

# Executive Summary Report

## Characteristics Based Market Adjustment for 2002 Assessment Roll

**Area Name / Number:** Newport Shores/Kennydale / 63  
**Previous Physical Inspection:** 2001

**Sales - Improved Summary:**

Number of Sales: 108

Range of Sale Dates: 1/2000 - 12/2002

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
<b>2001 Value</b>	\$217,700	\$184,600	\$402,300	\$428,800	93.8%	7.75%
<b>2002 Value</b>	\$232,500	\$195,100	\$427,600	\$428,800	99.7%	6.98%
<b>Change</b>	+\$14,800	+\$10,500	+\$25,300		+5.9%	-0.77%
<b>% Change</b>	+6.8%	+5.7%	+6.3%		+6.3%	-9.94%

\*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -0.77% and -9.94% actually represent an improvement.

Sales used in Analysis: All sales of single family residences on residential lots which were verified as, or appeared to be, market sales were considered for the analysis. Individual sales, of that group, that were excluded are listed later in this report. Multi-parcel sales; multi-building sales; mobile home sales; and sales of new construction where less than a fully complete house was assessed for 2001 were also excluded.

**Population - Improved Parcel Summary Data:**

	Land	Imps	Total
<b>2001 Value</b>	\$285,200	\$204,200	\$489,400
<b>2002 Value</b>	\$304,800	\$218,300	\$523,100
<b>PercentChange</b>	+6.9%	+6.9%	+6.9%

Number of improved Parcels in the Population: 1316

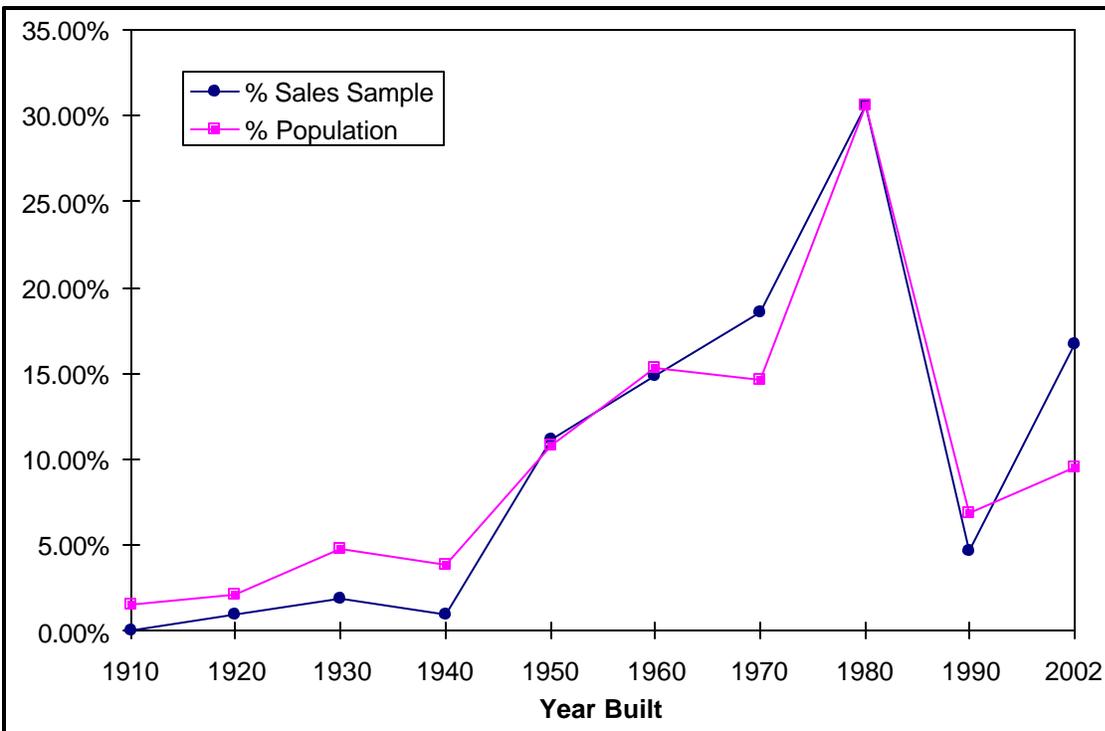
**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, in subarea 3, non-waterfront homes, grade 8 and below, which are in good condition had higher average ratios (assessed value/sales price) than others in the area, so the formula adjusts these properties upward less than others. Non-waterfront homes in subarea 3, grade 8 and below, which are in average condition also had higher average ratios than others in the area, so the formula adjusts these properties downward somewhat. These adjustments improve equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2002 assessment roll.

## Sales Sample Representation of Population - Year Built

Sales Sample		
Year Built	Frequency	% Sales Sample
1910	0	0.00%
1920	1	0.93%
1930	2	1.85%
1940	1	0.93%
1950	12	11.11%
1960	16	14.81%
1970	20	18.52%
1980	33	30.56%
1990	5	4.63%
2002	18	16.67%
	108	

Population		
Year Built	Frequency	% Population
1910	20	1.52%
1920	28	2.13%
1930	63	4.79%
1940	50	3.80%
1950	142	10.79%
1960	202	15.35%
1970	193	14.67%
1980	402	30.55%
1990	90	6.84%
2002	126	9.57%
	1316	

