

Executive Summary Report

Characteristics-Based Market Adjustment for 2010 Assessment Roll

Area Name / Number: Sherwood\Bel-Red Road\Redmond / 91

Previous Physical Inspection: 2005

Improved Sales:

Number of Sales: 232

Range of Sale Dates: 1/1/2008 - 1/1/10

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price**	Ratio	COV*
2009 Value	\$245,800	\$202,500	\$448,300			
2010 Value	\$245,800	\$198,700	\$444,500	\$483,400	92.0%	8.33%
Change	\$0	-\$3,800	-\$3,800			
% Change	0.0%	-1.9%	-0.8%			

*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	\$247,600	\$187,400	\$435,000
2010 Value	\$247,600	\$183,700	\$431,300
Percent Change	0.0%	-2.0%	-0.9%

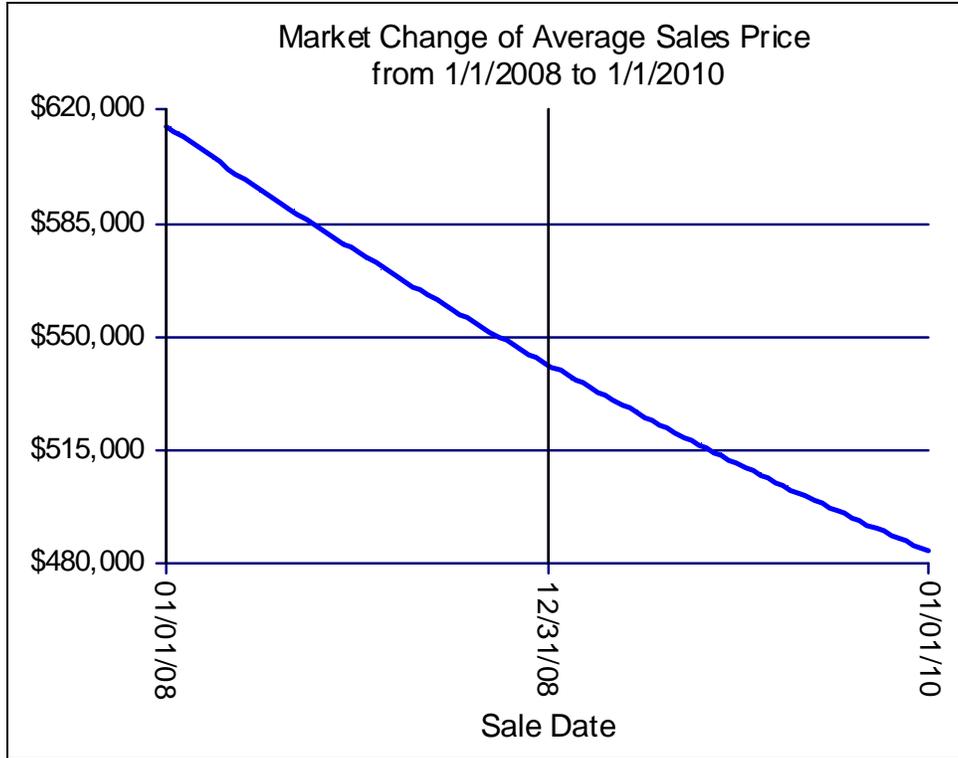
Number of one to three unit residences in the Population: 4313

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.

The Annual Update Values described in this report improve uniformity and equity. We recommend posting these values for the 2010 assessment roll.

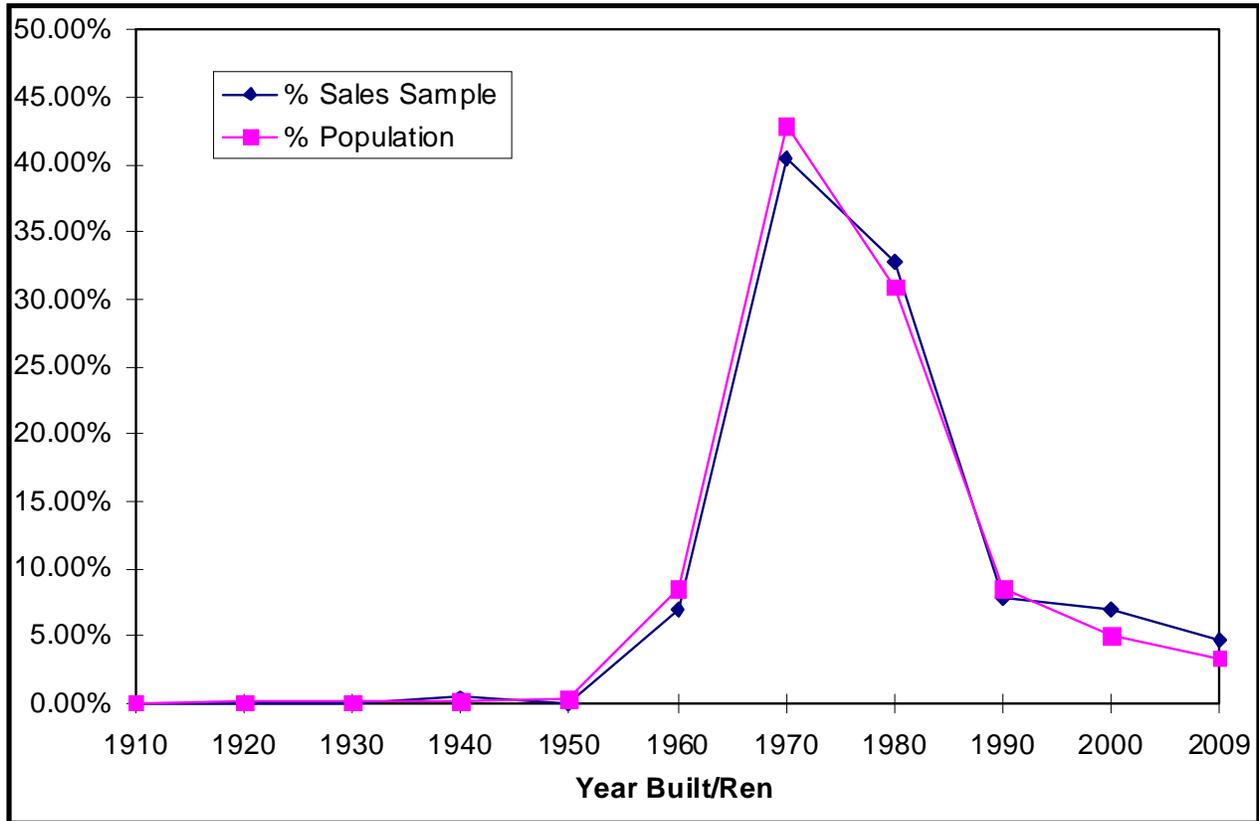
**Market Change of Average Sale Price in Area 91
From 1/1/08 to 1/1/10**



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	0	0.00%
1940	1	0.43%
1950	0	0.00%
1960	16	6.90%
1970	94	40.52%
1980	76	32.76%
1990	18	7.76%
2000	16	6.90%
2009	11	4.74%
	232	

Population		
Year Built/Ren	Frequency	% Population
1910	0	0.00%
1920	4	0.09%
1930	4	0.09%
1940	7	0.16%
1950	13	0.30%
1960	369	8.56%
1970	1851	42.92%
1980	1335	30.95%
1990	369	8.56%
2000	215	4.98%
2009	146	3.39%
	4313	

