

# Executive Summary Report

## Characteristics-Based Market Adjustment for 2004 Assessment Roll

**Area Name / Number:** West Shoreline / Area 1

**Previous Physical Inspection:** 2000

**Sales - Improved Summary:**

Number of Sales: 232

Range of Sale Dates: 1/2002 – 10/20/03

<b>Sales – Improved Valuation Change Summary</b>						
	<b>Land</b>	<b>Imps</b>	<b>Total</b>	<b>Sale Price</b>	<b>Ratio</b>	<b>COV*</b>
<b>2003 Value</b>	\$130,900	\$228,900	\$359,800	\$383,800	93.7%	11.50%
<b>2004 Value</b>	\$137,000	\$240,800	\$377,800	\$383,800	98.4%	10.79%
<b>Change</b>	+\$6,100	+\$11,900	+\$18,000		+4.7%	-0.71%
<b>% Change</b>	+4.7%	+5.2%	+5.0%		+5.0%	-6.17%

\*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.71% and -6.17% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2003 or any existing residence where the data for 2003 is significantly different from the data for 2004 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2003 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

**Population - Improved Parcel Summary:**

	<b>Land</b>	<b>Imps</b>	<b>Total</b>
<b>2003 Value</b>	\$146,100	\$240,200	\$386,300
<b>2004 Value</b>	\$153,000	\$253,400	\$406,400
<b>Percent Change</b>	+4.7%	+5.5%	+5.2%

Number of one to three unit residences in the Population: 3276

**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that 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, houses built in sub areas 2 and 3 were assessed at a higher assessment level than other properties. In addition, properties with a good Puget Sound view on lots greater than 5999 square feet or had lot sizes less than 6000 square feet without a good Puget Sound view were assessed at a lower assessment level. Properties located on waterfront or in sub area 4 had limited representation in the sales sample and received an upward adjustment as indicted by the sales sample.

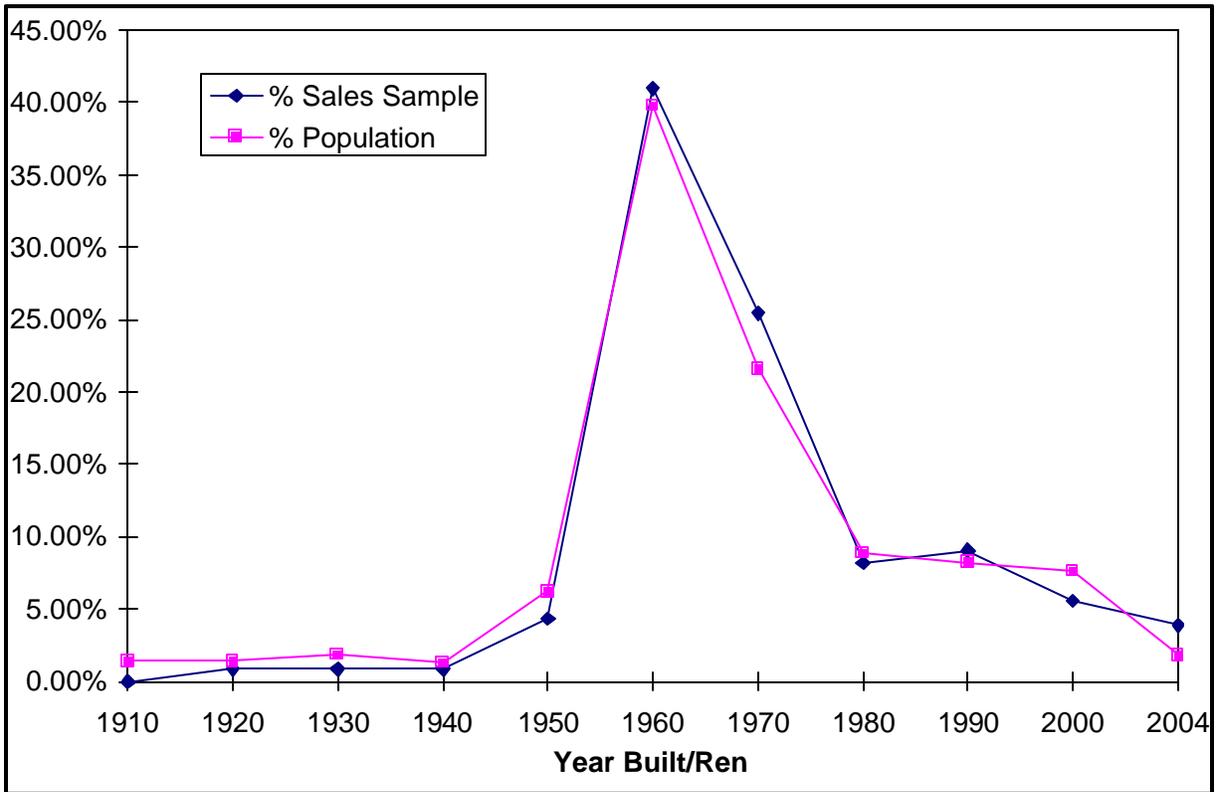
The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2004 assessment roll.

**Sales Sample Representation of Population - Year Built or Year Renovated**

<b>Sales Sample</b>		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	2	0.86%
1930	2	0.86%
1940	2	0.86%
1950	10	4.31%
1960	95	40.95%
1970	59	25.43%
1980	19	8.19%
1990	21	9.05%
2000	13	5.60%
2004	9	3.88%
	232	

<b>Population</b>		
Year Built/Ren	Frequency	% Population
1910	45	1.37%
1920	45	1.37%
1930	61	1.86%
1940	42	1.28%
1950	203	6.20%
1960	1303	39.77%
1970	708	21.61%
1980	291	8.88%
1990	270	8.24%
2000	249	7.60%
2004	59	1.80%
	3276	

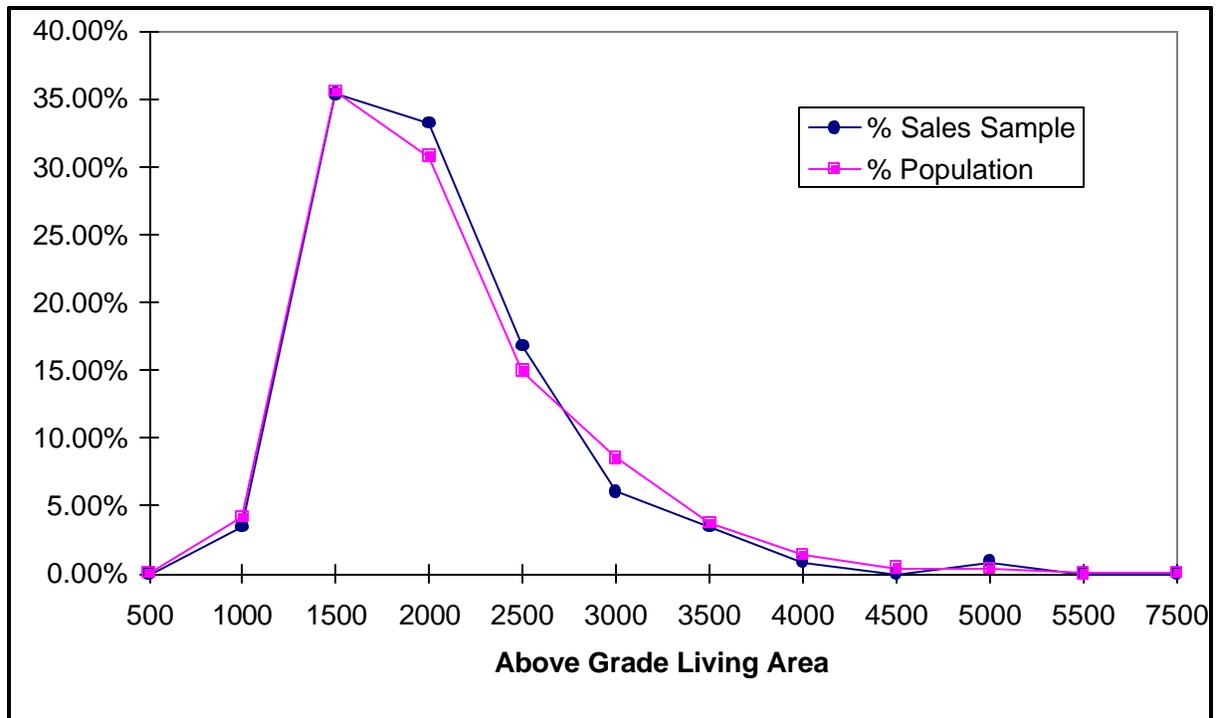


The sales sample frequency distribution follows the population distribution very closely with regard to Year Built or Year Renovated. This distribution is ideal for both accurate analysis and appraisals.

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

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	8	3.45%
1500	82	35.34%
2000	77	33.19%
2500	39	16.81%
3000	14	6.03%
3500	8	3.45%
4000	2	0.86%
4500	0	0.00%
5000	2	0.86%
5500	0	0.00%
7500	0	0.00%
	232	

Population		
AGLA	Frequency	% Population
500	2	0.06%
1000	136	4.15%
1500	1164	35.53%
2000	1008	30.77%
2500	489	14.93%
3000	279	8.52%
3500	123	3.75%
4000	47	1.43%
4500	14	0.43%
5000	11	0.34%
5500	1	0.03%
7500	2	0.06%
	3276	

