

Executive Summary Report

Characteristics-Based Market Adjustment for 2010 Assessment Roll

Area Name / Number: Lea Hill/ 62

Previous Physical Inspection: 2005

Improved Sales:

Number of Sales: 388

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	\$102,600	\$165,700	\$268,300			
2010 Value	\$102,600	\$160,800	\$263,400	\$287,300	91.7%	9.24%
Change	+\$0	-\$4,900	-\$4,900			
% Change	0.0%	-3.0%	-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	\$107,100	\$159,200	\$266,300
2010 Value	\$107,100	\$154,400	\$261,500
Percent Change	0.0%	-3.0%	-1.8%

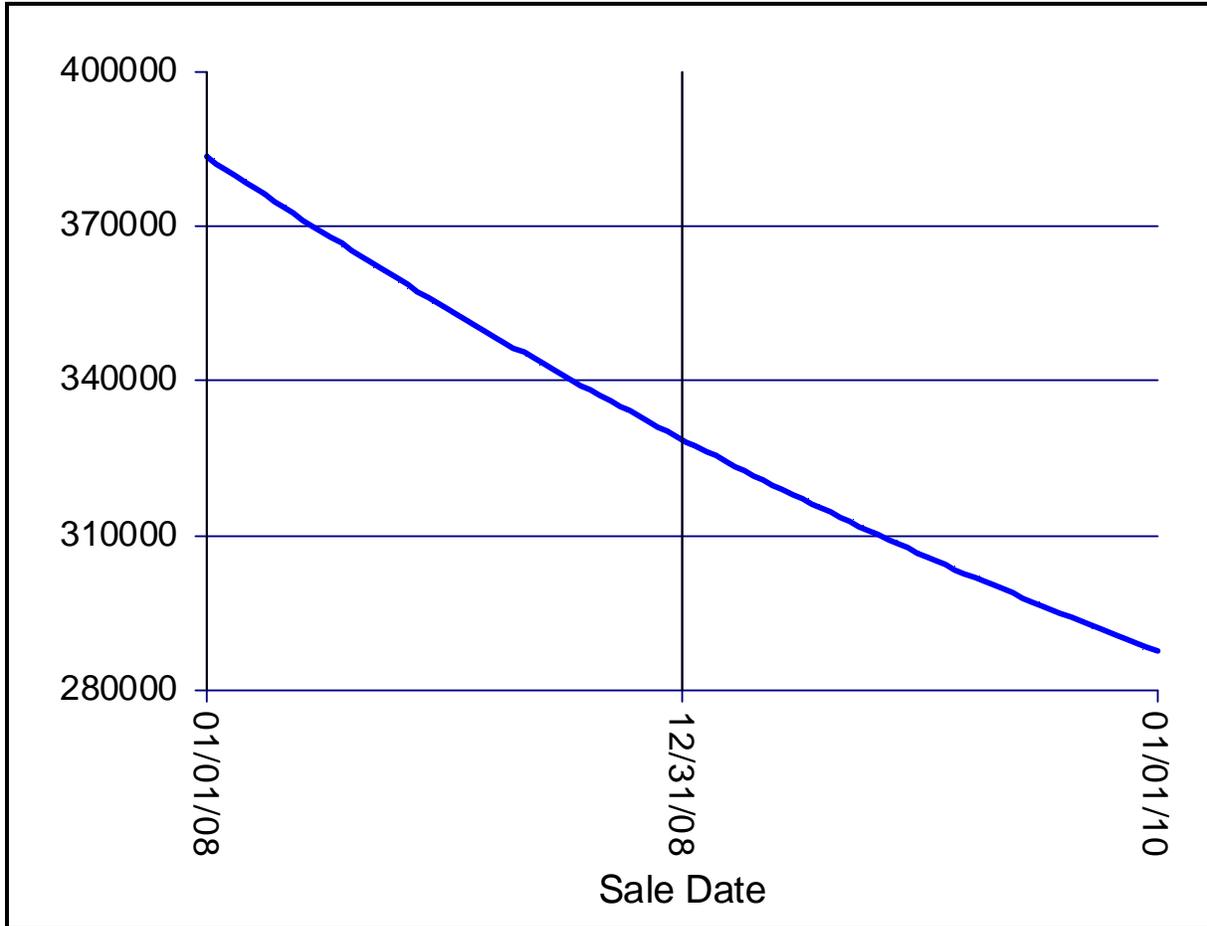
Number of one to three unit residences in the Population: 6664

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.

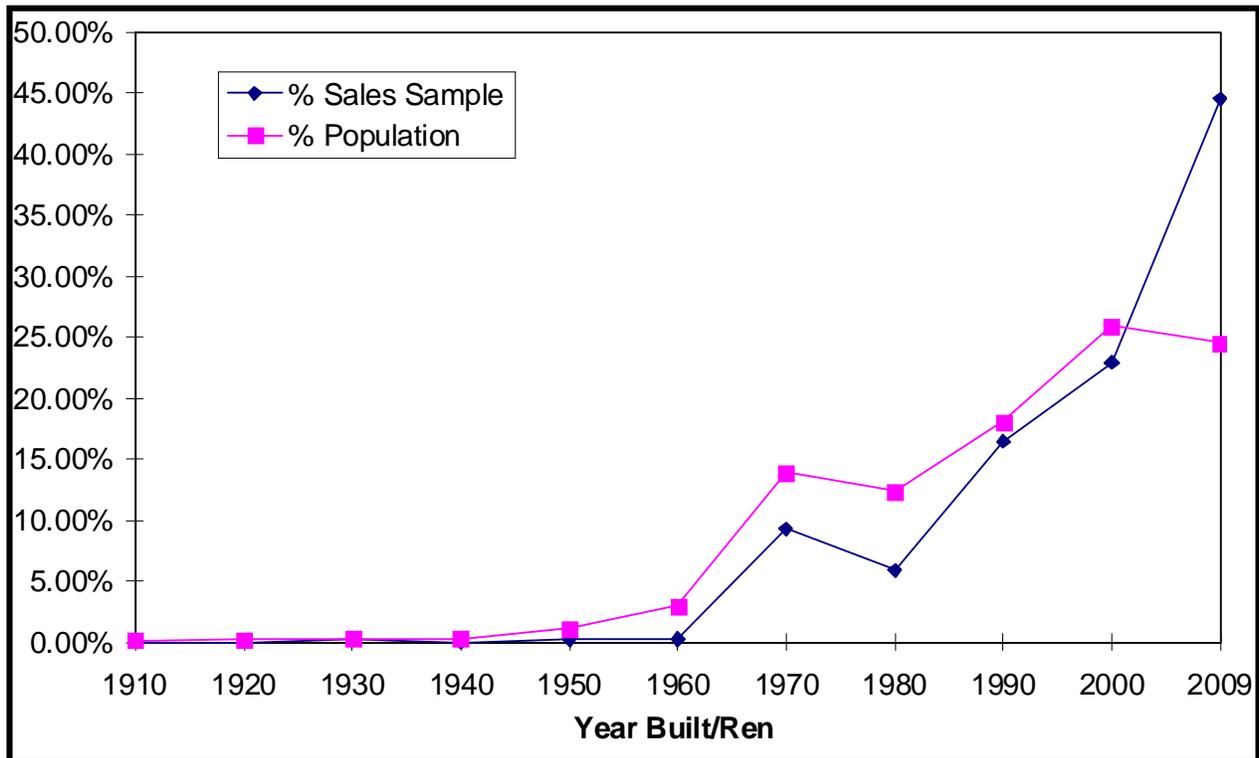
**Market Change of Average Sale Price in Area 62
From 1/1/08 to 1/1/10**



Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	1	0.26%
1940	0	0.00%
1950	1	0.26%
1960	1	0.26%
1970	36	9.28%
1980	23	5.93%
1990	64	16.49%
2000	89	22.94%
2009	173	44.59%
	388	

Population		
Year Built/Ren	Frequency	% Population
1910	13	0.20%
1920	14	0.21%
1930	20	0.30%
1940	22	0.33%
1950	79	1.19%
1960	199	2.99%
1970	926	13.90%
1980	823	12.35%
1990	1205	18.08%
2000	1726	25.90%
2009	1637	24.56%
	6664	

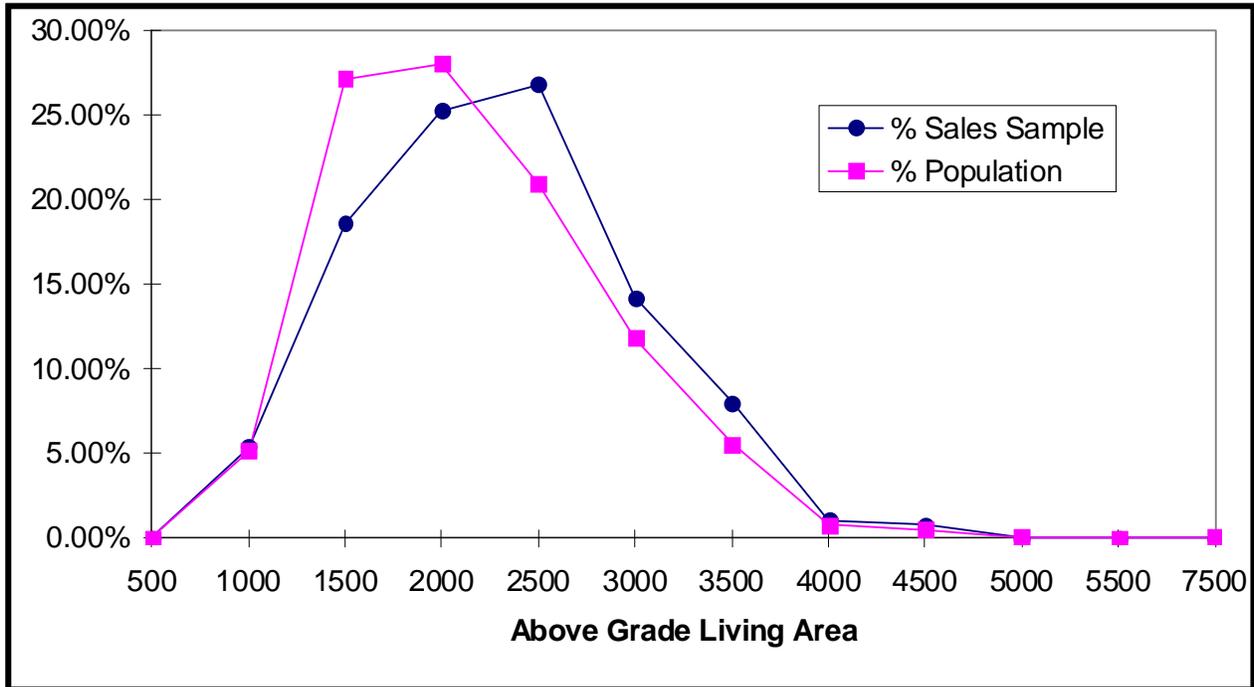


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	21	5.41%
1500	72	18.56%
2000	98	25.26%
2500	104	26.80%
3000	55	14.18%
3500	31	7.99%
4000	4	1.03%
4500	3	0.77%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	388	

Population		
AGLA	Frequency	% Population
500	1	0.02%
1000	344	5.16%
1500	1807	27.12%
2000	1867	28.02%
2500	1392	20.89%
3000	788	11.82%
3500	371	5.57%
4000	53	0.80%
4500	34	0.51%
5000	4	0.06%
5500	1	0.02%
7500	2	0.03%
	6664	

