

Residential Revalue
2011 Assessment Roll

KENT MERIDIAN

AREA 61

King County Department of Assessments
Seattle, Washington



King County

Department of Assessments

Accounting Division

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Lloyd Hara
Assessor

Dear Property Owners:

Property assessments for the 2011 assessment year are being completed by my staff throughout the year and change of value notices are being mailed as neighborhoods are completed.

We have worked hard to implement your suggestions to place more information in an e-Environment to meet your needs for timely and accurate information. The following report summarizes the results of the 2011 assessment for this area. (See map within report). It is meant to provide you with helpful background information about the process used and basis for property assessments in your area.

Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you.

Please feel welcome to call my staff if you have questions about the property assessment process and how it relates to your property.

Sincerely,

Lloyd Hara
Assessor

Executive Summary Report

Characteristics-Based Market Adjustment for 2011 Assessment Roll

Area Name / Number: Kent Meridian / 61

Previous Physical Inspection: 2008

Improved Sales:

Number of Sales: 458

Range of Sale Dates: 1/1/2008 - 1/1/2011

Sales – Average Improved Valuation Change Summary

	Land	Imps	Total	Sale Price**	Ratio	COV*
2010 Value	\$151,800	\$105,300	\$257,100			
2011 Value	\$142,400	\$99,900	\$242,300	\$263,900	91.8%	9.33%
Change	-\$9,400	-\$5,400	-\$14,800			
% Change	-6.2%	-5.1%	-5.8%			

*COV is a measure of uniformity; the lower the number the better the uniformity.

** Sales time adjusted to 1/1/2011.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Sales were time adjusted to 1/1/2011.

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 2010 or any existing residence where the data for 2010 is significantly different from the data for 2011 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 2010 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

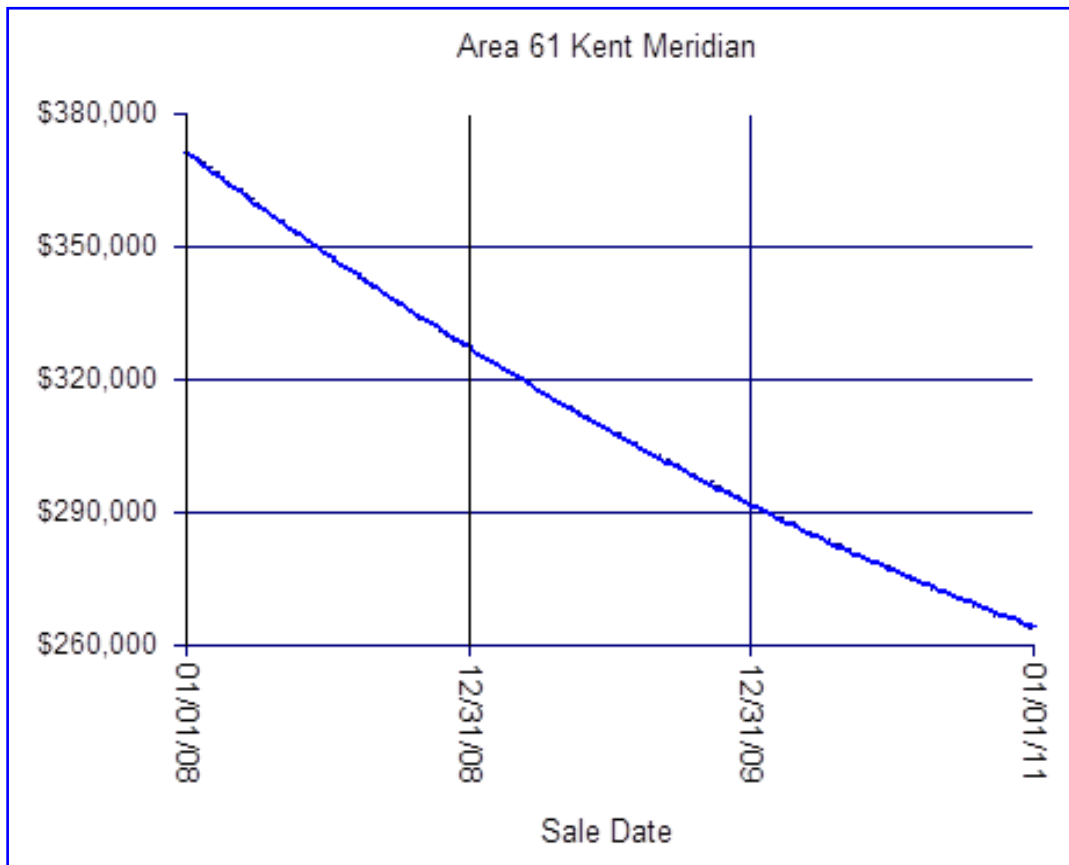
	Land	Imps	Total
2010 Value	\$158,100	\$92,600	\$250,700
2011 Value	\$148,400	\$88,300	\$236,700
Percent Change	-6.1%	-4.6%	-5.6%

Number of one to three unit residences in the Population: 6681

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 a neighborhood-based variable needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, parcels in Subarea 5 had a lower average ratio (Assessed Value/Sale Price) than other parcels in the area and required less of an adjustment.

We recommend posting these values for the 2011 Assessment Roll.

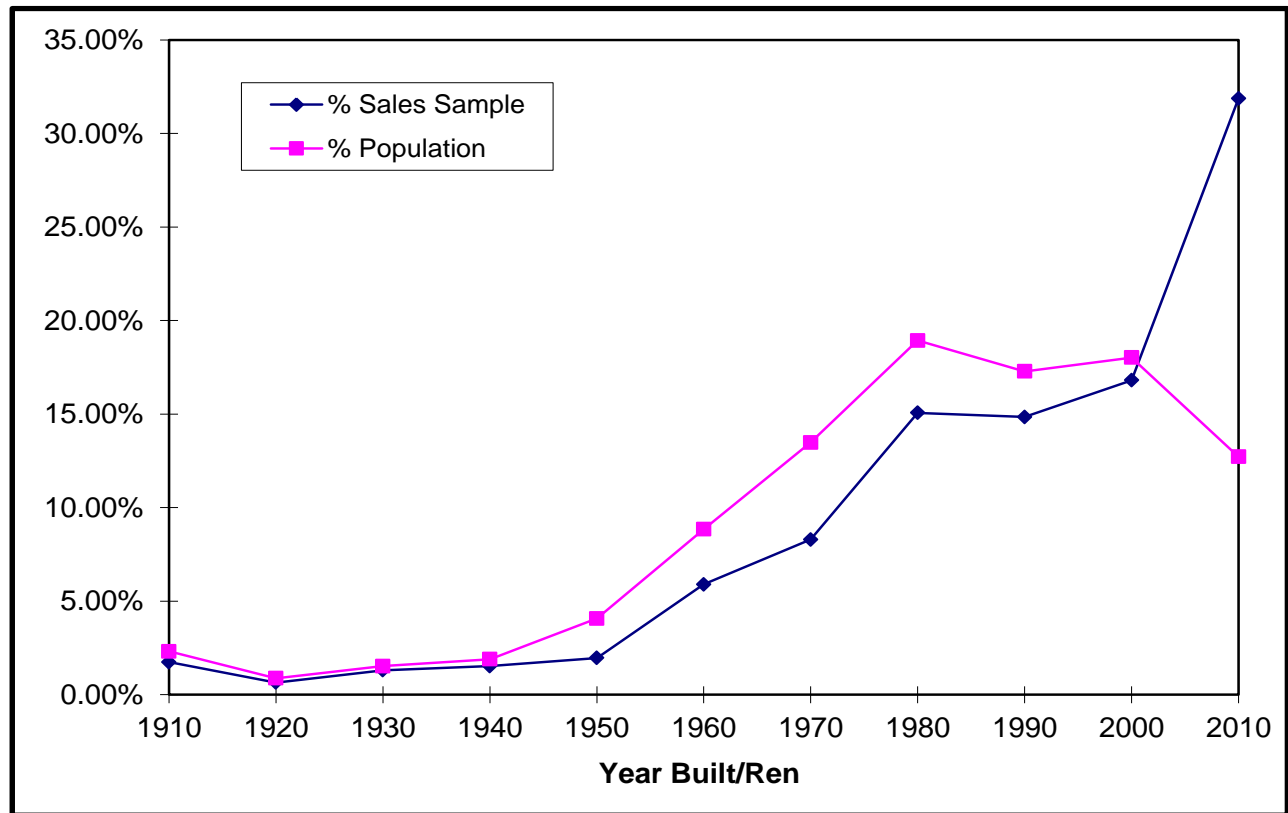
Market Change of Average Sale Price in Area 61
From 1/1/2008 to 1/1/2011



Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	8	1.75%
1920	3	0.66%
1930	6	1.31%
1940	7	1.53%
1950	9	1.97%
1960	27	5.90%
1970	38	8.30%
1980	69	15.07%
1990	68	14.85%
2000	77	16.81%
2010	146	31.88%
	458	

Population		
Year Built/Ren	Frequency	% Population
1910	155	2.32%
1920	59	0.88%
1930	102	1.53%
1940	127	1.90%
1950	272	4.07%
1960	591	8.85%
1970	901	13.49%
1980	1265	18.93%
1990	1155	17.29%
2000	1204	18.02%
2010	850	12.72%
	6681	

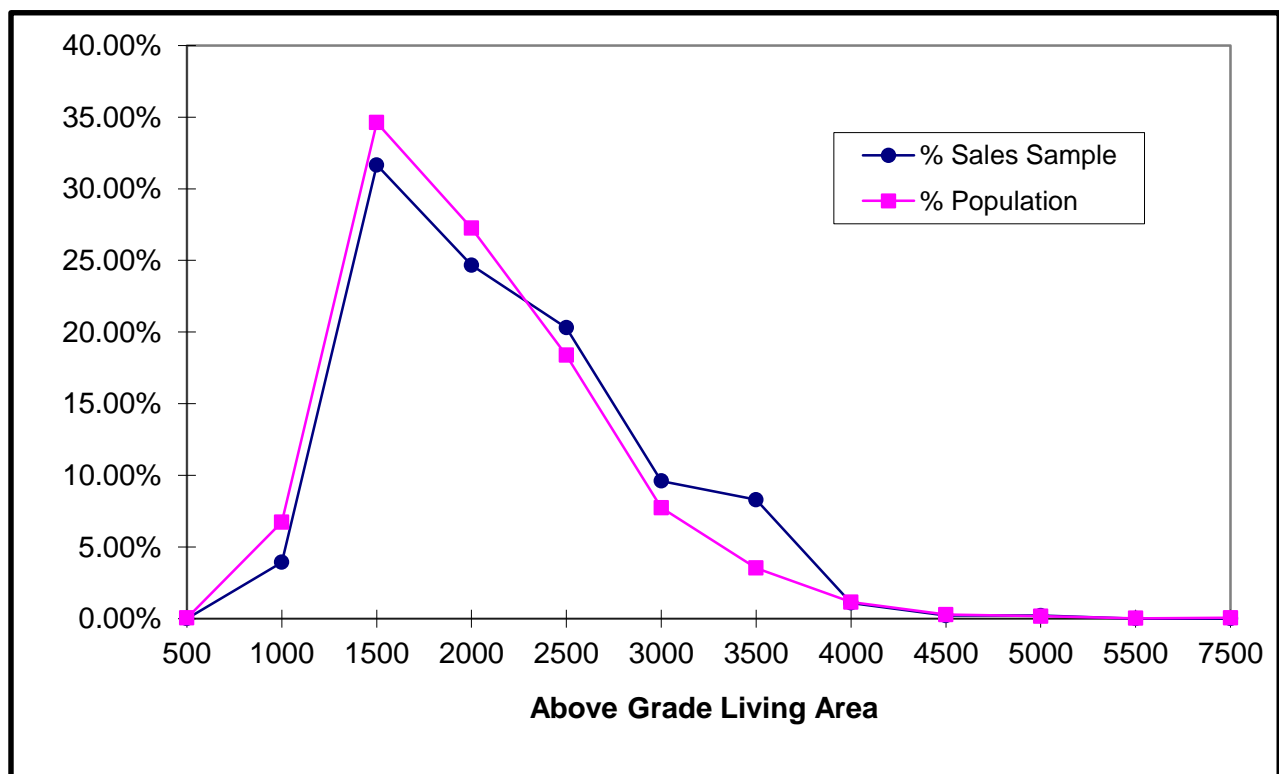


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	18	3.93%
1500	145	31.66%
2000	113	24.67%
2500	93	20.31%
3000	44	9.61%
3500	38	8.30%
4000	5	1.09%
4500	1	0.22%
5000	1	0.22%
5500	0	0.00%
7500	0	0.00%
	458	

Population		
AGLA	Frequency	% Population
500	3	0.04%
1000	450	6.74%
1500	2313	34.62%
2000	1821	27.26%
2500	1228	18.38%
3000	517	7.74%
3500	236	3.53%
4000	77	1.15%
4500	19	0.28%
5000	11	0.16%
5500	2	0.03%
7500	4	0.06%
	6681	