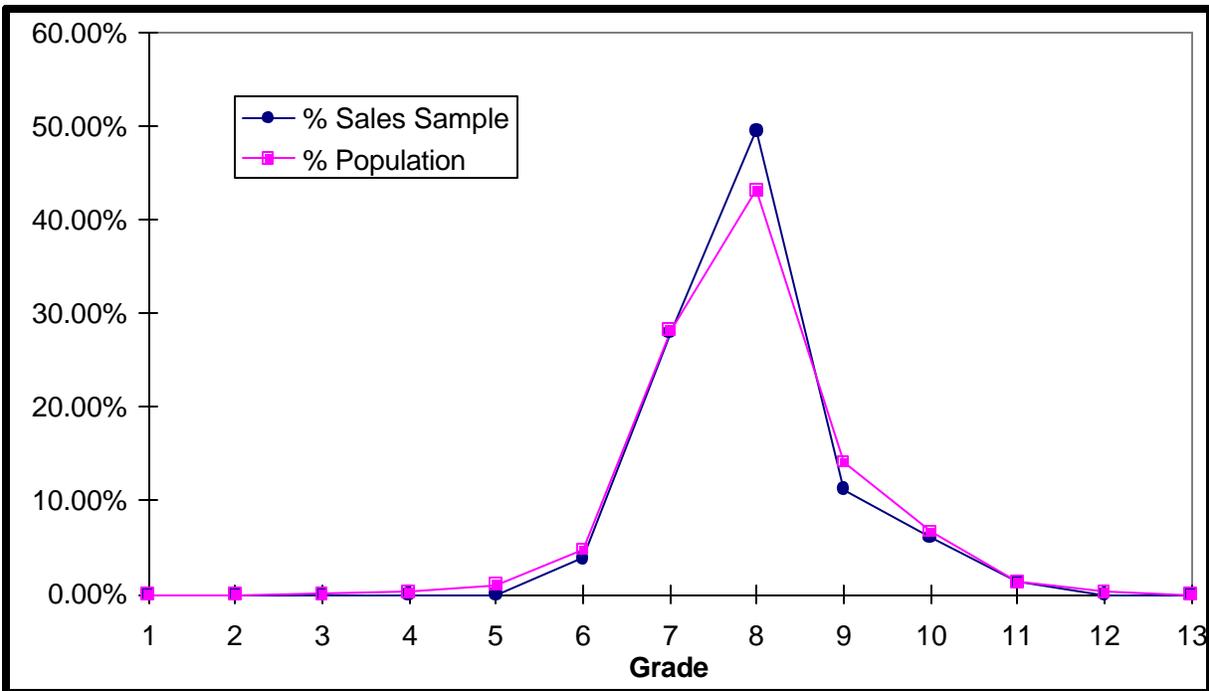


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

### Sales Sample Representation of Population - Grade

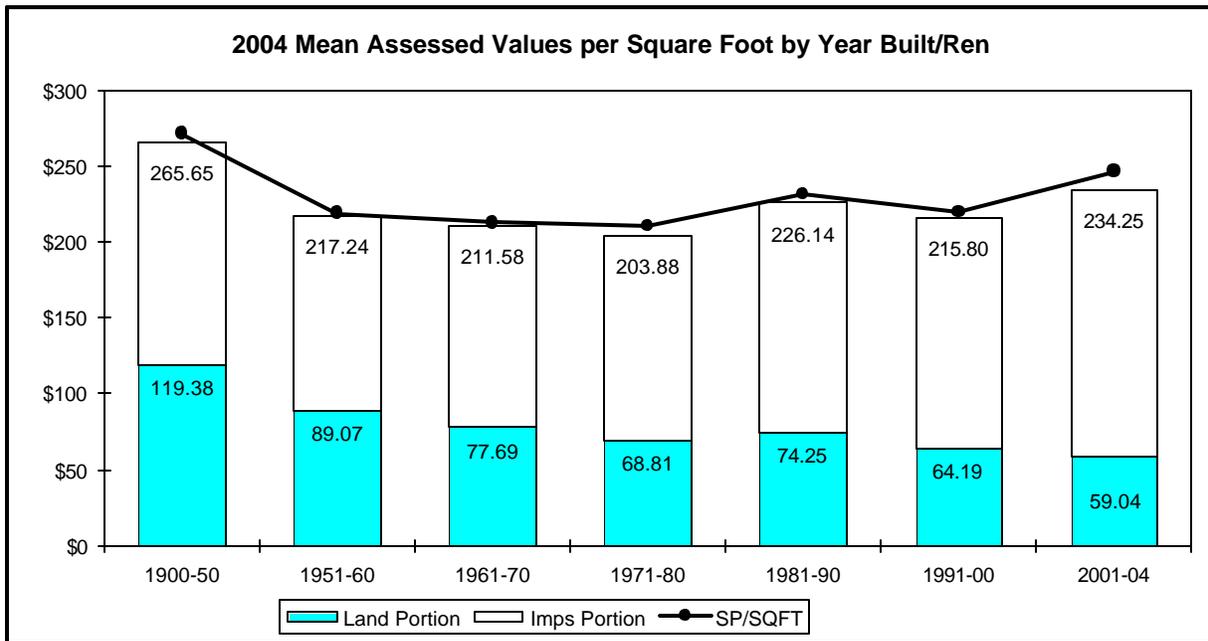
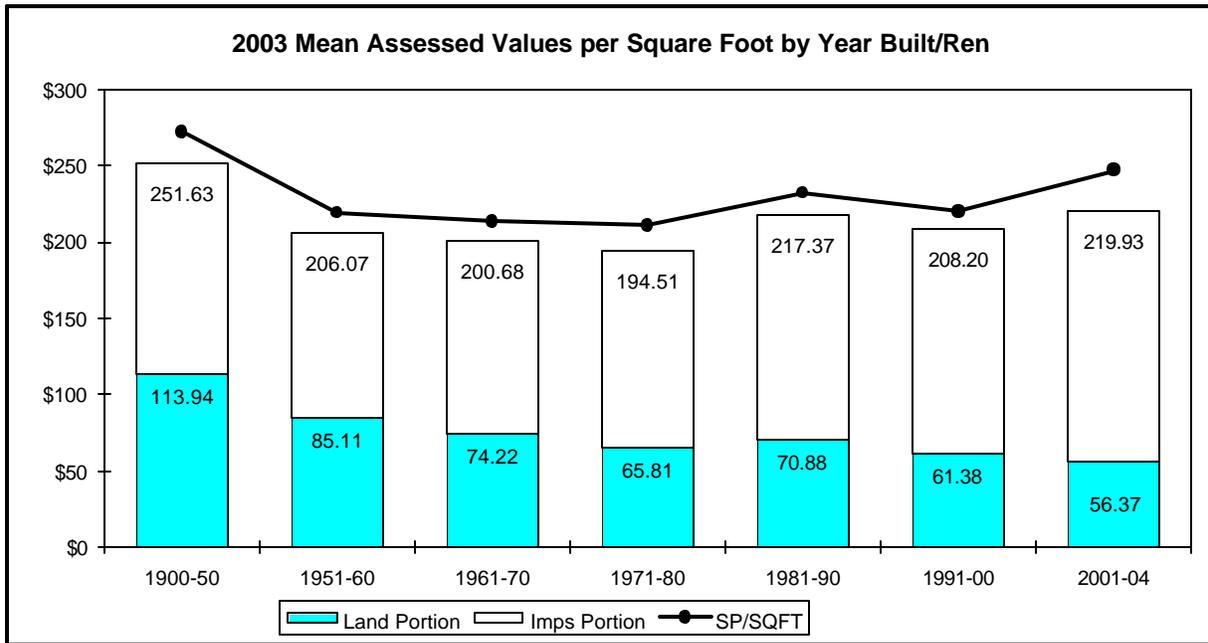
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	9	3.88%
7	65	28.02%
8	115	49.57%
9	26	11.21%
10	14	6.03%
11	3	1.29%
12	0	0.00%
13	0	0.00%
	232	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	1	0.03%
4	8	0.24%
5	34	1.04%
6	155	4.73%
7	926	28.27%
8	1416	43.22%
9	464	14.16%
10	220	6.72%
11	43	1.31%
12	9	0.27%
13	0	0.00%
	3276	



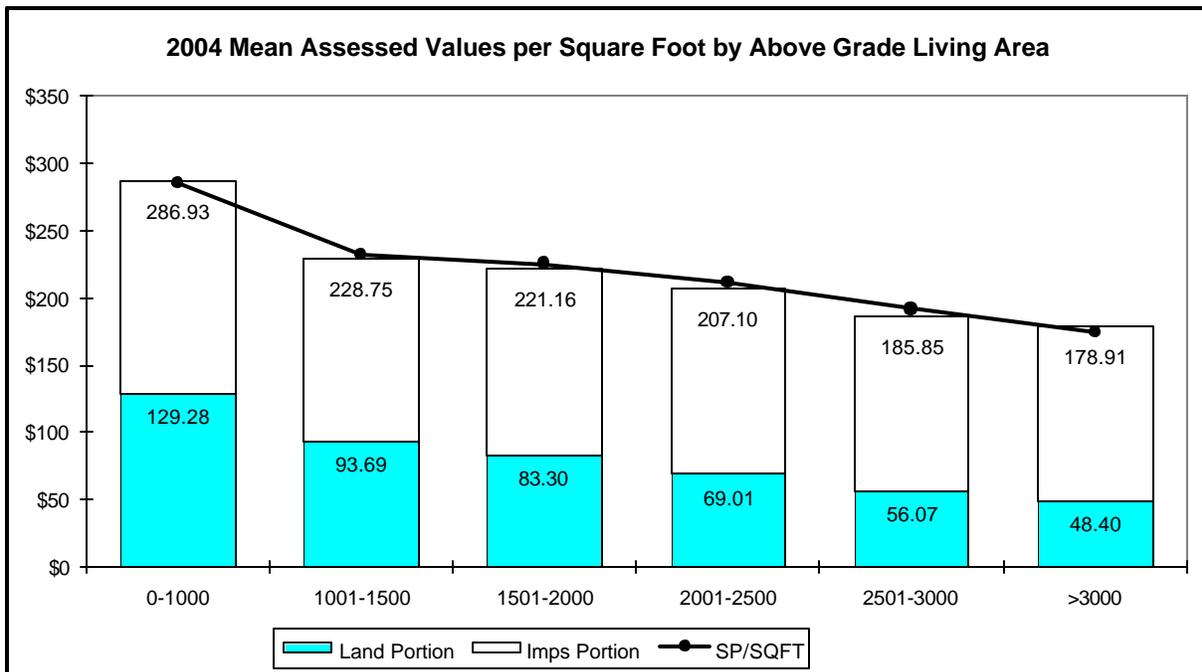
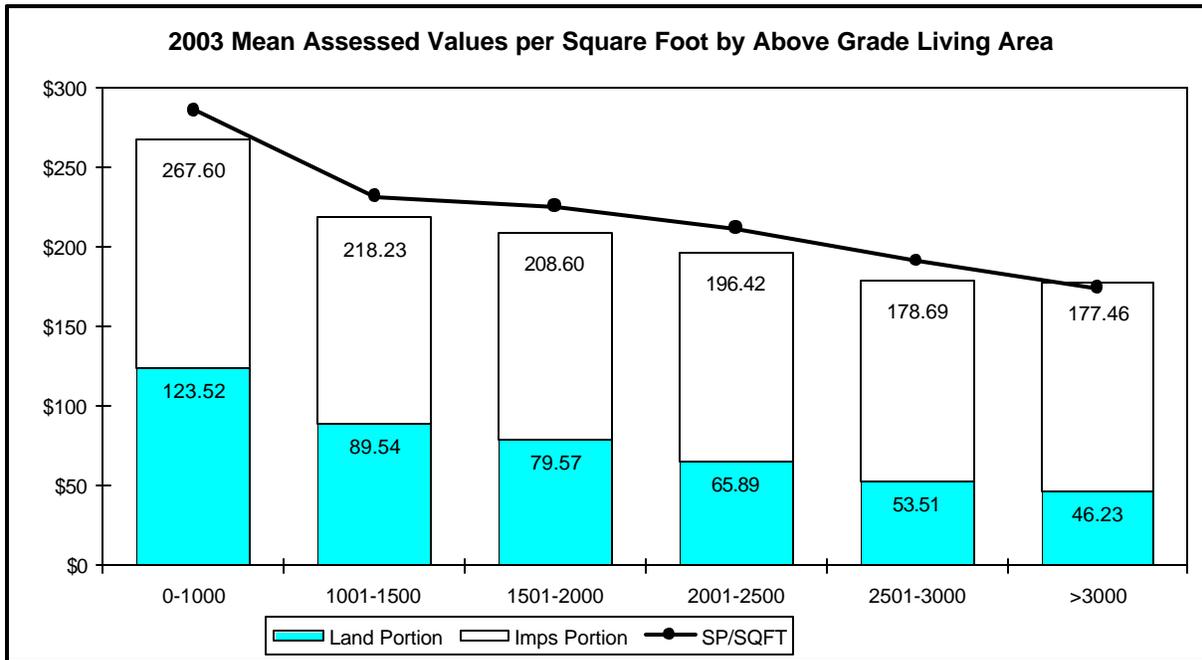
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2003 and 2004 Per Square Foot Values  
By Year Built or Year Renovated**