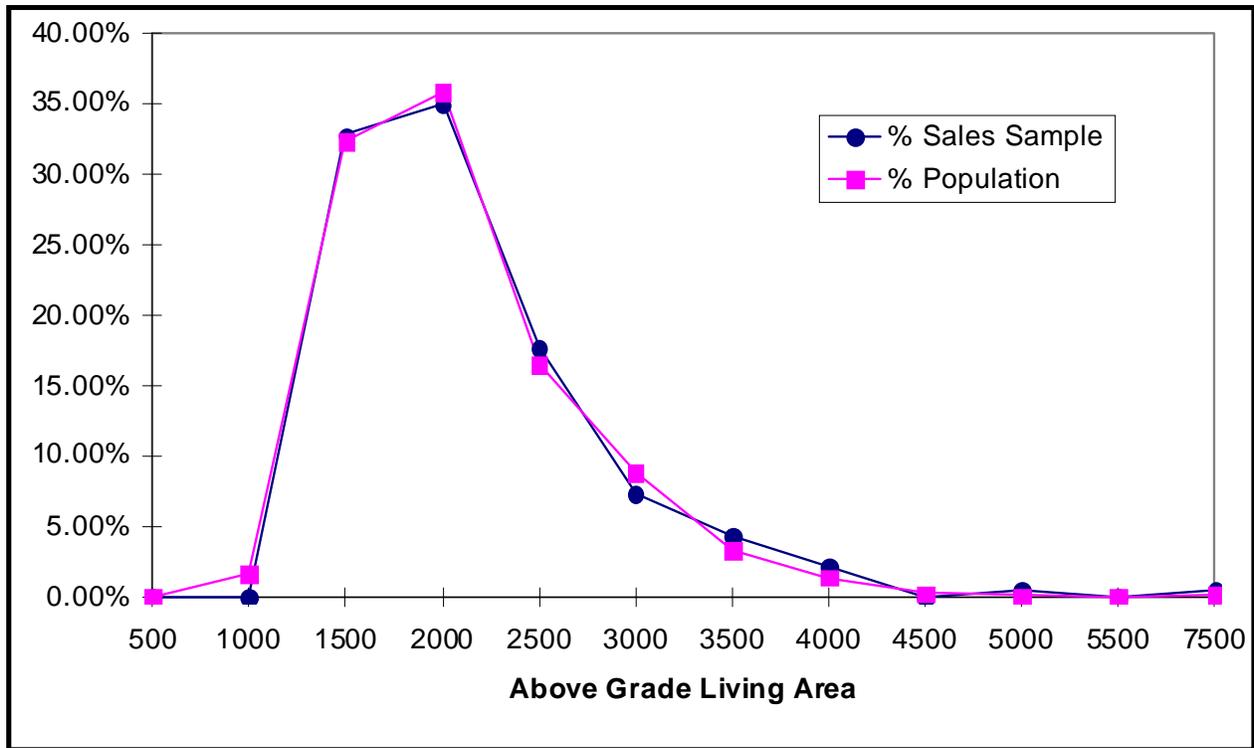


The sales sample frequency distribution follows the population distribution very closely with regard to Year Built/Renovated. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	0	0.00%
1500	76	32.76%
2000	81	34.91%
2500	41	17.67%
3000	17	7.33%
3500	10	4.31%
4000	5	2.16%
4500	0	0.00%
5000	1	0.43%
5500	0	0.00%
7500	1	0.43%
	232	

Population		
AGLA	Frequency	% Population
500	0	0.00%
1000	68	1.58%
1500	1394	32.32%
2000	1543	35.78%
2500	709	16.44%
3000	380	8.81%
3500	141	3.27%
4000	58	1.34%
4500	10	0.23%
5000	3	0.07%
5500	2	0.05%
7500	5	0.12%
	4313	