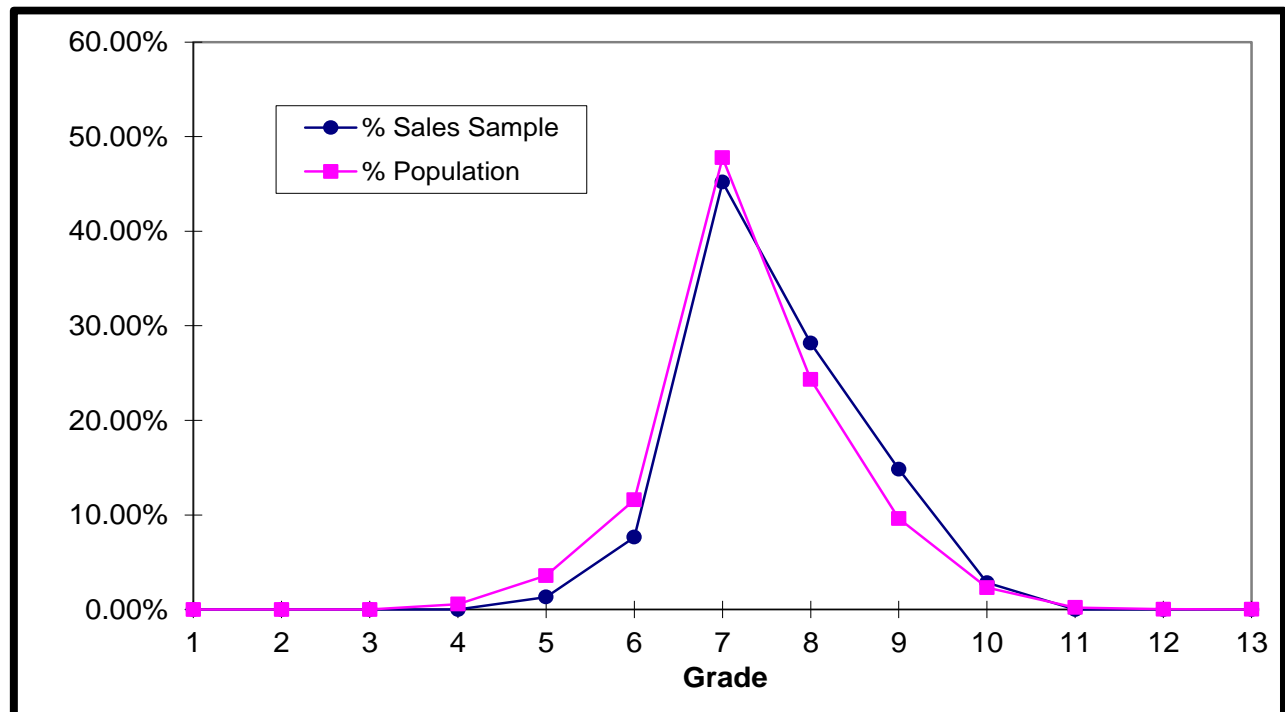


The sales sample frequency distribution follows the population distribution closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

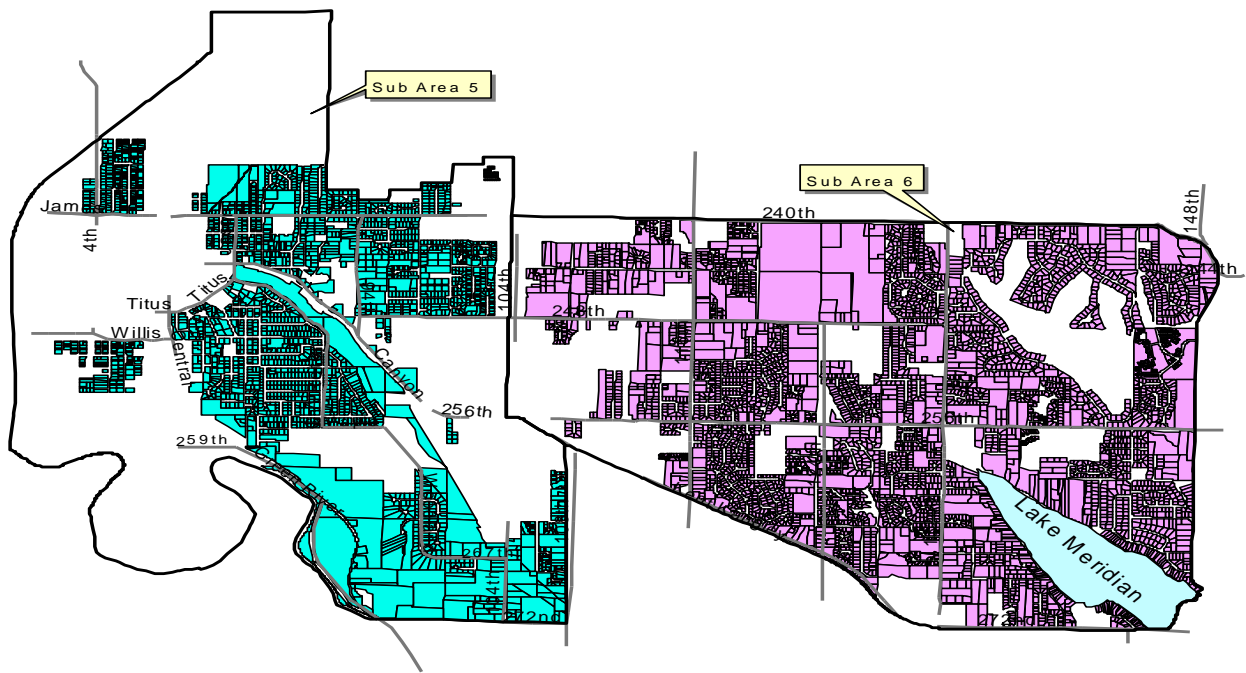
Sales Sample Representation of Population - Grade

Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	6	1.31%
6	35	7.64%
7	207	45.20%
8	129	28.17%
9	68	14.85%
10	13	2.84%
11	0	0.00%
12	0	0.00%
13	0	0.00%
458		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	38	0.57%
5	239	3.58%
6	775	11.60%
7	3191	47.76%
8	1624	24.31%
9	643	9.62%
10	154	2.31%
11	14	0.21%
12	2	0.03%
13	1	0.01%
6681		



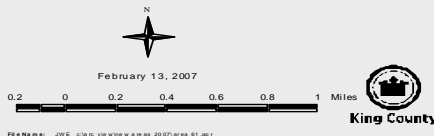
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.



Area 61

Kent/Meridian

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Legend

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

Annual Update Process

Effective Date of Appraisal: January 1, 2011

Date of Appraisal Report: July 7, 2011

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.

Data Utilized

Available sales closed from 1/1/2008 through 1/1/2011 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 2010
5. Existing residences where the data for 2010 is significantly different than the data for 2011 due to remodeling
6. Parcels with improvements value, but no building characteristics
7. Sales 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

Vacant land in this area is in a holding pattern with a strong lack of development. This results in limited land segregation and permit activity. Based on the 12 usable land sales available in the area and supplemented by the value decrease in sales of improved parcels, a 5.8% overall decrease (based on truncation) was made in land assessment for the 2011 Assessment Year. The formula is:

2011 Land Value = 2010 Land Value x 0.942 with the result rounded down to the next \$1,000.

Improved Parcel Update

The analysis results showed that a neighborhood-based variable needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, parcels in Subarea 5 had a lower average ratio (Assessed Value/Sale Price) than other parcels in the area and required less of an adjustment.

With the exception of real property mobile home parcels & parcels with “accessory only” improvements, the new recommended values on all improved parcels were based on the analysis of the 458 useable residential sales in the area.

Sales used in the valuation model were time adjusted to January 1, 2011. The chosen adjustment model was developed using multiple regression. The 2010 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

An explanatory adjustment table is included in this report.

Model Validation

The resulting assessment level is 91.8%. 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 2011 assessment year (taxes payable in 2012) results in an average total change from the 2010 assessments of -5.6%. 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.

Area 61 Annual Update Model Adjustments

2011 Total Value = 2010 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.

Standard Area Adjustment

-6.52%

Sub Area 5

Yes

% Adjustment

-2.89%

Comments

The percentages listed are total adjustments not additive adjustments.

For instance, parcels in Sub Area 5 would *approximately* receive a -2.89% downward adjustment. 2429 parcels in the improved population would receive this adjustment. There were 138 sales.

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

Generally parcels in Sub Area 5 were at a lower assessment level than the rest of the population. This model corrects for these strata differences.

64% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 61 Sale Price changes (Relative to 1/1/2011 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 1/1/2011		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2008	0.713	-28.7%
2/1/2008	0.721	-27.9%
3/1/2008	0.729	-27.1%
4/1/2008	0.737	-26.3%
5/1/2008	0.745	-25.5%
6/1/2008	0.753	-24.7%
7/1/2008	0.761	-23.9%
8/1/2008	0.769	-23.1%
9/1/2008	0.777	-22.3%
10/1/2008	0.785	-21.5%
11/1/2008	0.793	-20.7%
12/1/2008	0.801	-19.9%
1/1/2009	0.809	-19.1%
2/1/2009	0.817	-18.3%
3/1/2009	0.824	-17.6%
4/1/2009	0.832	-16.8%
5/1/2009	0.840	-16.0%
6/1/2009	0.848	-15.2%
7/1/2009	0.856	-14.4%
8/1/2009	0.864	-13.6%
9/1/2009	0.872	-12.8%
10/1/2009	0.880	-12.0%
11/1/2009	0.888	-11.2%
12/1/2009	0.896	-10.4%
1/1/2010	0.904	-9.6%
2/1/2010	0.913	-8.7%
3/1/2010	0.920	-8.0%
4/1/2010	0.928	-7.2%
5/1/2010	0.936	-6.4%
6/1/2010	0.944	-5.6%
7/1/2010	0.952	-4.8%
8/1/2010	0.960	-4.0%
9/1/2010	0.968	-3.2%
10/1/2010	0.976	-2.4%
11/1/2010	0.984	-1.6%
12/1/2010	0.992	-0.8%
1/1/2011	1.000	0.0%

The chart above shows the % adjustment required for sales to be representative of the assessment date of 1/1/2011.

Example:	Sales Price	Sales Date	Adjustment factor	Adjusted Sales price*
Sale 1	\$525,000	4/1/2008	0.737	\$387,000
Sale 2	\$475,000	10/1/2009	0.880	\$418,000
Sale 3	\$515,000	7/1/2010	0.952	\$490,000

* The adjusted sale price has been rounded.

Annual Update Ratio Study Report (Before)

2010 Assessments

District/Team: SW District/Team 3	Appr. Date: 1/1/2010	Date of Report: 7/6/2011	Sales Dates: 1/2008 - 12/2010																				
Area Kent Meridian	Appr ID: Jwei	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES																				
SAMPLE STATISTICS		<div>Ratio Frequency</div> <table><caption>Ratio Frequency Data</caption><thead><tr><th>Ratio Bin</th><th>Frequency</th></tr></thead><tbody><tr><td>0.70-0.80</td><td>1</td></tr><tr><td>0.80-0.90</td><td>76</td></tr><tr><td>0.90-1.00</td><td>204</td></tr><tr><td>1.00-1.10</td><td>119</td></tr><tr><td>1.10-1.20</td><td>42</td></tr><tr><td>1.20-1.30</td><td>6</td></tr><tr><td>1.30-1.40</td><td>0</td></tr><tr><td>1.40-1.50</td><td>0</td></tr><tr><td>1.50-1.60</td><td>0</td></tr></tbody></table>		Ratio Bin	Frequency	0.70-0.80	1	0.80-0.90	76	0.90-1.00	204	1.00-1.10	119	1.10-1.20	42	1.20-1.30	6	1.30-1.40	0	1.40-1.50	0	1.50-1.60	0
Ratio Bin	Frequency																						
0.70-0.80	1																						
0.80-0.90	76																						
0.90-1.00	204																						
1.00-1.10	119																						
1.10-1.20	42																						
1.20-1.30	6																						
1.30-1.40	0																						
1.40-1.50	0																						
1.50-1.60	0																						
Sample size (n)	458																						
Mean Assessed Value	257,100																						
Mean Adj. Sales Price	263,900																						
Standard Deviation AV	76,950																						
Standard Deviation SP	78,167																						
ASSESSMENT LEVEL																							
Arithmetic Mean Ratio	0.978																						
Median Ratio	0.971																						
Weighted Mean Ratio	0.974																						
UNIFORMITY																							
Lowest ratio	0.712																						
Highest ratio:	1.236																						
Coefficient of Dispersion	7.45%																						
Standard Deviation	0.093																						
Coefficient of Variation	9.51%																						
Price Related Differential (PRD)	1.004																						
RELIABILITY																							
95% Confidence: Median																							
Lower limit	0.965																						
Upper limit	0.983																						
95% Confidence: Mean																							
Lower limit	0.970																						
Upper limit	0.987																						
SAMPLE SIZE EVALUATION																							
N (population size)	6681																						
B (acceptable error - in decimal)	0.05																						
S (estimated from this sample)	0.093																						
Recommended minimum:	14																						
Actual sample size:	458																						
Conclusion:	OK																						
NORMALITY																							
Binomial Test																							
# ratios below mean:	239																						
# ratios above mean:	219																						
z:	0.935																						
Conclusion:	Normal*																						
*i.e. no evidence of non-normality																							

COMMENTS:

1 to 3 Unit Residences throughout area 61

Sales Prices are adjusted for time to the Assessment Date of 1/1/2011

COMMENTS:

1 to 3 Unit Residences throughout area 61

Sales Prices are adjusted for time to the Assessment Date of 1/1/2011

Annual Update Ratio Study Report (After)

2011 Assessments

District/Team: SW District/Team 3	Appr. Date: 1/1/2011	Date of Report: 7/6/2011	Sales Dates: 1/2008 - 12/2010
Area Kent Meridian	Appr ID: Jwei	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES

SAMPLE STATISTICS	
Sample size (n)	458
Mean Assessed Value	242,300
Mean Sales Price	263,900
Standard Deviation AV	71,165
Standard Deviation SP	78,167

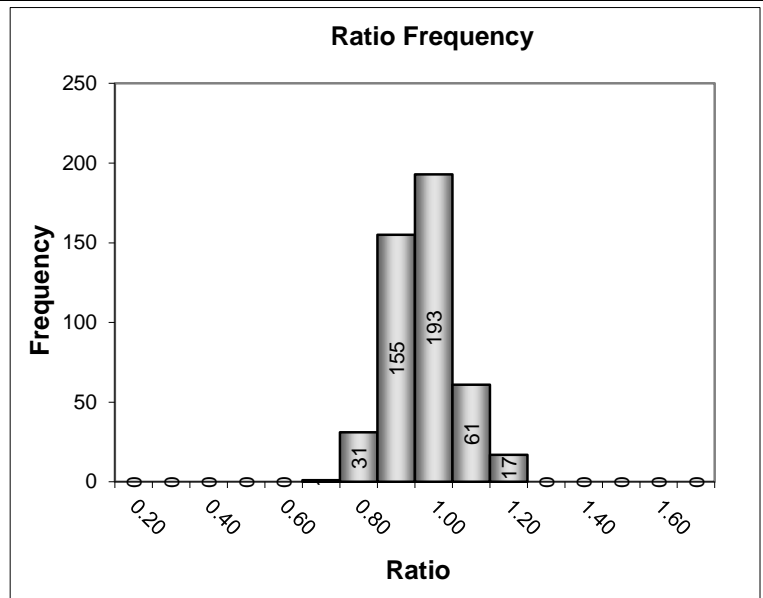
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.923
Median Ratio	0.917
Weighted Mean Ratio	0.918