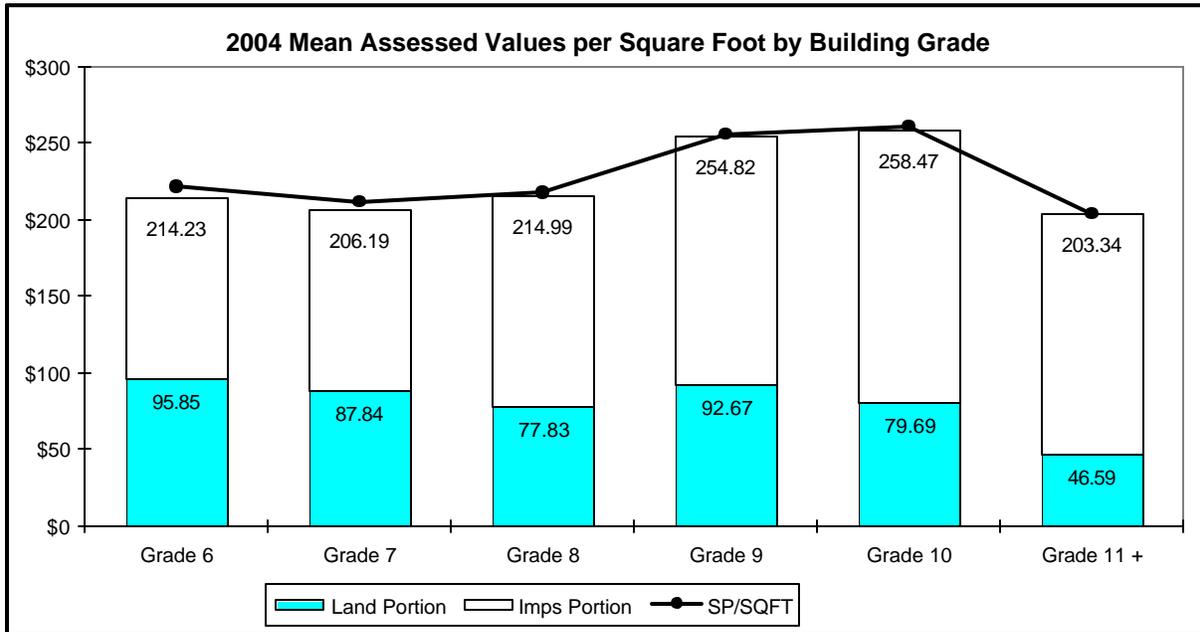
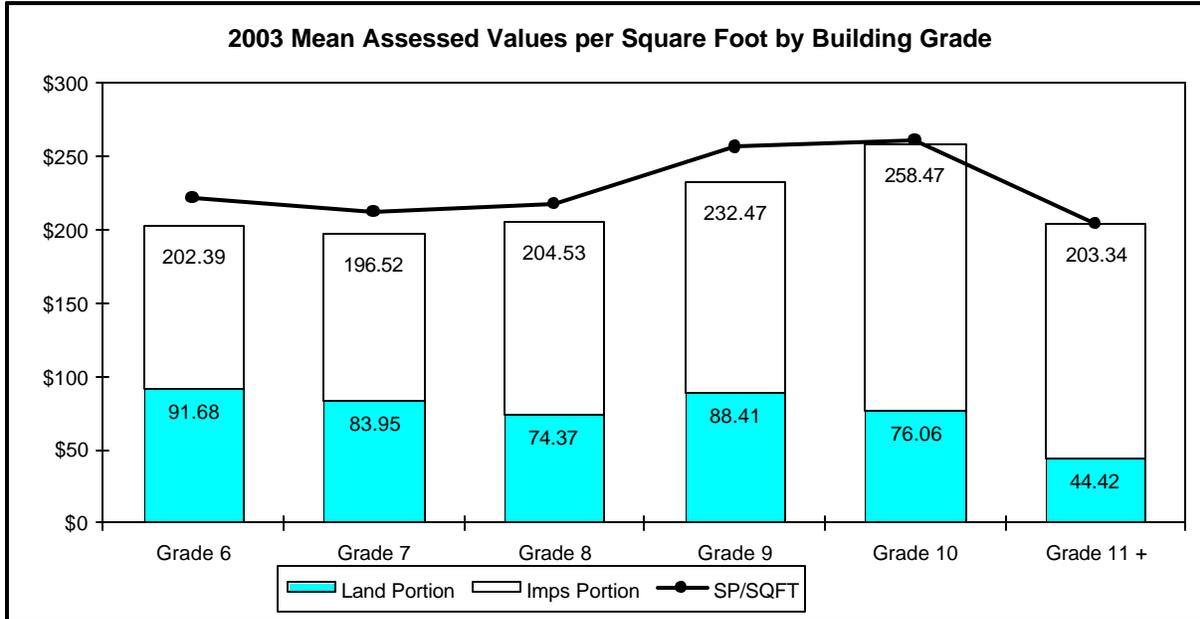
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

### Comparison of 2003 and 2004 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 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

## Comparison of 2003 and 2004 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 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

# Annual Update Process

## ***Personnel & Participation***

The Annual Update report and analysis were produced by Judy Sandy, NW Appraiser II. The process and results were reviewed by the by Pete Walker, NW District Senior Appraiser. The results were also reviewed by Debra Prins, Residential Division Director.

## ***Data Utilized***

Available sales closed from 1/1/2002 through 10/20/2003 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database. Additional studies were performed March 2, 2004 to test the resultant assessment level using the later 2003 sales. There were 32 additional usable sales. The weighted mean ratio dropped from .984 to .977 for one to three unit residences. These changes are not significant.

## ***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. New construction where less than a 100% complete house was assessed for 2003
6. Existing residences where the data for 2003 is significantly different than the data for 2004 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

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

## ***Land update***

There were not enough vacant land sales to derive a market adjustment based only on vacant land sales. Based on the percentage change indicated by the sales sample, a market adjustment for land values was derived. The formula is:

$$\mathbf{2004\ Land\ Value = 2003\ Land\ Value \times 1.05\ with\ the\ result\ rounded\ down\ to\ the\ next\ \$1,000.}$$

## ***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.

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

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

The chosen adjustment model was developed using multiple regression. The 2004 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, houses built in sub areas 2 and 3 were assessed at a higher assessment level than other properties. In addition, properties with a good Puget Sound view on lots greater than 5999 square feet or had lot sizes less than 6000 square feet without a good Puget Sound view were assessed at a lower assessment level. Properties located on waterfront or in sub area 4 had limited representation in the sales sample and received an upward adjustment as indicated by the sales sample. The formula adjusts for these differences thus improving equalization.

The derived adjustment formula is:

**2004 Total Value = 2003 Total Value / ((0.92223760) - (0.050 if Good Puget Sound view on lots greater than 5999 square feet not located in Sub areas 2 or 3) - (0.060 if Lot is less than 6000 square feet and no Good Puget Sound View) + (0.0387293 if located in Sub areas 2 or 3)**

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

2004 Improvements Value = 2004 Total Value minus 2004 Land Value

An explanatory adjustment table is included in this report.

- Other:
- \*If located in sub area 4 (The Highlands) the % change indicated by the sales sample is used to arrive at a new total value ((Previous Total Value \* 1.05) – (2004 Land Value) = New Improvement Value).
  - \*If located on waterfront the % change indicated by the sales sample is used to arrive at a new total value ((Previous Total Value \* 1.05) – (2004 Land Value) = New Improvement Value).
  - \*If a property has a house with a grade greater than 9, there is no change from previous improvement value ((Previous Total Value \* 1.00) – (2004 Land Value) = New Improvement Value).
  - \*If a property has a house in Very Good Condition, there is no change from previous improvement value ((Previous Total Value \* 1.00) – (2004 Land Value) = New Improvement Value).
  - \*If multiple houses exist on a parcel, the % change indicated by the sales sample is used to arrive at new total value ((Previous Total Value \* 1.05) – (2004 Land Value) = New Improvement Value).
  - \*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
  - \*If “accessory improvements only”, the % change as indicated by the sales sample is used to arrive at a new total value. (2004 Land Value + Previous Improvement Value \* 1.05).

- \*If vacant parcels (no improvement value) only the land adjustment applies.
- \*If land or improvement values are \$10,000 or less, there is no change from previous value.  
(Previous Land value \* 1.00 Or Previous Improvement value \* 1.00)
- \*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
- \*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
- \*If an 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.  
(2004 total value = 2003 total value)

### ***Mobile Home Update***

There are no Mobile Homes in this area.

