

Executive Summary Report

Characteristics-Based Market Adjustment for 2010 Assessment Roll

Area Name / Number: Kent Meridian / 61
Previous Physical Inspection: 2008

Improved Sales:

Number of Sales: 341
 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	\$153,100	\$119,100	\$272,200			
2010 Value	\$153,100	\$103,800	\$256,900	\$282,400	91.0%	13.16%
Change	\$0	-\$15,300	-\$15,300			
% Change	0.0%	-12.8%	-5.6%			

*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	\$158,200	\$105,200	\$263,400
2010 Value	\$158,200	\$91,600	\$249,800
Percent Change	0.0%	-12.9%	-5.2%

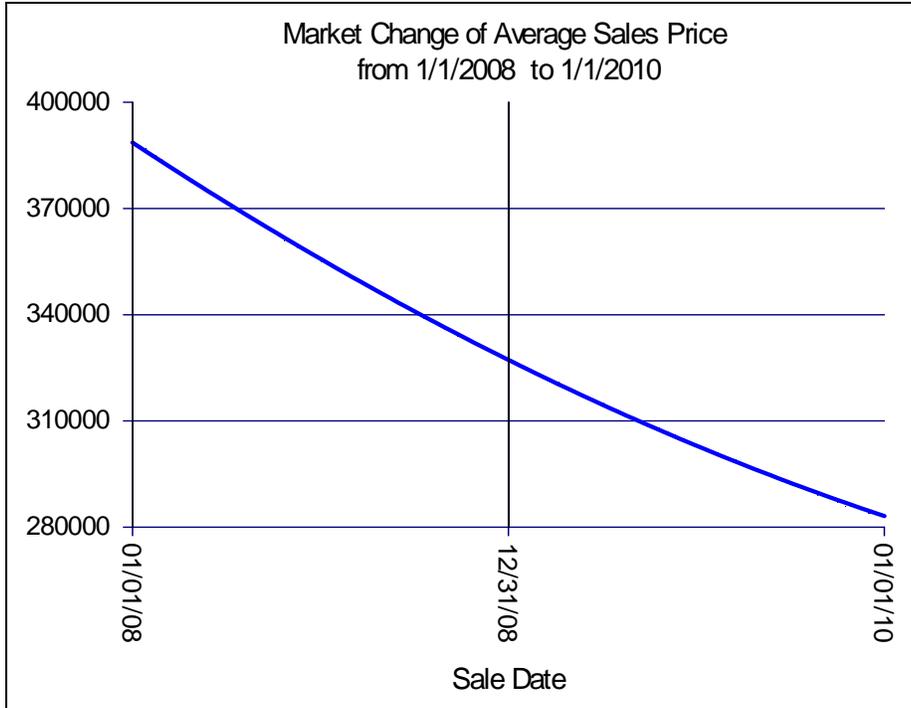
Number of one to three unit residences in the Population: 6585

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 one characteristic-based variable needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, a home with year built greater than 2000 had higher average ratios (Sale Price/Assessed Value) than other properties in the area and required a greater downward adjustment.

Exceptions may be found in the Improved Parcel Update section.

We recommend posting these values for the 2010 assessment roll.

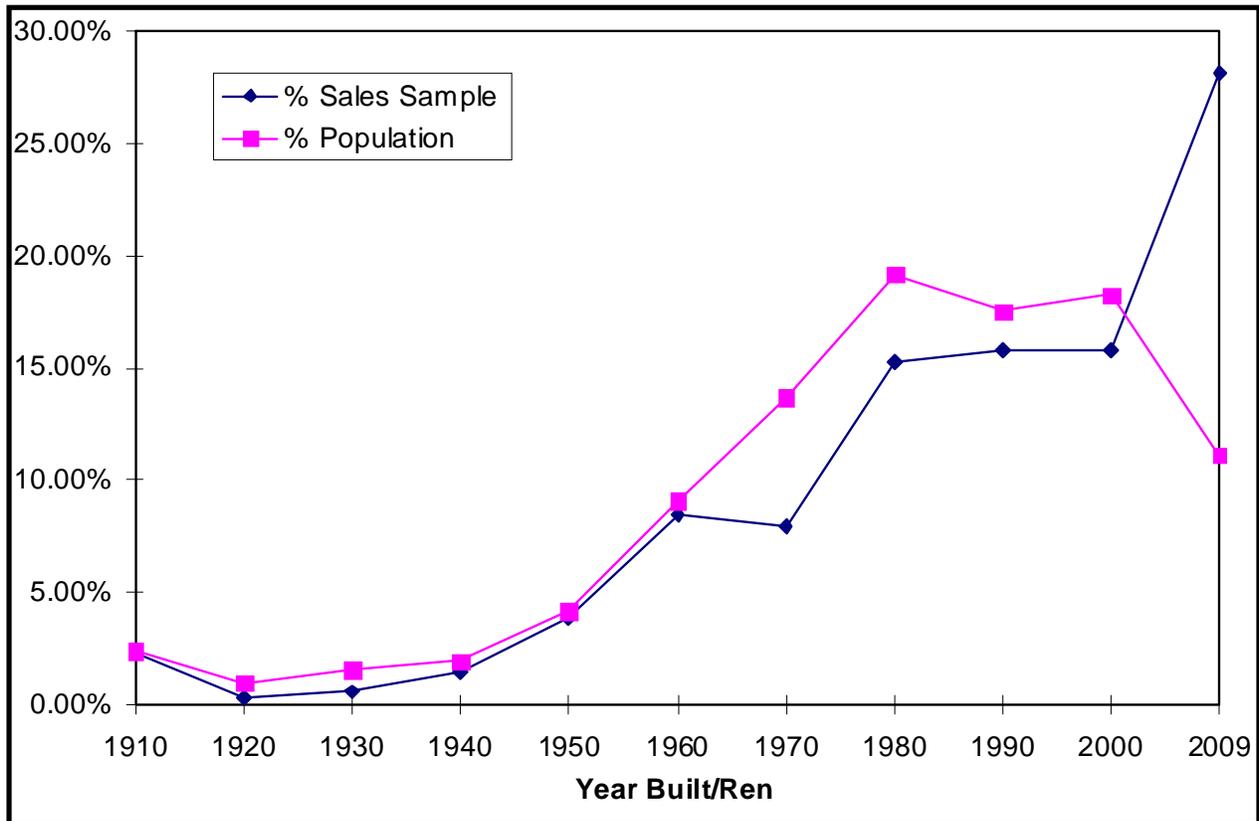
**Market Change of Average Sale Price in Area 61
From 1/1/08 to 1/1/10**



Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	8	2.35%
1920	1	0.29%
1930	2	0.59%
1940	5	1.47%
1950	13	3.81%
1960	29	8.50%
1970	27	7.92%
1980	52	15.25%
1990	54	15.84%
2000	54	15.84%
2009	96	28.15%
	341	

Population		
Year Built/Ren	Frequency	% Population
1910	157	2.38%
1920	64	0.97%
1930	104	1.58%
1940	128	1.94%
1950	277	4.21%
1960	598	9.08%
1970	902	13.70%
1980	1263	19.18%
1990	1155	17.54%
2000	1204	18.28%
2009	733	11.13%
	6585	

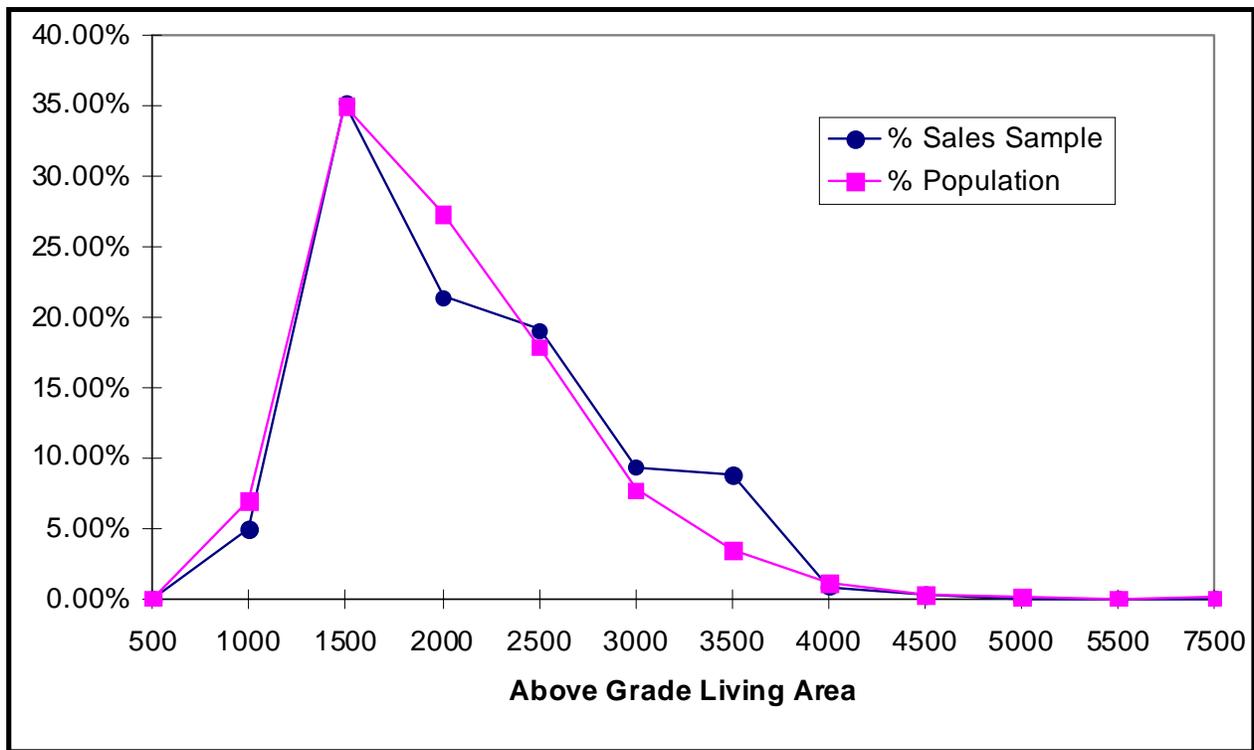


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to have statistical significance and results are reflected in the model.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	17	4.99%
1500	120	35.19%
2000	73	21.41%
2500	65	19.06%
3000	32	9.38%
3500	30	8.80%
4000	3	0.88%
4500	1	0.29%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	341	

Population		
AGLA	Frequency	% Population
500	3	0.05%
1000	457	6.94%
1500	2304	34.99%
2000	1799	27.32%
2500	1178	17.89%
3000	509	7.73%
3500	229	3.48%
4000	72	1.09%
4500	19	0.29%
5000	9	0.14%
5500	2	0.03%
7500	4	0.06%
	6585	