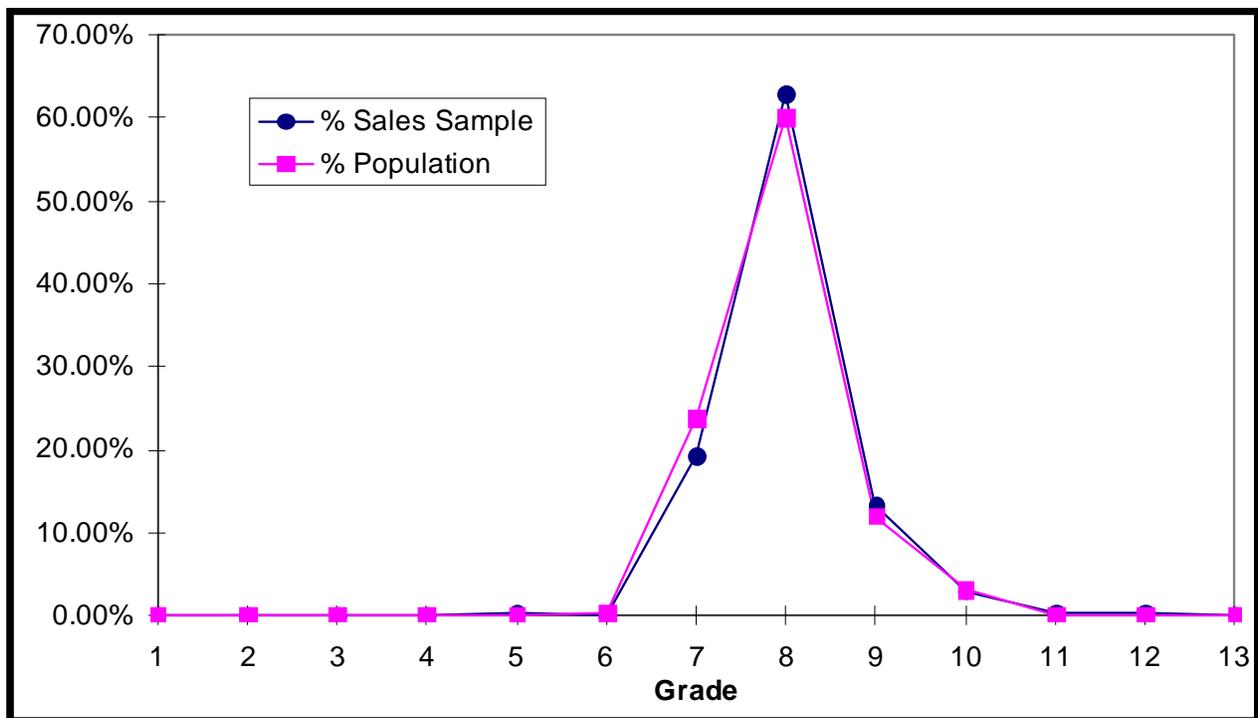


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

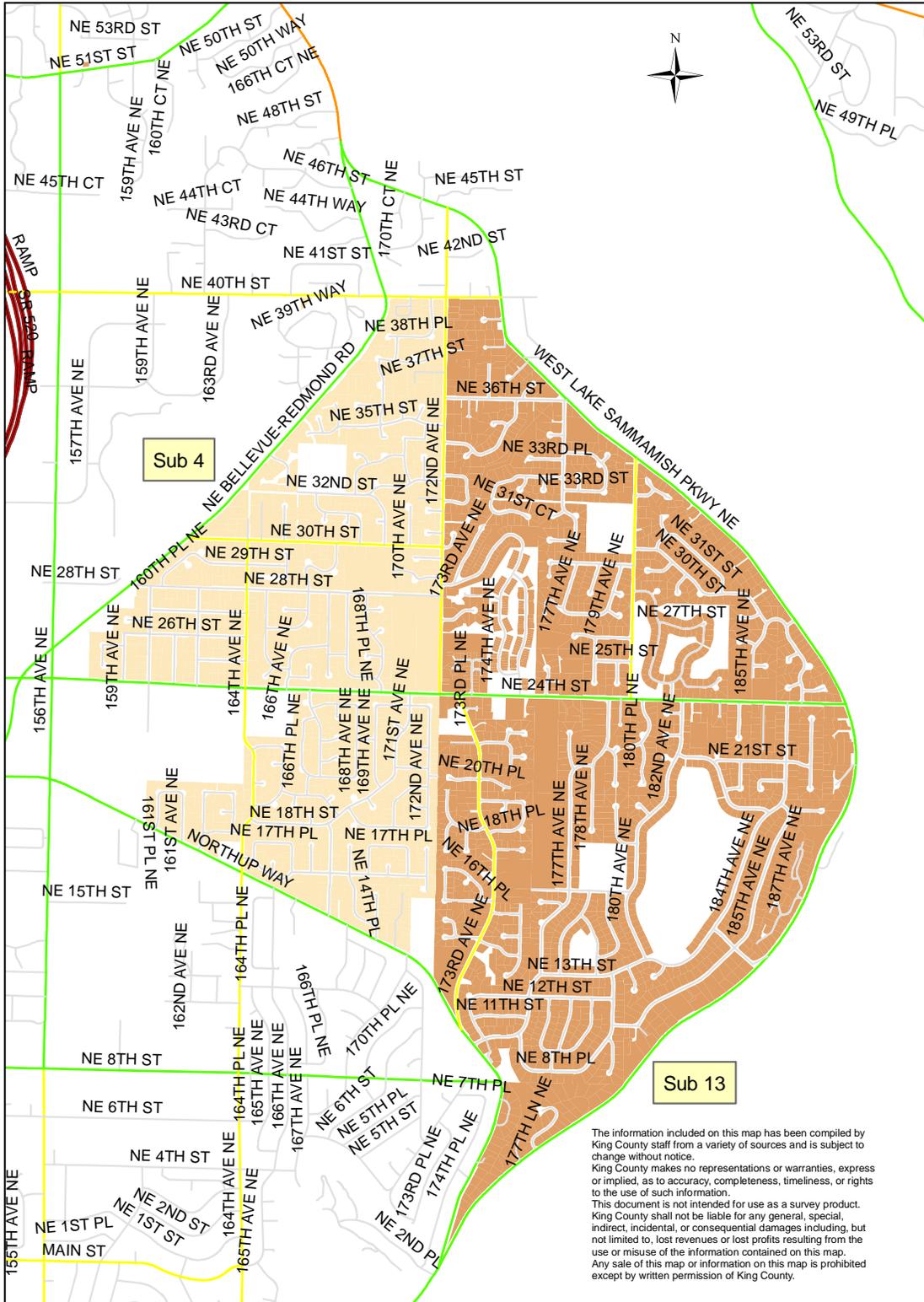
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	1	0.43%
6	0	0.00%
7	45	19.40%
8	146	62.93%
9	31	13.36%
10	7	3.02%
11	1	0.43%
12	1	0.43%
13	0	0.00%
	232	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	6	0.14%
6	17	0.39%
7	1029	23.86%
8	2596	60.19%
9	520	12.06%
10	136	3.15%
11	7	0.16%
12	2	0.05%
13	0	0.00%
	4313	



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

Area 91



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Annual Update Process

Effective Date of Appraisal: January 1, 2010

Date of Appraisal Report: April 20, 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 1/1/10 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

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

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

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

Land Update

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

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

Improved Parcel Update

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

Exceptions may be found in the Improved Parcel Update section.

With the exception of real property mobile home parcels & parcels with “accessory only” improvements, the total assessed values on all improved parcels were based on the analysis of the 232 usable residential sales in the area.

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

The derived adjustment formula is:

2010 Total Value = 2009 Total Value / 0.931781 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 29

Improved Parcel Update (continued)

Exceptions:

- *If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at new total value (2009 Land Value + Previous Improvement Value) * .992.
- *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
- *If “accessory improvements only”, the Total % Change as indicated by the sales sample is used to arrive at a new total value. (2009 Land Value + Previous Improvement Value) * .992.
- *If land value \leq \$1,000 no adjustment is applied.
- *If improvements and accessories \leq \$1,000 no further adjustment applied.
- * If adjusted land value falls $<$ \$1,000, then land value = \$1,000 or previous, whichever is less.
- * If adjusted improvement value falls $<$ \$1,000, then improvement value = \$1,000 or previous whichever is less.
- *If vacant parcels (no improvement value) only the land adjustment applies.
- *If a parcel is coded “non-perc” (sewer system=3), the land adjustment is applied.
- *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, the land adjustment is applied.
- *If an improvement is coded “% net condition” or is in “poor” condition, then the model adjustment is applied.
- *Any properties excluded from the annual up-date process are noted in RealProperty.

Mobile Home Update

There were no mobile homes in this area.

Model Validation

The resulting assessment level is 92.0%. 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 -0.9%. This decrease is due partly to downward market changes over time and the previous assessment levels.

Note: More details and information regarding aspects of the valuations and the report are retained in the working files and folios kept in the appropriate district office.

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

Area 91 Annual Update Model Adjustments

2010 Total Value = 2009 Total Value + Overall or 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.

Standard Area Adjustment

-0.73%

Comments

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

Area 91 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	0.786	-21.4%
2/1/2008	0.795	-20.5%
3/1/2008	0.803	-19.7%
4/1/2008	0.812	-18.8%
5/1/2008	0.821	-17.9%
6/1/2008	0.830	-17.0%
7/1/2008	0.839	-16.1%
8/1/2008	0.848	-15.2%
9/1/2008	0.857	-14.3%
10/1/2008	0.866	-13.4%
11/1/2008	0.875	-12.5%
12/1/2008	0.884	-11.6%
1/1/2009	0.893	-10.7%
2/1/2009	0.902	-9.8%
3/1/2009	0.910	-9.0%
4/1/2009	0.919	-8.1%
5/1/2009	0.928	-7.2%
6/1/2009	0.937	-6.3%
7/1/2009	0.946	-5.4%
8/1/2009	0.955	-4.5%
9/1/2009	0.964	-3.6%
10/1/2009	0.973	-2.7%
11/1/2009	0.982	-1.8%
12/1/2009	0.991	-0.9%
1/1/2010	1.000	0.0%

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

Example:	Sales Price	Sales Date	Adjustment factor	Adjusted Sales price*
Sale 1	\$525,000	4/1/2008	0.812	\$426,000
Sale 2	\$475,000	10/1/2009	0.973	\$462,000
Sale 3	\$515,000	7/1/2009	0.946	\$487,000

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

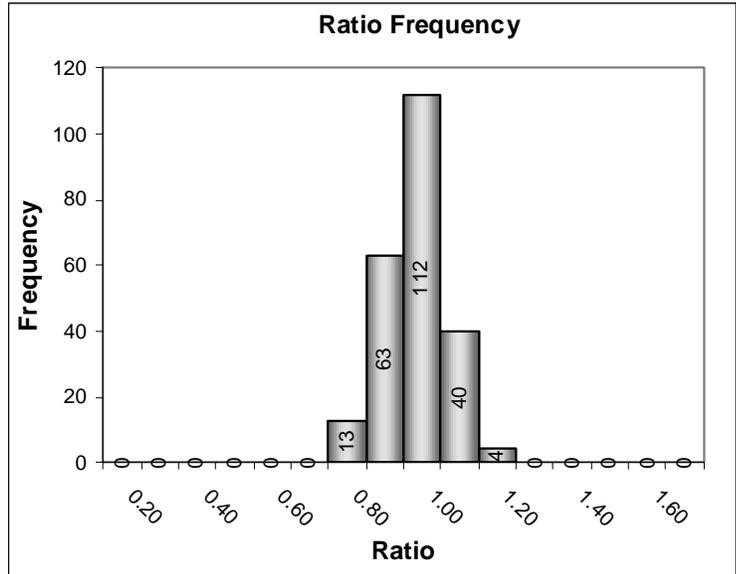
The time adjustment formula for Area 91 is $(0.9317811 + 0.0002731583 * \text{SaleDay}) / 0.9317811$
 SaleDay = SaleDate - 40179

Annual Update Ratio Study Report (Before)

2009 Assessments

District/Team: NE/Team 1	Appr. Date: 1/1/2009	Date of Report: 4/20/2010	Sales Dates: 1/2008 - 12/2009
Area 91	Appr ID: PPAG	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES

SAMPLE STATISTICS	
Sample size (n)	232
Mean Assessed Value	448,300
Mean Adj. Sales Price	483,400
Standard Deviation AV	133,208
Standard Deviation SP	147,830
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.932
Median Ratio	0.933
Weighted Mean Ratio	0.927
UNIFORMITY	
Lowest ratio	0.748
Highest ratio:	1.123
Coefficient of Dispersion	6.57%
Standard Deviation	0.078
Coefficient of Variation	8.32%
Price Related Differential (PRD)	1.005
RELIABILITY	
95% Confidence: Median	
Lower limit	0.920
Upper limit	0.944
95% Confidence: Mean	
Lower limit	0.922
Upper limit	0.942
SAMPLE SIZE EVALUATION	
N (population size)	4313
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.078
Recommended minimum:	10
Actual sample size:	232
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	115
# ratios above mean:	117
z:	0.131
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout area 91

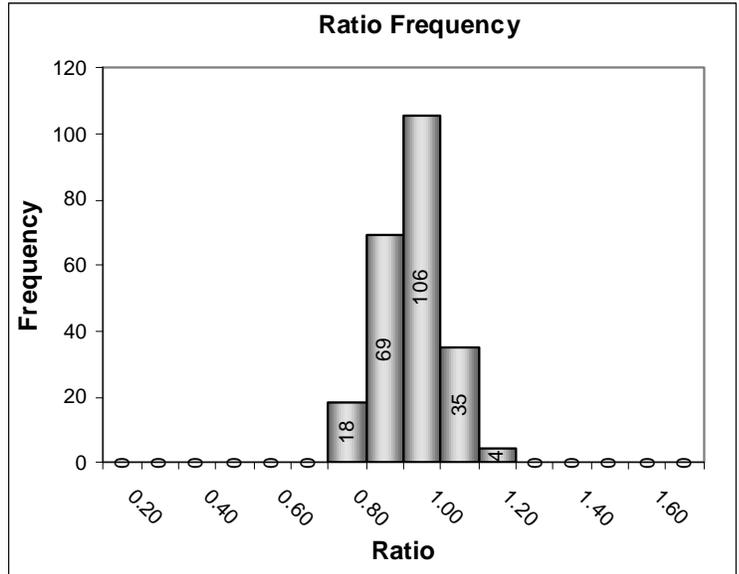
Sales Prices are adjusted for time to the Assessment Date of 1/1/2010

Annual Update Ratio Study Report (After)

2010 Assessments

District/Team: NE/Team 1	Appr. Date: 1/1/2010	Date of Report: 5/3/2010	Sales Dates: 1/2008 - 12/2009
Area 91	Appr ID: PPAG	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES

SAMPLE STATISTICS	
Sample size (n)	232
Mean Assessed Value	444,500
Mean Sales Price	483,400
Standard Deviation AV	132,247
Standard Deviation SP	147,830
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.924
Median Ratio	0.924
Weighted Mean Ratio	0.920
UNIFORMITY	
Lowest ratio	0.740
Highest ratio:	1.114
Coefficient of Dispersion	6.58%
Standard Deviation	0.077
Coefficient of Variation	8.33%
Price Related Differential (PRD)	1.005
RELIABILITY	
95% Confidence: Median	
Lower limit	0.913
Upper limit	0.937
95% Confidence: Mean	
Lower limit	0.914
Upper limit	0.934
SAMPLE SIZE EVALUATION	
N (population size)	4313
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.077
Recommended minimum:	9
Actual sample size:	232
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	115
# ratios above mean:	117
z:	0.131
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout area 91

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 91
(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
004	183030	0180	10/12/09	\$370,000	\$361,000	1010	7	1967	3	7350	N	N	3003 169TH AVE NE
004	068610	0270	6/22/09	\$408,500	\$385,000	1030	7	1963	3	7566	N	N	2242 169TH AVE NE
004	404070	0250	8/20/09	\$359,000	\$345,000	1050	7	1961	4	9520	N	N	1477 168TH PL NE
004	404070	0320	1/23/09	\$320,000	\$288,000	1080	7	1961	4	7700	N	N	16859 NE 14TH PL
004	329850	0500	1/24/08	\$439,999	\$349,000	1100	7	1960	3	8120	N	N	1650 172ND AVE NE
004	691870	0070	9/19/08	\$450,000	\$388,000	1200	7	1966	3	5400	N	N	1927 162ND AVE NE
004	329840	0170	8/21/09	\$332,300	\$319,000	1220	7	1960	3	7350	N	N	1610 166TH AVE NE
004	025960	0490	11/18/08	\$390,000	\$343,000	1220	7	1963	3	5700	N	N	2519 167TH PL NE
004	025960	0470	11/16/09	\$359,000	\$354,000	1220	7	1963	3	6603	N	N	2512 167TH PL NE
004	691860	0170	11/20/08	\$340,000	\$299,000	1250	7	1965	3	8400	N	N	1749 162ND AVE NE
004	025980	1090	9/29/08	\$371,995	\$322,000	1250	7	1965	3	7176	N	N	2103 167TH AVE NE
004	068610	0010	8/22/08	\$495,000	\$423,000	1260	7	1963	3	8800	N	N	2205 169TH AVE NE
004	025980	0700	8/1/08	\$472,500	\$401,000	1310	7	2003	3	7725	N	N	16712 NE 21ST ST
004	329840	0320	7/29/09	\$338,000	\$323,000	1320	7	1960	4	7350	N	N	1604 167TH AVE NE
004	025980	0290	5/22/09	\$375,000	\$350,000	1330	7	1965	3	7210	N	N	16725 NE 20TH ST
004	025980	0680	2/12/08	\$490,000	\$391,000	1330	7	1965	3	7210	N	N	2110 NE 167TH ST
004	025980	0220	11/4/09	\$400,000	\$393,000	1330	7	1965	3	7107	N	N	2018 168TH AVE NE
004	025980	0570	10/31/08	\$524,950	\$459,000	1330	7	1965	3	8050	N	N	2222 167TH AVE NE
004	691870	0010	8/20/08	\$465,000	\$397,000	1360	7	1965	3	7200	N	N	1813 162ND AVE NE
004	068610	0120	8/19/09	\$432,000	\$415,000	1410	7	1963	3	8050	N	N	16922 NE 23RD PL
004	775200	0125	3/19/08	\$435,000	\$352,000	1440	7	1956	3	10170	N	N	16252 NE 26TH ST
004	025980	0540	9/11/08	\$415,000	\$357,000	1450	7	1965	3	16650	N	N	2329 167TH AVE NE
004	068610	0940	7/24/09	\$376,000	\$358,000	1450	7	1963	4	7700	N	N	2113 169TH AVE NE
004	025980	0720	3/25/09	\$372,500	\$342,000	1460	7	1965	3	11605	N	N	16724 NE 21ST ST
004	025960	0200	1/23/09	\$418,000	\$376,000	1460	7	1964	3	7210	N	N	2717 165TH AVE NE
004	775160	0030	5/19/08	\$514,500	\$425,000	1470	7	1955	4	11360	N	N	2431 160TH AVE NE
004	775240	0035	7/15/09	\$425,000	\$404,000	1520	7	1957	3	9592	N	N	2506 162ND AVE NE
004	025970	0240	8/13/09	\$400,000	\$383,000	1540	7	1965	3	7020	N	N	16745 NE 29TH ST
004	775240	0085	9/25/09	\$432,500	\$420,000	1540	7	1959	4	11250	N	N	16217 NE 25TH ST
004	329840	0240	7/28/09	\$390,000	\$372,000	1620	7	1960	3	5280	N	N	1637 167TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 91
(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
004	775240	0080	11/19/09	\$380,024	\$375,000	1650	7	1958	3	11088	N	N	2424 162ND AVE NE
004	775180	0015	5/9/08	\$506,000	\$417,000	1650	7	1957	3	10050	N	N	16023 NE 28TH ST
004	329840	0480	4/9/09	\$408,000	\$376,000	1800	7	1960	4	7350	N	N	1621 166TH AVE NE
004	775240	0095	9/25/09	\$435,000	\$423,000	1800	7	1958	3	11250	N	N	16231 NE 25TH ST
004	775180	0050	3/25/08	\$633,000	\$513,000	1860	7	1957	3	10050	N	N	16050 NE 27TH ST
004	691870	0040	6/5/08	\$580,000	\$482,000	2300	7	1966	4	7260	N	N	1907 162ND AVE NE
004	572800	0070	10/10/08	\$470,000	\$408,000	1190	8	1973	3	6500	N	N	17111 NE 31ST PL
004	068620	0810	4/15/08	\$454,000	\$371,000	1250	8	1964	3	7500	N	N	17027 NE 19TH ST
004	068630	0460	8/5/08	\$499,950	\$425,000	1260	8	1965	3	8400	N	N	16613 NE 18TH ST
004	068620	0750	2/12/08	\$560,000	\$447,000	1280	8	1964	3	10500	N	N	17012 NE 18TH ST
004	666100	0260	10/27/09	\$475,000	\$466,000	1360	8	1977	3	9375	N	N	17041 NE 28TH PL
004	068630	0690	5/21/09	\$490,000	\$458,000	1390	8	1965	3	6900	N	N	16410 NE 20TH ST
004	068645	0550	9/8/08	\$495,000	\$425,000	1420	8	1976	3	10501	N	N	16605 NE 32ND ST
004	932850	0690	11/24/09	\$430,000	\$425,000	1420	8	1974	3	7650	N	N	17000 NE 34TH PL
004	932850	0310	3/26/09	\$475,000	\$436,000	1440	8	1974	4	7070	N	N	16814 35TH PL NE
004	932850	0310	8/19/08	\$595,000	\$508,000	1440	8	1974	4	7070	N	N	16814 35TH PL NE
004	068645	0140	1/7/08	\$520,000	\$409,000	1450	8	1968	3	11220	N	N	3108 167TH AVE NE
004	068640	0080	1/4/08	\$542,500	\$427,000	1450	8	1967	4	7210	N	N	2613 168TH AVE NE
004	932850	0610	8/11/09	\$483,000	\$463,000	1490	8	1974	4	6262	N	N	16923 35TH ST NE
004	955730	0580	2/14/08	\$595,000	\$475,000	1500	8	1973	4	6956	N	N	3209 170TH AVE NE
004	955730	0650	4/8/08	\$650,000	\$529,000	1510	8	1969	4	5130	Y	N	16908 NE 32ND ST
004	068620	0760	6/25/08	\$500,000	\$419,000	1540	8	1965	3	7875	N	N	17020 NE 18TH ST
004	955730	0330	3/30/09	\$475,000	\$436,000	1550	8	1970	4	6175	N	N	16760 NE 33RD PL
004	419350	0160	5/2/08	\$554,000	\$455,000	1620	8	1967	3	8500	N	N	2906 165TH AVE NE
004	932850	0160	10/1/08	\$485,000	\$420,000	1660	8	1975	3	7700	N	N	3518 170TH AVE NE
004	068610	0600	7/6/09	\$428,000	\$406,000	1680	8	1966	3	9306	N	N	2248 172ND AVE NE
004	068620	0240	1/22/08	\$600,000	\$475,000	1720	8	1965	3	8140	N	N	2208 172ND AVE NE
004	775160	0095	11/6/08	\$475,000	\$416,000	1850	8	1956	4	11360	N	N	2447 161ST AVE NE
004	068640	0270	9/17/08	\$468,000	\$403,000	1860	8	1967	3	7210	N	N	2634 168TH AVE NE
004	068620	0490	2/5/09	\$470,000	\$425,000	1860	8	1964	3	7700	N	N	17021 NE 18TH ST
004	068620	0770	7/1/09	\$439,500	\$416,000	1910	8	1964	3	7500	N	N	17028 NE 18TH ST