### ***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 1 Annual Update Model Adjustments

**2004 Total Value = 2003 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)

8.43%		
<b>Sub area 2 or 3</b>	<b>Yes</b>	
% Adjustment	-4.37%	
<b>Good Puget Sound view on lots greater than 5999 square feet not located in Sub areas 2 or 3</b>	<b>Yes</b>	50 parcels in the population with 9 sales
% Adjustment	6.22%	
<b>Lot less than 6000 square feet and no Good Puget Sound view</b>	<b>Yes</b>	116 parcels in the population with 11 sales
% Adjustment	7.55%	

### Comments

Properties with a grade 10 or better house not located on waterfront or in sub area 4 (The Highlands) and houses in very good condition not located on waterfront or in sub area 4 were assessed at market value and did not need further adjustments. These property types received a factor of 1.00.

There were limited representation of properties located in sub area 4 (the Highlands) or on waterfront. These properties received a factor of 1.05, as indicated by the sales sample.

Properties not located in Sub areas 2 or 3, on lots greater than 5999 square feet having a Good Puget Sound view would receive *approximately* a 14.65% increase (8.43% + 6.22%). There are 114 properties in the population of 1 to 3 family homes affected by this adjustment, there are 9 sales.

Properties on lots less than 6000 square feet, and without a good Puget Sound view and not located in Sub areas 2 or 3 would receive an *approximate* adjustment of 15.98% (8.43% + 7.55%). There are 50 properties in the population of 1 to 3 family homes affected by this adjustment, there are 6 sales.

Properties with lots less than 6000 square feet without a Good Puget Sound view located in either Sub areas 2 or 3 would receive an approximate adjustment of 11.61% (8.43% - 4.37% + 7.55%). There are 66 properties in the population of 1 to 3 family homes affected by this adjustment, there are 5 sales.

The remaining parcels of 26% of the total will receive the overall adjustment alone.

## Area 1 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is 0.984.

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	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L.	2004 Upper 95% C.L.
6	9	0.915	0.968	5.8%	0.876	1.059
7	65	0.924	0.968	4.8%	0.943	0.992
8	115	0.937	0.985	5.1%	0.963	1.006
9	26	0.910	0.995	9.3%	0.961	1.028
>=10	17	1.000	1.000	0.0%	0.943	1.057
Year Built or Year Renovated	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L.	2004 Upper 95% C.L.
1900-1950	16	0.932	0.986	5.8%	0.925	1.048
1951-1960	95	0.937	0.988	5.5%	0.965	1.012
1961-1970	59	0.940	0.990	5.4%	0.965	1.016
1971-1980	19	0.931	0.976	4.8%	0.932	1.020
1981-1990	21	0.956	0.984	2.9%	0.929	1.040
1991-2000	13	0.952	0.987	3.7%	0.939	1.036
>2000	9	0.890	0.944	6.0%	0.864	1.024
Condition	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L.	2004 Upper 95% C.L.
Average	196	0.938	0.985	5.0%	0.970	1.000
Good	24	0.903	0.974	7.8%	0.929	1.019
Very Good	12	0.992	0.992	0.0%	0.921	1.062
Stories	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L.	2004 Upper 95% C.L.
1	172	0.937	0.986	5.3%	0.971	1.002
1.5	14	0.887	0.940	6.0%	0.859	1.022
>=2	46	0.949	0.988	4.1%	0.956	1.020

## Area 1 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is 0.984.

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	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L.	2004 Upper 95% C.L.
801-1000	8	0.939	1.007	7.2%	0.900	1.114
1001-1500	82	0.941	0.986	4.8%	0.965	1.008
1501-2000	77	0.924	0.980	6.1%	0.955	1.006
2001-2500	39	0.924	0.976	5.6%	0.939	1.012
>2500	26	0.975	0.997	2.3%	0.952	1.042
View Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L.	2004 Upper 95% C.L.
No	162	0.957	0.994	3.9%	0.978	1.011
Yes	70	0.910	0.970	6.7%	0.944	0.996
Wft Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L.	2004 Upper 95% C.L.
No	232	0.937	0.984	5.0%	0.970	0.998
Yes	0	0	0	0	0	0
Sub	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L.	2004 Upper 95% C.L.
1	38	0.894	0.961	7.5%	0.919	1.002
2	79	0.958	0.993	3.7%	0.971	1.015
3	78	0.950	0.987	3.9%	0.963	1.010
4 (The Highlands)	0	0	0	0	0	0
6	37	0.933	0.989	6.0%	0.951	1.027
Lot Size	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L.	2004 Upper 95% C.L.
<6000	11	0.858	0.941	9.7%	0.898	0.985
6000-7999	68	0.927	0.974	5.1%	0.947	1.001
8000-9999	66	0.959	0.999	4.1%	0.972	1.026
10000-14999	45	0.951	0.985	3.5%	0.953	1.017
>=15000	42	0.936	0.992	5.9%	0.957	1.026

## Area 1 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is 0.984.

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.

Puget Sound View	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L.	2004 Upper 95% C.L.
None	163	0.956	0.993	3.9%	0.977	1.010
Fair	31	0.912	0.968	6.2%	0.927	1.009
Average	21	0.931	0.983	5.5%	0.927	1.038
Good	9	0.866	0.972	12.2%	0.916	1.027
Excellent	8	0.922	0.960	4.1%	0.866	1.055
Sub 2 or 3	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L.	2004 Upper 95% C.L.
No	75	0.916	0.977	6.6%	0.949	1.004
Yes	157	0.954	0.990	3.8%	0.974	1.006
Lot less than 6000 sq ft w/o a Good View of Puget Sound	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L.	2004 Upper 95% C.L.
No	221	0.942	0.987	4.8%	0.973	1.001
Yes	11	0.858	0.941	9.7%	0.898	0.985
Good Puget Sound view on lots greater than 5999 sq ft not located in Sub areas 2 or 3	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L.	2004 Upper 95% C.L.
No	223	0.943	0.985	4.5%	0.971	1.000
Yes	9	0.866	0.972	12.2%	0.916	1.027

# Annual Update Ratio Study Report (Before)

## 2003 Assessments

<b>District/Team:</b> NW / Team 1	<b>Lien Date:</b> 01/01/2003	<b>Date of Report:</b> 3/3/2004	<b>Sales Dates:</b> 1/2002 - 12/2003
<b>Area</b> Area 1 / West Shoreline	<b>Appr ID:</b> JSAN	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No

<b>SAMPLE STATISTICS</b>	
<b>Sample size (n)</b>	232
<b>Mean Assessed Value</b>	359,800
<b>Mean Sales Price</b>	383,800
<b>Standard Deviation AV</b>	140,798
<b>Standard Deviation SP</b>	158,043

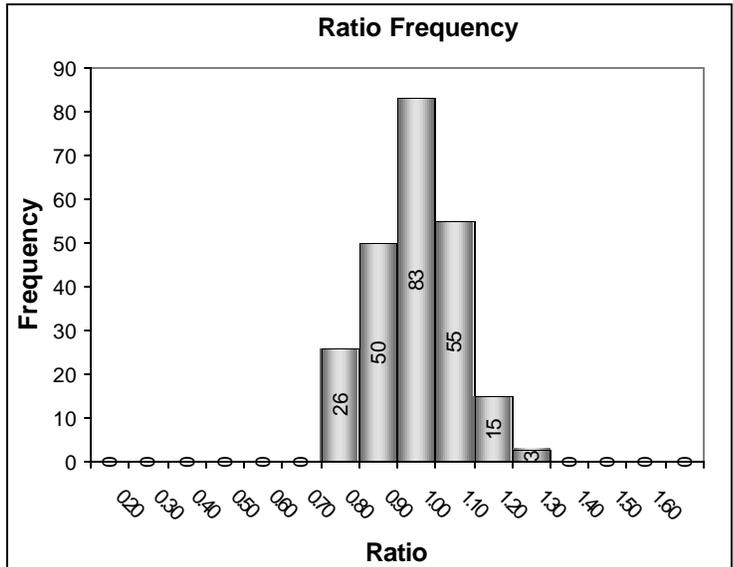
<b>ASSESSMENT LEVEL</b>	
<b>Arithmetic Mean Ratio</b>	0.951
<b>Median Ratio</b>	0.948
<b>Weighted Mean Ratio</b>	0.937

<b>UNIFORMITY</b>	
<b>Lowest ratio</b>	0.703
<b>Highest ratio:</b>	1.262
<b>Coefficient of Dispersion</b>	9.31%
<b>Standard Deviation</b>	0.109
<b>Coefficient of Variation</b>	11.50%
<b>Price Related Differential (PRD)</b>	1.014

<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
Lower limit	0.926
Upper limit	0.966
<b>95% Confidence: Mean</b>	
Lower limit	0.937
Upper limit	0.965

<b>SAMPLE SIZE EVALUATION</b>	
<b>N (population size)</b>	3276
<b>B (acceptable error - in decimal)</b>	0.05
<b>S (estimated from this sample)</b>	0.109
<b>Recommended minimum:</b>	19
<b>Actual sample size:</b>	232
<b>Conclusion:</b>	OK

<b>NORMALITY</b>	
<b>Binomial Test</b>	
# ratios below mean:	118
# ratios above mean:	114
z:	0.263
<b>Conclusion:</b>	<b>Normal*</b>
<i>*i.e. no evidence of non-normality</i>	



**COMMENTS:**

1 to 3 Unit Residences throughout area 1

# Annual Update Ratio Study Report (After)

## 2004 Assessments

<b>District/Team:</b> NW / Team 1	<b>Lien Date:</b> 01/01/2004	<b>Date of Report:</b> 3/3/2004	<b>Sales Dates:</b> 1/2002 - 12/2003
<b>Area</b> Area 1 / West Shoreline	<b>Appr ID:</b> JSAN	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No

<b>SAMPLE STATISTICS</b>	
<b>Sample size (n)</b>	232
<b>Mean Assessed Value</b>	377,800
<b>Mean Sales Price</b>	383,800
<b>Standard Deviation AV</b>	148,220
<b>Standard Deviation SP</b>	158,043