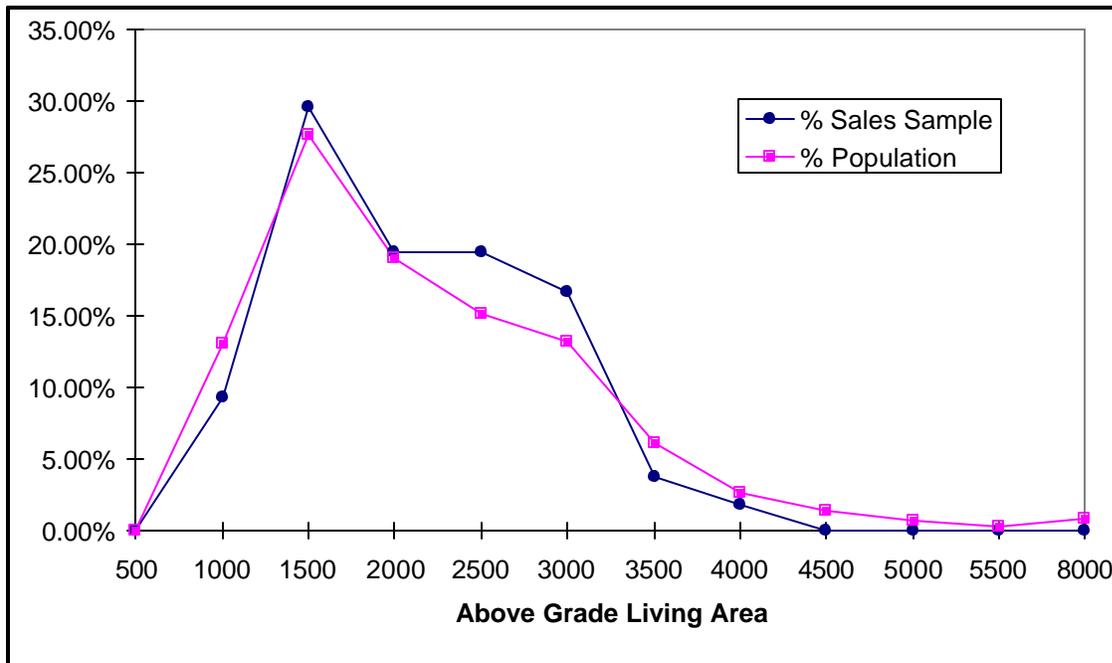


Sales of new homes built in the last ten years are somewhat over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

## Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	10	9.26%
1500	32	29.63%
2000	21	19.44%
2500	21	19.44%
3000	18	16.67%
3500	4	3.70%
4000	2	1.85%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
8000	0	0.00%
	108	

Population		
AGLA	Frequency	% Population
500	0	0.00%
1000	171	12.99%
1500	364	27.66%
2000	250	19.00%
2500	200	15.20%
3000	174	13.22%
3500	81	6.16%
4000	35	2.66%
4500	18	1.37%
5000	9	0.68%
5500	3	0.23%
8000	11	0.84%
	1316	