Improved Sales Used in this Annual Update Analysis
Area 91
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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
004	068620	0575	2/21/08	\$570,000	\$456,000	1910	8	1966	4	8800	N	N	1900 172ND AVE NE
004	068640	0780	4/3/08	\$504,000	\$410,000	1970	8	1967	4	8500	N	N	16905 NE 27TH ST
004	720587	0050	8/19/08	\$575,000	\$491,000	1990	8	1987	3	6865	N	N	3505 168TH AVE NE
004	232505	9117	11/24/09	\$510,000	\$504,000	1990	8	2000	3	11025	N	N	3015 164TH AVE NE
004	720587	0080	1/3/08	\$604,000	\$475,000	2000	8	1987	3	6482	N	N	3514 167TH PL NE
004	068620	1070	10/1/09	\$486,900	\$474,000	2020	8	1965	3	9775	N	N	16840 NE 18TH ST
004	775180	0060	7/1/08	\$485,000	\$407,000	2070	8	1956	3	10050	N	N	16030 NE 27TH ST
004	068610	0700	7/14/08	\$519,000	\$437,000	2100	8	1963	4	5896	N	N	1815 169TH PL NE
004	669680	0120	7/25/08	\$622,000	\$526,000	2190	8	1986	3	9530	N	N	2886 160TH PL NE
004	419350	0070	6/15/09	\$497,000	\$468,000	2300	8	1959	3	11000	N	N	16417 NE 29TH ST
004	068645	0370	12/18/09	\$525,000	\$523,000	2350	8	1968	3	12320	N	N	3030 168TH AVE NE
004	669680	0240	8/17/09	\$538,000	\$516,000	2440	8	1984	3	12543	N	N	16188 NE 29TH ST
004	068620	1080	7/18/08	\$507,000	\$428,000	2690	8	1966	3	9775	N	N	16834 NE 18TH ST
004	068640	1150	9/21/09	\$570,418	\$553,000	2930	8	1967	4	10400	N	N	16879 NE 24TH PL
004	242505	9025	4/29/08	\$700,000	\$574,000	2950	8	1997	3	8447	N	N	16637 NE 30TH ST
004	068630	0970	8/27/09	\$520,000	\$501,000	3140	8	1966	3	8400	N	N	16424 NE 21ST PL
004	068630	0990	11/13/09	\$479,000	\$472,000	3210	8	1965	3	9403	N	N	16440 NE 21ST PL
004	068640	0800	6/22/09	\$610,000	\$575,000	3660	8	1966	4	10500	N	N	2604 169TH AVE NE
004	932851	0130	5/15/09	\$530,000	\$494,000	1980	9	1995	3	7864	N	N	3705 172ND AVE NE
004	932851	0080	6/30/09	\$498,000	\$471,000	2140	9	1988	3	7209	N	N	17024 NE 37TH PL
004	202090	0060	8/20/08	\$660,000	\$563,000	2180	9	1987	3	12317	Y	N	16912 NE 37TH PL
004	242505	9072	6/22/09	\$548,000	\$517,000	2250	9	1995	3	13073	N	N	3312 165TH PL NE
004	932851	0220	6/19/09	\$524,000	\$494,000	2290	9	1987	3	7653	N	N	16999 NE 37TH PL
004	415980	0110	7/27/09	\$578,000	\$551,000	2340	9	1995	3	14478	N	N	3085 170TH AVE NE
004	103670	0100	4/28/09	\$435,000	\$403,000	2390	9	1975	4	3600	N	N	1422 170TH PL NE
004	386510	0190	10/21/09	\$625,000	\$612,000	2690	9	2002	3	9010	N	N	3975 170TH PL NE
004	664865	0080	11/11/09	\$585,000	\$576,000	2760	9	1983	3	9840	N	N	1928 NE 19TH PL
004	386510	0170	11/18/09	\$639,000	\$631,000	2790	9	2003	3	6323	N	N	3951 170TH PL NE
004	415980	0090	1/2/08	\$831,000	\$653,000	3080	9	1995	3	18007	N	N	3135 170TH AVE NE
004	232505	9086	6/23/08	\$784,500	\$656,000	3080	9	2002	3	9023	N	N	16250 NE 30TH ST
004	029150	0120	9/11/08	\$650,000	\$559,000	2610	10	1991	3	8690	N	N	3218 165TH PL NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
013	810040	0140	9/8/09	\$389,000	\$376,000	1270	5	1937	5	11489	N	N	3054 172ND AVE NE
013	026700	0140	2/20/08	\$390,000	\$312,000	1180	7	1967	3	12000	N	N	1805 177TH AVE NE
013	327576	0120	5/27/09	\$393,000	\$368,000	1200	7	1972	4	8025	N	N	1831 172ND PL NE
013	192506	9183	7/21/08	\$440,000	\$372,000	1340	7	1976	4	10018	N	N	2949 WEST LAKE SAMMAMISH PKWY NE
013	856305	0540	10/7/09	\$390,000	\$380,000	1370	7	1967	5	8690	N	N	2005 186TH AVE NE
013	856300	0590	2/9/09	\$540,000	\$488,000	1390	7	1976	4	8034	N	N	1421 177TH AVE NE
013	327575	0340	5/15/09	\$405,100	\$378,000	1450	7	1967	4	7350	N	N	17210 NE 15TH PL
013	327576	0220	1/25/08	\$418,000	\$331,000	1740	7	1968	3	5500	N	N	1707 172ND PL NE
013	327576	0250	7/23/08	\$417,000	\$353,000	1740	7	1968	3	7380	N	N	1708 172ND PL NE
013	252505	9164	11/21/08	\$485,000	\$427,000	2000	7	1977	3	12632	N	N	1731 173RD AVE NE
013	896501	0160	7/7/08	\$580,000	\$488,000	1210	8	1974	3	11160	N	N	17703 NE 34TH ST
013	681100	0020	7/23/09	\$509,000	\$485,000	1230	8	1968	4	12050	N	N	17403 NE 22ND ST
013	505680	0130	5/28/08	\$485,000	\$402,000	1260	8	1968	3	6000	N	N	1824 175TH PL NE
013	505680	0370	2/28/08	\$499,950	\$401,000	1270	8	1975	3	8800	N	N	1804 173RD AVE NE
013	437670	0240	7/23/09	\$482,500	\$460,000	1300	8	1969	4	11900	N	N	2814 182ND AVE NE
013	752521	1580	10/22/08	\$355,000	\$310,000	1330	8	1979	4	2778	N	N	2519 174TH AVE NE
013	103600	0430	11/7/08	\$629,500	\$552,000	1330	8	1972	4	7600	N	N	2600 181ST AVE NE
013	106600	0290	4/7/08	\$585,000	\$476,000	1340	8	1963	3	9350	N	N	1120 176TH AVE NE
013	752510	0070	7/14/09	\$290,000	\$275,000	1350	8	1968	3	3121	N	N	2508 175TH AVE NE
013	752510	0560	3/13/08	\$348,700	\$281,000	1350	8	1974	3	2560	N	N	2607 175TH AVE NE
013	752510	0590	9/25/08	\$340,000	\$294,000	1350	8	1974	3	2560	N	N	2539 175TH AVE NE
013	752521	0050	3/13/08	\$351,000	\$283,000	1380	8	1978	3	3230	N	N	2518 174TH AVE NE
013	437680	0150	10/7/09	\$490,000	\$478,000	1380	8	1973	3	10000	N	N	18232 NE 28TH ST
013	106610	0150	11/19/08	\$565,000	\$497,000	1390	8	1973	3	11340	N	N	832 176TH AVE NE
013	306260	0070	11/5/08	\$510,000	\$447,000	1410	8	1971	4	11176	N	N	3203 174TH AVE NE
013	337660	0170	4/3/09	\$380,000	\$350,000	1420	8	1975	3	10000	N	N	17225 NE 14TH ST
013	810040	0190	9/8/09	\$425,000	\$411,000	1420	8	1984	3	9883	N	N	17209 NE 33RD ST
013	681100	0070	9/23/08	\$495,000	\$428,000	1420	8	1968	3	12220	N	N	2024 175TH AVE NE
013	279040	0330	7/10/08	\$567,500	\$478,000	1420	8	1974	4	11250	N	N	18521 NE 26TH ST
013	856300	1330	9/23/08	\$495,500	\$428,000	1430	8	1966	4	8424	N	N	1430 179TH PL NE
013	106630	0260	7/17/08	\$541,452	\$457,000	1430	8	1967	4	8910	N	N	17448 NE 11TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
013	856308	0280	5/5/08	\$680,000	\$559,000	1440	8	1977	3	14240	N	N	18529 NE 19TH PL
013	437670	0010	8/1/08	\$498,600	\$423,000	1450	8	1973	4	9435	N	N	18003 NE 30TH ST
013	856300	0470	5/12/08	\$535,000	\$441,000	1460	8	1966	3	7659	N	N	1426 176TH PL NE
013	131300	0060	10/28/09	\$455,000	\$446,000	1460	8	1965	4	9600	N	N	17722 NE 29TH ST
013	279040	0400	1/20/09	\$510,000	\$458,000	1470	8	1976	4	14400	N	N	18503 NE 25TH ST
013	856301	0250	9/22/08	\$468,500	\$404,000	1480	8	1965	3	7980	N	N	17912 NE 19TH PL
013	437700	0070	6/17/09	\$485,000	\$457,000	1480	8	1976	4	10400	N	N	17203 NE 20TH PL
013	856300	1380	5/15/09	\$595,000	\$555,000	1490	8	1965	3	7446	N	N	1443 180TH AVE NE
013	856306	0090	7/22/09	\$480,000	\$457,000	1510	8	1972	4	11659	N	N	2207 186TH AVE NE
013	103640	0110	9/18/08	\$560,000	\$483,000	1530	8	1973	4	10625	N	N	2402 178TH AVE NE
013	437680	0060	11/3/09	\$431,000	\$424,000	1540	8	1974	3	9825	N	N	18319 NE 28TH ST
013	752521	0200	3/10/08	\$410,000	\$330,000	1560	8	1978	3	2831	N	N	2612 174TH AVE NE
013	152355	0150	12/4/08	\$465,000	\$411,000	1560	8	1991	3	4972	N	N	3039 173RD CT NE
013	226000	0040	12/19/08	\$425,000	\$378,000	1580	8	1977	4	9975	N	N	3507 175TH AVE NE
013	106610	0350	7/17/09	\$579,000	\$550,000	1590	8	1968	3	12825	Y	N	827 179TH CT NE