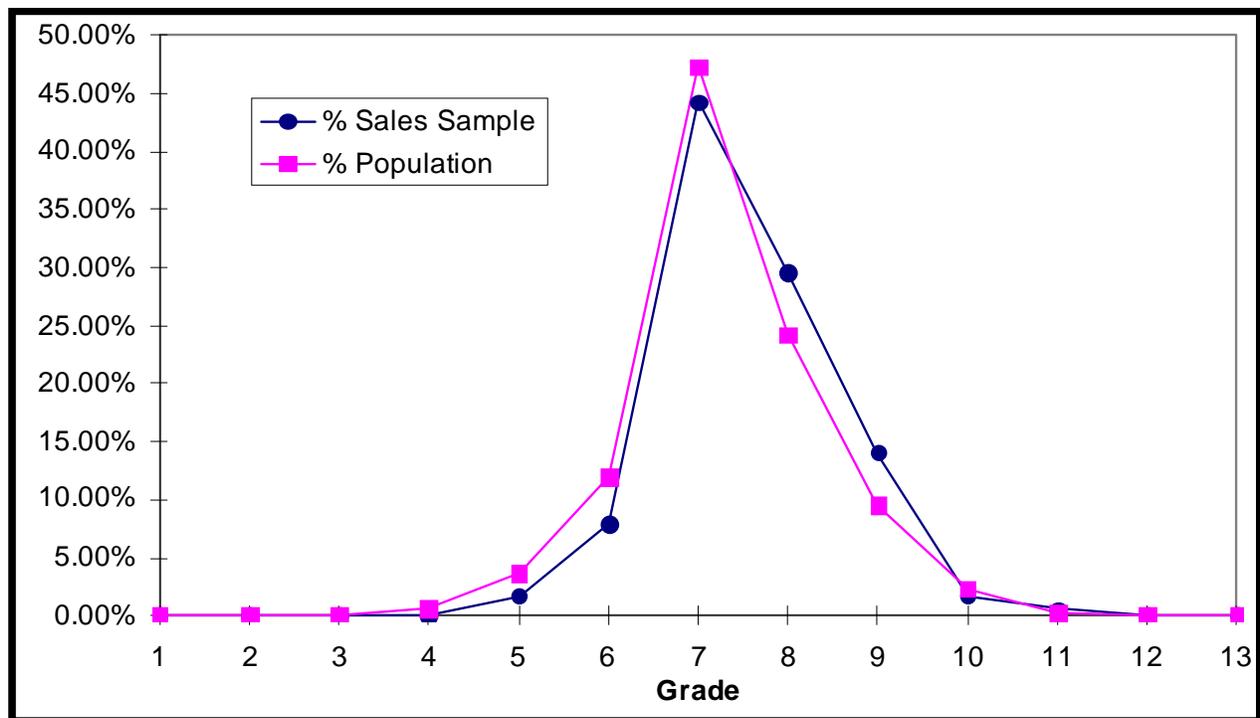


The sales sample frequency distribution follows the population distribution fairly close with regard to Above Grade Living Area. This distribution is adequate for both accurate analysis and appraisals.

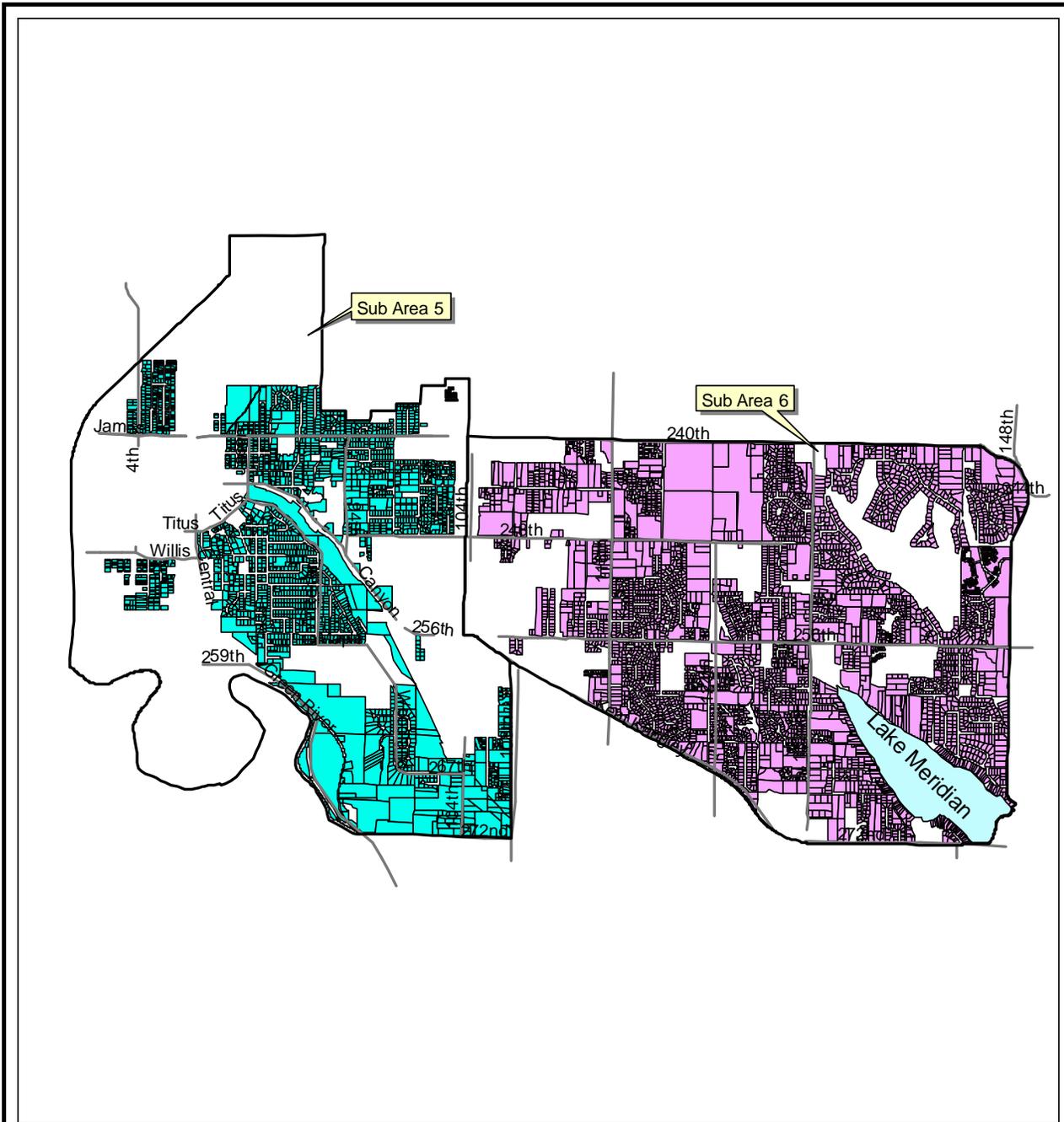
Sales Sample Representation of Population - Grade

Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	6	1.76%
6	27	7.92%
7	151	44.28%
8	101	29.62%
9	48	14.08%
10	6	1.76%
11	2	0.59%
12	0	0.00%
13	0	0.00%
	341	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	40	0.61%
5	244	3.71%
6	785	11.92%
7	3117	47.33%
8	1597	24.25%
9	632	9.60%
10	153	2.32%
11	14	0.21%
12	2	0.03%
13	1	0.02%
	6585	



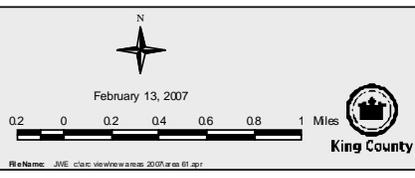
The sales sample frequency distribution follows the population distribution fairly close with regard to Building Grade. This distribution is adequate for both accurate analysis and appraisals.



Area 61

Kent/Meridian

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Legend

- Area 61 outlines.shp
- Area 61 lake.shp
- Area 27 streets.shp
- New area subs 61.shp
- 005
- 006

Annual Update Process

Effective Date of Appraisal: January 1, 2010

Date of Appraisal Report: June 23, 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 one characteristic-based variable needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, a home with a year built greater than 2000 had higher average ratios (Sale Price/Assessed Value) than other properties in the area and required a greater downward 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 341 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:

$$2010 \text{ Total Value} = 2009 \text{ Total Value} / .9704339 + 2.435489E-02 * \text{NewYB} \times .925^*$$

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

$$2010 \text{ Improvements Value} = 2010 \text{ Total Value} \text{ minus } 2010 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

* See Assessor's instructions page 37

Improved Parcel Update (continued)

Exceptions:

- *If multiple houses exist on a parcel, the 5.6 % Change indicated by the sales sample is used to arrive at new total value (2009 Land Value + Previous Improvement Value) * .944.
- *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 5.6 % Change as indicated by the sales sample is used to arrive at a new total value. (2009 Land Value + Previous Improvement Value) * .944.
- *If land value =< \$1,000 no adjustment is applied.
- *If improvements and accessories =< \$1,000 no further adjustment applied.
- * If adjusted land value falls < \$1,000, then land value = \$1,000 or previous, whichever is less.
- * If adjusted improvement value falls < \$1,000, then improvement value = \$1,000 or previous, whichever is less.
- *If vacant parcels (no improvement value) only the land adjustment applies.
- *If a parcel is coded “non-perc” (sewer system=3), the land adjustment is applied
- *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, the land adjustment is applied.
- *If an improvement is coded “% net condition” or is in “poor” condition, then the model adjustment is applied.
- *Any properties excluded from the annual up-date process are noted in RealProperty.

Mobile Home Update

Mobile Homes received the -5.6 % Change indicated by the sales sample.

(2009 Land Value + Previous Improvement Value)*.944

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 -5.2%. 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 61 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

-4.68%

**Year Built
Greater Than
2000**

Yes

% Adjustment

-7.02%

Comments

The percentages listed are total adjustments not additive adjustments.

For instance, a New House (Year Built Greater Than 2000) parcel would *approximately* receive a -7.02% downward adjustment. 716 parcels in the improved population would receive this adjustment. There were 96 sales.

