

Executive Summary Report

Appraisal Date 1/1/2002 - 2002 Assessment Roll

Area Name / Number: Bothell/E Kenmore / 38

Previous Physical Inspection: 1996

Sales - Improved Summary:

Number of Sales: 614

Range of Sale Dates: 1/1/2000 – 12/31/2001

Sales – Improved Valuation Change Summary

	Land	Imps	Total	Sale Price	Ratio	COV
2001 Value	\$92,600	\$189,300	\$281,900	\$301,100	93.6%	10.92%
2002 Value	\$110,900	\$189,000	\$299,900	\$301,100	99.6%	7.72%
Change	+ \$18,300	+ \$300	\$18,000		+ 6.0%	- 3.20%
% Change	+ 19.8	+ 0.2%	+ 6.4%		+ 6.4%	- 29.30%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -3.20% and -29.30% actually represent an improvement.

Sales used in Analysis: All improved sales which were verified as good were included in the analysis. Multi-parcel, multi-building, and mobile home sales were excluded. In addition the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2001 Assessment Roll. This excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
2001 Value	\$95,500	\$172,600	\$268,100
2002 Value	\$118,000	\$167,800	\$285,800
Percent Change	+ 23.6%	- 2.8%	+ 6.6%

Number of improved Parcels in the Population: 4747

The population summary above excludes multi-building, and mobile home parcels. In addition parcels with 2001 or 2002 Assessment Roll improvement values of \$10,000 or less were excluded to eliminate previously vacant or destroyed property value accounts. These parcels do not reflect accurate percent change results for the overall population.

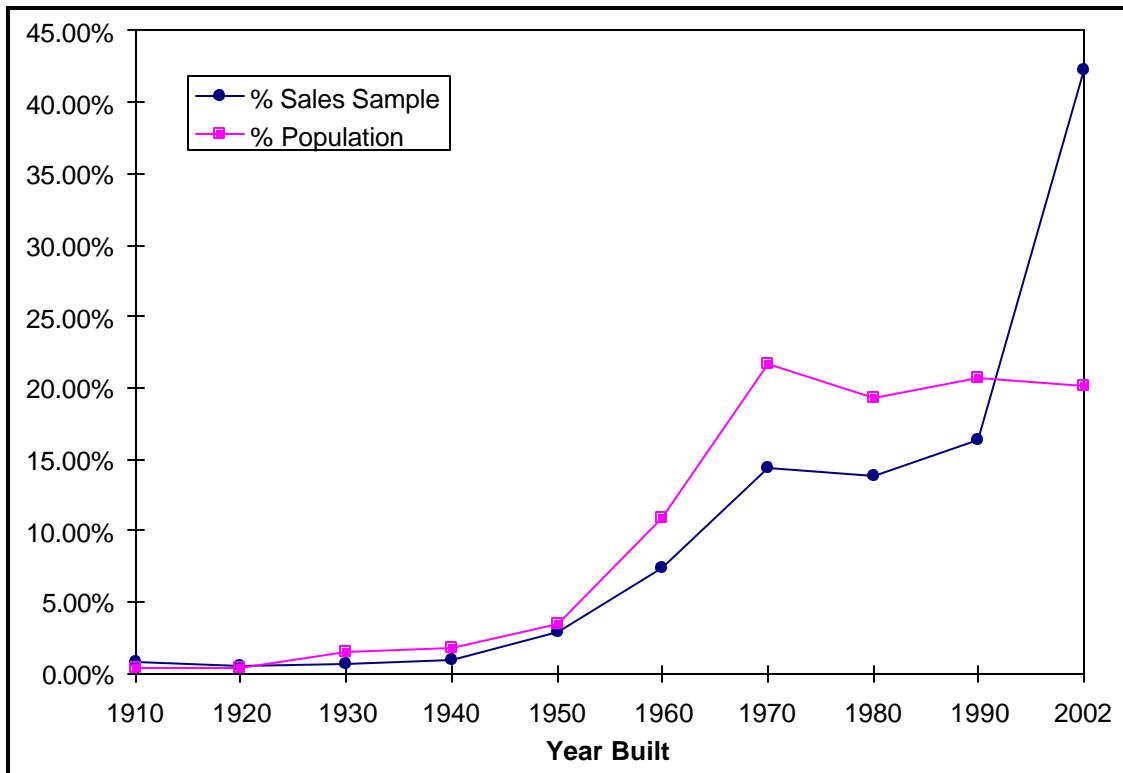
Conclusion and Recommendation:

Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 2002 Assessment Roll.

2002 Improved Parcel Ratio Analysis
Sales Sample Representation of Population - Year Built

Sales Sample		
Year Built	Frequency	% Sales Sample
1910	5	0.81%
1920	3	0.49%
1930	4	0.65%
1940	6	0.98%
1950	18	2.93%
1960	45	7.33%
1970	88	14.33%
1980	85	13.84%
1990	100	16.29%
2002	260	42.35%
	614	

Population		
Year Built	Frequency	% Population
1910	19	0.40%
1920	18	0.38%
1930	73	1.54%
1940	84	1.77%
1950	161	3.39%
1960	515	10.85%
1970	1027	21.63%
1980	915	19.28%
1990	982	20.69%
2002	953	20.08%
	4747	

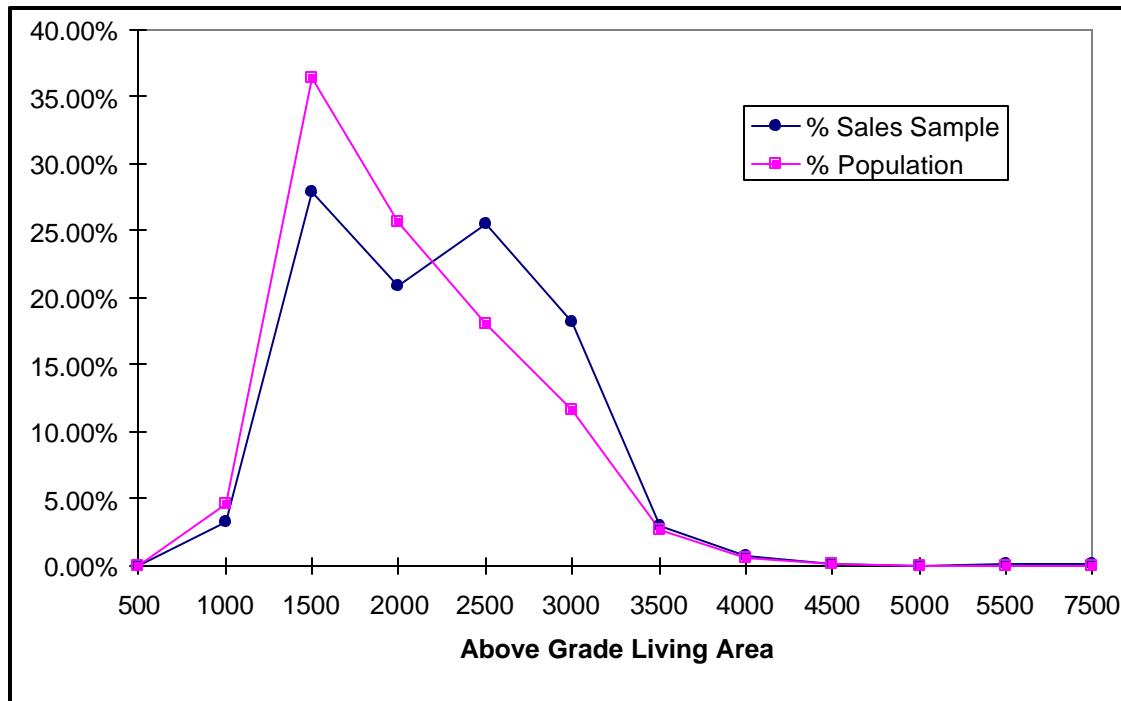


Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. Sales of homes in the 60s through the 80s are underrepresented. This distribution is adequate for both accurate analysis and appraisals.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	20	3.26%
1500	171	27.85%
2000	128	20.85%
2500	157	25.57%
3000	112	18.24%
3500	18	2.93%
4000	5	0.81%
4500	1	0.16%
5000	0	0.00%
5500	1	0.16%
7500	1	0.16%
	614	

Population		
AGLA	Frequency	% Population
500	2	0.04%
1000	221	4.66%
1500	1728	36.40%
2000	1215	25.60%
2500	855	18.01%
3000	553	11.65%
3500	127	2.68%
4000	28	0.59%
4500	9	0.19%
5000	3	0.06%
5500	3	0.06%
7500	3	0.06%
	4747	

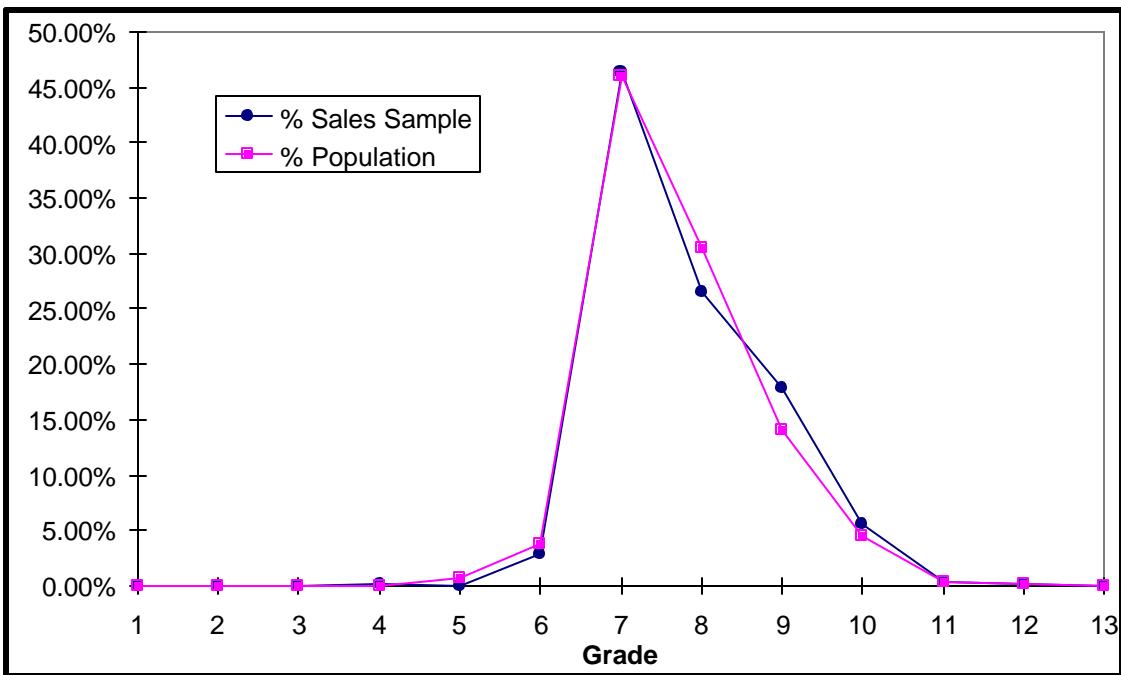


The sales sample frequency distribution follows the population distribution somewhat closely with regard to Above Grade Living Area. Homes in the 1000 to 1500 square foot range are under-represented. The greater number of sales in the 2000 and 2500 square foot range reflects a substantial number of new homes built within that size range. This distribution is adequate for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

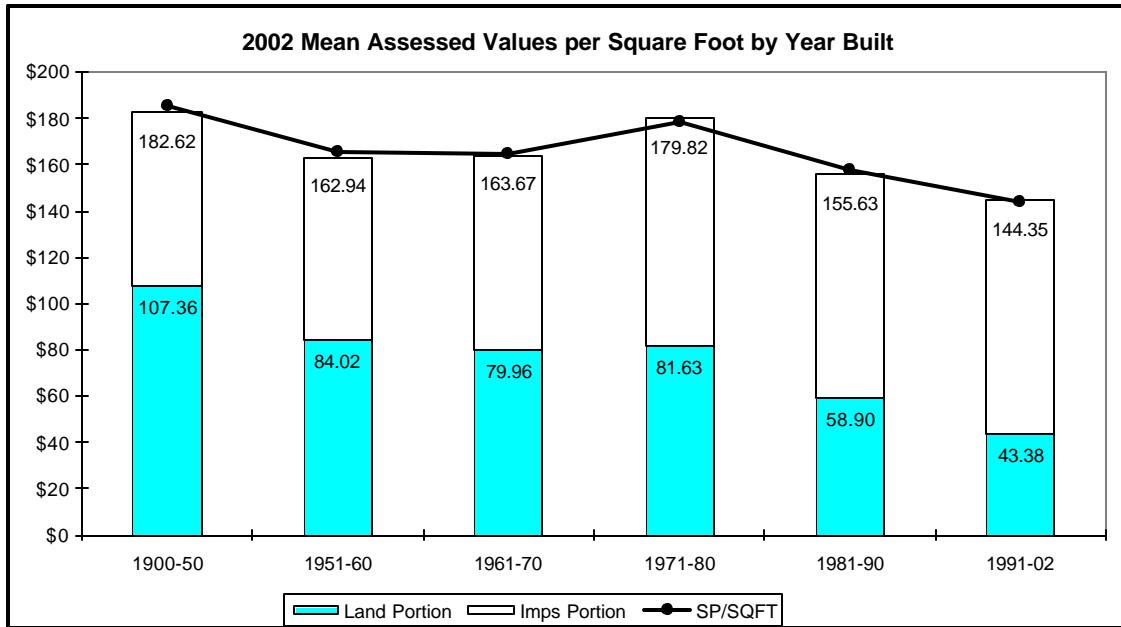
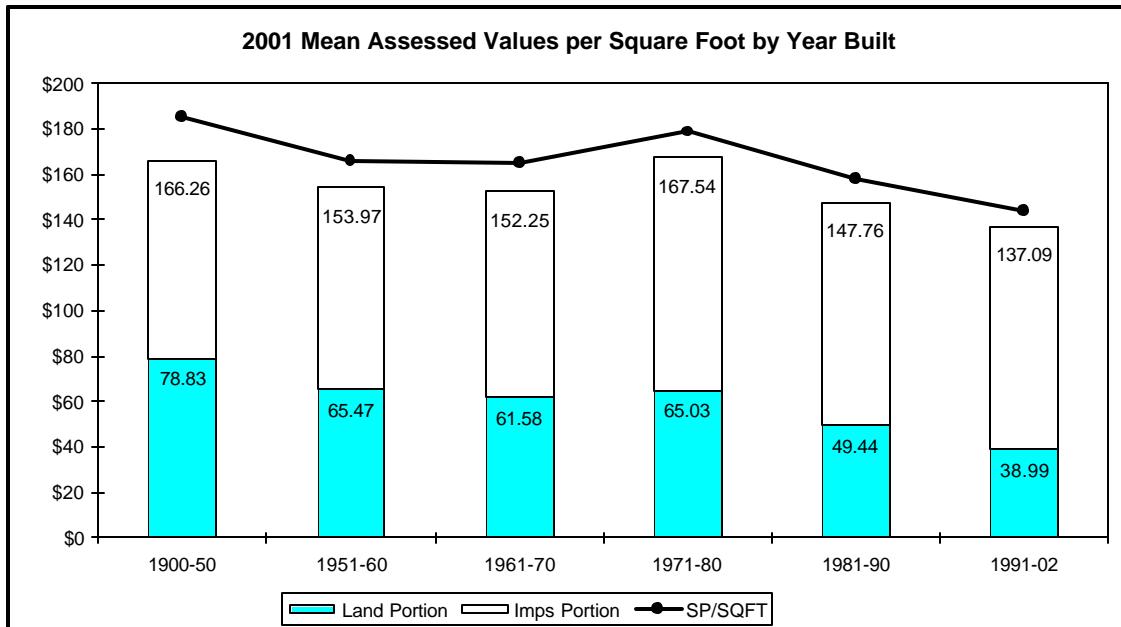
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.16%
5	0	0.00%
6	18	2.93%
7	285	46.42%
8	163	26.55%
9	110	17.92%
10	34	5.54%
11	2	0.33%
12	1	0.16%
13	0	0.00%
		614

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	1	0.02%
4	1	0.02%
5	31	0.65%
6	180	3.79%
7	2182	45.97%
8	1449	30.52%
9	666	14.03%
10	217	4.57%
11	14	0.29%
12	5	0.11%
13	1	0.02%
		4747