UNIFORMITY	
Lowest ratio	0.690
Highest ratio:	1.153
Coefficient of Dispersion	7.37%
Standard Deviation	0.086
Coefficient of Variation	9.33%
Price Related Differential (PRD)	1.005

RELIABILITY	
95% Confidence: Median	
Lower limit	0.907
Upper limit	0.926
95% Confidence: Mean	
Lower limit	0.915
Upper limit	0.931

SAMPLE SIZE EVALUATION	
N (population size)	6681
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.086
Recommended minimum:	12
Actual sample size:	458
Conclusion:	OK

NORMALITY	
Binomial Test	
# ratios below mean:	244
# ratios above mean:	214
z:	1.402
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout area 61

Sales Prices are adjusted for time to the Assessment Date of 1/1/2011

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

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

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
005	184970	0185	7/6/10	\$150,000	\$143,000	910	5	1924	3	5580	N	N	517 CENTRAL AVE N
005	184970	0190	7/6/10	\$150,000	\$143,000	910	5	1924	3	5220	N	N	521 CENTRAL AVE N
005	000660	0006	1/10/08	\$210,000	\$149,000	1160	5	1910	5	6607	N	N	304 WILLIS ST
005	614660	0095	4/22/08	\$230,000	\$170,000	1020	5	1909	5	8890	N	N	816 2ND AVE N
005	783080	0251	4/15/08	\$240,000	\$177,000	1310	5	1909	3	14884	N	N	10215 SE 244TH ST
005	346280	0226	5/27/10	\$170,000	\$160,000	860	6	1945	4	7500	N	N	1519 MAPLE LN S
005	919710	0220	4/20/10	\$172,420	\$161,000	1110	6	1947	4	4887	N	N	420 W CROW ST
005	919710	0072	3/27/08	\$240,000	\$176,000	1190	6	1935	4	8551	N	N	615 5TH AVE S
005	161250	0170	10/15/10	\$186,000	\$182,000	1380	6	1939	3	7110	N	N	411 JASON AVE
005	614660	0575	8/24/09	\$219,950	\$191,000	1250	6	1980	3	7620	N	N	840 3RD AVE N
005	918370	2250	1/24/08	\$270,000	\$193,000	1130	6	1937	4	10620	N	N	705 VAN DE VANTER AVE
005	614760	0251	10/25/10	\$200,000	\$196,000	1620	6	1907	4	8890	N	N	924 3RD AVE N
005	614760	0085	8/4/10	\$205,000	\$197,000	2090	6	1923	4	6359	N	N	908 2ND AVE N
005	553980	0016	11/4/09	\$237,000	\$210,000	1560	6	1952	4	9775	N	N	1105 E SEATTLE ST
005	000660	0049	7/2/08	\$286,500	\$217,000	1160	6	1929	4	7606	N	N	521 2ND AVE S
005	161250	0175	9/29/10	\$225,000	\$219,000	1430	6	1908	4	7110	N	N	419 JASON AVE
005	132204	9125	5/12/09	\$265,183	\$223,000	1350	6	1948	3	33422	N	N	1025 CENTRAL AVE N
005	919710	0230	6/23/08	\$302,000	\$228,000	1550	6	1904	5	7298	N	N	601 2ND AVE S
005	982570	1446	4/22/08	\$310,000	\$229,000	1160	6	1947	3	7650	N	N	615 W TITUS ST
005	159860	0141	2/24/08	\$325,000	\$235,000	1330	6	1948	4	5700	N	N	911 E TEMPERANCE ST
005	292205	9238	2/13/08	\$335,000	\$241,000	1190	6	1950	4	33285	N	N	26713 104TH AVE SE
005	368690	0020	8/22/08	\$320,000	\$247,000	1950	6	1909	5	7348	N	N	536 2ND AVE S
005	192205	9046	11/24/08	\$362,000	\$288,000	1580	6	1932	3	39150	Y	N	105 KENSINGTON AVE S
005	918370	0030	5/18/10	\$308,000	\$289,000	1800	6	1916	4	6160	Y	N	226 KENSINGTON AVE S
005	918370	3378	6/22/09	\$180,000	\$153,000	970	7	1967	3	7500	N	N	1417 E MAPLE ST
005	192205	9294	4/17/08	\$225,000	\$166,000	1150	7	1954	3	15246	N	N	24408 98TH AVE S
005	614660	0595	6/5/09	\$210,000	\$178,000	860	7	1960	3	5080	N	N	856 3RD AVE N
005	755740	0065	8/27/10	\$184,000	\$178,000	1350	7	1963	3	6090	N	N	705 4TH AVE N
005	116400	0070	4/17/09	\$218,500	\$182,000	1160	7	1957	3	11393	N	N	25710 100TH PL SE
005	554000	0095	6/4/08	\$245,000	\$184,000	1470	7	1976	4	8932	N	N	1102 E GUIBERSON ST
005	918370	3155	1/28/08	\$260,000	\$186,000	1650	7	1959	3	7500	N	N	927 REITEN RD

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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
005	553980	0025	6/3/08	\$250,000	\$187,000	1430	7	1953	3	6789	N	N	1111 E SEATTLE ST
005	133230	0350	10/2/08	\$245,000	\$192,000	1520	7	1957	4	12381	N	N	10104 SE 248TH ST
005	500380	0220	11/11/08	\$245,000	\$194,000	1010	7	1969	3	10754	N	N	1116 MACLYN ST
005	547850	0270	1/25/08	\$272,500	\$195,000	1940	7	1967	4	10448	N	N	1107 LAUREL ST
005	614760	0005	5/15/08	\$263,000	\$196,000	1330	7	1997	3	4694	N	N	945 1ST AVE N
005	027350	0005	6/5/08	\$263,000	\$197,000	1620	7	1958	3	7500	Y	N	505 WOODLAND WAY
005	182205	9083	7/8/08	\$260,000	\$197,000	1170	7	1927	4	6534	Y	N	756 PROSPECT AVE N
005	132204	9351	9/18/08	\$254,800	\$198,000	2060	7	2000	3	4029	N	N	919 4TH AVE N
005	162660	0040	1/2/08	\$280,000	\$199,000	980	7	1975	3	8300	N	N	9648 S 241ST ST
005	547850	0120	2/25/08	\$279,000	\$202,000	1200	7	1969	4	9375	N	N	1124 LAUREL ST
005	155280	0040	12/8/08	\$255,000	\$204,000	1390	7	1969	4	12086	N	N	228 OLYMPIC WAY
005	315910	0005	3/11/09	\$249,999	\$206,000	1480	7	1956	3	6717	N	N	1222 E SEATTLE ST
005	383215	0110	9/28/09	\$235,000	\$206,000	1180	7	1981	3	7586	N	N	23927 92ND PL S
005	614760	0260	5/25/10	\$220,000	\$207,000	2510	7	1991	3	5080	N	N	932 3RD AVE N
005	614760	0010	11/24/09	\$232,500	\$208,000	1310	7	1997	3	4711	N	N	943 1ST AVE N
005	803520	0010	10/13/08	\$265,000	\$208,000	1200	7	1959	4	7700	N	N	920 E HEMLOCK ST
005	918370	1925	11/7/08	\$262,500	\$208,000	2020	7	1954	4	12390	N	N	707 E CHICAGO ST
005	912250	0010	7/1/08	\$274,000	\$208,000	1050	7	1961	5	13600	N	N	817 HILLTOP AVE
005	315910	0030	1/25/08	\$292,255	\$209,000	1140	7	1955	4	5790	N	N	530 VIEW PL
005	803520	0150	12/8/09	\$233,000	\$209,000	1350	7	1958	4	8589	N	N	858 STONEBURNER LN
005	918370	2251	8/5/09	\$242,500	\$209,000	1200	7	1954	4	9322	N	N	719 VAN DE VANTER AVE
005	500380	0140	6/28/10	\$223,450	\$212,000	1520	7	1968	3	9000	N	N	428 ALEXANDER AVE
005	614760	0081	3/3/08	\$295,000	\$214,000	1390	7	1998	3	5016	N	N	221 COLE ST
005	803530	0060	4/21/10	\$231,800	\$216,000	1550	7	1964	3	7420	N	N	912 FILBERT ST
005	436960	0015	4/6/10	\$234,900	\$218,000	1050	7	1962	4	6420	N	N	713 PROSPECT AVE N
005	918370	3260	5/25/10	\$232,000	\$218,000	1160	7	1964	4	8458	N	N	1315 E MAPLE ST
005	027370	0035	6/24/08	\$292,500	\$221,000	1550	7	1958	4	16275	N	N	730 WOODLAND WAY
005	957820	0130	7/21/09	\$259,000	\$223,000	1760	7	1972	4	9370	N	N	812 WYNWOOD DR
005	917960	0336	5/20/10	\$238,000	\$224,000	2190	7	1913	4	3132	Y	N	304 SCENIC WAY
005	132204	9363	10/12/10	\$230,000	\$225,000	2175	7	2008	3	6190	N	N	808 WOODFORD AVE N
005	027400	0040	2/15/08	\$312,000	\$225,000	1630	7	1966	4	8701	N	N	831 WOODLAND WAY

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Area 61
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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
005	383215	0060	7/23/09	\$263,000	\$226,000	1600	7	1981	3	9728	N	N	9204 S 239TH ST
005	182205	9255	3/20/08	\$312,000	\$228,000	1290	7	1962	3	11760	N	N	9250 S 240TH ST
005	745940	0080	9/23/09	\$260,000	\$228,000	1690	7	1994	3	6704	N	N	26408 107TH AVE SE
005	233154	0160	9/20/10	\$238,000	\$231,000	1860	7	2001	3	6763	N	N	24705 102ND PL SE
005	182205	9199	5/21/09	\$275,000	\$232,000	1400	7	1966	3	10069	N	N	23836 94TH AVE S
005	330801	0010	10/23/08	\$295,000	\$232,000	1710	7	1975	4	9390	N	N	26225 WOODLAND WAY S
005	885650	0200	5/21/10	\$249,000	\$234,000	1200	7	1973	3	7000	N	N	818 STETSON AVE
005	233155	0070	2/24/09	\$285,000	\$234,000	1810	7	1999	3	6681	N	N	24511 102ND PL SE
005	915150	0080	7/28/10	\$245,000	\$235,000	1720	7	1995	3	7239	N	N	9625 S 242ND CT
005	233154	0180	11/8/10	\$238,000	\$235,000	1860	7	2001	3	6755	N	N	24715 102ND PL SE
005	182205	9099	7/8/08	\$308,950	\$235,000	1270	7	1957	4	6534	Y	N	806 PROSPECT AVE N
005	745940	0020	1/28/10	\$260,000	\$237,000	1680	7	1999	3	6458	N	N	26411 107TH AVE SE
005	233155	0010	6/24/09	\$278,500	\$237,000	1810	7	1999	3	6460	N	N	24405 102ND PL SE
005	383215	0200	5/13/10	\$255,000	\$239,000	1190	7	1981	3	8622	N	N	9214 S 239TH PL
005	192205	9363	5/13/09	\$285,000	\$240,000	1290	7	1968	4	9000	N	N	815 MAPLEWOOD AVE
005	783080	0491	12/18/09	\$267,950	\$241,000	1160	7	1957	3	20958	N	N	10126 SE 248TH ST
005	435910	0100	6/29/09	\$285,000	\$243,000	1060	7	1972	4	9472	N	N	24711 97TH AVE S
005	918370	0470	7/7/08	\$320,000	\$243,000	1400	7	1941	4	6250	N	N	440 SCENIC WAY
005	159860	0209	7/14/09	\$285,500	\$245,000	1580	7	1985	3	8163	Y	N	517 ALVORD AVE N
005	192205	9236	11/5/10	\$248,950	\$245,000	1460	7	1956	4	10665	N	N	1126 E CHICAGO ST
005	866250	0340	9/29/10	\$253,000	\$247,000	1690	7	1997	3	6630	N	N	10119 SE 242ND PL
005	182205	9203	6/25/09	\$292,000	\$249,000	1350	7	1961	3	7844	N	N	9410 SE 240TH ST
005	918370	3395	7/15/09	\$294,000	\$252,000	1820	7	1968	4	16548	N	N	921 TILDEN AVE
005	330801	0090	11/19/10	\$257,500	\$255,000	1990	7	1975	3	13800	N	N	26302 WOODLAND WAY S
005	182205	9100	4/27/10	\$275,000	\$257,000	1390	7	1928	5	8712	Y	N	730 PROSPECT AVE N
005	192205	9346	11/4/08	\$328,500	\$260,000	1380	7	1944	4	9528	N	N	1026 E GUIBERSON ST
005	803520	0110	7/25/08	\$340,000	\$260,000	1352	7	1958	4	8500	N	N	909 FILBERT ST
005	554000	0045	9/28/09	\$310,000	\$272,000	1540	7	1958	4	10173	Y	N	1121 E GUIBERSON ST
005	918370	1340	10/9/08	\$350,000	\$274,000	1310	7	1949	4	11077	Y	N	509 SCENIC WAY S
005	192205	9259	8/22/08	\$360,000	\$278,000	1270	7	1967	4	12060	N	N	1203 LAUREL ST
005	133230	0220	4/4/08	\$385,000	\$283,000	2490	7	1999	3	5862	N	N	24618 101ST PL SE