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

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

89% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 61 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	0.726	-27.4%
2/1/2008	0.737	-26.3%
3/1/2008	0.748	-25.2%
4/1/2008	0.760	-24.0%
5/1/2008	0.771	-22.9%
6/1/2008	0.783	-21.7%
7/1/2008	0.794	-20.6%
8/1/2008	0.806	-19.4%
9/1/2008	0.817	-18.3%
10/1/2008	0.829	-17.1%
11/1/2008	0.840	-16.0%
12/1/2008	0.851	-14.9%
1/1/2009	0.863	-13.7%
2/1/2009	0.875	-12.5%
3/1/2009	0.885	-11.5%
4/1/2009	0.897	-10.3%
5/1/2009	0.908	-9.2%
6/1/2009	0.920	-8.0%
7/1/2009	0.931	-6.9%
8/1/2009	0.943	-5.7%
9/1/2009	0.954	-4.6%
10/1/2009	0.965	-3.5%
11/1/2009	0.977	-2.3%
12/1/2009	0.988	-1.2%
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	0.760	\$399,000
Sale 2	\$475,000	10/1/2009	0.965	\$459,000
Sale 3	\$515,000	7/1/2009	0.931	\$479,000

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

The time adjustment formula for Area 61 is $= (0.9704339 + 0.0003666622 * \text{SaleDay} + .02435489 * 0.2815249) / (0.9704339 + 0.02435489 * 0.2815249)$

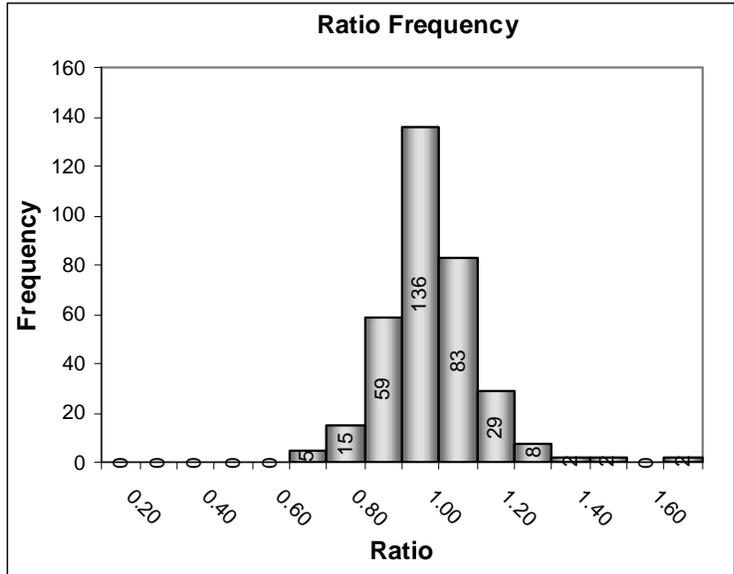
SaleDay = SaleDate - 40179

Annual Update Ratio Study Report (Before)

2009 Assessments

District/Team: SW/TEAM 3	Appr. Date: 1/1/2009	Date of Report: 6/23/2010	Sales Dates: 1/2008 - 12/2009
Area 61/KENT MERIDIAN	Appr ID: SLED	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES

SAMPLE STATISTICS	
<i>Sample size (n)</i>	341
<i>Mean Assessed Value</i>	272,200
<i>Mean Adj. Sales Price</i>	282,400
<i>Standard Deviation AV</i>	91,125
<i>Standard Deviation SP</i>	103,065
ASSESSMENT LEVEL	
<i>Arithmetic Mean Ratio</i>	0.977
<i>Median Ratio</i>	0.972
<i>Weighted Mean Ratio</i>	0.964
UNIFORMITY	
<i>Lowest ratio</i>	0.641
<i>Highest ratio:</i>	1.766
<i>Coefficient of Dispersion</i>	9.25%
<i>Standard Deviation</i>	0.129
<i>Coefficient of Variation</i>	13.19%
<i>Price Related Differential (PRD)</i>	1.014
RELIABILITY	
95% Confidence: Median	
<i>Lower limit</i>	0.958
<i>Upper limit</i>	0.983
95% Confidence: Mean	
<i>Lower limit</i>	0.964
<i>Upper limit</i>	0.991
SAMPLE SIZE EVALUATION	
<i>N (population size)</i>	6585
<i>B (acceptable error - in decimal)</i>	0.05
<i>S (estimated from this sample)</i>	0.129
Recommended minimum:	27
<i>Actual sample size:</i>	341
Conclusion:	OK
NORMALITY	
Binomial Test	
<i># ratios below mean:</i>	178
<i># ratios above mean:</i>	163
<i>z:</i>	0.812
Conclusion:	Normal*
<i>*i.e. no evidence of non-normality</i>	



COMMENTS:

1 to 3 Unit Residences throughout area 61

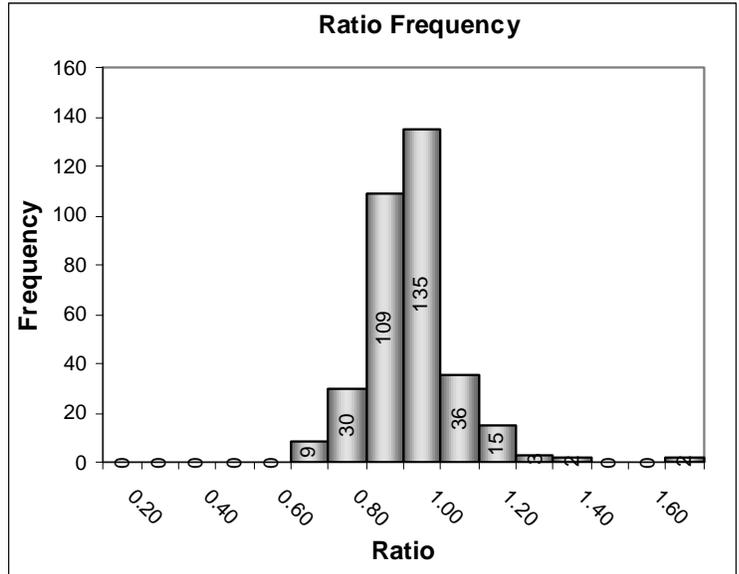
Sales Prices are adjusted for time to the Assessment Date of 1/1/2010

Annual Update Ratio Study Report (After)

2010 Assessments

District/Team: SW/TEAM 3	Appr. Date: 1/1/2010	Date of Report: 6/23/2010	Sales Dates: 1/2008 - 12/2009
Area 61/KENT MERIDIAN	Appr ID: SLED	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES

SAMPLE STATISTICS	
Sample size (n)	341
Mean Assessed Value	256,900
Mean Sales Price	282,400
Standard Deviation AV	85,253
Standard Deviation SP	103,065
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.923
Median Ratio	0.914
Weighted Mean Ratio	0.910
UNIFORMITY	
Lowest ratio	0.608
Highest ratio:	1.679
Coefficient of Dispersion	9.11%
Standard Deviation	0.121
Coefficient of Variation	13.16%
Price Related Differential (PRD)	1.015
RELIABILITY	
95% Confidence: Median	
Lower limit	0.903
Upper limit	0.929
95% Confidence: Mean	
Lower limit	0.910
Upper limit	0.936
SAMPLE SIZE EVALUATION	
N (population size)	6585
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.121
Recommended minimum:	24
Actual sample size:	341
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	183
# ratios above mean:	158
z:	1.354
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout area 61

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 61
(1 to 3 Unit Residences)

Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
1/10/08	\$210,000	\$153,000	1160	5	1910	5	6607	N	N	304 WILLIS ST
4/22/08	\$230,000	\$177,000	1020	5	1909	5	8890	N	N	816 2ND AVE N
6/11/08	\$230,000	\$181,000	840	5	1947	3	6350	N	N	810 2ND AVE N
4/15/08	\$240,000	\$184,000	1310	5	1909	3	14884	N	N	10215 SE 244TH ST
4/21/08	\$285,000	\$219,000	1360	5	1910	4	8541	N	N	436 HAZEL AVE N
9/15/09	\$175,000	\$168,000	1650	6	1953	4	11677	N	N	905 E CHICAGO ST
3/27/08	\$240,000	\$182,000	1190	6	1935	4	8551	N	N	615 5TH AVE S
11/29/09	\$192,500	\$190,000	1040	6	1950	4	9900	N	N	603 ALEXANDER AVE
1/24/08	\$270,000	\$198,000	1130	6	1937	4	10620	N	N	705 VAN DE VANTER AVE
8/24/09	\$219,950	\$209,000	1250	6	1980	3	7620	N	N	840 3RD AVE N
7/2/08	\$286,500	\$228,000	1160	6	1929	4	7606	N	N	521 2ND AVE S
11/4/09	\$237,000	\$232,000	1560	6	1952	4	9775	N	N	1105 E SEATTLE ST
4/22/08	\$310,000	\$238,000	1160	6	1947	3	7650	N	N	615 W TITUS ST
6/23/08	\$302,000	\$239,000	1550	6	1904	5	7298	N	N	601 2ND AVE S
2/24/08	\$325,000	\$242,000	1330	6	1948	4	5700	N	N	911 E TEMPERANCE ST
5/12/09	\$265,183	\$242,000	1350	6	1948	3	33422	N	N	1025 CENTRAL AVE N
2/13/08	\$335,000	\$249,000	1190	6	1950	4	33285	N	N	26713 104TH AVE SE
8/22/08	\$320,000	\$260,000	1950	6	1909	5	7348	N	N	536 2ND AVE S
11/24/08	\$362,000	\$307,000	1580	6	1932	3	39150	Y	N	105 KENSINGTON AVE S
8/6/08	\$150,000	\$121,000	1110	7	1948	4	6000	N	N	602 2ND AVE S
11/13/09	\$165,000	\$162,000	1300	7	1959	3	7043	N	N	469 REITEN RD
6/22/09	\$180,000	\$167,000	970	7	1967	3	7500	N	N	1417 E MAPLE ST
4/17/08	\$225,000	\$172,000	1150	7	1954	3	15246	N	N	24408 98TH AVE S
1/28/08	\$260,000	\$191,000	1650	7	1959	3	7500	N	N	927 REITEN RD
7/9/09	\$205,000	\$191,000	1310	7	1958	3	21359	N	N	908 E GUIBERSON ST
6/4/08	\$245,000	\$192,000	1470	7	1976	4	8932	N	N	1102 E GUIBERSON ST
6/5/09	\$210,000	\$193,000	860	7	1960	3	5080	N	N	856 3RD AVE N
6/3/08	\$250,000	\$196,000	1430	7	1953	3	6789	N	N	1111 E SEATTLE ST
4/17/09	\$218,500	\$197,000	1160	7	1957	3	11393	N	N	25710 100TH PL SE
1/25/08	\$272,500	\$200,000	1940	7	1967	4	10448	N	N	1107 LAUREL ST