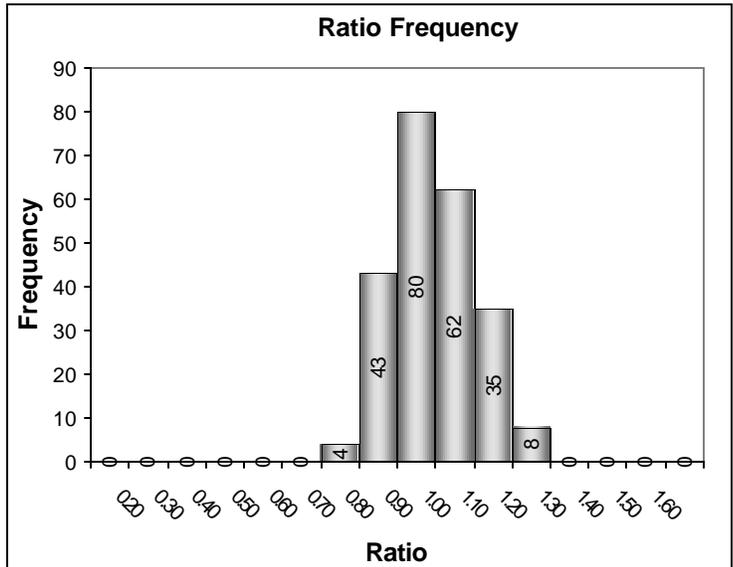
<b>ASSESSMENT LEVEL</b>	
<b>Arithmetic Mean Ratio</b>	0.996
<b>Median Ratio</b>	0.989
<b>Weighted Mean Ratio</b>	0.984

<b>UNIFORMITY</b>	
<b>Lowest ratio</b>	0.762
<b>Highest ratio:</b>	1.298
<b>Coefficient of Dispersion</b>	8.83%
<b>Standard Deviation</b>	0.108
<b>Coefficient of Variation</b>	10.79%
<b>Price Related Differential (PRD)</b>	1.012

<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
Lower limit	0.978
Upper limit	1.005
<b>95% Confidence: Mean</b>	
Lower limit	0.983
Upper limit	1.010

<b>SAMPLE SIZE EVALUATION</b>	
<b>N (population size)</b>	3276
<b>B (acceptable error - in decimal)</b>	0.05
<b>S (estimated from this sample)</b>	0.108
<b>Recommended minimum:</b>	18
<b>Actual sample size:</b>	232
<b>Conclusion:</b>	OK

<b>NORMALITY</b>	
<b>Binomial Test</b>	
# ratios below mean:	121
# ratios above mean:	111
z:	0.657
<b>Conclusion:</b>	<b>Normal*</b>
<i>*i.e. no evidence of non-normality</i>	



### COMMENTS:

1 to 3 Unit Residences throughout area 1

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

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built / Ren	Cond	Lot Size	View	Water-front	Situs Address
001	727810	0615	8/29/02	\$269,950	880	0	6	1959	4	3150	Y	N	19501 26TH AV NW
001	728490	0130	8/15/03	\$434,000	1470	0	6	1917	4	7200	Y	N	2508 NW 192ND PL
001	727710	0280	6/20/03	\$245,000	910	0	7	1954	3	7200	Y	N	2414 NW 196TH ST
001	728490	0600	10/9/02	\$340,000	940	150	7	1940	3	7680	Y	N	19022 22ND AV NW
001	728490	0380	8/4/03	\$385,000	940	770	7	1984	3	9994	Y	N	2303 NW 193RD PL
001	728490	0165	8/7/03	\$487,500	1050	500	7	1968	3	6656	Y	N	19120 RICHMOND BEACH DR NW
001	727810	0690	1/30/02	\$275,000	1080	0	7	1952	3	7200	Y	N	19542 RICHMOND BEACH DR NW
001	728490	0555	4/28/03	\$300,000	1170	0	7	1941	4	7680	N	N	19035 21ST AV NW
001	728490	0795	2/27/03	\$245,000	1260	0	7	1954	4	7200	N	N	19322 21ST AV NW
001	727870	0380	5/27/03	\$345,000	1330	400	7	1954	3	8280	Y	N	19703 20TH AV NW
001	728490	0305	3/21/02	\$475,000	1370	0	7	1926	5	5008	Y	N	19008 RICHMOND BEACH DR NW
001	728030	0200	1/23/02	\$208,500	1440	0	7	1952	3	8870	N	N	2007 NW 204TH ST
001	727870	0125	10/6/03	\$449,900	1500	1360	7	1955	3	7980	Y	N	19723 21ST AV NW
001	727710	0400	7/11/03	\$455,000	1540	1540	7	1960	3	9110	Y	N	2520 NW 195TH PL
001	727710	0295	6/2/03	\$470,000	1570	0	7	2002	3	7200	Y	N	2432 NW 196TH ST
001	728490	0780	2/25/03	\$300,000	1670	0	7	1953	5	7200	N	N	19304 21ST AV NW
001	022603	9093	4/1/02	\$425,000	1260	450	8	1922	5	8868	Y	N	2302 NW 199TH ST
001	022603	9264	2/20/02	\$324,585	1260	400	8	1963	4	7750	Y	N	2002 NW 199TH ST
001	727870	0010	3/7/02	\$765,500	1360	1590	8	1981	3	7200	Y	N	19507 22ND PL NW
001	727870	0142	10/18/02	\$285,000	1450	1250	8	1973	3	7705	N	N	19507 21ST PL NW
001	727710	0669	5/1/02	\$581,065	1470	500	8	1964	3	7200	Y	N	2532 NW 193RD PL
001	728030	0230	7/3/02	\$319,000	1550	700	8	1959	3	7800	Y	N	20225 20TH AV NW
001	022603	9009	6/12/03	\$474,000	1580	880	8	1957	3	18094	Y	N	2018 NW 199TH ST
001	727710	0480	4/24/03	\$465,000	1700	810	8	1948	5	10460	Y	N	2326 NW 194TH PL
001	727710	0480	6/26/02	\$450,000	1700	810	8	1948	5	10460	Y	N	2326 NW 194TH PL
001	727710	0035	4/21/03	\$592,000	1750	710	8	1987	3	7680	Y	N	2413 NW 198TH ST
001	022603	9012	6/12/02	\$395,000	1800	1320	8	1967	3	9960	Y	N	2200 NW 199TH ST
001	728490	0570	10/1/03	\$507,000	1830	150	8	1942	3	11043	Y	N	2108 NW 190TH ST
001	728030	0146	4/15/02	\$359,950	2220	0	8	1958	3	15400	N	N	20229 23RD PL NW
001	728030	0183	5/22/03	\$624,000	2230	420	8	2002	3	5914	Y	N	2124 NW 204TH ST

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

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built / Ren	Cond	Lot Size	View	Water-front	Situs Address
001	728030	0182	5/27/03	\$595,000	2230	420	8	2002	3	6638	Y	N	2126 NW 204TH ST
001	022603	9024	1/15/02	\$430,000	2540	1030	8	1964	3	13984	Y	N	19739 20TH AV NW
001	715420	0050	10/24/02	\$438,000	1920	320	9	1977	3	7716	Y	N	20213 21ST PL NW
001	727710	0510	8/16/02	\$444,950	1930	0	9	1978	3	5400	Y	N	19414 RICHMOND BEACH DR NW
001	022603	9335	6/18/02	\$580,880	2140	1070	9	1986	3	7165	Y	N	2602 NW 199TH ST
001	022603	9372	3/11/03	\$592,000	2500	0	9	2002	3	4371	Y	N	2306 NW 199TH ST
001	022603	9351	9/23/02	\$776,500	1640	1030	10	1997	3	5787	Y	N	20211 RICHMOND BEACH DR NW
001	727810	0735	7/16/02	\$769,000	3090	1230	10	1985	3	7220	Y	N	19317 RICHMOND BEACH DR NW
002	022603	9266	3/12/03	\$279,000	1210	650	6	1946	4	10730	N	N	19340 20TH AV NW
002	297880	0120	9/29/02	\$265,000	1140	1100	7	1966	3	7543	N	N	1204 NW 202ND ST
002	022603	9218	3/14/02	\$260,000	1240	0	7	1958	3	6871	N	N	20141 17TH AV NW
002	761870	0020	10/29/02	\$354,500	1270	1070	7	1953	5	13070	Y	N	19005 11TH AV NW
002	012603	9369	1/2/02	\$259,950	1280	0	7	1944	4	11340	N	N	1280 NW 191ST ST
002	761750	0010	3/21/02	\$236,000	1330	500	7	1960	3	10282	N	N	1219 NW RICHMOND BEACH RD
002	012603	9192	4/25/03	\$287,100	1350	1200	7	1963	3	9030	N	N	19522 14TH AV NW
002	022603	9231	9/19/02	\$253,100	1410	0	7	1962	3	7200	N	N	20406 18TH AV NW
002	022603	9322	10/7/03	\$292,000	1440	0	7	1979	3	6875	N	N	1736 NW 192ND ST
002	311110	0055	3/26/03	\$234,000	1520	0	7	1955	3	7474	N	N	1829 NW 201ST ST
002	022603	9155	4/4/03	\$315,000	1610	0	7	1952	3	8250	N	N	19916 20TH AV NW
002	022603	9292	11/8/02	\$275,000	1630	0	7	1968	3	8657	N	N	19916 18TH AV NW
002	022603	9293	4/24/02	\$269,000	1730	0	7	1968	3	8330	N	N	1717 NW 200TH LN
002	729170	0010	2/18/03	\$269,950	1770	0	7	1955	3	9059	N	N	1844 NW 197TH ST
002	012603	9439	6/12/03	\$290,000	1840	0	7	1979	3	8320	N	N	19544 15TH AV NW
002	275890	0025	9/24/02	\$270,000	1900	0	7	1957	3	11326	N	N	1602 NW 197TH ST
002	661951	0030	9/13/02	\$315,000	2030	0	7	1982	3	7301	N	N	1621 NW 193RD ST
002	661951	0020	7/30/02	\$308,000	2030	0	7	1982	3	7591	N	N	1622 NW 193RD ST
002	012603	9651	11/8/02	\$353,000	2220	0	7	1995	3	7495	N	N	19856 15TH AV NW
002	729170	0005	10/7/03	\$410,000	2700	0	7	1955	5	9680	N	N	1850 NW 197TH ST
002	022603	9217	4/7/03	\$265,000	1260	600	8	1958	3	7610	N	N	20136 17TH AV NW
002	638430	0050	7/1/02	\$315,000	1270	500	8	1973	3	14750	N	N	1226 NW 199TH PL
002	275970	0010	11/12/02	\$310,000	1290	0	8	1958	3	9364	N	N	1836 NW 204TH ST