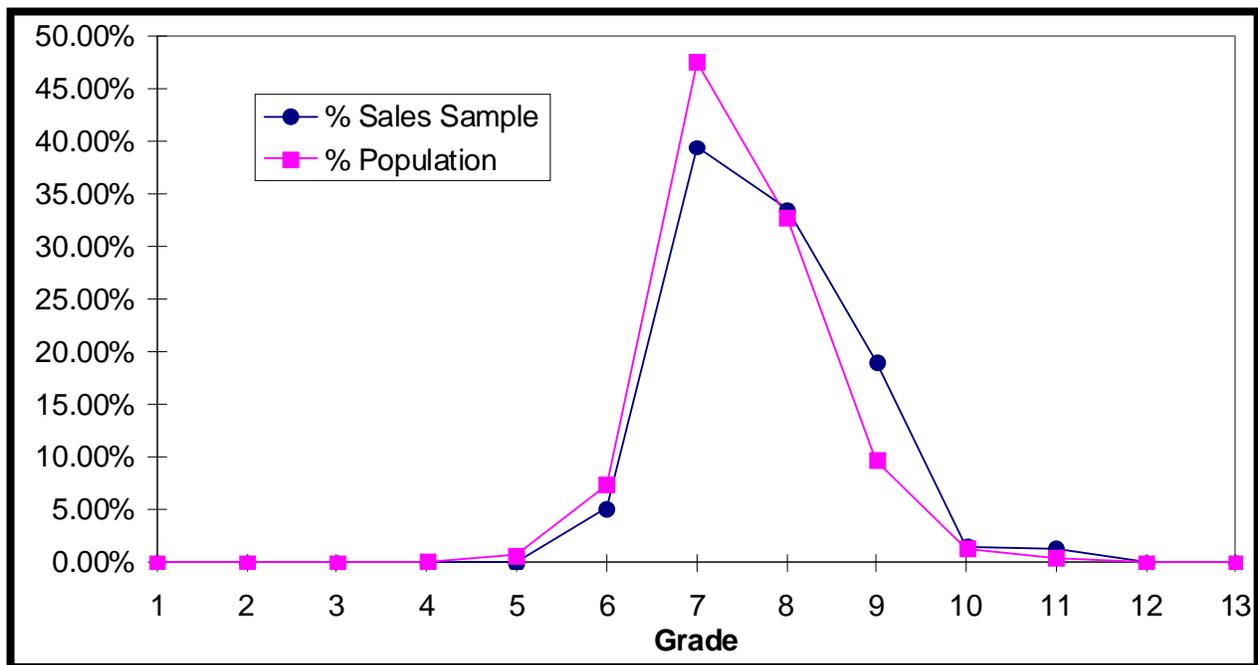


The sales sample frequency distribution follows the population distribution somewhat closely with regard to Above Grade Living Area. This distribution is adequate for both accurate analysis and appraisals.

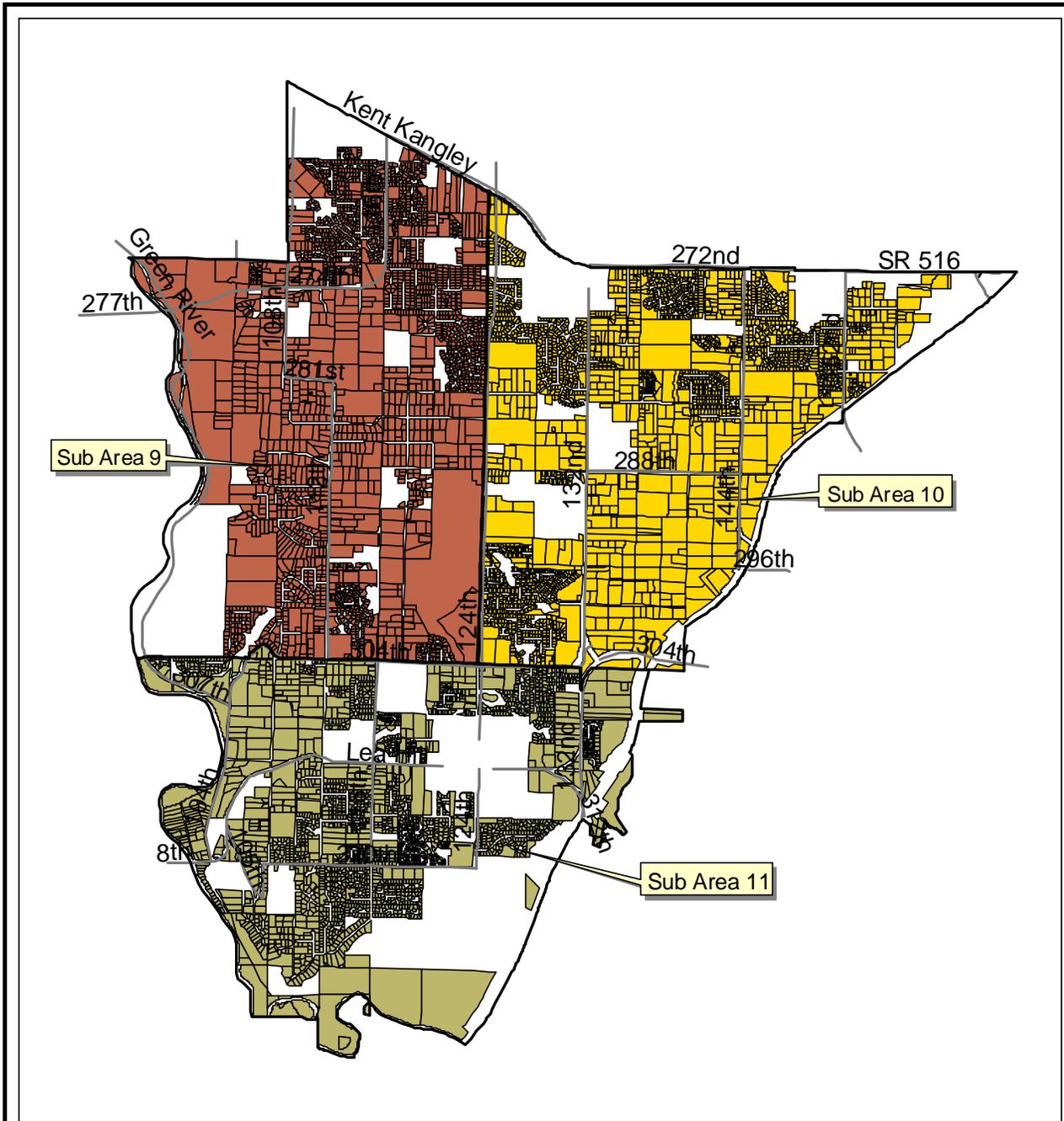
Sales Sample Representation of Population - Grade

Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	20	5.15%
7	153	39.43%
8	130	33.51%
9	74	19.07%
10	6	1.55%
11	5	1.29%
12	0	0.00%
13	0	0.00%
	388	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	2	0.03%
4	6	0.09%
5	47	0.71%
6	491	7.37%
7	3163	47.46%
8	2183	32.76%
9	647	9.71%
10	93	1.40%
11	30	0.45%
12	2	0.03%
13	0	0.00%
	6664	



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



Area 62

Lea Hill

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

November 29, 2006

0.2 0 0.2 0.4 0.6 0.8 1 Miles

King County

Legend

- Area 62 outline.shp
- ▬ Area 62 streets.shp
- New area 62 subs.shp
 - 009
 - 010
 - 011

Annual Update Process

Effective Date of Appraisal: January 1, 2010

Date of Appraisal Report: June 22, 2010

King County Revaluation Cycle

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

Data Utilized

Available sales closed from 1/1/2008 through 1/1/2010 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

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

1. Vacant parcels
2. Mobile home parcels
3. Multi-parcel or multi-building sales
4. New construction where less than a 100% complete house was assessed for 2009
5. Existing residences where the data for 2009 is significantly different than the data for 2010 due to remodeling
6. Parcels with improvements value, but no building characteristics
7. Short sales, financial institution re-sales and foreclosure sales verified or appearing to be not at market
8. Others as identified in the sales deleted list

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

Land Update

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

2010 Land Value = 2009 Land Value x 1.00, with the result rounded down to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that the area required a single standard area adjustment.

With the exception of real property mobile home parcels & parcels with “accessory only” improvements, the total assessed values on all improved parcels were based on the analysis of the 388 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 / .940345 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 40

Improved Parcel Update (continued)

Exceptions:

- *If multiple houses exist on a parcel, the Total 1.8% Change indicated by the sales sample is used to arrive at new total value (2009 Land Value + Previous Improvement Value) * 0.982.
- *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
- *If “accessory improvements only”, the Total 1.8% Change as indicated by the sales sample is used to arrive at a new total value. (2009 Land Value + Previous Improvement Value) * 0.982
- *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 Total % Change indicated by the sales sample.

(2009 Land Value + Previous Improvement Value)*0.982

Model Validation

The resulting assessment level is 91.7%. 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 -1.8%. This decrease is due partly to market changes over time and the previous assessment levels.

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

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

Area 62 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

-1.63%

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 62 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	0.749	-25.1%
2/1/2008	0.759	-24.1%
3/1/2008	0.769	-23.1%
4/1/2008	0.780	-22.0%
5/1/2008	0.790	-21.0%
6/1/2008	0.801	-19.9%
7/1/2008	0.811	-18.9%
8/1/2008	0.822	-17.8%
9/1/2008	0.832	-16.8%
10/1/2008	0.843	-15.7%
11/1/2008	0.853	-14.7%
12/1/2008	0.864	-13.6%
1/1/2009	0.874	-12.6%
2/1/2009	0.885	-11.5%
3/1/2009	0.895	-10.5%
4/1/2009	0.905	-9.5%
5/1/2009	0.916	-8.4%
6/1/2009	0.926	-7.4%
7/1/2009	0.937	-6.3%
8/1/2009	0.947	-5.3%
9/1/2009	0.958	-4.2%
10/1/2009	0.968	-3.2%
11/1/2009	0.979	-2.1%
12/1/2009	0.989	-1.1%
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	0.780	-22.0%
Sale 2	\$475,000	10/1/2009	0.968	-3.2%
Sale 3	\$515,000	7/1/2009	0.937	-6.3%

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

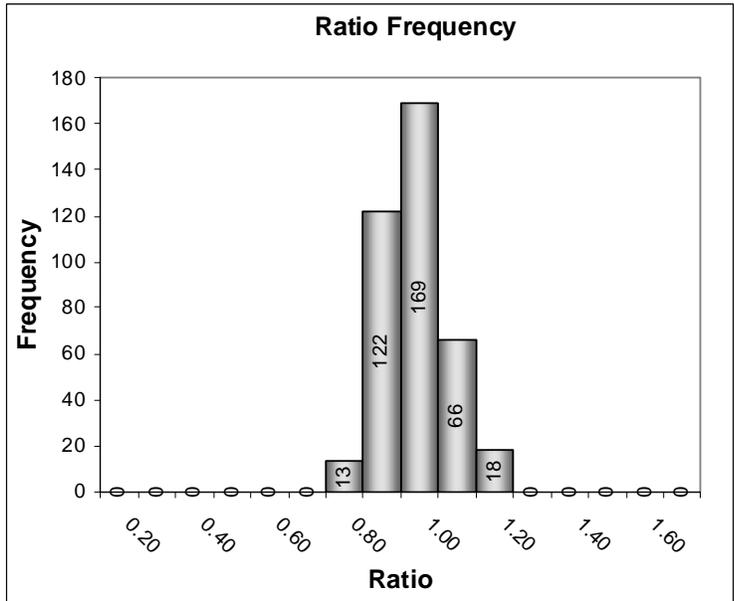
The time adjustment formula for Area 62 is $(0.940345 + 0.0003235088 * \text{SaleDay}) / 0.940345$
 SaleDay = SaleDate - 40179

Annual Update Ratio Study Report (Before)

2009 Assessments

District/Team: SW/ Team 3	Appr. Date: 01/01/2009	Date of Report: 06/22/2010	Sales Dates: 1/2008 - 12/2009
Area Lea Hill	Appr ID: Jwei	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES

SAMPLE STATISTICS	
Sample size (n)	388
Mean Assessed Value	268,300
Mean Adj. Sales Price	287,300
Standard Deviation AV	67,461
Standard Deviation SP	76,563
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.940
Median Ratio	0.942
Weighted Mean Ratio	0.934
UNIFORMITY	
Lowest ratio	0.705
Highest ratio:	1.180
Coefficient of Dispersion	7.38%
Standard Deviation	0.087
Coefficient of Variation	9.23%
Price Related Differential (PRD)	1.007
RELIABILITY	
95% Confidence: Median	
Lower limit	0.933
Upper limit	0.951
95% Confidence: Mean	
Lower limit	0.932
Upper limit	0.949
SAMPLE SIZE EVALUATION	
N (population size)	6664
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.087
Recommended minimum:	12
Actual sample size:	388
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	187
# ratios above mean:	201
z:	0.711
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout area 62

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: 01/01/2010	Date of Report: 06/22/2010	Sales Dates: 1/2008 - 12/2009
Area Lea Hill	Appr ID: Jwei	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES

SAMPLE STATISTICS	
Sample size (n)	388
Mean Assessed Value	263,400
Mean Sales Price	287,300
Standard Deviation AV	66,356
Standard Deviation SP	76,563

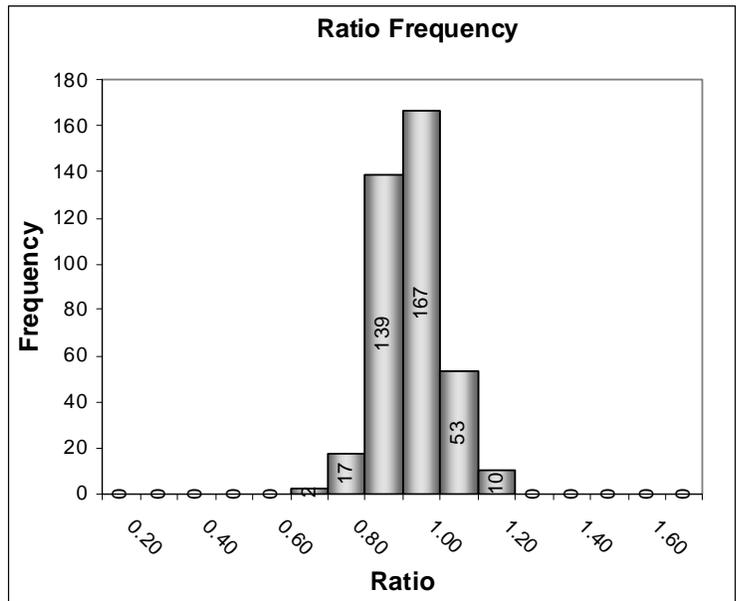
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.923
Median Ratio	0.925
Weighted Mean Ratio	0.917

UNIFORMITY	
Lowest ratio	0.693
Highest ratio:	1.156
Coefficient of Dispersion	7.40%
Standard Deviation	0.085
Coefficient of Variation	9.24%
Price Related Differential (PRD)	1.007

RELIABILITY	
95% Confidence: Median	
Lower limit	0.916
Upper limit	0.933
95% Confidence: Mean	
Lower limit	0.915
Upper limit	0.932

SAMPLE SIZE EVALUATION	
N (population size)	6664
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.085
Recommended minimum:	12
Actual sample size:	388
Conclusion:	OK

NORMALITY	
Binomial Test	
# ratios below mean:	187
# ratios above mean:	201
z:	0.711
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout area 62

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 62
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
009	200570	0230	8/15/08	\$214,250	\$177,000	840	6	1962	3	9638	N	N	27510 118TH AVE SE
009	200570	0160	5/28/08	\$223,000	\$178,000	840	6	1962	3	9594	N	N	11812 SE 275TH ST
009	200540	0010	3/10/09	\$234,950	\$211,000	910	6	1960	3	10125	N	N	27207 122ND AVE SE
009	200590	0270	6/29/09	\$248,000	\$232,000	1250	6	1967	4	9680	N	N	27542 121ST AVE SE
009	200550	0340	12/14/09	\$249,950	\$248,000	1940	6	1961	3	11850	N	N	11817 SE 272ND PL
009	434500	0390	6/25/08	\$273,000	\$221,000	900	7	1996	3	7060	N	N	11625 SE 265TH PL
009	883040	0030	7/17/08	\$390,000	\$318,000	900	7	1929	3	29180	N	N	11121 SE KENT-KANGLEY RD
009	383062	0150	10/17/08	\$263,000	\$223,000	1100	7	1978	3	10660	N	N	27631 123RD AVE SE
009	434500	0540	10/24/08	\$305,000	\$259,000	1120	7	1996	3	7795	N	N	26429 117TH AVE SE
009	434500	0410	8/27/08	\$315,000	\$262,000	1120	7	1996	3	6500	N	N	11613 SE 265TH PL
009	387676	0570	11/11/08	\$257,500	\$221,000	1160	7	1997	3	6066	N	N	27028 115TH AVE SE
009	786700	0005	5/13/09	\$460,000	\$423,000	1180	7	1962	4	192971	N	N	11624 SE 304TH ST
009	870010	0260	10/27/08	\$250,000	\$213,000	1220	7	1989	3	4927	N	N	11244 SE 267TH PL
009	332205	9182	2/6/08	\$370,000	\$282,000	1230	7	1963	3	40328	N	N	11825 SE 280TH ST
009	320450	0290	2/7/08	\$312,000	\$238,000	1250	7	1966	4	11271	N	N	10728 SE 304TH WAY
009	184150	0030	2/20/09	\$335,000	\$299,000	1250	7	1962	3	50094	N	N	10656 SE 287TH ST
009	870010	0530	8/13/09	\$264,500	\$252,000	1270	7	1989	3	10046	N	N	11268 SE 268TH ST
009	155870	0020	10/21/09	\$259,000	\$253,000	1270	7	1998	3	5239	N	N	11215 SE 264TH ST
009	630600	0180	6/26/09	\$249,950	\$234,000	1300	7	1994	3	7046	N	N	11217 SE 264TH PL
009	383063	0180	10/7/09	\$266,000	\$258,000	1330	7	1986	3	9623	N	N	28037 122ND PL SE
009	320450	0270	9/21/09	\$275,000	\$265,000	1330	7	1966	4	13714	N	N	10712 SE 304TH WAY
009	787900	0080	5/12/09	\$235,000	\$216,000	1390	7	1996	3	6538	N	N	11627 SE 269TH ST
009	434530	0180	12/2/09	\$238,000	\$236,000	1410	7	1994	3	10577	N	N	26504 115TH PL SE
009	387676	0590	6/22/09	\$258,000	\$241,000	1420	7	1997	3	6319	N	N	27010 115TH AVE SE
009	387676	0450	10/5/09	\$249,995	\$242,000	1450	7	1996	3	6583	N	N	11502 SE 270TH ST
009	870011	0260	1/15/09	\$275,000	\$242,000	1460	7	1988	3	5983	N	N	11025 SE 269TH ST
009	794230	0050	9/18/08	\$260,000	\$218,000	1530	7	1967	4	10931	N	N	27053 118TH PL SE
009	383064	0410	5/13/09	\$262,550	\$242,000	1550	7	1987	3	6998	N	N	27732 121ST PL SE
009	383064	0390	10/20/09	\$240,000	\$234,000	1570	7	1987	3	6008	N	N	27814 121ST PL SE

**Improved Sales Used in this Annual Update Analysis
Area 62
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
009	794230	0100	6/10/08	\$295,000	\$237,000	1570	7	1968	3	11273	N	N	27024 118TH PL SE
009	870011	0420	3/26/08	\$325,000	\$253,000	1630	7	1990	3	7106	N	N	27031 114TH AVE SE
009	870010	0540	7/14/08	\$324,950	\$265,000	1650	7	1990	3	7864	N	N	11269 SE 268TH ST
009	387676	0290	6/17/08	\$320,000	\$258,000	1660	7	1996	3	8954	N	N	26810 115TH PL SE
009	387676	0510	8/22/08	\$320,000	\$265,000	1660	7	1996	3	7270	N	N	26923 115TH AVE SE
009	184160	0150	1/14/09	\$345,000	\$303,000	1670	7	1965	4	26000	N	N	11229 SE 284TH ST
009	383063	0340	2/14/08	\$296,600	\$226,000	1680	7	1986	3	5961	N	N	12128 SE 280TH CT
009	282205	9324	3/18/09	\$235,000	\$212,000	1750	7	1998	3	7600	N	N	26715 119TH AVE SE
009	383062	0490	4/16/08	\$299,995	\$235,000	1750	7	1978	4	8820	N	N	27653 121ST PL SE
009	262140	0040	10/22/08	\$305,000	\$259,000	1750	7	1997	3	6104	N	N	26712 118TH AVE SE
009	052105	9169	6/3/09	\$278,000	\$258,000	1760	7	1997	3	11250	N	N	30121 112TH AVE SE
009	870012	0220	2/27/08	\$330,000	\$253,000	1790	7	1991	3	7656	N	N	11056 SE 270TH CT
009	177642	0150	6/8/09	\$280,000	\$260,000	1830	7	2003	3	5720	N	N	26916 121ST AVE SE
009	870012	0550	4/1/08	\$332,500	\$259,000	1850	7	1990	3	6310	N	N	26910 109TH PL SE
009	870012	0440	9/23/08	\$315,000	\$265,000	1850	7	1990	3	6733	N	N	11048 SE 270TH ST
009	870011	0320	5/21/08	\$336,000	\$268,000	1850	7	1988	3	6299	N	N	11213 SE 269TH ST
009	870012	0170	8/3/09	\$296,700	\$281,000	1850	7	1990	3	8376	N	N	11043 SE 270TH ST
009	383064	0160	4/10/08	\$307,000	\$240,000	1860	7	1987	3	6000	N	N	27929 123RD PL SE
009	387676	0050	10/1/09	\$264,500	\$256,000	1870	7	1997	3	6609	N	N	27127 115TH AVE SE
009	177642	0120	4/11/08	\$340,000	\$266,000	1870	7	2003	3	6428	N	N	26823 121ST PL SE
009	383064	0100	11/23/09	\$290,000	\$286,000	1890	7	1988	3	5797	N	N	27900 123RD PL SE
009	942935	0080	1/4/08	\$345,000	\$259,000	2020	7	2003	3	5768	N	N	26408 110TH PL SE
009	870010	0050	3/24/08	\$330,000	\$256,000	2090	7	1990	3	6450	N	N	26710 110TH AVE SE
009	282205	9082	8/27/08	\$330,000	\$274,000	2120	7	1997	3	6000	N	N	11904 SE 268TH ST
009	322205	9198	12/2/09	\$303,950	\$301,000	2347	7	1982	3	22100	N	N	27615 108TH AVE SE
009	870012	0020	4/28/09	\$290,000	\$265,000	2470	7	1990	3	6903	N	N	26911 109TH PL SE
009	262140	0260	7/24/09	\$375,000	\$354,000	2740	7	1997	3	6174	N	N	26822 119TH AVE SE
009	332205	9109	4/7/09	\$377,500	\$343,000	1460	8	1962	4	49222	N	N	11628 SE 282ND ST
009	436320	0280	7/17/09	\$235,000	\$221,000	1510	8	1994	3	7944	N	N	11729 SE 268TH ST

Improved Sales Used in this Annual Update Analysis
Area 62
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
009	184150	0020	11/7/08	\$355,000	\$304,000	1560	8	1963	4	47916	N	N	10644 SE 287TH ST
009	221270	0050	3/26/08	\$314,500	\$245,000	1600	8	1966	4	14396	N	N	29024 111TH AVE SE
009	436320	0140	10/26/09	\$275,000	\$269,000	1690	8	1994	3	10395	N	N	11746 SE 268TH ST
009	322205	9138	1/22/09	\$379,000	\$334,000	1730	8	1978	4	47916	N	N	28115 110TH AVE SE
009	436320	0070	2/5/08	\$370,000	\$281,000	1840	8	1994	3	9481	N	N	11725 SE 266TH PL
009	237930	0030	6/18/09	\$313,000	\$292,000	1930	8	2001	3	5825	N	N	27229 111TH PL SE
009	797080	0100	2/11/08	\$345,000	\$263,000	1982	8	2004	3	6406	N	N	11126 SE 266TH ST
009	140295	0520	5/8/09	\$275,000	\$252,000	2100	8	2002	3	4744	N	N	29915 113TH PL SE
009	140295	0370	4/8/08	\$328,500	\$257,000	2100	8	2003	3	4683	N	N	29854 113TH WAY SE
009	052105	9041	6/23/09	\$485,000	\$453,000	2120	8	2005	3	132422	N	N	29410 112TH AVE SE
009	140290	0090	3/10/09	\$314,950	\$283,000	2320	8	1996	3	6711	N	N	30116 113TH CT SE
009	140295	0430	8/4/08	\$340,000	\$280,000	2430	8	2002	3	5465	N	N	11372 SE 299TH CT
009	140290	0580	6/9/08	\$420,000	\$337,000	3230	8	1995	3	13182	N	N	30024 113TH PL SE
009	322205	9170	8/27/09	\$425,000	\$406,000	3650	8	2000	3	35621	N	N	28130 110TH AVE SE
009	165730	0330	5/28/09	\$345,000	\$319,000	1580	9	1990	3	8572	N	N	10423 SE 301ST ST
009	383125	0160	6/17/09	\$355,742	\$332,000	1977	9	2009	3	5751	N	N	10320 SE 273RD PL
009	131082	0150	7/9/09	\$299,950	\$282,000	2007	9	2009	3	4968	N	N	30346 112TH PL SE
009	131082	0170	5/20/09	\$306,950	\$283,000	2007	9	2009	3	4759	N	N	30334 112TH PL SE
009	131082	0190	11/18/08	\$389,950	\$335,000	2062	9	2008	3	5734	N	N	30322 112TH PL SE
009	131082	0110	4/23/09	\$300,000	\$274,000	2073	9	2009	3	5512	N	N	30337 112TH PL SE
009	131082	0080	4/21/08	\$379,950	\$299,000	2073	9	2007	3	5147	N	N	30305 112TH PL SE
009	131082	0070	6/23/08	\$382,950	\$310,000	2073	9	2007	3	6862	N	N	30233 112TH PL SE
009	165730	0040	11/12/09	\$349,500	\$343,000	2110	9	1990	3	10580	N	N	30307 104TH AVE SE
009	216080	0080	7/14/09	\$439,950	\$414,000	2160	9	1976	3	36223	Y	N	10706 SE 293RD ST
009	131082	0130	4/24/09	\$305,150	\$279,000	2189	9	2008	3	6867	N	N	30319 112TH PL SE
009	131082	0180	5/20/09	\$319,950	\$295,000	2189	9	2008	3	5852	N	N	30328 112TH PL SE
009	131082	0160	7/14/09	\$314,950	\$296,000	2189	9	2009	3	4001	N	N	30340 112TH PL SE
009	131082	0060	6/11/08	\$379,950	\$306,000	2189	9	2007	3	4764	N	N	30227 112TH PL SE
009	383125	0020	10/13/08	\$524,900	\$445,000	2198	9	2008	3	7734	N	N	27205 103RD PL SE