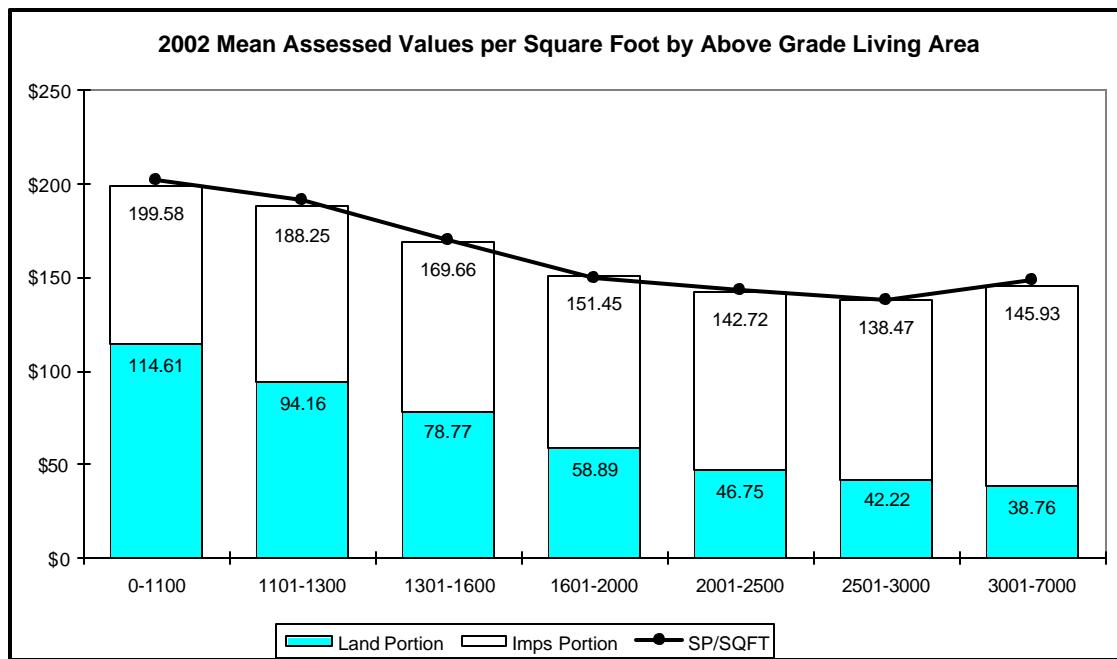
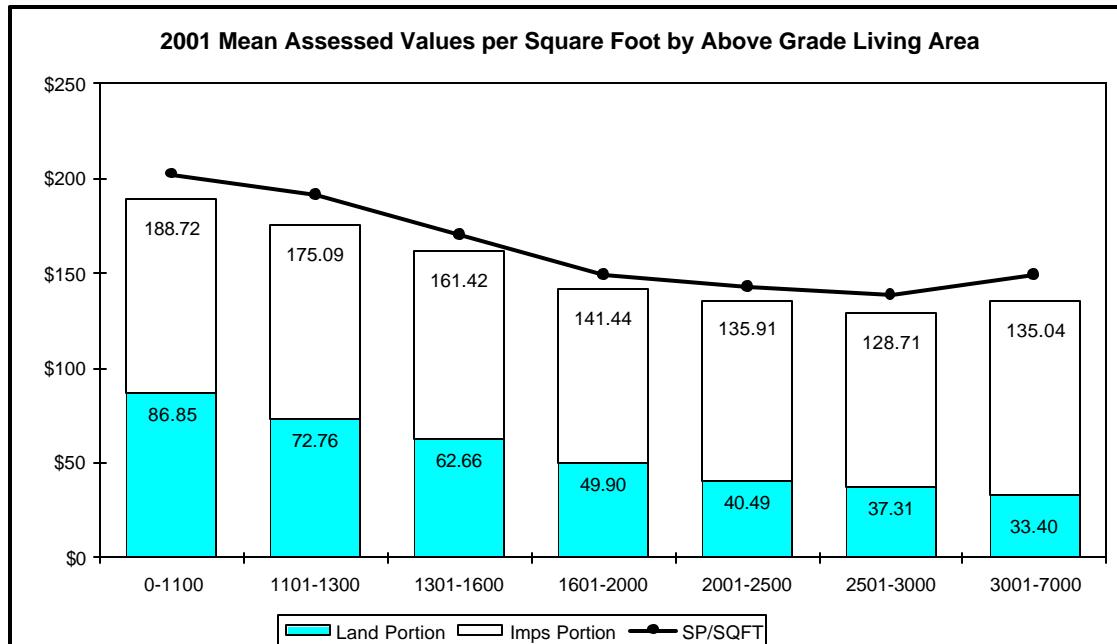
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Comparison of 2001 and 2002 Per Square Foot Values by Year Built



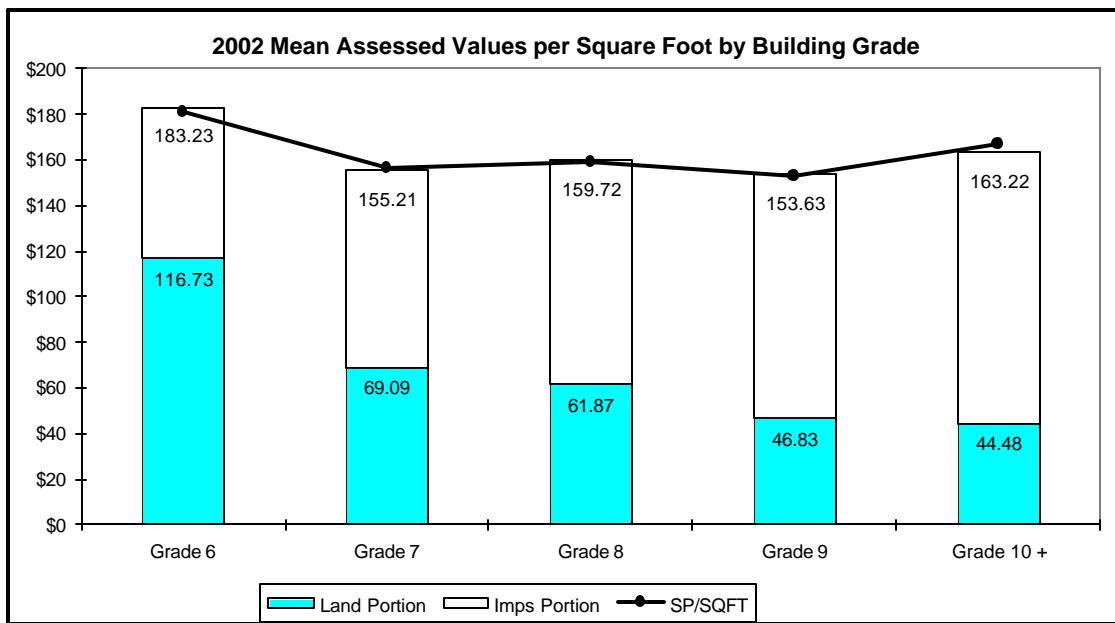
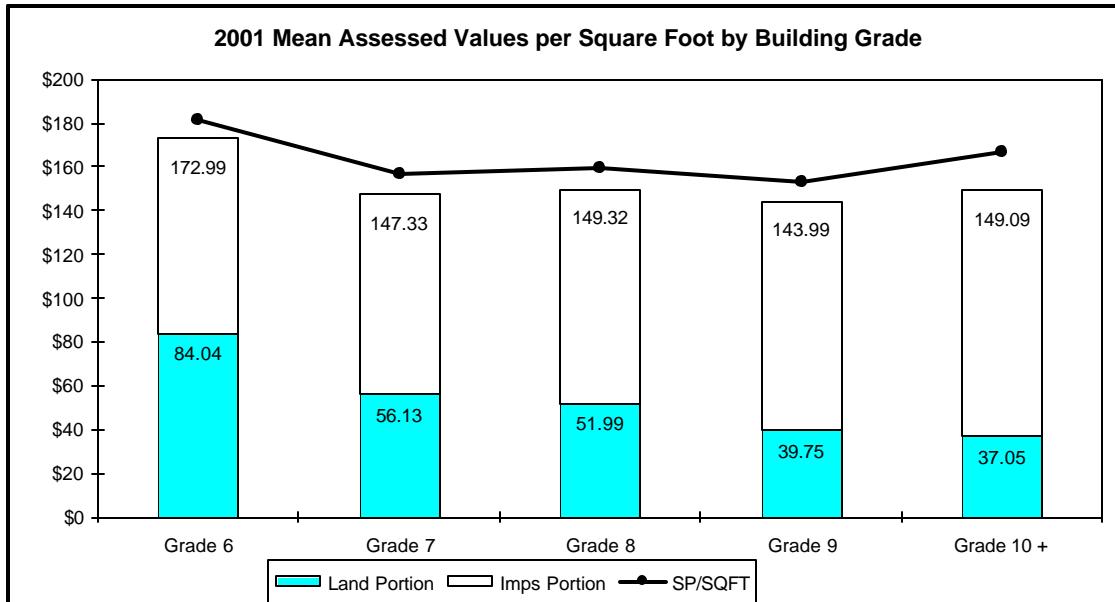
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

Comparison of 2001 and 2002 Per Square Foot Values by Above Grade Living Area



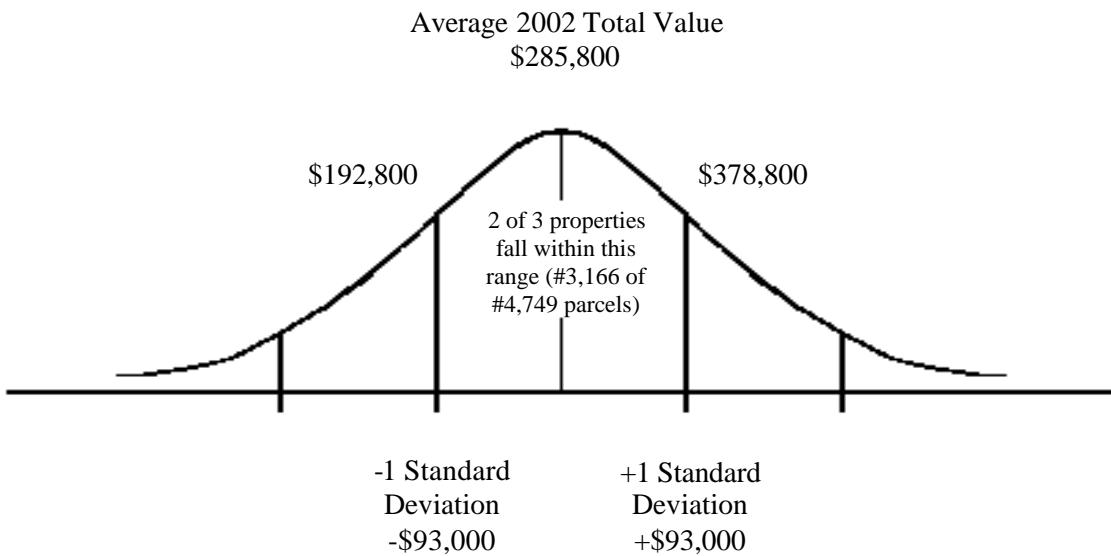
These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

Comparison of 2001 and 2002 Per Square Foot Values by Building Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

Population Summary



The chart above shows the average value for the population. Two of three parcels fall within the upper and lower value limits indicated.

The population summary above does not include sites with multiple buildings or mobile homes that were not included in the sales sample used to develop the valuation model. Parcels with 2001 or 2002 improvement values of \$10,000 or less were also excluded. These were not utilized because of the inaccurate ratios presented by them, since they are largely composed of previously vacant sites, or parcels with improvements which make relatively little contribution to total value.

Analysis Process

Highest and Best Use Analysis

As if vacant: Market analysis of the area, together with current zoning and current and anticipated use patterns, indicate the highest and best use of the overwhelming majority of the appraised parcels is single family residential. Any other opinion of highest and best use is specifically noted in our records, and would form the basis of the valuation of that specific parcel.

As if improved: Where any value for improvements, is part of the total valuation, we are of the opinion that the present improvements produce a higher value for the property than if the site was vacant. In appraisal theory, the present use is therefore the highest and best (as improved) of the subject property, though it could be an interim use.

Standards and Measurement of Data Accuracy: Sales were verified with the purchaser, seller or real estate agent, where possible. Current data was verified via field inspection and corrected. Data was collected and coded per the assessor's residential procedures manual.

Special Assumptions, Departures and Limiting Conditions

The sales comparison and cost approaches to value were considered for this mass appraisal valuation. After the sales verification process, the appraiser concluded that the market participants typically do not consider an income approach to value.

The following Departmental guidelines were considered and adhered to:

- ? Sales from 1/1/2000 to 12/31/2001 (at minimum) were considered in all analyses.
- ? No market trends (market condition adjustments, time adjustments) were applied to sales prices. Models were developed without market trends. The utilization of two years of market information without time adjustments, averaged any net changes over that time period.
- ? This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice, Standard 6.
- ? King County Residential Appraisers have carefully considered the impact of the national and regional economy on King County's residential real estate market. Prior to the current assessment cycle, countywide ratio studies were performed to reaffirm market direction and promote uniform valuation.

Identification of the Area

Name or Designation:

Bothell/E Kenmore

Boundaries:

This area is bounded on the north by the north King County line, on the east by Highway 522 and I-405, on the southeast by Juanita-Woodinville Way, 112th Ave NE, NE 157th St, 105th Ave NE, 100th Ave NE, NE 145th St, on the southwest by NE Simonds Rd, on the west by Juanita Drive/68th Ave NE, NE 195th St and 61st Ave NE.

Maps:

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

Area Description:

Area 38 is fairly homogeneous and suburban in nature. It has a range of building grades from 3 to 13 with the majority being grades 7 and 8. Over half of the homes in the area have been built since 1970. The western part of the area is influenced by proximity to Lake Washington. Other influences are a business corridor along Bothell Way, the Bothell Central Business District, the Woodinville Central Business District, the Sammamish Slough and Burke-Gilman Trail, Wayne Golf Course, University of Washington – Bothell and several parks. The most desirable locations are Norway Hill and waterfront lots on the Sammamish Slough.

Preliminary Ratio Analysis

A Ratio Study was completed just prior to the application of the 2002 recommended values. This study benchmarks the current assessment level using 2001 posted values. The study was repeated after application of the 2002 recommended values. The results are included in the validation section of this report, showing an improvement in the COV from 10.92% to 7.72%.

Scope of Data

Land Value Data:

Vacant sales from 1/1/2000 to 12/31/2001 were given primary consideration for valuing land. There were an ample number of land sales to develop a model for the area. In addition to single site sales, there were some larger land sales that are currently being platted or in preliminary preparation stage. All land sales were verified by field review and buyer or seller contacted when possible.

Improved Parcel Total Value Data:

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the “Sales Used” and “Sales Removed” sections of this report. Additional information resides in the Assessor’s procedure manual located in the Public Information area of the King County Administration Building.

The Assessor maintains a cost model, which is specified by the physical characteristics of the improvement, such as first floor area, second floor area, total basement area, and number of bathrooms. The cost for each component is further calibrated to the 13 grades to account for quality of construction. Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, grade, and condition, resulting in Reconstruction Cost New less Depreciation (RCNLD). The appraiser can make further adjustments for obsolescence (poor floor plan, design deficiencies, external nuisances etc.) if needed. The Assessor’s cost model generates RCN and RCNLD for principle improvements and accessories such as detached garages and pools.

The Assessor’s cost model was developed by the King County Department of Assessments in the early 1970’s. It was recalibrated in 1990 to roughly approximate Marshall & Swift’s square foot cost tables, and is indexed annually to keep up with current costs.

Land Model

Model Development, Description and Conclusions

There are 5946 parcels in the area of which 245 are vacant. The majority of the parcels are located in plats. 85% of the lots have a zoning with minimum lot sizes between 7260 and 10,890 square feet. A typical lot size is 10,000 square feet. Sales indicate a benchmark value of \$110,000 for a lot of that size. Older plats and tax lots, particularly in the Swamp Creek area often have lots of an acre or more, particularly in areas that have only recently had sewer availability. The values for standard lots in the area based on lot size without adjustments, range between \$80,000 and \$160,000. A fair percentage of the lots are double or more in size according to the zoning and with short or long plat potential. There is clear market evidence that lots with an additional site(s) are in high demand by builders. Such lots that have not yet been developed have been valued at the highest and best use, which is as additional sites less development costs. Where an existing residence is of average or better quality and located in such a way as to make additional site(s) unfeasible, the land was valued as one site.

Four neighborhoods have been identified in this area. Neighborhood 6 is located in the most desirable location of Norway Hill called Promontory Point and a few adjoining parcels. Some of the desirable features include views, larger lots, privacy and a larger percentage of newer and higher quality homes than in other neighborhoods. Neighborhood 2 makes up the remainder of Norway Hill, for the most part with lesser views and lower quality homes than Neighborhood 6. Neighborhood 4 is located south of NE Bothell Way, west of 84th Ave NE, and north of the Sammamish Slough. Waterfront lots in this neighborhood located on the slough are not included. This neighborhood suffers from traffic noise from Bothell Way, proximity to numerous mobile homes and poor access. Another area coded as Neighborhood 4 is Holly Hills, which is a mobile home tract north of Woodinville. Neighborhood 3 is located in some of the older areas near Swamp Creek where access, topography, and/or wet areas are a liability.

The analysis of sales with views indicated that properties with average or fair views showed no additional impact on the market. Properties with good or excellent views, which are primarily mountain and territorial views, have an increasing market impact. Sales of properties impacted by traffic noise indicate a downward adjustment depending on the severity of noise level. Properties on the Sammamish Slough were generally adjusted up 40% from the benchmark value as long as the waterfront footage was typical for the neighborhood. For waterfront lots east of the Bothell Central Business District and north of the slough, the market analysis indicated a \$30,000 premium.