013	106610	0010	2/26/08	\$731,000	\$586,000	1590	8	1967	4	12305	N	N	927 179TH AVE NE
013	106600	0400	5/22/09	\$497,500	\$465,000	1600	8	1964	3	9760	N	N	17711 NE 9TH ST
013	106620	0260	4/11/08	\$600,000	\$489,000	1600	8	1968	3	8970	N	N	1010 178TH PL NE
013	856300	0650	11/20/08	\$670,000	\$590,000	1600	8	1976	4	8000	N	N	1329 177TH AVE NE
013	856305	0100	5/30/08	\$615,000	\$510,000	1610	8	1972	4	7725	N	N	18508 NE 21ST ST
013	392010	0080	2/24/09	\$510,000	\$464,000	1630	8	1968	4	7975	N	N	2204 184TH AVE NE
013	856306	0150	6/16/09	\$468,200	\$441,000	1640	8	1974	4	13485	N	N	2321 186TH AVE NE
013	896500	0020	11/24/09	\$390,000	\$386,000	1650	8	1967	3	10200	N	N	3322 179TH AVE NE
013	437670	0270	8/4/09	\$450,000	\$430,000	1650	8	1969	4	10067	N	N	18217 NE 28TH ST
013	103600	0690	12/2/08	\$637,500	\$564,000	1650	8	1975	4	9500	N	N	18312 NE 25TH ST
013	856301	0070	5/13/09	\$692,000	\$645,000	1660	8	1968	3	8400	N	N	1640 180TH AVE SE
013	106600	0550	7/21/08	\$466,500	\$394,000	1670	8	1972	4	10500	N	N	904 177TH AVE NE
013	306260	0230	9/10/08	\$535,000	\$460,000	1670	8	1972	4	7425	N	N	3208 176TH CT NE
013	856305	0520	8/21/08	\$557,500	\$476,000	1670	8	1968	4	8240	N	N	18525 NE 20TH PL
013	103640	0200	2/22/08	\$595,000	\$477,000	1670	8	1973	4	13125	N	N	2404 179TH AVE NE
013	279040	0340	6/19/09	\$541,500	\$510,000	1670	8	1975	4	14400	N	N	2531 186TH AVE NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
013	313410	0212	6/16/08	\$650,000	\$543,000	1670	8	1979	4	11659	Y	N	3819 WEST LAKE SAMMAMISH PKWY NE
013	103640	0140	7/17/08	\$560,000	\$472,000	1690	8	1973	4	12400	N	N	2420 178TH AVE NE
013	143760	0030	1/28/09	\$512,000	\$461,000	1700	8	1974	4	12420	N	N	2015 187TH AVE NE
013	226000	0390	9/9/09	\$475,000	\$459,000	1710	8	1976	4	10010	N	N	3418 175TH AVE NE
013	752521	1600	10/19/09	\$323,000	\$316,000	1720	8	1979	4	2752	N	N	2511 174TH AVE NE
013	226000	0140	12/2/08	\$535,000	\$473,000	1720	8	1976	4	9350	N	N	17408 NE 34TH ST
013	106620	0230	2/25/08	\$725,000	\$581,000	1740	8	1976	3	12000	N	N	930 178TH PL NE
013	437670	0290	6/8/09	\$515,000	\$484,000	1760	8	1969	4	8075	N	N	18229 NE 28TH ST
013	856302	0290	12/1/09	\$420,000	\$416,000	1770	8	1966	4	8540	N	N	18107 NE 22ND ST
013	752510	0180	10/3/08	\$443,700	\$385,000	1800	8	1968	4	2245	N	N	2534 175TH AVE NE
013	414165	0220	3/26/09	\$589,500	\$541,000	1800	8	1983	3	11040	Y	N	1800 187TH AVE NE
013	856303	0350	9/8/09	\$430,000	\$416,000	1820	8	1966	3	9450	N	N	18352 NE 19TH PL
013	856305	0170	8/1/08	\$560,000	\$475,000	1830	8	1977	4	8240	N	N	18312 NE 21ST ST
013	856300	1460	10/17/08	\$540,000	\$470,000	1850	8	1964	4	7650	N	N	1311 180TH AVE NE
013	131300	0220	4/7/08	\$550,000	\$448,000	1870	8	1968	4	9600	N	N	2830 177TH AVE NE
013	106600	0620	7/18/08	\$480,000	\$405,000	1910	8	1962	3	10200	N	N	964 177TH AVE NE
013	856302	0100	4/23/08	\$590,010	\$483,000	1930	8	1968	4	6750	N	N	2122 182ND AVE NE
013	106620	0350	7/5/08	\$598,950	\$503,000	1930	8	1968	5	11050	N	N	1004 179TH PL NE
013	279040	0180	8/12/08	\$610,000	\$519,000	1930	8	1975	4	12400	N	N	2604 186TH AVE NE
013	106620	0350	12/16/09	\$573,000	\$570,000	1930	8	1968	5	11050	N	N	1004 179TH PL NE
013	025990	0300	11/22/09	\$480,000	\$474,000	1940	8	2000	3	3465	N	N	17237 NE 25TH CT
013	025990	0150	4/3/09	\$635,000	\$584,000	1970	8	2001	3	3330	N	N	17326 NE 25TH WAY
013	336650	0030	8/12/08	\$520,000	\$443,000	1990	8	1974	4	11700	N	N	17818 NE 26TH ST
013	752510	0310	4/10/08	\$450,000	\$367,000	2020	8	1968	3	2560	N	N	2622 175TH AVE NE
013	103600	0160	10/24/08	\$603,000	\$526,000	2050	8	1972	5	8640	N	N	2703 181ST AVE NE
013	106630	0380	10/23/08	\$498,000	\$434,000	2060	8	1972	4	8910	N	N	17451 NE 12TH ST
013	103640	0240	9/23/09	\$475,000	\$461,000	2070	8	1973	4	12500	N	N	2428 179TH AVE NE
013	143760	0040	3/24/08	\$641,025	\$519,000	2090	8	1977	4	8750	N	N	2009 187TH AVE NE
013	131300	0450	3/6/08	\$500,000	\$402,000	2100	8	1966	4	5940	N	N	2806 178TH AVE NE
013	932970	0300	9/25/08	\$600,000	\$519,000	2120	8	1987	3	10800	N	N	1975 178TH AVE NE
013	252505	9087	12/9/09	\$525,000	\$521,000	2130	8	1985	4	20520	N	N	17711 NE 24TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
013	106600	0080	1/20/09	\$680,000	\$611,000	2200	8	1965	4	8960	N	N	1105 176TH AVE NE
013	025990	0020	8/13/08	\$645,000	\$549,000	2240	8	2000	3	3842	N	N	22466 173RD PL NE
013	505680	0240	10/26/09	\$587,000	\$575,000	2260	8	1968	4	12905	N	N	1863 174TH PL NE
013	392010	0020	11/24/08	\$640,000	\$564,000	2270	8	1968	4	12467	N	N	2315 184TH AVE NE
013	025990	0460	11/23/09	\$450,000	\$445,000	2290	8	2001	3	5921	N	N	2450 172ND AVE NE
013	856307	1010	4/29/08	\$720,500	\$591,000	2320	8	1972	3	18125	Y	N	1998 186TH AVE NE
013	810040	0160	1/11/08	\$610,000	\$481,000	2330	8	1984	4	11424	N	N	17214 NE 32ND ST
013	856300	0480	5/28/09	\$580,000	\$543,000	2350	8	1966	3	7000	N	N	1430 176TH PL NE
013	306260	0140	10/20/09	\$490,000	\$480,000	2400	8	1970	4	9600	N	N	3202 175TH CT NE
013	103600	0190	6/19/08	\$637,000	\$532,000	2420	8	1967	4	7800	N	N	18106 NE 27TH ST
013	131300	0210	7/24/08	\$589,000	\$498,000	2500	8	1966	4	8400	N	N	17705 NE 29TH ST
013	226000	0080	12/3/09	\$534,000	\$529,000	2500	8	1976	4	9000	N	N	17405 NE 35TH PL
013	313410	0187	1/18/08	\$780,000	\$617,000	2580	8	1970	5	23100	N	N	3670 172ND AVE NE
013	279040	0310	10/16/09	\$545,000	\$533,000	2610	8	1974	4	12000	N	N	18505 NE 26TH ST
013	932960	0270	12/17/08	\$615,000	\$546,000	2750	8	1987	3	12990	N	N	2014 179TH CT NE
013	403980	0170	7/24/09	\$525,000	\$500,000	2810	8	1978	3	21144	N	N	415 176TH LN NE
013	279040	0390	8/15/08	\$560,000	\$477,000	2980	8	1974	3	10925	N	N	18502 NE 25TH ST
013	306260	0180	8/26/09	\$645,000	\$621,000	3060	8	1994	4	9960	N	N	3213 175TH CT NE
013	143760	0210	4/7/08	\$625,000	\$509,000	3240	8	1974	4	6750	N	N	2323 187TH AVE NE
013	856302	0420	1/15/08	\$820,000	\$648,000	3640	8	1967	4	12750	N	N	2005 182ND AVE NE
013	856307	0040	3/12/08	\$640,000	\$516,000	1610	9	1975	4	14300	N	N	1665 185TH AVE NE
013	856307	0030	5/12/08	\$600,000	\$495,000	1740	9	1975	4	13750	N	N	1673 185TH AVE NE
013	856302	0050	8/20/09	\$660,000	\$634,000	1830	9	1974	4	8400	N	N	2034 182ND AVE NE
013	856307	0260	3/23/08	\$600,000	\$486,000	1850	9	1976	4	9250	N	N	18414 NE 15TH PL
013	856303	0230	8/22/08	\$700,000	\$598,000	2000	9	1981	4	7290	N	N	18335 NE 19TH PL
013	279040	0380	3/31/08	\$520,000	\$422,000	2020	9	1976	4	11935	N	N	18510 NE 25TH ST
013	856307	0230	2/23/09	\$699,890	\$636,000	2030	9	1976	4	11745	Y	N	1417 185TH AVE NE
013	279041	0330	7/28/09	\$570,000	\$544,000	2050	9	1977	4	11700	N	N	2430 185TH AVE NE
013	336940	0120	11/13/08	\$565,000	\$496,000	2220	9	1978	3	15000	N	N	17524 NE 31ST CT
013	414165	0140	2/26/08	\$710,000	\$570,000	2260	9	1980	3	12000	N	N	18606 NE 16TH ST
013	932960	0200	2/25/09	\$510,000	\$464,000	2320	9	1984	3	13320	N	N	2113 179TH CT NE