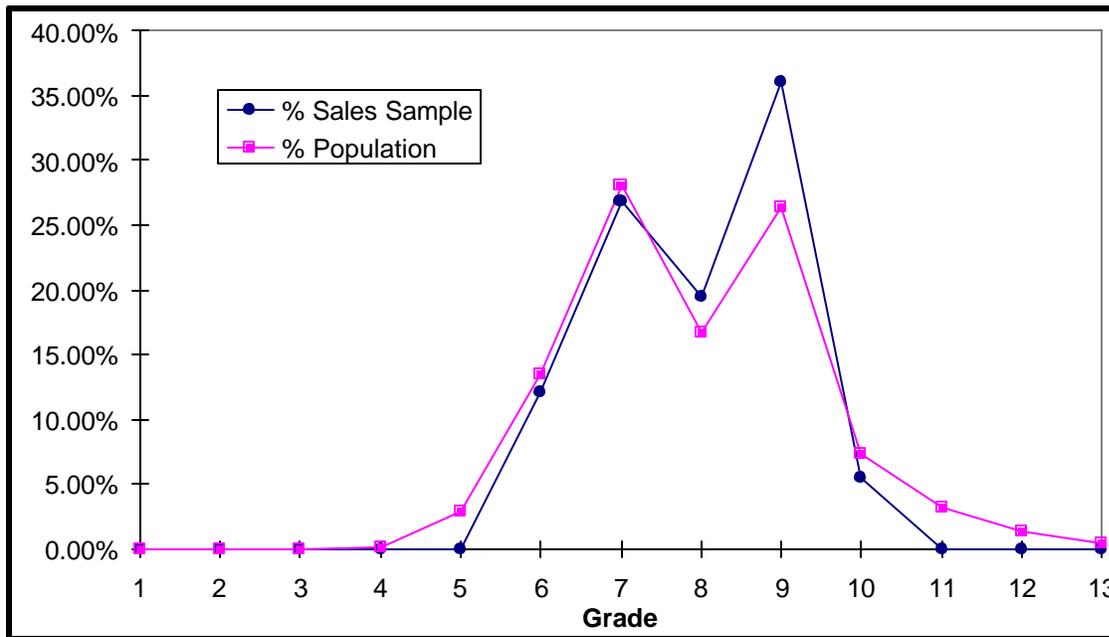


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

## Sales Sample Representation of Population - Grade

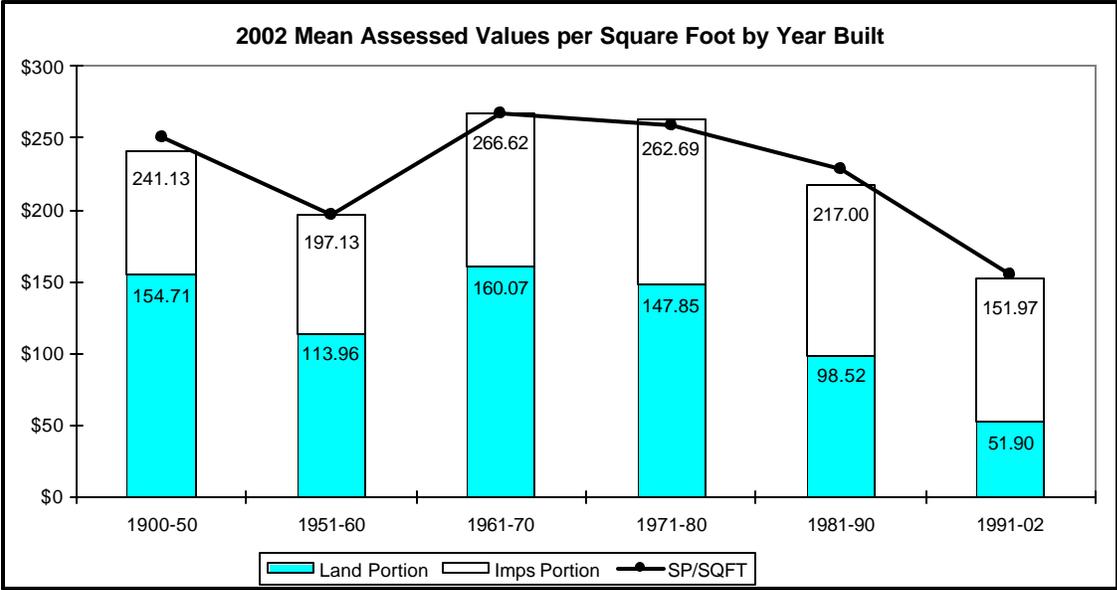
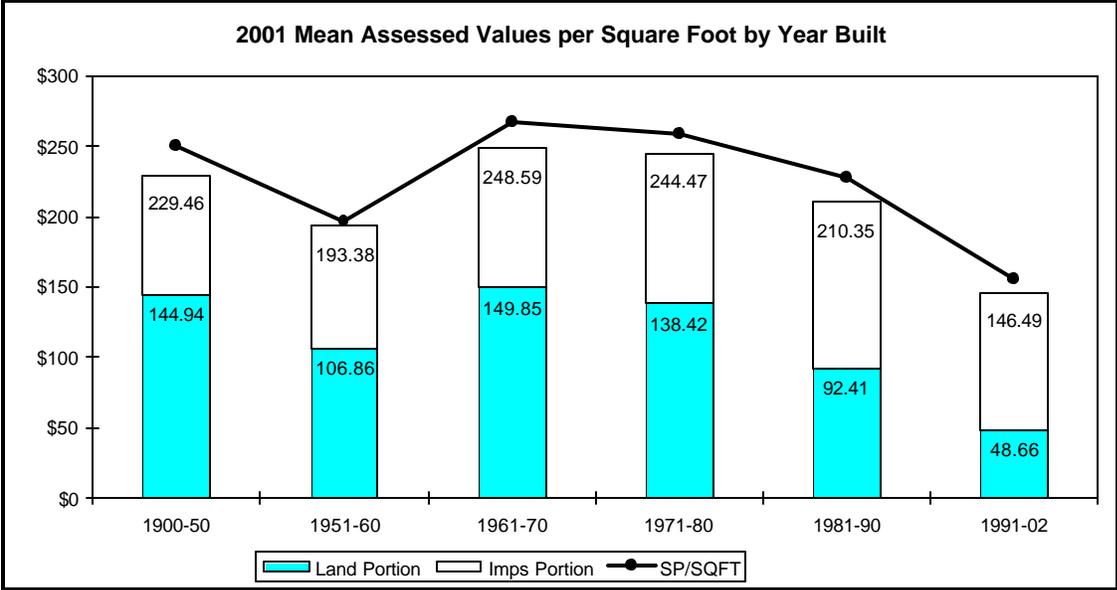
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	13	12.04%
7	29	26.85%
8	21	19.44%
9	39	36.11%
10	6	5.56%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	108	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	2	0.15%
5	37	2.81%
6	178	13.53%
7	370	28.12%
8	219	16.64%
9	348	26.44%
10	96	7.29%
11	42	3.19%
12	18	1.37%
13	6	0.46%
	1316	



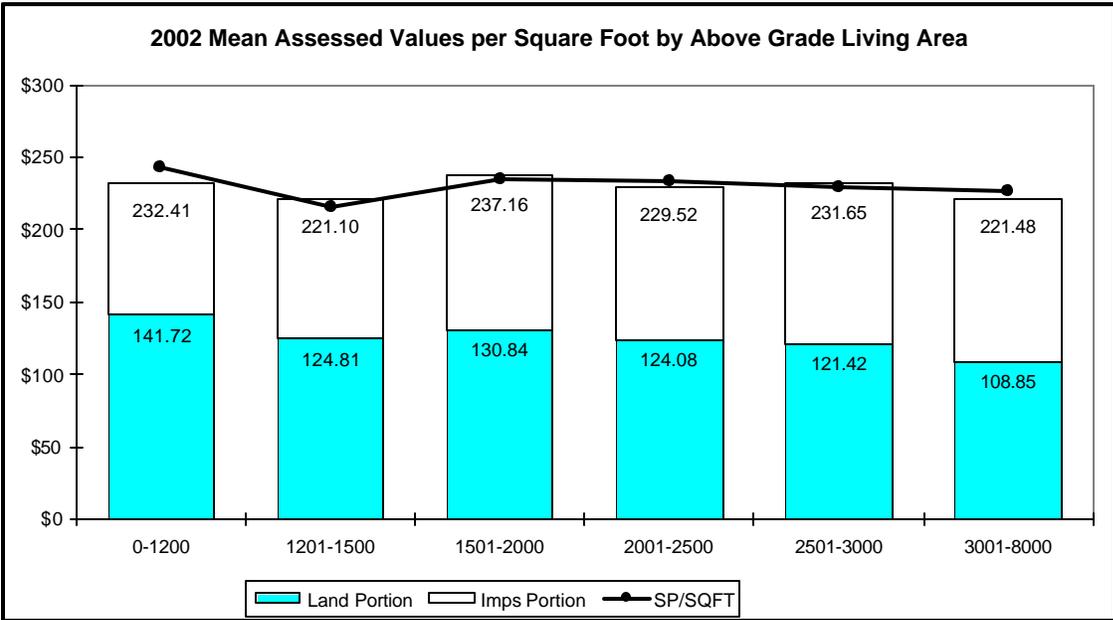
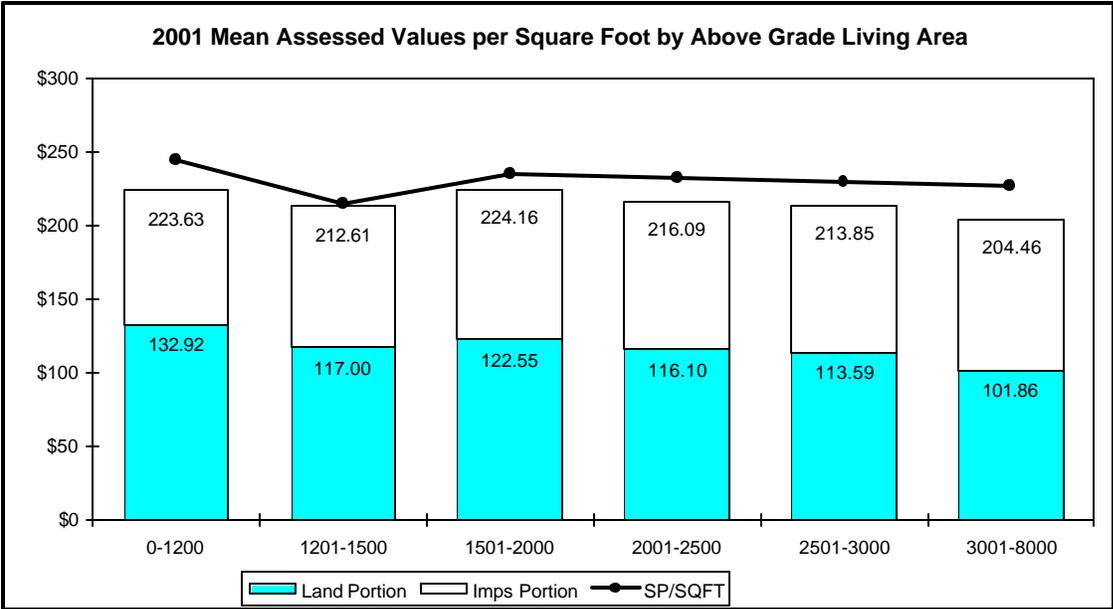
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

