVER OR TRUSTEE
008	858140	0391	2/4/08	\$216,652	EXEMPT FROM EXCISE TAX
008	915010	0050	3/13/08	\$212,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	915010	0235	6/27/08	\$177,356	EXEMPT FROM EXCISE TAX
008	915060	0030	12/26/08	\$204,000	%NETCOND;PREVIMP<=25K;GOVERNMENT AGENCY;
008	950090	0380	4/4/08	\$114,183	DOR RATIO;QUIT CLAIM DEED
008	984330	0005	1/28/08	\$320,000	OBSOL;IMP. CHARAC CHANGED SINCE SALE
010	030400	0020	1/18/08	\$251,600	QUIT CLAIM DEED
010	131350	0090	5/1/08	\$200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
010	252105	9073	7/14/09	\$690,000	IMP COUNT;BANKRUPTCY - RECEIVER OR TRUSTEE
010	252105	9074	11/6/08	\$299,900	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM
010	259750	0240	11/24/09	\$246,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC.
010	259750	0410	5/29/09	\$55,000	DOR RATIO;BANKRUPTCY - RECEIVER OR TRUSTEE
010	259750	0410	6/20/08	\$251,899	EXEMPT FROM EXCISE TAX
010	259750	1140	6/18/09	\$50,000	DOR RATIO;ESTATE ADMINISTRATOR, GUARDIAN,
010	259760	0230	6/30/09	\$149,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	259900	0010	2/25/09	\$155,000	BANKRUPTCY - REC OR TRUSTEE; STATEMNT
010	259900	0010	6/2/08	\$77,632	DOR RATIO;EXEMPT FROM EXCISE TAX
010	259900	0970	5/12/08	\$57,989	DOR RATIO;QUIT CLAIM DEED; REL PARTY, FRIEND,
010	259900	0980	8/19/08	\$223,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC
010	259900	1200	9/9/08	\$283,505	SELLING OR BUYING COSTS AFFECTING SALE PRICE
010	259920	0040	3/11/08	\$358,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC
010	259920	0490	5/6/09	\$201,000	BANKRUPTCY - REC TRUSTEE; STATEMENT TO DOR
010	259920	0500	11/6/09	\$240,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	262105	9051	10/29/09	\$213,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	262105	9051	9/26/08	\$333,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT
010	272105	9069	7/5/08	\$82,000	DOR RATIO;ESTATE ADMIN,EXECUTOR; REL PARTY,
010	272105	9123	5/13/09	\$117,600	OPEN SPACE/BANKRUPTCY - REC. OR TRUSTEE;
010	272105	9137	8/13/08	\$437,400	IMP. CHARACTERISTICS CHANGED SINCE SALE
010	272105	9149	12/1/09	\$270,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	287340	0040	12/28/09	\$575,000	DIAGNOSTIC OUTLIER
010	352105	9010	11/18/09	\$150,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC
010	352105	9085	11/18/08	\$450,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	352105	9085	6/13/08	\$544,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT
010	362105	9054	11/12/09	\$481,500	EXEMPT FROM EXCISE TAX
010	366800	0130	10/8/09	\$121,000	QUIT CLAIM DEED
010	366800	0590	12/16/09	\$258,050	BANKRUPTCY - RECEIVER OR TRUSTEE
010	366800	0590	7/16/09	\$179,700	EXEMPT FROM EXCISE TAX
010	366800	1060	7/9/09	\$136,404	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY,
010	774950	0210	11/11/09	\$215,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	774950	0600	5/20/08	\$254,000	RELATED PARTY, FRIEND, OR NEIGHBOR
010	774950	0900	11/4/09	\$198,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
010	780620	0120	12/21/09	\$140,000	QUIT CLAIM DEED; REL PARTY, FRIEND, OR NEIGH
010	780621	0020	4/15/09	\$189,300	BANKRUPTCY - RECEIVER OR TRUSTEE

**Improved Sales Removed from this Annual Update Analysis
Area 28
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
010	780621	0020	1/26/09	\$298,000	BANKRUPTCY - REC OR TRUSTEE;
010	885816	0080	10/30/08	\$303,700	BANKRUPTCY - RECEIVER OR TRUSTEE
011	000100	0086	6/19/08	\$342,000	%COMPL
011	001600	0020	5/28/08	\$205,000	IMP COUNT
011	001600	0275	3/19/09	\$98,000	BANKRUPTCY - RECEIVER OR TRUSTEE
011	001600	0330	9/14/09	\$52,286	DOR RATIO;BANKRUPTCY - RECEIVER OR TRUSTEE
011	001600	0345	3/5/09	\$59,407	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST
011	001600	0460	1/21/09	\$122,500	BANKRUPTCY - RECEIVER OR TRUSTEE
011	098200	0015	6/4/09	\$166,400	BANKRUPTCY - RECEIVER OR TRUSTEE
011	098200	0015	10/6/08	\$209,300	FORCED SALE; EXEMPT FROM EXCISE TAX
011	147740	0119	6/24/09	\$175,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
011	147740	0119	6/10/09	\$212,950	GOVERNMENT AGENCY; QUIT CLAIM DEED; EXEMPT
011	172105	9059	2/27/08	\$455,000	IMP COUNT
011	172105	9124	5/12/08	\$54,772	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY,
011	172105	9140	4/3/09	\$146,500	BANKRUPTCY - RECEIVER OR TRUSTEE
011	173580	0005	8/13/08	\$100,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC
011	182105	9093	7/24/08	\$250,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC
011	214980	0095	3/18/09	\$188,500	BANKRUPTCY - RECEIVER OR TRUSTEE
011	214980	0365	9/8/09	\$150,000	IMP COUNT
011	264800	0205	8/29/09	\$205,000	QUIT CLAIM DEED; REL PARTY, FRIEND, OR NEIGH
011	289100	0150	9/28/09	\$185,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
011	289100	0410	10/14/08	\$218,500	RELATED PARTY, FRIEND, OR NEIGHBOR
011	289110	0810	4/15/09	\$212,000	BANKRUPTCY - RECEIVER OR TRUSTEE
011	289110	1220	2/27/09	\$185,000	NO MARKET EXPOSURE
011	333990	1061	8/29/08	\$170,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC
011	374600	0055	10/7/09	\$130,000	DIAGNOSTIC OUTLIER
011	374760	0145	11/23/09	\$306,307	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
011	393990	0010	10/22/09	\$197,486	EXEMPT FROM EXCISE TAX
011	439922	0010	8/4/08	\$360,000	QUIT CLAIM DEED; REL PARTY, FRIEND, OR NEIG
011	509440	0011	2/9/08	\$440,000	DOUBLE SALE
011	512540	0385	4/21/08	\$350,000	NON-REPRESENTATIVE SALE
011	540160	0075	12/26/08	\$125,000	BANKRUPTCY - REC OR TRUSTEE; IMP. CHARAC
011	540160	0095	10/14/08	\$108,000	IMP. CHARAC CHANGED SINCE SALE; NON-REP SALE
011	548570	0020	10/2/08	\$320,000	ACTIVE PERMIT BEFORE SALE>25K
011	609010	0150	7/18/08	\$235,548	EXEMPT FROM EXCISE TAX
011	733190	0240	11/17/09	\$169,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC.
011	733800	0130	7/2/09	\$128,200	BANKRUPTCY - RECEIVER OR TRUSTEE
011	733800	0830	10/30/09	\$251,866	EXEMPT FROM EXCISE TAX
011	734940	0290	11/9/09	\$235,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
011	756110	0030	1/24/08	\$100,269	QUIT CLAIM DEED; REL PARTY, FRIEND, OR NEIGH
011	869860	0115	12/1/09	\$132,500	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV.
011	869860	0135	9/17/08	\$140,000	BANKRUPTCY - REC OR TRUSTEE; NON-REP SALE
011	869910	0280	4/7/08	\$195,000	DIAGNOSTIC OUTLIER
011	869910	0400	2/28/08	\$125,592	QUIT CLAIM DEED; REL PARTY, FRIEND, OR NEIGH
011	869910	0440	3/10/08	\$249,450	RELOCATION - SALE TO SERVICE

**Improved Sales Removed from this Annual Update Analysis
Area 28
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
011	869910	0580	8/4/09	\$180,000	BANKRUPTCY - RECEIVER OR TRUSTEE
011	885765	0280	3/30/09	\$175,500	BANKRUPTCY - RECEIVER OR TRUSTEE
011	885765	0390	1/29/09	\$178,000	BANKRUPTCY - RECEIVER OR TRUSTEE
011	917260	0085	6/4/09	\$160,000	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV.

***Vacant Sales Used in this Annual Update Analysis
Area 28***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
10	272105	9131	10/1/2008	85000	20037	Y	N
11	333990	0754	3/5/2009	50000	6000	N	N

***Vacant Sales Removed from this Annual Update Analysis
Area 28***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
10	012005	9086	9/3/2008	275000	RELATED PARTY, FRIEND, OR NEIGHBOR;
10	272105	9163	8/27/2008	217000	GOVERNMENT AGENCY;
10	352105	9023	12/28/2009	355000	GOVERNMENT AGENCY;

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

Department of Assessments

King County Administration Bldg.
500 Fourth Avenue, ADM-AS-0708
Seattle, WA 98104-2384
(206) 296-5195 FAX (206) 296-0595
Email: assessor.info@kingcounty.gov

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