Parcels north of Beardslee Blvd that front I-405 are in a proposed commercial rezone area currently allowing mixed residential and commercial use. Sales in this area indicate a land value between \$10 and \$12 per square foot.

A list of vacant sales used and those considered not reflective of market are included in the following sections.

Land Value Model Calibration

AREA 38

BASE LAND	PARCEL SIZE (sq ft)	VALUE
Standard Lots	2500-3999	\$80,000
	4000-4999	\$85,000
	5000-5999	\$90,000
	6000-6499	\$95,000
	6500-7499	\$100,000
	7500-8999	\$105,000
	9000-11999	\$110,000
	12000-15999	\$120,000
	16000-34999	\$130,000
	35000-57999	\$140,000
	58000-90000	\$160,000
	> 90000	\$180,000

AREA 38 ADJUSTMENTS

	Views
Territorial, &/or Lake, &/or Mountain - average	+0
Territorial, &/or Lake, &/or Mountain - good	+\$20,000
Territorial, &/or Lake, &/or Mountain -excellent	+\$80,000
	Traffic Noise
	Neighborhood
Moderate - \$10,000	2 + \$20,000
High - \$16,000	3 - \$10,000
Extreme - \$40,000	4 - \$20,000
	6 + \$40,000

Waterfront Lots

West of Bothell Central District	-	benchmark + 40%
Bothell Central District and East	-	+ \$30,000

Improved Parcel Total Value Model:

Model Development, Description and Conclusions

Most sales were field verified and characteristics updated prior to model development. Additionally, all sales from 1/2000 to 12/2001 were given equal consideration and weight in the model. The assessment level sought in this valuation is 100% of market as mandated by the governing jurisdiction.

A multiplicative model was chosen, primarily characteristics based, but with replacement cost new (RCN) included as one of the variables. Depreciation was accounted for with an adjustment based on the age of the improvement and for improvements in good condition. An additional upward adjustment was necessary for improvements built before 1940. There were only 3 good sales of improvements in less than average condition. An adjustment variable for improvements in very good condition was not statistically significant and other appraisal methods were used to value properties of this type, usually taking the good condition adjustment and adding a cost increment for the very good condition.

Location adjustments used were for Subareas 3 and 5, neighborhoods 2 or 6, and 5 different plats. Improvement characteristic variables used were above ground living area, total basement area, and for grade 9 and 10 improvements. Values for improvements higher than grade 10 were usually valued on a cost basis. No adjustments for grades 6 - 8 were needed other than the normal increment accounted for in RCN. EMV did not typically work well with improvements of grade 5 or lower.

Although plat analysis did not provide for significant statistical inclusion of the plats North Creek Heights and Valhalla into the model, there were enough sales to indicate a 4% decrease in EMV for these plats. Plats included in the model as needing adjustments are listed on the following page. After application of the model, value estimates for parcels in Amber Ridge and Bridlewood Div. 3 exceeded market value, so a 3% additional downward adjustment was made to these parcels.

The improved parcel total value models are included later in this report.

Improved Parcel Total Value Model Calibration

ESTIMATED MARKET VALUE EQUATION MULTIPLICATIVE MODEL AREA 38

$$R^2 = .932$$

BASE EMV MODEL

VARIABLES	DEFINITIONS	TRANSFORMATIONS
AGLA	Above ground living area	TotSqFtLivArea - FinishedBsmtArea
IMP AGE	# of years between 2003 and year built or year renovated	2003 – Year Built (or Year Renovated)
RCN	Replacement cost new	none
GRADE	Building grade (construction quality)	none
CONDITION = 4	Good condition	none
PLAT 1	Major = 020050, 020051, or 020052 (Amber Ridge)	none
PLAT 2	Major = 108882 (Bridlewood Div. 3)	none
PLAT 3	Major = 144630 (Cedar Park North)	none
PLAT 4	Major = 920255 (Weatherfield)	none
PLAT 5	Major = 929550 (Westhill Village)	none

FORMULA

CONSTANT		1.816619
+ YEAR 2002 BASE LAND VALUE	*	.3955128
+ IF YEAR BUILT < 1941, then	1 *	.03831018
- IMP AGE	*	.08722539
+ RCN	*	.3247239
+ IF GRADE = 9, then	1 *	.05115304
+ IF GRADE = 10, then	1 *	.04412735
+ AGLA	*	.1714086
+ IF CONDITION = 4, then	1 *	.02398896
+ IF IN SUBAREA 3, then	1 *	.03344812
+ IF IN SUBAREA 5, then	1 *	.01861664
+ IF IN NEIGHBORHOOD 2 or 6, then	1 *	.1714998
+ SQFT TOTAL BASEMENT	*	.02206079
+ IF IN PLAT 1, then	1 *	.02302013

+ IF IN PLAT 2, then	1 *	.0559351
+ IF IN PLAT 3, then	1 *	.02729584
- IF IN PLAT 4, then	1 *	.02044103
+ IF IN PLAT 5, then	1 *	<u>.02807214</u>

THEN = EXP(Sum of Above)*1000 = EMV
THEN, Truncate to nearest 1000 = TRUNC(EMV,-3)

EMV = TOTAL VALUE
 LAND VALUE = BASE LAND VALUE
 IMPROVEMENT VALUE = EMV - BASE LAND VALUE

EXCEPTION PARCELS, EMV = 0 if **EMV** NOT LIKELY USED if

Building Grade < 5 or > 12
 Number of Improvements > 1
 Condition = 1 (poor)
 % Complete < 95
 Obsolescence > 9
 Total EMV < Base Land Value
 Lot size < 1000

Building Grade <6 or > 10
 Condition = 2 (fair) or 5 (very good)

Model Validation

Total Value Model Conclusions, Recommendations and Validation:

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust particular characteristics and conditions as they occur in the valuation area.

Application of the total Value Model described above results in improved equity between subareas grades, living area, and age of homes. In addition the resulting assessment level is 99.6%. The standard statistical measures of valuation performance are all within IAAO guidelines and are presented both in the Executive Summary and in the 2001 and 2002 Ratio Analysis charts included in this report.

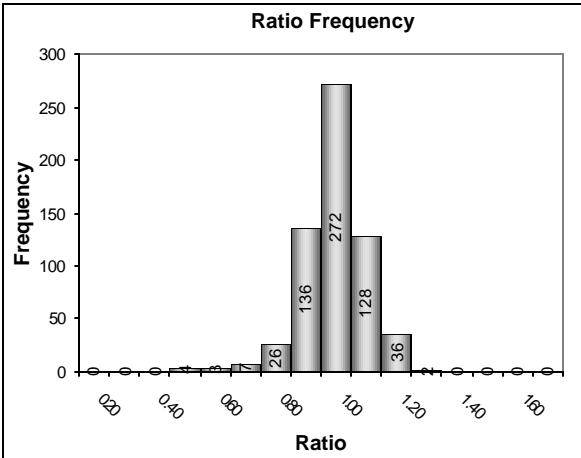
The Appraisal Team recommends application of the Appraiser selected values, as indicated by the appropriate model or method.

Application of these recommended value for the 2002 assessment year (taxes payable in 2003) results in an average total change from the 2001 assessments of +6.6%. This increase is due partly to upward market changes over time and the previous assessment levels.

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

2001 Improved Parcel Ratio Analysis

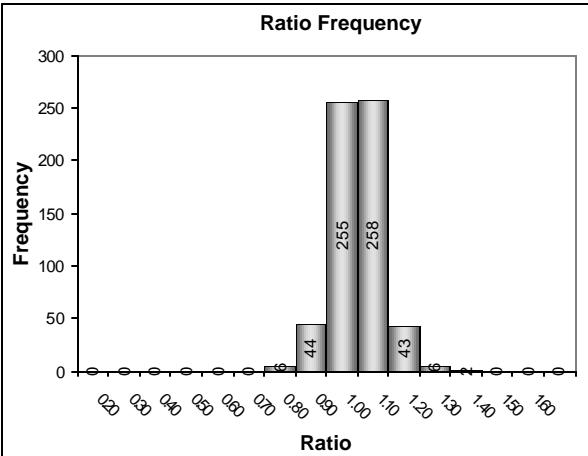
District/Team: NW / Team - 2	Lien Date: 01/01/2001	Date of Report: 7/29/2002	Sales Dates: 1/2000 - 12/2001
Area 38	Analyst ID: TKRU	Property Type: Single Family Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n) 614 Mean Assessed Value 281,900 Mean Sales Price 301,100 Standard Deviation AV 90.037 Standard Deviation SP 104,411			
ASSESSMENT LEVEL			
Arithmetic Mean Ratio 0.946 Median Ratio 0.952 Weighted Mean Ratio 0.936			
UNIFORMITY			
Lowest ratio 0.433 Highest ratio: 1.241 Coefficient of Dispersion 7.90% Standard Deviation 0.103 Coefficient of Variation 10.92%			
RELIABILITY			
95% Confidence: Median Lower limit 0.945 Upper limit 0.960 95% Confidence: Mean Lower limit 0.937 Upper limit 0.954			
SAMPLE SIZE EVALUATION			
N (population size) 4747 B (acceptable error - in decimal) 0.05 S (estimated from this sample) 0.103 Recommended minimum: 17 Actual sample size: 614 Conclusion: OK			
NORMALITY			
Binomial Test # ratios below mean: 287 # ratios above mean: 327 $Z:$ 1.614 Conclusion: Normal*			
*i.e. no evidence of non-normality			



COMMENTS:

Single Family Residences throughout area 38

District/Team: NW / Team - 2	Lien Date: 01/01/2002	Date of Report: 7/29/2002	Sales Dates: 1/2000 - 12/2001
Area 38	Analyst ID: TKRU	Property Type: Single Family Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n) 614 Mean Assessed Value 299,900 Mean Sales Price 301,100 Standard Deviation AV 97,036 Standard Deviation SP 104,411			
ASSESSMENT LEVEL			
Arithmetic Mean Ratio 1.003 Median Ratio 1.000 Weighted Mean Ratio 0.996			
UNIFORMITY			
Lowest ratio 0.721 Highest ratio: 1.391 Coefficient of Dispersion 5.68% Standard Deviation 0.077 Coefficient of Variation 7.72% Price Related Differential (PRD) 1.007			
RELIABILITY			
95% Confidence: Median Lower limit 0.994 Upper limit 1.005			
95% Confidence: Mean Lower limit 0.997 Upper limit 1.009			
SAMPLE SIZE EVALUATION			
N (population size) 4747 B (acceptable error - in decimal) 0.05 S (estimated from this sample) 0.077 Recommended minimum: 10 Actual sample size: 614 Conclusion: OK			
NORMALITY			
Binomial Test # ratios below mean: 319 # ratios above mean: 295 Z: 0.969 Conclusion: Normal*			
*i.e. no evidence of non-normality			


COMMENTS:

Single Family Residences throughout area 38

Both assessment level and uniformity have been improved by application of the recommended values.

Area 38 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2002 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2002 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2002 weighted mean is 0.996.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
4	1	0.772	0.789	2.2%	N/A	N/A
6	18	0.970	1.034	6.7%	0.976	1.093
7	285	0.945	0.993	5.1%	0.984	1.002
8	162	0.936	0.998	6.7%	0.986	1.010
9	111	0.942	1.009	7.0%	0.996	1.021
10	34	0.888	0.987	11.2%	0.966	1.008
11	2	0.858	0.879	2.4%	-0.264	2.021
12	1	0.900	0.876	-2.7%	N/A	N/A
Year Built	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
1900-1939	18	0.878	0.977	11.3%	0.904	1.050
1940-1959	52	0.925	0.987	6.7%	0.962	1.012
1960-1969	95	0.924	0.994	7.6%	0.976	1.012
1970-1979	80	0.933	1.010	8.3%	0.992	1.028
1980-1989	91	0.924	0.981	6.2%	0.965	0.998
1990-2001	278	0.947	1.000	5.5%	0.993	1.007
Condition	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
Poor	1	1.073	0.996	-7.1%	N/A	N/A
Fair	2	1.181	0.971	-17.7%	-0.913	2.855
Average	550	0.938	0.996	6.1%	0.990	1.002
Good	45	0.902	0.993	10.1%	0.960	1.026
Very Good	16	0.916	1.025	11.8%	0.954	1.095
Above Grade Living Area	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
700-1100	46	0.934	0.987	5.7%	0.956	1.018
1101-1300	66	0.914	0.983	7.5%	0.961	1.005
1301-1600	105	0.950	0.999	5.1%	0.982	1.015
1601-2000	102	0.946	1.013	7.1%	0.996	1.029
2001-2500	157	0.948	0.997	5.1%	0.986	1.007
2501-2900	97	0.930	1.002	7.7%	0.991	1.013
2901-7000	41	0.904	0.974	7.8%	0.954	0.995

Area 38 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2002 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2002 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2002 weighted mean is 0.996.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Wft Y/N	Count	2001	2002	Percent Change	2002 Lower	2002 Upper
		Weighted Mean	Weighted Mean		95% C.L..	95% C.L..
N	605	0.940	0.998	6.2%	0.992	1.004
Y	9	0.827	0.938	13.4%	0.867	1.008
Sub	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L..
2	154	0.941	0.993	5.5%	0.981	1.006
3	152	0.929	0.996	7.2%	0.984	1.009
4	233	0.943	0.998	5.8%	0.988	1.008
5	75	0.923	0.997	8.0%	0.980	1.013
Lot Size	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L..
2500-3999	26	0.974	0.985	1.1%	0.964	1.006
4000-5999	91	0.949	0.998	5.2%	0.990	1.005
6000-7999	93	0.940	1.005	6.9%	0.992	1.018
8000-9999	184	0.947	0.998	5.4%	0.987	1.009
10000-11999	81	0.949	1.011	6.5%	0.995	1.026
12000-15999	59	0.886	0.983	11.0%	0.956	1.009
16000-34999	54	0.918	0.979	6.6%	0.947	1.010
35000-57999	13	0.945	0.985	4.3%	0.926	1.044
58000-89999	10	0.838	0.949	13.2%	0.895	1.004
=>9000	3	1.039	1.168	12.4%	0.617	1.719
Plats	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L..
Amber Ridge	17	1.003	0.997	-0.6%	0.980	1.013
Bridlewood Div. 3	10	0.871	1.003	15.2%	0.978	1.029
Cedar Park North	7	0.946	1.003	6.0%	0.945	1.060
Weatherfield	11	0.916	0.999	9.0%	0.959	1.039
Westhill Village	12	0.912	0.997	9.4%	0.959	1.035
North Creek Heights	9	0.975	0.991	1.6%	0.962	1.020
Valhalla	7	0.961	1.000	4.1%	0.926	1.075

Mobile Home Analysis

Scope of Mobile Home Value Data:

There are approximately 534 real property mobile homes in this area, 496 of which are located in the mobile home subdivision of Holly Hills. Nearly all of the mobile home sales were located within this subdivision. A list of sales in the analysis with summary data from the sales sample, and a list of the sales not used, is included later in this section.

Total Value Mobile Home Model Development, Description and Conclusions:

Sales and characteristics were field checked and updated prior to model development. All good sales from 1/2000 to 12/2001 were included in the analysis.

For the previous roll, the mobile homes were appraised via a cost model

Because most of the sales and the population are located in the subdivision of Holly Hills, a model was developed specifically for valuation of these parcels. Mobile home sales outside of Holly Hills were included in the preliminary analyses, however, the best model was achieved using only the Holly Hills sales. The model used is an additive cost based model based on the 2001 edition of Mobile-Manufactured Housing Cost Guide by Boeckh. The model was developed after the land value had been subtracted out of the sale's price. One additional variable was detached garage cost based upon the Assessor's accessory values of replacement cost new less depreciation (Rcnld).

The appraisal model produced values that improved the assessment level and uniformity. The resulting average total increase in value for Holly Hills is 4.4%.

Mobile homes outside of Holly Hills were valued individually depending on the size and value of the lot, and the age, size and condition of the mobile home.

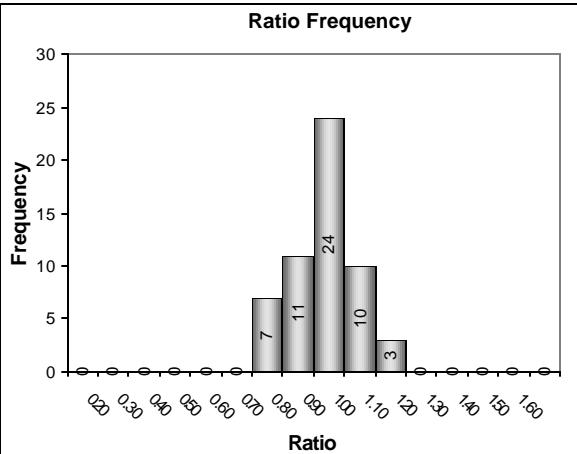
Mobile Home Valuation Model

Constant	28,607.53
+ Base Land Value	* 1
+ Boeckh Mobile Home Cost Value	* 1.593425
+ Detached Garage Value (Rcnld)	* 1

Resulting values are truncated to the nearest 1,000.