Improved Sales Used in this Annual Update Analysis
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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
005	155280	0250	1/26/10	\$324,450	\$295,000	1660	7	1966	3	12988	Y	N	155 OLYMPIC WAY
005	101100	0015	5/22/09	\$350,000	\$295,000	1410	7	1955	5	26485	N	N	24625 104TH AVE SE
005	000660	0084	9/16/10	\$206,950	\$201,000	1190	8	1962	3	11970	N	N	519 KENNEBECK AVE S
005	393700	0060	12/17/08	\$265,000	\$213,000	1580	8	1964	4	9752	N	N	1220 E LAUREL ST
005	330803	0390	8/18/08	\$302,000	\$233,000	1400	8	1978	4	15100	N	N	26425 99TH PL S
005	233154	0200	1/2/08	\$329,950	\$234,000	1853	8	2004	3	10171	N	N	24725 102ND PL SE
005	918370	0376	2/14/08	\$324,950	\$234,000	1770	8	1955	4	11745	Y	N	503 E DEAN ST
005	133025	0060	10/6/08	\$300,000	\$235,000	1810	8	1993	3	7859	N	N	10022 SE 247TH PL
005	258700	0100	12/15/10	\$239,000	\$238,000	1986	8	2006	3	2499	N	N	23625 102ND CT SE
005	258700	0210	6/25/10	\$252,000	\$239,000	1986	8	2007	3	2475	N	N	23617 102ND PL SE
005	185860	0025	1/31/08	\$337,500	\$242,000	2180	8	1963	4	11181	N	N	26614 106TH AVE SE
005	914900	0040	4/15/08	\$330,000	\$243,000	2120	8	1992	3	7321	N	N	9426 S 242ND ST
005	914900	0030	9/29/08	\$313,500	\$245,000	2060	8	1994	3	7250	N	N	9420 S 242ND ST
005	258700	0020	1/22/08	\$350,000	\$250,000	1986	8	2007	3	2349	N	N	10207 SE 237TH ST
005	383100	0035	2/4/08	\$349,000	\$251,000	1300	8	1967	3	9400	Y	N	761 HAZEL AVE N
005	185860	0007	9/4/09	\$290,000	\$253,000	2192	8	2006	3	4140	N	N	26417 106TH AVE SE
005	258700	0220	3/20/08	\$346,000	\$253,000	2004	8	2007	3	2739	N	N	23615 102ND PL SE
005	258700	0280	2/27/08	\$350,000	\$253,000	1986	8	2007	3	2507	N	N	10223 SE 236TH ST
005	957820	0020	12/21/10	\$254,000	\$253,000	1720	8	1968	4	15580	Y	N	709 WYNWOOD DR
005	918370	0580	4/23/08	\$345,500	\$255,000	1510	8	1978	3	10681	Y	N	418 KENNEBECK AVE S
005	258700	0190	4/21/08	\$347,000	\$256,000	1986	8	2007	3	2475	N	N	23623 102ND PL SE
005	918370	1345	3/28/09	\$309,950	\$257,000	1560	8	2002	3	7575	Y	N	503 SCENIC WAY S
005	941471	0090	2/20/09	\$316,000	\$259,000	1952	8	2005	3	5701	N	N	26818 107TH AVE SE
005	258700	0270	10/24/08	\$330,000	\$260,000	2004	8	2007	3	2763	N	N	23626 102ND AVE SE
005	019650	0050	5/26/09	\$311,000	\$263,000	2417	8	2004	3	5660	N	N	10710 SE 260TH PL
005	185860	0045	7/31/08	\$357,000	\$273,000	2075	8	2005	3	8568	N	N	10605 SE 266TH PL
005	019650	0080	5/2/08	\$370,000	\$274,000	2417	8	2004	3	4420	N	N	10715 SE 260TH PL
005	019650	0090	4/11/08	\$373,000	\$274,000	2160	8	2004	3	4675	N	N	10717 SE 260TH PL
005	918370	0895	10/16/08	\$350,000	\$275,000	2520	8	2004	3	6600	N	N	519 ALEXANDER AVE
005	192205	9450	6/12/08	\$370,000	\$278,000	2810	8	2001	3	7731	N	N	500 SUMMIT AVE N
005	133065	0070	6/4/09	\$340,000	\$288,000	1810	8	1993	3	10272	N	N	9919 S 246TH PL

Improved Sales Used in this Annual Update Analysis
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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
005	133025	0060	12/1/10	\$298,500	\$296,000	1810	8	1993	3	7859	N	N	10022 SE 247TH PL
005	221545	0110	8/23/10	\$310,000	\$299,000	2430	8	1994	3	7227	N	N	10019 SE 244TH CT
005	221545	0100	9/2/10	\$315,000	\$305,000	2240	8	1994	3	7589	N	N	10011 SE 244TH CT
005	192205	9381	9/17/09	\$350,000	\$306,000	2296	8	2008	3	9060	N	N	1221 E WALNUT ST
005	133065	0040	7/29/09	\$355,000	\$306,000	2290	8	1993	4	10393	N	N	9831 S 246TH PL
005	383080	0090	10/24/10	\$319,950	\$314,000	2190	8	1985	4	9844	N	N	10104 SE 268TH ST
005	192205	9381	10/27/08	\$400,000	\$315,000	2296	8	2008	3	9060	N	N	1221 E WALNUT ST
005	221545	0130	5/5/08	\$430,000	\$319,000	2300	8	1994	3	7200	N	N	10026 SE 244TH CT
005	192205	9418	9/2/10	\$333,950	\$323,000	1450	8	1979	3	20100	N	N	9835 S 245TH PL
005	330800	0090	10/23/08	\$417,000	\$328,000	2540	8	1975	3	17158	N	N	21118 WOODLAND WAY S
005	161590	0030	6/8/10	\$357,500	\$338,000	1720	8	1990	3	13950	Y	N	610 MARION ST
005	317190	0200	9/28/09	\$365,000	\$320,000	2540	9	1992	3	12350	N	N	9725 S 262ND PL
005	918370	0305	8/23/10	\$390,000	\$376,000	2639	9	2007	3	13500	Y	N	319 KENSINGTON AVE S
005	242204	9069	4/28/09	\$565,000	\$473,000	2990	9	1907	4	37721	Y	N	302 SCENIC WAY
006	405080	0085	7/10/08	\$489,000	\$371,000	1490	5	1938	4	7560	Y	Y	14260 SE 270TH PL
006	660079	0230	2/12/09	\$202,000	\$165,000	1214	6	1936	4	6988	N	N	10707 SE 248TH ST
006	383021	0460	12/29/10	\$170,000	\$170,000	1200	6	1977	3	7500	N	N	11903 SE 252ND PL
006	221291	0220	12/10/08	\$220,000	\$176,000	940	6	1976	4	6524	N	N	25734 143RD AVE SE
006	383021	0230	6/9/09	\$210,000	\$178,000	1200	6	1977	3	7220	N	N	11826 SE 254TH ST
006	383021	0610	5/16/08	\$245,000	\$183,000	1200	6	1977	3	7200	N	N	25303 118TH AVE SE
006	383021	0400	7/23/08	\$240,000	\$183,000	1200	6	1977	4	7200	N	N	11806 SE 253RD ST
006	542030	0080	3/12/08	\$258,000	\$188,000	970	6	1984	3	7460	N	N	25119 117TH CT SE
006	542030	0340	3/25/09	\$229,900	\$190,000	1036	6	1984	4	7657	N	N	25115 119TH CT SE
006	383021	0390	4/23/10	\$206,000	\$192,000	1200	6	1977	4	7200	N	N	11812 SE 253RD ST
006	221291	0290	10/8/08	\$253,200	\$198,000	1270	6	1976	4	8137	N	N	14317 SE 257TH PL
006	542030	0130	6/22/10	\$210,000	\$199,000	1000	6	1984	3	6977	N	N	25108 117TH CT SE
006	682990	0040	2/28/08	\$283,000	\$205,000	1160	6	1964	4	9750	N	N	25007 128TH PL SE
006	682980	0020	4/26/10	\$225,000	\$210,000	1210	6	1963	3	10400	N	N	24815 128TH PL SE
006	019330	0130	7/28/08	\$275,000	\$210,000	1240	6	1987	4	10887	N	N	14322 SE 258TH PL
006	542030	0420	3/17/08	\$301,500	\$220,000	1090	6	1984	3	11391	N	N	25111 117TH CT SE
006	541230	0350	2/10/09	\$277,500	\$227,000	1540	6	1981	4	7200	N	N	11944 SE 253RD 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
006	546631	0740	8/24/09	\$163,500	\$142,000	1230	7	1983	3	1664	N	N	14427 SE 251ST PL
006	546630	0180	1/25/10	\$157,900	\$144,000	1740	7	1981	3	2390	N	N	24840 145TH LN SE
006	405130	0060	12/1/08	\$185,000	\$148,000	970	7	1977	3	3745	N	N	13718 SE 256TH PL
006	405130	0090	10/3/08	\$197,500	\$154,000	970	7	1977	3	2825	N	N	13710 SE 256TH PL
006	546630	0340	2/5/10	\$169,000	\$154,000	1720	7	1981	3	2994	N	N	24835 145TH LN SE
006	329895	0130	8/22/08	\$206,000	\$159,000	1234	7	2008	3	846	N	N	25220 104TH AVE SE
006	329895	0120	9/24/08	\$205,000	\$160,000	1234	7	2008	3	917	N	N	25220 104TH AVE SE
006	329895	0150	10/8/08	\$206,950	\$162,000	1234	7	2008	3	852	N	N	25220 104TH AVE SE
006	546631	0480	7/28/09	\$189,000	\$163,000	1660	7	1983	3	2243	N	N	25015 144TH PL SE
006	329895	0060	10/30/08	\$206,500	\$163,000	1234	7	2008	3	961	N	N	25220 104TH AVE SE
006	329895	0030	10/24/08	\$209,990	\$165,000	1234	7	2008	3	944	N	N	25220 104TH AVE SE
006	329895	0140	8/19/08	\$213,550	\$165,000	1234	7	2008	3	845	N	N	25220 104TH AVE SE
006	329895	0070	10/1/08	\$215,000	\$168,000	1234	7	2008	3	892	N	N	25220 104TH AVE SE
006	546630	0400	8/19/08	\$220,000	\$169,000	1660	7	1981	5	2251	N	N	24805 145TH LN SE
006	329895	0160	11/10/08	\$215,000	\$170,000	1249	7	2008	3	1022	N	N	25220 104TH AVE SE
006	329895	0020	2/25/08	\$237,950	\$172,000	1234	7	2008	3	869	N	N	25220 104TH AVE SE
006	541230	0300	6/8/09	\$203,100	\$172,000	860	7	1981	4	7990	N	N	25233 121ST PL SE
006	541230	0200	2/5/08	\$242,000	\$174,000	860	7	1980	3	8400	N	N	25326 121ST PL SE
006	546631	0390	7/31/08	\$234,000	\$179,000	1660	7	1983	3	3049	N	N	24913 144TH PL SE
006	546631	0240	7/29/09	\$210,000	\$181,000	1660	7	1983	3	3049	N	N	24821 144TH PL SE
006	329895	0090	8/23/08	\$235,000	\$181,000	1234	7	2008	3	978	N	N	25220 104TH AVE SE
006	386500	0010	7/10/09	\$213,900	\$183,000	1520	7	1984	4	8816	N	N	26618 134TH AVE SE
006	329895	0080	11/14/08	\$234,000	\$186,000	1564	7	2008	3	1489	N	N	25220 104TH AVE SE
006	351210	0070	6/17/08	\$250,000	\$188,000	1000	7	1966	3	11668	N	N	25419 115TH AVE SE
006	769791	0390	9/14/09	\$221,000	\$193,000	1180	7	1990	3	6846	N	N	26330 119TH DR SE
006	329895	0050	12/16/08	\$240,500	\$193,000	1496	7	2008	3	1294	N	N	25220 104TH AVE SE
006	714020	0160	3/19/08	\$264,000	\$193,000	1330	7	1980	4	8316	N	N	25818 129TH PL SE
006	714020	0030	12/22/10	\$195,000	\$194,000	1000	7	1980	4	6000	N	N	25830 131ST PL SE
006	541230	0250	4/8/09	\$234,950	\$195,000	980	7	1981	3	7200	N	N	25232 121ST PL SE
006	329895	0100	1/10/09	\$242,500	\$196,000	1496	7	2008	3	1280	N	N	25220 104TH AVE SE
006	292205	9144	10/5/08	\$250,000	\$196,000	1400	7	1956	4	19316	N	N	26015 116TH AVE SE

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(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
006	405110	0290	4/3/09	\$236,932	\$197,000	1080	7	1978	4	33000	N	N	25441 144TH PL SE
006	329895	0110	7/22/08	\$260,000	\$198,000	1457	7	2008	3	1239	N	N	25220 104TH AVE SE
006	769787	0120	3/18/10	\$215,000	\$199,000	1170	7	1986	4	7728	N	N	26013 119TH DR SE
006	329895	0040	1/5/09	\$247,190	\$200,000	1457	7	2008	3	1288	N	N	25220 104TH AVE SE
006	546675	0020	1/19/10	\$220,000	\$200,000	970	7	1984	4	7104	N	N	27124 139TH PL SE
006	405111	0300	11/3/08	\$254,000	\$201,000	1300	7	1979	3	7200	N	N	14503 SE 252ND PL
006	547011	0190	7/7/08	\$265,000	\$201,000	980	7	1971	4	10670	N	N	26035 147TH PL SE
006	405111	0040	4/10/09	\$244,000	\$203,000	1080	7	1979	4	6901	N	N	25310 146TH AVE SE
006	329575	0490	1/19/10	\$225,000	\$204,000	1760	7	1998	3	7318	N	N	24321 119TH AVE SE
006	272205	9213	10/16/08	\$260,000	\$204,000	1420	7	1967	4	16480	N	N	26502 134TH AVE SE
006	365300	0080	4/26/10	\$220,000	\$205,000	1300	7	1967	3	11728	N	N	25420 113TH AVE SE
006	714020	0220	4/12/10	\$220,000	\$205,000	1330	7	1980	4	7200	N	N	25827 129TH PL SE
006	202205	9017	3/19/10	\$223,000	\$206,000	1460	7	1962	3	13987	N	N	25455 114TH AVE SE
006	815575	0010	2/22/08	\$285,000	\$206,000	1290	7	1998	3	7952	N	N	24002 113TH PL SE
006	769791	0380	1/17/08	\$289,950	\$207,000	1150	7	1990	3	7583	N	N	26338 119TH DR SE
006	329895	0010	3/24/08	\$282,990	\$207,000	1680	7	2008	3	2216	N	N	25220 104TH AVE SE
006	809680	0110	2/11/08	\$289,000	\$208,000	1390	7	1975	3	9388	N	N	11721 SE 249TH ST
006	945420	0008	10/12/10	\$213,425	\$209,000	1110	7	1976	4	9535	N	N	13708 SE 268TH ST
006	221291	0420	6/10/08	\$280,000	\$210,000	1010	7	1976	4	6637	N	N	14250 SE 257TH PL
006	547010	0330	10/21/10	\$216,500	\$212,000	1430	7	1970	3	9600	N	N	14437 SE 260TH ST
006	546800	0180	5/7/08	\$288,000	\$214,000	1790	7	1966	4	19177	N	N	26804 127TH AVE SE
006	405115	0120	2/18/10	\$235,000	\$215,000	1072	7	2009	3	4848	N	N	24122 134TH CT SE
006	405111	0140	8/4/10	\$225,000	\$216,000	1080	7	1979	4	7980	N	N	14416 SE 252ND PL
006	769786	0110	9/3/08	\$280,000	\$217,000	1640	7	1986	3	6912	N	N	25715 119TH PL SE
006	769786	0250	11/13/08	\$273,000	\$217,000	1240	7	1985	3	7213	N	N	25923 119TH CT SE
006	769787	0510	6/5/09	\$256,000	\$217,000	1570	7	1985	4	7203	N	N	26118 119TH DR SE
006	769787	0680	6/11/09	\$258,000	\$219,000	1410	7	1985	3	7210	N	N	11945 SE 260TH PL
006	405115	0260	3/19/10	\$238,845	\$221,000	1072	7	2009	3	5791	N	N	13409 134TH CT SE
006	365300	0020	8/17/09	\$256,500	\$222,000	1550	7	1970	3	11728	N	N	25417 114TH AVE SE
006	329575	0190	5/7/09	\$264,450	\$222,000	1550	7	1999	3	5963	N	N	24419 119TH PL SE
006	405115	0010	12/15/09	\$249,000	\$224,000	1443	7	2010	3	5001	N	N	24002 134TH CT SE

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Area 61
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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
006	007400	0020	12/23/08	\$279,950	\$225,000	1230	7	1988	3	8220	N	N	11926 SE 252ND PL
006	541231	0250	10/27/08	\$285,000	\$225,000	1150	7	1983	4	6886	N	N	12022 SE 251ST PL
006	769787	0270	5/6/10	\$240,000	\$225,000	1570	7	1986	4	7412	N	N	11831 SE 261ST PL
006	541231	0510	5/6/08	\$305,000	\$226,000	1150	7	1984	3	9121	N	N	11943 SE 252ND PL
006	541240	0180	6/10/08	\$299,990	\$226,000	1120	7	1988	3	7629	N	N	24834 121ST PL SE
006	769786	0140	6/3/10	\$240,000	\$226,000	1820	7	1985	3	6912	N	N	25803 119TH PL SE
006	405115	0290	10/18/09	\$255,995	\$226,000	1443	7	2010	3	5627	N	N	24007 134TH CT SE
006	212205	9014	3/29/10	\$245,000	\$227,000	1630	7	1990	3	12048	N	N	11609 SE 253RD ST
006	351200	0020	1/14/09	\$279,900	\$227,000	1190	7	1964	4	10733	N	N	25429 116TH AVE SE
006	282205	9273	7/2/10	\$240,000	\$228,000	1700	7	1978	3	24222	N	N	25601 126TH PL SE
006	769785	0140	5/22/08	\$305,300	\$228,000	2090	7	1985	3	7206	N	N	25712 117TH PL SE
006	179030	0200	3/20/08	\$312,000	\$228,000	1360	7	1980	4	11808	N	N	13339 SE 249TH ST
006	769787	0730	1/8/08	\$321,950	\$229,000	1410	7	1985	4	7214	N	N	11922 SE 260TH PL
006	801623	0070	11/26/08	\$289,000	\$230,000	2220	7	1998	3	6141	N	N	13101 SE 261ST PL
006	541240	0050	11/12/09	\$259,950	\$231,000	1360	7	1988	3	8800	N	N	24831 121ST PL SE
006	769787	0780	8/28/08	\$299,500	\$231,000	1200	7	1985	3	7203	N	N	25938 119TH DR SE
006	405115	0130	12/15/09	\$257,353	\$231,000	1443	7	2010	3	4872	N	N	24126 134TH CT SE
006	714020	0180	5/12/10	\$247,000	\$232,000	1160	7	1980	3	8858	N	N	12909 SE 258TH ST
006	329575	0730	1/30/08	\$325,000	\$233,000	1760	7	1998	3	6011	N	N	24322 117TH AVE SE
006	405110	0140	6/11/08	\$309,900	\$233,000	1160	7	1978	4	8400	N	N	25302 145TH PL SE
006	809680	0190	10/20/09	\$265,000	\$234,000	2057	7	2010	3	5700	N	N	25018 117TH CT SE
006	809680	0300	12/15/09	\$260,000	\$234,000	2057	7	2010	3	5700	N	N	25026 118TH PL SE
006	329575	0730	5/25/10	\$250,000	\$235,000	1760	7	1998	3	6011	N	N	24322 117TH AVE SE
006	546675	0060	4/25/08	\$318,000	\$235,000	1170	7	1984	4	7810	N	N	27104 139TH PL SE
006	809680	0310	10/14/09	\$267,700	\$236,000	2057	7	2010	3	5700	N	N	25027 118TH PL SE
006	769792	0480	8/2/10	\$246,950	\$237,000	1490	7	1991	3	8954	N	N	26135 120TH PL SE
006	714020	0210	2/28/08	\$326,750	\$237,000	1160	7	1980	4	7200	N	N	25819 129TH PL SE
006	809680	0290	12/4/09	\$266,000	\$238,000	2057	7	2010	3	5722	N	N	25028 118TH PL SE
006	769786	0410	2/25/10	\$260,000	\$239,000	1680	7	1986	3	5760	N	N	25720 119TH PL SE
006	210850	0300	12/29/08	\$298,600	\$240,000	2140	7	1994	3	7528	N	N	13617 SE 268TH ST
006	541231	0290	6/6/08	\$320,000	\$240,000	1290	7	1984	3	7173	N	N	12017 SE 250TH PL

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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
006	801623	0130	1/31/08	\$335,000	\$240,000	2247	7	1998	3	6789	N	N	26132 129TH AVE SE
006	007400	0060	9/28/10	\$247,000	\$241,000	1900	7	1988	3	7313	N	N	25303 119TH PL SE
006	809680	0320	11/18/09	\$269,950	\$241,000	2057	7	2010	3	6000	N	N	25029 118TH PL SE
006	329575	0560	6/26/08	\$320,000	\$242,000	2600	7	1998	3	6600	N	N	24320 118TH AVE SE
006	547010	0010	12/12/08	\$302,500	\$242,000	1460	7	1968	4	9874	N	N	26132 147TH AVE SE
006	637900	0010	4/21/08	\$329,000	\$243,000	2210	7	1981	3	9032	N	N	11528 SE 256TH PL
006	405115	0110	1/18/10	\$267,995	\$243,000	1613	7	2009	3	4392	N	N	24118 134TH CT SE
006	660079	0180	3/28/08	\$333,000	\$244,000	1730	7	1998	3	5701	N	N	24902 107TH AVE SE
006	815576	0080	4/28/08	\$329,950	\$244,000	1790	7	2000	3	6982	N	N	11221 SE 240TH PL
006	769791	0020	9/25/09	\$279,900	\$245,000	1630	7	1990	3	5889	N	N	12017 SE 263RD ST
006	809680	0200	12/24/09	\$271,950	\$245,000	2057	7	2010	3	5700	N	N	11725 SE 249TH ST
006	405115	0040	2/10/10	\$267,995	\$245,000	1613	7	2009	3	4341	N	N	24016 134TH CT SE
006	405115	0180	1/25/10	\$269,995	\$246,000	1427	7	2009	3	5627	N	N	24105 134TH CT SE
006	714020	0470	6/10/09	\$290,450	\$246,000	1170	7	1980	4	7350	N	N	25825 128TH PL SE
006	815575	0060	3/12/10	\$268,000	\$247,000	1220	7	1999	3	7050	N	N	24110 113TH PL SE
006	714020	0600	6/21/10	\$260,000	\$247,000	1170	7	1980	4	8107	N	N	25944 129TH AVE SE
006	405115	0160	1/8/10	\$275,995	\$250,000	1613	7	2009	3	5774	N	N	24127 134TH CT SE
006	769792	0420	9/17/08	\$325,000	\$253,000	1880	7	1990	3	7986	N	N	26111 120TH PL SE
006	546675	0230	11/11/09	\$285,000	\$254,000	1200	7	1985	4	7715	N	N	26913 138TH AVE SE
006	210850	0290	7/17/09	\$299,921	\$257,000	1740	7	1994	3	6960	N	N	26814 136TH PL SE
006	895580	0090	8/13/09	\$296,370	\$257,000	1090	7	1977	3	12000	N	N	26625 148TH AVE SE
006	769791	0250	8/18/08	\$335,000	\$258,000	1820	7	1990	3	9224	N	N	12126 SE 262ND CT
006	801623	0210	11/12/10	\$265,000	\$261,000	1850	7	1998	3	6402	N	N	26131 129TH AVE SE
006	329575	0420	2/10/09	\$319,900	\$261,000	2590	7	1998	3	6237	N	N	24314 119TH AVE SE
006	272205	9218	2/4/10	\$290,000	\$265,000	2260	7	1940	4	55756	N	N	13403 SE 256TH ST
006	058647	0180	7/27/10	\$280,000	\$268,000	3040	7	2000	3	5707	N	N	25724 130TH AVE SE
006	179030	0270	5/24/10	\$285,000	\$268,000	1800	7	1985	4	9936	N	N	13308 SE 249TH ST
006	329575	0760	2/13/08	\$380,000	\$274,000	2310	7	1998	3	6079	N	N	24311 117TH AVE SE
006	282205	9368	2/11/10	\$299,950	\$274,000	2757	7	2009	3	7675	N	N	12423 SE 265TH CT
006	547011	0160	4/8/09	\$335,000	\$279,000	1670	7	1973	4	10600	N	N	26007 147TH PL SE
006	769792	0460	1/21/09	\$350,000	\$284,000	2270	7	1991	3	6985	N	N	26127 120TH PL SE

Improved Sales Used in this Annual Update Analysis
Area 61
(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
006	329575	0420	8/8/08	\$373,000	\$286,000	2590	7	1998	3	6237	N	N	24314 119TH AVE SE
006	222205	9077	3/19/10	\$309,397	\$286,000	2090	7	1912	5	60112	Y	N	13824 SE 252ND ST
006	058647	0430	3/26/08	\$392,500	\$287,000	3040	7	1999	3	5701	N	N	12930 SE 258TH PL
006	329575	0790	5/14/08	\$390,000	\$290,000	2590	7	1998	3	6904	N	N	24221 117TH AVE SE
006	058647	0080	9/26/08	\$382,000	\$298,000	3470	7	1999	3	5879	N	N	12909 SE 257TH ST
006	282205	9359	5/27/10	\$324,950	\$306,000	2689	7	2009	3	6572	N	N	12431 SE 259TH PL
006	212205	9089	7/10/09	\$370,000	\$317,000	1500	7	1973	4	43560	Y	N	25306 128TH AVE SE
006	329575	0080	7/16/10	\$333,500	\$319,000	2590	7	1998	3	6916	N	N	24518 119TH PL SE
006	282205	9207	6/23/10	\$340,000	\$323,000	1830	7	1956	4	35719	N	N	12715 SE 256TH ST
006	232205	9078	11/5/10	\$329,000	\$324,000	1330	7	1965	4	40510	N	N	24504 148TH LN SE
006	945420	0050	9/22/09	\$492,000	\$431,000	1060	7	1978	4	10260	Y	Y	26736 138TH PL SE
006	272205	9123	12/30/10	\$450,000	\$450,000	1140	7	1953	4	16556	Y	Y	26424 136TH AVE SE
006	133028	0090	6/15/09	\$240,000	\$204,000	1770	8	2003	3	5728	N	N	12609 SE 266TH ST
006	382650	1160	12/28/10	\$204,950	\$205,000	1410	8	1978	4	7910	N	N	24619 131ST PL SE
006	724810	0070	5/18/10	\$230,000	\$216,000	1710	8	2000	3	5895	N	N	12204 SE 258TH PL
006	382650	0610	6/23/09	\$256,000	\$218,000	1190	8	1978	3	7420	N	N	13005 SE 245TH ST
006	724810	0070	1/7/08	\$310,000	\$220,000	1710	8	2000	3	5895	N	N	12204 SE 258TH PL
006	801620	0280	5/21/10	\$235,000	\$221,000	1430	8	1993	3	11678	N	N	13006 SE 263RD PL
006	150970	0250	10/27/09	\$250,000	\$221,000	2030	8	2000	3	9899	N	N	24024 130TH AVE SE
006	382650	0700	6/24/09	\$259,950	\$222,000	1630	8	1978	3	8000	N	N	24532 129TH PL SE
006	382650	0180	10/16/08	\$285,000	\$224,000	1270	8	1978	4	9600	N	N	12922 SE 245TH ST
006	382650	1230	11/4/09	\$253,000	\$225,000	1120	8	1978	3	7040	N	N	12951 SE 246TH ST
006	382650	1300	7/16/08	\$295,000	\$225,000	1160	8	1978	4	9880	N	N	12932 SE 246TH ST
006	809680	0550	6/17/09	\$267,750	\$228,000	2255	8	2008	3	6018	N	N	11802 SE 248TH ST
006	546880	0110	10/10/08	\$291,200	\$228,000	1550	8	1986	4	9679	N	N	14315 SE 256TH PL
006	809680	0490	6/20/09	\$269,325	\$229,000	2255	8	2008	3	5700	N	N	24825 118TH CT SE
006	221500	0010	10/30/08	\$290,000	\$229,000	1470	8	1988	4	12384	N	N	14402 SE 256TH PL
006	381470	0550	10/14/08	\$295,948	\$232,000	1750	8	1990	4	8000	N	N	12412 SE 252ND PL
006	133028	0010	10/16/09	\$265,000	\$234,000	1580	8	2003	3	6767	N	N	12626 266TH ST
006	113760	0011	1/14/10	\$259,000	\$235,000	2628	8	2005	3	8255	N	N	24811 129TH AVE SE
006	221500	0240	3/5/08	\$325,000	\$236,000	2000	8	1988	4	10225	N	N	14407 SE 258TH PL