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

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built / Ren	Cond	Lot Size	View	Water-front	Situs Address
002	022603	9242	3/6/03	\$259,950	1290	110	8	1959	3	8733	N	N	1630 NW 198TH ST
002	275980	0045	3/25/03	\$340,000	1340	760	8	1959	3	13286	Y	N	20416 16TH PL NW
002	278200	0105	8/20/03	\$299,950	1350	450	8	1959	3	8130	N	N	1616 NW 192ND ST
002	275980	0050	5/15/02	\$299,950	1360	400	8	1958	3	11520	Y	N	20412 16TH PL NW
002	275980	0021	6/17/02	\$320,000	1430	700	8	1961	4	7900	N	N	20431 16TH PL NW
002	297880	0090	4/25/02	\$240,000	1450	0	8	1965	3	7180	N	N	1219 NW 202ND ST
002	275980	0025	11/27/02	\$390,000	1480	670	8	1961	4	8141	N	N	20427 16TH PL NW
002	275950	0070	4/9/03	\$249,500	1480	0	8	1958	3	7921	N	N	1816 NW 198TH ST
002	262180	0040	10/3/02	\$341,000	1500	640	8	1969	3	8638	N	N	1701 NW 199TH ST
002	550000	0090	8/22/03	\$329,000	1500	950	8	1965	3	7270	N	N	20419 12TH AV NW
002	380770	0090	5/21/03	\$363,000	1510	600	8	1972	3	8529	N	N	1604 NW 198TH ST
002	550000	0010	5/29/02	\$325,000	1570	860	8	1965	3	7239	N	N	20421 12TH PL NW
002	550020	0010	5/22/03	\$270,000	1580	0	8	1966	3	9049	N	N	20425 13TH AV NW
002	380770	0060	7/21/03	\$370,000	1590	700	8	1973	3	7177	N	N	1601 NW 198TH ST
002	022603	9195	11/14/02	\$273,000	1600	600	8	1957	3	7610	N	N	20142 17TH AV NW
002	550010	0070	12/26/02	\$295,000	1630	200	8	1965	3	7875	N	N	20410 14TH AV NW
002	550000	0030	1/30/03	\$269,900	1630	0	8	1965	3	8600	N	N	20409 12TH PL NW
002	022603	9281	8/22/02	\$318,000	1630	800	8	1968	3	9677	N	N	20123 15TH AV NW
002	928670	0130	2/20/02	\$370,000	1670	1610	8	1968	3	11300	Y	N	1104 NW 200TH ST
002	279500	0080	9/10/02	\$342,950	1720	350	8	1973	3	7207	N	N	1108 NW 199TH ST
002	078450	0005	9/8/03	\$323,500	1730	0	8	1958	3	8400	N	N	1855 NW 204TH ST
002	517770	0050	3/1/02	\$339,000	1730	0	8	1957	3	10529	N	N	1705 NW 193RD ST
002	509630	0040	3/1/03	\$315,000	1740	0	8	1997	3	4078	N	N	1435 NW 202 LN
002	638870	0070	10/9/02	\$445,000	1760	1420	8	1972	3	10019	N	N	1413 NW 198TH ST
002	022603	9278	2/11/02	\$325,000	1760	1200	8	1967	3	9661	N	N	20117 15TH AV NW
002	550000	0060	4/1/02	\$252,000	1780	0	8	1965	3	7765	N	N	20416 12TH PL NW
002	509630	0030	9/19/02	\$299,950	1800	0	8	1997	3	1950	N	N	1437 NW 202 LN
002	638870	0030	9/18/02	\$340,000	1810	1100	8	1973	3	9961	N	N	1443 NW 198TH ST
002	761870	0191	8/11/03	\$450,000	1820	1090	8	1962	3	12054	Y	N	19020 11TH AV NW
002	801800	0300	6/27/03	\$410,000	1830	1050	8	1969	3	8521	Y	N	19604 11TH AV NW
002	012603	9555	9/4/03	\$415,000	1850	1520	8	1972	3	9048	Y	N	836 NW 190TH ST

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

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built / Ren	Cond	Lot Size	View	Water-front	Situs Address
002	183701	0130	5/11/02	\$459,950	1940	920	8	1970	3	10006	Y	N	827 NW 193RD ST
002	012603	9634	5/20/03	\$397,000	1970	480	8	1984	3	9818	N	N	806 NW 190TH ST
002	517770	0085	10/10/03	\$346,000	1970	0	8	1956	3	10467	N	N	1755 NW 193RD ST
002	022603	9349	2/27/03	\$361,000	2030	0	8	1985	3	14248	N	N	19924 20TH AV NW
002	275950	0085	1/21/03	\$280,000	2050	0	8	1957	3	8272	N	N	19819 18TH AV NW
002	078450	0025	6/3/03	\$260,000	2050	0	8	1948	3	9994	N	N	1840 NW 202ND ST
002	012603	9250	7/21/03	\$369,950	2060	880	8	1975	3	8450	N	N	19529 8TH AV NW
002	183730	0290	1/21/02	\$338,500	2060	1120	8	1969	3	8200	N	N	1306 NW 201ST ST
002	550010	0180	6/24/03	\$335,000	2080	0	8	1965	4	7240	N	N	1414 NW 204TH PL
002	550010	0080	6/26/03	\$297,000	2220	0	8	1965	3	9513	N	N	20400 14TH AV NW
002	715470	0040	5/28/02	\$362,000	2330	0	8	1968	3	9943	N	N	1416 NW 198TH ST
002	275970	0025	10/10/03	\$385,000	2430	0	8	1958	3	9356	N	N	1810 NW 204TH ST
002	761870	0070	6/15/02	\$514,500	2590	0	8	1939	3	15000	Y	N	19055 11TH AV NW
002	638870	0040	2/5/02	\$385,000	3110	0	8	1972	3	9975	N	N	1435 NW 198TH ST
002	664990	0291	4/30/02	\$475,000	2060	1230	9	1979	3	7510	Y	N	905 NW 200TH ST
002	761870	0095	8/7/02	\$540,000	2130	660	9	1982	3	7225	Y	N	19081 11TH AV NW
002	664990	0239	4/18/02	\$517,500	2620	0	9	1999	3	7556	Y	N	965 NW 198TH PL
002	664990	0073	8/15/03	\$550,000	2680	0	9	2003	3	7263	N	N	20047 8TH AV NW
002	022603	9370	1/16/02	\$427,000	2750	0	9	1998	3	8065	N	N	1700 NW 200TH ST
002	664990	0245	10/2/02	\$536,000	2920	0	9	1999	3	5465	Y	N	970 NW 198TH PL
002	664990	0240	11/20/02	\$590,000	2950	0	9	1999	3	6280	Y	N	980 NW 198TH PL
002	761870	0031	10/2/02	\$580,000	2060	1540	10	2002	3	10721	Y	N	19022 12TH AV NW
002	022603	9074	4/4/02	\$457,500	2160	460	10	1997	3	6600	Y	N	19704 20TH AV NW
002	012603	9602	3/27/03	\$859,980	2970	1700	10	2002	3	11230	Y	N	19017 9TH PL NW
002	329880	0010	1/17/02	\$599,000	3500	640	10	2001	3	20807	N	N	805 205TH AV NE
003	631150	0025	12/27/02	\$214,000	810	0	6	1952	3	7600	N	N	332 NW 182ND ST
003	631150	0010	5/20/02	\$209,950	870	0	6	1951	3	8160	N	N	350 NW 182ND ST
003	728230	0070	2/25/02	\$185,000	1000	0	6	1953	3	6500	N	N	131 N 184TH ST
003	728230	0245	12/31/02	\$173,000	1200	0	6	1953	3	8385	N	N	18112 PALATINE AV N
003	728230	0130	7/3/03	\$216,000	1220	0	6	1953	3	7000	N	N	129 N 183RD ST
003	728230	0200	2/4/03	\$184,450	1240	0	6	1953	3	7400	N	N	136 N 181ST ST

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

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built / Ren	Cond	Lot Size	View	Water-front	Situs Address
003	040510	0360	7/20/03	\$228,000	920	0	7	1954	4	8280	N	N	16832 PALATINE AV N
003	727930	0015	8/28/03	\$219,500	1010	0	7	1951	3	9240	N	N	615 NW 185TH ST
003	727930	0016	3/1/02	\$194,950	1010	0	7	1951	3	9380	N	N	621 NW 185TH ST
003	310270	0190	3/13/03	\$265,000	1100	810	7	1955	4	7938	N	N	125 NW 173RD ST
003	310270	0175	4/23/02	\$280,000	1100	570	7	1955	4	8500	N	N	101 NW 173RD ST
003	310270	0190	2/19/02	\$230,000	1100	810	7	1955	4	7938	N	N	125 NW 173RD ST
003	040510	0035	7/24/02	\$225,000	1120	0	7	1956	3	10890	N	N	234 N 171ST ST
003	122603	9113	5/12/03	\$255,950	1130	790	7	1959	3	15201	N	N	104 NW 176TH PL
003	122603	9105	9/19/02	\$243,000	1150	670	7	1958	3	11494	N	N	116 NW 176TH PL
003	040510	0326	5/9/03	\$174,600	1170	0	7	1954	3	7200	N	N	225 N 171ST ST
003	671310	0019	2/6/03	\$232,950	1200	240	7	1963	3	11806	N	N	18135 DAYTON AV N
003	310270	0195	4/11/02	\$270,000	1230	0	7	1955	5	7938	N	N	133 N 173RD ST
003	040510	0165	3/14/03	\$271,000	1240	580	7	1956	3	7800	N	N	125 N 168TH ST
003	619070	1074	6/18/02	\$266,000	1240	450	7	1960	3	7800	N	N	335 N 175TH ST
003	040510	0175	8/21/02	\$248,500	1240	600	7	1956	3	7800	N	N	137 N 168TH ST
003	012603	9260	5/30/03	\$230,000	1240	0	7	1951	3	8400	N	N	618 NW 185TH ST
003	122603	9078	6/21/02	\$280,000	1250	660	7	1958	3	11133	N	N	17822 1ST AV NW
003	373390	0010	2/25/03	\$237,000	1270	0	7	1954	3	9632	N	N	17230 3RD AV NW
003	269740	0120	4/10/03	\$262,000	1300	620	7	1964	3	8014	N	N	606 NW 183RD ST
003	728290	0047	8/19/03	\$299,900	1300	900	7	1997	3	12037	N	N	18309 GREENWOOD AV N
003	040510	0365	3/15/02	\$225,000	1320	0	7	1954	3	8280	N	N	16826 PALA TINE AV N
003	310270	0005	8/27/03	\$252,000	1340	0	7	1919	5	11286	N	N	103 NW 175TH ST
003	310270	0025	6/2/03	\$265,000	1380	0	7	1955	3	7603	N	N	17332 2ND AV NW
003	040510	0115	6/17/03	\$230,000	1390	0	7	1955	4	8144	N	N	16831 1ST AV NW
003	064190	0020	10/22/02	\$252,000	1460	0	7	1965	3	6650	N	N	416 N 180TH ST
003	728230	0010	9/3/03	\$253,000	1520	0	7	1953	3	5200	N	N	108 N 184TH ST
003	122603	9095	7/18/02	\$268,000	1560	0	7	1958	3	11727	N	N	124 N 180TH ST
003	040510	0140	5/6/02	\$239,500	1780	0	7	1955	3	13000	N	N	16803 1ST AV NW
003	122603	9144	7/26/03	\$322,500	2000	0	7	1991	3	8334	N	N	17824 PALATINE AV N
003	727930	0065	5/21/02	\$290,000	2020	0	7	1954	3	16931	N	N	321 NW 185TH ST
003	727930	0059	10/23/02	\$307,500	1130	700	8	1978	4	8536	N	N	18412 3RD PL NW