2001 Mobile Home Parcel Ratio Analysis

District/Team: NW / Team - 2	Lien Date: 01/01/2001	Date of Report: 7/29/2002	Sales Dates: 1/2000 - 12/2001
Area 38-5 Mobile Homes	Analyst ID: TKRU	Property Type: Mobile Homes	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n) 55 Mean Assessed Value 139,300 Mean Sales Price 149,400 Standard Deviation AV 25.184 Standard Deviation SP 23,847			
ASSESSMENT LEVEL			
Arithmetic Mean Ratio 0.935 Median Ratio 0.932 Weighted Mean Ratio 0.932			
UNIFORMITY			
Lowest ratio 0.708 Highest ratio: 1.144 Coefficient of Dispersion 8.65% Standard Deviation 0.104 Coefficient of Variation 11.12%			
RELIABILITY			
95% Confidence: Median Lower limit 0.904 Upper limit 0.960 95% Confidence: Mean Lower limit 0.908 Upper limit 0.963			
SAMPLE SIZE EVALUATION			
N (population size) 496 B (acceptable error - in decimal) 0.05 S (estimated from this sample) 0.104 Recommended minimum: 17 Actual sample size: 55 Conclusion: OK			
NORMALITY			
Binomial Test # ratios below mean: 28 # ratios above mean: 27 Z: 0.135 Conclusion: Normal*			
*i.e. no evidence of non-normality			

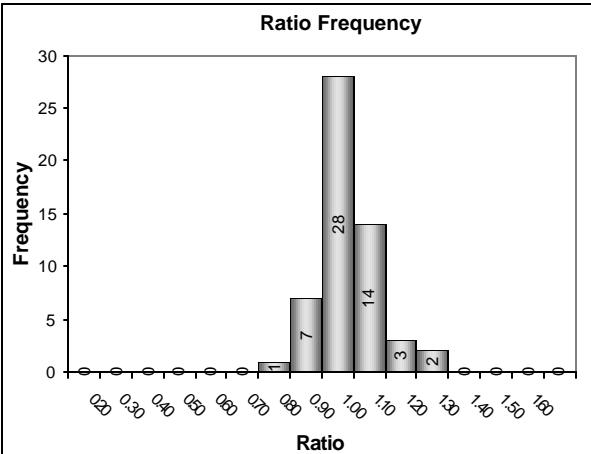


COMMENTS:

Mobile Homes in Holly Hills Plat, Area 38-5

2002 Mobile Home Parcel Ratio Analysis

District/Team: NW / Team - 2	Lien Date: 01/01/2002	Date of Report: 7/29/2002	Sales Dates: 1/2000 - 12/2001
Area 38-5 Mobile Homes	Analyst ID: TKRU	Property Type: Mobile Homes	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n) 55 Mean Assessed Value 145,800 Mean Sales Price 149,400 Standard Deviation AV 20,288 Standard Deviation SP 23,847			
ASSESSMENT LEVEL			
Arithmetic Mean Ratio 0.984 Median Ratio 0.968 Weighted Mean Ratio 0.976			
UNIFORMITY			
Lowest ratio 0.800 Highest ratio: 1.282 Coefficient of Dispersion 6.96% Standard Deviation 0.094 Coefficient of Variation 9.60% Price Related Differential (PRD) 1.008			
RELIABILITY			
95% Confidence: Median Lower limit 0.950 Upper limit 0.994			
95% Confidence: Mean Lower limit 0.959 Upper limit 1.009			
SAMPLE SIZE EVALUATION			
N (population size) 496 B (acceptable error - in decimal) 0.05 S (estimated from this sample) 0.094 Recommended minimum: 14 Actual sample size: 55 Conclusion: OK			
NORMALITY			
Binomial Test # ratios below mean: 33 # ratios above mean: 22 Z: 1.483 Conclusion: Normal*			
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

Mobile Homes in Holly Hills Plat, Area 38-5

Both assessment level and uniformity have been improved by application of the recommended values.

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 and Mobile Home Sales Available to Develop the Valuation Model
Area 38

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
2	011410	1456	04/05/01	155400	720	0	6	1942	3	10937	N	N	17816 83RD AV NE
2	382410	0300	07/26/01	145000	880	0	6	1950	3	18500	N	N	6239 NE 196TH ST
2	011410	0173	07/24/00	170000	920	250	6	1927	4	13971	N	N	7013 NE 204TH ST
2	382410	0004	04/25/01	235000	1070	150	6	1918	4	18897	N	N	19820 62ND AV NE
2	382410	0010	05/18/01	200000	1080	0	6	1954	3	29403	N	N	6216 NE 198TH ST
2	011410	1062	10/19/01	205000	1710	0	6	1948	3	29588	N	N	7622 NE 192ND ST
2	257060	0100	04/15/00	178900	830	0	7	1964	3	10580	N	N	7649 NE 202ND PL
2	257060	0020	06/29/01	202500	980	980	7	1964	3	9600	N	N	7611 NE 202ND PL
2	382410	0124	09/12/00	169950	980	0	7	1967	3	10850	N	N	6237 NE 198TH ST
2	257060	0180	10/23/00	205000	1010	0	7	1966	3	9899	N	N	20229 77TH AV NE
2	809660	0100	07/20/00	205500	1060	1060	7	1968	3	9442	N	N	19057 86TH AV NE
2	382410	0297	06/25/01	222500	1090	550	7	1967	4	10300	N	N	6229 NE 196TH ST
2	012604	9165	06/14/00	249000	1090	1060	7	1968	3	9660	N	N	18904 71ST AV NE
2	012604	9086	07/26/00	167000	1100	0	7	1948	3	10000	N	N	20425 80TH AV NE
2	096800	0140	12/21/01	197500	1100	0	7	1962	3	10125	N	N	8819 NE 203RD PL
2	866300	0100	12/06/01	162000	1110	0	7	1961	2	11470	N	N	20301 62ND PL NE
2	012604	9170	10/11/00	211000	1110	430	7	1968	3	10087	N	N	7120 NE 187TH ST
2	257050	0070	01/04/01	242500	1120	810	7	1961	4	11425	N	N	20319 79TH AV NE
2	096800	0110	02/22/01	200000	1130	0	7	1962	3	10125	N	N	8845 NE 203RD PL
2	096800	0100	05/31/01	203000	1130	0	7	1962	3	10125	N	N	8851 NE 203RD PL
2	382410	0181	08/04/00	226622	1140	390	7	1969	3	10809	N	N	19625 65TH AV NE
2	011410	0118	08/24/01	240000	1140	540	7	1964	3	13308	N	N	20013 75TH AV NE
2	809650	0100	02/26/01	192950	1170	0	7	1967	3	9719	N	N	19072 85TH AV NE
2	382010	0215	12/20/00	226000	1200	680	7	1959	3	10000	N	N	19531 67TH AV NE
2	011410	1461	08/22/01	233000	1220	900	7	1960	3	12145	N	N	17805 83RD PL NE
2	382010	0255	03/23/01	225000	1250	740	7	1959	3	13905	N	N	19554 67TH AV NE
2	177645	0120	03/28/00	225000	1290	1000	7	1980	3	7695	N	N	20424 73RD CT NE
2	011410	0698	07/26/00	197950	1290	0	7	1942	4	15700	N	N	19026 73RD AV NE

Improved and Mobile Home Sales Available to Develop the Valuation Model

Area 38

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
2	382410	0210	09/05/00	284950	1296	1582	7	1961	4	15100	N	N	6332 NE 196TH ST
2	382410	0177	07/10/00	219900	1330	530	7	1968	3	9816	N	N	19635 65TH AV NE
2	072605	9281	10/19/00	270000	1330	680	7	1957	4	23714	N	N	17649 86TH AV NE
2	381975	0030	05/25/00	229000	1360	0	7	1987	3	9602	N	N	7612 NE 197TH ST
2	011410	0158	04/16/01	220000	1370	0	7	1988	3	9627	N	N	19232 73RD AV NE
2	602050	0040	08/04/00	255990	1370	1370	7	1954	4	10930	N	N	19429 77TH PL NE
2	012604	9146	06/26/01	240000	1370	400	7	1964	3	10827	N	N	18704 82ND AV NE
2	012604	9105	05/24/01	250000	1380	280	7	1931	4	38760	N	N	20024 80TH AV NE
2	382410	0186	03/30/01	250000	1400	0	7	1973	4	9600	N	N	6436 NE 196TH ST
2	382410	0140	04/26/00	189000	1420	0	7	1960	3	17500	N	N	6327 NE 198TH ST
2	660140	0030	07/24/01	190000	1420	0	7	1972	3	10458	N	N	7902 NE 183RD ST
2	382410	0185	08/16/01	217500	1420	0	7	1973	3	9950	N	N	19619 65TH AV NE
2	011410	0019	08/08/01	300000	1430	0	7	1937	3	63162	N	N	20018 75TH AV NE
2	602050	0030	10/26/00	279990	1440	900	7	2000	3	4451	N	N	
2	096800	0120	01/13/00	199950	1470	0	7	1962	4	10125	N	N	8835 NE 203RD PL
2	809380	0040	03/29/01	217700	1480	0	7	1975	3	7917	N	N	17822 85TH PL NE
2	011410	0733	06/18/01	235000	1500	0	7	1947	3	36109	N	N	7709 NE 192ND ST
2	011410	0297	10/18/00	205000	1560	0	7	1970	4	8456	N	N	6801 NE 204TH ST
2	602050	0140	09/12/00	279990	1580	1040	7	2000	3	5229	N	N	19436 77TH PL NE
2	012604	9245	02/12/01	278000	1580	1030	7	2000	3	6309	N	N	19926 80TH AV NE
2	012604	9244	10/26/00	281950	1580	1030	7	2000	3	5596	N	N	19928 80TH AV NE
2	602050	0100	08/28/00	279990	1590	1060	7	2000	3	4800	N	N	19410 77TH PL NE
2	602050	0050	07/21/00	286990	1590	1060	7	2000	3	6527	N	N	19427 77TH PL NE
2	809660	0040	03/23/00	208000	1620	0	7	1968	3	9600	N	N	19032 86TH AV NE
2	011410	1502	12/01/00	189950	1650	0	7	1952	3	10587	N	N	17714 83RD PL NE
2	062605	9108	04/19/01	185000	1660	0	7	1961	3	12500	N	N	19723 88TH AV NE
2	402770	1190	06/12/01	365000	1690	0	7	1972	4	32473	N	N	19716 61ST PL NE
2	076200	0050	04/05/01	269950	1700	0	7	2000	3	3951	N	N	8031 NE 179TH PL
2	076200	0090	03/22/01	274950	1700	0	7	2000	3	2915	N	N	8053 NE 179TH PL

Improved and Mobile Home Sales Available to Develop the Valuation Model
Area 38

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
2	076200	0010	03/21/01	262000	1700	0	7	2000	3	2800	N	N	8007 NE 179TH PL
2	076200	0100	05/11/01	279950	1700	0	7	2000	3	3152	N	N	8057 NE 179TH PL
2	402770	1165	03/21/00	230000	1740	440	7	1995	3	22460	N	N	20219 62ND AV NE
2	382410	0364	04/04/01	302000	1760	760	7	1977	3	26943	N	N	6640 NE 198TH ST
2	025360	0040	11/15/00	254990	1800	0	7	2000	3	4498	N	N	7531 NE 203RD ST
2	025360	0190	09/18/00	254990	1800	0	7	2000	3	4246	N	N	7540 NE 203RD ST
2	025360	0060	01/10/01	261831	1800	0	7	2000	3	4817	N	N	7539 NE 203RD ST
2	025360	0020	08/24/00	254990	1810	0	7	2000	3	4144	N	N	7523 NE 203RD ST
2	025360	0080	03/06/01	254990	1830	0	7	2000	3	3986	N	N	7547 NE 203RD ST
2	025360	0090	09/20/00	259990	1830	0	7	2000	3	4594	N	N	7551 NE 203RD ST
2	025360	0130	11/22/00	239990	1860	0	7	2000	3	4395	N	N	7564 NE 203RD ST
2	025360	0160	07/24/00	239990	1860	0	7	2000	3	3690	N	N	7552 NE 203RD ST
2	025360	0110	10/26/00	242064	1860	0	7	2000	3	3937	N	N	7559 NE 203RD ST
2	025360	0100	12/01/00	244990	1860	0	7	2000	3	4025	N	N	7555 NE 203RD ST
2	025360	0150	11/15/00	247000	1860	0	7	2000	3	3504	N	N	7556 NE 203RD ST
2	025360	0120	05/10/01	253000	1860	0	7	2000	3	3914	N	N	7563 NE 203RD ST
2	011410	1049	09/10/01	298300	1910	0	7	2001	3	9103	N	N	19240 75TH AV NE
2	011410	1041	08/10/01	282697	1910	0	7	2001	3	5929	N	N	19226 75TH AV NE
2	011410	1044	06/28/01	292130	1910	0	7	2001	3	6315	N	N	19232 75TH AV NE
2	025360	0200	07/25/00	262990	2010	0	7	2000	3	5392	N	N	7534 NE 203RD ST
2	025360	0140	08/10/00	264990	2010	0	7	2000	3	4088	N	N	7560 NE 203RD ST
2	025360	0180	08/09/00	267990	2010	0	7	2000	3	6294	N	N	7544 NE 203RD ST
2	062605	9321	04/10/01	259000	2010	0	7	1983	3	15046	N	N	19828 88TH AV NE
2	602050	0080	10/12/00	257990	2020	0	7	2000	3	4439	N	N	19415 77TH PL NE
2	602050	0110	10/16/00	257990	2020	0	7	2000	3	4350	N	N	19414 77TH PL NE
2	025360	0030	07/06/00	264990	2030	0	7	2000	3	4183	N	N	7527 NE 203RD ST
2	025360	0050	08/07/00	264990	2030	0	7	2000	3	4717	N	N	7535 NE 203RD ST
2	025360	0010	08/24/00	268000	2030	0	7	2000	3	3555	N	N	7519 NE 203RD ST
2	025360	0170	08/11/00	270000	2030	0	7	2000	3	5135	N	N	7548 NE 203RD ST

Improved and Mobile Home Sales Available to Develop the Valuation Model

Area 38

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
2	866310	0020	07/24/01	303500	2030	820	7	1964	5	10093	N	N	20304 63RD AV NE
2	602050	0130	11/16/00	269990	2150	0	7	2000	3	4236	N	N	19422 77TH PL NE
2	602050	0150	02/27/01	269990	2150	0	7	2000	3	4366	N	N	19440 77TH PL NE
2	602050	0120	07/27/00	269990	2200	0	7	2000	3	3703	N	N	19418 77TH PL NE
2	602050	0010	10/31/00	284990	2250	0	7	2000	3	4644	N	N	7637 NE 195TH ST
2	602050	0060	10/24/00	284990	2250	0	7	2000	3	5369	N	N	19423 77TH PL NE
2	076200	0030	09/19/01	279000	2290	0	7	2000	3	3547	N	N	8019 NE 179TH PL
2	076200	0070	04/25/01	283950	2290	0	7	2000	3	4189	N	N	8043 NE 179TH PL
2	076200	0080	02/28/01	289950	2290	0	7	2000	3	4462	N	N	8049 NE 179TH PL
2	602050	0020	11/06/00	273000	2320	0	7	2000	3	4050	N	N	7643 NE 195TH ST
2	602050	0070	08/10/00	274990	2320	0	7	2000	3	4365	N	N	19419 77TH PL NE
2	602050	0090	09/12/00	274990	2320	0	7	2000	3	4589	N	N	19411 77TH PL NE
2	602050	0160	09/26/00	274990	2320	0	7	2000	3	4950	N	N	7713 NE 195TH ST
2	809380	0140	06/21/01	225000	1230	0	8	1987	3	6778	N	N	17819 85TH PL NE
2	402770	1195	06/26/00	299000	1250	1250	8	1967	3	19250	N	N	19611 62ND AV NE
2	011410	1444	12/20/00	216500	1480	0	8	1978	3	20250	N	N	18000 83RD AV NE
2	809380	0130	09/12/00	222000	1480	0	8	1987	3	6660	N	N	17893 85TH PL NE
2	382010	0005	10/13/00	279000	1510	560	8	1975	4	10004	N	N	19635 66TH PL NE
2	012604	9063	06/16/00	340000	1520	1100	8	1981	3	15819	Y	N	19029 84TH AV NE
2	012604	9169	02/20/01	320000	1540	0	8	1967	3	61419	N	N	8400 NE 190TH ST
2	415670	0075	04/25/00	475000	1590	0	8	1977	3	62900	Y	Y	8343 NE 175TH ST
2	011410	1470	03/16/01	261000	1610	1400	8	1967	3	25266	N	N	17721 83RD PL NE
2	011410	1040	08/16/01	262950	1660	0	8	1993	3	10386	N	N	19439 76TH CT NE
2	012604	9190	05/08/01	295000	1680	980	8	1976	3	12523	N	N	19410 68TH AV NE
2	382410	0228	01/02/01	290000	1780	1020	8	1988	3	16941	N	N	6310 NE 196TH ST
2	809380	0210	08/24/01	259950	1790	590	8	1986	3	11711	N	N	8408 NE 178TH ST
2	809380	0120	09/21/00	264950	1820	560	8	1988	3	8620	N	N	17847 85TH PL NE
2	278070	0010	04/25/01	266000	1830	0	8	2000	3	8331	N	N	18523 73RD AV NE
2	072605	9476	06/26/01	275100	1850	0	8	2000	3	6640	N	N	17826 86TH AV NE