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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
006	724810	0020	6/28/10	\$252,000	\$239,000	2120	8	2001	3	6159	N	N	12324 SE 258TH PL
006	150970	0070	7/29/08	\$315,000	\$241,000	1790	8	2001	3	5448	N	N	24318 130TH AVE SE
006	382650	1270	5/28/08	\$322,500	\$241,000	2240	8	1978	4	6580	N	N	12927 SE 246TH ST
006	133029	0140	9/10/10	\$250,000	\$242,000	1790	8	1999	3	6782	N	N	12607 SE 265TH ST
006	272205	9141	1/12/10	\$269,900	\$245,000	2370	8	1957	4	19602	N	N	27122 140TH LN SE
006	382650	1020	7/1/08	\$323,150	\$245,000	1220	8	1977	5	8160	N	N	24639 130TH AVE SE
006	150970	0260	1/24/08	\$345,000	\$247,000	1790	8	2000	3	7611	N	N	24020 130TH AVE SE
006	724810	0110	12/17/09	\$277,950	\$250,000	1960	8	2001	3	5990	N	N	12205 SE 258TH PL
006	382650	0810	11/18/09	\$282,500	\$252,000	1290	8	1977	4	7700	N	N	12901 SE 245TH ST
006	288797	0080	4/1/10	\$275,000	\$255,000	1740	8	1999	3	3525	N	N	13808 SE 255TH PL
006	381470	0050	9/12/08	\$328,000	\$255,000	1780	8	1986	4	7152	N	N	25430 127TH AVE SE
006	546950	0020	2/25/09	\$311,000	\$255,000	2170	8	1978	4	15000	N	N	24015 138TH AVE SE
006	209550	0230	12/11/09	\$285,000	\$256,000	1880	8	1995	3	6307	N	N	26215 125TH PL SE
006	133029	0100	6/28/09	\$300,000	\$256,000	2260	8	1999	3	5759	N	N	26519 126TH PL SE
006	809680	0540	6/30/09	\$299,250	\$256,000	2420	8	2008	3	5700	N	N	11804 SE 248TH CT
006	382650	0100	4/17/09	\$310,000	\$259,000	1440	8	1978	3	8400	N	N	24411 130TH PL SE
006	809680	0480	7/20/09	\$304,500	\$262,000	2962	8	2008	3	5700	N	N	24826 118TH CT SE
006	381470	0130	6/10/09	\$310,000	\$263,000	1800	8	1986	3	6500	N	N	25333 128TH AVE SE
006	107960	0060	6/16/08	\$350,000	\$264,000	2190	8	1969	4	12992	N	N	25839 126TH AVE SE
006	534400	0010	11/16/09	\$298,000	\$265,000	2060	8	2004	3	5746	N	N	12425 SE 259TH ST
006	272205	9322	10/22/09	\$299,950	\$265,000	2223	8	2010	3	5780	N	N	27112 138TH PL SE
006	381470	0230	12/24/08	\$330,000	\$265,000	2210	8	1986	4	6959	N	N	12721 SE 254TH CT
006	209550	0140	11/12/09	\$299,950	\$267,000	2030	8	1997	3	5486	N	N	26264 125TH PL SE
006	418040	0120	1/14/08	\$375,000	\$267,000	2460	8	2003	3	6536	N	N	12232 SE 259TH PL
006	801620	0210	5/19/10	\$285,000	\$268,000	2290	8	1991	3	7000	N	N	26255 131ST PL SE
006	381470	0050	6/12/09	\$320,000	\$272,000	1780	8	1986	4	7152	N	N	25430 127TH AVE SE
006	801620	0120	7/2/09	\$320,000	\$273,000	2450	8	1992	3	8598	N	N	26206 131ST PL SE
006	133029	0080	2/10/09	\$335,129	\$274,000	2260	8	1999	3	5760	N	N	26507 126TH PL SE
006	809680	0030	11/9/10	\$279,000	\$275,000	2255	8	2008	3	5701	N	N	11729 SE 248TH PL
006	272205	9323	3/1/10	\$299,950	\$276,000	2223	8	2010	3	5807	N	N	27116 138TH PL SE
006	272205	9096	5/19/10	\$300,000	\$282,000	2580	8	2001	3	8138	Y	N	27111 141ST AVE SE

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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
006	212205	9187	8/18/09	\$324,950	\$282,000	2300	8	2000	3	7788	N	N	24021 130TH AVE SE
006	272205	9105	5/10/10	\$302,000	\$283,000	2223	8	2010	3	7597	N	N	27028 138TH PL SE
006	132760	0270	12/10/08	\$355,000	\$284,000	2471	8	2009	3	5700	N	N	25426 136TH AVE SE
006	282205	9174	11/11/09	\$320,000	\$285,000	1580	8	1980	4	21780	N	N	25610 126TH PL SE
006	381470	0450	3/5/08	\$393,000	\$285,000	2160	8	1986	4	8374	N	N	12718 SE 252ND PL
006	073920	0090	9/8/09	\$329,500	\$288,000	2080	8	2000	3	12075	N	N	24221 112TH AVE SE
006	381470	1060	3/3/10	\$313,500	\$288,000	2410	8	1986	4	6500	N	N	25419 127TH AVE SE
006	801620	0260	1/22/08	\$405,000	\$289,000	2450	8	1992	3	7350	N	N	13017 SE 263RD PL
006	212205	9197	1/17/08	\$405,000	\$289,000	1980	8	2001	3	6955	N	N	25503 122ND PL SE
006	546950	2630	6/26/08	\$385,000	\$291,000	2020	8	1977	4	13530	N	N	13523 SE 251ST PL
006	160800	0060	8/12/08	\$380,000	\$292,000	2580	8	2007	3	5779	N	N	11816 SE 240TH PL
006	132760	0280	5/11/09	\$348,708	\$293,000	2380	8	2009	3	5700	N	N	25430 136TH AVE SE
006	743605	0270	8/4/08	\$383,750	\$294,000	2670	8	1997	3	6003	N	N	26132 126TH AVE SE
006	439703	0080	1/11/08	\$417,500	\$297,000	2340	8	1997	3	9418	N	N	24158 145TH AVE SE
006	801626	0040	12/16/09	\$331,000	\$298,000	2130	8	1997	3	9216	N	N	21653 126TH AVE SE
006	809680	0040	7/16/08	\$407,835	\$310,000	2456	8	2008	3	5700	N	N	11727 SE 248TH PL
006	132760	0020	12/16/08	\$387,757	\$311,000	2380	8	2009	3	5707	N	N	13612 SE 254TH ST
006	801620	0260	6/1/10	\$331,450	\$313,000	2450	8	1992	3	7350	N	N	13017 SE 263RD PL
006	212205	9192	4/26/10	\$335,000	\$313,000	2300	8	2000	3	7615	N	N	24129 130TH AVE SE
006	809680	0530	8/28/08	\$408,368	\$316,000	2962	8	2008	3	5700	N	N	11806 SE 248TH CT
006	132760	0220	9/18/09	\$365,000	\$319,000	2471	8	2009	3	5701	N	N	25427 137TH AVE SE
006	132760	0290	6/17/09	\$377,143	\$321,000	3013	8	2009	3	5700	N	N	25504 136TH AVE SE
006	534400	0110	5/18/08	\$434,950	\$324,000	2600	8	2004	3	5814	N	N	12524 SE 259TH ST
006	132760	0030	2/18/09	\$395,950	\$324,000	3109	8	2008	3	5702	N	N	13618 SE 254TH ST
006	202205	9293	5/12/10	\$350,000	\$328,000	2476	8	2004	3	13910	N	N	25225 114TH AVE SE
006	546950	1790	3/12/08	\$450,000	\$328,000	1580	8	1975	4	14706	N	N	14214 SE 243RD ST
006	546950	2690	9/23/08	\$425,000	\$331,000	3350	8	1976	4	13860	Y	N	13703 SE 251ST PL
006	032103	0120	6/25/10	\$349,995	\$332,000	2309	8	2010	3	6098	N	N	13404 SE 255TH ST
006	743605	0140	4/17/09	\$400,000	\$334,000	2520	8	1997	3	6500	N	N	12511 SE 261ST ST
006	132760	0090	4/10/09	\$400,664	\$334,000	3109	8	2009	3	5731	N	N	25422 137TH AVE SE
006	160801	0090	1/18/08	\$468,850	\$335,000	2400	8	2007	3	5750	N	N	24113 119TH PL SE

Improved Sales Used in this Annual Update Analysis
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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
006	132760	0120	11/21/09	\$375,000	\$335,000	2380	8	2008	3	5725	N	N	25506 137TH AVE SE
006	032103	0080	11/5/10	\$357,695	\$352,000	2404	8	2010	3	7800	N	N	13314 SE 255TH ST
006	212205	9150	4/28/10	\$380,000	\$355,000	2800	8	1976	3	21408	N	N	24607 120TH AVE SE
006	546950	0960	6/10/08	\$475,000	\$357,000	1730	8	1977	4	13545	N	N	24228 139TH AVE SE
006	403050	0200	3/16/09	\$480,000	\$396,000	1510	8	1964	4	12592	Y	Y	26108 134TH AVE SE
006	546950	3420	6/16/08	\$625,000	\$471,000	1690	8	1978	3	15000	Y	N	13804 SE 251ST ST
006	372880	0075	8/12/09	\$690,000	\$597,000	1552	8	1955	5	12483	Y	Y	14415 SE 266TH ST
006	272205	9111	2/8/08	\$870,000	\$626,000	2400	8	1993	3	7372	Y	Y	26906 140TH AVE SE
006	381470	0150	9/27/10	\$265,000	\$258,000	1740	9	1987	4	6808	N	N	12740 SE 254TH PL
006	150950	0320	9/30/10	\$270,000	\$263,000	2400	9	1992	3	9869	N	N	12831 SE 242ND CT
006	546950	0990	3/29/10	\$290,000	\$269,000	1630	9	1975	4	11424	N	N	24204 139TH AVE SE
006	150950	0280	12/9/09	\$310,000	\$278,000	2400	9	1992	3	9049	N	N	12842 SE 242ND CT
006	272205	9277	9/21/09	\$328,000	\$287,000	1640	9	1990	3	9275	Y	N	27023 141ST AVE SE
006	546875	0010	6/4/09	\$343,000	\$291,000	2720	9	1990	3	8250	N	N	25520 139TH AVE SE
006	546875	0030	8/31/10	\$305,000	\$295,000	2290	9	1990	4	8250	N	N	25504 139TH AVE SE
006	894446	0280	11/23/10	\$300,000	\$297,000	2503	9	2005	3	5700	N	N	24713 117TH PL SE
006	571420	0070	1/5/09	\$370,000	\$299,000	2414	9	2008	3	5800	N	N	12214 SE 260TH PL
006	546791	0190	5/3/10	\$319,999	\$299,000	1780	9	1983	4	13095	N	N	26222 142ND AVE SE
006	894446	0180	2/21/08	\$435,000	\$314,000	2665	9	2006	3	6186	N	N	11729 SE 247TH PL
006	202205	9337	5/6/08	\$425,950	\$316,000	2687	9	2006	3	9600	N	N	24230 115TH PL SE
006	546950	3500	8/27/10	\$327,950	\$317,000	1990	9	1976	3	14000	Y	N	24908 136TH AVE SE
006	546950	0570	3/1/10	\$345,000	\$317,000	1620	9	1975	4	10824	N	N	24405 137TH AVE SE
006	855570	0010	5/21/09	\$380,000	\$320,000	3025	9	2006	3	9320	N	N	25219 132ND AVE SE
006	178670	0180	2/24/10	\$350,000	\$321,000	2200	9	1997	3	6089	N	N	13809 SE 253RD ST
006	855570	0060	5/7/09	\$388,000	\$326,000	2769	9	2007	3	5779	N	N	13229 SE 252ND ST
006	439700	0300	7/23/09	\$380,000	\$327,000	2300	9	1992	3	17558	N	N	24410 147TH AVE SE
006	894446	0120	6/10/08	\$435,000	\$327,000	2962	9	2007	3	5919	N	N	24414 118TH CT SE
006	855570	0160	5/5/09	\$390,000	\$327,000	3025	9	2007	3	5771	N	N	13226 SE 252ND ST
006	546791	0100	7/9/08	\$434,950	\$330,000	2140	9	1980	4	13216	N	N	26251 142ND AVE SE
006	855570	0150	9/8/09	\$380,000	\$332,000	3167	9	2006	3	5733	N	N	13232 SE 252ND ST
006	855570	0180	6/24/10	\$350,000	\$332,000	2687	9	2006	3	5727	N	N	13214 SE 252ND 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
006	855570	0050	8/12/09	\$385,000	\$333,000	2846	9	2008	3	6030	N	N	13223 SE 252ND ST
006	202205	9333	5/26/09	\$400,000	\$338,000	2419	9	2006	3	5700	N	N	25306 114TH AVE SE
006	439700	0430	7/15/08	\$448,000	\$341,000	2360	9	1992	3	13930	N	N	14604 SE 243RD PL
006	329595	0100	5/19/09	\$405,000	\$341,000	3025	9	2007	3	5700	N	N	12305 SE 262ND CT
006	329595	0190	4/8/09	\$410,000	\$341,000	2846	9	2007	3	6636	N	N	12302 SE 262ND CT
006	855570	0040	3/18/08	\$470,000	\$343,000	3161	9	2006	3	6285	N	N	25231 132ND AVE SE
006	855570	0190	6/17/08	\$454,950	\$343,000	2769	9	2007	3	5706	N	N	SE 252ND ST
006	855570	0070	1/15/08	\$482,200	\$344,000	3025	9	2008	3	6600	N	N	25226 132ND PL SE
006	329595	0020	11/20/08	\$437,000	\$347,000	2769	9	2007	3	6101	N	N	26226 123RD PL SE
006	178670	0100	3/7/08	\$480,000	\$349,000	2480	9	1997	3	8368	Y	N	13842 SE 252ND PL
006	546791	0170	4/9/09	\$420,000	\$350,000	2780	9	1985	3	13095	N	N	26242 142ND AVE SE
006	329595	0110	3/26/08	\$479,950	\$351,000	2620	9	2007	3	5894	N	N	12313 SE 262ND CT
006	855570	0030	5/28/08	\$470,000	\$352,000	3025	9	2007	3	5750	N	N	25227 132ND AVE SE
006	855570	0120	4/28/10	\$379,950	\$355,000	3167	9	2009	3	5964	N	N	13330 SE 252ND ST
006	855570	0130	5/19/10	\$377,575	\$355,000	3025	9	2009	3	5950	N	N	13324 SE 252ND ST
006	329595	0140	10/28/08	\$450,000	\$355,000	3025	9	2007	3	8208	N	N	12326 SE 262ND CT
006	329595	0160	8/22/08	\$460,000	\$355,000	3025	9	2007	3	5761	N	N	12314 SE 262ND CT
006	178670	0350	3/12/08	\$492,500	\$358,000	2980	9	1995	3	7968	N	N	25239 139TH PL SE
006	894446	0260	10/22/09	\$415,000	\$367,000	3004	9	2006	3	5944	N	N	24703 117TH PL SE
006	202205	9332	4/9/08	\$499,999	\$368,000	2773	9	2006	3	5700	N	N	25302 114TH AVE SE
006	329595	0200	12/12/08	\$459,950	\$368,000	3167	9	2007	3	6382	N	N	12217 SE 262ND CT
006	547011	0170	7/11/08	\$485,900	\$369,000	2954	9	2008	3	7612	N	N	26011 147TH PL SE
006	571420	0170	8/31/09	\$425,000	\$370,000	3134	9	2008	3	5701	N	N	12305 SE 260TH PL
006	571420	0130	5/27/09	\$440,000	\$372,000	2793	9	2009	3	5704	N	N	12213 SE 260TH PL
006	571420	0190	11/12/08	\$469,000	\$372,000	3128	9	2008	3	5699	N	N	12319 SE 260TH PL
006	329595	0250	1/29/08	\$525,000	\$376,000	3167	9	2007	3	5700	N	N	26213 123RD AVE SE
006	855570	0110	8/15/08	\$495,000	\$381,000	2769	9	2007	3	7353	N	N	2531 133RD PL SE
006	329595	0180	7/14/10	\$400,000	\$382,000	3167	9	2007	3	5703	N	N	12306 SE 262ND CT
006	165700	0090	2/9/10	\$420,000	\$384,000	3804	9	2006	3	10103	N	N	25450 111TH AVE SE
006	546950	2060	8/10/09	\$445,000	\$385,000	3140	9	1977	4	12792	N	N	24022 138TH CT SE
006	329595	0070	7/20/10	\$405,000	\$387,000	3167	9	2007	3	5700	N	N	26228 123RD AVE SE