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

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built / Ren	Cond	Lot Size	View	Water-front	Situs Address
003	303780	0140	1/23/03	\$264,950	1200	540	8	1961	3	7062	N	N	17803 3RD AV NW
003	056520	0070	4/1/03	\$289,000	1230	440	8	1986	3	8072	N	N	237 N 172ND PL
003	727930	0038	6/4/02	\$295,000	1250	370	8	1964	3	10560	N	N	333 NW 183RD ST
003	619070	1205	9/12/02	\$246,500	1260	300	8	1959	3	10075	N	N	17207 DAYTON AV N
003	558700	0060	5/14/02	\$269,950	1270	300	8	1960	3	10375	N	N	200 NW 177TH ST
003	558700	0110	2/25/03	\$292,000	1310	700	8	1960	3	9880	N	N	229 NW 177TH ST
003	025910	0040	1/23/03	\$298,000	1320	400	8	1962	3	8428	N	N	420 NW 181ST ST
003	025910	0010	6/6/02	\$285,000	1320	250	8	1962	3	8914	N	N	430 NW 180TH ST
003	025920	0040	10/20/03	\$262,000	1350	0	8	1963	3	12300	N	N	17847 5TH AV NW
003	329370	0535	9/30/02	\$305,000	1390	700	8	1951	3	7755	N	N	16024 GREENWOOD AV N
003	012603	9510	5/21/03	\$280,000	1390	130	8	1966	3	9810	N	N	18528 6TH PL NW
003	064190	0010	9/4/03	\$297,000	1390	720	8	1966	3	11060	N	N	420 N 180TH ST
003	025910	0110	9/3/03	\$249,500	1420	550	8	1963	3	8200	N	N	18019 4TH AV NW
003	303800	0060	9/18/03	\$311,000	1430	620	8	1960	3	7504	N	N	17814 3RD AV NW
003	781890	0010	3/13/02	\$275,000	1440	740	8	1967	3	7313	N	N	17811 1ST AV NW
003	558700	0030	2/12/03	\$261,500	1520	0	8	1960	3	8710	N	N	216 NW 177TH ST
003	750800	0035	8/27/03	\$383,000	1530	900	8	1963	3	10801	N	N	140 N 175TH ST
003	619070	1293	1/23/02	\$276,000	1530	500	8	1965	3	8584	N	N	17005 DAYTON AV N
003	303850	0110	9/25/03	\$295,000	1530	800	8	1969	4	12200	N	N	101 NW 171ST ST
003	701900	0040	1/28/03	\$265,750	1560	0	8	1961	3	9600	N	N	18042 3RD AV NW
003	115870	0040	8/15/02	\$295,000	1600	190	8	1960	3	7200	N	N	666 NW 178TH ST
003	619070	0287	9/26/03	\$250,000	1620	0	8	1961	3	8910	N	N	314 NW 175TH ST
003	329370	0465	8/24/02	\$293,600	1650	850	8	1960	3	11647	N	N	344 N GREENWOOD DR
003	950850	0045	8/22/02	\$279,500	1650	0	8	1954	4	12934	N	N	18506 1ST AV NW
003	122603	9063	2/26/02	\$250,000	1680	580	8	1958	3	8100	N	N	17559 1ST AV NW
003	619070	0395	1/23/02	\$380,000	1740	1050	8	1967	3	19200	N	N	17841 6TH AV NW
003	619070	0582	9/20/02	\$395,000	1790	1000	8	1964	3	11583	N	N	813 NW 180TH ST
003	619070	0396	7/19/02	\$289,500	1810	0	8	1942	3	15555	N	N	631 NW 180TH ST
003	303780	0130	8/7/03	\$275,000	1810	480	8	1961	3	7169	N	N	312 NW 178TH ST
003	950810	0035	2/27/02	\$225,000	1860	0	8	1954	3	9750	N	N	18510 3RD AV NW
003	619070	0590	10/17/02	\$452,000	2060	760	8	1965	3	11700	N	N	17900 10TH AV NW

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

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built / Ren	Cond	Lot Size	View	Water-front	Situs Address
003	950850	0100	6/20/02	\$288,000	2080	450	8	1954	3	7980	N	N	18515 2ND AV NW
003	329370	0546	6/30/03	\$314,900	2130	0	8	1999	3	7847	N	N	314 N 160TH ST
003	286800	0035	12/3/02	\$290,000	2150	0	8	1958	5	7839	N	N	340 NW 177TH ST
003	619070	1295	1/16/02	\$350,000	2250	0	8	1965	3	9191	N	N	17003 DAYTON AV N
003	122603	9089	9/25/02	\$290,000	2320	0	8	1958	3	9477	N	N	112 N 180TH ST
003	115870	0020	7/31/03	\$435,000	2800	450	8	1961	3	8470	N	N	17814 8TH AV NW
003	619070	0516	7/22/02	\$650,000	3180	800	8	1962	4	15000	Y	N	17524 10TH AV NW
003	619070	0546	11/26/02	\$385,000	2040	750	9	1972	3	9900	Y	N	835 NW 177TH PL
003	894310	0030	9/12/03	\$465,000	2430	0	9	2003	3	5036	N	N	605 NW 181ST CT
003	727930	0132	12/5/02	\$412,000	3030	0	9	1977	3	18150	N	N	630 NW 180TH ST
006	358650	0835	4/21/03	\$285,000	1570	0	7	1953	3	22300	N	N	1048 NW 167TH ST
006	358650	1110	8/4/03	\$490,000	2140	0	7	1952	3	28300	N	N	1011 NW 167TH ST
006	358530	0425	7/5/02	\$440,000	1040	720	8	1953	3	20450	Y	N	18770 RIDGEFIELD RD NW
006	275960	0030	8/12/03	\$372,500	1080	1000	8	1957	3	21300	N	N	17559 12TH AV NW
006	358530	0175	4/10/02	\$540,000	1350	650	8	1957	3	20870	Y	N	18331 RIDGEFIELD RD NW
006	358650	0010	6/7/02	\$421,000	1640	800	8	1954	3	16470	Y	N	1320 NW 175TH ST
006	358590	0365	7/22/03	\$550,000	1670	0	8	1951	3	28600	Y	N	18252 14TH AV NW
006	358530	0275	7/7/03	\$470,000	1680	0	8	1954	3	23431	Y	N	18791 RIDGEFIELD RD NW
006	358650	0965	9/4/03	\$509,000	1690	1060	8	1961	3	33600	N	N	617 NW 175TH ST
006	358650	1075	3/4/02	\$375,000	1780	1060	8	1958	3	31720	N	N	1075 NW 167TH ST
006	358530	0170	9/26/03	\$700,000	1830	1440	8	1951	3	30700	Y	N	18321 RIDGEFIELD RD NW
006	358650	0260	5/21/03	\$725,000	1990	1100	8	1955	4	18400	Y	N	17259 13TH AV NW
006	358650	0780	6/4/03	\$561,000	2530	0	8	1951	5	29133	N	N	17051 10TH AV NW
006	358590	0680	9/11/03	\$555,000	2570	0	8	1954	5	19800	Y	N	18012 17TH AV NW
006	358530	0250	11/7/02	\$530,000	1720	800	9	1958	3	48787	Y	N	18522 SPRINGDALE CT NW
006	358590	0110	6/11/02	\$638,500	1740	800	9	1949	3	23000	Y	N	17740 13TH AV NW
006	358590	0415	8/5/02	\$705,000	1780	400	9	1961	3	18164	Y	N	1456 NW SPRINGDALE PL
006	358590	0570	8/8/02	\$806,000	1800	1800	9	1961	4	20000	Y	N	17727 15TH AV NW
006	358590	0115	10/20/02	\$840,000	1810	780	9	1948	4	23000	Y	N	17730 13TH AV NW
006	358650	0920	7/25/03	\$400,000	2070	0	9	1963	3	20121	N	N	17070 10TH AV NW
006	358590	0215	6/14/02	\$787,500	2220	2220	9	1958	3	20240	Y	N	17777 13TH AV NW