**Improved Sales Used in this Annual Update Analysis
Area 91
(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
013	152355	0180	7/21/09	\$525,000	\$500,000	2540	9	1999	3	5004	N	N	3036 173RD CT NE
013	932970	0100	8/6/09	\$580,000	\$555,000	2760	9	1986	3	10402	N	N	1945 179TH PL NE
013	192506	9208	9/15/09	\$628,360	\$608,000	2770	9	1998	3	7000	Y	N	3059 WEST LAKE SAMMAMISH PKWY NE
013	414165	0070	5/28/09	\$745,000	\$697,000	2840	9	1980	4	14400	Y	N	1308 187TH AVE NE
013	279041	0220	4/28/08	\$735,000	\$603,000	3120	9	1977	4	11000	N	N	18405 NE 26TH WAY
013	252505	9210	9/18/08	\$1,219,000	\$1,051,000	3510	9	2008	3	10969	N	N	1262 173RD AVE NE
013	252505	9211	7/28/08	\$1,239,085	\$1,049,000	3590	9	2008	3	10048	N	N	1268 173RD AVE NE
013	252505	9213	7/14/09	\$989,000	\$939,000	3659	9	2008	3	11402	N	N	1280 173RD AVE NE
013	192506	9181	9/4/08	\$540,000	\$463,000	2000	10	1976	4	15246	N	N	3015 WEST LAKE SAMMAMISH PKWY NE
013	721232	0050	4/20/09	\$610,000	\$564,000	2830	10	1984	3	17577	N	N	2515 176TH CT NE
013	666660	0050	1/7/08	\$832,000	\$655,000	3030	10	1997	3	13752	N	N	17224 NE 26TH CT
013	666660	0130	6/2/08	\$840,000	\$698,000	3030	10	1997	3	12005	N	N	17217 NE 26TH CT
013	666660	0150	9/22/08	\$850,000	\$734,000	3220	10	1996	3	12001	N	N	17205 NE 26TH CT
013	856307	0180	7/3/08	\$1,250,000	\$1,050,000	4570	10	1979	4	12400	Y	N	1445 185TH AVE NE
013	891710	0144	8/14/08	\$1,300,000	\$1,108,000	2210	11	2007	3	13872	N	N	2349 WEST LAKE SAMMAMISH PKWY
013	313410	0131	11/7/08	\$2,033,000	\$1,783,000	6380	12	2007	3	15021	N	N	3624 175TH CT NE

