

Residential Revalue

2012 Assessment Roll

Carnation/Fall City

Area 94

King County Department of Assessments

Seattle, Washington



King County

Department of Assessments

Accounting Division

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<http://www.kingcounty.gov/assessor/>

Lloyd Hara
Assessor

Dear Property Owners:

Property assessments for the 2012 assessment year are being completed by my staff throughout the year and change of value notices are being mailed as neighborhoods are completed. We value property at fee simple, reflecting property at its highest and best use and following the requirement of RCW 84.40.030 to appraise property at true and fair value.

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 2012 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. Assessment Standards information is available on the Assessor's website at:

<http://www.kingcounty.gov/Assessor/Reports/AreaReports/~media/Assessor/AreaReports/AppraisalStandard.aspx>

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

Carnation/Fall City

Housing



Grade 5/ Year Built 1905/ Total Living Area 1450



Grade 6/ Year Built 1967/ Total Living Area 950



Grade 7/ Year Built 1989/ Total Living Area 1700



Grade 8/ Year Built 1997/ Total Living Area 1820



Grade 9/ Year Built 2000/ Total Living Area 4680



Grade 10/ Year Built 2007/ Total Living Area 3560

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.

Summary
Characteristics-Based Market Adjustment for 2012 Assessment Roll

Area Name / Number: Carnation/Fall City / 94

Number of Improved Sales: 131

Range of Sale Dates: 1/1/2009 – 1/1/2012

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price*	Ratio	COD
2011 Value	\$108,000	\$246,200	\$354,200			
2012 Value	\$93,300	\$214,200	\$307,500	\$336,700	91.3%	7.28%
Change	-\$14,700	-\$32,000	-\$46,700			
% Change	-13.6%	-13.0%	-13.2%			

*Sales are time adjusted to 1/1/2012.

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The lower the COD, the more uniform are the predicted assessed values. Assessment standards prescribed by the International Association of Assessing Officers identify that the COD in rural or diverse neighborhoods should be no more than 20%.

In the face of smaller overall sales volume, an unstable real property market and an increasing number of financial institution re-sales, the resulting COD meets or exceeds the industry assessment standards.

Population - Improved Parcel Summary:			
	Land	Imps	Total
2011 Value	\$117,600	\$224,800	\$342,400
2012 Value	\$101,600	\$195,700	\$297,300
Percent Change	-13.6%	-12.9%	-13.2%

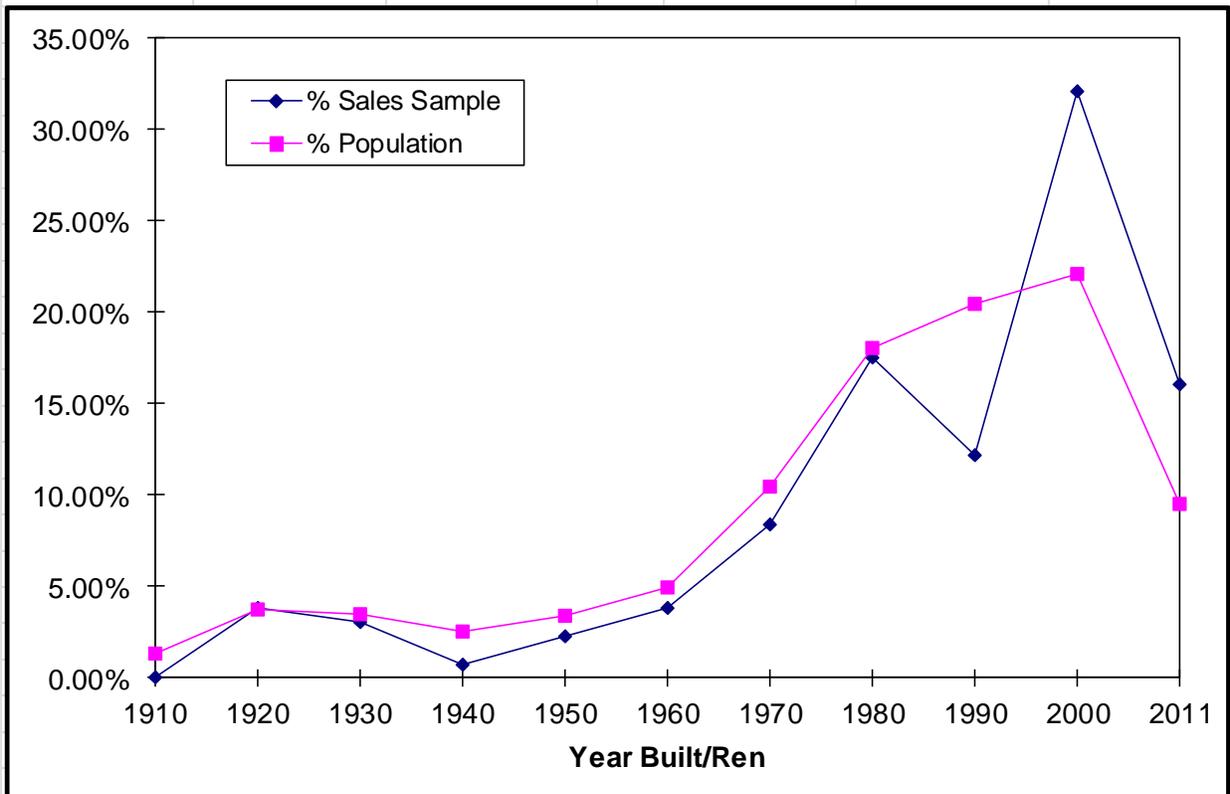
Number of one to three unit residences in the population: 2597

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

We recommend posting these values for the 2012 Assessment Roll.