**Improved Sales Used in this Annual Update Analysis
Area 61
(1 to 3 Unit Residences)**

Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
1/2/08	\$280,000	\$203,000	980	7	1975	3	8300	N	N	9648 S 241ST ST
10/2/08	\$245,000	\$203,000	1520	7	1957	4	12381	N	N	10104 SE 248TH ST
6/4/08	\$260,000	\$204,000	880	7	1907	4	7110	N	N	506 CLARK AVE N
5/15/08	\$263,000	\$204,000	1330	7	1997	3	4694	N	N	945 1ST AVE N
6/5/08	\$263,000	\$206,000	1620	7	1958	3	7500	Y	N	505 WOODLAND WAY
7/8/08	\$260,000	\$207,000	1170	7	1927	4	6534	Y	N	756 PROSPECT AVE N
11/11/08	\$245,000	\$207,000	1010	7	1969	3	10754	N	N	1116 MACLYN ST
2/25/08	\$279,000	\$208,000	1200	7	1969	4	9375	N	N	1124 LAUREL ST
9/18/08	\$254,800	\$210,000	2060	7	2000	3	4029	N	N	919 4TH AVE N
1/25/08	\$292,255	\$215,000	1140	7	1955	4	5790	N	N	530 VIEW PL
7/1/08	\$274,000	\$218,000	1050	7	1961	5	13600	N	N	817 HILLTOP AVE
12/8/08	\$255,000	\$218,000	1390	7	1969	4	12086	N	N	228 OLYMPIC WAY
3/3/08	\$295,000	\$221,000	1390	7	1998	3	5016	N	N	221 COLE ST
10/13/08	\$265,000	\$221,000	1200	7	1959	4	7700	N	N	920 E HEMLOCK ST
11/7/08	\$262,500	\$221,000	2020	7	1954	4	12390	N	N	707 E CHICAGO ST
3/11/09	\$249,999	\$222,000	1480	7	1956	3	6717	N	N	1222 E SEATTLE ST
10/30/08	\$269,950	\$227,000	1050	7	1978	3	7840	N	N	828 N 4TH AVE
9/28/09	\$235,000	\$227,000	1180	7	1981	3	7586	N	N	23927 92ND PL S
11/24/09	\$232,500	\$229,000	1310	7	1997	3	4711	N	N	943 1ST AVE N
8/5/09	\$242,500	\$229,000	1200	7	1954	4	9322	N	N	719 VAN DE VANTER AVE
6/24/08	\$292,500	\$231,000	1550	7	1958	4	16275	N	N	730 WOODLAND WAY
12/8/09	\$233,000	\$231,000	1350	7	1958	4	8589	N	N	858 STONEBURNER LN
2/15/08	\$312,000	\$232,000	1630	7	1966	4	8701	N	N	831 WOODLAND WAY
3/20/08	\$312,000	\$236,000	1290	7	1962	3	11760	N	N	9250 S 240TH ST
7/21/09	\$259,000	\$243,000	1760	7	1972	4	9370	N	N	812 WYNWOOD DR
7/8/08	\$308,950	\$246,000	1270	7	1957	4	6534	Y	N	806 PROSPECT AVE N
10/23/08	\$295,000	\$247,000	1710	7	1975	4	9390	N	N	26225 WOODLAND WAY S
7/23/09	\$263,000	\$247,000	1600	7	1981	3	9728	N	N	9204 S 239TH ST
9/23/09	\$260,000	\$250,000	1690	7	1994	3	6704	N	N	26408 107TH AVE SE
2/24/09	\$285,000	\$252,000	1810	7	1999	3	6681	N	N	24511 102ND PL SE
5/21/09	\$275,000	\$252,000	1400	7	1966	3	10069	N	N	23836 94TH AVE S

**Improved Sales Used in this Annual Update Analysis
Area 61
(1 to 3 Unit Residences)**

Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
7/7/08	\$320,000	\$255,000	1400	7	1941	4	6250	N	N	440 SCENIC WAY
6/24/09	\$278,500	\$259,000	1810	7	1999	3	6460	N	N	24405 102ND PL SE
5/13/09	\$285,000	\$260,000	1290	7	1968	4	9000	N	N	815 MAPLEWOOD AVE
6/29/09	\$285,000	\$265,000	1060	7	1972	4	9472	N	N	24711 97TH AVE S
12/18/09	\$267,950	\$267,000	1160	7	1957	3	20958	N	N	10126 SE 248TH ST
7/14/09	\$285,500	\$267,000	1580	7	1985	3	8163	Y	N	517 ALVORD AVE N
6/25/09	\$292,000	\$271,000	1350	7	1961	3	7844	N	N	9410 SE 240TH ST
7/25/08	\$340,000	\$273,000	1352	7	1958	4	8500	N	N	909 FILBERT ST
7/15/09	\$294,000	\$275,000	1820	7	1968	4	16548	N	N	921 TILDEN AVE
11/4/08	\$328,500	\$276,000	1380	7	1944	4	9528	N	N	1026 E GUIBERSON ST
10/9/08	\$350,000	\$291,000	1310	7	1949	4	11077	Y	N	509 SCENIC WAY S
8/22/08	\$360,000	\$293,000	1270	7	1967	4	12060	N	N	1203 LAUREL ST
4/4/08	\$385,000	\$293,000	2490	7	1999	3	5862	N	N	24618 101ST PL SE
9/28/09	\$310,000	\$299,000	1540	7	1958	4	10173	Y	N	1121 E GUIBERSON ST
6/9/08	\$383,500	\$301,000	1110	7	1919	5	6400	N	N	421 2ND AVE S
5/22/09	\$350,000	\$321,000	1410	7	1955	5	26485	N	N	24625 104TH AVE SE
2/15/08	\$900,000	\$668,000	3765	7	1966	5	19874	Y	N	615 SUMMIT AVE N
12/29/09	\$150,000	\$150,000	1430	8	1959	4	7500	N	N	1414 E CHICAGO ST
12/17/08	\$265,000	\$227,000	1580	8	1964	4	9752	N	N	1220 E LAUREL ST
1/2/08	\$329,950	\$240,000	1853	8	2004	3	10171	N	N	24725 102ND PL SE
2/14/08	\$324,950	\$241,000	1770	8	1955	4	11745	Y	N	503 E DEAN ST
8/18/08	\$302,000	\$245,000	1400	8	1978	4	15100	N	N	26425 99TH PL S
1/31/08	\$337,500	\$249,000	2180	8	1963	4	11181	N	N	26614 106TH AVE SE
10/6/08	\$300,000	\$249,000	1810	8	1993	3	7859	N	N	10022 SE 247TH PL
4/15/08	\$330,000	\$252,000	2120	8	1992	3	7321	N	N	9426 S 242ND ST
1/22/08	\$350,000	\$257,000	1986	8	2007	3	2349	N	N	10207 SE 237TH ST
2/4/08	\$349,000	\$258,000	1300	8	1967	3	9400	Y	N	761 HAZEL AVE N
9/29/08	\$313,500	\$260,000	2060	8	1994	3	7250	N	N	9420 S 242ND ST
2/27/08	\$350,000	\$261,000	1986	8	2007	3	2507	N	N	10223 SE 236TH ST
3/20/08	\$346,000	\$261,000	2004	8	2007	3	2739	N	N	23615 102ND PL SE
4/23/08	\$345,500	\$265,000	1510	8	1978	3	10681	Y	N	418 KENNEBECK AVE S

Improved Sales Used in this Annual Update Analysis
Area 61
(1 to 3 Unit Residences)

Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
4/21/08	\$347,000	\$266,000	1986	8	2007	3	2475	N	N	23623 102ND PL SE
10/24/08	\$330,000	\$276,000	2004	8	2007	3	2763	N	N	23626 102ND AVE SE
9/4/09	\$290,000	\$277,000	2192	8	2006	3	4140	N	N	26417 106TH AVE SE
3/28/09	\$309,950	\$278,000	1560	8	2002	3	7575	Y	N	503 SCENIC WAY S
2/20/09	\$316,000	\$279,000	1952	8	2005	3	5701	N	N	26818 107TH AVE SE
4/11/08	\$373,000	\$285,000	2160	8	2004	3	4675	N	N	10717 SE 260TH PL
5/2/08	\$370,000	\$285,000	2417	8	2004	3	4420	N	N	10715 SE 260TH PL
5/26/09	\$311,000	\$285,000	2417	8	2004	3	5660	N	N	10710 SE 260TH PL
7/31/08	\$357,000	\$287,000	2075	8	2005	3	8568	N	N	10605 SE 266TH PL
6/12/08	\$370,000	\$291,000	2810	8	2001	3	7731	N	N	500 SUMMIT AVE N
10/16/08	\$350,000	\$292,000	2520	8	2004	3	6600	N	N	519 ALEXANDER AVE
6/4/09	\$340,000	\$313,000	1810	8	1993	3	10272	N	N	9919 S 246TH PL
5/5/08	\$430,000	\$332,000	2300	8	1994	3	7200	N	N	10026 SE 244TH CT
7/29/09	\$355,000	\$334,000	2290	8	1993	4	10393	N	N	9831 S 246TH PL
9/17/09	\$350,000	\$336,000	2296	8	2008	3	9060	N	N	1221 E WALNUT ST
10/23/08	\$417,000	\$349,000	2540	8	1975	3	17158	N	N	21118 WOODLAND WAY S
9/28/09	\$365,000	\$352,000	2540	9	1992	3	12350	N	N	9725 S 262ND PL
4/28/09	\$565,000	\$512,000	2990	9	1907	4	22120	Y	N	302 SCENIC WAY
7/10/08	\$489,000	\$390,000	1490	5	1938	4	7560	Y	Y	14260 SE 270TH PL
2/12/09	\$202,000	\$178,000	1214	6	1936	4	6988	N	N	10707 SE 248TH ST
12/10/08	\$220,000	\$188,000	940	6	1976	4	6524	N	N	25734 143RD AVE SE
5/16/08	\$245,000	\$190,000	1200	6	1977	3	7200	N	N	25303 118TH AVE SE
7/23/08	\$240,000	\$193,000	1200	6	1977	4	7200	N	N	11806 SE 253RD ST
3/12/08	\$258,000	\$194,000	970	6	1984	3	7460	N	N	25119 117TH CT SE
6/9/09	\$210,000	\$194,000	1200	6	1977	3	7220	N	N	11826 SE 254TH ST
3/25/09	\$229,900	\$206,000	1036	6	1984	4	7657	N	N	25115 119TH CT SE
10/8/08	\$253,200	\$210,000	1270	6	1976	4	8137	N	N	14317 SE 257TH PL
2/28/08	\$283,000	\$212,000	1160	6	1964	4	9750	N	N	25007 128TH PL SE
7/28/08	\$275,000	\$221,000	1240	6	1987	4	10887	N	N	14322 SE 258TH PL
7/28/08	\$275,000	\$221,000	940	6	1955	4	17248	N	N	14638 SE 267TH PL
3/17/08	\$301,500	\$227,000	1090	6	1984	3	11391	N	N	25111 117TH CT SE