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2	011410	1058	11/07/00	245000	1910		0	8	1993	3	10756	N	19428 76TH CT NE
2	278070	0050	04/12/01	278168	1920		0	8	2000	3	9812	N	18527 73RD AV NE
2	926927	0140	12/14/01	354000	2280		0	8	1993	4	8708	N	8547 NE 176TH ST
2	111260	0100	12/26/00	299950	2350		0	8	1989	3	9612	N	6181 NE 195TH CT
2	012604	9024	08/22/00	460000	2560		0	8	1960	4	155944	N	19934 80TH AV NE
2	926927	0110	08/24/01	362500	2570		0	8	1995	3	12488	N	8519 NE 176TH ST
2	111260	0110	06/18/01	298800	2580		0	8	1989	3	9652	N	6187 NE 195TH CT
2	382410	0342	02/22/01	410000	3440		780	8	1986	3	22900	Y	6366 NE 194TH ST
2	929550	0010	05/17/00	329800	2310		0	9	2000	3	8014	N	8602 NE 193RD ST
2	929550	0230	05/15/00	354200	2310		0	9	2000	3	7800	N	8603 NE 193RD PL
2	062605	9349	01/11/00	435000	2320		1160	9	1996	3	17828	N	8920 NE 198TH ST
2	929550	0220	02/21/00	364800	2360		0	9	1999	3	7947	N	19228 86TH PL NE
2	929550	0190	05/29/01	395000	2530		0	9	1999	3	8358	N	19214 86TH PL NE
2	173733	0030	07/26/00	317000	2540		0	9	1994	3	8400	N	19709 88TH PL NE
2	929550	0080	02/28/00	393000	2540		0	9	1999	3	7497	N	8417 NE 193RD ST
2	929550	0150	04/23/01	393000	2540		0	9	1999	3	7314	N	19228 85TH AV NE
2	929550	0060	06/19/00	386800	2600		0	9	1999	3	7200	N	8428 NE 193RD ST
2	770201	0070	12/07/01	354950	2610		0	9	2001	3	4910	N	7917 NE 182ND PL
2	920255	0160	04/25/00	369500	2650		1160	9	2000	3	7236	N	20301 86TH PL NE
2	920255	0040	12/10/01	329500	2650		0	9	2000	3	7181	N	20342 86TH PL NE
2	920255	0150	08/18/00	389500	2650		1250	9	2000	3	7080	N	20307 86TH PL NE
2	920255	0130	02/08/01	418500	2650		1160	9	2000	3	9175	N	
2	929550	0130	06/09/00	403800	2670		0	9	2000	3	8160	N	19210 85TH AV NE
2	920255	0120	02/16/00	415950	2700		1260	9	2000	3	8840	N	20325 86TH PL NE
2	920255	0060	06/26/00	362500	2700		0	9	2000	3	7580	N	20350 86TH PL NE
2	920255	0090	05/15/01	430000	2740		1270	9	2001	3	6589	N	20343 86TH PL NE
2	920255	0050	03/20/01	378000	2780		0	9	2000	3	9560	N	20346 86TH PL NE
2	929550	0120	03/17/01	360000	2790		0	9	2000	3	7200	N	19209 85TH AV NE
2	929550	0070	12/14/00	375000	2790		0	9	2000	3	7906	N	8422 NE 193RD ST

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2	770201	0080	12/18/01	354950	2830	0	9	2001	3	4874	N	N	7923 NE 182ND PL
2	770201	0060	11/08/01	358150	2830	0	9	2001	3	4910	N	N	7911 NE 182ND PL
2	770201	0030	10/30/01	379000	2830	0	9	2001	3	5802	N	N	7928 NE 182ND PL
2	173733	0170	08/28/00	370000	2920	0	9	1991	3	8519	N	N	19633 89TH PL NE
2	929550	0140	04/18/00	415800	2980	0	9	1999	3	7392	N	N	19220 85TH AV NE
2	929550	0100	03/27/00	418800	2980	0	9	1999	3	7200	N	N	19221 85TH AV NE
2	920255	0070	05/06/00	379950	3050	0	9	2000	3	9343	N	N	20351 86TH PL NE
2	920255	0110	05/18/00	389500	3050	0	9	2000	3	8776	N	N	20331 86TH PL NE
2	920255	0030	06/15/00	415671	3060	0	9	2000	3	8532	N	N	20338 86TH PL NE
2	072605	9163	04/20/00	1E+06	6680	0	12	1995	3	31000	Y	Y	8415 NE 175TH ST
3	563150	0902	10/09/01	179000	900	0	6	1960	3	9212	N	N	16205 84TH AV NE
3	563450	0370	07/17/00	199950	1120	0	6	1953	3	26594	N	N	16516 SIMONDS RD NE
3	096110	0086	07/25/00	215000	1200	0	6	1990	3	12752	N	N	10621 NE 175TH ST
3	357860	0199	03/27/01	240000	1620	0	6	1939	5	103192	N	N	16019 88TH AV NE
3	563450	0605	06/15/00	160000	720	720	7	1933	4	15400	N	N	8308 NE 169TH ST
3	701800	0410	11/13/00	213000	1030	460	7	1976	3	10500	N	N	8429 NE 169TH PL
3	563450	0373	06/30/00	215000	1060	440	7	1960	4	13001	N	N	16504 SIMONDS RD NE
3	620420	0090	07/10/00	225000	1110	260	7	1988	3	6444	N	N	14616 104TH AV NE
3	082605	9074	11/26/01	405000	1140	0	7	1908	4	34435	N	N	10519 E RIVERSIDE DR
3	182605	9107	10/25/01	260000	1150	0	7	1924	5	30492	N	N	15403 100TH AV NE
3	620420	0060	10/11/00	229950	1230	350	7	1988	3	9556	N	N	14526 104TH AV NE
3	188700	0010	04/02/01	209500	1280	0	7	1963	3	13000	N	N	8806 NE 161ST PL
3	701800	0320	04/13/00	252000	1330	640	7	1999	3	27800	N	N	8417 NE 169TH ST
3	620420	0540	10/26/01	245000	1440	0	7	1987	3	6282	N	N	14623 104TH AV NE
3	096110	0105	04/19/00	275000	1468	0	7	1944	4	21001	N	N	10607 NE 175TH ST
3	188700	0030	10/26/01	255000	1540	0	7	1977	3	13000	N	N	8826 NE 161ST PL
3	082605	9152	11/08/01	329000	1670	0	7	1930	5	65340	N	N	17509 102ND AV NE
3	357870	0016	06/22/01	304000	1730	0	7	1981	3	31350	N	N	9002 NE 152ND PL
3	182605	9080	08/15/01	295000	2040	0	7	1993	4	9627	N	N	15423 100TH AV NE

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3	172605	9010	07/31/00	435000	2520		0	7	1900	5	38768	N	N 15720 105TH AV NE
3	357870	0045	02/28/00	550000	2550		0	7	1979	3	85377	N	N 9015 NE 152ND PL
3	885400	0080	03/03/00	259000	1090	1090	8	1975	4	12480	N	N 9412 VALHALLA WY	
3	701800	0210	07/19/01	225500	1310		0	8	1977	3	10550	N	N 8628 NE 169TH ST
3	620420	0170	10/15/01	317600	1640	1270	8	1985	3	6308	Y	N 14812 104TH AV NE	
3	620420	0600	04/17/01	255000	1730		0	8	1984	3	5764	N	N 14511 104TH AV NE
3	103610	0020	08/16/00	270000	1760		0	8	1993	3	8681	N	N 11112 NE 157TH PL
3	885400	0190	03/08/01	249000	1830		0	8	1967	4	10000	N	N 16428 BALDER LN
3	620420	0370	03/13/01	259000	1860		0	8	1987	3	13397	N	N 14929 104TH AV NE
3	072605	9408	09/18/00	425000	1960		0	8	1986	3	15291	Y	Y 9012 NE 170TH ST
3	103610	0130	06/12/00	300200	1980		0	8	1994	3	39932	N	N 15930 111TH AV NE
3	664102	0160	06/02/00	306000	2000		0	8	1996	3	5684	N	N 9035 NE 160TH PL
3	664102	0100	10/16/01	321500	2026		0	8	1996	3	7066	N	N 9010 NE 160TH PL
3	664102	0170	04/23/01	305000	2040		0	8	1996	3	6333	N	N 9029 NE 160TH PL
3	885400	0290	01/20/00	245000	2050		0	8	1961	3	12000	N	N 9425 VALHALLA WY
3	734050	0220	03/21/01	299950	2100		0	8	2000	3	5358	N	N 10608 NE 174TH PL
3	734050	0040	08/23/00	304950	2100		0	8	2000	3	6600	N	N 17328 107TH PL NE
3	734050	0230	07/13/00	307950	2100		0	8	2000	3	6580	N	N 10614 NE 174TH PL
3	734050	0020	02/16/01	312500	2100		0	8	2000	3	6600	N	N 17410 107TH PL NE
3	734050	0150	05/02/00	314950	2100		0	8	2000	3	6610	N	N 17303 106TH PL NE
3	734050	0090	09/06/00	319950	2100		0	8	2000	3	7508	N	N 10635 NE 173RD PL
3	734050	0170	10/18/00	319950	2104		0	8	2000	3	6600	N	N 17315 106TH PL NE
3	664102	0130	09/19/01	335000	2235		0	8	1996	3	8120	N	N 9030 NE 160TH PL
3	885410	0220	12/08/00	339000	2240	810	8	1990	3	11600	N	N 16130 VALHALLA DR	
3	734050	0060	03/16/00	323450	2270		0	8	2000	3	6600	N	N 17316 107TH PL NE
3	734050	0190	06/13/00	324950	2270		0	8	2000	3	5932	N	N 17403 106TH PL NE
3	734050	0250	03/20/00	326450	2270		0	8	2000	3	7063	N	N 10619 NE 174TH PL
3	734050	0010	02/05/01	334950	2270		0	8	2000	3	6600	N	N 17416 107TH PL NE
3	734050	0080	12/18/00	379950	2270		0	8	2000	3	6851	N	N 17304 107TH PL NE

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3	752547	0040	07/19/00	497500	2290		0	8	1984	3	20275	Y	Y	16924 84TH AV NE
3	734050	0050	05/05/00	329950	2350		0	8	2000	3	6600	N	N	17322 107TH PL NE
3	734050	0160	05/15/00	339950	2350		0	8	2000	3	6600	N	N	17309 106TH PL NE
3	734050	0070	06/06/00	339950	2350		0	8	2000	3	6588	N	N	17310 107TH PL NE
3	734050	0180	06/20/00	339950	2350		0	8	2000	3	6581	N	N	17321 106TH PL NE
3	734050	0030	08/24/00	344950	2350		0	8	2000	3	6600	N	N	17404 107TH PL NE
3	734050	0210	07/14/00	348138	2350		0	8	2000	3	6976	N	N	10602 NE 174TH PL
3	734050	0200	08/23/00	349950	2350		0	8	2000	3	8271	N	N	17409 106TH PL NE
3	885400	0070	11/27/01	455000	2400	2400	8	1969	4	11300	N	N	9406 VALHALLA WY	
3	620410	0350	07/06/01	379000	2500		0	8	1988	3	12769	N	N	10820 NE 157TH ST
3	620410	0080	11/09/01	405000	2500		0	8	1987	3	14353	N	N	15604 111TH AV NE
3	103610	0090	04/17/00	325000	2570		0	8	1993	3	8178	N	N	15764 111TH AV NE
3	701800	0540	08/04/00	480000	2700		0	8	1978	3	11338	Y	Y	8450 NE 170TH ST
3	734050	0120	07/12/00	374950	2760		0	8	2000	3	8155	N	N	10617 NE 173RD PL
3	734050	0140	08/29/00	379950	2760		0	8	2000	3	6534	N	N	10603 NE 173RD PL
3	734050	0110	12/26/00	397500	2760		0	8	2001	3	7142	N	N	10625 NE 173RD PL
3	734050	0130	02/07/01	440662	2760		0	8	2001	3	6635	N	N	10611 NE 173RD PL
3	664102	0180	04/25/00	354500	2791		0	8	1996	3	5607	N	N	9023 NE 160TH PL
3	734050	0100	06/06/00	387252	2860		0	8	2000	3	10169	N	N	10631 NE 173RD PL
3	734050	0260	10/27/00	369950	2940		0	8	2000	3	6000	N	N	10613 NE 174TH PL
3	734050	0240	08/10/00	374950	2940		0	8	2000	3	6470	N	N	10620 NE 174TH PL
3	734050	0270	12/05/00	381000	2940		0	8	2000	3	6000	N	N	10616 NE 173RD PL
3	563450	0390	11/07/00	342632	1530	230	9	1985	3	20865	N	N	8233 NE 166TH ST	
3	108970	0160	07/25/00	365000	1729	828	9	1995	3	9103	N	N	14907 102ND AV NE	
3	885400	0400	05/08/00	349900	1790	1260	9	1978	4	5616	N	N	16220 VALHALLA DR	
3	020051	0290	04/06/01	301000	1800		0	9	1989	3	7964	N	N	9208 NE 155TH ST
3	020052	0180	12/18/00	307500	1800		0	9	1991	3	8040	N	N	8909 NE 151ST PL
3	072605	9409	10/20/00	475000	2000		0	9	1977	4	16717	Y	Y	9004 NE 170TH ST
3	108880	1140	12/12/01	354000	2060		0	9	1996	3	10736	N	N	15321 102ND AV NE

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3	020050	0260	07/18/00	329900	2170		0	9	1989	3	6208	N	N 15002 92ND PL NE
3	108880	0010	07/07/00	344900	2170		0	9	1990	3	9601	N	N 10001 NE 153RD ST
3	020050	0400	06/13/01	327000	2200		0	9	1991	3	9206	N	N 15002 93RD PL NE
3	755690	0010	09/15/00	389500	2200		0	9	1988	3	15001	N	N 16325 110TH AV NE
3	108880	0450	08/25/00	415000	2230		0	9	1995	3	11246	N	N 10408 NE 152ND PL
3	108970	0020	07/30/01	368500	2263		0	9	1995	3	11060	N	N 14914 102ND AV NE
3	020050	0310	03/24/00	326900	2270		0	9	1989	3	7839	N	N 15032 92ND PL NE
3	664103	0120	11/13/01	449950	2280	820	9	2001	3	9564	N	N 9113 NE 160TH PL	
3	108880	1400	06/27/00	380000	2280		0	9	1990	3	9600	N	N 10110 NE 153RD ST
3	020051	0600	10/02/00	345000	2290		0	9	1990	3	7338	N	N 15503 93RD PL NE
3	082605	9362	01/02/01	425000	2340	800	9	2000	3	118033	N	N 10711 NE 170TH ST	
3	020050	0670	06/20/01	325000	2340		0	9	1989	3	8111	N	N 9132 NE 151ST ST
3	108880	0960	02/01/00	354990	2360		0	9	1991	3	9642	N	N 10023 NE 155TH ST
3	689999	0050	05/05/00	429750	2370		0	9	1987	3	17968	Y	N 17110 105TH AV NE
3	020051	0320	05/24/00	339000	2390		0	9	1989	3	7177	N	N 9211 NE 155TH ST
3	072605	9286	10/17/01	535000	2390		0	9	1992	3	12704	Y	Y 8832 NE 170TH ST
3	082605	9363	05/07/01	635350	2390	1280	9	2000	3	83691	N	N 10621 NE 170TH ST	
3	320490	0070	08/28/01	427000	2400		0	9	2001	3	11305	N	N 17128 109TH PL NE
3	885400	0220	05/30/00	362517	2410		0	9	1963	4	9750	N	N 16406 BALDER LN
3	108880	0050	08/07/00	375000	2430		0	9	1994	3	9600	N	N 10017 NE 153RD ST
3	172605	9130	09/19/01	389950	2440		0	9	2001	3	7623	N	N 15509 112TH AV NE
3	108880	0940	08/28/00	392000	2440		0	9	1994	3	9605	N	N 10001 NE 155TH ST
3	020051	0080	10/18/01	360000	2490		0	9	1989	3	9898	Y	N 15526 93RD CT NE
3	172605	9058	05/31/00	369950	2520		0	9	1999	3	7614	N	N 15505 112TH AV NE
3	020051	0530	02/25/00	325000	2560		0	9	1989	3	7738	N	N 15322 92ND PL NE
3	320490	0030	01/04/01	435000	2570		0	9	2001	3	9688	N	N 17135 109TH PL NE
3	443400	0050	01/20/00	352475	2580		0	9	1999	3	25797	N	N 17101 111TH AV NE
3	320490	0100	02/10/00	384454	2580		0	9	1999	3	9603	N	N 17710 109TH PL NE
3	108882	0090	08/14/00	460000	2600		0	9	2000	3	9636	N	N 15336 101ST PL NE