Sales Sample Representation of Population - Year Built / Renovated

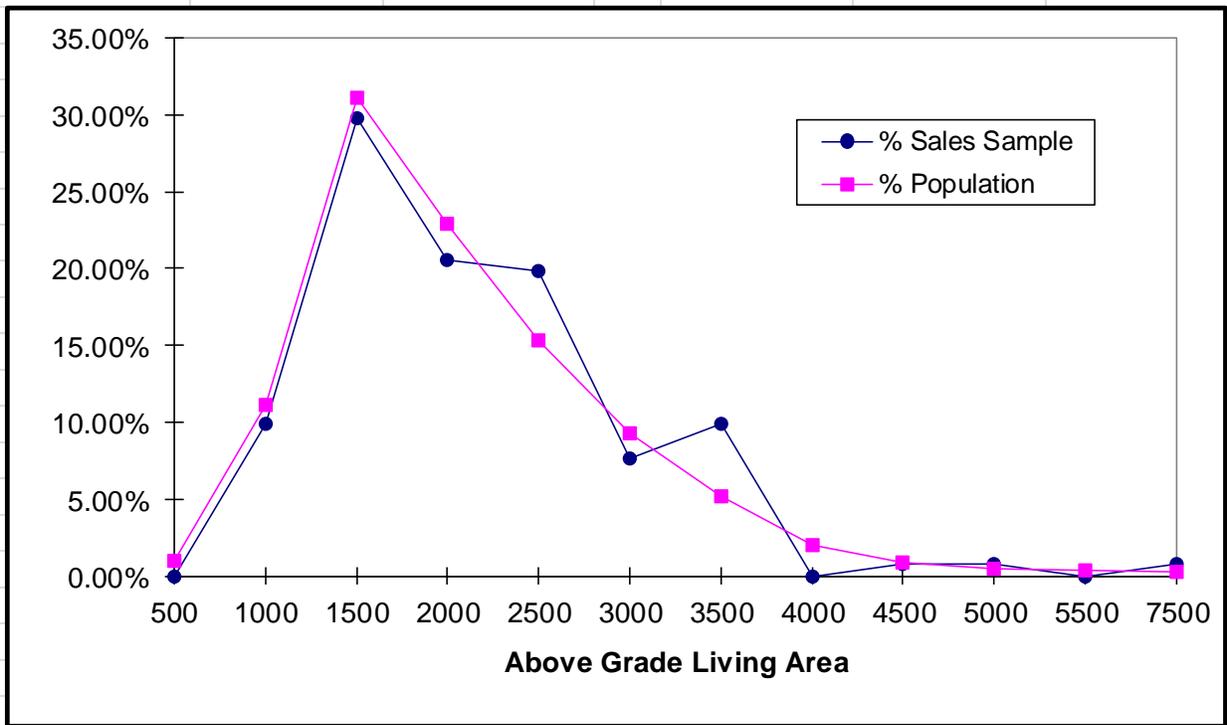
Sales Sample			Population		
Year Built/Ren	Frequency	% Sales Sample	Year Built/Ren	Frequency	% Population
1910	0	0.00%	1910	35	1.35%
1920	5	3.82%	1920	97	3.74%
1930	4	3.05%	1930	91	3.50%
1940	1	0.76%	1940	66	2.54%
1950	3	2.29%	1950	87	3.35%
1960	5	3.82%	1960	128	4.93%
1970	11	8.40%	1970	271	10.44%
1980	23	17.56%	1980	468	18.02%
1990	16	12.21%	1990	532	20.49%
2000	42	32.06%	2000	574	22.10%
2011	21	16.03%	2011	248	9.55%
	131			2597	



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

Sales Sample Representation of Population - Above Grade Living Area

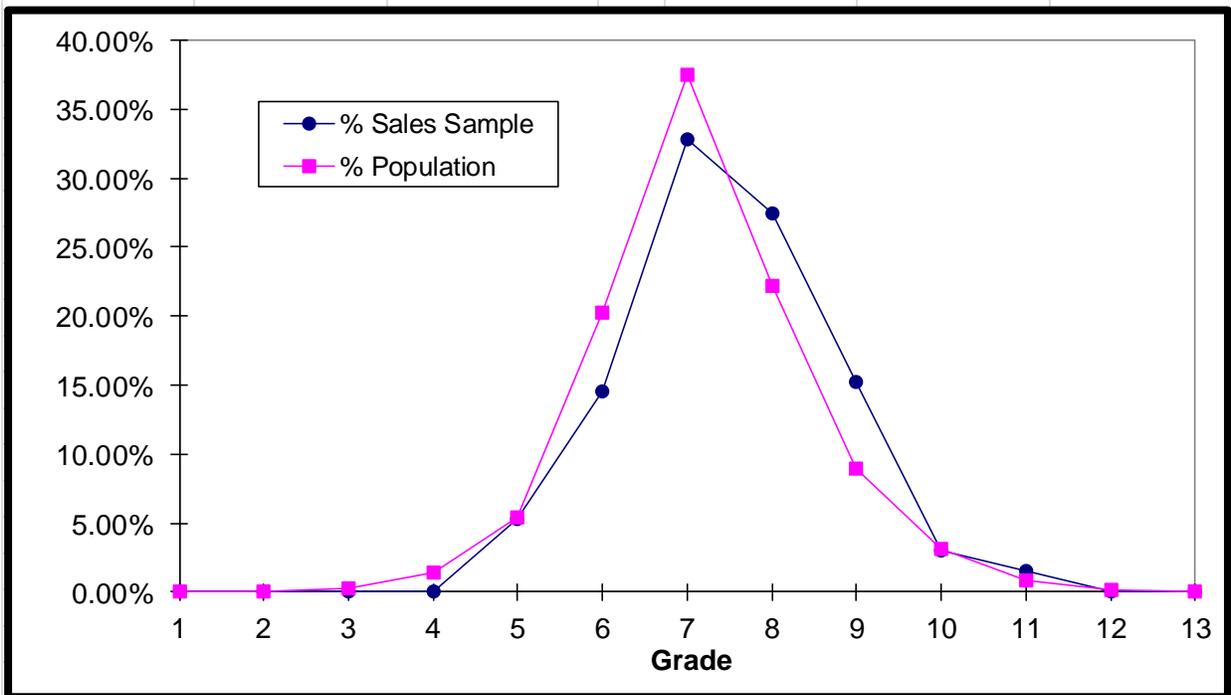
Sales Sample			Population		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	0	0.00%	500	25	0.96%
1000	13	9.92%	1000	290	11.17%
1500	39	29.77%	1500	807	31.07%
2000	27	20.61%	2000	596	22.95%
2500	26	19.85%	2500	398	15.33%
3000	10	7.63%	3000	241	9.28%
3500	13	9.92%	3500	134	5.16%
4000	0	0.00%	4000	52	2.00%
4500	1	0.76%	4500	24	0.92%
5000	1	0.76%	5000	12	0.46%
5500	0	0.00%	5500	11	0.42%
7500	1	0.76%	7500	7	0.27%
	131			2597	