**Improved Sales Used in this Annual Update Analysis
Area 61
(1 to 3 Unit Residences)**

Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
2/10/09	\$277,500	\$244,000	1540	6	1981	4	7200	N	N	11944 SE 253RD ST
8/24/09	\$163,500	\$156,000	1230	7	1983	3	1664	N	N	14427 SE 251ST PL
12/1/08	\$185,000	\$158,000	970	7	1977	3	3745	N	N	13718 SE 256TH PL
10/3/08	\$197,500	\$164,000	970	7	1977	3	2825	N	N	13710 SE 256TH PL
8/22/08	\$206,000	\$168,000	1234	7	2008	3	846	N	N	25220 104TH AVE SE
9/24/08	\$205,000	\$169,000	1234	7	2008	3	917	N	N	25220 104TH AVE SE
12/17/09	\$171,116	\$170,000	1400	7	1949	3	15616	N	N	11004 SE 244TH ST
10/8/08	\$206,950	\$172,000	1234	7	2008	3	852	N	N	25220 104TH AVE SE
8/19/08	\$213,550	\$173,000	1234	7	2008	3	845	N	N	25220 104TH AVE SE
10/30/08	\$206,500	\$173,000	1234	7	2008	3	961	N	N	25220 104TH AVE SE
12/22/08	\$201,000	\$173,000	1150	7	1986	3	5760	N	N	25714 119TH PL SE
10/24/08	\$209,990	\$176,000	1234	7	2008	3	944	N	N	25220 104TH AVE SE
2/25/08	\$237,950	\$178,000	1234	7	2008	3	869	N	N	25220 104TH AVE SE
10/1/08	\$215,000	\$178,000	1234	7	2008	3	892	N	N	25220 104TH AVE SE
7/28/09	\$189,000	\$178,000	1660	7	1983	3	2243	N	N	25015 144TH PL SE
2/5/08	\$242,000	\$179,000	860	7	1980	3	8400	N	N	25326 121ST PL SE
8/19/08	\$220,000	\$179,000	1660	7	1981	5	2251	N	N	24805 145TH LN SE
11/10/08	\$215,000	\$181,000	1249	7	2008	3	1022	N	N	25220 104TH AVE SE
1/8/09	\$213,000	\$184,000	2330	7	1986	4	44431	N	N	26506 128TH AVE SE
6/8/09	\$203,100	\$187,000	860	7	1981	4	7990	N	N	25233 121ST PL SE
7/31/08	\$234,000	\$188,000	1660	7	1983	3	3049	N	N	24913 144TH PL SE
8/23/08	\$235,000	\$191,000	1234	7	2008	3	978	N	N	25220 104TH AVE SE
6/17/08	\$250,000	\$197,000	1000	7	1966	3	11668	N	N	25419 115TH AVE SE
7/29/09	\$210,000	\$198,000	1660	7	1983	3	3049	N	N	24821 144TH PL SE
11/14/08	\$234,000	\$198,000	1564	7	2008	3	1489	N	N	25220 104TH AVE SE
3/19/08	\$264,000	\$199,000	1330	7	1980	4	8316	N	N	25818 129TH PL SE
7/10/09	\$213,900	\$200,000	1520	7	1984	4	8816	N	N	26618 134TH AVE SE
12/16/08	\$240,500	\$206,000	1496	7	2008	3	1294	N	N	25220 104TH AVE SE
7/22/08	\$260,000	\$208,000	1457	7	2008	3	1239	N	N	25220 104TH AVE SE
10/5/08	\$250,000	\$208,000	1400	7	1956	4	19316	N	N	26015 116TH AVE SE
1/10/09	\$242,500	\$210,000	1496	7	2008	3	1280	N	N	25220 104TH AVE SE

**Improved Sales Used in this Annual Update Analysis
Area 61
(1 to 3 Unit Residences)**

Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
7/7/08	\$265,000	\$211,000	980	7	1971	4	10670	N	N	26035 147TH PL SE
4/8/09	\$234,950	\$211,000	980	7	1981	3	7200	N	N	25232 121ST PL SE
2/22/08	\$285,000	\$212,000	1290	7	1998	3	7952	N	N	24002 113TH PL SE
1/17/08	\$289,950	\$212,000	1150	7	1990	3	7583	N	N	26338 119TH DR SE
9/14/09	\$221,000	\$212,000	1180	7	1990	3	6846	N	N	26330 119TH DR SE
4/3/09	\$236,932	\$213,000	1080	7	1978	4	33000	N	N	25441 144TH PL SE
3/24/08	\$282,990	\$214,000	1680	7	2008	3	2216	N	N	25220 104TH AVE SE
11/3/08	\$254,000	\$214,000	1300	7	1979	3	7200	N	N	14503 SE 252ND PL
1/5/09	\$247,190	\$214,000	1457	7	2008	3	1288	N	N	25220 104TH AVE SE
10/16/08	\$260,000	\$217,000	1420	7	1967	4	16480	N	N	26502 134TH AVE SE
6/10/08	\$280,000	\$220,000	1010	7	1976	4	6637	N	N	14250 SE 257TH PL
4/10/09	\$244,000	\$220,000	1080	7	1979	4	6901	N	N	25310 146TH AVE SE
1/14/08	\$305,000	\$223,000	1000	7	1952	3	27659	N	N	10723 SE 248TH ST
5/7/08	\$288,000	\$223,000	1790	7	1966	4	19177	N	N	26804 127TH AVE SE
9/3/08	\$280,000	\$229,000	1640	7	1986	3	6912	N	N	25715 119TH PL SE
11/13/08	\$273,000	\$231,000	1240	7	1985	3	7213	N	N	25923 119TH CT SE
1/8/08	\$321,950	\$234,000	1410	7	1985	4	7214	N	N	11922 SE 260TH PL
5/6/08	\$305,000	\$236,000	1150	7	1984	3	9121	N	N	11943 SE 252ND PL
6/10/08	\$299,990	\$236,000	1120	7	1988	3	7629	N	N	24834 121ST PL SE
3/20/08	\$312,000	\$236,000	1360	7	1980	4	11808	N	N	13339 SE 249TH ST
6/5/09	\$256,000	\$236,000	1570	7	1985	4	7203	N	N	26118 119TH DR SE
6/11/09	\$258,000	\$238,000	1410	7	1985	3	7210	N	N	11945 SE 260TH PL
5/22/08	\$305,300	\$238,000	2090	7	1985	3	7206	N	N	25712 117TH PL SE
1/30/08	\$325,000	\$239,000	1760	7	1998	3	6011	N	N	24322 117TH AVE SE
10/27/08	\$285,000	\$239,000	1150	7	1983	4	6886	N	N	12022 SE 251ST PL
12/23/08	\$279,950	\$241,000	1230	7	1988	3	8220	N	N	11926 SE 252ND PL
5/7/09	\$264,450	\$241,000	1550	7	1999	3	5963	N	N	24419 119TH PL SE
1/14/09	\$279,900	\$243,000	1190	7	1964	4	10733	N	N	25429 116TH AVE SE
8/17/09	\$256,500	\$243,000	1550	7	1970	3	11728	N	N	25417 114TH AVE SE
2/28/08	\$326,750	\$244,000	1160	7	1980	4	7200	N	N	25819 129TH PL SE
6/11/08	\$309,900	\$244,000	1160	7	1978	4	8400	N	N	25302 145TH PL SE

**Improved Sales Used in this Annual Update Analysis
Area 61
(1 to 3 Unit Residences)**

Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
8/28/08	\$299,500	\$244,000	1200	7	1985	3	7203	N	N	25938 119TH DR SE
4/25/08	\$318,000	\$245,000	1170	7	1984	4	7810	N	N	27104 139TH PL SE
11/26/08	\$289,000	\$246,000	2220	7	1998	3	6141	N	N	13101 SE 261ST PL
1/31/08	\$335,000	\$247,000	2247	7	1998	3	6789	N	N	26132 129TH AVE SE
6/6/08	\$320,000	\$251,000	1290	7	1984	3	7173	N	N	12017 SE 250TH PL
4/21/08	\$329,000	\$252,000	2210	7	1981	3	9032	N	N	11528 SE 256TH PL
3/28/08	\$333,000	\$253,000	1730	7	1998	3	5701	N	N	24902 107TH AVE SE
6/26/08	\$320,000	\$253,000	2600	7	1998	3	6600	N	N	24320 118TH AVE SE
4/28/08	\$329,950	\$254,000	1790	7	2000	3	6982	N	N	11221 SE 240TH PL
11/12/09	\$259,950	\$255,000	1360	7	1988	3	8800	N	N	24831 121ST PL SE
12/29/08	\$298,600	\$257,000	2140	7	1994	3	7528	N	N	13617 SE 268TH ST
12/12/08	\$302,500	\$259,000	1460	7	1968	4	9874	N	N	26132 147TH AVE SE
9/17/08	\$325,000	\$268,000	1880	7	1990	3	7986	N	N	26111 120TH PL SE
6/10/09	\$290,450	\$268,000	1170	7	1980	4	7350	N	N	25825 128TH PL SE
9/25/09	\$279,900	\$270,000	1630	7	1990	3	5889	N	N	12017 SE 263RD ST
8/18/08	\$335,000	\$272,000	1820	7	1990	3	9224	N	N	12126 SE 262ND CT
11/11/09	\$285,000	\$280,000	1200	7	1985	4	7715	N	N	26913 138TH AVE SE
8/13/09	\$296,370	\$281,000	1090	7	1977	3	12000	N	N	26625 148TH AVE SE
7/17/09	\$299,921	\$281,000	1740	7	1994	3	6960	N	N	26814 136TH PL SE
2/10/09	\$319,900	\$281,000	2590	7	1998	3	6237	N	N	24314 119TH AVE SE
2/13/08	\$380,000	\$282,000	2310	7	1998	3	6079	N	N	24311 117TH AVE SE
3/26/08	\$392,500	\$297,000	3040	7	1999	3	5701	N	N	12930 SE 258TH PL
4/8/09	\$335,000	\$301,000	1670	7	1973	4	10600	N	N	26007 147TH PL SE
5/14/08	\$390,000	\$303,000	2590	7	1998	3	6904	N	N	24221 117TH AVE SE
1/21/09	\$350,000	\$305,000	2270	7	1991	3	6985	N	N	26127 120TH PL SE
9/26/08	\$382,000	\$316,000	3470	7	1999	3	5879	N	N	12909 SE 257TH ST
7/10/09	\$370,000	\$346,000	1500	7	1973	4	43560	Y	N	25306 128TH AVE SE
4/10/08	\$500,000	\$382,000	1610	7	1950	3	11600	Y	Y	14347 SE 266TH ST
2/21/08	\$585,000	\$436,000	1250	7	1963	3	49658	N	N	10635 SE 244TH ST
9/22/09	\$492,000	\$473,000	1060	7	1978	4	10260	Y	Y	26736 138TH PL SE
6/3/08	\$799,000	\$626,000	950	7	1949	3	10191	Y	Y	26306 135TH AVE SE