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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
006	329595	0130	4/7/08	\$528,000	\$388,000	3167	9	2007	3	8650	N	N	12325 SE 262ND CT
006	329595	0230	5/29/08	\$523,000	\$391,000	3167	9	2008	3	5829	N	N	26209 123RD AVE SE
006	571420	0140	7/30/09	\$459,950	\$396,000	2793	9	2009	3	5703	N	N	12217 SE 260TH PL
006	571420	0150	3/17/09	\$483,000	\$399,000	3167	9	2009	3	5702	N	N	12221 SE 260TH PL
006	212205	9164	1/29/10	\$450,000	\$410,000	2913	9	2009	3	5791	N	N	11704 242ND AVE NE
006	439700	0330	10/1/08	\$571,500	\$447,000	3140	9	1997	3	13204	N	N	14731 SE 244TH ST
006	571420	0010	11/30/09	\$500,000	\$447,000	3167	9	2009	3	6844	N	N	12320 SE 260TH PL
006	212205	9257	6/30/10	\$480,000	\$456,000	3722	9	2010	3	5921	N	N	11710 SE 242ND ST
006	571420	0060	3/26/10	\$500,000	\$463,000	3134	9	2009	3	5800	N	N	12218 SE 260TH PL
006	945420	0040	4/8/09	\$760,000	\$632,000	3160	9	2006	3	8744	Y	Y	26720 138TH PL SE
006	372880	0105	10/7/09	\$860,000	\$757,000	2730	9	1988	3	12432	Y	Y	14515 SE 266TH ST
006	769060	0090	9/23/10	\$215,000	\$209,000	2156	10	2005	3	2510	N	N	11430 101 SE 259TH ST
006	769060	0160	12/3/08	\$299,500	\$239,000	2156	10	2005	3	2304	N	N	11411 101 SE 259TH ST
006	212205	9217	4/20/10	\$380,000	\$354,000	3038	10	2007	3	6060	N	N	24223 116TH PL SE
006	546950	3230	7/24/10	\$375,000	\$359,000	2020	10	1978	4	13000	N	N	14215 SE 255TH PL
006	270845	0090	5/27/10	\$410,000	\$386,000	3256	10	2005	3	10095	N	N	10931 SE 243RD ST
006	212205	9211	12/31/09	\$430,000	\$388,000	3348	10	2007	3	7095	N	N	24308 116TH PL SE
006	270845	0070	8/18/09	\$450,000	\$390,000	3236	10	2006	3	9614	N	N	10925 SE 243RD ST
006	270845	0150	3/31/10	\$438,000	\$406,000	3552	10	2006	3	9657	N	N	24311 109TH PL SE
006	546950	1530	9/22/09	\$530,000	\$464,000	3330	10	1976	4	33825	N	N	24716 142ND AVE SE
006	262400	0110	12/8/10	\$475,000	\$472,000	3824	10	2006	3	10530	N	N	24435 109TH PL SE
006	212205	9181	1/22/08	\$755,000	\$539,000	3844	10	2005	3	18880	N	N	24327 131ST AVE SE
006	212205	9228	9/18/08	\$710,000	\$553,000	4215	10	2005	3	12107	N	N	24310 131ST AVE SE
006	212205	9224	12/15/10	\$564,950	\$562,000	4515	10	2005	3	10019	N	N	24219 131ST AVE SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	000660	0096	8/11/09	\$199,900	BANKRUPTCY - RECEIVER OR TRUSTEE
005	027370	0010	12/29/09	\$150,000	Diagnostic Outlier-SAS
005	027390	0100	6/22/10	\$225,000	Lack of Reprerentation-Fair Cond
005	027410	0030	9/24/09	\$255,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	101100	0015	11/19/08	\$266,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	132204	9140	10/30/08	\$269,950	Diagnostic Outlier-SAS
005	132204	9154	6/5/09	\$115,500	BANKRUPTCY - RECEIVER OR TRUSTEE
005	132204	9213	1/7/10	\$204,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
005	132204	9359	7/3/09	\$155,000	%COMPL;PREVIMP<=25K;BANKRUPTCY
005	132204	9363	5/18/10	\$245,000	FINANCIAL INSTITUTION RESALE
005	133025	0180	4/13/09	\$257,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	159860	0017	9/14/10	\$195,081	EXEMPT FROM EXCISE TAX
005	159860	0031	3/14/08	\$127,845	RELATED PARTY, FRIEND, OR NEIGHBOR
005	159860	0090	9/15/09	\$219,950	BANKRUPTCY - RECEIVER OR TRUSTEE;
005	159860	0152	5/4/10	\$184,950	PREVIMP<=25K
005	159860	0331	2/15/08	\$900,000	Diagnostic Outlier-SAS
005	159860	0341	7/20/09	\$199,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	161200	0295	12/11/09	\$217,500	EXEMPT FROM EXCISE TAX
005	161200	0295	2/22/10	\$229,900	FINANCIAL INSTITUTION RESALE
005	161250	0070	8/3/10	\$142,000	Diagnostic Outlier-SAS
005	161250	0090	6/4/08	\$260,000	PREVIMP<=25K
005	161250	0250	12/4/09	\$215,000	FINANCIAL INSTITUTION RESALE
005	161250	0311	8/31/09	\$240,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
005	161590	0015	6/25/09	\$200,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	162660	0030	9/17/10	\$155,000	FINANCIAL INSTITUTION RESALE
005	176510	0030	11/20/09	\$283,707	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
005	176510	0030	9/29/10	\$218,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
005	182205	9189	2/16/10	\$100,000	PREVIMP<=25K;FINANCIAL INSTITUTION RESALE
005	182205	9212	3/8/10	\$225,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	185860	0012	6/26/09	\$275,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	185860	0012	1/8/09	\$370,000	EXEMPT FROM EXCISE TAX
005	185860	0022	2/8/10	\$254,900	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
005	185860	0042	9/9/09	\$305,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	186390	0225	3/17/09	\$200,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	192205	9017	2/8/08	\$235,200	PREVIMP<=25K
005	192205	9045	6/21/10	\$200,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	192205	9109	6/25/10	\$275,000	IMP COUNT
005	192205	9114	5/8/08	\$350,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	192205	9192	1/11/10	\$206,000	Diagnostic Outlier-SAS
005	192205	9277	11/16/09	\$440,000	EXEMPT FROM EXCISE TAX
005	192205	9277	5/28/10	\$399,000	FINANCIAL INSTITUTION RESALE
005	192205	9287	9/30/08	\$239,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	192205	9318	6/8/09	\$250,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	192205	9319	7/26/10	\$255,000	Diagnostic Outlier-SAS
005	192205	9339	10/24/09	\$231,250	Diagnostic Outlier-SAS
005	192205	9379	8/5/10	\$136,000	Diagnostic Outlier-SAS

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	192205	9381	9/3/09	\$350,000	RELOCATION - SALE TO SERVICE
005	192205	9389	1/31/08	\$295,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	192205	9391	7/9/09	\$205,000	Diagnostic Outlier-SAS
005	192205	9424	12/22/09	\$200,000	FINANCIAL INSTITUTION RESALE
005	192205	9450	6/2/08	\$299,600	EXEMPT FROM EXCISE TAX
005	221545	0130	4/5/10	\$295,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
005	233154	0030	3/13/09	\$245,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
005	252830	0005	2/4/09	\$150,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	258700	0140	12/21/09	\$265,000	FINANCIAL INSTITUTION RESALE
005	258700	0240	5/29/08	\$330,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	266200	0120	5/27/09	\$205,500	BANKRUPTCY - RECEIVER OR TRUSTEE
005	292205	9164	9/29/08	\$413,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	292205	9325	5/20/09	\$164,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	315910	0015	5/13/10	\$249,959	Diagnostic Outlier-SAS
005	330802	0100	9/12/08	\$215,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	346280	0209	1/7/10	\$149,900	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
005	368690	0005	7/19/10	\$248,500	Diagnostic Outlier-SAS
005	382800	0030	10/6/08	\$170,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	382800	0135	11/12/10	\$99,000	IMP COUNT;PREVIMP<=25K
005	435910	0090	7/29/08	\$165,248	QUIT CLAIM DEED;
005	435910	0160	4/13/10	\$219,661	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
005	542410	0010	7/15/10	\$333,500	ACTIVE PERMIT BEFORE SALE>25K
005	542410	0030	11/10/10	\$316,800	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
005	550270	0020	2/20/08	\$310,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
005	553930	0050	9/15/09	\$175,000	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
005	554000	0015	11/13/09	\$165,000	DATA MAY NOT REFLECT SALE CONDITIONS
005	554000	0055	2/17/10	\$237,663	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
005	600000	0052	8/6/09	\$187,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
005	614660	0090	6/11/08	\$230,000	PREVIMP<=25K
005	614660	0230	11/24/10	\$89,000	PREVIMP<=25K;FINANCIAL INSTITUTION RESALE
005	614760	0010	7/14/09	\$142,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	755740	0025	2/18/09	\$137,000	UNFIN AREA;RELATED PARTY, FRIEND, OR NEIGHBOR;
005	755740	0050	11/1/10	\$250,000	Diagnostic Outlier-SAS
005	755740	0055	5/14/08	\$70,700	DOR RATIO;GOVERNMENT AGENCY;
005	803520	0045	3/16/10	\$210,000	FINANCIAL INSTITUTION RESALE
005	803520	0125	10/6/10	\$235,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	804700	0070	10/18/08	\$115,971	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
005	811210	0135	4/21/08	\$285,000	PREVIMP<=25K
005	811210	0140	8/23/10	\$74,900	PREVIMP<=25K;FINANCIAL INSTITUTION RESALE
005	811210	0140	8/16/10	\$66,000	PREVIMP<=25K;FINANCIAL INSTITUTION RESALE
005	866250	0230	8/26/10	\$341,224	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
005	912240	0020	1/16/09	\$262,500	BANKRUPTCY - RECEIVER OR TRUSTEE
005	912250	0040	10/10/08	\$287,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	914710	0065	8/16/10	\$183,000	PREVIMP<=25K
005	915150	0110	11/11/09	\$254,500	BANKRUPTCY - RECEIVER OR TRUSTEE
005	917960	0370	11/3/08	\$150,000	Diagnostic Outlier-SAS

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

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	918370	0581	3/17/09	\$276,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	918370	0680	8/27/10	\$133,000	DOR RATIO
005	918370	0725	6/23/08	\$276,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	918370	0755	10/18/10	\$170,500	Diagnostic Outlier-SAS
005	918370	1110	10/30/08	\$325,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	918370	1110	2/5/08	\$448,669	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
005	918370	1945	7/14/08	\$230,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	918370	1995	11/29/09	\$192,500	Diagnostic Outlier-SAS
005	918370	2259	6/10/08	\$265,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	918370	3257	1/3/08	\$304,900	BANKRUPTCY - RECEIVER OR TRUSTEE
005	918370	3284	1/27/10	\$160,000	Diagnostic Outlier-SAS
005	918370	3285	1/28/09	\$181,500	BANKRUPTCY - RECEIVER OR TRUSTEE
005	919710	0131	8/1/08	\$260,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	919710	0290	10/16/09	\$123,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
005	919710	0380	8/6/08	\$150,000	Diagnostic Outlier-SAS
005	932087	0080	2/8/10	\$197,800	FINANCIAL INSTITUTION RESALE
005	941470	0070	8/8/08	\$315,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
005	982570	0665	6/9/08	\$383,500	Diagnostic Outlier-SAS
005	982570	1445	6/13/08	\$97,005	QUIT CLAIM DEED;
006	032103	0100	6/11/10	\$394,994	BUILDER OR DEVELOPER SALES
006	058647	0240	8/7/08	\$350,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
006	113760	0140	9/3/10	\$184,000	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
006	133028	0040	1/16/08	\$158,984	QUIT CLAIM DEED;
006	133029	0040	10/9/09	\$2,000	DOR RATIO;QUIT CLAIM DEED
006	140300	0010	10/21/10	\$434,000	EXEMPT FROM EXCISE TAX
006	160800	0010	6/3/10	\$345,000	FINANCIAL INSTITUTION RESALE
006	160800	0080	10/22/08	\$399,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	160800	0090	10/16/08	\$395,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	160800	0140	12/11/09	\$372,000	FINANCIAL INSTITUTION RESALE
006	160800	0150	12/30/09	\$323,000	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
006	160800	0170	6/30/08	\$399,900	BANKRUPTCY - RECEIVER OR TRUSTEE;
006	160800	0170	1/30/08	\$445,486	FORCED SALE; EXEMPT FROM EXCISE TAX
006	160801	0080	12/29/08	\$420,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	178670	0030	6/24/09	\$400,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	179030	0380	5/19/09	\$162,500	RELATED PARTY, FRIEND, OR NEIGHBOR;
006	202205	9017	10/27/08	\$150,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	202205	9104	12/17/09	\$171,116	Diagnostic Outlier-SAS
006	202205	9107	1/14/08	\$305,000	PREVIMP<=25K
006	202205	9193	9/22/10	\$240,000	GOVERNMENT AGENCY
006	202205	9238	4/8/08	\$654,000	OBSOL
006	202205	9355	4/13/09	\$73,000	%COMPL;RELATED PARTY, FRIEND, OR NEIGHBOR
006	210850	0270	2/7/09	\$340,000	QUIT CLAIM DEED;
006	212205	9014	12/1/09	\$155,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	212205	9031	3/7/08	\$440,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	212205	9160	1/23/08	\$146,250	QUIT CLAIM DEED;
006	212205	9228	1/21/08	\$724,500	EXEMPT FROM EXCISE TAX

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

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	212205	9238	9/26/08	\$318,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	212205	9250	8/18/10	\$309,000	FINANCIAL INSTITUTION RESALE
006	212205	9251	12/23/10	\$292,000	FINANCIAL INSTITUTION RESALE
006	212205	9252	4/26/10	\$309,950	FINANCIAL INSTITUTION RESALE
006	212205	9253	3/18/10	\$309,500	FINANCIAL INSTITUTION RESALE
006	221291	0090	11/17/10	\$175,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	221291	0350	8/19/09	\$188,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	270845	0030	2/25/10	\$380,000	Diagnostic Outlier-SAS
006	270845	0070	8/18/09	\$450,000	RELOCATION - SALE TO SERVICE
006	270845	0150	3/31/10	\$400,000	NO MARKET EXPOSURE
006	270845	0160	4/1/10	\$428,000	FINANCIAL INSTITUTION RESALE
006	272205	9051	6/3/08	\$799,000	Diagnostic Outlier-SAS
006	272205	9136	10/26/10	\$465,000	Diagnostic Outlier-SAS
006	282205	9105	5/25/10	\$100,000	DOR RATIO;PREVIMP<=25K
006	282205	9189	6/2/09	\$100,000	DOR RATIO
006	282205	9199	11/22/10	\$159,549	FINANCIAL INSTITUTION RESALE
006	282205	9200	6/4/10	\$350,000	Diagnostic Outlier-SAS
006	282205	9228	5/7/09	\$103,500	DOR RATIO
006	282205	9288	1/8/09	\$213,000	Diagnostic Outlier-SAS
006	282205	9370	1/26/10	\$276,950	PREVIMP<=25K
006	282205	9371	6/3/09	\$100,000	DOR RATIO;%COMPL
006	320485	0150	4/17/08	\$365,000	FORCED SALE; STATEMENT TO DOR
006	321158	0020	3/17/09	\$310,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	329575	0490	1/19/10	\$190,000	RELOCATION - SALE TO SERVICE
006	329575	0710	6/18/08	\$320,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	329595	0060	7/21/10	\$370,000	FINANCIAL INSTITUTION RESALE
006	329871	0030	9/2/09	\$245,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	329871	0060	12/7/10	\$197,500	FINANCIAL INSTITUTION RESALE
006	329871	0120	4/24/09	\$250,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	365300	0050	6/25/10	\$170,000	Diagnostic Outlier-SAS
006	372880	0050	4/10/08	\$500,000	DOR RATIO
006	372880	0070	10/12/10	\$500,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	372880	0125	11/24/10	\$430,000	Diagnostic Outlier-SAS
006	381470	1060	10/28/09	\$205,000	NON-REPRESENTATIVE SALE
006	382650	0020	9/8/10	\$190,000	FINANCIAL INSTITUTION RESALE
006	382650	0380	12/8/10	\$183,750	FINANCIAL INSTITUTION RESALE
006	383021	0410	7/2/09	\$177,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	383021	0410	10/10/08	\$98,030	DOR RATIO;EXEMPT FROM EXCISE TAX
006	383021	0520	4/1/09	\$200,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	383021	0540	2/25/08	\$247,900	BANKRUPTCY - RECEIVER OR TRUSTEE
006	403050	0200	4/8/08	\$627,500	RELOCATION - SALE TO SERVICE
006	405080	0015	7/2/08	\$427,001	EXEMPT FROM EXCISE TAX
006	405080	0035	2/11/10	\$368,000	SHORT SALE
006	405110	0280	9/24/10	\$222,039	EXEMPT FROM EXCISE TAX
006	405111	0180	9/24/09	\$200,500	BANKRUPTCY - RECEIVER OR TRUSTEE
006	405130	0030	3/20/08	\$190,000	QUIT CLAIM DEED

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

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	418040	0090	4/28/10	\$200,000	NON-REPRESENTATIVE SALE
006	439700	0040	5/7/09	\$345,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	501580	0070	6/18/09	\$414,950	Diagnostic Outlier-SAS
006	505790	0030	8/12/10	\$224,900	FINANCIAL INSTITUTION RESALE
006	505790	0080	3/4/09	\$245,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	505790	0100	4/20/09	\$224,900	BANKRUPTCY - RECEIVER OR TRUSTEE
006	534400	0040	1/22/08	\$157,045	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
006	534400	0140	12/9/10	\$247,500	FINANCIAL INSTITUTION RESALE
006	534400	0170	8/10/09	\$319,900	BANKRUPTCY - RECEIVER OR TRUSTEE
006	534400	0170	3/7/08	\$323,100	EXEMPT FROM EXCISE TAX
006	541230	0080	2/28/09	\$193,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	541230	0080	11/24/08	\$208,203	EXEMPT FROM EXCISE TAX
006	541230	0220	10/29/09	\$235,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	541230	0360	12/9/08	\$225,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	541230	0430	6/25/10	\$163,994	FINANCIAL INSTITUTION RESALE
006	541230	0460	4/23/10	\$232,000	Diagnostic Outlier-SAS
006	541231	0070	12/8/09	\$230,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	541231	0240	3/23/09	\$237,000	EXEMPT FROM EXCISE TAX
006	541231	0240	1/22/10	\$220,000	FINANCIAL INSTITUTION RESALE
006	541231	0450	12/8/09	\$208,250	EXEMPT FROM EXCISE TAX
006	541231	0450	4/23/10	\$232,210	FINANCIAL INSTITUTION RESALE
006	541240	0210	2/25/10	\$285,000	Diagnostic Outlier-SAS
006	542030	0110	9/28/09	\$190,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	542030	0240	9/11/10	\$294,784	EXEMPT FROM EXCISE TAX
006	542030	0320	4/22/10	\$200,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
006	542030	0420	4/5/10	\$221,000	DATA MAY NOT REFLECT SALE CONDITIONS
006	546630	0030	9/19/08	\$183,500	BANKRUPTCY - RECEIVER OR TRUSTEE
006	546630	0100	7/23/10	\$162,900	FINANCIAL INSTITUTION RESALE
006	546630	0300	3/17/09	\$185,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	546630	0400	3/3/08	\$180,100	EXEMPT FROM EXCISE TAX
006	546630	0480	4/27/10	\$124,000	EXEMPT FROM EXCISE TAX
006	546630	0480	8/9/10	\$130,000	FINANCIAL INSTITUTION RESALE
006	546630	0500	4/15/10	\$150,000	Diagnostic Outlier-SAS
006	546631	0470	12/3/09	\$115,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	546631	0580	8/7/09	\$168,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	546631	0580	2/17/09	\$181,109	EXEMPT FROM EXCISE TAX
006	546790	0250	3/16/10	\$1,500	DOR RATIO
006	546791	0070	2/9/10	\$475,000	Diagnostic Outlier-SAS
006	546791	0210	12/3/10	\$280,000	FINANCIAL INSTITUTION RESALE
006	546800	0020	3/27/09	\$147,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	546800	0145	5/24/10	\$136,000	Diagnostic Outlier-SAS
006	546800	0150	12/16/08	\$250,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	546800	0176	11/10/09	\$380,000	Diagnostic Outlier-SAS
006	546875	0040	12/15/08	\$325,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	546875	0140	3/22/10	\$254,000	Diagnostic Outlier-SAS
006	546950	0360	10/8/09	\$470,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

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

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	546950	0970	3/19/09	\$380,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	546950	1440	2/3/09	\$1,175,000	Lack of Representation-Grd11
006	546950	1500	12/19/08	\$590,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	546950	2260	2/3/10	\$325,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	546950	2700	6/27/08	\$499,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	546950	3090	1/26/09	\$315,000	Diagnostic Outlier-SAS
006	546950	3100	4/15/10	\$180,000	DOR RATIO
006	546950	3630	7/11/08	\$830,000	Lack of Representation-Grd11
006	547011	0200	9/25/08	\$74,541	DOR RATIO;QUIT CLAIM DEED;
006	660079	0070	9/18/08	\$285,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	660079	0210	2/10/09	\$298,794	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
006	660079	0210	7/23/09	\$210,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
006	670590	0010	1/22/09	\$260,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
006	670590	0010	8/12/08	\$285,200	EXEMPT FROM EXCISE TAX
006	670590	0170	10/20/08	\$259,900	BANKRUPTCY - RECEIVER OR TRUSTEE
006	714020	0260	11/8/10	\$160,000	FINANCIAL INSTITUTION RESALE
006	714020	0400	12/4/09	\$340,835	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
006	714020	0500	5/1/09	\$206,900	BANKRUPTCY - RECEIVER OR TRUSTEE
006	714020	0600	6/4/10	\$260,000	RELOCATION - SALE TO SERVICE
006	724810	0050	12/13/10	\$100,000	DOR RATIO;QUIT CLAIM DEED
006	724810	0050	12/14/10	\$100,000	DOR RATIO;QUIT CLAIM DEED;
006	769785	0380	12/10/08	\$235,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	769786	0190	2/20/09	\$237,405	BANKRUPTCY - RECEIVER OR TRUSTEE
006	769786	0420	12/22/08	\$201,000	Diagnostic Outlier-SAS
006	769787	0650	8/20/08	\$133,851	QUIT CLAIM DEED;
006	769787	0670	6/15/09	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	769787	0740	7/30/10	\$170,500	FINANCIAL INSTITUTION RESALE
006	769787	0780	8/8/08	\$299,500	RELOCATION - SALE TO SERVICE
006	769791	0370	8/13/09	\$213,978	EXEMPT FROM EXCISE TAX
006	776340	0060	1/26/10	\$209,000	FINANCIAL INSTITUTION RESALE
006	783080	0297	10/28/10	\$170,000	PREVIMP<=25K
006	783080	0351	2/21/08	\$585,000	Diagnostic Outlier-SAS
006	801620	0080	12/29/08	\$339,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	801623	0210	11/17/10	\$265,000	RELOCATION - SALE TO SERVICE
006	801625	0010	9/16/10	\$188,500	NON-REPRESENTATIVE SALE
006	809680	0570	6/14/09	\$262,500	Diagnostic Outlier-SAS
006	813330	0050	5/21/10	\$225,900	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
006	815575	0050	2/10/09	\$267,600	BANKRUPTCY - RECEIVER OR TRUSTEE
006	855570	0020	7/31/09	\$387,000	Diagnostic Outlier-SAS
006	858100	0280	5/26/09	\$165,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	894446	0010	9/9/09	\$379,900	BANKRUPTCY - RECEIVER OR TRUSTEE
006	894446	0160	8/4/09	\$300,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	895580	0105	7/28/08	\$275,000	Diagnostic Outlier-SAS

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

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water- front
5	185860	0049	12/5/2009	\$100,912	6,200	N	N
5	192205	9455	1/23/2008	\$145,000	6,859	N	N
5	242204	9091	4/10/2009	\$85,000	2,680	N	N
6	202205	9349	9/13/2010	\$85,000	7,870	N	N
6	212205	9255	3/12/2008	\$85,000	12,183	N	N
6	329595	0030	5/6/2010	\$90,000	7,120	N	N
6	329595	0040	5/6/2010	\$90,000	7,346	N	N
6	329595	0080	10/22/2010	\$80,000	5,700	N	N
6	329595	0090	12/22/2010	\$80,000	5,894	N	N
6	329595	0240	10/5/2010	\$90,000	5,700	N	N
6	547010	0320	10/18/2010	\$70,000	9,600	N	N
6	571420	0080	5/5/2009	\$150,000	11,592	N	N

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

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
5	132204	9347	11/30/2010	\$50,000	NO MARKET EXPOSURE
5	132204	9350	11/30/2010	\$50,000	NO MARKET EXPOSURE
5	292205	9162	2/4/2009	\$760,000	NO MARKET EXPOSURE
6	145992	0200	9/22/2010	\$80,000	BUILDER SALES
6	202205	9309	10/27/2008	\$107,000	NO MARKET EXPOSURE
6	329595	0030	5/6/2010	\$90,000	FINANCIAL INSTITUTION RESALE;
6	329595	0040	5/6/2010	\$90,000	FINANCIAL INSTITUTION RESALE;
6	329595	0080	10/22/2010	\$80,000	FINANCIAL INSTITUTION RESALE;
6	329595	0090	12/22/2010	\$80,000	FINANCIAL INSTITUTION RESALE;
6	329595	0240	10/5/2010	\$90,000	FINANCIAL INSTITUTION RESALE;

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 of valuation. If market conditions have changed then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.

Property rights appraised:

Fee Simple

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

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

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

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

Assumptions and Limiting Conditions:

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

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

Scope of Work Performed:

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



King County

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Lloyd Hara
Assessor

As we start preparations for the 2011 property assessments, it is helpful to remember that the mission and work of the Assessor's Office sets the foundation for efficient and effective government and is vital to ensure adequate funding for services in our communities. Maintaining the public's confidence in our property tax system requires that we build on a track record of fairness, equity, and uniformity in property assessments. Though we face ongoing economic challenges, I challenge each of us to seek out strategies for continuous improvement in our business processes.

Please follow these standards as you perform your tasks.

- Use all appropriate mass appraisal techniques as stated in Washington State Laws, Washington State Administrative Codes, 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;
- Where applicable, validate correctness of physical characteristics and sales of all vacant and improved 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 and validate valuation models as delineated by IAAO standards: Standard on Mass Appraisal of Real Property and Standard on Ratio Studies. Apply models uniformly to sold and unsold properties, so that ratio statistics can be accurately inferred to the entire population.
- Time adjust sales to January 1, 2011 in conformance with generally accepted appraisal practices.
- Prepare written reports in compliance with USPAP Standard 6 for Mass Appraisals. The intended users of your appraisals and the written reports include the public, Assessor, the Boards of Equalization and Tax Appeals, and potentially other governmental jurisdictions. The intended use of the appraisals and the written reports is the administration of ad valorem property taxation.

Lloyd Hara
King County Assessor