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



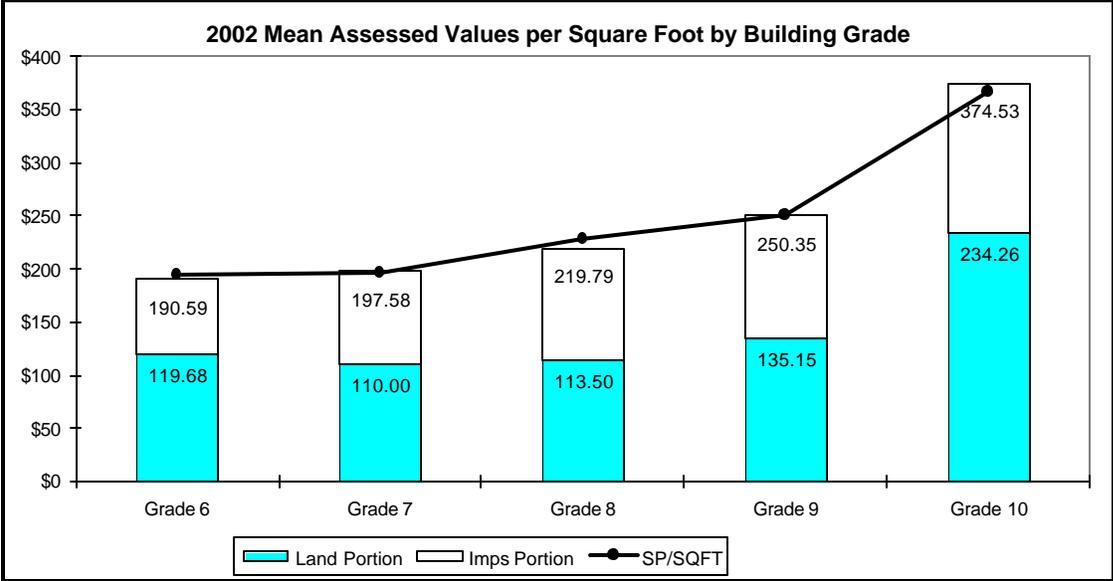
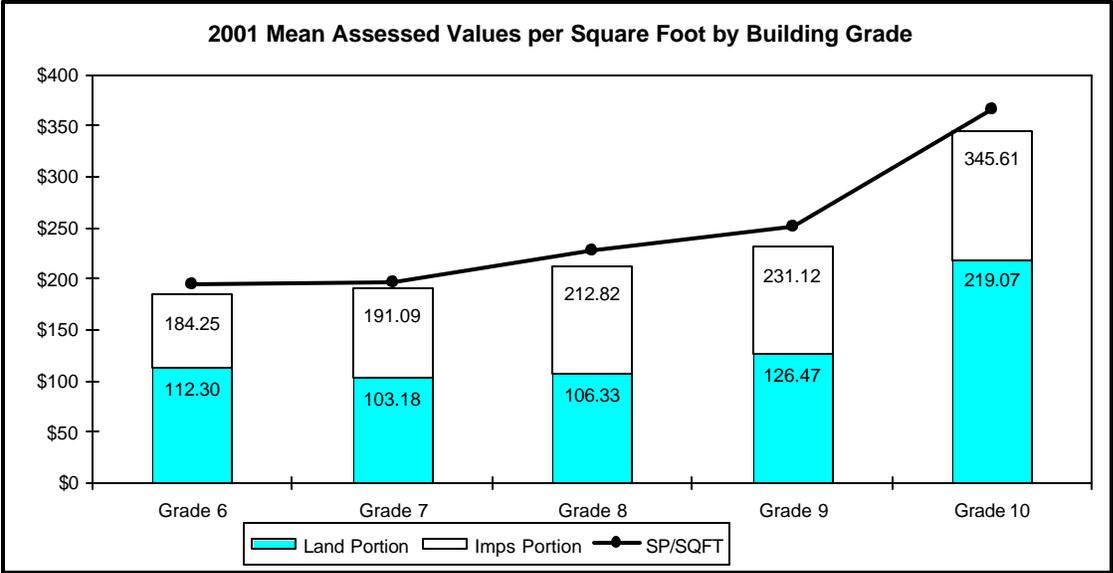
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

**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. While there are homes greater than grade 10 in the area, there were no sales of grade 11, 12 or 13 homes in the sales population.

# Annual Update Process

## ***Data Utilized***

Available sales closed from 1/1/2000 through 12/31/2001 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

## ***Sales Screening for Improved Parcel Analysis***

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

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. Parcels with improvements value, but no building characteristics
6. Others as identified in the sales deleted list

See the attached sales available and sales deleted lists at the end of this report for more detailed information.

