

Executive Summary Report

Characteristics-Based Market Adjustment for 2010 Assessment Roll

Area Name / Number: KENT/RENTON/ 59

Previous Physical Inspection: 2005

Improved Sales:

Number of Sales: 234

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	\$131,600	\$153,400	\$285,000			
2010 Value	\$131,600	\$158,400	\$290,000	\$317,200	91.4%	11.07%
Change	\$0	+\$5,000	+\$5,000			
% Change	0.0%	+3.3%	+1.8%			

*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	\$133,800	\$148,400	\$282,200
2010 Value	\$133,800	\$153,300	\$287,100
Percent Change	0.0%	+3.3%	+1.7%

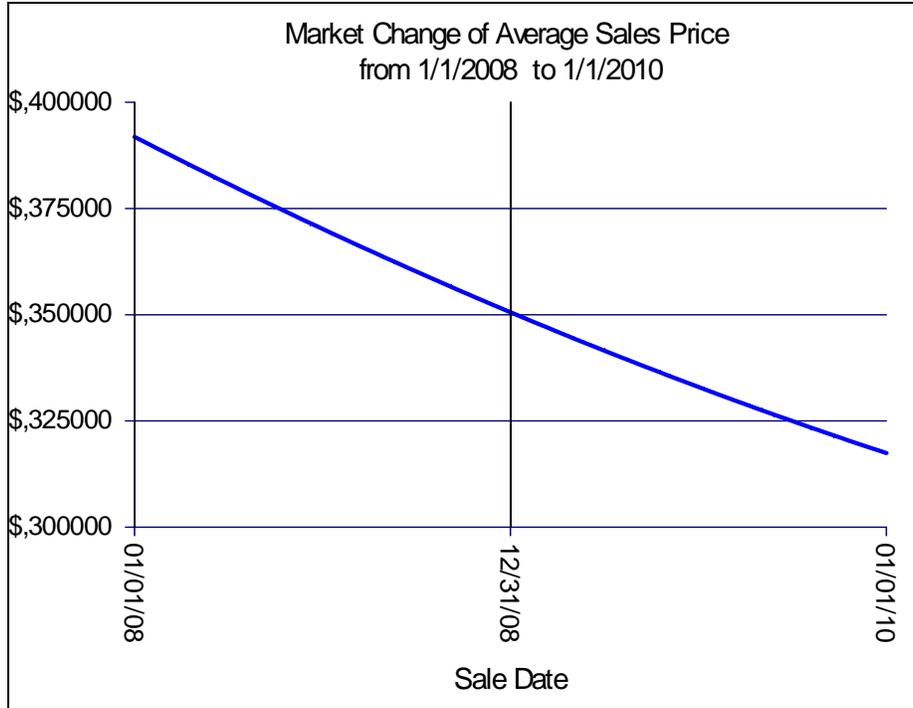
Number of one to three unit residences in the Population: 4266

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.

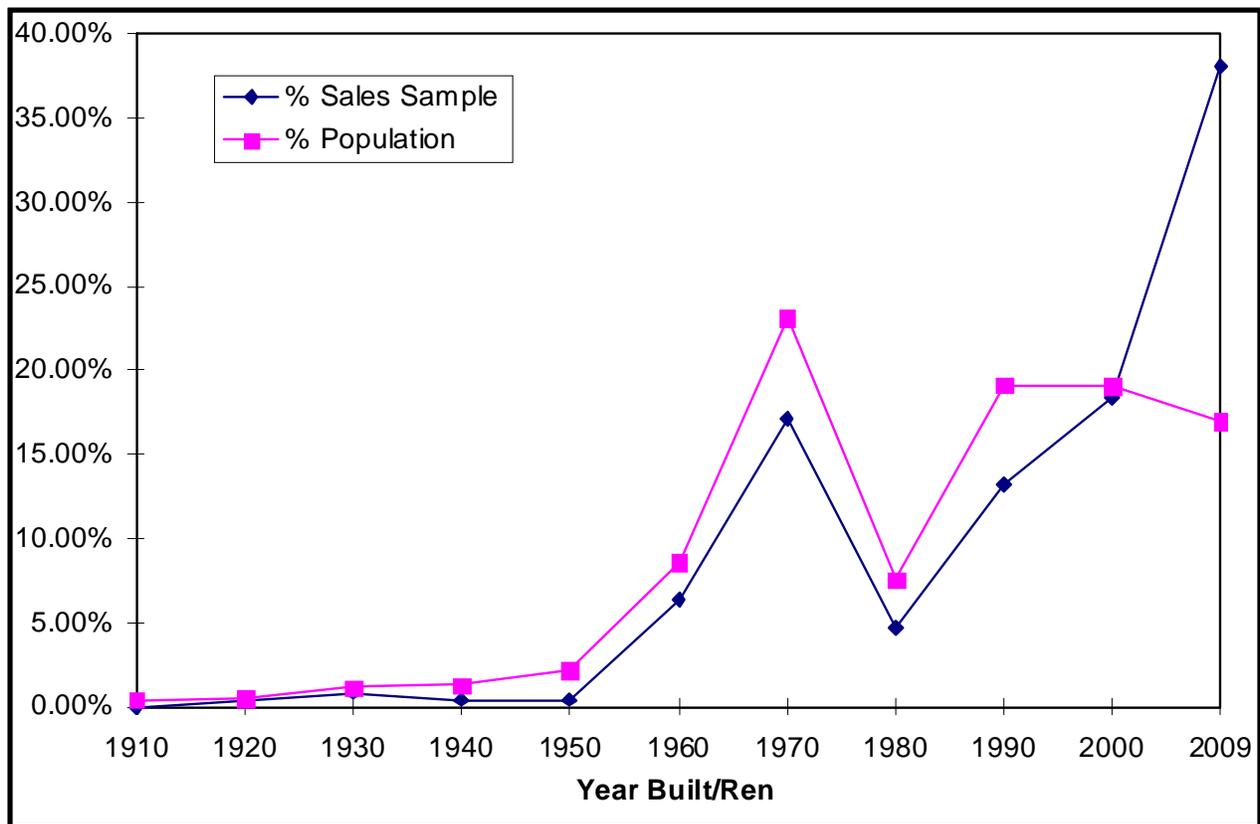
**Market Change of Average Sale Price in Area 59
From 1/1/08 to 1/1/10**



Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	1	0.43%
1930	2	0.85%
1940	1	0.43%
1950	1	0.43%
1960	15	6.41%
1970	40	17.09%
1980	11	4.70%
1990	31	13.25%
2000	43	18.38%
2009	89	38.03%
	234	

Population		
Year Built/Ren	Frequency	% Population
1910	18	0.42%
1920	20	0.47%
1930	49	1.15%
1940	55	1.29%
1950	94	2.20%
1960	366	8.58%
1970	988	23.16%
1980	323	7.57%
1990	816	19.13%
2000	814	19.08%
2009	723	16.95%
	4266	

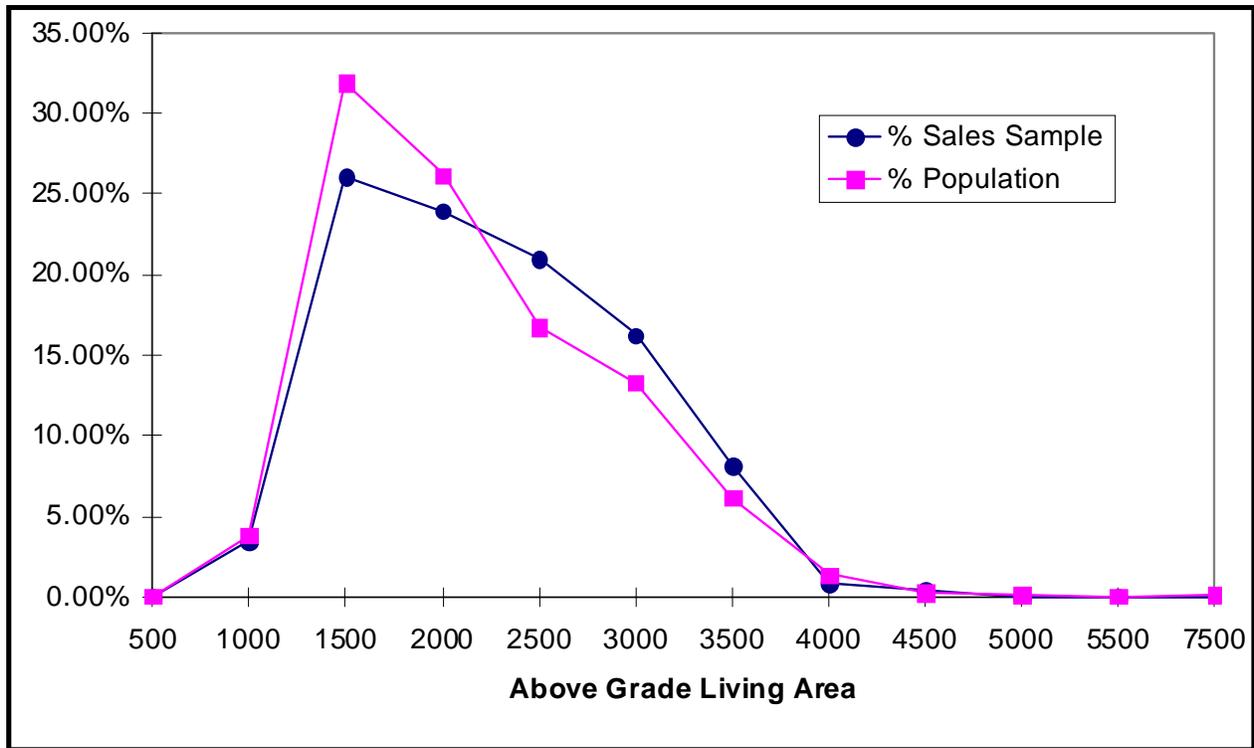


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	8	3.42%
1500	61	26.07%
2000	56	23.93%
2500	49	20.94%
3000	38	16.24%
3500	19	8.12%
4000	2	0.85%
4500	1	0.43%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	234	

Population		
AGLA	Frequency	% Population
500	0	0.00%
1000	163	3.82%
1500	1362	31.93%
2000	1116	26.16%
2500	716	16.78%
3000	567	13.29%
3500	263	6.17%
4000	58	1.36%
4500	11	0.26%
5000	4	0.09%
5500	1	0.02%
10000	5	0.12%
	4266	

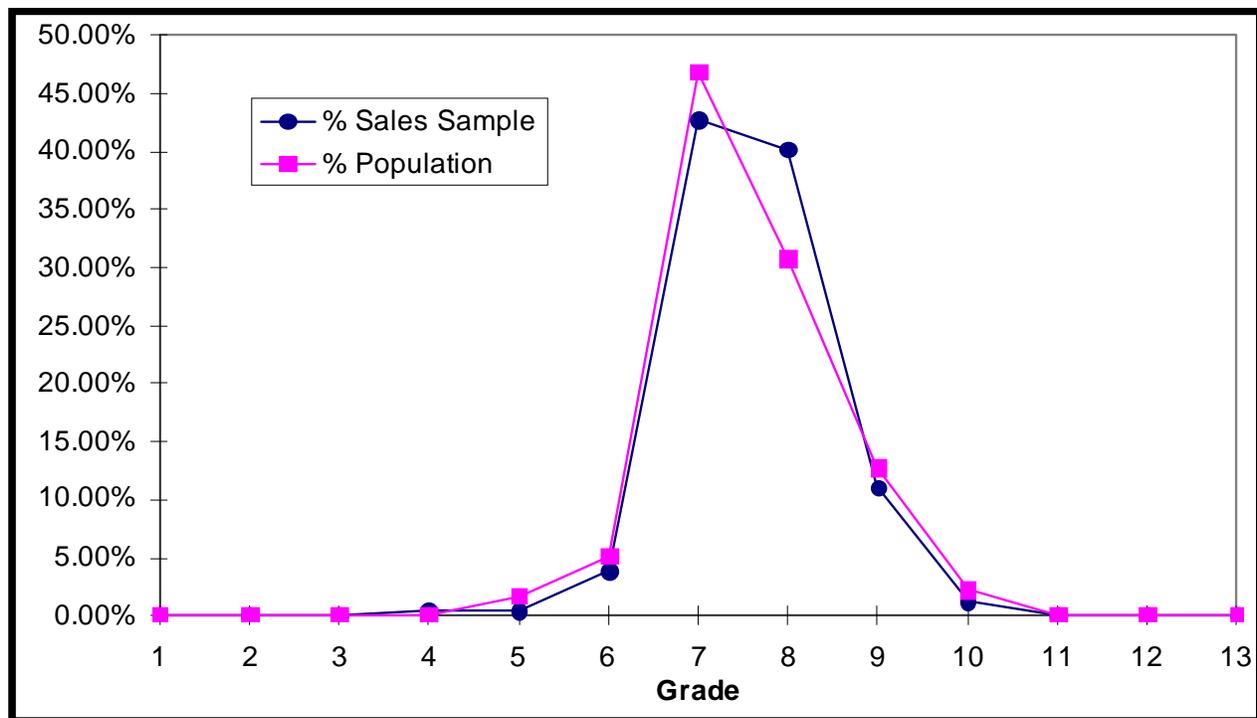


The sales sample frequency distribution follows the population distribution fairly close with regard to Above Grade Living Area. This distribution is adequate for both accurate analysis and appraisals.

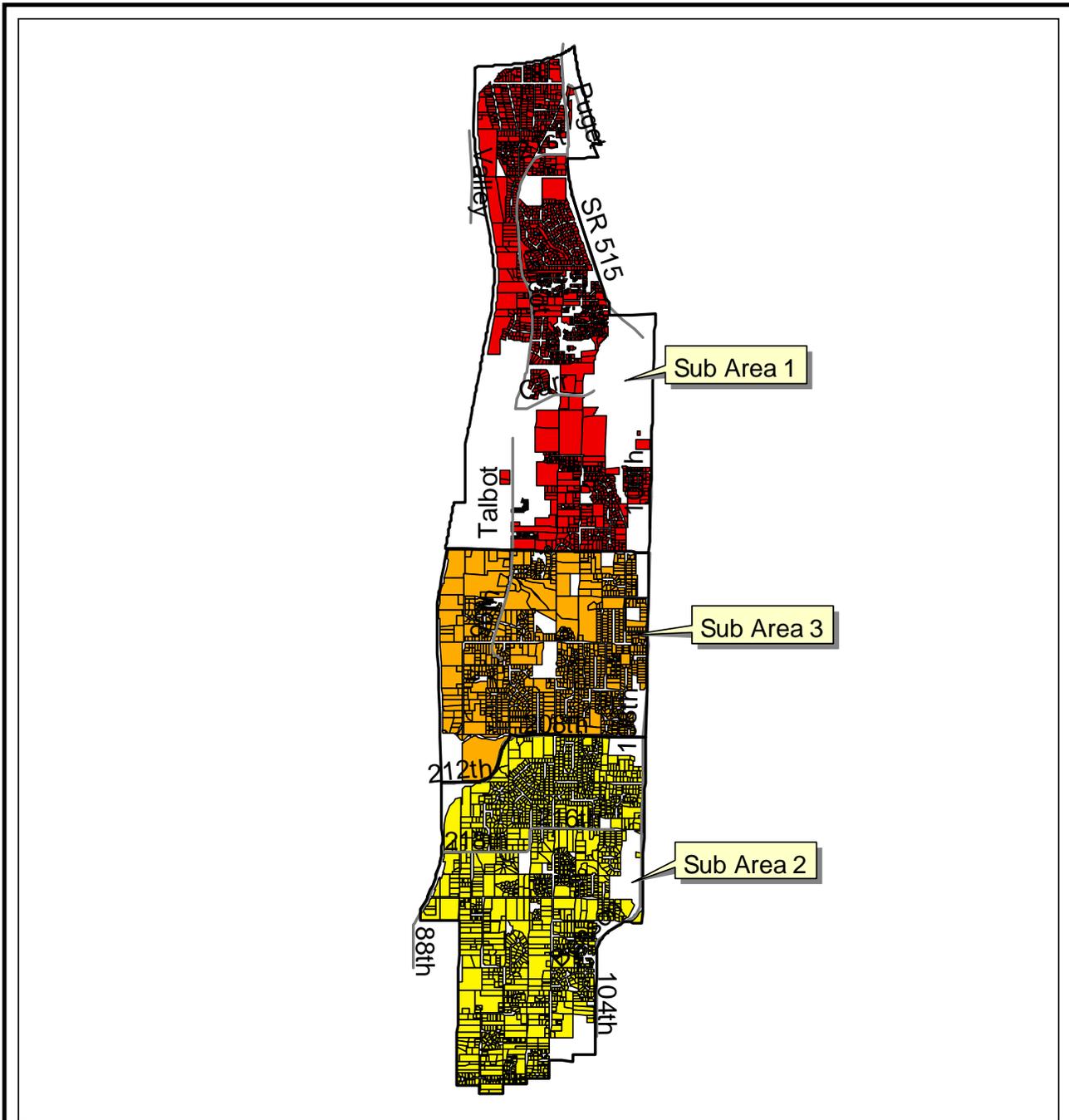
Sales Sample Representation of Population - Grade

Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.43%
5	1	0.43%
6	9	3.85%
7	100	42.74%
8	94	40.17%
9	26	11.11%
10	3	1.28%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	234	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	6	0.14%
5	75	1.76%
6	221	5.18%
7	2000	46.88%
8	1314	30.80%
9	545	12.78%
10	96	2.25%
11	6	0.14%
12	2	0.05%
13	1	0.02%
	4266	



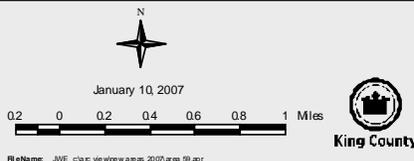
The sales sample frequency distribution follows the population distribution closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.



Area 59

Kent/Renton

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Legend

- Area 59 outline.shp
- Area 59 streets.shp
- Area 59 Subs.shp
- 001
- 002
- 003

Annual Update Process

Effective Date of Appraisal: January 1, 2010

Date of Appraisal Report: JULY 7, 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.

Exceptions may be found in the Improved Parcel Update section.

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 234 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 / 0.9076092 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 31

Improved Parcel Update (continued)

Exceptions:

- *If multiple houses exist on a parcel, the 1.8 % Change indicated by the sales sample is used to arrive at new total value $(2009 \text{ Land Value} + \text{Previous Improvement Value}) * 1.018$
- *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 1.8% Change as indicated by the sales sample is used to arrive at a new total value. $(2009 \text{ Land Value} + \text{Previous Improvement Value}) * 1.018$
- *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 1.8 % Change indicated by the sales sample.

$(2009 \text{ Land Value} + \text{Previous Improvement Value}) * 1.018$

Model Validation

The resulting assessment level is 91.4%. 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 +1.7 %. This increase 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 59 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

1.92%

Comments

The percentages listed are total adjustments not additive adjustments.

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

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

Area 59 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	0.809	-19.1%
2/1/2008	0.817	-18.3%
3/1/2008	0.825	-17.5%
4/1/2008	0.833	-16.7%
5/1/2008	0.841	-15.9%
6/1/2008	0.849	-15.1%
7/1/2008	0.857	-14.3%
8/1/2008	0.865	-13.5%
9/1/2008	0.873	-12.7%
10/1/2008	0.881	-11.9%
11/1/2008	0.889	-11.1%
12/1/2008	0.897	-10.3%
1/1/2009	0.905	-9.5%
2/1/2009	0.913	-8.7%
3/1/2009	0.920	-8.0%
4/1/2009	0.928	-7.2%
5/1/2009	0.936	-6.4%
6/1/2009	0.944	-5.6%
7/1/2009	0.952	-4.8%
8/1/2009	0.960	-4.0%
9/1/2009	0.968	-3.2%
10/1/2009	0.976	-2.4%
11/1/2009	0.984	-1.6%
12/1/2009	0.992	-0.8%
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	0.833	\$437,000
Sale 2	\$475,000	10/1/2009	0.976	\$464,000
Sale 3	\$515,000	7/1/2009	0.952	\$490,000

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

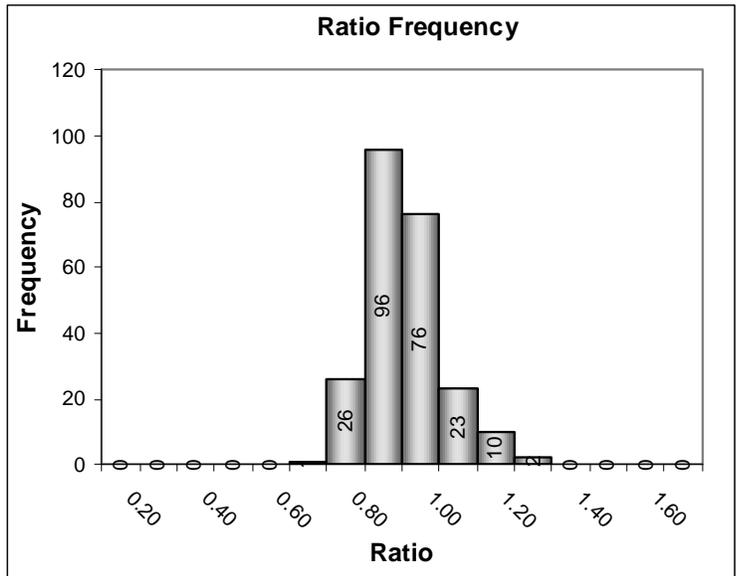
The time adjustment formula for Area 59 is $=(0.9076092+ 0.0002367305*\text{SaleDay})/0.9076092$
 SaleDay = SaleDate - 40179

Annual Update Ratio Study Report (Before)

2009 Assessments

District/Team: SW/TEAM 1	Appr. Date: 1/1/2009	Date of Report: 7/8/2010	Sales Dates: 1/2008 - 12/2009
Area KENT/RENTON	Appr ID: SLED	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES

SAMPLE STATISTICS	
Sample size (n)	234
Mean Assessed Value	285,000
Mean Adj. Sales Price	317,200
Standard Deviation AV	65,642
Standard Deviation SP	81,411
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.907
Median Ratio	0.890
Weighted Mean Ratio	0.898
UNIFORMITY	
Lowest ratio	0.670
Highest ratio:	1.261
Coefficient of Dispersion	8.59%
Standard Deviation	0.100
Coefficient of Variation	11.07%
Price Related Differential (PRD)	1.010
RELIABILITY	
95% Confidence: Median	
Lower limit	0.877
Upper limit	0.910
95% Confidence: Mean	
Lower limit	0.895
Upper limit	0.920
SAMPLE SIZE EVALUATION	
N (population size)	4266
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.100
Recommended minimum:	16
Actual sample size:	234
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	127
# ratios above mean:	107
z:	1.307
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout area 59

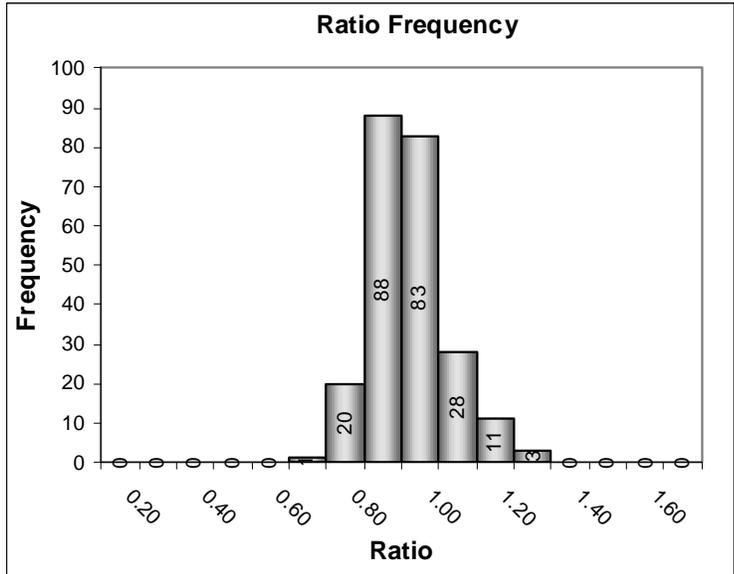
Sales Prices are adjusted for time to the Assessment Date of 1/1/2010

Annual Update Ratio Study Report (After)

2010 Assessments

District/Team: SW/TEAM 1	Appr. Date: 1/1/2010	Date of Report: 7/8/2010	Sales Dates: 1/2008 - 12/2009
Area KENT/RENTON	Appr ID: SLED	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES

SAMPLE STATISTICS	
Sample size (n)	234
Mean Assessed Value	290,000
Mean Sales Price	317,200
Standard Deviation AV	66,920
Standard Deviation SP	81,411
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.923
Median Ratio	0.905
Weighted Mean Ratio	0.914
UNIFORMITY	
Lowest ratio	0.682
Highest ratio:	1.284
Coefficient of Dispersion	8.60%
Standard Deviation	0.102
Coefficient of Variation	11.07%
Price Related Differential (PRD)	1.010
RELIABILITY	
95% Confidence: Median	
Lower limit	0.893
Upper limit	0.927
95% Confidence: Mean	
Lower limit	0.910
Upper limit	0.936
SAMPLE SIZE EVALUATION	
N (population size)	4266
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.102
Recommended minimum:	17
Actual sample size:	234
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	127
# ratios above mean:	107
z:	1.307
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout area 59

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 59
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	334040	1555	9/24/08	\$214,575	\$189,000	1690	4	1930	3	7915	N	N	222 S 15TH ST
001	722200	0315	11/20/09	\$200,000	\$198,000	760	6	1936	5	7500	N	N	1522 SHATTUCK AVE S
001	312305	9179	9/9/08	\$250,000	\$219,000	1060	6	1982	3	47098	N	N	5420 TALBOT RD S
001	662340	0106	2/21/08	\$280,000	\$230,000	1250	6	1965	3	21940	N	N	10710 SE 192ND ST
001	312305	9178	9/9/08	\$275,000	\$241,000	1150	6	1980	3	47232	N	N	5414 TALBOT RD S
001	312305	9177	9/9/08	\$275,000	\$241,000	1150	6	1981	3	47232	N	N	498 S 55TH ST
001	334040	1407	1/15/08	\$258,500	\$210,000	920	7	1921	5	4599	N	N	217 S 15TH ST
001	722200	0421	1/11/08	\$288,000	\$234,000	1140	7	1962	4	5198	N	N	2007 SHATTUCK AVE S
001	895030	0100	4/2/08	\$285,000	\$237,000	1170	7	1967	4	11514	N	N	10629 SE 187TH ST
001	808335	0010	11/12/09	\$243,000	\$240,000	1660	7	1996	3	3565	N	N	401 S 51ST CT
001	889910	0220	10/28/08	\$270,000	\$240,000	1470	7	1969	4	8500	N	N	2526 SMITHERS AVE S
001	808335	0040	7/16/08	\$280,000	\$241,000	1660	7	1996	3	2700	N	N	421 S 51ST CT
001	722200	0168	5/16/08	\$289,950	\$245,000	950	7	1955	4	9750	N	N	2203 TALBOT RD S
001	808335	0200	11/16/09	\$248,000	\$245,000	1440	7	1996	3	2712	N	N	564 S 51ST CT
001	889900	0310	5/13/08	\$299,000	\$252,000	1300	7	1968	4	7313	N	N	610 S 26TH CT
001	889920	0620	6/20/08	\$295,000	\$252,000	1180	7	1974	4	7280	N	N	917 S 28TH CT
001	889920	0450	8/6/08	\$297,000	\$257,000	1520	7	1970	4	7752	N	N	921 S 29TH CT
001	889921	0790	5/27/08	\$305,000	\$259,000	1060	7	1981	4	8160	N	N	500 S 27TH PL
001	334040	1570	8/21/09	\$275,000	\$265,000	930	7	2008	3	7969	Y	N	306 S 15TH ST
001	723160	0140	1/15/08	\$329,950	\$268,000	1320	7	2004	3	3764	Y	N	418 14TH AVE S
001	722200	0030	5/19/09	\$285,000	\$268,000	1150	7	1997	3	13888	N	N	1622 TALBOT RD S
001	723160	0128	10/5/09	\$279,950	\$274,000	1320	7	2004	3	4000	N	N	1319 WHITWORTH AVE S
001	889910	0390	10/3/08	\$312,000	\$275,000	1430	7	1969	3	8320	N	N	2521 SMITHERS AVE S
001	889920	0650	8/21/09	\$285,000	\$275,000	1850	7	1974	3	8910	N	N	920 S 28TH CT
001	889920	0040	3/17/08	\$333,000	\$276,000	1390	7	1974	4	7600	N	N	2829 MORRIS AVE S
001	722928	0090	3/11/09	\$299,950	\$277,000	1490	7	1998	3	5957	N	N	2221 MORRIS AVE S
001	889900	0180	2/13/08	\$344,000	\$282,000	1220	7	1968	4	7410	N	N	614 S 27TH CT
001	889921	0310	8/1/08	\$329,500	\$285,000	1290	7	1983	4	8000	N	N	715 S 31ST ST
001	889920	0240	12/3/09	\$289,000	\$287,000	1190	7	1974	4	7600	N	N	1004 S 31ST CT
001	272850	0080	8/28/09	\$298,000	\$288,000	1940	7	2003	3	3645	N	N	515 S 53RD PL

**Improved Sales Used in this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	889910	0150	7/21/09	\$305,000	\$292,000	1470	7	1971	4	7500	N	N	818 S 27TH ST
001	272850	0240	3/20/09	\$321,000	\$297,000	2080	7	2003	3	3645	N	N	418 S 53RD PL
001	272850	0210	1/2/08	\$370,000	\$300,000	2080	7	2003	3	3645	N	N	508 S 53RD PL
001	988820	0070	7/2/08	\$349,950	\$300,000	1860	7	2008	3	4737	N	N	2112 BURNETT PL S
001	988820	0090	7/1/08	\$350,000	\$300,000	2100	7	2008	3	5610	N	N	2100 BURNETT PL S
001	988820	0010	5/23/08	\$359,950	\$305,000	1820	7	2008	3	5352	N	N	2101 BURNETT PL S
001	988820	0080	6/24/08	\$359,950	\$308,000	1790	7	2008	3	4774	N	N	2106 BURNETT PL S
001	889921	0470	3/25/08	\$377,950	\$314,000	1320	7	1983	4	9230	N	N	3013 SMITHERS CT S
001	988820	0040	6/18/08	\$369,950	\$316,000	1820	7	2008	3	6211	N	N	2119 BURNETT PL S
001	895650	0150	12/21/09	\$319,000	\$318,000	2320	7	1992	3	6296	N	N	10614 SE 187TH ST
001	988820	0050	7/24/08	\$370,000	\$319,000	2080	7	2008	3	5206	N	N	2125 BURNETT PL S
001	988820	0060	6/5/08	\$374,950	\$319,000	2210	7	2008	3	5603	N	N	2118 BURNETT PL S
001	988820	0030	5/28/08	\$379,950	\$322,000	1980	7	2008	3	4757	N	N	2113 BURNETT PL S
001	988820	0020	6/12/08	\$379,950	\$324,000	2080	7	2008	3	4500	N	N	2107 BURNETT PL S
001	889920	0300	7/8/09	\$365,000	\$348,000	1590	7	1975	3	9900	N	N	1018 S 30TH CT
001	292305	9161	9/23/09	\$364,000	\$355,000	1620	7	1959	3	31026	N	N	3451 CEDAR AVE S
001	322305	9163	12/9/09	\$615,000	\$611,000	4190	7	1997	3	54450	N	N	10012 SE 187TH ST
001	264140	0190	4/2/09	\$290,000	\$269,000	2030	8	1995	3	7334	N	N	10401 SE 186TH PL
001	855700	0200	8/27/09	\$289,000	\$279,000	1770	8	1991	3	11256	N	N	2401 TALBOT CREST DR S
001	034800	0180	10/21/09	\$286,000	\$281,000	1570	8	1959	3	12075	N	N	505 S 18TH ST
001	948575	0370	7/9/08	\$339,000	\$291,000	2080	8	1989	3	4589	N	N	630 S 32ND PL
001	886050	0340	1/7/08	\$359,950	\$292,000	2150	8	2002	3	4457	N	N	327 S 20TH PL
001	334040	1125	8/24/09	\$311,000	\$300,000	1830	8	2000	3	4935	N	N	1801 LAKE AVE S
001	264140	0620	10/19/09	\$308,500	\$303,000	1920	8	1995	3	6802	N	N	10309 SE 186TH ST
001	948575	0480	3/10/08	\$368,500	\$305,000	1690	8	1989	3	5288	N	N	631 S 32ND PL
001	177830	0190	10/20/09	\$315,000	\$309,000	2130	8	1995	3	8862	N	N	10422 SE 189TH CT
001	722200	0428	9/11/09	\$319,950	\$311,000	1730	8	2000	3	6750	N	N	317 S 22ND PL
001	177830	0070	1/15/08	\$390,000	\$317,000	1820	8	1993	3	7698	N	N	18805 104TH PL SE
001	948576	0060	5/21/08	\$375,000	\$317,000	1950	8	1990	3	5015	N	N	907 S 32ND ST
001	264140	0180	10/27/09	\$323,000	\$317,000	2060	8	1995	3	8097	N	N	10407 SE 186TH PL
001	264140	0430	6/16/09	\$335,000	\$318,000	1720	8	1995	3	10287	N	N	10355 SE 187TH PL

Improved Sales Used in this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	264140	0060	9/5/08	\$364,000	\$318,000	2260	8	1995	3	6719	N	N	10302 SE 186TH ST
001	177830	0160	11/20/09	\$325,000	\$321,000	2380	8	1996	3	8528	N	N	10406 SE 189TH CT
001	264140	0350	8/19/08	\$378,000	\$329,000	1800	8	1995	3	8411	N	N	10405 SE 187TH PL
001	855700	0160	2/26/08	\$399,950	\$330,000	1380	8	1978	4	15640	N	N	2319 TALBOT CREST DR S
001	722200	0099	3/6/08	\$400,000	\$331,000	2780	8	2005	3	4581	N	N	2222 SMITHERS AVE S
001	886050	0330	9/28/09	\$340,000	\$332,000	2420	8	1999	3	4502	Y	N	321 S 20TH PL
001	886050	0050	11/7/08	\$385,000	\$343,000	1860	8	2000	3	4528	Y	N	308 S 20TH PL
001	322305	9340	5/1/08	\$410,000	\$345,000	2260	8	1992	3	10402	N	N	10102 SE 188TH ST
001	722200	0191	9/29/09	\$360,000	\$351,000	2128	8	2008	3	8457	N	N	525 TALBOT RD S
001	322305	9249	2/4/09	\$399,000	\$365,000	2340	8	1985	3	20037	N	N	18846 102ND AVE SE
001	214127	0050	9/22/09	\$382,000	\$372,000	2100	8	1988	3	9345	N	N	19116 104TH PL SE
001	144100	0230	4/30/08	\$450,000	\$378,000	2600	8	2007	3	4151	N	N	1003 SO. 36TH ST.
001	144100	0220	4/30/08	\$450,000	\$378,000	2860	8	2006	3	3600	N	N	1009 S 36TH ST
001	292305	9187	8/26/09	\$395,000	\$382,000	2830	8	1999	3	6441	N	N	3315 WELLS AVE S
001	886050	0130	7/17/08	\$445,000	\$383,000	2100	8	1999	3	6781	N	N	2023 DAVIS AVE S
001	144100	0010	10/14/08	\$460,000	\$407,000	2464	8	2008	3	5330	N	N	1235 S 36TH ST
001	144100	0350	7/10/08	\$485,000	\$417,000	2364	8	2007	3	4869	N	N	3503 WELLS PL S
001	144100	0340	8/13/08	\$485,000	\$421,000	2680	8	2007	3	4185	N	N	3509 WELLS PL S
001	264140	0160	10/24/09	\$450,000	\$442,000	2380	8	1995	3	7850	N	N	10417 SE 186TH PL
001	144100	0130	9/19/08	\$549,000	\$482,000	2591	8	2008	3	4500	N	N	3607 MILL AVE S
001	144100	0200	1/10/08	\$620,000	\$503,000	2860	8	2006	3	3600	N	N	1105 S 36TH ST
001	810630	0280	2/20/09	\$480,000	\$441,000	3270	9	2006	3	4999	N	N	924 S 38TH CT
001	810630	0320	7/24/08	\$530,000	\$457,000	2960	9	2006	3	5777	N	N	816 S 38TH CT
001	810630	0690	10/15/09	\$479,800	\$470,000	2880	9	2007	3	4836	N	N	913 S 36TH PL
001	810630	0840	11/12/09	\$485,000	\$479,000	2870	9	2008	3	5490	N	N	818 S 36TH PL
001	855920	0140	6/23/09	\$517,500	\$492,000	3140	9	2001	3	6255	Y	N	712 S 47TH ST
001	810630	0900	5/5/08	\$599,950	\$505,000	2760	9	2007	3	5280	N	N	3608 WELLS AVE. SO
001	810630	0700	12/21/09	\$515,950	\$514,000	3090	9	2007	3	5486	N	N	919 S 36TH PL
001	810630	0910	7/16/08	\$599,950	\$516,000	2520	9	2007	3	5755	N	N	1008 SO. 36TH PL.
001	810630	0850	12/21/09	\$523,000	\$521,000	3160	9	2008	3	5535	N	N	904 S 36TH PL
001	810630	0710	8/19/08	\$599,732	\$522,000	2660	9	2007	3	4855	N	N	1003 SO. 36TH PL

Improved Sales Used in this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	810630	0680	10/3/08	\$600,000	\$529,000	2960	9	2007	3	5087	N	N	907 S 36TH PL
001	292305	9193	7/24/08	\$613,025	\$529,000	3234	9	2008	3	5195	N	N	908 S 34TH PL
001	292305	9195	11/4/08	\$615,888	\$548,000	3234	9	2008	3	5718	N	N	920 S 34TH PL
001	810630	0660	3/24/09	\$617,500	\$572,000	3080	9	2008	3	5806	N	N	813 S 36TH PL
002	082205	9261	8/18/08	\$243,000	\$211,000	860	5	1945	4	17005	N	N	10503 SE 211TH ST
002	178961	0140	4/30/09	\$188,000	\$176,000	1070	6	1954	4	20819	N	N	22626 100TH AVE SE
002	182205	9340	3/19/08	\$230,000	\$191,000	1010	6	1960	3	8506	N	N	9816 SE 236TH ST
002	182205	9321	7/10/08	\$230,000	\$198,000	1020	6	1968	4	7225	N	N	23303 100TH AVE SE
002	932070	0590	8/4/08	\$212,000	\$184,000	1060	7	1966	4	9964	N	N	9622 S 214TH ST
002	932050	0100	5/20/09	\$204,250	\$192,000	1390	7	1961	4	8596	N	N	9838 S 210TH PL
002	082205	9133	7/21/09	\$210,500	\$201,000	1120	7	1958	3	14155	N	N	10636 SE 212TH ST
002	570220	0210	11/24/08	\$243,500	\$218,000	1100	7	1961	4	10688	N	N	21625 104TH PL SE
002	564140	0240	11/17/09	\$222,000	\$219,000	1330	7	2006	3	6952	N	N	9608 S 236TH PL
002	082205	9288	5/6/09	\$234,560	\$220,000	1250	7	1970	3	17251	N	N	10633 SE 213TH ST
002	295300	0230	7/24/08	\$257,500	\$222,000	980	7	1968	4	9757	N	N	10028 SE 212TH ST
002	172205	9159	8/21/09	\$230,000	\$222,000	1460	7	1973	3	12196	N	N	23110 100TH AVE SE
002	082205	9142	5/7/08	\$265,074	\$223,000	1180	7	1959	3	11690	N	N	10605 SE 212TH ST
002	109150	0310	5/20/08	\$265,000	\$224,000	1040	7	1985	3	7350	N	N	10106 SE 228TH ST
002	889500	0180	4/29/08	\$273,800	\$230,000	1350	7	1968	3	9760	N	N	9815 S 216TH ST
002	943000	0060	11/12/08	\$262,000	\$234,000	1910	7	1996	3	8592	N	N	22245 98TH PL S
002	295300	0170	2/8/08	\$288,000	\$236,000	1240	7	1967	4	9682	N	N	21007 101ST AVE SE
002	109150	0180	9/15/08	\$269,950	\$237,000	1260	7	1984	4	7392	N	N	10219 SE 228TH ST
002	182205	9295	9/23/09	\$252,500	\$246,000	1140	7	1968	3	12000	N	N	23421 94TH AVE S
002	082205	9125	1/10/08	\$305,000	\$248,000	1620	7	1958	4	13775	N	N	21205 106TH AVE SE
002	182205	9406	4/27/09	\$268,000	\$251,000	1180	7	1999	3	5849	N	N	9915 S 235TH PL
002	932070	0100	10/14/09	\$260,000	\$255,000	1510	7	1966	4	9804	N	N	21232 97TH PL S
002	182205	9257	9/24/09	\$262,500	\$256,000	1800	7	1965	4	15417	N	N	9826 S 231ST ST
002	880240	0890	2/6/09	\$282,000	\$258,000	1760	7	1960	4	12890	N	N	22214 104TH PL SE
002	570220	0090	8/13/08	\$309,000	\$268,000	1460	7	1962	4	11223	N	N	21605 105TH PL SE
002	508380	0050	10/21/09	\$272,802	\$268,000	1050	7	1981	4	13500	N	N	10247 SE 224TH ST
002	295290	0200	10/15/09	\$273,500	\$268,000	2480	7	1965	4	9100	N	N	20835 102ND AVE SE

Improved Sales Used in this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	803565	0220	1/23/08	\$331,500	\$270,000	2120	7	1994	3	6770	N	N	10623 SE 213TH CT
002	327698	0030	3/18/08	\$337,500	\$280,000	1550	7	1987	4	10006	N	N	22823 103RD AVE SE
002	803565	0100	4/16/09	\$300,000	\$280,000	2020	7	1994	3	8053	N	N	21341 104TH PL SE
002	182205	9271	7/3/08	\$327,826	\$281,000	1040	7	1967	4	9500	N	N	9824 S 236TH ST
002	109150	0030	4/24/08	\$335,000	\$281,000	1410	7	1986	3	7070	N	N	10015 SE 229TH PL
002	082205	9094	3/3/08	\$340,000	\$281,000	1630	7	1957	3	26562	N	N	10522 SE 211TH ST
002	880240	0370	10/23/08	\$329,950	\$293,000	1750	7	1988	3	30094	N	N	10440 SE 222ND ST
002	526700	0100	12/9/09	\$295,000	\$293,000	1230	7	1966	4	10205	N	N	21451 99TH AVE S
002	109150	0100	9/24/08	\$335,000	\$294,000	1490	7	1988	3	19550	N	N	22916 101ST PL SE
002	803565	0120	1/29/09	\$330,000	\$301,000	1350	7	1995	3	7211	N	N	10419 SE 214TH PL
002	109150	0340	6/5/09	\$330,000	\$312,000	1400	7	1986	3	12768	N	N	10044 SE 229TH PL
002	270850	0020	10/15/08	\$359,950	\$318,000	2090	7	1996	3	12012	N	N	9418 S 214TH PL
002	270850	0050	5/9/08	\$383,000	\$323,000	2070	7	1999	3	12003	N	N	9516 S 214TH PL
002	133220	0050	7/14/09	\$367,000	\$351,000	2940	7	1998	3	8073	N	N	22102 96TH PL S
002	133220	0070	2/20/08	\$435,000	\$358,000	3330	7	1998	3	10010	N	N	9622 S 221ST PL
002	133220	0060	6/11/09	\$430,000	\$407,000	3280	7	1998	3	10097	N	N	9630 S 221ST PL
002	526700	0190	3/20/09	\$250,000	\$231,000	1610	8	1968	3	9647	N	N	21424 99TH AVE S
002	638650	0200	8/7/09	\$270,000	\$260,000	1780	8	1967	3	9620	N	N	21220 100TH PL SE
002	638655	0190	11/6/09	\$275,000	\$271,000	1670	8	1971	4	12400	N	N	21324 103RD PL SE
002	638650	0210	3/11/08	\$332,000	\$275,000	1820	8	1967	4	9975	N	N	21221 100TH PL SE
002	803560	0790	6/16/09	\$300,000	\$284,000	1790	8	1989	3	7019	N	N	20842 102ND PL SE
002	182205	9455	5/28/09	\$306,000	\$289,000	2240	8	2006	3	7612	N	N	9710 S 234TH ST
002	024190	0050	2/13/09	\$330,000	\$302,000	2740	8	2005	3	5400	N	N	22043 102ND PL SE
002	803560	0540	9/10/08	\$350,000	\$306,000	2400	8	1990	3	6945	N	N	10330 SE 210TH PL
002	729780	0080	7/10/08	\$359,600	\$309,000	2118	8	2008	3	6022	N	N	9828 228TH PL SE
002	024190	0030	12/27/08	\$345,000	\$312,000	2580	8	2005	3	5400	N	N	22109 102ND PL SE
002	024190	0210	11/11/09	\$316,000	\$312,000	2580	8	2005	3	5460	N	N	22116 102ND PL SE
002	182205	9459	11/24/08	\$350,000	\$313,000	2540	8	2006	3	7620	N	N	9620 S 234TH ST
002	880240	0688	9/26/08	\$360,000	\$317,000	1700	8	1974	5	16495	N	N	22258 94TH AVE S
002	803560	0150	9/18/09	\$330,000	\$321,000	1870	8	1990	3	7664	N	N	21033 103RD AVE SE
002	729780	0030	6/9/08	\$381,305	\$325,000	2230	8	2008	3	6030	N	N	9922 SE 228TH PL