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

Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	1	0.04%
3	0	0.00%	3	6	0.23%
4	0	0.00%	4	37	1.42%
5	7	5.34%	5	140	5.39%
6	19	14.50%	6	526	20.25%
7	43	32.82%	7	973	37.47%
8	36	27.48%	8	575	22.14%
9	20	15.27%	9	232	8.93%
10	4	3.05%	10	81	3.12%
11	2	1.53%	11	22	0.85%
12	0	0.00%	12	4	0.15%
13	0	0.00%	13	0	0.00%
	131			2597	



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.

Sales Screening for Improved Parcel Analysis

In order to ensure that the Assessor's analysis of sales of improved properties best reflects the market value of the majority of the properties within an area, non-typical properties must be removed so a representative sales sample can be analyzed to determine the new valuation level. The following list illustrates examples of non-typical properties which are removed prior to the beginning of the analysis.

1. Vacant parcels
2. Mobile Home parcels
3. Multi-Parcel or Multi Building parcels
4. New construction where less than a 100% complete house was assessed for 2011
5. Existing residences where the data for 2011 is significantly different than the data for 2012 due to remodeling
6. Parcels with improvement values, but no characteristics
7. Parcels with either land or improvement values of \$25,000 or less posted for the 2011 Assessment Roll
8. Short sales, financial institution re-sales and foreclosure sales verified or appearing to be not at market
9. Others as identified in the sales removed list

(See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis 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 13.2% overall decrease (based on truncation) was made to the land assessment for the 2012 Assessment Year.

Improved Parcel Update

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

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the new recommended values on all improved parcels were based on the analysis of the 131 useable residential sales in the area.

Sales used in the valuation model were time adjusted to January 1, 2012. The chosen adjustment model was developed using multiple regression. An explanatory adjustment table is included in this report.

Mobile Home Update

There were inadequate sales of Mobile Homes within this area, therefore Mobile Homes received the Total % Change indicated by the sales sample as reflected on the Summary page.

Results

The resulting assessment level is 91.3%. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10.

Application of these recommended values for the 2012 assessment year (taxes payable in 2013) results in an average total change from the 2011 assessments of -13.2%. This decrease is due partly to market changes over time and the previous assessment levels.

Note: Additional information may reside in the Assessor's Real Property Database, Assessor's procedures, Assessor's "field" maps, Revalue Plan, separate studies, and statutes.

Area 94 Adjustments

2012 Total Value = 2011 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

-13.04%										

Comments :

The percentages listed are total adjustments not additive adjustments.

For instance, an EMV parcel would *approximately* receive a -13.04% downward adjustment. 2,597 parcels in the improved population would receive this adjustment. There were 131 sales.

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

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

Area 94 Market Value Changes Over Time

In a changing market, recognition of a sales trend to adjust a population of sold properties to a common date is required to allow for value differences over time between a range of sales dates and the assessment date. The following chart shows the % time adjustment required for sales to reflect the indicated market value as of the assessment date, **January 1, 2012**.

For example, a sale of \$525,000 which occurred on August 1, 2010 would be adjusted by the time trend factor of 0.858, resulting in an adjusted value of \$450,000 (\$525,000 X .858 = \$450,000 – rounded to the nearest \$1,000).

Market Adjustment to 1/1/2012		
Sale Date	Downward Adjustment	Equivalent Percent
1/1/2009	0.700	-30.0%
2/1/2009	0.708	-29.2%
3/1/2009	0.716	-28.4%
4/1/2009	0.724	-27.6%
5/1/2009	0.732	-26.8%
6/1/2009	0.741	-25.9%
7/1/2009	0.749	-25.1%
8/1/2009	0.758	-24.2%
9/1/2009	0.766	-23.4%
10/1/2009	0.774	-22.6%
11/1/2009	0.783	-21.7%
12/1/2009	0.791	-20.9%
1/1/2010	0.800	-20.0%
2/1/2010	0.808	-19.2%
3/1/2010	0.816	-18.4%
4/1/2010	0.824	-17.6%
5/1/2010	0.833	-16.7%
6/1/2010	0.841	-15.9%
7/1/2010	0.849	-15.1%
8/1/2010	0.858	-14.2%
9/1/2010	0.866	-13.4%
10/1/2010	0.875	-12.5%
11/1/2010	0.883	-11.7%
12/1/2010	0.891	-10.9%
1/1/2011	0.900	-10.0%
2/1/2011	0.908	-9.2%
3/1/2011	0.916	-8.4%
4/1/2011	0.925	-7.5%
5/1/2011	0.933	-6.7%
6/1/2011	0.941	-5.9%
7/1/2011	0.950	-5.0%
8/1/2011	0.958	-4.2%
9/1/2011	0.967	-3.3%
10/1/2011	0.975	-2.5%
11/1/2011	0.983	-1.7%
12/1/2011	0.991	-0.9%
1/1/2012	1.000	0.0%

**Improved Sales Used in this Annual Update Analysis
Area 94
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	404550	0510	3/1/10	\$365,000	\$298,000	960	5	1945	VGood	40946	Y	Y	10815 E LAKE JOY DR NE
003	404550	0501	2/5/10	\$204,000	\$165,000	820	6	1981	Avg	34000	N	N	11122 E LAKE JOY DR NE
003	282507	9049	1/7/11	\$197,000	\$178,000	1080	6	1968	Good	14982	N	N	32329 NE 16TH ST
003	404550	0755	9/22/11	\$350,000	\$340,000	2310	6	1973	Avg	35289	Y	Y	10615 E LAKE JOY DR NE
003	404650	0900	11/19/09	\$499,000	\$393,000	800	7	1967	Good	18204	Y	Y	31654 NE 106TH ST
003	404650	0840	12/6/10	\$389,000	\$347,000	990	7	1980	Avg	20809	Y	Y	31828 NE 106TH ST
003	404671	0570	9/20/10	\$270,000	\$235,000	1080	7	1992	Avg	12158	N	N	31208 NE 114TH ST
003	282607	9051	5/18/10	\$225,000	\$188,000	1200	7	1971	Good	13860	N	N	12024 FAY RD NE
003	404660	0810	2/16/11	\$220,000	\$201,000	1210	7	1979	Avg	17550	N	N	11242 320TH AVE NE
003	262607	9061	4/21/10	\$321,400	\$267,000	1230	7	1990	Avg	46173	N	N	11829 349TH PL NE
003	404660	0340	8/25/11	\$300,000	\$289,000	1270	7	2006	Avg	15852	N	N	31707 NE 114TH ST
003	404660	0620	8/15/11	\$248,250	\$239,000	1390	7	1979	Avg	18121	N	N	11233 320TH AVE NE
003	404650	0440	8/24/09	\$286,500	\$219,000	1440	7	1979	Avg	14998	N	N	10430 320TH AVE NE
003	404670	0050	4/16/10	\$323,000	\$268,000	1470	7	1978	Good	15427	N	N	31701 NE 102ND PL
003	404650	0350	8/26/09	\$329,998	\$252,000	1640	7	1979	Avg	17497	N	N	31801 NE 104TH ST
003	404660	0780	8/25/09	\$400,000	\$306,000	1970	7	2007	Avg	17550	N	N	11410 320TH AVE NE
003	342607	9048	11/3/10	\$356,000	\$315,000	2020	7	1979	Good	87120	N	N	10608 325TH AVE NE
003	404550	0951	4/28/10	\$360,000	\$299,000	2060	7	2009	Avg	11064	N	N	10672 E LAKE JOY DR NE
003	404650	1430	7/10/09	\$388,000	\$292,000	2180	7	2004	Avg	15000	N	N	31220 NE 110TH ST
003	102507	9053	12/24/09	\$355,000	\$283,000	1310	8	1976	Good	70131	N	N	33106 NE 66TH ST
003	404650	0280	7/23/09	\$369,000	\$279,000	1470	8	1981	Avg	18452	N	N	10323 316TH AVE NE
003	362607	9028	11/21/11	\$325,000	\$321,000	1740	8	1980	Avg	215186	N	N	11515 360TH AVE NE
003	404650	0150	8/9/11	\$295,000	\$283,000	1770	8	1989	Avg	15483	N	N	31317 NE 106TH ST
003	112507	9114	9/29/10	\$590,000	\$516,000	1790	8	2007	Avg	871200	N	N	6227 TOLT HIGHLANDS RD NE
003	404650	0670	12/8/09	\$386,000	\$306,000	1920	8	2001	Avg	17113	N	N	10410 316TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 94
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	404650	0400	4/2/10	\$462,500	\$381,000	1960	8	2004	Avg	38180	N	N	10400 320TH AVE NE
003	332607	9088	9/1/09	\$462,000	\$354,000	2090	8	1998	Avg	44431	N	N	32110 NE 110TH CT
003	332607	9087	10/27/09	\$457,500	\$358,000	2230	8	1998	Avg	44431	N	N	32116 NE 110TH CT
003	404660	0790	9/20/10	\$399,450	\$348,000	2260	8	1998	Avg	17550	N	N	11400 320TH AVE NE
003	404650	1320	2/23/11	\$510,000	\$466,000	2460	8	2006	Avg	13847	Y	Y	31334 NE 111TH ST
003	404650	1170	11/17/10	\$400,000	\$355,000	2460	8	1992	Avg	44786	Y	N	31339 NE 108TH ST
003	262507	9038	5/11/09	\$510,000	\$375,000	2510	8	1978	Avg	214750	Y	N	35182 NE 14TH ST
003	404660	0100	4/18/11	\$512,000	\$476,000	1860	9	1998	Avg	10847	Y	Y	31733 NE 110TH ST
003	152507	9059	3/9/11	\$375,000	\$344,000	1980	9	1989	Avg	40450	N	N	4010 331ST AVE NE
003	195463	0010	12/6/11	\$350,000	\$348,000	2050	9	1994	Avg	41244	Y	N	9305 318TH PL NE
003	272607	9080	1/13/09	\$612,000	\$430,000	2960	9	1999	Avg	70132	N	N	11715 338TH AVE NE
003	404650	1310	8/31/10	\$592,000	\$513,000	3060	9	1987	Avg	15900	Y	Y	31338 NE 111TH ST
003	262507	9037	7/26/11	\$485,000	\$464,000	3105	9	2005	Avg	47916	N	N	35210 NE 14TH ST
003	342507	9106	12/14/11	\$430,000	\$428,000	3190	9	1997	Avg	138520	Y	N	123 W GRIFFIN CREEK RD NE
003	342607	9087	8/19/11	\$450,000	\$433,000	3210	9	2000	Avg	246114	N	N	10938 KELLY RD NE
003	342607	9088	12/2/09	\$620,000	\$491,000	3300	9	1999	Avg	260924	N	N	10950 KELLY RD NE
003	262507	9034	7/8/09	\$985,000	\$740,000	2930	10	1997	Avg	215622	N	N	1235 352ND AVE NE
003	272507	9027	8/24/09	\$1,600,000	\$1,222,000	3010	10	1991	Good	392040	N	N	33105 NE 24TH ST
003	042507	9065	5/2/11	\$800,000	\$746,000	3300	10	2004	Avg	217800	Y	N	9540 CARNATION-DUVALL RD NE
003	022507	9027	7/22/10	\$969,125	\$829,000	5540	10	2007	Avg	871200	N	N	9030 TOLT HIGHLANDS RD NE
003	042507	9067	3/21/11	\$840,000	\$774,000	3192	11	1999	Avg	261360	Y	N	9550 CARNATION-DUVALL RD NE
004	865830	1280	8/1/11	\$180,000	\$172,000	780	5	1926	Good	5000	N	N	32040 E REITZE ST
004	865830	1505	4/19/10	\$175,000	\$145,000	820	5	1912	Good	2635	N	N	32006 E RUTHERFORD ST
004	865630	0015	4/14/10	\$225,000	\$186,000	1200	5	1915	Avg	34002	N	N	5909 CARNATION-DUVALL RD NE
004	865590	0265	11/23/09	\$230,500	\$182,000	1230	5	1958	Avg	13262	N	N	32109 NE 60TH ST
004	865590	0420	9/14/11	\$157,400	\$153,000	780	6	1952	Good	15143	N	N	5618 CARNATION-DUVALL RD NE

**Improved Sales Used in this Annual Update Analysis
Area 94
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	865830	3585	4/21/09	\$249,950	\$182,000	900	6	1961	Good	7500	N	N	31710 W ENTWISTLE ST
004	117000	0360	3/10/10	\$225,000	\$184,000	910	6	1981	Good	9900	N	N	4871 328TH AVE NE
004	721136	0220	2/2/10	\$255,000	\$206,000	1070	6	1985	Avg	8500	N	N	4402 ROYAL CT
004	865830	1535	5/27/10	\$232,500	\$195,000	1090	6	1961	Avg	10000	N	N	32022 E RUTHERFORD ST
004	721136	0270	7/20/09	\$275,000	\$207,000	1150	6	1985	Avg	11515	N	N	4405 ROYAL CT
004	117000	0180	11/1/11	\$198,000	\$195,000	1280	6	1979	Good	9900	N	N	4941 327TH AVE NE
004	865830	0480	12/30/09	\$250,000	\$200,000	1530	6	1976	Good	9000	N	N	32315 E REITZE ST
004	721134	0130	9/22/10	\$245,000	\$214,000	980	7	1980	Good	8784	N	N	4204 KINGS CT
004	865830	1060	8/4/10	\$255,000	\$219,000	1160	7	2008	Avg	2500	N	N	32104 E BIRD ST
004	138930	0040	10/14/09	\$299,000	\$233,000	1250	7	1996	Avg	18023	N	N	4541 325TH AVE NE
004	138930	0010	6/2/10	\$305,000	\$257,000	1250	7	1997	Avg	18070	N	N	4511 325TH AVE NE
004	138931	0010	9/21/11	\$273,250	\$266,000	1310	7	1997	Avg	21783	N	N	5022 326TH PL NE
004	138931	0070	7/17/09	\$294,000	\$222,000	1330	7	1997	Avg	18389	N	N	5053 326TH PL NE
004	865830	3005	9/8/11	\$190,000	\$184,000	1340	7	1961	Avg	7500	N	N	31716 W RUTHERFORD ST
004	865830	2505	12/11/09	\$290,000	\$230,000	1340	7	1913	Good	5000	N	N	31857 W MORRISON ST
004	865830	3420	9/28/11	\$205,000	\$200,000	1400	7	1926	Avg	12500	N	N	31760 W BIRD ST
004	138930	0210	8/23/10	\$287,000	\$248,000	1560	7	1997	Avg	21800	N	N	4530 325TH AVE NE
004	138931	0100	10/4/10	\$285,500	\$250,000	1600	7	1997	Avg	18163	N	N	5041 326TH PL NE
004	865830	2780	11/25/09	\$309,900	\$245,000	1840	7	1938	Good	15400	N	N	31766 W MORRISON ST
004	816100	0130	6/14/11	\$360,000	\$340,000	1810	8	1992	Avg	23004	N	N	32880 NE 43RD CIR
004	816101	0170	8/11/10	\$340,000	\$293,000	1900	8	1993	Avg	21787	N	N	32880 NE 40TH CIR
004	865830	0510	7/22/09	\$334,000	\$252,000	1980	8	2008	Avg	5000	N	N	32311 E REITZE ST
004	733296	0020	12/16/10	\$340,000	\$304,000	2040	8	2000	Avg	20257	N	N	33446 NE 42ND ST
004	156196	0080	11/4/09	\$450,000	\$353,000	2100	8	1998	Avg	18077	N	N	4375 325TH AVE NE
004	816102	0350	9/20/10	\$405,000	\$353,000	2280	8	1994	Avg	21780	N	N	32532 NE 42ND ST
004	816100	0230	7/7/09	\$407,000	\$306,000	2300	8	1992	Good	22445	N	N	32840 NE 42ND ST

Improved Sales Used in this Annual Update Analysis
Area 94
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	816100	0080	6/3/09	\$450,000	\$334,000	2340	8	1993	Avg	22007	N	N	33045 NE 43RD PL
004	816102	0450	9/10/10	\$414,000	\$360,000	2380	8	1995	Avg	22057	N	N	32587 NE 40TH ST
004	733296	0110	2/9/10	\$420,000	\$340,000	2390	8	1999	Avg	21798	N	N	33471 NE 42ND ST
004	816101	0050	3/28/11	\$418,500	\$386,000	2485	8	1993	Avg	22004	N	N	33090 NE 40TH PL
004	152507	9070	9/1/09	\$508,500	\$390,000	2770	9	1994	Avg	45302	N	N	4414 331ST AVE NE
005	212507	9024	7/29/10	\$190,000	\$163,000	1130	5	1920	Good	116305	N	N	2815 FALL CITY-CARNATION RD NE
005	212507	9039	12/18/09	\$270,000	\$215,000	1220	5	1948	VGood	196020	N	N	3019 FALL CITY-CARNATION RD NE
007	247590	0550	6/9/09	\$229,900	\$171,000	910	6	1953	Avg	8400	N	N	4319 336TH PL SE
007	247590	0265	8/13/09	\$251,000	\$191,000	960	6	1952	Avg	5250	N	N	33620 SE 43RD ST
007	379150	0040	9/19/11	\$239,700	\$233,000	1010	6	1968	Avg	9975	N	N	4324 326TH PL SE
007	247590	0065	12/10/09	\$261,000	\$207,000	1180	6	1922	Good	8550	N	N	4224 338TH PL SE
007	152407	9120	6/25/09	\$245,000	\$183,000	1230	6	1969	Avg	13500	N	N	4421 335TH PL SE
007	256131	0010	1/11/10	\$265,000	\$213,000	1340	6	1974	Avg	10800	N	N	4160 330TH PL SE
007	256131	0060	4/20/09	\$287,500	\$210,000	1350	6	1974	Avg	11610	N	N	4120 330TH PL SE
007	094310	0380	10/27/09	\$352,000	\$275,000	2300	6	1978	Avg	40057	N	N	33004 SE 44TH ST
007	321095	0010	3/12/10	\$350,000	\$287,000	1140	7	1978	Avg	37255	N	N	5305 LAKE ALICE RD SE
007	602200	0140	8/16/10	\$347,000	\$299,000	1200	7	1988	Avg	14748	N	N	4050 323RD AVE SE
007	152407	9037	5/12/10	\$257,000	\$215,000	1270	7	1992	Avg	32730	N	N	32631 SE REDMOND-FALL CITY RD
007	241210	0035	6/7/11	\$240,000	\$226,000	1310	7	1977	Good	17152	N	N	4305 328TH PL SE
007	162407	9065	1/26/09	\$368,000	\$260,000	1360	7	1968	Avg	13760	N	N	4013 324TH AVE SE
007	094310	0981	7/11/11	\$293,500	\$279,000	1400	7	1979	Good	16003	N	N	4558 329TH PL SE
007	247590	0505	8/12/09	\$335,000	\$255,000	1490	7	1929	Avg	14000	N	N	4326 334TH PL SE
007	094310	0684	12/20/10	\$340,000	\$305,000	1540	7	1954	Good	20433	N	N	4494 332ND AVE SE
007	152407	9177	11/23/09	\$370,500	\$292,000	1590	7	1991	Avg	15318	N	N	32428 SE 44TH ST
007	073270	0020	9/17/10	\$346,000	\$301,000	1610	7	2010	Avg	12400	N	N	4412 334TH PL SE
007	248120	0110	3/17/10	\$277,500	\$228,000	1630	7	1970	Good	9675	N	N	4120 328TH PL SE

Improved Sales Used in this Annual Update Analysis
Area 94
(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
007	162407	9060	4/16/10	\$265,000	\$220,000	1760	7	1944	Good	21600	N	N	4105 324TH AVE SE
007	242407	9041	9/12/11	\$325,000	\$315,000	1760	7	1972	Avg	44866	N	N	36422 SE 56TH ST
007	873171	0120	3/11/11	\$333,000	\$306,000	1900	7	1970	Good	19720	N	N	4464 335TH LN SE
007	162407	9044	2/7/11	\$405,000	\$369,000	2160	7	1962	Good	53815	N	N	4215 324TH AVE SE
007	152407	9053	12/30/09	\$445,000	\$356,000	2690	7	1990	Avg	187308	N	N	4218 324TH AVE SE
007	248070	0035	6/4/10	\$378,000	\$318,000	960	8	1999	Avg	92782	N	N	35711 SE 25TH ST
007	142407	9045	10/5/11	\$440,000	\$429,000	1880	8	1998	Avg	424511	N	N	34508 SE FALL CITY-SNOQUALMIE RD
007	248070	0036	9/22/09	\$469,900	\$363,000	1900	8	1990	Avg	98010	N	N	35830 SE 27TH PL
007	031890	0100	6/24/11	\$325,000	\$308,000	1920	8	1994	Avg	18018	N	N	4432 329TH PL SE
007	094310	0265	7/29/09	\$430,000	\$325,000	1940	8	1996	Avg	16305	N	N	4239 332ND AVE SE
007	142407	9077	4/21/10	\$635,000	\$527,000	2040	8	1980	Good	66646	Y	N	35411 SE FISH HATCHERY RD
007	152407	9055	9/16/09	\$540,000	\$416,000	2110	8	2007	Avg	113256	N	N	4773 PRESTON-FALL CITY RD SE
007	793350	0060	9/20/11	\$368,100	\$358,000	2220	8	1985	Avg	42700	N	N	35928 SE 49TH ST
007	031890	0010	8/16/10	\$397,000	\$342,000	2390	8	1995	Avg	15168	N	N	4555 329TH PL SE
007	232407	9075	9/17/09	\$549,900	\$424,000	2450	8	1990	Avg	217800	Y	N	34110 SE 56TH PL
007	232407	9063	10/13/10	\$420,000	\$369,000	2710	8	1993	Avg	45738	N	N	34084 SE 56TH ST
007	392450	0170	9/23/10	\$522,500	\$456,000	2740	8	1987	Avg	44158	N	N	4657 332ND AVE SE
007	247590	1090	8/14/09	\$603,000	\$459,000	2160	9	1920	VGood	21000	N	N	4359 336TH PL SE
007	152407	9098	10/27/10	\$490,000	\$432,000	2670	9	1991	Avg	26406	N	N	32704 SE 44TH ST
007	242407	9059	5/24/10	\$745,000	\$625,000	2720	9	2004	Avg	43560	N	N	37014 SE 54TH PL
007	242790	0010	12/22/10	\$465,000	\$417,000	2940	9	2002	Avg	19272	N	N	32409 SE 43RD PL
007	112407	9021	5/9/11	\$620,000	\$580,000	3100	9	1996	Avg	918245	Y	N	34313 SE 39TH PL
007	094310	0273	8/23/10	\$549,500	\$475,000	3180	9	2004	Avg	19469	N	N	33017 SE 42ND PL
007	094310	0272	12/2/10	\$529,000	\$472,000	3250	9	2004	Avg	15719	N	N	33115 SE 42ND PL
007	242791	0020	2/28/11	\$505,000	\$462,000	3270	9	2003	Avg	15103	N	N	32416 SE 43RD PL
007	793351	0090	9/23/11	\$675,000	\$656,000	3320	9	1988	Good	137649	Y	N	4721 354TH AVE SE

**Improved Sales Used in this Annual Update Analysis
Area 94
(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
007	152407	9087	2/16/10	\$750,000	\$609,000	4230	9	2001	Avg	217800	N	N	32617 SE 44TH ST
007	793350	0100	3/1/11	\$837,500	\$767,000	4890	11	2000	Avg	82328	N	N	35730 SE 49TH ST

**Improved Sales Removed in this Annual Update Analysis
Area 94
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	032507	9041	11/3/11	\$370,000	OBSOLESCENCE
003	102507	9013	9/3/09	\$275,000	OBSOLESCENCE
003	102507	9026	11/19/09	\$290,000	OBSOLESCENCE
003	102507	9078	6/21/10	\$287,000	NON-REPRESENTATIVE SALE
003	112507	9004	2/7/11	\$228,816	GOVERNMENT AGENCY
003	112507	9071	11/10/11	\$204,750	GOVERNMENT AGENCY
003	152507	9037	12/24/09	\$169,000	OBSOLESCENCE
003	262507	9047	2/2/10	\$570,000	OPEN SPACE
003	262607	9081	10/21/11	\$382,000	FINANCIAL INSTITUTION RESALE
003	262607	9082	8/18/09	\$1,250,000	OPEN SPACE
003	262607	9087	10/27/11	\$695,250	EXEMPT FROM EXCISE TAX
003	272507	9001	4/23/09	\$257,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	272507	9018	1/13/09	\$728,250	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	272507	9046	11/4/10	\$251,000	FINANCIAL INSTITUTION RESALE
003	332607	9033	6/25/11	\$169,000	GOVERNMENT AGENCY
003	332607	9122	7/26/10	\$1,275,000	DIAGNOSTIC OUTLIER
003	362607	9034	9/16/11	\$70,000	DOR RATIO
003	404550	0200	10/26/11	\$520,000	DIAGNOSTIC OUTLIER
003	404550	0310	11/16/11	\$160,000	PREVIMP<=25K
003	404550	0665	6/8/09	\$418,051	FORCED SALE
003	404550	0665	10/19/09	\$305,000	NON-REPRESENTATIVE SALE
003	404650	0150	3/21/11	\$234,000	FINANCIAL INSTITUTION RESALE
003	404650	0350	9/16/09	\$329,998	RELOCATION - SALE TO SERVICE
003	404650	0510	6/3/11	\$179,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	404660	0740	9/9/09	\$224,604	FORCED SALE
003	404660	0740	1/13/10	\$241,500	NON-REPRESENTATIVE SALE
003	404660	1090	10/27/09	\$185,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	404660	1090	5/28/09	\$185,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	404671	0370	1/11/10	\$219,950	SHORT SALE
003	404671	0380	8/25/11	\$194,555	GOVERNMENT AGENCY
003	404671	0580	1/14/10	\$193,209	BANKRUPTCY - RECEIVER OR TRUSTEE
003	404671	0580	6/16/10	\$182,000	NON-REPRESENTATIVE SALE
003	865680	0030	9/28/11	\$115,000	FINANCIAL INSTITUTION RESALE
003	865680	0200	5/14/10	\$249,900	NON-REPRESENTATIVE SALE
003	865680	0210	11/3/09	\$310,000	NON-REPRESENTATIVE SALE
003	865710	0100	10/14/09	\$408,573	OBSOLESCENCE
003	865710	0120	12/15/11	\$372,500	GOVERNMENT AGENCY
003	865710	0130	11/20/09	\$380,000	DOR RATIO
004	117000	0360	1/30/09	\$129,529	IMP. CHARACTERISTICS CHANGED SINCE SALE

**Improved Sales Removed in this Annual Update Analysis
Area 94
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
004	138931	0010	1/29/10	\$76,353	QUIT CLAIM DEED
004	152507	9068	4/15/10	\$350,000	NON-REPRESENTATIVE SALE
004	721133	0100	3/10/11	\$167,000	FINANCIAL INSTITUTION RESALE
004	721134	0010	7/26/11	\$195,000	DIAGNOSTIC OUTLIER
004	721135	0170	7/26/11	\$196,500	FINANCIAL INSTITUTION RESALE
004	721136	0280	12/23/11	\$185,000	DIAGNOSTIC OUTLIER
004	733295	0040	8/2/10	\$385,000	SHORT SALE
004	816102	0040	11/28/11	\$270,000	DIAGNOSTIC OUTLIER
004	865590	0100	5/11/09	\$225,000	NO MARKET EXPOSURE
004	865590	0350	4/28/11	\$173,000	DIAGNOSTIC OUTLIER
004	865630	0170	8/1/11	\$203,500	OBSOLESCENCE
004	865630	0195	7/21/11	\$150,000	DIAGNOSTIC OUTLIER
004	865730	0130	5/14/09	\$303,000	NO MARKET EXPOSURE
004	865730	0160	12/10/10	\$165,000	FINANCIAL INSTITUTION RESALE
004	865730	0226	11/30/09	\$475,000	OBSOLESCENCE
004	865830	0340	2/3/11	\$72,500	OBSOLESCENCE
004	865830	0435	12/3/09	\$235,000	NON-REPRESENTATIVE SALE
004	865830	0490	11/10/11	\$279,000	DIAGNOSTIC OUTLIER
004	865830	2535	10/28/11	\$280,000	DIAGNOSTIC OUTLIER
004	865830	2545	10/25/11	\$45,550	DOR RATIO
004	865830	3080	10/26/11	\$253,650	DIAGNOSTIC OUTLIER
004	865830	3455	6/19/09	\$270,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	092407	9053	7/26/11	\$371,000	DIAGNOSTIC OUTLIER
005	212507	9044	5/29/09	\$323,000	NON-REPRESENTATIVE SALE
005	282507	9048	11/1/10	\$552,750	OPEN SPACE
005	357010	0070	8/14/09	\$330,000	NON-REPRESENTATIVE SALE
005	357010	0090	1/28/10	\$308,000	SHORT SALE
007	082407	9043	1/15/10	\$500,000	UNFIN AREA
007	094310	0384	8/12/09	\$244,650	QUIT CLAIM DEED
007	094310	0688	12/22/10	\$206,910	SHORT SALE
007	094310	0966	12/8/11	\$830,000	DIAGNOSTIC OUTLIER
007	094310	1004	10/21/10	\$263,000	FINANCIAL INSTITUTION RESALE
007	132407	9038	11/22/10	\$169,000	FINANCIAL INSTITUTION RESALE
007	132407	9048	9/8/11	\$236,600	GOVERNMENT AGENCY
007	132407	9059	12/28/11	\$402,750	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
007	142407	9005	8/24/11	\$425,000	GOVERNMENT AGENCY
007	142407	9042	8/19/11	\$315,000	GOVERNMENT AGENCY
007	142407	9055	1/20/10	\$849,000	DIAGNOSTIC OUTLIER
007	162407	9032	10/13/09	\$1,121,000	NON-REPRESENTATIVE SALE

**Improved Sales Removed in this Annual Update Analysis
Area 94
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	162407	9060	6/10/09	\$344,250	NO MARKET EXPOSURE
007	232407	9087	7/23/09	\$775,000	OPEN SPACE
007	241210	0025	12/28/11	\$120,000	QUIT CLAIM DEED
007	242407	9055	9/9/11	\$239,000	GOVERNMENT AGENCY
007	247590	0555	9/16/10	\$132,000	FINANCIAL INSTITUTION RESALE
007	247590	0670	7/12/11	\$355,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	247590	1136	6/3/10	\$210,000	OBSOLESCENCE
007	247590	1190	7/23/10	\$225,000	DIAGNOSTIC OUTLIER
007	247590	1191	9/26/11	\$200,000	IMP COUNT
007	321095	0230	12/5/11	\$285,034	GOVERNMENT AGENCY
007	321095	0340	11/21/11	\$375,000	EXEMPT FROM EXCISE TAX
007	793350	0030	5/24/11	\$288,000	NO MARKET EXPOSURE
007	793350	0100	2/18/11	\$837,500	RELOCATION - SALE TO SERVICE
007	793351	0150	10/9/09	\$579,900	OBSOLESCENCE
007	793351	0160	7/2/09	\$330,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	803870	0015	8/4/10	\$215,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	803900	0055	2/17/09	\$150,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
007	803900	0065	7/20/11	\$309,000	DIAGNOSTIC OUTLIER
007	873171	0020	4/14/10	\$243,000	DIAGNOSTIC OUTLIER

**Vacant Sales Used in this Annual Update Analysis
Area 94
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
003	112507	9103	12/6/2010	\$325,000	871200	N	N
003	112507	9105	2/17/2009	\$285,000	871200	N	N
003	142507	9053	3/4/2009	\$40,000	32492	N	Y
003	152507	9081	7/17/2009	\$337,000	871200	Y	N
003	272607	9001	10/4/2010	\$150,000	1112918	N	N
003	342507	9118	8/4/2009	\$225,000	225205	N	N
003	404671	0040	9/25/2009	\$75,000	17647	N	Y
003	404671	0090	3/30/2011	\$37,000	12553	N	Y
005	092407	9079	7/1/2011	\$100,000	254517	N	N
005	212507	9034	4/13/2010	\$67,500	348480	N	N
007	082407	9026	7/27/2011	\$160,000	265716	N	N
007	242407	9002	4/21/2009	\$237,000	2081732	Y	N

**Vacant Sales Removed in this Annual Update Analysis
Area 94
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	142507	9025	5/12/2011	\$315,000	GOVERNMENT AGENCY
003	142507	9034	9/28/2009	\$30,000	GOVERNMENT AGENCY
003	142507	9053	3/1/2010	\$50,000	GOVERNMENT AGENCY
003	142507	9056	2/16/2010	\$228,500	GOVERNMENT AGENCY
003	342507	9100	2/18/2009	\$41,000	GOVERNMENT AGENCY
003	404650	0160	6/3/2010	\$92,000	DOR RATIO
003	404660	0860	6/14/2010	\$130,000	DOR RATIO
003	404671	0530	4/14/2010	\$1,000	DOR RATIO
003	404671	0550	5/18/2010	\$89,000	DOR RATIO
003	865680	0120	8/24/2009	\$30,000	GOVERNMENT AGENCY
003	865710	0150	10/4/2010	\$38,500	GOVERNMENT AGENCY
004	162507	9021	12/8/2009	\$3,800,000	DOR RATIO
004	865830	0765	11/11/2011	\$122,650	RELATED PARTY, FRIEND, OR NEIGHBOR
005	042407	9026	6/28/2010	\$50,600	GOVERNMENT AGENCY
005	092407	9080	10/11/2011	\$320,300	MULTI-PARCEL SALE
005	292507	9052	8/12/2011	\$92,000	GOVERNMENT AGENCY
007	073270	0020	4/1/2009	\$65,000	DOR RATIO
007	152407	9179	6/23/2010	\$12,500	NO MARKET EXPOSURE
007	222407	9044	1/27/2011	\$38,000	DOR RATIO
007	248070	0240	1/9/2009	\$121,065	QUIT CLAIM DEED
007	673070	0285	8/31/2011	\$425,000	IMP COUNT
007	733220	0090	5/5/2009	\$87,000	QUIT CLAIM DEED
007	793351	0020	3/2/2009	\$25,000	FINANCIAL INSTITUTION RESALE