**Improved Sales Used in this Annual Update Analysis
Area 62
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
009	383125	0270	6/24/09	\$387,000	\$362,000	2295	9	2007	3	5840	N	N	10415 SE 273RD ST
009	383125	0310	9/10/08	\$457,000	\$382,000	2295	9	2007	3	6256	N	N	10406 SE 273RD PL
009	383125	0320	2/28/08	\$523,500	\$402,000	2295	9	2007	3	7015	N	N	10402 SE 273RD PL
009	383125	0250	1/2/08	\$554,900	\$416,000	2295	9	2007	3	5830	N	N	10411 SE 273RD ST
009	383125	0260	1/9/09	\$404,000	\$354,000	2297	9	2007	3	5830	N	N	10413 SE 273RD ST
009	383125	0240	7/8/08	\$455,500	\$371,000	2297	9	2007	3	5830	N	N	10407 SE 273RD ST
009	131082	0120	3/30/09	\$309,950	\$280,000	2313	9	2008	3	4912	N	N	30323 112TH PL SE
009	131082	0050	6/19/08	\$379,950	\$307,000	2313	9	2007	3	7645	N	N	30221 112TH PL SE
009	131082	0100	1/23/08	\$419,950	\$318,000	2313	9	2007	3	5180	N	N	30329 112TH PL SE
009	131082	0140	5/19/08	\$429,000	\$342,000	2313	9	2007	3	6480	N	N	30343 112TH PL SE
009	383125	0290	5/21/08	\$421,500	\$336,000	2321	9	2007	3	6410	N	N	10414 SE 273RD ST
009	383125	0110	12/17/09	\$346,000	\$344,000	2323	9	2009	3	5700	N	N	27213 104TH AVE SE
009	383125	0170	4/29/09	\$419,500	\$384,000	2394	9	2008	3	5700	N	N	27216 103RD PL SE
009	186500	0050	8/14/08	\$365,000	\$302,000	2420	9	2001	3	6504	N	N	12122 SE 303RD CT
009	165730	0340	8/12/09	\$373,950	\$356,000	2430	9	1988	3	10869	N	N	10417 SE 301ST ST
009	165730	0260	1/6/09	\$364,000	\$319,000	2510	9	1990	3	11274	N	N	30024 104TH AVE SE
009	186500	0200	8/24/09	\$340,000	\$325,000	2510	9	2002	3	7115	N	N	30347 121ST PL SE
009	186500	0110	9/14/09	\$372,000	\$358,000	2540	9	2002	3	6688	N	N	30334 121ST PL SE
009	131082	0020	1/4/08	\$430,000	\$322,000	2569	9	2007	3	5507	N	N	30207 112TH PL SE
009	131082	0230	2/15/08	\$435,000	\$332,000	2607	9	2007	3	7805	N	N	30234 112TH PL SE
009	131082	0090	10/9/08	\$429,950	\$364,000	2607	9	2008	3	4949	N	N	30313 112TH PL SE
009	383125	0300	5/14/08	\$457,000	\$363,000	2692	9	2007	3	5713	N	N	10410 SE 273RD PL
009	383125	0280	4/1/08	\$485,000	\$378,000	2692	9	2007	3	6632	N	N	10416 SE 273RD ST
009	383125	0150	2/27/08	\$499,950	\$384,000	2692	9	2007	3	6197	N	N	27229 104TH AVE SE
009	302290	0150	8/21/08	\$415,000	\$344,000	2700	9	1978	4	19066	N	N	10606 SE 273RD CT
009	383125	0120	8/5/09	\$405,000	\$384,000	2721	9	2009	3	5700	N	N	27217 104TH AVE SE
009	553035	0070	11/16/09	\$345,000	\$340,000	2771	9	2008	3	6384	N	N	12007 SE 269TH PL
009	553035	0030	3/24/08	\$450,000	\$350,000	2771	9	2007	3	5701	N	N	12012 SE 270TH ST
009	553035	0050	5/26/09	\$375,000	\$347,000	2828	9	2007	3	5720	N	N	12022 SE 270TH ST

**Improved Sales Used in this Annual Update Analysis
Area 62
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
009	383125	0230	2/27/09	\$420,000	\$375,000	2832	9	2008	3	5830	N	N	10403 SE 273RD ST
009	383125	0190	5/9/08	\$560,000	\$444,000	2832	9	2007	3	6254	N	N	27219 103RD PL SE
009	131082	0210	5/1/09	\$350,000	\$320,000	2961	9	2007	3	4855	N	N	30306 112TH PL SE
009	131082	0250	5/19/08	\$439,950	\$350,000	2961	9	2007	3	5000	N	N	30226 112TH PL SE
009	131082	0010	6/19/08	\$439,000	\$354,000	2961	9	2007	3	5510	N	N	30203 112TH PL SE
009	553035	0090	6/25/09	\$345,000	\$322,000	2988	9	2008	3	6384	N	N	12019 SE 269TH PL
009	553035	0020	2/25/09	\$375,000	\$335,000	2988	9	2007	3	5700	N	N	12008 SE 270TH ST
009	165730	0180	6/2/08	\$478,000	\$383,000	3060	9	1988	3	10465	N	N	10506 SE 300TH ST
009	553035	0120	1/3/08	\$475,000	\$356,000	3110	9	2007	3	5891	N	N	12018 SE 269TH PL
009	553035	0040	9/15/08	\$459,950	\$385,000	3110	9	2007	3	5701	N	N	12018 SE 270TH ST
009	165730	0400	2/12/08	\$485,000	\$370,000	3240	9	1988	3	11029	N	N	10512 SE 302ND ST
009	786700	0056	6/1/09	\$548,000	\$508,000	3360	9	1995	3	35054	N	N	30024 118TH AVE SE
009	131082	0240	3/21/08	\$489,950	\$380,000	3608	9	2007	3	6773	N	N	30230 112TH PL SE
009	733080	0060	3/3/09	\$435,000	\$390,000	3100	10	2006	3	19482	N	N	10614 SE 290TH ST
009	022790	0060	7/14/09	\$510,000	\$480,000	3490	10	2001	3	16028	N	N	11903 SE 277TH ST
009	935840	0300	11/3/09	\$550,000	\$539,000	3497	11	2006	3	22342	N	N	11617 SE 288TH ST
009	935840	0120	3/25/08	\$770,000	\$599,000	3840	11	2006	3	13811	N	N	11838 SE 290TH PL
009	935840	0200	5/28/09	\$735,000	\$680,000	4150	11	2007	3	19464	N	N	11827 SE 290TH PL
009	935840	0220	11/16/09	\$699,000	\$688,000	4150	11	2007	3	15121	N	N	29028 118TH AVE SE
009	935840	0070	4/8/08	\$870,000	\$681,000	4151	11	2006	3	15210	N	N	28838 118TH AVE SE
010	352205	9040	6/8/09	\$221,750	\$206,000	1100	6	1950	4	52740	N	N	15935 SE 272ND ST
010	679220	0210	3/21/08	\$236,000	\$183,000	1260	6	2000	3	9447	N	N	27706 132ND AVE SE
010	546640	0080	5/28/08	\$280,000	\$224,000	940	7	1982	3	17968	N	N	13616 SE 273RD CT
010	809140	0830	9/18/09	\$270,000	\$260,000	1000	7	1982	3	7906	N	N	12907 SE 277TH ST
010	809140	1030	11/17/08	\$195,000	\$167,000	1070	7	1984	3	8886	N	N	13111 SE 278TH PL
010	383060	0300	8/26/08	\$269,000	\$223,000	1080	7	1976	3	8000	N	N	27624 125TH AVE SE
010	383061	0290	6/9/09	\$279,000	\$259,000	1080	7	1977	3	8250	N	N	12653 SE 276TH PL
010	546610	0140	6/13/08	\$299,950	\$241,000	1130	7	1968	4	15400	N	N	14504 SE 276TH ST
010	383060	0240	9/24/08	\$257,100	\$216,000	1160	7	1976	3	7500	N	N	12600 SE 276TH WAY

**Improved Sales Used in this Annual Update Analysis
Area 62
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
010	546640	0020	11/16/09	\$205,000	\$202,000	1170	7	1982	3	5808	N	N	27223 137TH AVE SE
010	546610	0160	5/27/08	\$252,000	\$201,000	1190	7	1967	3	12789	N	N	14508 SE 276TH PL
010	546620	0100	4/18/08	\$275,000	\$216,000	1200	7	1968	3	11000	N	N	27601 145TH PL SE
010	809140	0840	4/28/09	\$234,000	\$214,000	1220	7	1984	3	7221	N	N	12913 SE 277TH ST
010	032105	9093	7/14/08	\$281,266	\$229,000	1220	7	1965	4	31294	N	N	13228 SE 294TH PL
010	080800	0100	4/29/08	\$330,000	\$261,000	1230	7	1965	3	11664	N	N	27008 126TH AVE SE
010	546873	0080	7/13/09	\$247,000	\$232,000	1300	7	1993	3	7057	N	N	27737 148TH WAY SE
010	546641	0230	8/18/09	\$245,000	\$234,000	1300	7	1994	3	5115	N	N	13723 SE 275TH ST
010	546641	0140	3/1/08	\$299,000	\$230,000	1310	7	1994	3	5969	N	N	13613 SE 274TH PL
010	546641	0240	7/29/09	\$253,000	\$239,000	1310	7	1994	3	4942	N	N	13729 SE 275TH ST
010	546641	0150	5/16/08	\$322,500	\$256,000	1310	7	1994	3	5004	N	N	13619 SE 274TH PL
010	546640	0360	2/26/09	\$288,900	\$258,000	1320	7	1985	3	8889	N	N	13810 SE 274TH ST
010	546873	0220	2/2/09	\$260,000	\$230,000	1330	7	1994	3	6331	N	N	27723 149TH PL SE
010	354600	0700	12/18/09	\$230,000	\$229,000	1390	7	1986	3	7234	N	N	12435 SE 273RD PL
010	354600	0270	3/21/08	\$309,000	\$240,000	1390	7	1986	3	7417	N	N	12512 SE 275TH PL
010	091040	0030	1/11/08	\$284,950	\$214,000	1400	7	1977	3	10252	N	N	13228 SE 276TH ST
010	894671	0400	10/21/08	\$250,000	\$212,000	1470	7	2004	3	4899	N	N	12636 SE 295TH ST
010	546642	0430	5/22/09	\$242,200	\$224,000	1470	7	1995	3	5321	N	N	13812 SE 275TH PL
010	546641	0010	8/25/08	\$265,000	\$220,000	1480	7	1992	3	7354	N	N	13630 SE 272ND CT
010	383061	0380	12/11/08	\$255,000	\$221,000	1590	7	1976	3	7350	N	N	12612 SE 277TH PL
010	546642	0110	10/14/08	\$290,000	\$246,000	1610	7	1994	3	5050	N	N	13815 SE 275TH PL
010	546642	0110	7/3/08	\$339,990	\$276,000	1610	7	1994	3	5050	N	N	13815 SE 275TH PL
010	546641	0290	9/2/09	\$250,000	\$240,000	1640	7	1992	3	5038	N	N	27507 139TH CT SE
010	546640	0450	4/28/09	\$248,000	\$227,000	1680	7	1987	3	5762	N	N	13721 SE 273RD ST
010	809141	0940	4/7/08	\$323,900	\$253,000	1680	7	1987	3	8028	N	N	12730 SE 282ND WAY
010	809140	0480	2/19/08	\$294,000	\$225,000	1690	7	1984	3	8250	N	N	12713 SE 276TH PL
010	354600	0290	4/28/09	\$252,000	\$230,000	1690	7	1986	3	7208	N	N	12432 SE 275TH PL
010	546642	0210	9/28/09	\$277,000	\$268,000	1710	7	1994	3	5049	N	N	27552 140TH AVE SE
010	809140	0290	3/24/08	\$310,000	\$241,000	1730	7	1984	3	7000	N	N	13018 SE 277TH PL

**Improved Sales Used in this Annual Update Analysis
Area 62
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
010	546641	0130	4/14/08	\$310,000	\$243,000	1730	7	1994	3	6152	N	N	13609 SE 274TH PL
010	809140	0140	12/24/08	\$290,000	\$253,000	1730	7	1984	3	7561	N	N	27741 131ST CT SE
010	809140	0080	3/31/08	\$307,000	\$239,000	1740	7	1984	3	7812	N	N	27718 130TH AVE SE
010	211101	0390	3/10/09	\$278,995	\$250,000	1740	7	2002	3	5071	N	N	29702 129TH PL SE
010	211101	0610	6/26/08	\$312,000	\$253,000	1740	7	2002	3	5541	N	N	29685 129TH PL SE
010	809140	0610	9/16/08	\$305,000	\$255,000	1740	7	1984	3	8749	N	N	12744 SE 278TH CT
010	546873	0250	9/11/08	\$250,000	\$209,000	1750	7	1994	3	6875	N	N	27702 149TH PL SE
010	546641	0670	4/9/08	\$310,000	\$243,000	1750	7	1990	3	5221	N	N	13926 SE 275TH ST
010	546641	0550	6/6/08	\$307,500	\$247,000	1750	7	1990	3	5338	N	N	13930 SE 274TH ST
010	809141	0140	1/31/08	\$298,900	\$227,000	1770	7	1987	3	10034	N	N	13013 SE 297TH PL
010	214090	0110	12/23/08	\$255,000	\$222,000	1780	7	2006	3	4244	N	N	13606 SE 280TH CT
010	352205	9187	3/21/08	\$305,000	\$237,000	1800	7	1985	3	36590	N	N	15148 SE 282ND PL
010	809141	0280	5/17/08	\$330,000	\$263,000	1830	7	1985	3	7339	N	N	28021 131ST AVE SE
010	546641	0370	7/29/09	\$245,000	\$232,000	1910	7	1994	3	8392	N	N	27508 139TH CT SE
010	211101	0360	9/11/08	\$292,500	\$244,000	1920	7	2002	3	5562	N	N	29726 129TH PL SE
010	211101	0600	11/20/09	\$269,950	\$266,000	1920	7	2002	3	4837	N	N	29671 129TH PL SE
010	546873	0160	2/25/09	\$299,950	\$268,000	1920	7	1994	3	7578	N	N	14828 SE 278TH ST
010	809140	0920	8/24/09	\$269,950	\$258,000	1950	7	1981	3	9905	N	N	12908 SE 278TH ST
010	809141	0820	9/8/09	\$262,000	\$252,000	1960	7	1987	3	7553	N	N	28116 128TH CT SE
010	856765	0090	9/8/09	\$304,000	\$292,000	1980	7	1994	3	6857	N	N	27717 150TH PL SE
010	809141	0350	9/4/08	\$250,000	\$208,000	2010	7	1987	3	10252	N	N	13010 SE 282ND WAY
010	809141	0300	7/19/08	\$303,500	\$248,000	2010	7	1988	3	8579	N	N	28037 131ST AVE NE
010	600450	0010	7/14/09	\$282,500	\$266,000	2010	7	1996	3	6862	N	N	27807 148TH WAY SE
010	546642	0320	8/24/09	\$265,688	\$254,000	2020	7	1990	3	4950	N	N	27523 140TH AVE SE
010	894671	0540	7/24/09	\$250,000	\$236,000	2130	7	2004	3	4726	N	N	12524 SE 295TH ST
010	211101	0110	3/17/08	\$329,000	\$255,000	2200	7	2003	3	8151	N	N	29646 130TH WAY SE
010	600450	0080	9/14/09	\$317,000	\$305,000	2240	7	1997	3	6000	N	N	14808 SE 279TH PL
010	856765	0060	12/28/09	\$340,000	\$340,000	2550	7	1996	3	6053	N	N	27700 150TH PL SE
010	546860	0050	9/26/08	\$350,000	\$294,000	2620	7	2002	3	6697	N	N	28112 153RD AVE SE

**Improved Sales Used in this Annual Update Analysis
Area 62
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
010	894671	0340	4/10/08	\$310,000	\$243,000	2680	7	2004	3	5050	N	N	12704 SE 295TH ST
010	211101	0670	7/2/09	\$299,500	\$281,000	2720	7	2001	3	7053	N	N	12754 SE 128TH PL
010	894671	0030	4/8/09	\$297,000	\$270,000	2960	7	2004	3	4534	N	N	29516 125TH AVE SE
010	894671	0490	3/28/08	\$370,000	\$288,000	2960	7	2004	3	4821	N	N	12556 SE 295TH ST
010	080680	0010	11/25/09	\$250,000	\$247,000	2970	7	2003	3	5560	N	N	29629 124TH PL SE
010	211101	0770	3/5/08	\$429,900	\$331,000	3200	7	2002	3	9362	N	N	12919 SE 299TH ST
010	664850	0710	6/6/08	\$310,000	\$249,000	1390	8	1979	3	12420	N	N	27410 146TH AVE SE
010	016300	0190	8/3/09	\$290,000	\$275,000	1770	8	2003	3	5801	N	N	27717 147TH PL SE
010	664850	0340	6/5/09	\$315,000	\$292,000	1780	8	1979	3	21000	N	N	27303 145TH CT SE
010	132930	0740	6/4/09	\$252,000	\$234,000	1849	8	2008	3	5706	N	N	12608 SE 278TH PL
010	546878	0240	9/26/08	\$360,000	\$303,000	1850	8	2004	3	6270	N	N	15014 SE 281ST ST
010	788580	0150	6/19/08	\$314,000	\$253,000	1940	8	2002	3	5730	N	N	14119 SE 282ND ST
010	666924	0100	6/19/09	\$325,000	\$303,000	1974	8	2008	3	5712	N	N	28624 142ND PL SE
010	666924	0050	9/11/08	\$328,450	\$275,000	2014	8	2008	3	5711	N	N	14308 SE 287TH ST
010	666924	0190	2/6/08	\$363,595	\$277,000	2014	8	2008	3	5739	N	N	14326 SE 286TH CT
010	666924	0260	3/18/08	\$391,017	\$303,000	2014	8	2008	3	5702	N	N	14206 SE 286TH CT
010	666924	0400	10/19/09	\$339,950	\$331,000	2014	8	2007	3	5707	N	N	28617 142ND PL SE
010	666924	0380	11/20/08	\$397,183	\$342,000	2014	8	2008	3	5702	N	N	28607 142ND PL SE
010	666924	0200	5/29/08	\$329,950	\$264,000	2022	8	2008	3	5707	N	N	14322 SE 286TH CT
010	788580	1280	9/24/09	\$295,000	\$285,000	2030	8	2004	3	6424	N	N	14122 SE 280TH PL
010	666924	0170	4/11/08	\$358,245	\$281,000	2044	8	2008	3	5700	N	N	14323 SE 286TH CT
010	666924	0220	9/4/08	\$358,850	\$299,000	2044	8	2008	3	5703	N	N	14306 SE 286TH CT
010	716220	0045	6/22/09	\$303,000	\$283,000	2070	8	1972	4	37203	N	N	27320 154TH AVE SE
010	666924	0090	10/29/08	\$339,805	\$290,000	2082	8	2008	3	5761	N	N	14212 SE 287TH ST
010	546877	0370	5/21/08	\$350,000	\$279,000	2100	8	2003	3	5858	N	N	28009 151ST AVE SE
010	342205	9171	2/13/08	\$319,585	\$244,000	2140	8	1973	3	9608	N	N	27626 145TH PL SE
010	600453	0150	12/30/09	\$297,500	\$297,000	2200	8	1999	3	9262	N	N	14517 SE 278TH PL
010	600453	0050	8/19/09	\$335,000	\$319,000	2200	8	1999	3	6030	N	N	27813 145TH AVE SE
010	132930	0710	6/15/09	\$262,500	\$244,000	2255	8	2008	3	5701	N	N	12624 SE 278TH PL

**Improved Sales Used in this Annual Update Analysis
Area 62
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
010	132930	0180	12/21/09	\$277,000	\$276,000	2255	8	2007	3	5748	N	N	12421 SE 278TH PL
010	132930	0150	2/25/08	\$361,273	\$277,000	2255	8	2007	3	6013	N	N	27831 124TH PL SE
010	132930	0620	9/4/08	\$340,525	\$284,000	2255	8	2007	3	7471	N	N	12717 SE 278TH PL
010	132930	0650	7/9/08	\$353,265	\$288,000	2255	8	2007	3	5720	N	N	12720 SE 278TH PL
010	132930	0690	9/17/08	\$349,950	\$293,000	2255	8	2008	3	5701	N	N	12702 SE 278TH PL
010	600451	0150	7/2/08	\$365,000	\$296,000	2290	8	1998	3	7425	N	N	27903 147TH PL SE
010	813350	0140	11/24/08	\$400,000	\$345,000	2310	8	2001	3	10259	N	N	13022 SE 282ND ST
010	546878	0260	4/9/09	\$369,950	\$336,000	2320	8	2004	3	7954	N	N	15026 SE 281ST ST
010	600451	0280	2/6/09	\$325,000	\$288,000	2330	8	1998	3	6910	N	N	14711 SE 279TH PL
010	600451	0130	6/10/08	\$385,400	\$310,000	2370	8	1998	3	6820	N	N	14707 SE 278TH PL
010	666924	0280	7/16/08	\$349,950	\$286,000	2379	8	2008	3	5708	N	N	14211 SE 286TH CT
010	666924	0310	4/18/08	\$359,950	\$283,000	2389	8	2007	3	5708	N	N	14309 SE 286TH CT
010	666924	0040	3/10/08	\$371,950	\$287,000	2389	8	2008	3	5711	N	N	14310 SE 287TH ST
010	666924	0070	7/9/08	\$381,775	\$311,000	2389	8	2008	3	5701	N	N	14226 SE 287TH ST
010	666924	0110	6/3/08	\$391,158	\$314,000	2389	8	2008	3	5731	N	N	14207 SE 286TH CT
010	666924	0250	9/3/08	\$383,875	\$320,000	2389	8	2008	3	5702	N	N	14210 SE 286TH CT
010	666924	0120	5/27/08	\$409,632	\$327,000	2389	8	2007	3	5701	N	N	14213 SE 286TH CT
010	666924	0150	7/31/08	\$404,462	\$332,000	2389	8	2008	3	5701	N	N	14311 SE 286TH CT
010	666924	0180	7/16/08	\$371,000	\$303,000	2393	8	2008	3	5724	N	N	14327 SE 286TH CT
010	730041	0450	2/13/09	\$306,000	\$272,000	2410	8	1999	3	6200	N	N	12810 SE 302ND ST
010	666924	0160	9/12/08	\$383,267	\$321,000	2471	8	2008	3	5702	N	N	14315 SE 286TH CT
010	666924	0210	7/16/08	\$394,999	\$322,000	2471	8	2008	3	5712	N	N	14314 SE 286TH CT
010	666924	0240	9/9/08	\$386,990	\$323,000	2471	8	2008	3	5702	N	N	14228 SE 286TH CT
010	666924	0140	11/20/08	\$383,645	\$330,000	2471	8	2008	3	5701	N	N	14305 SE 286TH CT
010	132930	0140	1/23/08	\$372,420	\$282,000	2478	8	2007	3	6012	N	N	27823 124TH PL SE
010	132930	0600	3/6/08	\$376,000	\$290,000	2478	8	2007	3	6191	N	N	12631 SE 278TH PL
010	132930	0640	1/7/08	\$390,910	\$293,000	2478	8	2007	3	5715	N	N	12722 SE 278TH PL
010	132930	0680	11/20/08	\$354,515	\$305,000	2478	8	2008	3	5701	N	N	12706 SE 278TH PL
010	600451	0190	4/21/08	\$393,000	\$309,000	2530	8	1997	3	6635	N	N	27914 147TH AVE SE

**Improved Sales Used in this Annual Update Analysis
Area 62
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
010	132930	0660	6/14/09	\$266,700	\$248,000	2546	8	2007	3	6456	N	N	12716 SE 278TH PL
010	132930	0160	6/15/09	\$288,200	\$268,000	2546	8	2007	3	7488	N	N	27903 124TH PL SE
010	666924	0430	7/6/09	\$329,701	\$309,000	2571	8	2009	3	5700	N	N	28705 142ND PL SE
010	211100	0150	2/9/09	\$290,000	\$257,000	2670	8	2001	3	5707	N	N	12465 SE 299TH PL
010	211100	0930	5/21/08	\$360,000	\$287,000	2720	8	2001	3	5250	N	N	12420 SE 298TH PL
010	211100	0580	7/28/09	\$307,000	\$290,000	2720	8	2002	3	6014	N	N	29823 126TH CT SE
010	788580	0110	8/1/09	\$350,000	\$332,000	2720	8	2002	3	5730	N	N	14209 SE 282ND ST
010	600451	0260	5/13/08	\$410,000	\$326,000	2800	8	1998	3	7205	N	N	14701 SE 279TH PL
010	666924	0080	3/24/09	\$352,000	\$318,000	2829	8	2008	3	5700	N	N	14220 SE 287TH ST
010	666924	0270	2/12/08	\$460,419	\$351,000	2829	8	2007	3	5704	N	N	14205 SE 286TH CT
010	211100	0050	10/30/08	\$364,000	\$310,000	2840	8	2002	3	5986	N	N	12496 SE 299TH PL
010	132930	0700	8/6/09	\$315,000	\$299,000	2980	8	2008	3	5700	N	N	12630 SE 278TH PL
010	132930	0630	7/14/09	\$330,000	\$311,000	2980	8	2007	3	5700	N	N	12723 SE 278TH PL
010	132930	0610	5/7/08	\$413,000	\$327,000	2980	8	2007	3	6686	N	N	12703 SE 278TH PL
010	666924	0130	5/12/08	\$457,741	\$363,000	3006	8	2008	3	5701	N	N	14227 SE 286TH CT
010	666924	0300	2/4/08	\$414,198	\$315,000	3013	8	2007	3	5708	N	N	14303 SE 286TH CT
010	211100	0200	2/28/09	\$335,000	\$300,000	3040	8	2001	3	6074	N	N	12485 SE 299TH PL
010	666924	0030	4/17/08	\$437,185	\$343,000	3068	8	2008	3	5711	N	N	14316 SE 287TH ST
010	666924	0370	7/29/08	\$432,710	\$355,000	3068	8	2008	3	5700	N	N	28603 142ND PL SE
010	666924	0350	12/12/08	\$416,954	\$362,000	3068	8	2008	3	5728	N	N	28521 142ND PL SE
010	666924	0060	10/17/08	\$430,000	\$365,000	3068	8	2008	3	5711	N	N	14302 SE 287TH ST
010	666924	0410	3/24/09	\$430,000	\$388,000	3068	8	2007	3	5700	N	N	28623 142ND PL SE
010	666924	0390	10/29/08	\$504,463	\$430,000	3068	8	2008	3	5705	N	N	28611 142ND PL SE
010	788580	1270	2/24/09	\$385,000	\$344,000	3200	8	2004	3	6249	N	N	14118 SE 280TH ST
010	211100	0460	1/28/08	\$402,000	\$305,000	3420	8	2001	3	6931	N	N	12618 SE 299TH PL
010	131082	0200	10/9/08	\$392,950	\$332,000	2073	9	2008	3	6094	N	N	30314 112TH PL SE
010	387657	0120	4/29/09	\$450,000	\$412,000	2500	9	2003	3	7359	N	N	14117 SE 278TH ST
010	730041	0380	11/2/09	\$285,500	\$280,000	2700	9	1999	3	6120	N	N	12814 SE 301ST ST
010	211101	1040	4/24/09	\$415,000	\$379,000	2720	9	2002	3	6268	N	N	12980 SE 301ST ST

**Improved Sales Used in this Annual Update Analysis
Area 62
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
010	211101	1080	8/7/08	\$449,000	\$370,000	3030	9	2003	3	10855	N	N	12956 SE 301ST ST
010	769537	0090	11/6/08	\$470,000	\$402,000	3112	10	2007	3	6061	Y	N	12938 SE 288TH PL
010	769537	0250	6/25/08	\$549,880	\$445,000	3112	10	2007	3	5904	Y	N	13021 SE 288TH PL
010	769537	0230	9/19/08	\$660,000	\$554,000	3426	10	2006	3	6875	Y	N	13009 SE 288TH PL
010	769537	0010	8/13/08	\$639,950	\$529,000	3552	10	2008	3	7745	Y	N	28805 130TH AVE SE
011	423940	0700	4/14/08	\$185,000	\$145,000	770	6	1969	4	4092	N	N	11835 SE 319TH PL
011	423940	0970	5/1/09	\$140,000	\$128,000	960	6	1969	4	2635	N	N	31836 118TH PL SE
011	423940	1080	5/6/09	\$145,000	\$133,000	960	6	1969	3	2604	N	N	11833 SE 318TH PL
011	423941	0160	9/19/08	\$160,000	\$134,000	960	6	1970	3	3700	N	N	31618 119TH PL SE
011	423940	0620	10/29/09	\$148,000	\$145,000	960	6	1969	4	3465	N	N	11807 SE 319TH PL
011	423940	0660	4/28/09	\$175,000	\$160,000	960	6	1969	4	2976	N	N	11817 SE 319TH PL
011	423940	0830	6/24/08	\$208,000	\$168,000	960	6	1969	4	3900	N	N	31804 120TH AVE SE
011	423940	0150	6/18/09	\$138,500	\$129,000	980	6	1969	3	3000	N	N	31906 120TH PL SE
011	423940	0400	9/30/08	\$155,000	\$131,000	980	6	1969	3	2686	N	N	11802 SE 318TH PL
011	423940	0360	2/28/08	\$210,000	\$161,000	980	6	1969	3	3081	N	N	11812 SE 318TH PL
011	423940	1120	2/15/08	\$150,000	\$115,000	1090	6	1969	3	3237	N	N	11827 SE 318TH PL
011	423940	0960	1/25/08	\$200,000	\$151,000	1090	6	1969	4	3315	N	N	31838 118TH PL SE
011	423940	0780	5/12/09	\$169,500	\$156,000	1140	6	1969	4	5084	N	N	31824 120TH AVE SE
011	423941	0350	4/7/09	\$218,000	\$198,000	950	7	1978	4	6351	N	N	11817 SE 316TH PL
011	423941	0430	11/6/09	\$177,000	\$174,000	1000	7	1978	3	2418	N	N	11812 SE 317TH PL
011	168200	0180	10/23/09	\$211,110	\$206,000	1000	7	1968	4	7848	N	N	11843 SE 323RD PL
011	713790	0880	3/24/08	\$261,000	\$203,000	1020	7	1983	3	7855	N	N	12519 SE 318TH WAY
011	168360	0040	10/21/08	\$230,000	\$195,000	1030	7	1981	4	7208	N	N	31620 121ST AVE SE
011	168350	0010	4/21/08	\$290,000	\$228,000	1040	7	1976	4	7193	N	N	31803 110TH AVE SE
011	168200	0290	9/25/08	\$270,000	\$227,000	1100	7	1968	3	7200	N	N	11810 SE 323RD PL
011	713790	0340	10/23/09	\$178,000	\$174,000	1130	7	1983	3	7726	N	N	12512 SE 318TH WAY
011	713790	0340	10/2/09	\$233,000	\$226,000	1130	7	1983	3	7726	N	N	12512 SE 318TH WAY
011	332790	0110	4/7/09	\$200,000	\$181,000	1200	7	1979	4	11484	N	N	11119 SE 323RD ST
011	332700	0010	4/2/08	\$263,000	\$205,000	1220	7	1968	4	8760	N	N	32005 112TH PL SE

**Improved Sales Used in this Annual Update Analysis
Area 62
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
011	713790	0700	10/30/09	\$237,000	\$232,000	1260	7	1981	3	7280	N	N	12703 SE 318TH WAY
011	614500	0020	11/6/09	\$225,000	\$221,000	1280	7	1993	3	8243	N	N	11516 SE 305TH PL
011	713790	0640	6/30/09	\$220,500	\$206,000	1350	7	1981	3	7545	N	N	12712 SE 318TH WAY
011	713790	0990	6/4/08	\$275,000	\$221,000	1350	7	1981	3	9063	N	N	12425 SE 318TH WAY
011	713790	0820	3/6/08	\$287,250	\$221,000	1350	7	1981	3	7558	N	N	31842 126TH AVE SE
011	920690	0180	8/17/09	\$281,950	\$269,000	1350	7	1994	3	7269	N	N	31661 110TH PL SE
011	092105	9202	8/19/08	\$278,000	\$230,000	1430	7	1989	3	7644	N	N	31928 116TH AVE SE
011	159208	0070	8/22/08	\$300,000	\$249,000	1500	7	1995	3	10503	N	N	11506 SE 308TH PL
011	289065	0090	8/25/08	\$292,000	\$242,000	1520	7	1991	3	7427	N	N	11726 SE 321ST PL
011	713790	0020	5/14/08	\$298,200	\$237,000	1550	7	1984	3	8400	N	N	31741 124TH PL SE
011	745740	0470	6/9/08	\$316,180	\$254,000	1550	7	2000	3	6400	N	N	31539 114TH AVE SE
011	807852	0220	11/12/08	\$272,000	\$233,000	1570	7	1998	3	5250	N	N	11530 SE 319TH ST
011	025505	0100	7/24/08	\$327,000	\$268,000	1670	7	1994	3	6126	N	N	31430 114TH PL SE
011	289065	0400	7/3/08	\$337,000	\$274,000	1670	7	1991	3	8166	N	N	11729 SE 321ST PL
011	327605	0220	8/25/08	\$255,000	\$212,000	1690	7	1972	4	13436	N	N	32504 108TH AVE SE
011	333940	0106	6/23/09	\$277,000	\$259,000	1710	7	1992	3	7234	N	N	31914 113TH PL SE
011	745740	0150	5/12/09	\$260,000	\$239,000	1750	7	1999	3	5804	N	N	31421 113TH AVE SE
011	807852	0200	5/5/08	\$310,000	\$245,000	1870	7	1998	3	5220	N	N	11518 SE 319TH ST
011	289065	0260	7/29/09	\$245,000	\$232,000	1890	7	1992	3	7226	N	N	11857 SE 321ST PL
011	713790	0360	8/31/09	\$314,950	\$302,000	2670	7	1983	3	7938	N	N	31717 126TH AVE SE
011	332680	0350	6/2/08	\$314,700	\$252,000	1000	8	1985	3	7200	N	N	11521 SE 321ST PL
011	332702	0400	11/12/09	\$255,000	\$251,000	1220	8	1977	3	8240	N	N	11231 SE 323RD ST
011	279860	0110	3/27/08	\$348,000	\$271,000	1310	8	1998	3	11785	N	N	30432 101ST PL SE
011	327605	0045	8/20/08	\$335,000	\$277,000	1370	8	1980	3	20340	Y	N	10602 SE 325TH ST
011	332701	0290	9/15/09	\$226,500	\$218,000	1440	8	1977	3	7350	N	N	11242 SE 325TH ST
011	713797	0210	8/17/09	\$279,950	\$267,000	1490	8	1995	3	9285	N	N	12948 SE 309TH PL
011	320440	0020	4/18/08	\$310,000	\$244,000	1570	8	2002	3	2912	N	N	11607 SE 308TH PL
011	713797	0230	7/6/09	\$302,000	\$283,000	1620	8	1996	3	9561	N	N	12912 SE 309TH PL
011	381480	0260	6/23/08	\$324,400	\$262,000	1626	8	2002	3	6625	N	N	11710 SE 310TH ST

**Improved Sales Used in this Annual Update Analysis
Area 62
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
011	320440	0280	3/6/08	\$319,950	\$247,000	1660	8	2002	3	3113	N	N	11646 SE 308TH PL
011	713797	0290	2/13/08	\$340,000	\$260,000	1670	8	1997	3	6819	N	N	12929 SE 309TH PL
011	299100	0120	7/28/08	\$340,000	\$279,000	1740	8	1998	3	7620	N	N	13013 SE 305TH CT
011	713795	0110	10/20/08	\$339,950	\$289,000	1740	8	1993	3	7942	N	N	12676 SE 306TH CT
011	320440	0200	9/8/08	\$300,000	\$250,000	1780	8	2001	3	4060	N	N	11688 SE 308TH PL
011	299100	0050	6/10/09	\$269,950	\$251,000	1790	8	1998	3	5838	N	N	12931 SE 306TH CT
011	809700	0410	9/25/09	\$249,000	\$241,000	1800	8	1992	3	7858	N	N	31527 117TH PL SE
011	299100	0370	10/9/08	\$299,950	\$254,000	1820	8	1998	3	6482	N	N	13014 SE 305TH PL
011	381480	0200	12/8/09	\$257,000	\$255,000	1840	8	2003	3	5226	N	N	31008 117TH PL SE
011	713796	0010	9/16/09	\$295,000	\$284,000	1850	8	1996	3	8263	N	N	30403 128TH PL SE
011	713796	0070	4/16/09	\$290,000	\$264,000	1860	8	1994	3	6627	N	N	30519 128TH PL SE
011	279860	0120	7/1/09	\$273,000	\$256,000	1960	8	1999	3	11798	N	N	30428 101ST PL SE
011	132197	0120	7/13/09	\$265,000	\$249,000	2040	8	2000	3	4034	N	N	31575 115TH AVE SE
011	513780	0120	3/12/08	\$340,500	\$263,000	2044	8	2006	3	5640	N	N	13370 SE 308TH CT
011	144611	0030	5/1/08	\$400,000	\$316,000	2120	8	2001	3	9118	N	N	11220 SE 309TH ST
011	327608	0220	2/27/08	\$425,000	\$326,000	2150	8	1997	3	18860	N	N	32704 110TH AVE SE
011	947690	0180	9/28/09	\$311,000	\$301,000	2170	8	1994	3	6061	N	N	31615 117TH AVE SE
011	092105	9035	8/21/09	\$349,950	\$334,000	2176	8	2006	3	82764	N	N	13129 SE 312TH ST
011	713795	0440	10/6/09	\$290,000	\$281,000	2200	8	1993	3	5700	N	N	12633 SE 307TH ST
011	809700	0090	6/16/08	\$319,950	\$258,000	2240	8	1991	3	7198	N	N	31533 118TH CT SE
011	279860	0020	8/25/08	\$365,000	\$303,000	2240	8	1998	3	7287	N	N	30419 101ST AVE SE
011	809700	0340	1/22/08	\$392,000	\$296,000	2260	8	1990	3	7438	N	N	31439 117TH PL SE
011	165731	0070	4/16/08	\$480,000	\$377,000	2260	8	1993	3	18178	N	N	10339 SE 304TH PL
011	809700	0210	7/30/09	\$311,900	\$295,000	2400	8	1992	3	7219	N	N	31450 117TH PL SE
011	809700	0380	7/22/09	\$310,000	\$293,000	2420	8	1990	3	7423	N	N	31503 117TH PL SE
011	513780	0100	7/29/08	\$375,847	\$308,000	2718	8	2006	3	6500	N	N	13362 SE 308TH CT
011	178727	0020	4/17/08	\$360,000	\$283,000	2800	8	2002	3	5350	N	N	31009 119TH AVE SE
011	052105	9024	8/28/08	\$420,000	\$349,000	3250	8	2000	3	22200	N	N	10611 SE 304TH WAY
011	333940	0355	4/22/08	\$475,000	\$374,000	1980	9	1977	4	20126	N	N	30405 108TH AVE SE

**Improved Sales Used in this Annual Update Analysis
Area 62
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
011	144611	0011	6/24/09	\$450,000	\$420,000	2521	9	2006	3	7119	N	N	30830 112TH AVE SE
011	387659	0470	12/16/09	\$340,000	\$338,000	2630	9	2004	3	7442	N	N	12229 SE 306TH CT
011	387659	0550	9/13/08	\$399,900	\$335,000	2710	9	2004	3	5000	N	N	12212 SE 307TH PL
011	172105	9285	1/31/08	\$428,000	\$325,000	2720	9	2003	3	8039	N	N	32006 111TH CT SE
011	387659	0240	10/17/08	\$415,000	\$352,000	2750	9	2005	3	5602	N	N	30607 122ND AVE SE
011	732860	0040	7/6/09	\$489,000	\$459,000	2790	9	2004	3	6330	N	N	9986 SE 304TH CT
011	387659	0070	11/20/09	\$337,500	\$333,000	3008	9	2005	3	5799	N	N	12207 SE 307TH PL
011	387659	0050	5/30/08	\$430,000	\$344,000	3010	9	2004	3	5798	N	N	12219 SE 307TH PL
011	387659	0280	4/4/08	\$470,000	\$367,000	3010	9	2004	3	7321	N	N	30529 122ND AVE SE
011	186456	0120	8/25/09	\$335,000	\$320,000	3029	9	2003	3	6199	N	N	11615 SE 319TH CT
011	172105	9099	3/7/08	\$557,000	\$430,000	3030	9	2004	3	26466	N	N	32014 110TH PL SE

**Improved Sales Removed from this Annual Update Analysis
Area 62
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
009	030380	0050	7/25/08	\$314,000	Diagnostic Outlier-SAS
009	030380	0050	2/29/08	\$362,500	RELOCATION - SALE TO SERVICE
009	031839	0030	11/13/09	\$270,000	FINANCIAL INSTITUTION RESALE
009	052105	9105	1/14/09	\$245,400	Lack of Representation-Grade5
009	052105	9150	11/18/08	\$230,000	IMP COUNT;BANKRUPTCY - RECEIVER OR TRUSTEE
009	140290	0100	6/12/08	\$315,240	BANKRUPTCY - RECEIVER OR TRUSTEE
009	140290	0480	5/1/09	\$269,900	BANKRUPTCY - RECEIVER OR TRUSTEE
009	140290	0570	7/2/09	\$293,000	BANKRUPTCY - RECEIVER OR TRUSTEE
009	140295	0520	5/1/09	\$269,000	RELOCATION - SALE TO SERVICE
009	165730	0240	5/12/09	\$348,000	Diagnostic Outlier-SAS
009	165730	0510	5/22/08	\$168,951	DOR RATIO;QUIT CLAIM DEED;
009	186500	0270	2/13/08	\$392,337	BANKRUPTCY - RECEIVER OR TRUSTEE
009	200530	0130	8/7/09	\$155,000	BANKRUPTCY - RECEIVER OR TRUSTEE
009	200540	0010	7/31/08	\$130,000	BANKRUPTCY - RECEIVER OR TRUSTEE
009	200550	0030	8/4/08	\$9,000	DOR RATIO;QUIT CLAIM DEED; DIVORCE
009	200550	0310	11/23/09	\$80,490	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
009	200560	0270	12/8/09	\$154,500	EXEMPT FROM EXCISE TAX
009	200590	0010	11/2/09	\$149,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
009	216155	0050	4/24/08	\$400,000	Diagnostic Outlier-SAS
009	221250	0160	5/2/09	\$220,000	BANKRUPTCY - RECEIVER OR TRUSTEE
009	221260	0370	6/10/09	\$155,000	RELATED PARTY, FRIEND, OR NEIGHBOR
009	237930	0100	6/23/08	\$296,000	Diagnostic Outlier-SAS
009	237930	0230	10/8/08	\$295,000	BANKRUPTCY - RECEIVER OR TRUSTEE
009	237930	0290	4/2/09	\$235,000	BANKRUPTCY - RECEIVER OR TRUSTEE
009	262140	0020	4/24/08	\$215,500	RELATED PARTY, FRIEND, OR NEIGHBOR;
009	282205	9057	8/4/09	\$104,000	DOR RATIO
009	282205	9061	8/13/09	\$181,350	PREVLAND<=25K
009	282205	9190	4/18/08	\$301,900	OBSOL;BANKRUPTCY - RECEIVER OR TRUSTEE
009	282205	9262	4/20/09	\$170,000	DOR RATIO;BANKRUPTCY - RECEIVER OR TRUSTEE
009	292205	9301	12/12/08	\$517,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
009	302290	0030	10/22/09	\$347,250	Diagnostic Outlier-SAS
009	302290	0200	11/19/09	\$340,000	Diagnostic Outlier-SAS
009	322205	9161	10/28/09	\$565,000	Diagnostic Outlier-SAS
009	332205	9032	4/10/08	\$350,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	332205	9055	11/23/09	\$230,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	383062	0120	6/16/09	\$181,000	BANKRUPTCY - RECEIVER OR TRUSTEE
009	383062	0350	5/1/09	\$219,000	BANKRUPTCY - RECEIVER OR TRUSTEE
009	383062	0350	9/30/08	\$223,823	EXEMPT FROM EXCISE TAX
009	383063	0450	5/19/08	\$302,900	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
009	383064	0150	4/24/09	\$220,000	BANKRUPTCY - RECEIVER OR TRUSTEE
009	383064	0470	8/5/08	\$252,500	BANKRUPTCY - RECEIVER OR TRUSTEE
009	383125	0010	10/16/09	\$403,096	Diagnostic Outlier-SAS
009	383125	0030	11/23/09	\$417,000	Diagnostic Outlier-SAS

**Improved Sales Removed from this Annual Update Analysis
Area 62
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
009	383125	0040	7/9/08	\$608,724	Diagnostic Outlier-SAS
009	383125	0350	12/7/09	\$359,000	Diagnostic Outlier-SAS
009	387676	0380	2/23/09	\$333,000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX;
009	434500	0110	11/20/09	\$226,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
009	434500	0260	8/17/09	\$185,000	Diagnostic Outlier-SAS
009	434530	0170	10/6/09	\$210,000	RELATED PARTY, FRIEND, OR NEIGHBOR
009	436320	0210	9/18/09	\$299,900	BANKRUPTCY - RECEIVER OR TRUSTEE
009	436320	0210	4/28/09	\$272,000	EXEMPT FROM EXCISE TAX
009	436320	0220	12/3/08	\$269,000	BANKRUPTCY - RECEIVER OR TRUSTEE
009	500360	0240	3/12/09	\$253,000	BANKRUPTCY - RECEIVER OR TRUSTEE
009	553035	0130	4/15/08	\$453,000	DOR RATIO;PREVIMP<=25K
009	553035	0140	1/10/08	\$450,000	UNFIN AREA
009	786700	0056	2/20/09	\$548,000	RELOCATION - SALE TO SERVICE
009	870010	0290	7/16/09	\$198,000	BANKRUPTCY - RECEIVER OR TRUSTEE
009	870011	0050	4/23/09	\$253,000	BANKRUPTCY - RECEIVER OR TRUSTEE
009	870011	0110	6/5/09	\$210,000	Diagnostic Outlier-SAS
009	870011	0390	7/15/09	\$247,500	RELATED PARTY, FRIEND, OR NEIGHBOR
009	870012	0380	9/29/09	\$150,000	RELATED PARTY, FRIEND, OR NEIGHBOR
009	870012	0400	8/28/08	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
009	870012	0470	7/14/09	\$224,100	BANKRUPTCY - RECEIVER OR TRUSTEE
009	883040	0030	11/17/08	\$390,000	CORRECTION DEED; EXEMPT FROM EXCISE TAX
009	883040	0043	4/8/08	\$250,000	QUIT CLAIM DEED
009	935840	0010	4/11/08	\$780,000	Diagnostic Outlier-SAS
009	935840	0020	3/3/09	\$640,607	EXEMPT FROM EXCISE TAX
009	935840	0100	4/11/08	\$775,000	Diagnostic Outlier-SAS
010	032105	9120	2/26/08	\$204,313	QUIT CLAIM DEED;STATEMENT TO DOR
010	032105	9181	9/10/09	\$278,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	042105	9040	4/15/09	\$239,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	042105	9040	8/8/08	\$282,625	EXEMPT FROM EXCISE TAX
010	042105	9047	10/28/09	\$217,950	Diagnostic Outlier-SAS
010	080800	0010	6/30/08	\$340,000	Diagnostic Outlier-SAS
010	132930	0190	11/27/09	\$332,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	132930	0670	6/11/09	\$257,250	NEED TO ADD SALE WARNING!!!
010	211100	0200	2/28/09	\$335,000	RELOCATION - SALE TO SERVICE
010	211101	0090	2/14/08	\$400,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	211101	0150	7/25/08	\$168,705	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.);
010	211101	0770	2/27/08	\$435,300	RELOCATION - SALE TO SERVICE
010	211101	0790	1/22/09	\$254,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	211101	0790	8/8/08	\$270,300	EXEMPT FROM EXCISE TAX
010	211101	0850	11/5/09	\$230,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	214090	0150	10/8/09	\$239,900	BANKRUPTCY - RECEIVER OR TRUSTEE
010	214090	0170	12/23/08	\$249,900	BANKRUPTCY - RECEIVER OR TRUSTEE
010	214090	0170	5/27/08	\$297,500	EXEMPT FROM EXCISE TAX