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3	020051	0300	04/05/01	359700	2630	0	9	1990	3	6972	N	N	9202 NE 155TH ST
3	020051	0090	03/08/00	345000	2650	0	9	1989	3	10941	Y	N	15602 93RD CT NE
3	020050	0690	08/09/01	347000	2660	0	9	1988	3	10956	N	N	9120 NE 151ST ST
3	443400	0040	01/10/00	432448	2670	0	9	1999	3	18121	N	N	17110 111TH AV NE
3	020052	0100	12/04/01	358000	2690	0	9	1990	3	9606	N	N	9018 NE 151ST PL
3	664103	0130	04/09/01	471168	2700	610	9	2001	3	10101	N	N	9107 NE 160TH PL
3	108880	0950	03/22/01	370000	2720	0	9	1994	3	9616	N	N	10015 NE 155TH ST
3	020051	0130	06/21/01	343900	2760	0	9	1990	3	13219	Y	N	15609 93RD CT NE
3	664103	0090	07/25/01	440000	2760	0	9	2001	3	9748	N	N	9131 NE 160TH PL
3	443400	0080	04/12/00	374800	2810	0	9	1999	3	9636	N	N	17125 111TH AV NE
3	020051	0540	07/19/01	342500	2810	0	9	1989	3	7809	N	N	15404 92ND PL NE
3	020052	0010	10/05/01	357200	2810	0	9	1990	3	8763	N	N	15108 91ST PL NE
3	320490	0020	06/09/00	409154	2870	0	9	2000	3	10218	N	N	17211 109TH PL NE
3	320490	0090	08/11/00	387249	2870	0	9	2000	3	9816	N	N	17216 109TH PL NE
3	320490	0080	04/27/00	428175	2870	0	9	2000	3	9624	N	N	10202 109TH PL NE
3	082605	9222	03/21/00	825000	2890	480	9	1984	3	76649	Y	N	16837 104TH AV NE
3	664103	0040	03/22/01	419753	2950	0	9	2001	3	11429	N	N	9126 NE 160TH PL
3	664103	0030	09/12/01	435000	2950	0	9	2001	3	10551	N	N	9118 NE 160TH PL
3	108880	1340	04/06/01	397000	3070	0	9	1991	3	9604	N	N	15308 102ND AV NE
3	664103	0110	10/18/01	470000	3140	0	9	2001	3	8472	N	N	9119 NE 160TH PL
3	701800	0530	10/02/01	584000	3840	0	9	1980	3	12255	Y	Y	8440 NE 170TH ST
3	108880	1150	06/12/01	366000	2360	0	10	1990	3	9600	N	N	15317 102ND AV NE
3	755690	0080	05/10/00	449000	2490	0	10	1989	3	17613	N	N	16332 110TH AV NE
3	108880	0670	08/13/01	398000	2510	0	10	1992	3	9601	N	N	10207 NE 156TH PL
3	689999	0230	07/27/01	495000	2510	0	10	1990	3	14878	Y	N	17221 102ND AV NE
3	108880	1260	04/13/00	385000	2660	0	10	1990	3	9600	N	N	10204 NE 151ST ST
3	108880	0500	05/24/01	505000	2710	0	10	2001	3	9601	N	N	10331 NE 153RD PL
3	755690	0040	05/15/00	419000	2870	0	10	1989	3	19868	N	N	16306 110TH AV NE
3	108880	0350	07/12/01	457000	2900	0	10	1992	3	10571	N	N	10410 NE 151ST PL

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3	108882	0040	12/11/00	494500	2970	0	10	2000	3	10738	N	N	15315 101ST PL NE
3	108882	0080	11/02/00	526800	2970	0	10	2000	3	10519	N	N	15339 101ST PL NE
3	689999	0100	07/10/00	625000	2970	1000	10	1987	3	13594	Y	N	17300 102ND AV NE
3	689999	0130	08/14/01	729000	3020	0	10	1990	3	14271	Y	N	17410 102ND AV NE
3	108880	0540	07/19/00	454000	3080	0	10	1992	3	11001	N	N	10328 NE 153RD PL
3	108882	0010	02/24/01	499800	3150	0	10	2000	3	9696	N	N	15301 101ST PL NE
3	108882	0030	08/25/00	545800	3210	0	10	2000	3	9669	N	N	15311 101ST PL NE
3	108882	0050	02/23/01	540000	3280	0	10	2000	3	9621	N	N	15321 101ST PL NE
3	108882	0060	11/03/00	554450	3280	0	10	2000	3	9632	N	N	15327 101ST PL NE
3	108882	0110	12/08/00	569800	3280	0	10	2001	3	10869	N	N	15325 101ST PL NE
3	108880	0330	05/25/01	495000	3300	0	10	1996	3	10007	N	N	10413 NE 151ST PL
3	108881	0130	03/22/01	470000	3330	0	10	1993	3	9601	N	N	9909 NE 157TH ST
3	108882	0070	10/05/00	574800	3440	0	10	2000	3	9641	N	N	15333 101ST PL NE
3	172605	9048	06/26/01	569000	3470	0	10	2001	3	34665	N	N	10932 NE 164TH PL
3	108882	0120	10/24/00	589800	3710	0	10	2000	3	12948	N	N	15324 101ST PL NE
3	182605	9116	09/26/01	625000	4150	0	11	1999	3	70951	N	N	9027 NE 161ST PL
3	563450	0630	06/20/00	1E+06	5070	0	11	1981	3	69800	Y	Y	8216 NE 169TH ST
4	052605	9174	11/14/01	180000	700	0	4	1947	4	13400	N	N	19120 101ST PL NE
4	956780	0475	09/19/01	172950	970	0	6	1946	3	6783	N	N	18919 103RD AV NE
4	052605	9103	11/03/00	198500	990	0	6	1953	5	15120	N	N	19118 101ST PL NE
4	082605	9132	03/27/00	198400	1030	780	6	1933	4	11759	N	N	10703 SUNRISE DR
4	052605	9187	12/05/01	185000	1060	0	6	1949	3	16560	N	N	10125 NE 192ND ST
4	072605	9177	06/12/00	195000	1120	0	6	1947	4	30512	N	N	17321 91ST AV NE
4	091000	0105	08/14/00	195000	1280	0	6	1900	4	8400	N	N	10504 NE 187TH ST
4	052605	9240	01/24/00	258000	1360	0	6	1950	4	25215	N	N	18607 BEARDSLEE BL
4	072605	9343	11/14/00	185000	1400	0	6	1938	3	11850	N	N	9309 NE 175TH ST
4	072605	9064	07/30/01	235000	820	820	7	1952	3	24400	N	N	9222 NE 180TH ST
4	152480	0005	09/19/01	159950	870	0	7	1974	3	10800	N	N	19819 98TH AV NE
4	072605	9236	02/02/00	188000	900	300	7	1948	3	10033	N	N	9411 NE 175TH ST

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4	323520	0090	08/08/01	245000	910	910	7	1973	3	8401	N	N	10144 NE 202ND ST
4	949210	0060	12/10/01	210000	960	0	7	1966	4	8150	N	N	9227 NE 193RD ST
4	213800	0010	05/30/00	185000	970	340	7	1966	3	8352	N	N	18321 94TH AV NE
4	572000	0280	01/13/00	172500	980	0	7	1959	3	8542	N	N	8816 NE 185TH ST
4	512890	0020	01/24/00	205000	1000	680	7	1981	3	11142	N	N	9914 NE 202ND ST
4	782000	0010	03/05/01	218000	1000	0	7	1965	4	8620	N	N	10112 NE 190TH ST
4	782000	0040	07/26/00	180000	1010	1010	7	1967	3	8000	N	N	19010 101ST PL NE
4	091000	0103	01/25/00	150000	1010	0	7	1951	3	8400	N	N	18724 105TH AV NE
4	377530	0010	07/24/00	185000	1010	0	7	1965	3	10007	N	N	20005 95TH PL NE
4	525500	0360	04/18/01	206000	1010	0	7	1959	3	9000	N	N	19122 108TH AV NE
4	809750	0190	02/15/01	189950	1040	0	7	1964	3	8400	N	N	10005 NE 201ST ST
4	635990	0047	11/16/00	197000	1050	580	7	1960	3	8400	N	N	18912 89TH AV NE
4	206180	0010	09/26/01	204000	1060	0	7	1969	3	10640	N	N	10211 NE 200TH ST
4	323520	0070	09/18/00	232000	1090	530	7	1972	3	8401	N	N	10128 NE 202ND ST
4	323520	0100	05/23/01	232900	1090	480	7	1972	3	8401	N	N	10141 NE 202ND ST
4	280680	0040	11/17/00	200000	1100	300	7	1977	3	7635	N	N	9918 NE 204TH PL
4	072605	9360	06/28/00	220000	1110	1110	7	1962	3	12740	N	N	17412 93RD AV NE
4	572000	0130	01/16/01	184250	1110	0	7	1959	3	8510	N	N	8830 NE 187TH ST
4	323521	0220	03/13/01	256000	1110	1110	7	1973	3	9300	N	N	20205 103RD AV NE
4	934380	0010	12/11/01	235000	1150	300	7	1969	3	11251	N	N	10404 NE 190TH ST
4	206190	0100	12/28/01	260000	1150	340	7	1968	3	10374	N	N	10215 NE 198TH ST
4	072605	9295	03/10/00	213000	1170	750	7	1958	5	9605	N	N	17835 92ND AV NE
4	062605	9263	02/10/00	216000	1180	810	7	1967	3	20132	N	N	18504 92ND AV NE
4	323522	0040	02/20/01	244950	1180	870	7	1977	5	13217	N	N	10028 NE 204TH ST
4	323521	0170	07/16/01	216600	1190	0	7	1975	3	9300	N	N	10150 NE 201ST ST
4	323521	0210	05/24/01	233000	1190	350	7	1973	3	8401	N	N	10150 NE 202ND ST
4	377530	0110	08/21/00	200250	1200	0	7	1965	3	9600	N	N	9518 NE 201ST ST
4	062605	9203	04/13/01	270000	1200	900	7	1959	3	29140	N	N	9825 NE 200TH ST
4	949200	0070	08/04/00	220000	1200	0	7	1964	3	8400	N	N	9231 NE 192ND ST

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4	072605	9316	04/25/01	199999	1240	0	7	1958	3	11250	N	N	9112 NE 179TH PL
4	635890	0060	02/09/00	215000	1250	610	7	1948	3	46429	N	N	18716 95TH AV NE
4	379800	0005	05/05/00	239950	1250	840	7	1955	3	9946	N	N	10405 NE 187TH ST
4	551860	0005	08/22/00	275000	1250	1080	7	1955	3	12521	N	N	19037 104TH AV NE
4	062605	9026	09/18/01	310000	1250	0	7	1927	4	56192	N	N	9323 NE 191ST ST
4	809750	0030	02/08/01	189950	1270	0	7	1963	4	9600	N	N	10020 NE 201ST ST
4	809730	0170	10/25/01	182500	1270	0	7	1961	3	8400	N	N	10015 NE 200TH ST
4	052605	9117	05/15/01	210000	1270	0	7	1970	3	12811	N	N	19038 104TH AV NE
4	280680	0130	06/28/00	226500	1280	910	7	1977	3	10413	N	N	9808 NE 204TH PL
4	052605	9150	05/17/00	195000	1300	0	7	1962	3	15874	N	N	19110 101ST PL NE
4	052605	9233	09/27/01	207500	1300	0	7	1966	3	9229	N	N	19009 101ST PL NE
4	949320	0030	08/28/00	172500	1310	0	7	1956	3	7200	N	N	10609 SUNRISE DR
4	280680	0170	07/05/00	248950	1320	980	7	1977	3	7382	N	N	9704 NE 204TH PL
4	525500	0030	12/31/01	239500	1320	750	7	1959	3	8800	N	N	19005 107TH PL NE
4	062605	9261	05/15/00	200000	1340	0	7	1967	3	15754	N	N	19800 98TH AV NE
4	280690	0090	10/02/00	225000	1350	550	7	1977	3	9310	N	N	9612 NE 203RD ST
4	072605	9078	12/05/01	220000	1350	860	7	1975	2	9412	N	N	9235 NE 175TH ST
4	052605	9126	02/23/01	209950	1370	0	7	1951	3	12000	N	N	20206 100TH AV NE
4	072605	9234	04/11/00	182000	1380	310	7	1949	3	14162	N	N	9419 NE 180TH ST
4	062605	9318	05/24/00	250000	1380	280	7	1981	3	14981	N	N	19035 92ND AV NE
4	928682	0010	09/26/00	212000	1385	0	7	1981	3	9804	N	N	10014 NE 197TH ST
4	956780	0365	07/19/01	219500	1390	0	7	1948	3	6690	N	N	10311 NE 190TH ST
4	439850	0026	03/21/00	197000	1400	0	7	1957	3	9836	N	N	9034 NE 178TH ST
4	298800	0030	06/30/00	192500	1400	0	7	1960	3	8400	N	N	17919 91ST PL NE
4	635890	0130	02/21/01	282000	1400	1160	7	1949	3	40645	N	N	9403 NE 188TH ST
4	280680	0350	10/09/00	210000	1410	0	7	1977	3	7200	N	N	9913 NE 204TH PL
4	525500	0260	03/07/00	215217	1440	960	7	1959	3	8400	N	N	19021 107TH PL NE
4	926940	0140	03/23/01	205000	1440	0	7	1959	3	9063	N	N	19106 94TH PL NE
4	062605	9186	01/02/01	254500	1440	0	7	1947	3	34519	N	N	18722 92ND AV NE

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4	280680	0020	02/26/01	214900	1460	0	7	1977	3	8037	N	N	9928 NE 204TH PL
4	379800	0150	04/26/01	279000	1460	300	7	1976	3	9120	N	N	10417 NE 186TH ST
4	062605	9311	12/18/01	210000	1470	0	7	1977	4	11300	N	N	20015 99TH PL NE
4	062605	9292	06/23/00	182000	1510	0	7	1981	3	9419	N	N	20029 100TH AV NE
4	809730	0120	08/13/01	209000	1510	0	7	1962	3	8300	N	N	10157 NE 200TH ST
4	949200	0170	09/27/00	219500	1520	0	7	1964	3	8438	N	N	19206 93RD PL NE
4	280680	0230	05/22/01	253000	1550	1500	7	1977	3	8250	N	N	20322 96TH AV NE
4	949210	0050	05/24/00	215000	1550	0	7	1965	3	9306	N	N	9223 NE 193RD ST
4	525500	0020	06/13/00	219900	1580	0	7	1962	3	8800	N	N	10610 NE 190TH ST
4	052605	9235	04/07/00	219000	1620	0	7	1967	4	9400	N	N	19016 101ST PL NE
4	525500	0370	05/24/01	212500	1620	0	7	1959	3	9000	N	N	19116 108TH AV NE
4	949320	0015	03/26/01	219900	1620	0	7	1955	3	8467	N	N	10624 SUNRISE DR
4	809750	0060	06/20/00	200000	1630	0	7	1966	3	7600	N	N	10038 NE 201ST ST
4	062605	9304	01/19/01	225000	1670	0	7	1974	3	13812	N	N	18609 94TH AV NE
4	525500	0130	08/02/01	239950	1670	0	7	1959	3	9190	N	N	10713 NE 193RD ST
4	062605	9212	03/10/00	304000	1680	420	7	1960	3	20100	N	N	18530 92ND AV NE
4	323521	0100	01/19/00	246000	1710	830	7	1973	5	10788	N	N	20108 103RD AV NE
4	956780	0476	02/21/01	238000	1730	0	7	1990	3	6784	N	N	18927 103RD AV NE
4	052605	9185	12/07/01	246950	1730	0	7	1959	5	8200	N	N	10016 NE 190TH ST
4	525560	0070	07/04/00	228500	1740	0	7	1905	5	10500	N	N	10521 NE 198TH ST
4	213800	0050	09/26/01	239000	1750	0	7	1966	5	14350	N	N	9225 NE 184TH PL
4	062605	9008	02/23/01	215950	1760	0	7	1900	5	14810	N	N	19507 100TH AV NE
4	525500	0250	02/14/01	250000	1770	0	7	1959	3	8400	N	N	19015 107TH PL NE
4	525510	0280	11/05/01	242000	1920	0	7	1961	3	9015	N	N	19119 106TH AV NE
4	206190	0010	08/09/01	305000	1960	400	7	1965	3	10725	N	N	10233 NE 198TH ST
4	052605	9116	09/07/01	269000	1980	550	7	1959	3	13341	N	N	10322 NE 190TH ST
4	298800	0150	07/12/00	215000	2070	0	7	1960	3	9650	N	N	9110 NE 179TH PL
4	926926	0410	03/22/01	276313	2160	0	7	2001	3	5502	N	N	17375 92ND PL NE
4	926926	0500	05/17/01	262948	2160	0	7	2001	3	3125	N	N	9240 NE 174TH PL