**Improved Sales Used in this Annual Update Analysis
Area 61
(1 to 3 Unit Residences)**

Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
10/28/09	\$205,000	\$200,000	2410	8	1986	4	6500	N	N	25419 127TH AVE SE
6/15/09	\$240,000	\$222,000	1770	8	2003	3	5728	N	N	12609 SE 266TH ST
1/7/08	\$310,000	\$226,000	1710	8	2000	3	5895	N	N	12204 SE 258TH PL
7/16/08	\$295,000	\$236,000	1160	8	1978	4	9880	N	N	12932 SE 246TH ST
10/16/08	\$285,000	\$238,000	1270	8	1978	4	9600	N	N	12922 SE 245TH ST
6/23/09	\$256,000	\$238,000	1190	8	1978	3	7420	N	N	13005 SE 245TH ST
6/24/09	\$259,950	\$241,000	1630	8	1978	3	8000	N	N	24532 129TH PL SE
10/10/08	\$291,200	\$242,000	1550	8	1986	4	9679	N	N	14315 SE 256TH PL
10/30/08	\$290,000	\$243,000	1470	8	1988	4	12384	N	N	14402 SE 256TH PL
6/14/09	\$262,500	\$243,000	2255	8	2008	3	5700	N	N	24804 118TH AVE SE
3/5/08	\$325,000	\$244,000	2000	8	1988	4	10225	N	N	14407 SE 258TH PL
10/27/09	\$250,000	\$244,000	2030	8	2000	3	9899	N	N	24024 130TH AVE SE
10/14/08	\$295,948	\$247,000	1750	8	1990	4	8000	N	N	12412 SE 252ND PL
11/4/09	\$253,000	\$247,000	1120	8	1978	3	7040	N	N	12951 SE 246TH ST
6/17/09	\$267,750	\$248,000	2255	8	2008	3	6018	N	N	11802 SE 248TH ST
6/20/09	\$269,325	\$250,000	2255	8	2008	3	5700	N	N	24825 SE 248TH ST
5/28/08	\$322,500	\$252,000	2240	8	1978	4	6580	N	N	12927 SE 246TH ST
1/24/08	\$345,000	\$253,000	1790	8	2000	3	7611	N	N	24020 130TH AVE SE
7/29/08	\$315,000	\$253,000	1790	8	2001	3	5448	N	N	24318 130TH AVE SE
7/1/08	\$323,150	\$257,000	1220	8	1977	5	8160	N	N	24639 130TH AVE SE
10/16/09	\$265,000	\$257,000	1580	8	2003	3	6767	N	N	12626 266TH ST
1/14/08	\$375,000	\$274,000	2460	8	2003	3	6536	N	N	12232 SE 259TH PL
2/25/09	\$311,000	\$275,000	2170	8	1978	4	15000	N	N	24015 138TH AVE SE
6/16/08	\$350,000	\$276,000	2190	8	1969	4	12992	N	N	25839 126TH AVE SE
12/17/09	\$277,950	\$276,000	1960	8	2001	3	5990	N	N	12205 SE 258TH PL
11/18/09	\$282,500	\$278,000	1290	8	1977	4	7700	N	N	12901 SE 245TH ST
6/30/09	\$299,250	\$278,000	2420	8	2008	3	5700	N	N	11804 248TH CT SE
6/28/09	\$300,000	\$279,000	2260	8	1999	3	5759	N	N	26519 126TH PL SE
4/17/09	\$310,000	\$280,000	1440	8	1978	3	8400	N	N	24411 130TH PL SE
12/11/09	\$285,000	\$283,000	1880	8	1995	3	6307	N	N	26215 125TH PL SE
12/24/08	\$330,000	\$284,000	2210	8	1986	4	6959	N	N	12721 SE 254TH CT

**Improved Sales Used in this Annual Update Analysis
Area 61
(1 to 3 Unit Residences)**

Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
6/10/09	\$310,000	\$286,000	1800	8	1986	3	6500	N	N	25333 128TH AVE SE
7/20/09	\$304,500	\$286,000	2962	8	2008	3	5700	N	N	24826 118TH CT SE
11/16/09	\$298,000	\$293,000	2060	8	2004	3	5746	N	N	12425 SE 259TH ST
2/10/09	\$335,129	\$294,000	2260	8	1999	3	5760	N	N	26507 126TH PL SE
11/12/09	\$299,950	\$294,000	2030	8	1997	3	5486	N	N	26264 125TH PL SE
3/5/08	\$393,000	\$295,000	2160	8	1986	4	8374	N	N	12718 SE 252ND PL
1/17/08	\$405,000	\$296,000	1980	8	2001	3	6955	N	N	25503 122ND PL SE
6/12/09	\$320,000	\$296,000	1780	8	1986	4	7152	N	N	25430 127TH AVE SE
1/22/08	\$405,000	\$297,000	2450	8	1992	3	7350	N	N	13017 SE 263RD PL
7/2/09	\$320,000	\$298,000	2450	8	1992	3	8598	N	N	26206 131ST PL SE
12/10/08	\$355,000	\$303,000	2471	8	2009	3	5700	N	N	23426 136TH AVE SE
1/11/08	\$417,500	\$305,000	2340	8	1997	3	9418	N	N	24158 145TH AVE SE
6/26/08	\$385,000	\$305,000	2020	8	1977	4	13530	N	N	13523 SE 251ST PL
8/18/09	\$324,950	\$308,000	2300	8	2000	3	7788	N	N	24021 130TH AVE SE
8/12/08	\$380,000	\$308,000	2580	8	2007	3	5779	N	N	11816 SE 240TH PL
8/4/08	\$383,750	\$310,000	2670	8	1997	3	6003	N	N	26132 126TH AVE SE
11/11/09	\$320,000	\$314,000	1580	8	1980	4	21780	N	N	25610 126TH PL SE
9/8/09	\$329,500	\$315,000	2080	8	2000	3	12075	N	N	24221 112TH AVE SE
5/11/09	\$348,708	\$318,000	2380	8	2009	3	5700	N	N	25430 136TH AVE SE
7/16/08	\$407,835	\$326,000	2456	8	2008	3	5700	N	N	11727 SE 248TH PL
12/16/09	\$331,000	\$329,000	2130	8	1997	3	9216	N	N	21653 126TH AVE SE
12/16/08	\$387,757	\$332,000	2380	8	2009	3	5707	N	N	13612 SE 254TH ST
8/28/08	\$408,368	\$333,000	2962	8	2008	3	5700	N	N	11806 SE 248TH CT
5/18/08	\$434,950	\$338,000	2600	8	2004	3	5814	N	N	12524 SE 259TH ST
3/12/08	\$450,000	\$339,000	1580	8	1975	4	14706	N	N	14214 SE 243RD ST
1/18/08	\$468,850	\$343,000	2400	8	2007	3	5750	N	N	24113 119TH PL SE
2/18/09	\$395,950	\$349,000	3109	8	2008	3	5702	N	N	13618 SE 254TH ST
6/17/09	\$377,143	\$349,000	3013	8	2009	3	5700	N	N	25504 136TH AVE SE
9/18/09	\$365,000	\$351,000	2471	8	2009	3	5701	N	N	25427 137TH AVE SE
9/23/08	\$425,000	\$351,000	3350	8	1976	4	13860	Y	N	13703 SE 251ST PL
4/17/09	\$400,000	\$361,000	2520	8	1997	3	6500	N	N	12511 SE 261ST ST

**Improved Sales Used in this Annual Update Analysis
Area 61
(1 to 3 Unit Residences)**

Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
4/10/09	\$400,664	\$361,000	3109	8	2009	3	5731	N	N	25422 137TH AVE SE
11/21/09	\$375,000	\$369,000	2380	8	2008	3	5725	N	N	25506 137TH AVE SE
11/10/09	\$380,000	\$373,000	2230	8	2004	3	7161	N	N	26621 128TH AVE SE
6/10/08	\$475,000	\$373,000	1730	8	1977	4	13545	N	N	24228 139TH AVE SE
6/18/09	\$414,950	\$384,000	2031	8	1996	3	7321	N	N	25511 137TH PL SE
3/16/09	\$480,000	\$428,000	1510	8	1964	4	12592	Y	Y	26108 134TH AVE SE
6/16/08	\$625,000	\$493,000	1690	8	1978	3	15000	Y	N	13804 SE 251ST ST
2/8/08	\$870,000	\$644,000	2400	8	1993	3	7372	Y	Y	26906 140TH AVE SE
8/12/09	\$690,000	\$653,000	1140	8	1955	4	12483	Y	Y	14415 SE 266TH ST
12/9/09	\$310,000	\$307,000	2400	9	1992	3	9049	N	N	12842 SE 242ND CT
9/21/09	\$328,000	\$315,000	1640	9	1990	3	9275	Y	N	27023 141ST AVE SE
6/4/09	\$343,000	\$316,000	2720	9	1990	3	8250	N	N	25520 139TH AVE SE
1/5/09	\$370,000	\$320,000	2414	9	2008	3	5800	N	N	12214 SE 260TH PL
2/21/08	\$435,000	\$324,000	2665	9	2006	3	6186	N	N	11729 SE 247TH PL
5/6/08	\$425,950	\$329,000	2687	9	2006	3	9600	N	N	24230 115TH PL SE
6/10/08	\$435,000	\$342,000	2962	9	2007	3	5919	N	N	24414 118TH CT SE
7/9/08	\$434,950	\$347,000	2140	9	1980	4	13216	N	N	26251 142ND AVE SE
5/21/09	\$380,000	\$348,000	3025	9	2006	3	9320	N	N	25219 132ND AVE SE
1/15/08	\$482,200	\$352,000	3025	9	2008	3	6600	N	N	25226 132ND PL SE
5/7/09	\$388,000	\$353,000	2769	9	2007	3	5779	N	N	13229 SE 252ND ST
3/18/08	\$470,000	\$355,000	3161	9	2006	3	6285	N	N	25231 132ND AVE SE
5/5/09	\$390,000	\$355,000	3025	9	2007	3	5771	N	N	13226 SE 252ND ST
7/23/09	\$380,000	\$357,000	2300	9	1992	3	17558	N	N	24410 147TH AVE SE
7/15/08	\$448,000	\$358,000	2360	9	1992	3	13930	N	N	14604 SE 243RD PL
6/17/08	\$454,950	\$359,000	2769	9	2007	3	5706	N	N	SE 252ND ST
3/7/08	\$480,000	\$360,000	2480	9	1997	3	8368	Y	N	13842 SE 252ND PL
3/26/08	\$479,950	\$364,000	2620	9	2007	3	5894	N	N	12308 SE 262ND CT
9/8/09	\$380,000	\$364,000	3167	9	2006	3	5733	N	N	13232 SE 252ND ST
7/31/09	\$387,000	\$365,000	2846	9	2007	3	5750	N	N	25223 132ND AVE SE
5/26/09	\$400,000	\$367,000	2419	9	2006	3	5700	N	N	25306 114TH AVE SE
5/28/08	\$470,000	\$367,000	3025	9	2007	3	5750	N	N	25227 132ND AVE SE

**Improved Sales Used in this Annual Update Analysis
Area 61
(1 to 3 Unit Residences)**

Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
4/8/09	\$410,000	\$369,000	2846	9	2007	3	6636	N	N	12221 SE 262ND CT
11/20/08	\$437,000	\$370,000	2769	9	2007	3	6101	N	N	26226 123RD PL SE
3/12/08	\$492,500	\$371,000	2980	9	1995	3	7968	N	N	25239 139TH PL SE
5/19/09	\$405,000	\$371,000	3025	9	2007	3	5700	N	N	12304 SE 262ND CT
8/22/08	\$460,000	\$374,000	3025	9	2007	3	5761	N	N	12311 SE 262ND CT
10/28/08	\$450,000	\$377,000	3025	9	2007	3	8208	N	N	12321 SE 262ND CT
4/9/09	\$420,000	\$378,000	2780	9	1985	3	13095	N	N	26242 142ND AVE SE
4/9/08	\$499,999	\$381,000	2773	9	2006	3	5700	N	N	25302 114TH AVE SE
1/29/08	\$525,000	\$387,000	3167	9	2007	3	5700	N	N	26213 123RD AVE SE
7/11/08	\$485,900	\$388,000	2954	9	2008	3	7612	N	N	26011 147TH PL SE
12/12/08	\$459,950	\$394,000	3167	9	2007	3	6382	N	N	12217 SE 262ND CT
11/12/08	\$469,000	\$396,000	3128	9	2008	3	5699	N	N	12319 SE 260TH PL
8/15/08	\$495,000	\$401,000	2769	9	2007	3	7353	N	N	2531 133RD PL SE
4/7/08	\$528,000	\$402,000	3167	9	2007	3	8650	N	N	20723 SE 262ND CT
5/27/09	\$440,000	\$404,000	2793	9	2009	3	5704	N	N	12213 SE 260TH PL
10/22/09	\$415,000	\$404,000	3004	9	2006	3	5944	N	N	24703 117TH PL SE
8/31/09	\$425,000	\$405,000	3134	9	2008	3	5701	N	N	12305 SE 260TH PL
5/29/08	\$523,000	\$409,000	3167	9	2008	3	5829	N	N	26125 123RD AVE SE
8/10/09	\$445,000	\$421,000	3140	9	1977	4	12792	N	N	24022 138TH CT SE
3/17/09	\$483,000	\$430,000	3167	9	2009	3	5702	N	N	12221 SE 260TH PL
10/1/08	\$571,500	\$474,000	3140	9	1997	3	13204	N	N	14731 SE 244TH ST
4/8/08	\$654,000	\$499,000	2910	9	1978	4	82764	N	N	24520 112TH AVE SE
4/8/09	\$760,000	\$684,000	3160	9	2006	3	8744	Y	Y	26720 138TH PL SE
10/7/09	\$860,000	\$832,000	2730	9	1988	3	12432	Y	Y	14515 SE 266TH ST
12/3/08	\$299,500	\$255,000	2156	10	2005	3	2304	N	N	11411 101 SE 259TH ST
8/18/09	\$450,000	\$427,000	3236	10	2006	3	9614	N	N	10925 SE 243RD ST
12/31/09	\$430,000	\$430,000	3348	10	2007	3	7095	N	N	24308 116TH PL SE
9/22/09	\$530,000	\$510,000	3330	10	1976	4	33825	N	N	24716 142ND AVE SE
1/22/08	\$755,000	\$554,000	3844	10	2005	3	18880	N	N	24327 131ST AVE SE
9/18/08	\$710,000	\$585,000	4215	10	2005	3	12107	N	N	24310 131ST AVE SE
7/11/08	\$830,000	\$662,000	3570	11	1988	3	13000	Y	N	24510 133RD AVE SE

**Improved Sales Used in this Annual Update Analysis
Area 61
(1 to 3 Unit Residences)**

Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
2/3/09	\$1,175,000	\$1,029,000	3170	11	1988	4	14000	N	N	24615 142ND AVE SE

**Improved Sales Removed from this Annual Update Analysis
Area 61
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	000660	0096	8/11/09	\$199,900	BANKRUPTCY - RECEIVER OR TRUSTEE
005	027410	0030	9/24/09	\$255,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR
005	101100	0015	11/19/08	\$266,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	132204	9154	6/5/09	\$115,500	BANKRUPTCY - RECEIVER OR TRUSTEE
005	132204	9359	7/3/09	\$155,000	%COMPL;BANKRUPTCY - RECEIVER OR TRUSTEE
005	133025	0180	4/13/09	\$257,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	159860	0031	3/14/08	\$127,845	QUIT CLAIM DEED; REL PARTY, FRIEND, OR NEIGHB
005	159860	0090	9/15/09	\$219,950	BANKRUPTCY - REC OR TRUSTEE; STAMNT TO DOR
005	159860	0341	7/20/09	\$199,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	161200	0295	12/11/09	\$217,500	EXEMPT FROM EXCISE TAX
005	161250	0250	12/4/09	\$215,000	FINANCIAL INSTITUTION RESALE
005	161250	0311	8/31/09	\$240,000	BANKRUPTCY - REC OR TRUSTEE; STAMNT TO DOR
005	161590	0015	6/25/09	\$200,000	EST ADMIN, GUARDIAN, OR EXEC; STAMENT TO DOR
005	176510	0030	11/20/09	\$283,707	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
005	185860	0012	6/26/09	\$275,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	185860	0012	1/8/09	\$370,000	EXEMPT FROM EXCISE TAX
005	185860	0042	9/9/09	\$305,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	186390	0225	3/17/09	\$200,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	192205	9017	2/8/08	\$235,200	PREVIMP<=25K
005	192205	9114	5/8/08	\$350,000	PREVIMP<=25K;ESTATE ADMIN, GUARDIAN, OR EXEC
005	192205	9277	11/16/09	\$440,000	EXEMPT FROM EXCISE TAX
005	192205	9287	9/30/08	\$239,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	192205	9318	6/8/09	\$250,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC
005	192205	9339	10/24/09	\$231,250	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC
005	192205	9381	10/27/08	\$400,000	DOUBLE SALE
005	192205	9381	9/3/09	\$350,000	RELOCATION - SALE TO SERVICE
005	192205	9389	1/31/08	\$295,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	192205	9424	12/22/09	\$200,000	FINANCIAL INSTITUTION RESALE
005	192205	9450	6/2/08	\$299,600	EXEMPT FROM EXCISE TAX
005	233154	0030	3/13/09	\$245,000	BANKRUPTCY REC OR TRUSTEE; STAMENT TO DOR
005	252830	0005	2/4/09	\$150,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	258700	0140	12/21/09	\$265,000	FINANCIAL INSTITUTION RESALE
005	258700	0240	5/29/08	\$330,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	266200	0120	5/27/09	\$205,500	BANKRUPTCY - RECEIVER OR TRUSTEE
005	292205	9164	9/29/08	\$413,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC
005	292205	9325	5/20/09	\$164,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	330802	0100	9/12/08	\$215,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	382800	0030	10/6/08	\$170,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	435910	0090	7/29/08	\$165,248	QUIT CLAIM DEED; REL PARTY, FRIEND, OR NEIGHB
005	550270	0020	2/20/08	\$310,000	BANKRUPTCY REC OR TRUSTEE; STAMENT TO DOR
005	600000	0052	8/6/09	\$187,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
005	614760	0010	7/14/09	\$142,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	755740	0025	2/18/09	\$137,000	UNFIN AREA;REL PARTY, FRIEND, OR NEIGH;
005	755740	0055	5/14/08	\$70,700	DOR RATIO;GOV AGENCY; QUIT CLAIM DEED;
005	804700	0070	10/18/08	\$115,971	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR

**Improved Sales Removed from this Annual Update Analysis
Area 61
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	912240	0020	1/16/09	\$262,500	BANKRUPTCY - RECEIVER OR TRUSTEE
005	912250	0040	10/10/08	\$287,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	915150	0110	11/11/09	\$254,500	BANKRUPTCY - RECEIVER OR TRUSTEE
005	917960	0370	11/3/08	\$150,000	DOR RATIO
005	918370	0581	3/17/09	\$276,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	918370	0725	6/23/08	\$276,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC
005	918370	1110	10/30/08	\$325,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	918370	1110	2/5/08	\$448,669	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
005	918370	1945	7/14/08	\$230,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	918370	2259	6/10/08	\$265,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC
005	918370	3257	1/3/08	\$304,900	BANKRUPTCY - RECEIVER OR TRUSTEE
005	918370	3285	1/28/09	\$181,500	BANKRUPTCY - RECEIVER OR TRUSTEE
005	919710	0131	8/1/08	\$260,000	EST ADM, GUARDIAN, OR EXEC; REL PARTY, FRIEND,
005	919710	0290	10/16/09	\$123,000	BANKRUPTCY - REC OR TRUSTEE; STATMENT TO
005	941470	0070	8/8/08	\$315,000	BANKRUPTCY REC OR TRUSTEE; EXPT FROM EXCIS
005	982570	1445	6/13/08	\$97,005	QUIT CLAIM DEED; REL PARTY, FRIEND, OR NEIGHB
006	058647	0240	8/7/08	\$350,000	BANKRUPTCY REC OR TRUSTEE; STAMENT TO DOR
006	133028	0040	1/16/08	\$158,984	QUIT CLAIM DEED; REL PARTY, FRIEND, OR NEIGH
006	160800	0080	10/22/08	\$399,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	160800	0090	10/16/08	\$395,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	160800	0140	12/11/09	\$372,000	FINANCIAL INSTITUTION RESALE
006	160800	0150	12/30/09	\$323,000	STATEMENT TO DOR; FINANCIAL INSTITTUN RESALE
006	160800	0170	6/30/08	\$399,900	BANKRUPTCY - REC OR TRUSTEE; FORCED SALE
006	160800	0170	1/30/08	\$445,486	FORCED SALE; EXEMPT FROM EXCISE TAX
006	160801	0080	12/29/08	\$420,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	178670	0030	6/24/09	\$400,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC.
006	179030	0380	5/19/09	\$162,500	QUIT CLAIM DEED; REL PARTY, FRIEND, OR NEIGHB
006	202205	9017	10/27/08	\$150,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUT
006	210850	0270	2/7/09	\$340,000	QUIT CLAIM DEED; REL PARTY, FRIEND, OR NEIGHB
006	212205	9014	12/1/09	\$155,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	212205	9031	3/7/08	\$440,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC
006	212205	9160	1/23/08	\$146,250	DOR RATIO;QUIT CLAIM DEED; REL PARTY, FRIEND,
006	212205	9228	1/21/08	\$724,500	EXEMPT FROM EXCISE TAX
006	212205	9238	9/26/08	\$318,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	221291	0350	8/19/09	\$188,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	270845	0070	8/18/09	\$450,000	RELOCATION - SALE TO SERVICE
006	320485	0150	4/17/08	\$365,000	FORCED SALE; STATEMENT TO DOR
006	321158	0020	3/17/09	\$310,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	329575	0420	8/8/08	\$373,000	DOUBLE SALE
006	329575	0710	6/18/08	\$320,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	329871	0030	9/2/09	\$245,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	329871	0120	4/24/09	\$250,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	381470	0050	9/12/08	\$328,000	DOUBLE SALE
006	383021	0410	7/2/09	\$177,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	383021	0410	10/10/08	\$98,030	DOR RATIO;EXEMPT FROM EXCISE TAX

**Improved Sales Removed from this Annual Update Analysis
Area 61
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	383021	0520	4/1/09	\$200,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC
006	383021	0540	2/25/08	\$247,900	BANKRUPTCY - RECEIVER OR TRUSTEE
006	403050	0200	4/8/08	\$627,500	RELOCATION - SALE TO SERVICE
006	405080	0015	7/2/08	\$427,001	EXEMPT FROM EXCISE TAX
006	405111	0180	9/24/09	\$200,500	BANKRUPTCY - RECEIVER OR TRUSTEE
006	405130	0030	3/20/08	\$190,000	QUIT CLAIM DEED
006	439700	0040	5/7/09	\$345,000	BANKRUPTCY - REC OR TRUSTEE; RELOCATION -
006	505790	0080	3/4/09	\$245,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	505790	0100	4/20/09	\$224,900	BANKRUPTCY - RECEIVER OR TRUSTEE
006	534400	0040	1/22/08	\$157,045	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
006	534400	0170	8/10/09	\$319,900	BANKRUPTCY - RECEIVER OR TRUSTEE
006	534400	0170	3/7/08	\$323,100	EXEMPT FROM EXCISE TAX
006	541230	0080	2/28/09	\$193,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	541230	0080	11/24/08	\$208,203	EXEMPT FROM EXCISE TAX
006	541230	0220	10/29/09	\$235,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC
006	541230	0360	12/9/08	\$225,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC
006	541231	0070	12/8/09	\$230,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC
006	541231	0240	3/23/09	\$237,000	EXEMPT FROM EXCISE TAX
006	541231	0450	12/8/09	\$208,250	EXEMPT FROM EXCISE TAX
006	542030	0110	9/28/09	\$190,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	546630	0030	9/19/08	\$183,500	BANKRUPTCY - RECEIVER OR TRUSTEE
006	546630	0300	3/17/09	\$185,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	546630	0400	3/3/08	\$180,100	EXEMPT FROM EXCISE TAX
006	546631	0470	12/3/09	\$115,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	546631	0580	8/7/09	\$168,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	546631	0580	2/17/09	\$181,109	EXEMPT FROM EXCISE TAX
006	546800	0020	3/27/09	\$147,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	546800	0150	12/16/08	\$250,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC.
006	546875	0040	12/15/08	\$325,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	546950	0360	10/8/09	\$470,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC
006	546950	0970	3/19/09	\$380,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC
006	546950	1500	12/19/08	\$590,000	%COMPL;PREVIMP<=25K;TEAR DOWN; IMP. CHARAC
006	546950	2700	6/27/08	\$499,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXEC
006	547011	0200	9/25/08	\$74,541	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY,
006	571420	0010	11/30/09	\$500,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
006	571420	0140	7/30/09	\$459,950	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
006	660079	0070	9/18/08	\$285,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	660079	0210	2/10/09	\$298,794	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
006	660079	0210	7/23/09	\$210,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
006	670590	0010	1/22/09	\$260,000	BANKRUPTCY REC OR TRUSTE STATMENT TO DOR
006	670590	0010	8/12/08	\$285,200	EXEMPT FROM EXCISE TAX
006	670590	0170	10/20/08	\$259,900	BANKRUPTCY - RECEIVER OR TRUSTEE
006	714020	0400	12/4/09	\$340,835	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
006	714020	0500	5/1/09	\$206,900	BANKRUPTCY - RECEIVER OR TRUSTEE
006	769785	0380	12/10/08	\$235,000	BANKRUPTCY - RECEIVER OR TRUSTEE

**Improved Sales Removed from this Annual Update Analysis
Area 61
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	769786	0190	2/20/09	\$237,405	BANKRUPTCY - RECEIVER OR TRUSTEE
006	769787	0650	8/20/08	\$133,851	DOR RATIO;QUIT CLAIM DEED; REL PARTY, FRIEND,
006	769787	0670	6/15/09	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	769787	0780	8/8/08	\$299,500	RELOCATION - SALE TO SERVICE
006	769791	0370	8/13/09	\$213,978	EXEMPT FROM EXCISE TAX
006	801620	0080	12/29/08	\$339,950	ESTATE ADMINIS, GUARDIAN, OR EXECUTOR
006	815575	0050	2/10/09	\$267,600	BANKRUPTCY - RECEIVER OR TRUSTEE
006	855570	0050	8/12/09	\$385,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
006	858100	0280	5/26/09	\$165,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	894446	0010	9/9/09	\$379,900	BANKRUPTCY - RECEIVER OR TRUSTEE
006	894446	0160	8/4/09	\$300,000	BANKRUPTCY - RECEIVER OR TRUSTEE

**Vacant Sales Used in this Annual Update Analysis
Area 61**

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
5	192205	9455	1/23/2008	\$145,000	6859	N	N
5	242204	9091	4/10/2009	\$85,000	2680	N	N
6	282205	9357	10/28/2009	\$228,000	5710	N	N
6	282205	9359	4/16/2009	\$95,000	6572	N	N
6	405115	0030	11/3/2009	\$266,332	4341	N	N
6	405115	0050	11/4/2009	\$262,050	4340	N	N
6	546950	3090	1/26/2009	\$315,000	19328	N	N
6	571420	0120	7/28/2009	\$100,521	5687	N	N
6	571420	0160	12/11/2009	\$100,118	7982	N	N

**Vacant Sales Removed from this Annual Update Analysis
Area 61**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
5	185860	0049	12/5/2009	\$100,912	NEW CONSTRUCTION
5	185860	0049	7/23/2009	\$101,000	NEW CONSTRUCTION
5	292205	9162	2/4/2009	\$760,000	PUBLIC UTILITY SALE
6	202205	9309	10/27/2008	\$107,000	DOR RATIO;PREVIMP<=25K
6	202205	9355	4/13/2009	\$73,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
6	212205	9255	3/12/2008	\$85,000	DOR RATIO
6	272205	9137	4/29/2008	\$106,667	QUIT CLAIM DEED; PARTIAL INTEREST
6	272205	9322	10/22/2009	\$299,950	NEW CONSTRUCTION
6	282205	9189	6/2/2009	\$100,000	BUILDER SALE
6	282205	9228	5/7/2009	\$103,500	BUILDER SALE
6	282205	9238	11/24/2009	\$235,000	NEW CONSTRUCTION
6	282205	9358	11/6/2009	\$224,000	NEW CONSTRUCTION
6	282205	9360	9/11/2009	\$235,000	NEW CONSTRUCTION
6	282205	9362	9/15/2009	\$224,950	NEW CONSTRUCTION
6	282205	9365	11/25/2009	\$276,950	NEW CONSTRUCTION
6	282205	9365	6/2/2009	\$100,000	BUILDER SALE
6	282205	9366	12/18/2009	\$276,950	NEW CONSTRUCTION
6	282205	9366	6/2/2009	\$100,000	BUILDER SALE
6	282205	9367	11/30/2009	\$276,950	NEW CONSTRUCTION
6	282205	9367	6/2/2009	\$100,000	BUILDER SALE
6	282205	9368	4/7/2009	\$100,000	BUILDER SALE
6	282205	9369	4/7/2009	\$100,000	BUILDER SALE
6	282205	9370	6/2/2009	\$100,000	BUILDER SALE
6	282205	9371	6/3/2009	\$100,000	BUILDER SALE
6	405115	0010	12/15/2009	\$249,000	NEW CONSTRUCTION
6	405115	0020	11/13/2009	\$239,995	NEW CONSTRUCTION
6	405115	0060	11/12/2009	\$273,137	NEW CONSTRUCTION
6	405115	0070	11/19/2009	\$239,995	NEW CONSTRUCTION
6	405115	0080	12/10/2009	\$267,995	NEW CONSTRUCTION
6	405115	0090	9/21/2009	\$249,416	NEW CONSTRUCTION
6	405115	0100	10/18/2009	\$255,995	NEW CONSTRUCTION
6	405115	0130	12/15/2009	\$257,353	NEW CONSTRUCTION
6	405115	0140	12/15/2009	\$282,530	NEW CONSTRUCTION
6	405115	0150	6/30/2009	\$87,500	BANKRUPTCY - RECEIVER OR TRUSTEE;
6	405115	0150	10/11/2009	\$241,305	NEW CONSTRUCTION
6	405115	0170	11/19/2009	\$279,995	NEW CONSTRUCTION
6	405115	0190	12/24/2009	\$282,995	NEW CONSTRUCTION
6	405115	0200	9/6/2009	\$268,010	NEW CONSTRUCTION
6	405115	0220	10/11/2009	\$249,995	NEW CONSTRUCTION
6	405115	0230	12/15/2009	\$279,995	NEW CONSTRUCTION
6	405115	0240	10/25/2009	\$265,311	NEW CONSTRUCTION
6	405115	0250	10/22/2009	\$239,995	NEW CONSTRUCTION
6	405115	0290	10/18/2009	\$255,995	NEW CONSTRUCTION
6	405115	0300	11/2/2009	\$255,000	NEW CONSTRUCTION
6	571420	0050	4/13/2009	\$180,000	NEW CONSTRUCTION
6	571420	0060	6/11/2009	\$73,000	DOR RATIO;PREVIMP<=25K
6	571420	0080	5/5/2009	\$150,000	DOR RATIO;PREVIMP<=25K

**Vacant Sales Removed from this Annual Update Analysis
Area 61**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
6	809680	0190	10/20/2009	\$265,000	NEW CONSTRUCTION
6	809680	0200	12/24/2009	\$271,950	NEW CONSTRUCTION
6	809680	0290	12/4/2009	\$266,000	NEW CONSTRUCTION
6	809680	0300	12/15/2009	\$260,000	NEW CONSTRUCTION
6	809680	0310	10/14/2009	\$267,700	NEW CONSTRUCTION
6	809680	0320	11/18/2009	\$269,950	NEW CONSTRUCTION

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

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

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

Highest and Best Use

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

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

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

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

productive purposes than similar land is being used shall be ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))

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

Date of Value Estimate

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

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

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

Property rights appraised:

Fee Simple

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

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

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

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

Assumptions and Limiting Conditions:

- 1. No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.*
- 2. No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.*

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

Scope of Work Performed:

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



King County

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Lloyd Hara
Assessor

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

To further those standards, all appraisers are directed to:

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

Lloyd Hara
King County Assessor