**Improved Sales Removed from this Annual Update Analysis
Area 62
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
010	214090	0260	3/6/09	\$250,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
010	214090	0280	7/16/08	\$278,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	214090	0300	12/29/08	\$260,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	214090	0310	11/18/08	\$258,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	214090	0350	8/11/09	\$235,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	214090	0360	8/13/09	\$229,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
010	214090	0420	3/17/09	\$238,000	Diagnostic Outlier-SAS
010	282205	9151	12/29/09	\$171,000	EXEMPT FROM EXCISE TAX
010	342205	9084	6/2/09	\$185,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	342205	9127	10/20/09	\$184,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	342205	9200	6/26/08	\$715,000	Diagnostic Outlier-SAS
010	352205	9091	3/11/08	\$310,000	IMP COUNT
010	352205	9091	5/8/08	\$375,000	IMP COUNT
010	352205	9161	8/12/09	\$368,000	RELATED PARTY, FRIEND, OR NEIGHBOR
010	354600	0360	6/19/09	\$250,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	383061	0310	3/11/09	\$223,500	BANKRUPTCY - RECEIVER OR TRUSTEE
010	387657	0120	4/22/09	\$450,000	RELOCATION - SALE TO SERVICE
010	546640	0260	2/12/09	\$215,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	546641	0030	3/4/09	\$190,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	546641	0400	1/8/09	\$226,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
010	546641	0450	1/10/08	\$268,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	546642	0030	11/11/09	\$216,322	EXEMPT FROM EXCISE TAX
010	546642	0130	11/4/08	\$261,115	BANKRUPTCY - RECEIVER OR TRUSTEE
010	546642	0130	5/16/08	\$282,392	EXEMPT FROM EXCISE TAX
010	546642	0310	10/7/09	\$239,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	546860	0030	1/29/08	\$347,500	BANKRUPTCY - RECEIVER OR TRUSTEE
010	546877	0270	5/14/08	\$345,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	546877	0320	5/27/09	\$300,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	664850	0220	3/25/09	\$266,400	BANKRUPTCY - RECEIVER OR TRUSTEE
010	664850	0420	11/4/08	\$260,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	664850	0650	10/23/09	\$170,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	666924	0360	11/20/08	\$526,702	Diagnostic Outlier-SAS
010	730040	0420	8/5/08	\$358,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	769537	0070	12/10/08	\$445,000	UNFIN AREA
010	769537	0080	9/4/08	\$534,880	UNFIN AREA
010	769537	0120	11/10/08	\$505,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	769537	0240	5/27/08	\$559,880	UNFIN AREA
010	769537	0280	12/10/08	\$469,950	UNFIN AREA
010	788580	0040	12/9/09	\$260,600	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
010	788580	0250	12/19/08	\$280,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
010	788580	0420	6/5/08	\$357,900	BANKRUPTCY - RECEIVER OR TRUSTEE
010	788580	0670	9/16/08	\$220,000	RELATED PARTY, FRIEND, OR NEIGHBOR
010	788580	0810	5/20/09	\$328,000	GOVERNMENT AGENCY

**Improved Sales Removed from this Annual Update Analysis
Area 62
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
010	856765	0050	4/23/09	\$255,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
010	894671	0050	10/19/09	\$227,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	894671	0260	11/23/09	\$227,904	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
010	894671	0580	12/15/09	\$284,900	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
010	894672	0170	12/18/09	\$130,000	DOR RATIO;BANKRUPTCY - RECEIVER OR TRUSTEE
011	092105	9018	8/29/08	\$700,000	Diagnostic Outlier-SAS
011	092105	9158	6/5/09	\$393,750	QUIT CLAIM DEED
011	092105	9217	11/1/08	\$320,000	BANKRUPTCY - RECEIVER OR TRUSTEE
011	132197	0250	9/22/08	\$306,000	BANKRUPTCY - RECEIVER OR TRUSTEE
011	132197	0250	4/11/08	\$301,750	EXEMPT FROM EXCISE TAX
011	144611	0021	8/12/09	\$330,000	Diagnostic Outlier-SAS
011	144611	0130	12/31/09	\$290,000	FINANCIAL INSTITUTION RESALE
011	168200	0070	6/9/09	\$225,700	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
011	168250	0010	9/22/08	\$230,000	Diagnostic Outlier-SAS
011	168360	0210	10/1/08	\$110,770	RELATED PARTY, FRIEND, OR NEIGHBOR;
011	168520	0150	10/16/08	\$224,000	BANKRUPTCY - RECEIVER OR TRUSTEE
011	172105	9285	1/28/08	\$428,000	RELOCATION - SALE TO SERVICE
011	178727	0090	10/19/09	\$250,000	BANKRUPTCY - RECEIVER OR TRUSTEE
011	279860	0200	4/10/08	\$199,300	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
011	327605	0220	3/24/09	\$205,000	Diagnostic Outlier-SAS
011	332680	0350	3/24/08	\$242,500	EXEMPT FROM EXCISE TAX
011	332700	0130	11/10/08	\$185,100	BANKRUPTCY - RECEIVER OR TRUSTEE
011	332702	0090	6/30/09	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
011	332702	0300	10/26/09	\$242,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	332702	0360	8/25/09	\$165,000	BANKRUPTCY - RECEIVER OR TRUSTEE
011	332790	0090	7/2/08	\$116,000	DOR RATIO;QUIT CLAIM DEED;
011	333940	0235	8/14/08	\$750,000	Lack of Representation-Grade5
011	333940	0235	8/4/08	\$15,000	DOR RATIO
011	333940	0235	8/14/08	\$30,000	DOR RATIO
011	333940	0249	5/10/08	\$149,264	DOR RATIO;QUIT CLAIM DEED;
011	333940	0465	10/17/08	\$122,000	DOR RATIO;QUIT CLAIM DEED;
011	333940	0665	12/8/09	\$112,756	DOR RATIO
011	381480	0190	6/22/09	\$291,951	BANKRUPTCY - RECEIVER OR TRUSTEE
011	387659	0050	5/30/08	\$430,000	RELOCATION - SALE TO SERVICE
011	387659	0550	5/19/08	\$415,000	RELOCATION - SALE TO SERVICE
011	423940	0010	4/24/08	\$230,000	Diagnostic Outlier-SAS
011	423940	0030	6/18/09	\$64,000	DOR RATIO;BANKRUPTCY - RECEIVER OR TRUSTEE
011	423940	0510	8/24/09	\$70,000	BANKRUPTCY - RECEIVER OR TRUSTEE
011	423940	0660	11/6/08	\$105,000	BANKRUPTCY - RECEIVER OR TRUSTEE
011	423940	0670	10/23/08	\$81,000	BANKRUPTCY - RECEIVER OR TRUSTEE
011	423940	0740	8/27/09	\$83,000	BANKRUPTCY - RECEIVER OR TRUSTEE
011	423940	0930	4/22/09	\$65,000	DOR RATIO;BANKRUPTCY - RECEIVER OR TRUSTEE
011	423940	1100	8/20/08	\$150,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX

**Improved Sales Removed from this Annual Update Analysis
Area 62
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
011	423941	0070	6/10/09	\$92,000	Diagnostic Outlier-Box Plot
011	423941	0400	7/23/09	\$85,000	BANKRUPTCY - RECEIVER OR TRUSTEE
011	423941	0420	8/31/09	\$147,000	BANKRUPTCY - RECEIVER OR TRUSTEE
011	513780	0070	4/24/09	\$315,500	BANKRUPTCY - RECEIVER OR TRUSTEE
011	513780	0240	6/8/09	\$452,170	Diagnostic Outlier-SAS
011	513780	0600	3/4/09	\$258,000	BANKRUPTCY - RECEIVER OR TRUSTEE
011	513780	0650	3/31/09	\$262,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
011	571400	0010	11/6/09	\$230,040	EXEMPT FROM EXCISE TAX
011	614500	0080	3/24/08	\$133,502	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
011	713790	0230	6/19/09	\$218,750	BANKRUPTCY - RECEIVER OR TRUSTEE
011	713790	0360	8/31/09	\$314,950	RELOCATION - SALE TO SERVICE
011	713790	0580	9/30/09	\$225,000	RELATED PARTY, FRIEND, OR NEIGHBOR
011	713797	0370	11/12/09	\$355,000	Diagnostic Outlier-SAS
011	732860	0110	1/30/09	\$309,000	Diagnostic Outlier-SAS
011	793900	0040	6/25/09	\$775,000	Diagnostic Outlier-SAS
011	807852	0200	5/5/08	\$310,000	RELOCATION - SALE TO SERVICE
011	920690	0220	2/15/08	\$169,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;

**Vacant Sales Used in this Annual Update Analysis
Area 62**

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
9	140295	0600	06/16/2008	3000	21814	N	N
9	221260	0310	05/21/2008	30000	15750	N	N
10	188800	0050	12/29/2009	65000	51836	N	N
10	342205	9076	03/25/2008	55000	42978	N	N
10	352205	9093	10/23/2008	317500	95043	N	N
10	769537	0060	12/10/2008	100000	7190	N	N
10	769537	0260	12/17/2008	110000	6289	Y	N
10	769537	0270	12/17/2008	110000	5662	Y	N

**Vacant Sales Removed from this Annual Update Analysis
Area 62**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
9	200580	0170	04/03/2008	5000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
10	342205	9236	11/02/2009	88500	BUILDER/DEVELOPER SALE
10	342205	9246	11/02/2009	88500	BUILDER/DEVELOPER SALE
10	342205	9247	12/30/2009	88500	BUILDER/DEVELOPER SALE
10	342205	9248	11/02/2009	88500	BUILDER/DEVELOPER SALE
10	342205	9249	12/30/2009	88500	BUILDER/DEVELOPER SALE
10	769537	0020	12/12/2008	220000	MULTI-PARCEL SALE
11	102105	9045	04/11/2008	112700	MULTI-PARCEL SALE;
11	168250	0012	01/26/2009	65000	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.

CERTIFICATION:

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

- *The statements of fact contained in this report are true and correct*
- *The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.*
- *I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.*
- *I have no bias with respect to the property that is the subject of this report or to the parties involved.*
- *My engagement in this assignment was not contingent upon developing or reporting predetermined results.*
- *My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.*
- *My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.*
- *The area(s) physically inspected for purposes of this revaluation are outlined in the body of this report.*

Appraiser II

Date



King County

Department of Assessments

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

Lloyd Hara
Assessor

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

To further those standards, all appraisers are directed to:

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

Lloyd Hara
King County Assessor