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4	926926	0070	01/07/00	259900	2160	0	7	1999	3	4229	N	N	17373 92ND AV NE
4	926926	0130	03/05/01	273358	2160	0	7	2000	3	5265	N	N	17349 92ND AV NE
4	926926	0400	12/21/01	276000	2160	0	7	2001	3	4057	N	N	9243 NE 174TH PL
4	926926	0140	03/14/01	276320	2160	0	7	2000	3	5015	N	N	17345 92ND AV NE
4	926926	0050	05/12/00	270320	2160	0	7	2000	3	4801	N	N	17411 92ND AV NE
4	926926	0390	09/11/00	270807	2160	0	7	2000	3	4575	N	N	9239 NE 174TH PL
4	926926	0230	11/20/00	264900	2160	0	7	2000	3	3702	N	N	9237 NE 173RD PL
4	926926	0290	11/06/00	273460	2160	0	7	2000	3	4645	N	N	17360 92ND AV NE
4	926926	0040	03/31/00	280325	2160	0	7	2000	3	5788	N	N	17415 92ND AV NE
4	926926	0310	06/13/00	275382	2160	0	7	2000	3	4480	N	N	9218 NE 173RD PL
4	926926	0150	12/27/00	277019	2160	0	7	2000	3	4862	N	N	17348 92ND AV NE
4	926926	0470	05/14/01	277607	2160	0	7	2001	3	3511	N	N	17386 92ND PL NE
4	439850	0050	05/22/01	232000	2190	0	7	1955	3	10000	N	N	9057 NE 178TH ST
4	062605	9220	10/02/00	220000	2220	0	7	1963	3	23750	N	N	20411 96TH AV NE
4	572000	0480	10/22/01	295000	2380	0	7	1959	5	14643	N	N	8817 NE 186TH PL
4	926926	0090	01/24/00	273730	2460	0	7	1999	3	4363	N	N	17365 92ND AV NE
4	926926	0210	03/05/01	287619	2460	0	7	2001	3	4358	N	N	9229 NE 173RD PL
4	926926	0270	07/25/00	281310	2460	0	7	2000	3	4183	N	N	17368 92ND AV NE
4	926926	0300	06/26/00	283506	2460	0	7	2000	3	4013	N	N	9214 NE 173RD PL
4	926926	0060	04/19/00	285820	2460	0	7	2000	3	4420	N	N	17407 92ND AV NE
4	926926	0180	10/17/00	286146	2460	0	7	2000	3	4046	N	N	9217 NE 173RD PL
4	926926	0200	08/16/00	292686	2460	0	7	2000	3	5126	N	N	9225 NE 173RD PL
4	926926	0160	05/16/00	283860	2460	0	7	2000	3	3855	N	N	9209 NE 173RD PL
4	926926	0250	06/22/00	296423	2460	0	7	2000	3	5090	N	N	9230 NE 173RD PL
4	926926	0340	04/16/01	294242	2460	0	7	2000	3	4473	N	N	17351 92ND PL NE
4	926926	0110	03/03/00	271400	2460	0	7	1990	3	5039	N	N	17357 92ND AV NE
4	926926	0510	05/21/01	282837	2480	0	7	2001	3	3362	N	N	9236 NE 174TH PL
4	926926	0440	04/05/01	295524	2640	0	7	2001	3	3511	N	N	17374 92ND PL NE
4	926926	0490	04/24/01	296702	2640	0	7	2001	3	3939	N	N	9244 NE 174TH PL

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4	926926	0430	03/12/01	302282	2640	0	7	2001	3	3556	N	N	17370 92ND PL NE
4	926926	0330	10/10/00	301790	2640	0	7	2000	3	4757	N	N	17347 92ND PL NE
4	926926	0480	05/10/01	307322	2640	0	7	2001	3	3890	N	N	17390 92ND PL NE
4	926926	0420	09/11/00	313970	2640	0	7	2000	3	3899	N	N	17306 92ND PL NE
4	926926	0320	07/14/00	293529	2680	0	7	2000	3	5217	N	N	9222 NE 173RD PL
4	926926	0190	05/08/00	291780	2680	0	7	2000	3	4495	N	N	9221 NE 173RD PL
4	926926	0080	01/14/00	284200	2680	0	7	1999	3	4222	N	N	17369 92ND AV NE
4	926926	0350	05/24/00	290241	2680	0	7	2000	3	4344	N	N	17355 92ND PL NE
4	926926	0260	03/17/00	291915	2680	0	7	2000	3	4415	N	N	17353 92ND AV NE
4	926926	0380	01/12/01	290651	2680	0	7	2000	3	4601	N	N	9223 NE 174TH PL
4	926926	0360	01/17/01	299593	2680	0	7	2000	3	5668	N	N	9215 NE 174TH PL
4	926926	0020	06/29/01	308516	2680	0	7	2001	3	5111	N	N	17423 92ND AV NE
4	926926	0010	12/12/00	301500	2680	0	7	1999	3	5425	N	N	17427 92ND AV NE
4	926926	0100	03/01/00	296565	2680	0	7	1999	3	4673	N	N	17361 92ND AV NE
4	926926	0120	05/23/00	303161	2680	0	7	2000	3	4806	N	N	17353 92ND AV NE
4	926926	0170	05/12/00	295825	2680	0	7	2000	3	3658	N	N	9213 NE 92ND PL
4	926926	0370	02/01/01	298561	2680	0	7	2000	3	3946	N	N	9219 NE 174TH PL
4	926926	0280	04/09/01	324000	2680	0	7	2000	3	4371	N	N	17364 92ND AV NE
4	928682	0040	08/10/00	257000	2700	0	7	1981	5	9920	N	N	10038 NE 197TH ST
4	052605	9285	11/03/00	248950	1200	750	8	1976	3	17204	N	N	19212 103RD AV NE
4	525571	0090	07/19/00	255350	1230	870	8	1976	3	7000	N	N	20029 108TH AV NE
4	255750	0040	07/19/00	226500	1240	1200	8	1968	3	9840	N	N	19828 95TH AV NE
4	525571	0140	10/17/00	250000	1240	480	8	1976	3	8200	N	N	10704 NE 200TH PL
4	525680	0190	04/23/01	225000	1260	440	8	1982	3	8340	N	N	19912 104TH AV NE
4	173730	0020	08/17/01	237000	1270	440	8	1973	3	7510	N	N	19239 92ND AV NE
4	525574	0050	02/23/00	246500	1280	730	8	1976	3	9100	N	N	10400 NE 202ND PL
4	525510	0190	11/08/01	207500	1300	0	8	1960	3	14800	N	N	10418 NE 193RD ST
4	173730	0060	02/07/01	225000	1340	730	8	1976	3	8203	N	N	19209 92ND AV NE
4	525540	0160	11/21/00	221000	1390	510	8	1978	3	8500	N	N	20007 102ND PL NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
4	525510	0110	12/17/01	235000	1390	840	8	1960	3	9000	N	N	10614 NE 193RD ST
4	525573	0070	04/12/00	248700	1420	1000	8	1975	3	9500	N	N	20137 105TH AV NE
4	091000	0048	04/13/01	290000	1420	700	8	1977	3	9165	N	N	10525 NE 190TH ST
4	525540	0030	06/12/01	265000	1440	1050	8	1978	4	7900	Y	N	20004 103RD CT NE
4	062605	9142	11/26/01	345000	1440	700	8	1974	3	22116	N	N	18823 93RD AV NE
4	525571	0050	09/07/01	273000	1450	430	8	1976	3	14117	N	N	20022 108TH AV NE
4	812530	0130	03/07/00	241000	1460	650	8	1975	3	10500	N	N	8919 NE 190TH PL
4	812530	0010	11/27/00	236950	1480	480	8	1974	3	10149	N	N	19004 90TH PL NE
4	173732	0230	04/25/01	220000	1480	0	8	1977	3	8122	N	N	9053 NE 195TH ST
4	952260	0010	07/23/01	230000	1480	0	8	1968	3	8839	N	N	17504 94TH AV NE
4	052605	9071	05/17/00	246000	1490	530	8	1977	3	12946	N	N	19103 ROSS RD
4	812530	0100	08/02/00	247000	1490	470	8	1975	3	11572	N	N	8901 NE 190TH PL
4	525573	0120	04/19/01	237250	1500	420	8	1975	3	9041	N	N	10420 NE 201ST ST
4	525700	0040	06/12/01	295000	1500	760	8	1968	3	8460	Y	N	10609 NE 196TH ST
4	525573	0160	12/05/00	246000	1540	910	8	1974	3	11396	N	N	10485 NE 201ST ST
4	949210	0040	02/15/00	227500	1550	0	8	1964	3	8525	N	N	19212 92ND AV NE
4	062605	9139	09/11/00	315000	1550	810	8	1980	3	24097	N	N	18840 92ND AV NE
4	812530	0140	06/19/00	215000	1570	0	8	1974	3	10800	N	N	8925 NE 190TH PL
4	635990	0015	07/06/01	315000	1570	1570	8	1972	3	24601	N	N	9108 NE 188TH PL
4	525570	0025	03/10/00	255500	1610	0	8	1975	3	8500	N	N	20024 107TH AV NE
4	525560	0310	08/25/00	250000	1630	440	8	1967	3	9121	N	N	10404 NE 198TH ST
4	152480	0025	08/23/01	206000	1650	0	8	1962	3	14400	N	N	9621 NE 200TH ST
4	525560	0090	02/07/00	270000	1720	1040	8	1967	3	9300	N	N	10601 NE 198TH ST
4	525570	0210	06/22/01	275950	1760	300	8	1968	3	10700	N	N	20009 106TH AV NE
4	072605	9464	10/30/00	259990	1840	0	8	1990	3	10670	N	N	8827 NE 180TH ST
4	525560	0100	06/11/01	325000	1850	890	8	1967	3	9500	N	N	10609 NE 198TH ST
4	816440	0120	01/08/01	347000	1910	0	8	1997	3	12347	N	N	10809 CIRCLE DR
4	062605	9188	05/08/00	300000	1920	400	8	1963	3	34591	N	N	18630 92ND AV NE
4	525680	0160	05/08/00	230000	1940	0	8	1981	3	8450	N	N	19901 105TH PL NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
4	173730	0160	12/20/00	220000	1970	0	8	1970	3	7833	N	N	19217 91ST AV NE
4	525550	0040	10/11/01	274500	1980	0	8	1965	3	8550	N	N	10509 NE 197TH ST
4	073100	0200	06/25/01	297000	2000	0	8	1985	3	9600	N	N	10813 NE 182ND CT
4	525520	0220	03/26/01	240000	2020	0	8	1965	3	8531	N	N	10604 NE 195TH ST
4	525550	0090	04/17/00	215000	2030	0	8	1966	3	8000	N	N	10617 NE 197TH ST
4	072605	9400	04/19/01	245000	2040	0	8	1969	3	8400	N	N	18418 94TH AV NE
4	769780	0060	08/04/01	270000	2060	0	8	1979	3	9825	N	N	10451 NE 204TH PL
4	173732	0310	12/10/01	269000	2100	0	8	1977	4	8021	N	N	9040 NE 195TH ST
4	072605	9011	07/06/01	375000	2170	1200	8	1998	3	21713	N	N	9430 NE 181ST LN
4	072605	9363	09/18/01	297450	2180	0	8	1964	3	17200	N	N	17516 92ND AV NE
4	073100	0030	09/14/01	382500	2220	1380	8	1985	3	9600	N	N	10820 NE 183RD CT
4	062605	9303	03/08/00	269950	2230	0	8	1973	3	24788	N	N	18621 94TH AV NE
4	152480	0060	03/01/00	321950	2270	0	8	1999	3	10800	N	N	9726 NE 198TH ST
4	525510	0170	02/14/01	254978	2340	0	8	1961	4	9399	N	N	10430 NE 193RD ST
4	072605	9440	09/06/01	549000	2360	0	8	1977	3	54014	N	N	17404 93RD AV NE
4	173731	0040	09/18/00	306000	2390	0	8	1974	3	12025	N	N	19216 90TH PL NE
4	062605	9343	10/18/00	399900	2470	0	8	2000	3	9451	N	N	9305 NE 191ST ST
4	525540	0150	09/24/01	276000	2480	0	8	1978	3	8432	N	N	20017 102ND PL NE
4	635990	0035	07/19/00	351000	2480	0	8	1959	4	25285	N	N	8931 NE 190TH ST
4	525520	0140	11/09/00	277500	2550	0	8	1966	4	8437	N	N	10709 NE 195TH ST
4	173732	0370	06/29/01	303000	2620	0	8	1976	3	9123	N	N	8918 NE 195TH ST
4	173730	0100	02/02/00	319000	2640	1200	8	1973	3	8253	N	N	19218 91ST AV NE
4	926926	0240	06/01/00	320513	2680	0	8	2000	3	5439	N	N	9241 NE 173RD PL
4	062605	9342	10/30/00	382500	2720	0	8	2000	3	10055	N	N	9305 NE 191ST ST
4	525570	0060	08/17/00	325000	2910	1680	8	1970	3	9400	N	N	20112 107TH AV NE
4	379800	0045	01/04/00	436500	3770	0	8	1918	4	40064	N	N	18604 104TH AV NE
4	926926	0530	02/22/01	408000	3930	0	8	2001	3	23175	N	N	17511 92ND AV NE
4	072605	9473	03/22/01	348950	2220	0	9	1998	3	14770	Y	N	9409 NE 180TH ST
4	052605	9305	01/02/01	332950	2320	0	9	2000	3	9115	N	N	19836 104TH AV NE

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4	072605	9434	11/13/01	359900	2380		0	9	1976	4	43451	N	N 18024 94TH AV NE
4	255750	0210	08/15/01	450000	2420		0	9	1999	3	43377	N	N 9557 NE 198TH ST
4	029373	0050	02/18/00	349800	2450		0	9	1998	3	9033	N	N 9418 NE 174TH PL
4	635990	0096	08/24/00	392500	2480		0	9	1999	3	12406	N	N 9020 NE 186TH PL
4	062605	9332	11/16/01	382000	2570		0	9	2001	3	11451	N	N 20201 96TH AV NE
4	052605	9291	02/25/00	349950	2570	740	9	1987	3	8401	Y	N	10335 NE 201ST PL
4	052605	9292	08/30/01	367000	2610		0	9	1987	3	8401	N	N 10331 NE 201ST PL
4	062605	9177	11/02/00	370000	3490		0	9	1959	3	44431	N	N 18608 92ND AV NE
4	339505	0050	03/26/01	415000	3800		0	9	1983	3	13995	Y	N 10318 NE 201ST PL
4	613761	0610	08/23/00	292500	2000		0	10	1993	3	9350	Y	N 11025 NE 197TH ST
4	613761	0510	09/07/01	395000	2040	1040	10	1989	3	8237	Y	N 19620 109TH PL NE	
4	613761	0260	07/10/01	399000	2360		0	10	1998	3	8103	Y	N 19609 109TH PL NE
4	613761	0180	02/22/01	372950	2470		0	10	1992	3	8756	Y	N 19621 109TH PL NE
4	613761	0090	02/06/01	354500	2490		0	10	1989	3	10494	Y	N 10906 NE 197TH ST
4	613761	0110	07/21/00	440000	2540	880	10	1993	3	10729	Y	N 10902 NE 197TH ST	
4	613761	0370	12/20/00	375000	2950		0	10	1989	3	8771	Y	N 19626 110TH PL NE
4	613761	0550	03/23/00	444000	2950	1520	10	1990	3	8362	Y	N 19636 109TH PL NE	
4	613761	0480	01/04/01	380000	3000		0	10	1989	3	9835	Y	N 19607 110TH PL NE
5	914430	0040	09/12/00	219950	1010	820	7	1969	3	9250	N	N 18545 132ND PL NE	
5	923845	0250	10/18/00	187900	1030		0	7	1969	3	10865	N	N 13114 NE 194TH ST
5	951710	0252	11/12/01	239500	1170		0	7	1995	3	8091	N	N 14308 NE 184TH PL
5	814150	0090	10/17/00	349950	1210	100	7	1913	5	13735	N	N 13525 NE 188TH PL	
5	923845	0120	11/06/01	199950	1280		0	7	1968	3	9590	N	N 19226 133RD PL NE
5	923845	0470	02/20/01	227500	1280		0	7	1968	3	9427	N	N 19227 133RD PL NE
5	923845	0110	05/03/00	197000	1300		0	7	1968	3	9625	N	N 19218 133RD PL NE
5	923845	0180	08/22/01	213000	1310		0	7	1968	3	10553	N	N 13208 NE 193RD PL
5	680460	0270	10/09/01	218000	1330		0	7	1982	3	8791	N	N 12910 NE 182ND PL
5	565101	0010	04/13/01	236000	1330		0	7	1988	3	4478	N	N 12800 NE 201ST PL
5	914430	0130	09/05/01	257500	1330		0	7	1969	3	9786	N	N 18558 133RD PL NE