**Improved Sales Used in this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	729780	0170	2/5/08	\$399,950	\$327,000	2422	8	2008	3	6518	N	N	9907 SE 228TH ST
002	803560	0760	7/1/08	\$385,000	\$330,000	1450	8	2000	3	9159	N	N	10320 SE 209TH PL
002	729780	0110	2/12/08	\$407,321	\$334,000	2422	8	2008	3	6569	N	N	9818 SE 228TH PL
002	174880	0080	11/14/08	\$375,000	\$335,000	2510	8	2007	3	4511	N	N	10340 SE 225TH PL
002	564140	0010	10/16/09	\$345,000	\$338,000	3070	8	2006	3	5722	N	N	23731 98TH AVE S
002	729780	0100	6/4/08	\$399,000	\$339,000	2118	8	2008	3	6444	N	N	9820 SE 228TH PL
002	729780	0140	2/8/08	\$416,675	\$341,000	2422	8	2008	3	5839	N	N	22827 98TH AVE S
002	729780	0160	2/12/08	\$416,950	\$342,000	2599	8	2008	3	6526	N	N	9903 SE 228TH ST
002	174880	0050	7/7/08	\$400,000	\$343,000	2700	8	2007	3	4576	N	N	10327 SE 225TH PL
002	378285	0010	7/14/08	\$401,500	\$345,000	2690	8	2008	3	8922	N	N	10044 SE 227TH ST
002	379138	0110	4/28/09	\$370,000	\$346,000	2750	8	2004	3	5880	N	N	10033 SE 220TH ST
002	880240	0653	3/3/09	\$380,000	\$350,000	3100	8	2007	3	6099	N	N	22224 93RD AVE S
002	378285	0150	11/14/08	\$397,000	\$354,000	2680	8	2008	3	6503	N	N	10103 SE 227TH ST
002	729780	0120	5/6/08	\$420,935	\$355,000	2599	8	2008	3	6122	N	N	22819 98TH PL SE
002	174880	0160	3/13/09	\$384,200	\$355,000	2750	8	2008	3	5044	N	N	10224 SE 225TH PL
002	174880	0040	3/24/08	\$430,000	\$357,000	2980	8	2007	3	4958	N	N	10309 SE 225TH PL
002	729780	0070	4/1/08	\$429,635	\$358,000	2441	8	2008	3	6000	N	N	9902 SE 228TH PL
002	729780	0050	2/5/08	\$438,494	\$359,000	2422	8	2008	3	6000	N	N	9912 SE 228TH ST
002	729780	0060	9/9/08	\$412,985	\$361,000	2420	8	2008	3	6000	N	N	9906 228TH PL SE
002	729780	0010	3/31/08	\$434,082	\$362,000	2496	8	2008	3	5709	N	N	9930 SE 228TH PL
002	729780	0130	5/14/08	\$436,940	\$369,000	2599	8	2008	3	5810	N	N	22823 228TH PL SE
002	729780	0020	3/28/08	\$445,802	\$371,000	2422	8	2008	3	5797	N	N	9928 228TH PL SE
002	729780	0090	5/12/08	\$439,276	\$371,000	2599	8	2008	3	5822	N	N	9824 SE 228TH PL
002	729780	0220	2/4/08	\$456,910	\$374,000	2836	8	2008	3	9203	N	N	9929 SE 228TH PL
002	729780	0040	1/10/08	\$463,991	\$377,000	2599	8	2008	3	6000	N	N	9916 SE 228TH ST
002	174880	0170	1/8/08	\$465,000	\$377,000	2960	8	2007	3	5813	N	N	10218 SE 225TH PL
002	174880	0150	2/26/08	\$460,000	\$379,000	3250	8	2008	3	4695	N	N	10230 SE 225TH PL
002	729780	0150	4/1/08	\$465,696	\$388,000	3254	8	2008	3	7551	N	N	9831 S 228TH PL
002	880240	0655	10/10/08	\$449,000	\$397,000	3100	8	2007	3	8671	N	N	22220 93RD AVE S
002	174880	0140	10/13/08	\$449,000	\$397,000	3250	8	2008	3	4650	N	N	10236 SE 225TH PL
002	379138	0010	11/7/08	\$450,000	\$401,000	3260	8	2004	3	8306	N	N	10003 SE 220TH 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
002	379140	0300	12/15/08	\$320,000	\$288,000	2850	9	1998	3	6180	N	N	9908 S 220TH ST
002	182205	9369	3/11/09	\$346,900	\$320,000	2280	9	1993	3	10850	N	N	22813 96TH PL S
002	775780	0268	8/19/09	\$340,000	\$328,000	2160	9	1984	3	14790	Y	N	21807 92ND AVE S
002	270840	0020	1/7/09	\$385,000	\$349,000	1890	9	1998	3	19462	N	N	21823 95TH PL SE
002	802990	0130	12/30/08	\$407,000	\$368,000	2950	9	2000	3	7610	N	N	9628 S 230TH PL
002	182205	9424	4/7/08	\$460,000	\$384,000	3050	9	2001	3	9592	N	N	22726 95TH AVE S
002	880240	0650	5/27/09	\$417,000	\$393,000	2810	9	2007	3	5700	N	N	9223 S 222ND ST
002	056515	0010	10/15/09	\$406,700	\$398,000	3020	9	2006	3	20295	N	N	21815 93RD AVE S
002	182205	9367	1/19/08	\$499,000	\$406,000	1650	9	1994	3	34891	N	N	22427 100TH AVE SE
002	880240	0649	4/15/08	\$615,000	\$515,000	3510	9	2007	3	6191	N	N	9229 S 222ND ST
002	378285	0130	5/8/09	\$455,000	\$427,000	3380	10	2008	3	6906	N	N	10107 SE 227TH ST
002	379141	0480	10/8/08	\$535,000	\$472,000	3000	10	2002	3	7275	N	N	10004 SE 218TH PL
003	374950	0020	5/26/09	\$229,080	\$216,000	910	6	1965	3	8778	N	N	20705 104TH PL SE
003	052205	9048	5/6/08	\$230,000	\$194,000	1590	7	1914	4	10024	N	N	20349 105TH CT SE
003	155700	0020	1/2/09	\$240,000	\$217,000	1160	7	1964	3	9405	N	N	20049 104TH PL SE
003	052205	9270	12/5/08	\$245,000	\$220,000	1040	7	1954	4	11200	N	N	10701 SE 196TH ST
003	638800	0240	2/4/08	\$273,990	\$224,000	1530	7	1959	3	18006	N	N	19403 106TH AVE SE
003	178910	0040	8/19/08	\$262,000	\$228,000	1080	7	1959	4	10413	N	N	19235 107TH AVE SE
003	662340	0222	12/9/09	\$230,000	\$229,000	1000	7	1957	3	9409	N	N	10602 SE 196TH ST
003	388310	0010	2/5/08	\$281,500	\$230,000	1180	7	1983	3	7245	N	N	20630 105TH PL SE
003	155700	0240	4/21/09	\$248,000	\$232,000	1790	7	1967	3	9477	N	N	20051 103RD PL SE
003	155700	0150	3/17/08	\$284,000	\$235,000	1490	7	1963	4	9477	N	N	20220 103RD PL SE
003	572700	0170	12/17/08	\$265,000	\$239,000	1870	7	2003	3	5346	N	N	20032 104TH PL SE
003	796850	0080	7/14/08	\$284,900	\$245,000	1140	7	1968	4	9546	N	N	20606 96TH AVE S
003	918060	0065	7/14/08	\$295,000	\$254,000	1660	7	1968	5	11610	N	N	9647 S 206TH PL
003	388310	0280	7/8/08	\$310,000	\$266,000	1860	7	1984	3	7714	N	N	10437 SE 206TH PL
003	379770	0100	7/13/09	\$282,750	\$270,000	1190	7	1989	3	7240	N	N	20453 105TH PL SE
003	206850	0010	9/14/09	\$289,000	\$281,000	1340	7	1964	3	10628	N	N	10424 SE 200TH ST
003	071300	0130	4/23/08	\$338,450	\$284,000	1020	7	1962	4	11340	Y	N	20415 98TH PL S
003	525200	0150	4/16/08	\$340,000	\$285,000	1320	7	1963	4	10800	N	N	20601 101ST AVE SE
003	505480	0100	3/19/08	\$350,000	\$290,000	1870	7	1985	3	10823	N	N	19810 97TH AVE S

**Improved Sales Used in this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	052205	9160	2/12/09	\$342,000	\$313,000	1680	7	1959	3	16100	N	N	10622 SE 200TH ST
003	937850	0230	3/18/08	\$383,000	\$318,000	2400	7	1993	3	9857	Y	N	9421 S 202ND ST
003	525210	0090	1/17/08	\$300,000	\$244,000	1540	8	1966	4	10000	N	N	10116 SE 207TH ST
003	155700	0070	9/18/09	\$255,000	\$248,000	1570	8	1963	4	9339	N	N	20227 104TH PL SE
003	666686	0130	2/22/08	\$305,000	\$251,000	2100	8	1986	3	9915	N	N	20305 102ND PL SE
003	505480	0010	4/9/08	\$321,000	\$268,000	1400	8	1963	4	9600	Y	N	9710 S 200TH ST
003	638512	0160	4/8/08	\$335,000	\$280,000	2000	8	2006	3	4472	N	N	9409 S 196TH PL
003	885830	0020	6/24/08	\$336,500	\$288,000	1460	8	1968	3	9956	N	N	9519 S 207TH PL
003	638512	0140	11/3/09	\$295,000	\$290,000	2240	8	2005	3	4593	N	N	9419 S 196TH PL
003	666686	0150	11/21/09	\$315,000	\$312,000	2230	8	1987	3	10890	N	N	20321 102ND PL SE
003	885830	0060	7/28/08	\$366,000	\$316,000	1520	8	1964	3	11000	N	N	9443 S 207TH PL
003	638512	0060	7/23/09	\$335,000	\$321,000	2200	8	2006	3	3692	N	N	9467 S 196TH PL
003	107947	0010	6/4/08	\$380,000	\$323,000	1990	8	1999	3	6923	Y	N	20027 95TH PL S
003	638512	0040	3/5/08	\$422,750	\$349,000	2430	8	2005	3	5791	N	N	9479 S 196TH PL
003	052205	9323	6/3/09	\$480,000	\$453,000	1740	8	1982	3	16605	N	N	10215 SE 192ND ST
003	156190	0090	7/29/08	\$450,000	\$389,000	2740	9	1989	3	9600	N	N	9612 S 203RD ST
003	156191	0180	5/28/08	\$465,000	\$394,000	1730	9	1989	3	10803	N	N	9517 S 204TH PL
003	062205	9168	9/2/09	\$530,000	\$513,000	3562	10	2009	3	6945	N	N	2309 97TH PL S

**Improved Sales Removed from this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	034800	0120	3/27/08	\$425,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	214127	0200	12/24/09	\$290,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	292305	9188	1/14/08	\$673,657	DIAGNOSTIC OUTLIER
001	312305	9049	11/20/08	\$509,000	BANKRUPTCY - RECEIVER OR TRUSTEE; MOB HOME
001	312305	9096	1/14/08	\$550,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	312305	9100	1/7/09	\$308,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	322305	9086	11/9/09	\$350,000	IMP COUNT;BANKRUPTCY - RECEIVER OR TRUSTEE
001	322305	9088	10/14/08	\$178,000	DIAGNOSTIC OUTLIER
001	334040	1120	6/20/08	\$293,000	DIAGNOSTIC OUTLIER
001	334040	1535	4/2/09	\$155,000	PREVIMP<=25K
001	722200	0123	3/13/09	\$500,000	DIAGNOSTIC OUTLIER
001	722200	0244	9/24/08	\$330,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	722200	0246	3/25/09	\$279,000	DIAGNOSTIC OUTLIER
001	722200	0321	3/18/09	\$91,603	DOR RATIO;PART INTEREST(1/3, 1/2, Etc.) REL PARTY
001	722200	0393	7/25/08	\$288,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC
001	722927	0020	8/19/09	\$239,750	BANKRUPTCY - RECEIVER OR TRUSTEE
001	723160	0130	11/6/09	\$164,900	BANKRUPTCY - RECEIVER OR TRUSTEE
001	723160	0270	7/1/09	\$181,900	BANKRUPTCY - RECEIVER OR TRUSTEE
001	723160	0425	9/25/08	\$234,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	723800	0270	8/26/08	\$430,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	723800	0360	12/11/09	\$364,900	BANKRUPTCY - RECEIVER OR TRUSTEE
001	761680	0190	10/2/08	\$303,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC
001	761680	0200	12/10/09	\$240,000	BANKRUPTCY- REC OR TRUSTEE STATMNT TO DOR
001	761680	0330	9/5/08	\$280,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	810630	0020	6/16/09	\$469,900	BANKRUPTCY - RECEIVER OR TRUSTEE
001	810630	0100	1/17/08	\$50,000	DOR RATIO
001	810630	0220	12/9/09	\$430,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	810630	0280	7/29/08	\$587,500	RELOCATION - SALE TO SERVICE
001	810630	0650	12/10/09	\$505,150	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
001	810630	0670	12/8/08	\$650,000	DIAGNOSTIC OUTLIER
001	855860	0025	9/10/09	\$150,000	DIAGNOSTIC OUTLIER
001	855860	0075	12/12/08	\$280,398	BANKRUPTCY - RECEIVER OR TRUSTEE
001	886050	0330	7/13/09	\$295,000	DOUBLE SALE
001	889920	0570	9/5/08	\$344,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	889921	0200	3/25/08	\$515,000	DIAGNOSTIC OUTLIER
001	947600	0070	1/26/09	\$142,892	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY
001	948574	0240	6/17/08	\$410,000	DIAGNOSTIC OUTLIER
001	948576	0130	1/25/08	\$330,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	948576	0200	6/16/09	\$302,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	072205	9106	10/22/08	\$446,000	EXEMPT FROM EXCISE TAX
002	072205	9106	12/16/09	\$260,000	FINANCIAL INSTITUTION RESALE
002	072205	9107	7/6/09	\$250,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	072205	9107	10/22/08	\$592,810	EXEMPT FROM EXCISE TAX
002	082205	9193	4/15/09	\$163,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	082205	9209	3/4/08	\$110,000	DOR RATIO;SEGREGATION AND/OR MERGER; REL

**Improved Sales Removed from this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	082205	9267	2/13/08	\$100,000	DOR RATIO;%NETCOND;PREVLAND<=25K;PREVIMP
002	182205	9045	5/22/08	\$720,000	DIAGNOSTIC OUTLIER
002	182205	9191	10/7/09	\$98,000	PREVIMP<=25K
002	182205	9195	4/23/09	\$161,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	182205	9257	9/1/09	\$262,500	RELOCATION - SALE TO SERVICE
002	182205	9404	2/27/08	\$72,026	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST
002	182205	9418	11/23/09	\$275,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	327697	0070	5/22/09	\$181,000	DIAGNOSTIC OUTLIER
002	327697	0080	3/28/08	\$246,500	EXEMPT FROM EXCISE TAX
002	378285	0160	3/19/09	\$405,950	BANKRUPTCY - RECEIVER OR TRUSTEE
002	379140	0140	3/13/09	\$325,000	BANKRUPTCY - REC OR TRUSTEE; GOV. AGENCY;
002	379140	0140	8/11/08	\$393,754	EXEMPT FROM EXCISE TAX
002	379141	0340	11/9/09	\$395,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	564140	0380	4/23/09	\$327,500	BANKRUPTCY - RECEIVER OR TRUSTEE
002	570220	0010	4/17/08	\$260,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXE
002	570220	0190	8/18/08	\$315,900	BANKRUPTCY - RECEIVER OR TRUSTEE
002	570220	0220	11/20/09	\$276,326	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	570220	0230	11/4/09	\$44,288	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY,
002	638650	0120	5/26/09	\$270,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	638655	0190	9/25/09	\$186,000	EXEMPT FROM EXCISE TAX
002	880240	0071	10/20/08	\$519,834	EXEMPT FROM EXCISE TAX
002	880240	0632	4/23/09	\$271,000	BANKRUPTCY REC OR TRUSTEESTATEMNT TO DOR
002	880240	0658	7/29/09	\$500,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	880240	0660	3/17/09	\$550,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	880240	0681	11/6/09	\$336,200	BANKRUPTCY REC OR TRUSTE STATEMENT TO DOR
002	932060	0150	2/19/08	\$374,950	DIAGNOSTIC OUTLIER
002	932070	0220	8/4/08	\$293,200	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	932070	0320	11/14/08	\$250,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	943000	0100	6/23/09	\$266,500	RELOC - SALE BY SERVICE; STATEMENT TO DOR
002	943000	0100	6/22/09	\$266,500	RELOC - SALE TO SERVICE; STATEMENT TO DOR
003	011070	0050	2/23/09	\$269,900	BANKRUPTCY - RECEIVER OR TRUSTEE
003	052205	9134	7/30/08	\$450,000	DIAGNOSTIC OUTLIER
003	052205	9332	6/29/09	\$280,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	062205	9001	4/1/08	\$230,000	PREVIMP<=25K
003	062205	9068	9/22/09	\$248,818	EXEMPT FROM EXCISE TAX
003	062205	9094	5/27/08	\$92,239	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST
003	062205	9124	6/13/08	\$191,587	PREVIMP<=25K;EXEMPT FROM EXCISE TAX
003	062205	9168	8/28/09	\$225,000	DOUBLE SALE
003	374950	0180	7/15/08	\$193,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	374950	0180	4/22/08	\$210,375	EXEMPT FROM EXCISE TAX
003	510465	0100	5/9/08	\$428,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC.
003	525200	0070	10/18/08	\$150,000	DIAGNOSTIC OUTLIER
003	542200	0010	4/23/08	\$72,112	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY,
003	572700	0010	5/20/08	\$72,000	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY,
003	638512	0020	9/22/09	\$310,001	BANKRUPTCY - RECEIVER OR TRUSTEE

**Improved Sales Removed from this Annual Update Analysis
Area 59
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	638800	0100	4/20/09	\$229,900	BANKRUPTCY REC OR TRUSTEESTATMENT TO DOR
003	638800	0100	2/12/08	\$327,250	EXEMPT FROM EXCISE TAX
003	638800	0240	4/4/08	\$280,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	813800	0220	10/16/09	\$150,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC
003	918060	0023	4/21/08	\$700,000	OBSOL

**Vacant Sales Used in this Annual Update Analysis
Area 59**

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
1	334040	1110	9/2/2008	\$18,000	18330	Y	N
1	722200	0090	11/25/2008	\$140,000	8327	N	N
1	722200	0180	1/28/2009	\$164,900	8705	N	N
3	525210	0010	2/25/2008	\$154,000	9986	N	N
3	918060	0077	8/20/2008	\$150,000	7050	N	N

**Vacant Sales Removed from this Annual Update Analysis
Area 59**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	312305	9119	3/24/2008	\$80,000	DOR RATIO
1	722200	0093	9/29/2009	\$39,600	DOR RATIO
1	722200	0094	9/29/2009	\$39,600	DOR RATIO
1	722200	0181	5/27/2009	\$465,000	DOR RATIO
2	378285	0020	11/4/2009	\$58,500	BANKRUPTCY - RECEIVER OR TRUSTEE;

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

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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