## ***Land update***

Based on the 7 usable land sales available in the area, and their 2001 Assessment Year assessed values, an overall market adjustment was derived. This resulted in an overall 7% increase in land assessments in the area for the 2002 Assessment Year. The formula is:

2002 Land Value = 2001 Land Value x 1.07, with the result rounded down to the next \$1,000.

## ***Improved Parcel Update***

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

*With the exception of real property mobile home parcels & parcels with "accessory only" improvements*, the total assessed values on all improved parcels were based on the analysis of the 108 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2001 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

### **Improved Parcel Update (continued)**

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, in subarea 3, non-waterfront homes, grade 8 and below, which are in good condition had higher average ratios (assessed value/sales price) than others in the area, so the formula adjusts these properties upward less than others. Non-waterfront homes in subarea 3, grade 8 and below, which are in average condition also had higher average ratios than others in the area, so the formula adjusts these properties downward somewhat. These adjustments improve equalization.

The derived adjustment formula is:

2002 Total Value = 2001 Total Value /(.922384) + (.04978767 if non-waterfront homes grade 8 or below in good condition in Subarea 3) + (.08185832 if non-waterfront homes grade 8 or below in average condition in Subarea 3))

The resulting total value is rounded down to the next \$1,000, then:

2002 Improvements Value = 2002 Total Value minus 2002 Land Value

An explanatory adjustment table is included in this report.

*Other:* \*If multiple houses exist on a parcel, the improvement change indicated by the sales sample is used to arrive at new total value (2001 Land Value x 1.07) + (2001 Improvement Value x 1.062) rounded down.

\*If a house and mobile home exist, the formula derived from the house is used to arrive at a new total value.

\*If “accessory improvements only”, then the improvement percent change as indicated by the sales sample is used to arrive at a new value. (2001 Land Value x 1.07) + (2001 Improvement Value x 1.062) rounded down.

\*If vacant parcels (no improvement value,) only the land adjustment applies.

\*If land values or improvements are \$10,000 or less, there is no change from previous value.

\*If a parcel is coded “No Perc” (Sewer System=3,) there is no change from previous land value.

\*If the principle improvement is coded “%Net Condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies.)

\*If residential properties exist on commercially zoned land, there is no change from previous value. (2002 Total value = 2001 Total value.)

### **Mobile Home Update**

There were insufficient mobile home sales in this area. Any mobile home parcels will be valued using the percentage change for improvements as follows: “**2002 Total Value = (2001 Land Value x 1.07) + (2001 Improvement Value x 1.062)** with results rounded down to the next \$1,000. The resulting improvement value is calculated as follows:

2002 Total Value = 2002 Improvement Value plus 2002 Land Value

### **Model Validation**

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

## Area 63 Annual Update Model Adjustments

**2002 Total Value = 2001 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.

### Overall (if no other adjustments apply)

8.41%

<b>Sub 3, Non-Waterfront Grade &lt;=8, Good Condition</b>	<b>Yes</b>
% Adjustment	-5.55%

<b>Sub 3, Non-Waterfront Grade &lt;=8, Avg Condition</b>	<b>Yes</b>
% Adjustment	-8.84%

### Comments

All improved parcels adjusted by this model will receive the overall adjustment of 8.41%.

A non-waterfront home which is grade 8 or below, in good condition, located in Subarea 3 would *approximately* receive a 2.86% upward adjustment (8.41% -5.55%.)

A non-waterfront home which is grade 8 or below, in average condition, located in Subarea 3 would *approximately* receive a .43% downward adjustment (8.41% - 8.84%.)

59% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

## Area 63 Annual Update 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 99.7%.

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.
6	13	0.958	0.988	3.1%	0.941	1.034
7	29	0.976	1.013	3.7%	0.987	1.039
8	21	0.951	0.978	2.9%	0.949	1.007
9	39	0.916	0.992	8.3%	0.968	1.016
10	6	0.945	1.024	8.4%	0.966	1.082
Year Built	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
1901-1950	14	0.956	1.000	4.6%	0.962	1.038
1951-1960	13	0.980	1.002	2.2%	0.962	1.043
1961-1970	20	0.929	1.001	7.7%	0.978	1.024
1971-1980	36	0.933	1.002	7.4%	0.976	1.029
1981-1990	6	0.951	1.003	5.5%	0.926	1.080
1991-2000	15	0.968	0.996	2.8%	0.960	1.032
>2000	4	0.838	0.908	8.3%	0.802	1.014
Condition	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
Average	32	0.949	0.993	4.7%	0.968	1.019
Good	61	0.941	1.004	6.7%	0.987	1.022
Very Good	15	0.899	0.974	8.3%	0.930	1.017
Stories	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
1	69	0.940	0.997	6.0%	0.981	1.013
1.5	5	0.927	0.971	4.8%	0.871	1.071
2	32	0.934	0.998	6.8%	0.971	1.025
3	2	0.946	1.025	8.3%	0.173	1.877

## Area 63 Annual Update 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 99.7%.

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

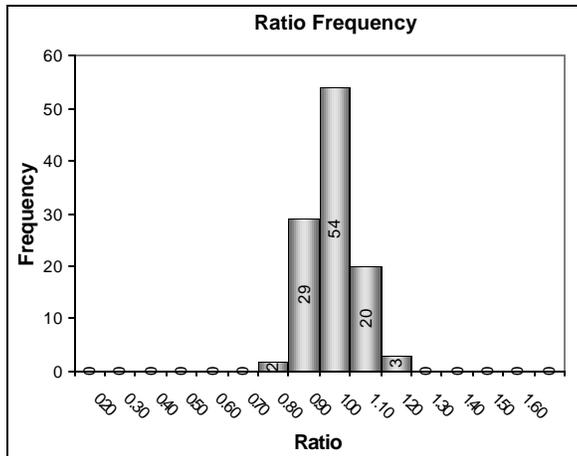
It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
<1001	10	0.906	0.949	4.7%	0.882	1.017
1001-1500	32	0.971	1.006	3.7%	0.980	1.032
1501-2000	21	0.954	1.009	5.8%	0.982	1.036
2001-2500	21	0.928	0.986	6.3%	0.963	1.009
2501-3000	18	0.932	1.010	8.3%	0.969	1.051
3001-4000	6	0.906	0.981	8.3%	0.906	1.056
View Y/N	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
N	66	0.939	0.994	5.8%	0.977	1.011
Y	42	0.937	1.001	6.8%	0.978	1.023
Wft Y/N	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
N	95	0.939	0.991	5.6%	0.978	1.005
Y	13	0.935	1.014	8.3%	0.965	1.063
Sub	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
3	79	0.947	0.993	4.9%	0.977	1.009
6	29	0.926	1.003	8.3%	0.980	1.027
Lot Size	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
3000-8000	49	0.950	0.993	4.5%	0.972	1.015
8001-12000	20	0.954	0.995	4.2%	0.964	1.025
12001-16000	21	0.916	0.991	8.2%	0.959	1.023
16001-20000	12	0.925	0.999	8.0%	0.961	1.036
20001-43560	6	0.959	1.034	7.8%	0.949	1.119