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5	802965	0110	11/27/00	217000	1360		0	7	1999	3	2679	N	N 18510 134TH PL NE
5	062210	0134	07/11/01	234950	1380		0	7	1985	3	12665	N	N 18921 136TH AV NE
5	565101	0200	01/03/01	213950	1390		0	7	1988	3	5774	N	N 12815 NE 200TH PL
5	565101	0330	07/25/00	217000	1390		0	7	1989	3	5319	N	N 12708 NE 200TH PL
5	565101	0160	01/10/01	220000	1390		0	7	1988	3	5868	N	N 12816 NE 200TH PL
5	142890	0038	06/23/00	262000	1410		0	7	1982	1	32750	N	N 20105 130TH AV NE
5	565100	0170	11/30/01	236500	1410		0	7	1987	3	4400	N	N 20212 HOLLYHILLS DR NE
5	142890	0005	03/12/01	316000	1480		0	7	1972	3	34728	N	N 20409 130TH AV NE
5	142720	0080	01/03/00	226000	1520		0	7	1995	3	6512	N	N 12907 NE 203RD CT
5	092605	9053	11/16/00	220300	1550		0	7	1976	3	11221	N	N 18505 132ND AV NE
5	142720	0070	08/22/01	287500	1620		0	7	1993	3	6059	N	N 12903 NE 203RD CT
5	565100	0280	03/17/00	229500	1640		0	7	1987	3	5193	N	N 20117 HOLLYHILLS DR NE
5	565100	0140	07/25/00	232500	1650		0	7	1987	3	4838	N	N 20228 HOLLYHILLS DR NE
5	923845	0260	12/12/01	221650	1700		0	7	1969	3	9875	N	N 13110 NE 194TH ST
5	142720	0100	10/18/01	237500	1710		0	7	1972	3	10995	N	N 12919 NE 203RD CT
5	565101	0120	06/06/01	242500	1790		0	7	1988	3	4147	N	N 12805 NE 201ST PL
5	565101	0290	01/17/00	215000	1890		0	7	1988	3	5810	N	N 12703 NE 200TH PL
5	565101	0370	06/02/01	253000	1890		0	7	1988	3	4000	N	N 12724 NE 200TH PL
5	565100	0180	06/08/00	248000	1910		0	7	1987	3	4400	N	N 20208 HOLLYHILLS DR NE
5	565101	0210	12/20/00	256700	2030		0	7	1988	3	4221	N	N 12811 NE 200TH PL
5	565101	0050	03/12/01	274000	2040		0	7	1988	3	6405	N	N 12816 NE 201ST PL
5	565101	0360	09/20/00	245000	2050		0	7	1989	3	4000	N	N 12720 NE 200TH PL
5	142720	0020	09/20/00	289950	2170		0	7	1993	3	7264	N	N 12912 NE 203RD CT
5	142720	0060	08/07/00	269000	2200		0	7	1995	3	5813	N	N 12901 NE 203RD CT
5	142720	0040	07/26/00	299950	2370		0	7	1993	3	6962	N	N 12904 NE 203RD CT
5	142720	0090	05/17/01	323000	2800		0	7	1995	3	6842	N	N 12909 NE 203RD CT
5	814150	0080	01/19/00	275000	1030	380	8	1987	3	13542	N	N 13513 NE 188TH PL	
5	680460	0620	08/17/00	237000	1130	480	8	1980	3	10742	N	N 18813 129TH AV NE	
5	680460	0390	06/14/00	249500	1140	480	8	1980	3	12628	N	N 18418 129TH LN NE	

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5	680460	0540	10/30/00	248000	1180	570	8	1980	3	9451	N	N	18741 129TH CT NE
5	951650	0040	07/25/00	235000	1220	620	8	1976	3	10316	N	N	19021 136TH AV NE
5	951651	0030	08/07/00	250000	1360	370	8	1977	3	9419	N	N	13312 NE 190TH PL
5	680460	0330	07/03/01	269950	1360	450	8	1981	3	9935	N	N	18416 129TH AV NE
5	680460	0320	08/17/01	275000	1440	440	8	1980	3	9744	N	N	18408 129TH AV NE
5	042605	9047	05/01/01	317000	1440	960	8	1977	3	29525	N	N	13132 NE 187TH PL
5	424940	0170	01/25/01	243000	1480	0	8	1998	3	3489	N	N	20007 131ST PL NE
5	424940	0220	03/09/01	245000	1480	0	8	1998	3	5595	N	N	13205 NE 201ST CT
5	680460	0430	06/25/01	297000	1570	830	8	1980	3	9691	N	N	18516 129TH LN NE
5	424940	0250	08/10/00	247500	1650	0	8	1997	3	4595	N	N	13202 NE 201ST CT
5	424940	0310	09/12/00	257000	1650	0	8	1998	3	4716	N	N	13214 NE 201ST CT
5	062210	0026	11/27/00	217000	1730	0	8	1980	3	36750	N	N	18920 136TH AV NE
5	424940	0120	02/23/01	285000	1850	750	8	1998	3	6134	N	N	13009 NE 200TH PL
5	424940	0130	08/11/00	297500	1850	0	8	1998	3	6170	N	N	13011 NE 200TH PL
5	271750	0060	03/23/01	297500	1900	0	8	1993	3	6510	N	N	13030 NE 198TH CT
5	271750	0040	09/27/00	318000	1920	0	8	1996	3	8199	N	N	19812 130TH PL NE
5	062210	0071	08/02/00	413000	2130	0	8	1979	3	59302	N	N	19221 136TH AV NE
5	424940	0010	04/28/00	295000	2130	0	8	1998	3	6034	N	N	20002 NE 200TH PL
5	247540	0010	12/27/01	319349	2280	0	8	2001	3	6800	N	N	18134 129TH PL NE
5	680460	0370	04/06/01	285000	2430	0	8	1982	3	10715	N	N	18425 129TH AV NE
5	144630	0070	06/05/00	322000	1790	550	9	1989	3	7846	N	N	13149 NE 202ND PL
5	883535	0300	02/04/00	300000	1990	0	9	1993	3	7397	N	N	13030 NE 196TH PL
5	883535	0240	03/20/00	295000	1990	0	9	1992	3	8249	N	N	13002 NE 197TH PL
5	144630	0260	03/09/01	365000	2100	0	9	1989	3	7160	N	N	13113 NE 203RD PL
5	142890	0123	10/24/00	293000	2150	0	9	1998	3	6612	N	N	19500 130TH AV NE
5	883535	0280	04/24/00	305000	2210	0	9	1993	3	6624	N	N	13033 NE 97TH PL
5	144630	0400	06/22/00	327500	2320	0	9	1989	3	9279	N	N	20227 130TH CT NE
5	144630	0270	06/26/01	387950	2460	0	9	1989	3	7471	N	N	13121 NE 203RD PL
5	883535	0140	02/22/00	307000	2480	0	9	1993	3	7000	N	N	19618 131ST PL NE

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5	144630	0020	03/08/01	368000	2550	0	9	1992	3	7275	N	N	13013 NE 202ND PL
5	144630	0130	10/23/00	370000	2670	0	9	1989	3	8365	N	N	13150 NE 203RD PL
5	883535	0200	05/23/01	374000	2700	0	9	1992	3	7480	N	N	13026 NE 197TH PL
5	144630	0180	03/20/00	363000	2770	0	9	1990	3	8935	N	N	20309 131ST CT NE
5	032605	9150	06/13/00	475000	2350	1400	10	2000	3	18597	N	N	20304 132ND AV NE
5	142890	0120	08/24/01	325000	2510	0	10	1998	3	6578	N	N	19502 130TH AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	MH Width	MH Length	Year Built	Lot Size	Det Garage	Situs Address
5	339540	0270	4/7/2000	95000	12	56	1970	4385	N	19205 129th Ct NE
5	339546	0490	8/20/2001	223500	12	60	1990	9434	Y	19617 126th AV NE
5	339545	0200	1/9/2001	173000	13	50	1985	5284	N	12818 NE 198th Ct
5	339547	0060	5/11/2000	149950	14	48	1987	5948	N	12630 NE 189th ST
5	339547	0180	7/13/2001	176000	14	50	1987	8185	N	18801 127th PI NE
5	339545	0150	10/10/2000	132000	14	70	1984	6162	Y	12821 NE 198th Ct
5	339540	0280	8/10/2001	111500	20	52	1969	4848	N	19201 129th Ct NE
5	339540	0630	2/24/2000	100000	20	52	1969	4320	N	12929 NE 192nd PL
5	339540	0750	6/19/2001	110000	23	57	1969	5938	N	19142 130th Av NE
5	339547	0310	1/27/2000	144500	24	36	1988	6082	N	12607 NE 189th ST
5	339545	0430	12/11/2001	165000	24	40	1985	5773	N	19801 127th Ct NE
5	339540	0960	3/29/2000	98000	24	48	1970	5805	N	19150 130th Ct NE
5	339545	0710	9/17/2001	168500	24	48	1985	4675	N	19708 Hollyhills Dr NE
5	339547	0250	7/24/2000	149500	24	48	1987	5593	N	12625 NE 189th ST
5	339545	0380	2/20/2001	155000	24	50	1985	4712	N	12627 NE 199th ST
5	339545	0500	10/19/2001	158000	24	50	1985	4676	N	12717 NE 199th St
5	339542	0380	10/9/2000	141300	24	52	1974	4954	N	19245 128th PI NE
5	339544	0300	7/3/2001	154450	24	52	1981	4575	N	19600 129th AV NE
5	339545	0820	10/26/2001	149000	24	52	1983	4751	N	12805 NE 197th PL
5	339541	0450	12/14/2001	124000	24	56	1973	6078	N	12605 NE 190th ST
5	339545	0810	4/20/2001	174950	24	56	1983	4766	Y	12801 NE 197th PL
5	339540	0840	7/25/2001	122500	24	57	1969	5420	N	19180 130th Av NE
5	339540	0060	11/10/2000	121000	24	57	1971	4331	N	19209 130th Ct NE
5	339545	0350	10/20/2000	128950	24	57	1984	4931	N	12700 NE 199th ST
5	339541	0260	5/23/2001	120000	24	60	1972	6156	N	12611 NE Hollyhills DR
5	339541	0100	5/29/2001	125000	24	60	1973	6487	N	12807 NE Hollyhills Dr
5	339541	0470	3/20/2001	139950	24	60	1973	5102	N	19011 126th AV NE
5	339543	0200	8/7/2000	149500	24	60	1977	5577	N	19302 127th PI NE

Improved and Mobile Home Sales Available to Develop the Valuation Model
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Sub Area	Major	Minor	Sale Date	Sale Price	MH Width	MH Length	Year Built	Lot Size	Det Garage	Situs Address
5	339543	0460	3/21/2001	135000	24	60	1977	5402	N	19402 127th AV NE
5	339543	0560	11/8/2001	160000	24	60	1977	5560	N	19601 Hollyhills Dr NE
5	339543	0770	7/19/2001	149990	24	60	1978	5770	N	19514 Hollyhills Dr NE
5	339545	0630	3/30/2001	149950	24	60	1978	7103	N	12605 NE 197th Ct
5	339543	0490	8/29/2001	150000	24	61	1978	4802	N	12640 NE 194th ST
5	339543	0320	1/24/2001	155000	24	64	1978	6847	N	19305 127th Av NE
5	339543	0800	7/20/2001	160000	24	64	1978	5142	N	12732 NE 195th Way
5	339542	0110	1/29/2000	152500	24	65	1975	8243	Y	12606 NE 192nd PL
5	339541	0540	8/28/2001	175600	24	65	1978	6205	N	12616 NE Hollyhills DR
5	339542	0340	6/14/2000	135000	25	52	1978	5121	N	19202 128th PI NE
5	339540	0140	5/12/2001	185000	26	58	1998	3579	N	19218 129th Ct NE
5	339546	0330	7/6/2000	154950	27	40	1989	5712	Y	12505 NE 198th St.
5	339546	0040	9/5/2000	155000	27	44	1989	5079	N	19714 126th Av NE
5	339545	0110	9/21/2001	166000	27	52	1984	5416	Y	12805 NE 198th Ct
5	339541	0410	2/14/2001	170000	27	66	2000	5185	N	12701 NE 190th ST
5	339545	0790	8/29/2000	168300	27	67	1982	6355	N	19707 128th CT NE
5	339545	0260	7/17/2000	147500	28	40	1985	5018	N	12822 NE 199th St.
5	339545	0060	10/12/2000	140000	28	40	1986	4912	N	12808 NE 197th PL
5	339545	0780	6/26/2001	165000	28	48	1986	5081	N	19707 128th CT NE
5	339545	0100	5/9/2000	164000	28	56	1982	4623	N	12700 Hollyhills Dr NE
5	339545	0420	7/21/2000	175000	28	56	1982	6773	Y	19803 127th ct ne
5	339545	0230	1/22/2000	129000	28	56	1986	4426	N	12811 NE 199th St.
5	339547	0260	12/8/2000	184900	28	56	1986	7552	Y	12623 NE 189th St
5	339543	0540	1/15/2001	148000	28	58	1984	4675	N	19503 Hollyhills DR NE
5	339543	0700	8/21/2000	160000	28	64	1977	8200	N	12718 NE 196th St
5	339545	0280	6/13/2001	161000	28	66	1984	6393	N	12814 NE 199th St
5	339547	0200	7/11/2000	159990	28	66	1987	7199	N	18807 127th PL NE

Vacant Sales Available to Develop the Valuation Model

Area 38

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
2	011410	0004	01/20/00	1030000	1420	N	N
2	011410	0768	06/20/01	220000	11748	N	N
2	011410	0769	06/20/01	220000	10800	N	N
2	011410	0797	03/23/01	88000	12022	N	N
2	011410	1041	11/13/00	385000	5929	N	N
2	011410	1042	11/13/00	385000	6238	N	N
2	011410	1044	11/13/00	385000	6315	N	N
2	011410	1049	11/13/00	385000	9103	N	N
2	011410	1315	04/23/01	325000	102801	N	N
2	011410	1330	02/12/01	175000	46173	N	N
2	011410	1505	01/31/01	97000	8309	N	N
2	012604	9004	11/16/01	1445644	208198	N	N
2	012604	9045	11/16/01	1445644	215283	N	N
2	012604	9068	10/05/00	60000	33070	N	N
2	012604	9106	11/27/01	399000	256132	N	N
2	012604	9208	09/12/01	107000	12375	N	N
2	012604	9244	01/11/00	140000	5596	N	N
2	012604	9245	01/11/00	140000	6309	N	N
2	072605	9143	12/07/00	630000	10151	N	N
2	072605	9264	03/08/00	78500	25412	N	N
2	072605	9290	05/15/00	170000	6760	N	N
2	072605	9299	08/29/01	125000	26408	N	N
2	076200	0020	06/12/01	255000	3209	N	N
2	076200	0040	06/12/01	255000	3654	N	N
2	076200	0060	06/12/01	255000	3226	N	N
2	076200	0070	02/04/00	328000	4189	N	N
2	076200	0080	02/04/00	328000	4462	N	N
2	076200	0090	02/04/00	328000	2915	N	N
2	076200	0100	02/04/00	328000	3152	N	N
2	278070	0010	03/28/02	155000	8331	N	N
2	278070	0050	03/28/02	155000	9812	N	N
2	382410	0084	03/26/01	78500	22401	N	N
2	382410	0090	03/27/01	78500	22323	N	N
2	415670	0050	09/05/00	75000	20163	N	N
2	415670	0051	05/16/00	70000	20467	N	N
2	415670	0052	04/26/00	90000	17962	N	N
3	082605	9152	02/23/00	110000	65340	N	N
3	082605	9363	03/01/00	143000	83691	N	N
3	082605	9364	12/05/00	195000	97152	N	N
3	108880	0500	03/29/00	115000	9601	N	N
3	172605	9088	04/04/00	154400	202118	Y	N
3	563450	0460	03/14/01	40000	55616	N	N
3	752547	0010	05/15/01	111600	25640	N	N
3	885400	0060	11/27/01	215000	13400	N	Y
4	052605	9252	10/30/00	1500	13316	Y	N
4	052605	9297	11/20/01	81000	25676	N	N

Improved and Mobile Home Sales Available to Develop the Valuation Model

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4	062605	9267	11/15/00	121000	13955	N	N
Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
4	072605	9105	05/29/01	435000	55321	N	N
4	613761	0635	05/16/01	134000	9965	Y	N
5	142890	0045	01/03/01	931400	83199	N	N
5	142890	0047	01/03/01	931400	83199	N	N
5	247540	0010	06/14/01	533335	6800	N	N
5	247540	0020	06/14/01	533335	6650	N	N
5	247540	0030	06/14/01	533335	6650	N	N
5	247540	0040	06/14/01	533335	6656	N	N
5	247540	0110	06/14/01	533335	10258	N	N
5	247540	0120	06/01/01	106667	8116	N	N
5	339541	0410	05/30/00	70000	5185	Y	N
5	951650	0310	07/24/00	1000	71914	N	N