**Improved Sales Removed from this Annual Update Analysis
Area 91
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
004	025960	0800	7/11/08	\$579,000	DIAGNOSTIC OUTLIER
004	068610	0360	10/15/08	\$565,000	DIAGNOSTIC OUTLIER
004	068620	0130	7/6/09	\$370,000	DIAGNOSTIC OUTLIER
004	068630	0780	9/30/09	\$245,896	QUIT CLAIM DEED
004	068640	0340	1/8/09	\$177,148	RELATED PARTY, FRIEND, OR NEIGHBOR
004	068640	0600	10/3/08	\$375,000	DIAGNOSTIC OUTLIER
004	329850	0170	9/10/09	\$300,000	DIAGNOSTIC OUTLIER
004	329850	0940	2/7/09	\$303,000	DIAGNOSTIC OUTLIER
004	386510	0190	10/21/09	\$625,000	RELOCATION - SALE TO SERVICE
004	404070	0320	5/23/08	\$302,600	BANKRUPTCY - RECEIVER OR TRUSTEE
004	691870	0150	2/2/09	\$299,000	DIAGNOSTIC OUTLIER
013	106610	0010	1/4/08	\$731,000	RELOCATION - SALE TO SERVICE
013	144900	0100	3/3/08	\$48,740	RELATED PARTY, FRIEND, OR NEIGHBOR
013	192506	9211	9/10/09	\$600,000	DIAGNOSTIC OUTLIER
013	252505	9068	12/3/09	\$275,000	DOR RATIO;PREVIMP<=25K
013	252505	9071	8/12/08	\$480,000	UNFIN AREA
013	252505	9148	7/28/08	\$739,950	DIAGNOSTIC OUTLIER
013	313410	0196	3/11/08	\$640,000	DIAGNOSTIC OUTLIER
013	327575	0260	10/27/09	\$309,255	DIAGNOSTIC OUTLIER
013	392010	0020	3/26/08	\$508,000	DIAGNOSTIC OUTLIER
013	666660	0080	6/3/09	\$92,378	DOR RATIO;QUIT CLAIM DEED
013	752521	0430	11/17/09	\$465,000	DIAGNOSTIC OUTLIER
013	752680	0070	3/10/08	\$475,000	DIAGNOSTIC OUTLIER
013	815550	0250	6/26/08	\$330,000	UNFIN AREA
013	856300	0480	5/26/09	\$580,000	RELOCATION - SALE TO SERVICE
013	856300	0610	12/2/08	\$530,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
013	856300	1460	9/15/08	\$540,000	RELOCATION - SALE TO SERVICE
013	856301	0520	3/6/08	\$583,950	IMP. CHARACTERISTICS CHANGED SINCE SALE;
013	856301	0550	12/20/09	\$425,000	DIAGNOSTIC OUTLIER
013	856302	0420	1/15/08	\$820,000	RELOCATION - SALE TO SERVICE
013	856307	0030	4/11/08	\$599,975	RELOCATION - SALE TO SERVICE
013	856308	0010	6/8/09	\$500,000	DIAGNOSTIC OUTLIER

***Vacant Sales Used in this Annual Update Analysis
Area 91***

No vacant sales available.

***Vacant Sales Removed from this Annual Update Analysis
Area 91***

No vacant sales removed.

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

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

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

Highest and Best Use

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

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

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

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

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

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

Date of Value Estimate

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

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

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

Property rights appraised:

Fee Simple

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

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

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

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

Assumptions and Limiting Conditions:

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

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

Scope of Work Performed:

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



King County

Department of Assessments

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Lloyd Hara
Assessor

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

To further those standards, all appraisers are directed to:

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

Lloyd Hara
King County Assessor