# Annual Update Ratio Study Report (Before)

## 2001 Assessments

<b>District/Team:</b> SE / Team 1	<b>Lien Date:</b> 01/01/2001	<b>Date of Report:</b> 8/21/2002	<b>Sales Dates:</b> 1/2000 - 12/2001
<b>Area</b> 63 - Newport Shores/Kennydale	<b>Appr ID:</b> CLIE	<b>Property Type:</b> Single Family Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
Sample size (n)	108		
Mean Assessed Value	402,300		
Mean Sales Price	428,800		
Standard Deviation AV	227,144		
Standard Deviation SP	245,345		
<b>ASSESSMENT LEVEL</b>			
Arithmetic Mean Ratio	0.950		
Median Ratio	0.955		
Weighted Mean Ratio	0.938		
<b>UNIFORMITY</b>			
Lowest ratio	0.773		
Highest ratio:	1.148		
Coefficient of Dispersion	6.15%		
Standard Deviation	0.074		
Coefficient of Variation	7.75%		
Price Related Differential (PRD)	1.013		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
Lower limit	0.935		
Upper limit	0.970		
<b>95% Confidence: Mean</b>			
Lower limit	0.936		
Upper limit	0.964		
<b>SAMPLE SIZE EVALUATION</b>			
N (population size)	1316		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.074		
Recommended minimum:	9		
Actual sample size:	108		
Conclusion:	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	52		
# ratios above mean:	56		
z:	0.385		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			



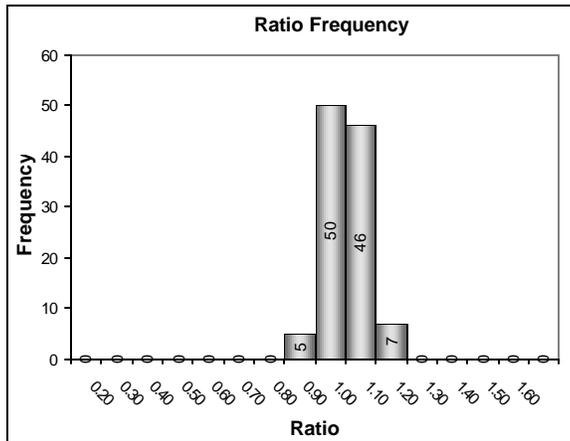
**COMMENTS:**

Single Family Residences throughout area 63

# Annual Update Ratio Study Report (After)

## 2002 Assessments

<b>District/Team:</b> SE / Team 1	<b>Lien Date:</b> 01/01/2002	<b>Date of Report:</b> 8/21/2002	<b>Sales Dates:</b> 1/2000 - 12/2001
<b>Area</b> 63 - Newport Shores/Kennydale	<b>Analyst ID:</b> CLIE	<b>Property Type:</b> Single Family Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b>	108		
<b>Mean Assessed Value</b>	427,600		
<b>Mean Sales Price</b>	428,800		
<b>Standard Deviation AV</b>	250,897		
<b>Standard Deviation SP</b>	245,345		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	0.998		
<b>Median Ratio</b>	1.000		
<b>Weighted Mean Ratio</b>	0.997		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.836		
<b>Highest ratio:</b>	1.172		
<b>Coefficient of Dispersion</b>	5.62%		
<b>Standard Deviation</b>	0.070		
<b>Coefficient of Variation</b>	6.98%		
<b>Price Related Differential (PRD)</b>	1.001		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
Lower limit	0.981		
Upper limit	1.013		
<b>95% Confidence: Mean</b>			
Lower limit	0.985		
Upper limit	1.011		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	1316		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.070		
<b>Recommended minimum:</b>	8		
<b>Actual sample size:</b>	108		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	52		
# ratios above mean:	56		
z:	0.385		
<b>Conclusion:</b>	Normal*		
*i.e. no evidence of non-normality			



### COMMENTS:

Single Family Residences throughout area 63

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.

**Sales Available for Annual Update Analysis  
Area 63  
(Single Family Residences)**

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
3	334210	3175	04/27/01	180000	720	0	6	1949	4	8700	N	N	1304 N 34TH ST
3	334210	1015	08/16/01	195000	760	0	6	1951	5	5400	N	N	917 N 30TH ST
3	334210	1915	04/25/01	190000	880	130	6	1943	5	5400	N	N	1122 N 32ND ST
3	334210	1280	04/21/00	192500	900	0	6	1918	4	5400	N	N	1003 N 31ST ST
3	334210	2520	09/24/01	225000	910	0	6	1931	4	5400	Y	N	907 N 35TH ST
3	334210	1325	10/19/00	215000	1030	0	6	1947	4	10800	N	N	1109 N 31ST ST
3	334210	1444	04/10/00	189900	1070	0	6	1949	4	8100	N	N	1024 N 30TH ST
3	334210	2635	12/04/00	239900	1150	0	6	1943	5	5400	N	N	1214 N 34TH ST
3	334210	3150	02/02/00	245000	1260	0	6	1949	3	20163	N	N	3515 MEADOW AV N
3	334210	0805	10/11/00	175000	1270	0	6	1977	4	5100	N	N	1021 N 29TH ST
3	334210	1693	05/25/00	206000	1420	0	6	1949	4	7650	N	N	1036 N 31ST ST
3	334270	0476	10/09/01	218000	1490	620	6	1946	4	12000	N	N	3611 MEADOW AV N
3	334210	1065	07/02/01	195000	1520	0	6	1953	3	5400	N	N	1109 N 30TH ST
3	334210	1650	12/20/00	183200	950	0	7	1970	4	5100	N	N	1212 N 31ST ST
3	334210	0220	06/05/01	239000	960	480	7	1963	4	5100	Y	N	818 N 32ND ST
3	334210	3297	11/20/01	164500	960	0	7	1958	4	19135	N	N	1428 N 28TH ST
3	229650	0150	08/15/00	265000	1000	500	7	1955	4	10529	Y	N	1301 N 26TH ST
3	334210	0955	07/25/00	250000	1020	1020	7	1957	4	7650	Y	N	930 N 28TH PL
3	334270	0479	02/07/00	239900	1060	500	7	1952	3	8882	Y	N	3702 PARK AV N
3	334210	1131	04/27/00	209000	1090	0	7	1967	4	5400	N	N	1214 N 29TH ST
3	334210	0816	09/13/00	200965	1110	520	7	1978	3	5100	N	N	1103 N 29TH ST
3	183150	0040	06/26/01	237000	1130	0	7	1965	4	9838	N	N	3221 MEADOW AV N
3	334270	0535	09/12/01	220000	1140	0	7	1969	5	7760	Y	N	1317 N 40TH ST
3	334210	2180	04/24/01	275000	1160	540	7	1987	4	5100	N	N	1108 N 33RD ST
3	334210	0975	12/19/01	195000	1180	0	7	1951	4	6120	N	N	910 N 28TH PL
3	334210	2280	04/07/00	217000	1210	0	7	1953	4	8100	N	N	911 N 34TH ST
3	334210	1880	10/10/01	299950	1230	550	7	1981	4	5400	Y	N	1228 N 32ND ST
3	334210	1070	03/01/01	245000	1270	0	7	1971	5	5400	N	N	1115 N 30TH ST

**Sales Available for Annual Update Analysis  
Area 63  
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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
3	229650	0119	02/01/01	230000	1280	630	7	1967	5	7475	N	N	2603 MEADOW AV N
3	183150	0060	04/13/00	235000	1290	800	7	1964	4	10424	N	N	3307 MEADOW AV N
3	334210	2100	12/07/00	234950	1310	810	7	1979	4	5100	N	N	1117 N 33RD PL
3	334210	0320	02/06/01	290000	1330	840	7	1987	4	5100	Y	N	814 N 31ST ST
3	334210	2433	10/17/00	236000	1400	0	7	1960	3	7020	N	N	1106 N 33RD PL
3	052305	9050	02/18/00	190000	1400	0	7	1957	4	6724	N	N	2717 MEADOW AV N
3	334210	1405	04/12/01	224000	1430	0	7	1976	4	5400	N	N	1208 N 30TH ST
3	334270	0441	09/22/01	327000	1460	1200	7	1959	4	13450	Y	N	3719 PARK AV N
3	334210	3157	03/12/01	220000	1540	0	7	1942	5	6465	N	N	1414 N 34TH ST
3	229650	0082	03/22/01	232000	1630	0	7	1965	5	8415	N	N	2616 MEADOW AV N
3	334210	2425	03/03/00	301000	1700	1700	7	1975	4	10800	N	N	1112 N 33RD PL
3	229650	0126	07/19/01	310000	1780	0	7	1950	4	17402	Y	N	2505 MEADOW AV N
3	334210	2330	04/18/01	209990	1870	590	7	1959	3	7020	N	N	1105 N 34TH ST
3	413430	0080	09/22/00	900000	2590	0	7	1930	3	9281	Y	Y	5031 LAKEHURST LN
3	334270	0149	10/12/00	679000	840	840	8	1943	5	3000	Y	Y	3811 LAKE WASHINGTON BL N
3	334210	2010	12/21/01	270000	1080	0	8	1948	4	10710	N	N	3302 BURNETT AV N
3	334210	0770	06/01/01	305000	1300	970	8	1957	4	10200	Y	N	1003 N 29TH ST
3	334210	0300	04/25/01	288650	1320	990	8	1978	5	6324	Y	N	716 N 31ST ST
3	362915	0070	05/12/00	341000	1350	920	8	1979	4	7622	Y	N	1200 N 38TH ST
3	334210	3010	04/26/00	345000	1410	730	8	1958	4	9740	Y	N	3602 LAKE WASHINGTON BL N
3	334210	0512	08/20/00	260000	1580	0	8	1953	3	6120	Y	N	816 N 29TH ST
3	334210	2632	11/29/00	315000	1590	840	8	2000	3	5100	N	N	3405 PARK AV N
3	334210	2052	12/12/01	325000	1620	1120	8	1990	3	5100	Y	N	1009 N 33RD PL
3	334210	0991	05/07/01	295000	1774	0	8	1999	3	5015	N	N	2930 BURNETT AV N
3	334270	0546	09/06/00	279950	1940	0	8	2000	3	9430	N	N	3940 MEADOW AV N
3	334210	3212	05/03/00	375000	1960	1210	8	1961	5	19275	Y	N	3302 PARK AV N
3	334270	0527	05/09/00	279950	2050	0	8	2000	3	4817	N	N	3915 MEADOW AV N
3	334270	0528	04/05/00	279950	2050	0	8	2000	3	5094	N	N	3919 MEADOW AV N
3	334210	1340	03/09/00	364000	2060	610	8	1991	3	5400	Y	N	1203 N 31ST ST

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Area 63  
(Single Family Residences)**

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
3	334270	0548	07/23/01	264900	2120	0	8	2000	3	4823	N	N	3920 MEADOW AV N
3	334270	0552	07/13/01	265000	2270	0	8	2000	3	5038	N	N	3926 MEADOW AV N
3	334210	2470	09/13/00	315000	2280	0	8	2000	3	5400	N	N	1006 N 33RD PL
3	334330	2871	04/27/00	935000	2340	1360	8	1977	4	18039	Y	Y	5117 RIPLEY LN N
3	202405	9074	11/08/00	535000	2440	0	8	1958	3	8712	Y	N	5625 PLEASURE POINT LN
3	258850	0020	08/21/00	579000	1510	810	9	1972	4	15675	Y	N	4736 LAKEHURST LN
3	229650	0151	02/14/00	430000	1710	1000	9	1979	4	34325	Y	N	1221 N 26TH ST
3	334210	0055	11/07/00	425000	1770	0	9	1985	4	8874	Y	N	3310 LAKE WASHINGTON BL N
3	334330	2860	08/17/00	900000	1900	1460	9	1980	4	20204	Y	Y	5143 RIPLEY LN N
3	362916	0030	07/11/01	580000	2100	2190	9	1979	5	14407	Y	N	1106 N 38TH ST
3	413430	0035	10/11/00	889000	2160	0	9	1974	5	3450	Y	Y	4855 LAKEHURST LN
3	334270	0518	04/17/00	349000	2267	0	9	1998	4	6964	N	N	1426 N 38TH ST
3	334210	3134	12/20/00	434000	2470	0	9	1996	3	7451	N	N	1305 N 36TH ST
3	334210	2244	04/24/01	400500	2610	0	9	2001	3	5100	N	N	906 N 33RD ST
3	334210	1687	05/23/00	413000	2610	1070	9	1992	3	5100	N	N	1100 N 31ST ST
3	334210	1590	03/23/00	338000	2610	0	9	1994	3	5100	Y	N	1115 N 32ND ST
3	334270	0414	09/10/01	465000	2640	0	9	1998	3	7393	Y	N	3830 LAKE WASHINGTON BL N
3	164450	0370	10/18/01	480000	2930	0	9	2001	3	5865	Y	N	1038 N 27TH PL
3	334270	0520	06/05/01	549950	2950	0	9	2001	3	9326	Y	N	1309 N 30TH PLACE
3	164450	0350	03/14/01	510000	3090	0	9	2001	3	5250	Y	N	1026 N 27TH PL
3	413430	0275	06/14/01	665000	3240	0	9	1979	5	14970	Y	N	11201 SE 50TH PL
3	334330	1950	05/11/00	1E+06	3990	770	10	1928	3	5250	Y	Y	6023 HAZELWOOD LN
6	606530	0690	08/09/00	529000	2060	0	8	1972	4	15200	N	N	41 CASCADE KY
6	606530	0550	08/04/00	900000	1350	1300	9	1973	3	19700	Y	Y	3 CRESCENT KY
6	082405	9229	06/27/00	785000	1580	0	9	1967	4	16117	Y	Y	10843 SE LAKE RD
6	606530	1070	07/18/01	537500	1710	580	9	1969	4	16805	N	N	6 SKAGIT KY
6	082405	9263	03/27/01	545000	1780	710	9	1965	4	11700	Y	N	10927 SE LAKE RD
6	606531	0810	06/06/00	499950	1830	620	9	1974	4	13500	N	N	11 LOPEZ KY
6	606531	1170	04/25/01	505000	1940	510	9	1978	3	15671	N	N	22 LOPEZ KY

**Sales Available for Annual Update Analysis  
Area 63  
(Single Family Residences)**

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
6	606530	1280	05/30/01	575000	2190	0	9	1969	4	20800	N	N	48 SKAGIT KY
6	606530	0780	02/12/01	567000	2280	0	9	1972	4	14200	N	N	13 COLUMBIA KY
6	606530	0780	02/22/00	557500	2280	0	9	1972	4	14200	N	N	13 COLUMBIA KY
6	606531	0590	07/12/01	594000	2330	0	9	1976	4	22500	N	N	40 ORCAS KY
6	606531	0630	09/08/00	570000	2360	0	9	1977	4	17300	N	N	64 SKAGIT KY
6	606530	1480	04/17/01	525000	2470	0	9	1973	4	15250	N	N	3 GLACIER KY
6	606531	0860	12/05/01	514300	2490	0	9	1975	4	13568	N	N	8 LUMMI KY
6	606531	0980	05/07/01	580000	2520	0	9	1976	4	13500	N	N	27 TULALIP KY
6	606530	1450	12/27/01	550000	2530	0	9	1970	4	13907	N	N	15 VASHON KY
6	606531	0020	09/24/01	539000	2590	0	9	1974	4	13300	N	N	3 NEWPORT KY
6	606531	1030	04/24/01	625000	2600	0	9	1978	4	13500	N	N	9 TULALIP KY
6	606531	0720	08/24/00	560000	2680	0	9	1977	4	18481	N	N	21 LUMMI KY
6	606530	1470	09/10/01	482000	2700	0	9	1973	4	12447	N	N	5 GLACIER KY
6	606530	1030	08/07/01	547000	2750	0	9	1969	3	14718	N	N	7 SKAGIT KY
6	606530	1250	08/14/00	549950	2800	0	9	1966	4	14300	N	N	42 SKAGIT KY
6	606531	0930	04/28/01	700000	2980	0	9	1975	5	13550	N	N	32 LUMMI KY
6	606530	0580	09/05/01	660000	3710	0	9	1974	3	12173	N	N	9 CASCADE KY
6	607280	0210	09/08/00	1E+06	2180	0	10	1970	4	20000	Y	Y	77 CASCADE KY
6	607280	0300	08/02/01	1E+06	2600	2460	10	1968	4	20950	Y	Y	24 CRESCENT KY
6	607280	0265	09/05/01	1E+06	2800	0	10	1969	4	19800	Y	Y	10 CRESCENT KY
6	607280	0010	11/27/01	710000	3060	0	10	1963	4	19200	N	N	56 CASCADE KY
6	606530	0820	07/14/00	1E+06	3450	600	10	1971	4	16000	Y	Y	21 COLUMBIA KY

**Vacant Sales Available to Develop the Valuation Model  
Area 63**

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
3	062305	9001	06/05/01	118500	9878	Y	N
3	334210	2325	04/19/01	105000	5400	N	N
3	334210	2400	09/04/01	141000	5400	N	N
3	334210	2475	04/30/01	122000	5400	N	N
3	334210	2475	06/26/00	105000	5400	N	N
3	334210	2880	04/05/01	104500	5400	N	N
6	607280	0246	05/01/00	805000	21100	Y	Y