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

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built / Ren	Cond	Lot Size	View	Water-front	Situs Address
006	358590	1075	6/27/03	\$820,000	2280	0	9	1955	3	14544	Y	N	18335 17TH PL NW
006	778535	0170	10/15/03	\$520,000	2280	0	9	1987	3	12560	N	N	16247 6TH AV NW
006	358590	0065	8/12/03	\$699,950	2380	400	9	1953	4	22300	Y	N	18054 13TH AV NW
006	358650	1055	10/1/02	\$474,000	2620	0	9	1961	4	27700	N	N	1505 NW 167TH ST
006	778535	0290	8/12/03	\$448,000	2830	0	9	1984	3	16575	N	N	623 NW 162ND ST
006	778535	0460	9/6/02	\$565,000	2060	1300	10	1980	3	16285	N	N	400 NW 163RD ST
006	358590	0610	7/29/03	\$1,000,000	2240	1000	10	1954	3	25680	Y	N	17707 17TH AV NW
006	358650	0465	7/8/02	\$927,000	2380	2270	10	1993	3	17100	Y	N	17071 12TH AV NW
006	778535	0560	4/9/03	\$582,500	3030	0	10	1983	3	12540	N	N	525 NW 163RD ST
006	778535	0480	11/14/02	\$665,000	3290	0	10	1984	3	17510	Y	N	406 NW 163RD ST
006	778535	0650	1/11/02	\$550,000	3340	0	10	1985	3	13338	N	N	16208 5TH CT NW
006	778535	0370	11/25/02	\$545,000	3580	0	10	1984	3	15000	N	N	501 NW 162ND ST
006	778535	0520	6/5/02	\$585,000	3770	0	10	1984	3	15886	N	N	508 NW 163RD ST
006	778535	0120	2/13/03	\$475,000	1760	1440	11	1984	3	35500	N	N	647 NW 163RD ST
006	778535	0330	8/18/03	\$725,000	4510	0	11	1985	3	15000	N	N	601 NW 162ND ST
006	778536	0320	6/10/03	\$825,000	4560	0	11	1983	3	13460	N	N	828 NW 165TH ST

**Vacant Sales Used in this Annual Update Analysis  
Area 1**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	022603	9204	2/12/02	\$330,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	727710	0020	3/21/03	\$372,000	Active Permit Before Sale>25K
1	727710	0130	1/10/02	\$210,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	727710	0316	9/4/02	\$439,000	Diagnostics outlier
1	727710	0495	8/22/02	\$420,500	Property assessed is different than property sold
1	727710	0530	9/15/03	\$549,950	Property assessed is different than property sold
1	727810	0080	4/18/03	\$551,143	EXEMPT FROM EXCISE TAX
1	727810	0265	9/11/03	\$730,000	Limited Representation
1	727810	0275	5/20/03	\$725,000	Questionable Data
1	727810	0360	8/12/03	\$865,000	Limited Representation
1	727810	0380	5/20/03	\$1,230,000	Limited Representation
1	727810	0525	9/25/02	\$1,000,000	Diagnostics outlier
1	727810	0735	7/16/02	\$769,000	RELOCATION - SALE TO SERVICE
1	727870	0135	8/11/03	\$680,000	Property assessed is different than property sold
1	727870	0340	8/11/03	\$355,500	NO MARKET EXPOSURE
1	727870	0380	8/23/02	\$289,000	BANKRUPTCY - RECEIVER OR TRUSTEE
1	727870	0380	4/29/02	\$216,332	EXEMPT FROM EXCISE TAX
1	728030	0026	1/24/03	\$109,187	DOR Ratio
1	728030	0180	4/23/02	\$320,000	Questionable Data
1	728030	0196	4/15/02	\$295,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	728030	0235	5/22/03	\$299,950	Property assessed is different than property sold
1	728030	0337	9/17/02	\$379,500	NON-REPRESENTATIVE SALE
1	728490	0450	3/6/02	\$87,000	QUIT CLAIM DEED; STATEMENT TO DOR DOR Ratio
1	728490	0570	6/10/03	\$700,000	SEGREGATION AND/OR MERGER
2	012603	9111	8/27/02	\$175,000	NON-REPRESENTATIVE SALE
2	012603	9152	7/16/02	\$625,000	Diagnostics outlier
2	012603	9182	10/16/03	\$360,000	NO MARKET EXPOSURE
2	012603	9217	1/25/02	\$228,000	Property assessed is different than property sold
2	012603	9479	2/1/02	\$130,210	RELATED PARTY, FRIEND, OR NEIGHBOR
2	012603	9608	8/14/02	\$280,000	BANKRUPTCY - RECEIVER OR TRUSTEE
2	022603	9132	2/26/02	\$400,000	Property assessed is different than property sold
2	022603	9202	8/5/03	\$375,000	Unfinished Area
2	022603	9217	11/25/02	\$238,500	BANKRUPTCY - RECEIVER OR TRUSTEE
2	183730	0310	1/28/02	\$210,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	275970	0025	11/11/02	\$219,000	EXEMPT FROM EXCISE TAX
2	279500	0090	8/22/03	\$451,000	Active Permit Before Sale>25K
2	509630	0170	1/16/02	\$290,500	RELOCATION - SALE BY SERVICE
2	509630	0170	1/16/02	\$290,500	RELOCATION - SALE TO SERVICE
2	517770	0045	6/6/02	\$267,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	550010	0020	10/7/03	\$230,000	BANKRUPTCY - RECEIVER OR TRUSTEE
2	550010	0020	6/27/03	\$222,664	BANKRUPTCY - RECEIVER OR TRUSTEE
2	550030	0050	11/19/02	\$260,000	BANKRUPTCY - RECEIVER OR TRUSTEE
2	664990	0070	3/16/03	\$520,000	Improvement Count
2	664990	0090	8/23/02	\$555,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	664990	0225	7/27/03	\$298,950	NO MARKET EXPOSURE
2	664990	0311	3/19/02	\$67,294	QUIT CLAIM DEED

**Vacant Sales Used in this Annual Update Analysis  
Area 1**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	761870	0090	11/14/02	\$246,000	Limited Representation
2	761870	0100	10/14/03	\$685,000	%Complete Active Permit Before Sale>25K
2	801800	0110	8/5/03	\$445,000	Property assessed is different than property sold
2	801800	0110	8/5/03	\$445,000	RELOCATION - SALE BY SERVICE
2	801800	0210	6/17/02	\$19,250	PARTIAL INTEREST (103, 102, Etc.)
2	801800	0300	9/17/02	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	064180	0040	8/2/02	\$322,500	Property Assessed is different than property sold
3	064190	0010	4/4/03	\$263,150	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	122603	9044	11/14/02	\$166,550	Diagnostics outlier
3	303780	0140	10/23/02	\$190,000	NO MARKET EXPOSURE
3	329370	0445	3/4/03	\$215,000	PARTIAL INTEREST (103, 102, Etc.)
3	329370	0526	10/7/02	\$70,281	QUIT CLAIM DEED
3	619070	0415	8/29/02	\$52,544	PARTIAL INTEREST (103, 102, Etc.)
3	619070	0415	7/15/02	\$52,114	QUIT CLAIM DEED
3	619070	0912	9/5/03	\$98,433	DOR Ratio
3	619070	1112	7/16/02	\$200,000	BANKRUPTCY - RECEIVER OR TRUSTEE
3	661950	0050	2/12/02	\$57,500	RELATED PARTY, FRIEND, OR NEIGHBOR
3	727930	0135	8/2/02	\$475,000	Property assessed is different than property sold
3	728230	0007	9/22/02	\$380,000	%Complete Active Permit Before Sale>25K
3	728230	0120	9/12/03	\$190,000	Property assessed is different than property sold
3	728230	0120	7/11/03	\$164,300	BANKRUPTCY - RECEIVER OR TRUSTEE
3	728230	0225	10/25/02	\$245,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	728230	0245	12/21/02	\$112,000	STATEMENT TO DOR DOR Ratio
3	750800	0010	12/9/02	\$209,000	BANKRUPTCY - RECEIVER OR TRUSTEE
3	894310	0100	12/17/02	\$400,000	QUESTIONABLE PER APPRAISAL
3	926570	0025	12/12/02	\$67,880	DOR Ratio
3	950850	0080	12/12/02	\$240,000	Limited Representation
3	954010	0085	2/21/03	\$234,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	264100	0040	1/24/02	\$952,100	RELATED PARTY, FRIEND, OR NEIGHBOR
4	330470	0021	7/11/02	\$1,202,250	NO MARKET EXPOSURE
4	330470	0136	8/1/03	\$1,425,000	Limited Rep
4	330470	0205	3/20/03	\$2,350,000	Improvement Count
4	330470	0231	5/24/02	\$3,250,000	Limited Rep
4	330470	0250	7/16/03	\$1,628,425	Improvement Count, Related Parties
4	330470	0250	7/16/03	\$1,628,425	Improvement Count, Related Parties
4	330470	0260	6/22/03	\$4,150,000	Diagnostics outlier
4	330470	0271	6/3/02	\$2,075,000	Limited Rep
4	330470	0300	6/26/02	\$1,583,350	RELATED PARTY, FRIEND, OR NEIGHBOR
6	244750	0025	3/25/02	\$530,500	Obsol, NO MARKET EXPOSURE
6	358530	0050	6/6/02	\$330,000	QUIT CLAIM DEED; AND OTHER WARNINGS DOR Ratio
6	358530	0337	6/11/02	\$645,000	Questionable Sale
6	358590	0080	5/12/03	\$670,000	Diagnostics outlier
6	358590	0915	11/19/02	\$384,950	RELOCATION - SALE BY SERVICE
6	358590	0915	11/15/02	\$384,950	RELOCATION - SALE TO SERVICE
6	358590	0980	1/29/03	\$800,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	358650	0290	8/23/03	\$1,512,500	Questionable Sale

**Vacant Sales Used in this Annual Update Analysis  
Area 1**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
6	358650	0440	4/9/03	\$32,270	PARTIAL INTEREST (103, 102, Etc.)
6	358650	0540	4/15/02	\$630,000	RELOCATION - SALE BY SERVICE
6	358650	0540	3/19/02	\$630,000	RELOCATION - SALE TO SERVICE
6	358650	0940	7/22/02	\$89,481	RELATED PARTY, FRIEND, OR NEIGHBOR
6	358650	1060	7/16/02	\$679,000	Questionable Sale



**King County**  
**Department of Assessments**  
King County Administration Bldg.  
500 Fourth Avenue, ADM-AS-0708  
Seattle, WA 98104-2384

(206) 296-5195 FAX (206) 296-0595  
Email: [assessor.info@metrokc.gov](mailto:assessor.info@metrokc.gov)  
[www.metrokc.gov/assessor/](http://www.metrokc.gov/assessor/)

**Scott Noble**  
*Assessor*

**MEMORANDUM**

DATE: January 31, 2004  
TO: Residential Appraisers  
FROM: Scott Noble, Assessor  
SUBJECT: 2004 Revaluation for 2005 Tax Roll

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The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2004. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2004. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr