

Executive Summary Report

Characteristics-Based Market Adjustment for 2004 Assessment Roll

Area Name / Number: Lk. Sammamish/North Redmond/ 47

Previous Physical Inspection: 1999

Sales - Improved Summary:

Number of Sales: 660

Range of Sale Dates: 1/2002 - 12/2003

Sales – Improved Valuation Change Summary

	Land	Imps	Total	Sale Price	Ratio	COV*
2003 Value	\$162,200	\$256,500	\$418,700	\$451,300	92.8%	10.44%
2004 Value	\$169,700	\$273,600	\$443,300	\$451,300	98.2%	10.36%
Change	+\$7,500	+\$17,100	+\$24,600		+5.4%	-0.08%
% Change	+4.6%	+6.7%	+5.9%		+5.8%	-0.78%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.08% and -0.78% 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:

	Land	Imps	Total
2003 Value	\$190,400	\$247,800	\$438,200
2004 Value	\$199,300	\$265,100	\$464,400
Percent Change	+4.7%	+7.0%	+6.0%

Number of one to three unit residences in the Population: 5100

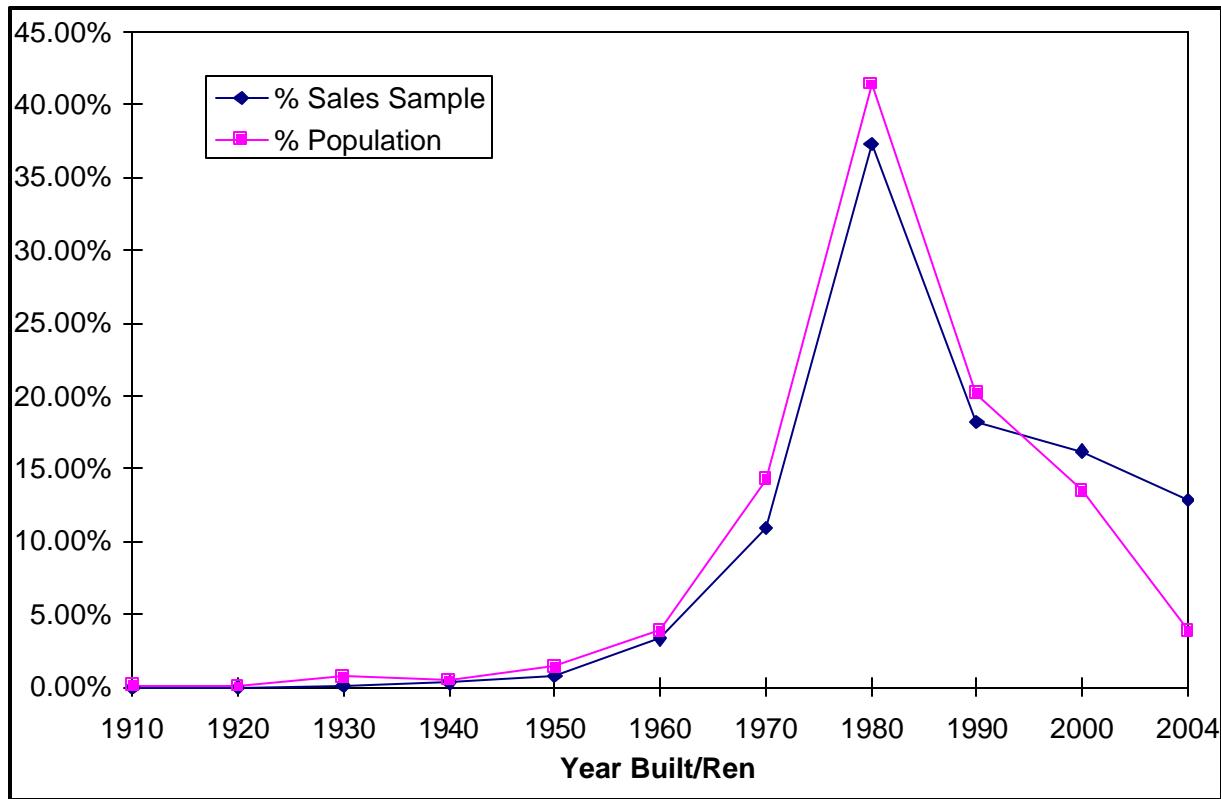
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that the area required minimal adjustments in order to improve the uniformity of assessments throughout the area. Several variables were tested during model development and analysis for this area, but none proved to be statistically significant. The average ratio (assessed value/sales price) was low for most properties throughout this area, so these properties were adjusted upward. Properties with higher quality homes (Grade 11 or greater) were assessed higher than other properties (assessed value/sales price) so were adjusted upward less than the other properties.

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

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	1	0.15%
1940	2	0.30%
1950	5	0.76%
1960	22	3.33%
1970	72	10.91%
1980	246	37.27%
1990	120	18.18%
2000	107	16.21%
2004	85	12.88%
	660	

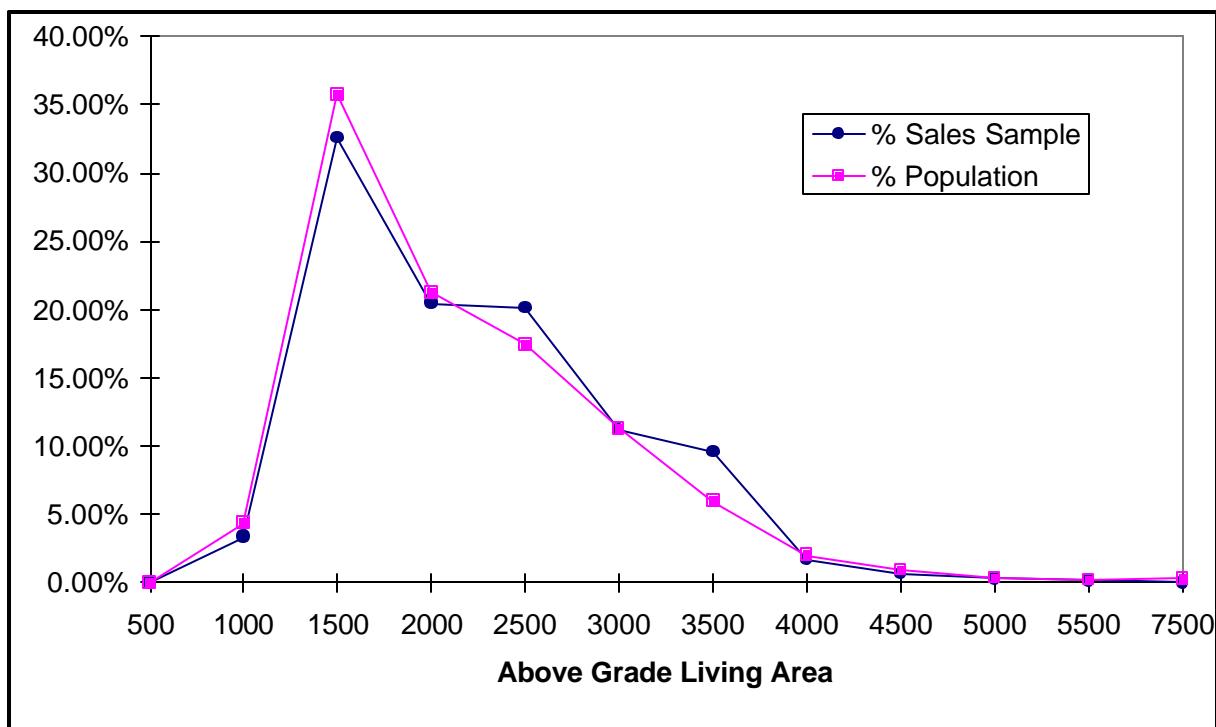
Population		
Year Built/Ren	Frequency	% Population
1910	6	0.12%
1920	4	0.08%
1930	37	0.73%
1940	24	0.47%
1950	72	1.41%
1960	199	3.90%
1970	728	14.27%
1980	2114	41.45%
1990	1030	20.20%
2000	688	13.49%
2004	198	3.88%
	5100	



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 Sample Representation of Population - Above Grade Living Area

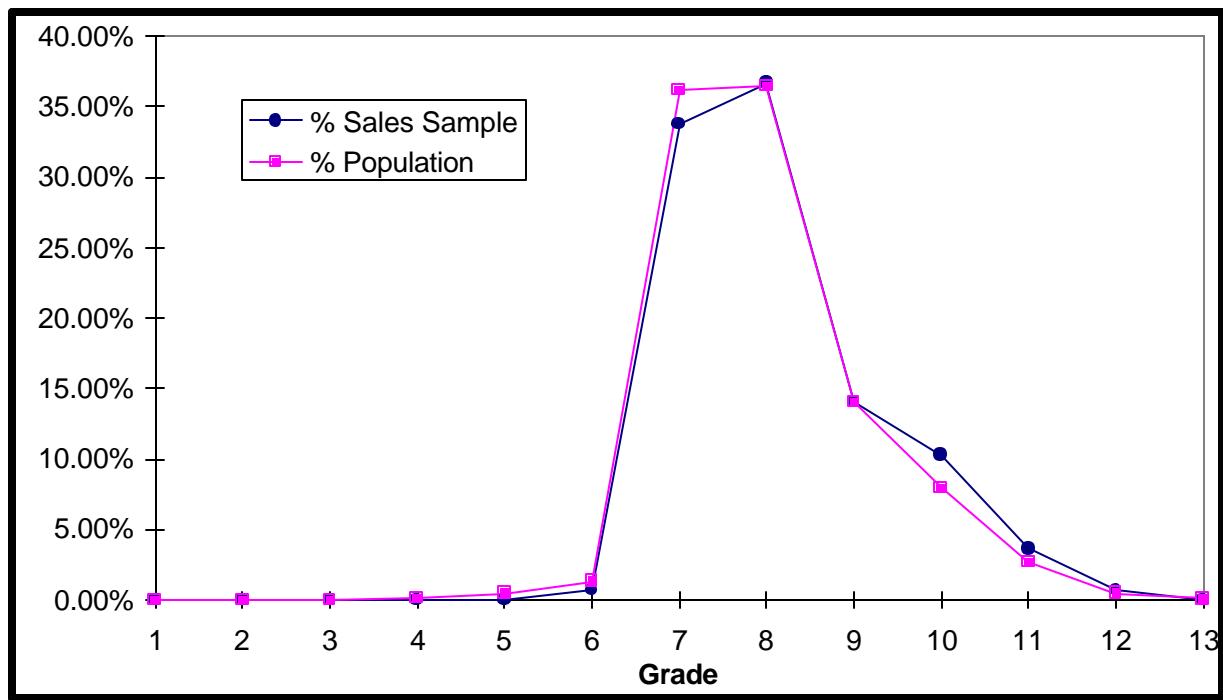
Sales Sample			Population		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	0	0.00%	500	1	0.02%
1000	22	3.33%	1000	222	4.35%
1500	215	32.58%	1500	1824	35.76%
2000	135	20.45%	2000	1084	21.25%
2500	133	20.15%	2500	890	17.45%
3000	74	11.21%	3000	576	11.29%
3500	63	9.55%	3500	305	5.98%
4000	11	1.67%	4000	103	2.02%
4500	4	0.61%	4500	50	0.98%
5000	2	0.30%	5000	20	0.39%
5500	1	0.15%	5500	10	0.20%
7500	0	0.00%	7500	15	0.29%
	660			5100	



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

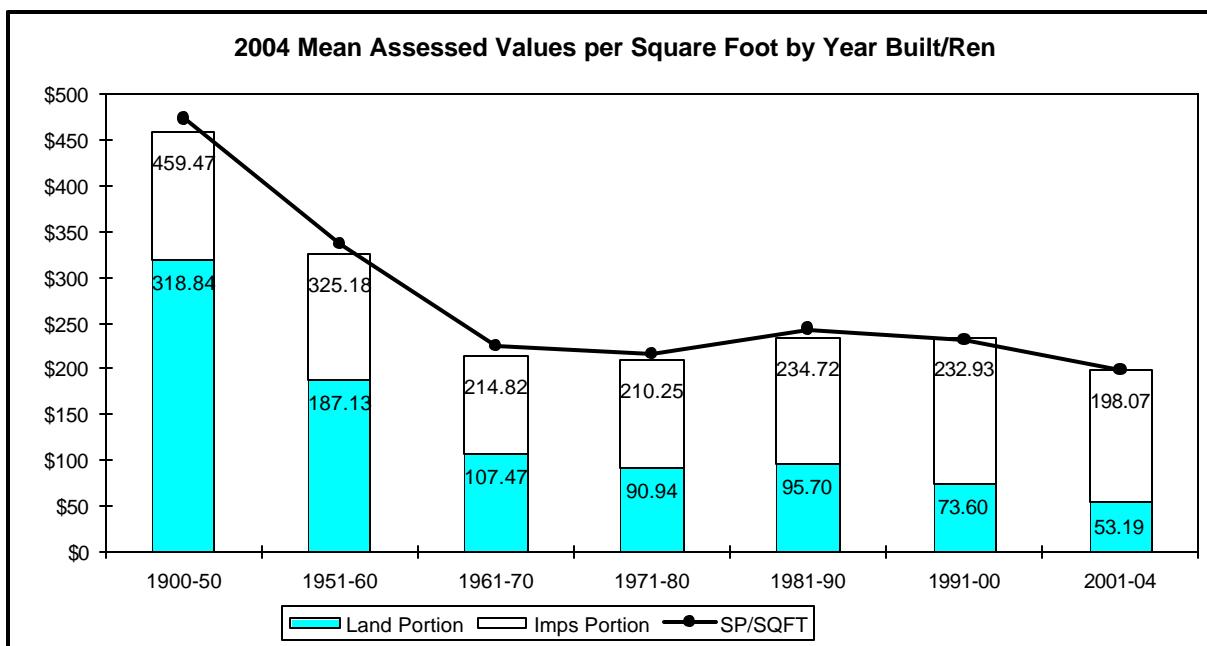
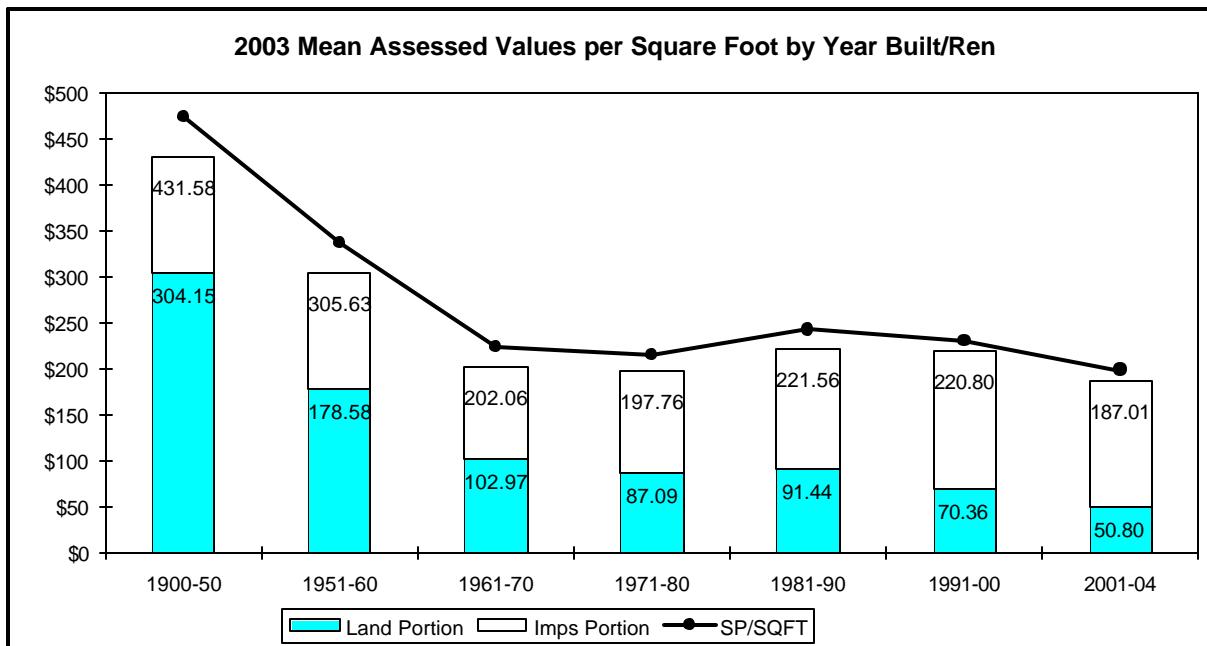
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	9	0.18%
5	0	0.00%	5	26	0.51%
6	5	0.76%	6	68	1.33%
7	223	33.79%	7	1845	36.18%
8	242	36.67%	8	1860	36.47%
9	93	14.09%	9	716	14.04%
10	68	10.30%	10	406	7.96%
11	24	3.64%	11	138	2.71%
12	5	0.76%	12	26	0.51%
13	0	0.00%	13	6	0.12%
	660			5100	



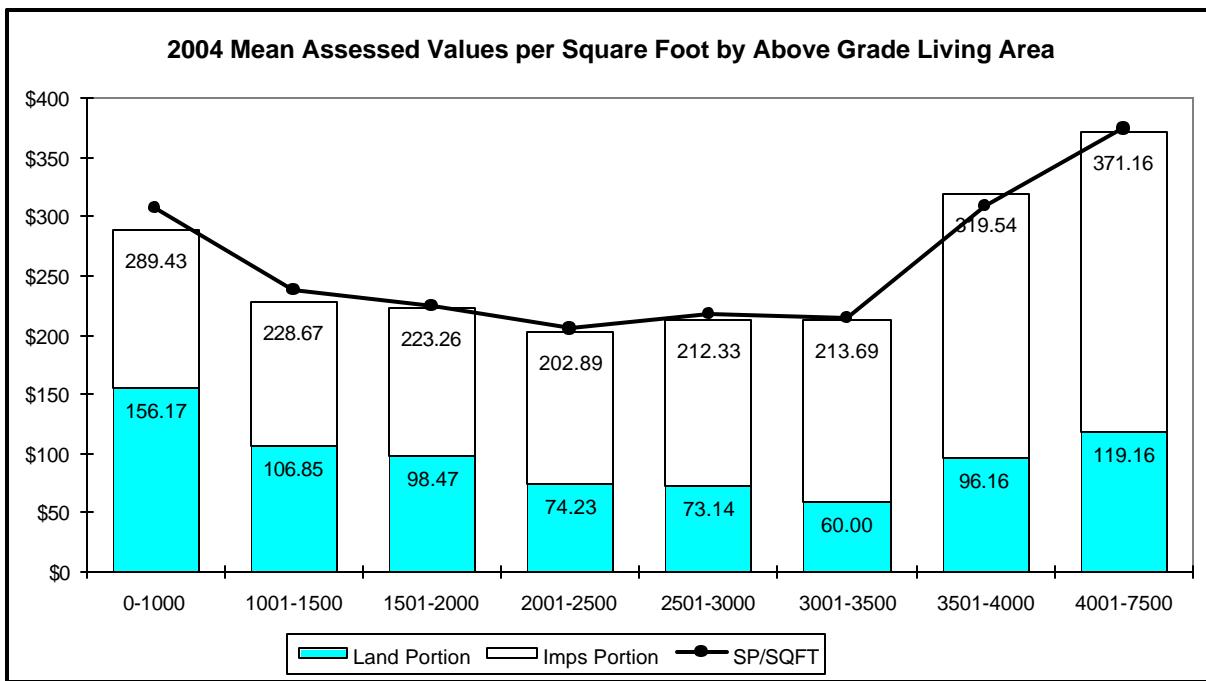
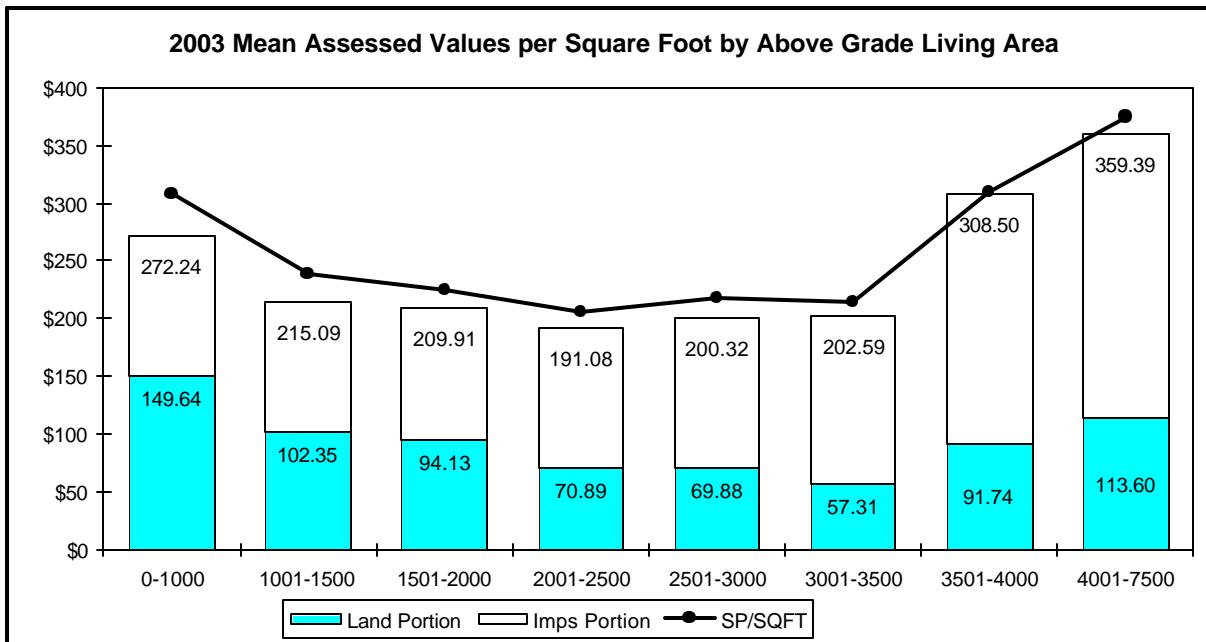
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

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



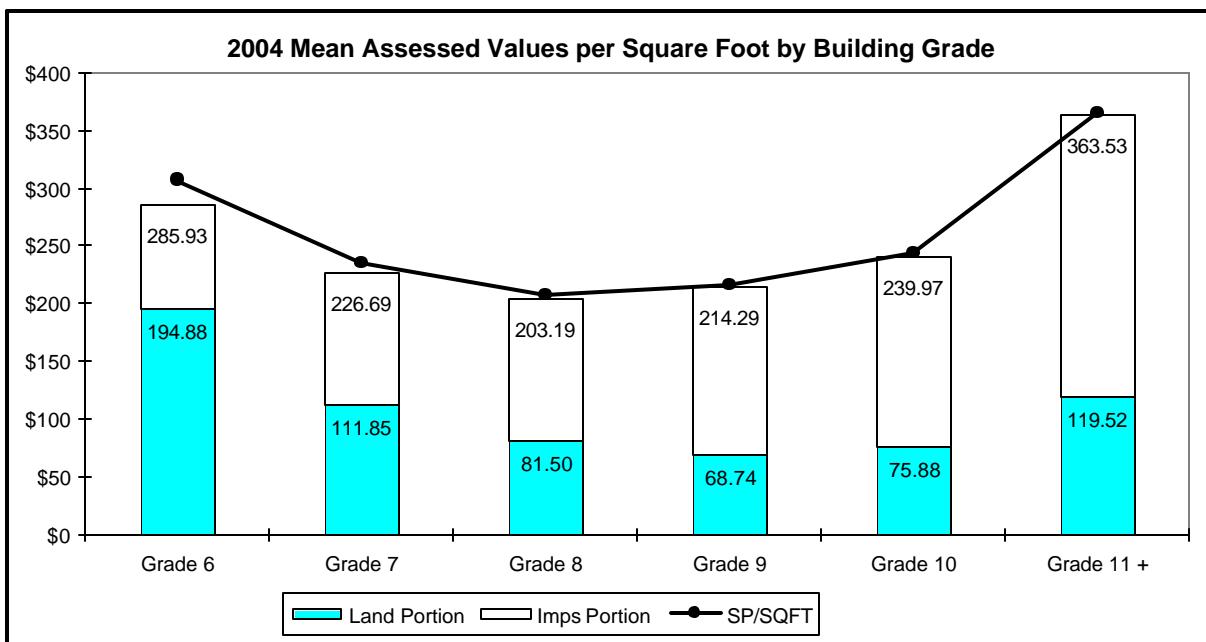
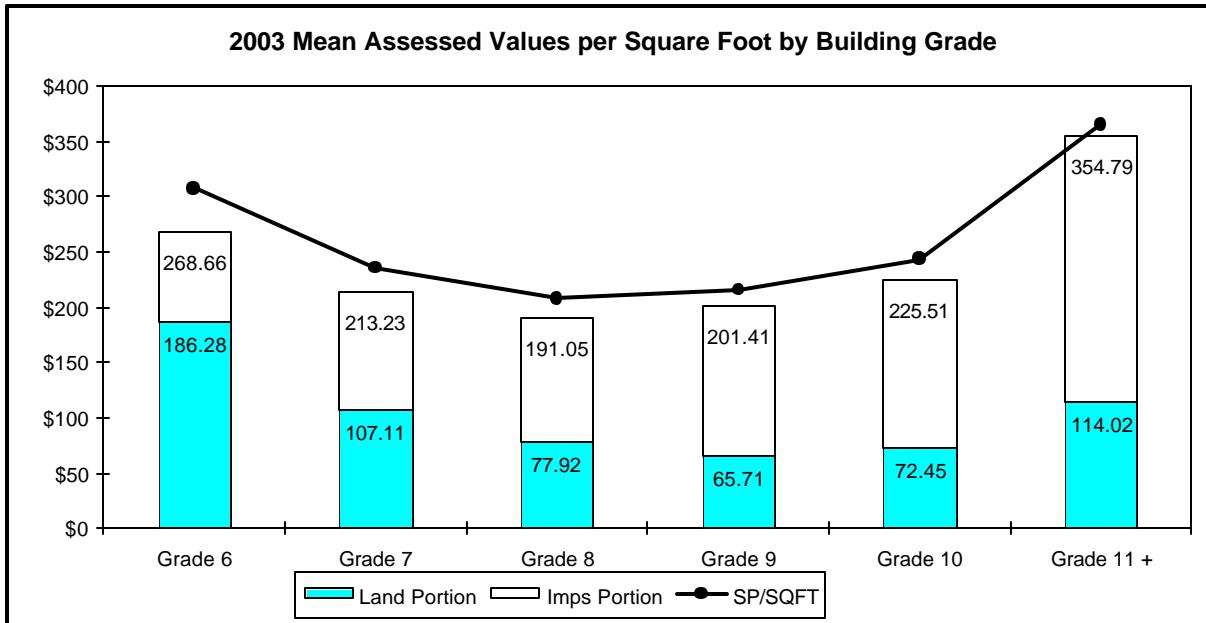
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**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

Data Utilized

Available sales closed from 1/1/2002 through 12/31/2003 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. 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

Based on the 11 usable land sales available in the area, and their 2003 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 5% increase in land assessments in the area for the 2004 Assessment Year. The formula is:

2004 Land Value = 2003 Land Value x *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.

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 660 usable residential sales in the area.

Improved Parcel Update (continued)

The analysis results showed that the area required minimal adjustments in order to improve uniformity of assessments throughout the area. Several variables were tested during model development and analysis for this area, but none proved to be statistically significant. The average ratio (assessed value/sales price) was low for most properties throughout this area. It was determined that an overall adjustment would provide the most significant results while maintaining equalization for these properties. Further, the average ratio was higher than the other properties that had higher quality homes (grade 11 and greater) so less of an upward adjustment was used improving equalization and equity among the properties.

The derived adjustment formula is:

$$2004 \text{ Total Value} = 2003 \text{ Total Value} / ((.93888) + 0.03672 \text{ if Grade is greater than 10}).$$

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

$$2004 \text{ Improvements Value} = 2004 \text{ Total Value} \text{ minus } 2004 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

Other: *If multiple houses exist on a parcel, the overall adjustment is applied to the Previous Total Value to arrive at a New total Value (2004 Total Value = Previous Total Value * 1.065)
*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 overall adjustment is applied to the Previous Total Value to arrive at a new total value. (2004 Total Value = Previous Total Value * 1.065).
*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 were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

$$2004 \text{ Total Value} = 2003 \text{ Total Value} * 1.065, \text{ with results rounded down to the next } \$1,000$$

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 47 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)

6.50%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

Strata not receiving the Overall adjustment are properties with grade 11, 12 and 13 dwellings which will receive a 2.5% upward adjustment. 3% of the population will receive this adjustment.

97% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

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Area 47 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 98.2

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	5	0.876	0.932	6.4%	0.849	1.015
7	223	0.912	0.969	6.3%	0.956	0.982
8	242	0.920	0.978	6.4%	0.965	0.991
9	93	0.935	0.994	6.4%	0.976	1.013
10	68	0.927	0.986	6.4%	0.960	1.013
11	24	0.972	0.996	2.5%	0.937	1.056
12	5	0.979	1.003	2.5%	0.730	1.277
Year Built or Year Renovated	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1921-1930	1	1.028	1.095	6.5%	N/A	N/A
1931-1940	2	0.851	0.906	6.5%	0.863	0.950
1941-1950	5	0.917	0.976	6.5%	0.922	1.031
1951-1960	22	0.896	0.953	6.4%	0.883	1.023
1961-1970	72	0.895	0.952	6.3%	0.925	0.979
1971-1980	246	0.919	0.977	6.3%	0.965	0.989
1981-1990	120	0.920	0.972	5.7%	0.956	0.987
1991-2000	107	0.957	1.007	5.3%	0.986	1.028
>2000	85	0.936	0.990	5.8%	0.967	1.013
Condition	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
Fair	1	0.757	0.805	6.3%	N/A	N/A
Average	598	0.929	0.983	5.8%	0.975	0.992
Good	53	0.935	0.995	6.4%	0.969	1.020
Very Good	8	0.851	0.906	6.4%	0.809	1.003
Stories	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1	329	0.904	0.961	6.2%	0.950	0.971
1.5	21	0.899	0.955	6.2%	0.892	1.017
2	306	0.944	0.997	5.6%	0.986	1.009
3	4	0.985	1.048	6.4%	0.820	1.277

Area 47 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 98.2

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

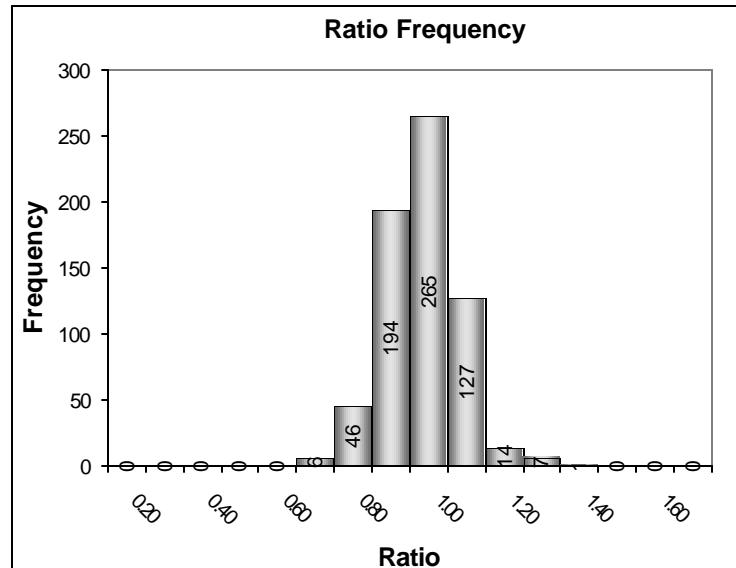
It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
0801-1000	22	0.886	0.942	6.3%	0.911	0.973
1001-1500	215	0.904	0.961	6.3%	0.948	0.974
1501-2000	135	0.931	0.991	6.4%	0.974	1.007
2001-2500	133	0.929	0.986	6.2%	0.969	1.003
2501-3000	74	0.919	0.974	6.0%	0.946	1.001
3001-4000	74	0.956	1.004	5.0%	0.980	1.028
4001-5000	6	0.968	0.997	3.0%	0.747	1.247
>5000	1	0.850	0.904	6.4%	N/A	N/A
View Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	544	0.928	0.986	6.3%	0.978	0.993
Y	116	0.928	0.976	5.1%	0.950	1.002
Wft Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	604	0.924	0.981	6.2%	0.973	0.989
Y	56	0.941	0.987	4.9%	0.947	1.027
Sub	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1	48	0.904	0.947	4.7%	0.904	0.990
11	143	0.924	0.975	5.5%	0.956	0.995
6	469	0.936	0.996	6.3%	0.988	1.004
Lot Size	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
<3000	1	0.879	0.936	6.5%	N/A	N/A
03000-05000	30	0.936	0.996	6.4%	0.952	1.039
05001-08000	203	0.933	0.990	6.1%	0.976	1.003
08001-12000	292	0.924	0.980	6.0%	0.969	0.991
12001-16000	71	0.938	0.988	5.3%	0.961	1.014
16001-20000	21	0.913	0.964	5.6%	0.922	1.006
20001-30000	22	0.938	0.981	4.6%	0.910	1.052
30001-43559	14	0.890	0.947	6.4%	0.855	1.039
1AC-10AC	6	0.909	0.968	6.4%	0.827	1.109

Annual Update Ratio Study Report (Before)

2003 Assessments

District/Team: NE / Team-3	Lien Date: 01/01/2003	Date of Report: 3/10/2004	Sales Dates: 1/2002 - 12/2003
Area 47	Appr ID: SLED	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
<i>Sample size (n)</i> 660			
<i>Mean Assessed Value</i> 418,700			
<i>Mean Sales Price</i> 451,300			
<i>Standard Deviation AV</i> 277.526			
<i>Standard Deviation SP</i> 295.932			
ASSESSMENT LEVEL			
<i>Arithmetic Mean Ratio</i> 0.931			
<i>Median Ratio</i> 0.926			
<i>Weighted Mean Ratio</i> 0.928			
UNIFORMITY			
<i>Lowest ratio</i> 0.613			
<i>Highest ratio:</i> 1.332			
<i>Coefficient of Dispersion</i> 8.10%			
<i>Standard Deviation</i> 0.097			
<i>Coefficient of Variation</i> 10.44%			
<i>Price Related Differential (PRD)</i> 1.003			
RELIABILITY			
95% Confidence: Median			
Lower limit 0.918			
Upper limit 0.935			
95% Confidence: Mean			
Lower limit 0.923			
Upper limit 0.938			
SAMPLE SIZE EVALUATION			
<i>N (population size)</i> 5100			
<i>B (acceptable error - in decimal)</i> 0.05			
<i>S (estimated from this sample)</i> 0.097			
Recommended minimum: 15			
<i>Actual sample size:</i> 660			
Conclusion: OK			
NORMALITY			
Binomial Test			
# ratios below mean: 347			
# ratios above mean: 313			
Z: 1.323			
Conclusion: <i>Normal*</i>			
<i>*i.e. no evidence of non-normality</i>			



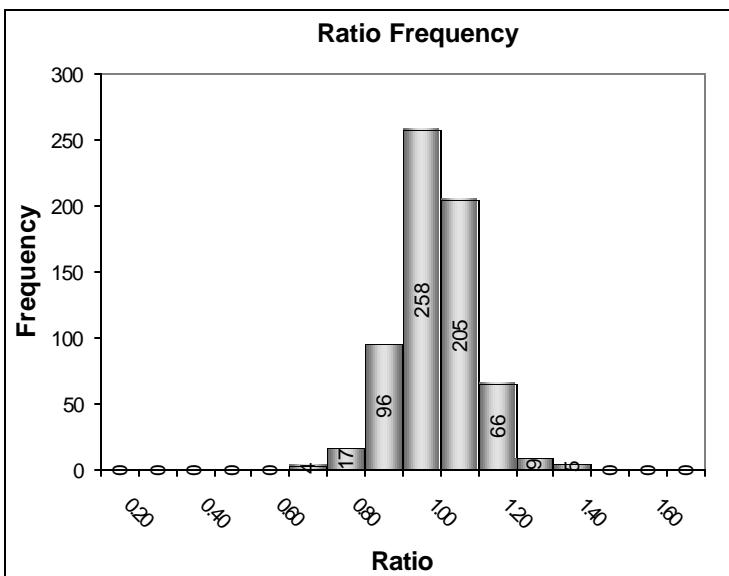
COMMENTS:

1 to 3 Unit Residences throughout area 47

Annual Update Ratio Study Report (After)

2004 Assessments

District/Team: NE / Team-3	Lien Date: 01/01/2004	Date of Report: 3/10/2004	Sales Dates: 1/2002 - 12/2003
Area 47	Appr ID: SLED	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	660		
Mean Assessed Value	443,300		
Mean Sales Price	451,300		
Standard Deviation AV	287,381		
Standard Deviation SP	295,932		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.988		
Median Ratio	0.984		
Weighted Mean Ratio	0.982		
UNIFORMITY			
Lowest ratio	0.628		
Highest ratio:	1.365		
Coefficient of Dispersion	8.03%		
Standard Deviation	0.102		
Coefficient of Variation	10.36%		
Price Related Differential (PRD)	1.006		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.975		
<i>Upper limit</i>	0.991		
95% Confidence: Mean			
<i>Lower limit</i>	0.980		
<i>Upper limit</i>	0.996		
SAMPLE SIZE EVALUATION			
N (population size)	5100		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.102		
Recommended minimum:	17		
Actual sample size:	660		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	348		
# ratios above mean:	312		
<i>Z:</i>	1.401		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout area 36

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 47
(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	062406	9062	6/25/03	\$1,100,000	1630	0	6	1938	5	26437	Y	Y	1705 EAST LAKE SAMMAMISH PL SE
001	182506	9064	10/3/02	\$420,000	1200	870	7	1962	2	39995	N	N	5441 187TH AV NE
001	072406	9095	6/19/02	\$295,000	1210	0	7	1977	3	12190	Y	N	2405 EAST LAKE SAMMAMISH PL SE
001	357530	0011	5/8/02	\$687,500	1290	0	7	1952	3	5375	Y	Y	821 EAST LAKE SAMMAMISH PW NE
001	077710	0020	12/1/03	\$688,550	1390	0	7	1929	4	9414	Y	Y	663 EAST LAKE SAMMAMISH SHORE LN NE
001	062406	9076	8/21/02	\$975,500	1550	1460	7	1958	4	27482	Y	Y	1605 EAST LAKE SAMMAMISH PL SE
001	202506	9033	7/25/03	\$420,000	1570	1570	7	1952	3	16865	Y	N	20118 NE 28TH PL
001	192506	9123	10/30/02	\$720,000	1570	0	7	1950	4	13809	Y	Y	3801 EAST LAKE SAMMAMISH PW NE
001	182506	9053	8/28/03	\$537,500	1600	1500	7	1967	3	33432	Y	N	18615 NE 53RD ST
001	202506	9032	4/25/02	\$575,000	1740	1000	7	1956	4	226076	Y	N	2804 EAST LAKE SAMMAMISH PW NE
001	182506	9049	8/15/02	\$650,000	2220	0	7	1956	3	92347	Y	N	5364 EAST LAKE SAMMAMISH PW NE
001	062406	9024	3/26/03	\$700,000	2260	0	7	1954	3	6138	Y	Y	1317 EAST LAKE SAMMAMISH SHORE LN SE
001	752590	0035	10/24/03	\$526,000	2310	70	7	1993	3	53578	Y	N	2206 EAST LAKE SAMMAMISH PW NE
001	322506	9046	3/2/03	\$640,000	1820	0	8	1968	3	10300	Y	Y	229 EAST LAKE SAMMAMISH PW SE
001	892010	0100	4/8/03	\$930,000	2320	2320	8	1964	3	13184	Y	Y	2127 EAST LAKE SAMMAMISH PL SE
001	173870	0141	6/10/03	\$1,161,000	2490	0	8	1984	3	13000	Y	Y	259 EAST LAKE SAMMAMISH LN NE
001	062406	9031	11/8/02	\$1,270,000	2620	930	8	1995	3	6625	Y	Y	1333 EAST LAKE SAMMAMISH SHORE LN SE
001	072406	9100	2/13/03	\$532,000	2840	0	8	1989	3	23963	Y	N	2504 191ST CT SE
001	322506	9059	5/20/03	\$1,295,000	2960	0	8	1958	4	20175	Y	Y	169 EASTLAKE SAMMAMISH PW SE
001	892010	0095	6/10/02	\$575,000	1860	1240	9	1979	3	14124	Y	N	2011 EAST LAKE SAMMAMISH PL SE
001	892010	0103	5/7/02	\$650,000	2240	1320	9	1966	4	8160	Y	N	2101 EAST LAKE SAMMAMISH PL SE
001	357530	0037	5/10/02	\$877,000	2450	0	9	2001	3	2683	Y	Y	921 EAST LAKE SAMMAMISH PW NE
001	892010	0099	10/9/03	\$730,000	2680	870	9	1995	3	8050	Y	N	2111 EAST LAKE SAMMAMISH PL SE
001	062406	9043	1/17/03	\$950,000	1030	860	10	1990	3	6925	Y	Y	1221 EAST LAKE SAMMAMISH SHORE LN SE
001	202506	9060	5/13/03	\$1,200,000	1710	1790	10	1987	3	6864	Y	Y	2807 EAST LAKE SAMMAMISH PW NE
001	192506	9044	2/19/03	\$1,150,000	2660	0	10	1992	3	11450	Y	Y	3457 EAST LAKE SAMMAMISH LN NE

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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	172406	9047	9/5/03	\$1,250,000	2750	950	10	2003	3	3312	Y	Y	4035 EAST LAKE SAMMAMISH SHORE LN SE
001	202506	9126	7/25/02	\$739,950	2920	1410	10	1998	3	18841	Y	N	20130 NE 28TH PL
001	192506	9113	9/16/03	\$1,345,000	3110	0	10	1994	3	9661	Y	Y	3671 EAST LAKE SAMMAMISH PW NE
001	072406	9094	6/25/03	\$990,000	3130	1100	10	2000	3	11046	Y	N	2515 191ST CT SE
001	202506	9121	2/18/03	\$799,950	3230	0	10	1994	3	31798	Y	N	19605 NE 33RD PL
001	172406	9014	4/2/02	\$1,620,000	3330	0	10	1992	3	16846	Y	Y	4109 EAST LAKE SAMMAMISH PW SE
001	012450	0080	6/24/03	\$1,659,000	4030	0	10	1987	3	12081	Y	Y	4261 206TH AV SE
001	752675	0110	10/2/03	\$580,000	2320	1010	11	1994	3	18451	Y	N	1665 204TH AV NE
001	752675	0120	1/24/03	\$570,000	2320	1010	11	1994	3	17479	Y	N	1661 204TH AV NE
001	072406	9055	4/4/03	\$1,985,000	2400	1610	11	2002	3	15994	Y	Y	2419 EAST LAKE SAMMAMISH PL SE
001	072406	9050	10/31/02	\$1,105,000	2700	0	11	1995	3	10541	Y	Y	3163 EAST LAKE SAMMAMISH SHORE LN SE
001	072406	9046	6/13/02	\$1,400,000	3250	0	11	1994	3	9417	Y	Y	3167 EAST LAKE SAMMAMISH SHORE LN SE
001	072406	9113	6/17/02	\$1,265,000	3300	780	11	2001	3	10998	Y	N	2423 EAST LAKE SAMMAMISH PL SE
001	752675	0030	6/6/02	\$640,000	3340	0	11	1994	3	18318	Y	N	1628 204TH AV NE
001	752675	0060	12/16/03	\$680,000	3380	0	11	1994	3	18636	Y	N	1646 204TH AV NE
001	752675	0100	9/8/03	\$697,000	3480	0	11	1993	3	16716	Y	N	1664 204TH AV NE
001	077710	0075	6/18/03	\$1,250,000	3670	0	11	1990	3	7875	Y	Y	605 EAST LAKE SAMMAMISH LN NE
001	062406	9107	11/19/02	\$1,900,000	3860	2390	11	1988	3	22396	Y	Y	1907 EAST LAKE SAMMAMISH PL SE
001	202506	9124	4/17/03	\$850,000	3950	0	11	2000	3	20915	N	N	19916 NE 30TH CT
001	172406	9077	8/27/02	\$1,450,000	4960	0	11	1994	3	14410	Y	Y	4299 EAST LAKE SAMMAMISH PW SE
001	202506	9117	9/22/03	\$2,200,000	3880	1680	12	1997	3	9218	N	Y	2819 EAST LAKE SAMMAMISH PW NE
001	292506	9022	4/16/03	\$3,150,000	4880	0	12	1992	3	29834	Y	Y	1723 EAST LAKE SAMMAMISH PW NE
006	720000	0953	12/4/03	\$225,000	860	0	6	1940	3	7000	N	N	17050 NE 95TH ST
006	362605	9025	5/23/02	\$230,000	1050	0	6	1947	4	24600	N	N	17835 NE 116TH ST
006	720000	0851	4/28/03	\$210,000	1270	0	6	1942	3	9520	N	N	9807 171ST AV NE
006	720200	0140	8/13/03	\$269,950	820	930	7	1971	3	8100	N	N	11135 159TH AV NE
006	720200	0120	3/17/03	\$263,000	820	780	7	1973	3	7200	N	N	15814 NE 111TH CT
006	719935	0230	9/18/02	\$249,950	860	310	7	1980	3	8240	N	N	16002 NE 105TH CT

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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	719935	0430	6/10/02	\$260,000	860	240	7	1981	3	6969	N	N	10620 161ST AV NE
006	719936	0390	10/16/02	\$239,000	860	360	7	1980	3	7210	N	N	16132 NE 109TH ST
006	719935	0150	4/18/03	\$285,000	880	630	7	1980	3	12000	N	N	16120 NE 105TH CT
006	719936	0310	6/6/03	\$268,500	880	630	7	1980	3	7383	N	N	16121 NE 109TH ST
006	719935	0420	8/20/03	\$259,750	880	520	7	1981	3	6825	N	N	10612 161ST AV NE
006	362605	9020	10/3/02	\$210,000	910	0	7	1970	3	9351	N	N	10624 NE 107TH ST
006	358522	0540	7/11/03	\$235,000	960	0	7	1968	3	7500	N	N	10431 170TH AV NE
006	720000	1559	5/15/03	\$250,500	980	0	7	1967	3	9375	N	N	8811 172ND AV NE
006	719935	0410	4/16/03	\$275,000	990	460	7	1981	3	7560	N	N	10604 161ST AV NE
006	719936	0440	5/13/03	\$259,950	1000	440	7	1980	3	8112	N	N	10937 161ST AV NE
006	719936	0130	9/5/02	\$265,000	1000	440	7	1980	3	6853	N	N	16103 NE 108TH CT
006	719920	0070	5/30/03	\$230,000	1000	0	7	1968	3	9200	N	N	10204 162ND AV NE
006	719936	0290	4/3/02	\$245,000	1000	440	7	1980	3	7440	N	N	10918 161ST AV NE
006	613840	0520	4/1/02	\$224,000	1000	0	7	1964	3	8400	N	N	9617 167TH AV NE
006	719936	0160	5/16/03	\$225,000	1000	440	7	1980	3	7085	N	N	16135 NE 108TH CT
006	358522	0310	6/25/03	\$274,950	1010	1010	7	1968	3	7200	N	N	10427 168TH AV NE
006	337870	0110	8/14/02	\$230,000	1020	0	7	1959	3	8750	N	N	9845 164TH AV NE
006	886150	0040	6/26/02	\$320,000	1030	660	7	1982	3	10336	N	N	8517 169TH PL NE
006	720155	0080	4/7/03	\$282,000	1040	960	7	1977	3	9800	N	N	9227 169TH PL NE
006	720190	0460	7/10/02	\$244,000	1040	200	7	1976	3	8500	N	N	15708 NE 111TH ST
006	720200	0290	10/10/02	\$244,900	1040	0	7	1997	3	8547	N	N	15802 NE 112TH ST
006	886150	0100	7/28/03	\$308,000	1060	440	7	1981	3	10336	N	N	8502 169TH PL NE
006	613840	0500	5/6/02	\$294,000	1060	690	7	1966	4	8400	N	N	9603 167TH AV NE
006	720000	1060	3/17/03	\$259,950	1070	0	7	1966	3	11869	N	N	16940 NE 92ND ST
006	719933	0210	6/5/03	\$235,000	1070	0	7	1978	3	7500	N	N	10918 158TH CT NE
006	719930	0150	6/25/03	\$283,500	1080	350	7	1977	3	7875	N	N	10121 161ST PL NE
006	719930	0220	8/27/03	\$278,000	1080	310	7	1977	3	7360	N	N	16107 NE 103RD ST
006	719930	0180	8/26/03	\$275,000	1080	310	7	1977	3	7800	N	N	10215 161ST PL NE
006	549021	0030	9/24/02	\$260,000	1080	810	7	1977	3	8250	N	N	10605 166TH PL NE
006	719930	0180	2/19/02	\$255,000	1080	310	7	1977	3	7800	N	N	10215 161ST PL NE
006	719930	0220	1/29/02	\$220,000	1080	310	7	1977	3	7360	N	N	16107 NE 103RD ST

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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	720190	0110	4/28/03	\$295,450	1090	750	7	1976	3	7000	N	N	15715 NE 111TH ST
006	720190	0300	9/5/03	\$261,000	1090	750	7	1976	3	7210	N	N	11121 156TH PL NE
006	549021	0300	8/21/02	\$275,000	1090	810	7	1977	3	8500	N	N	10724 165TH PL NE
006	720200	0040	6/13/03	\$271,000	1090	750	7	1975	3	7488	N	N	11120 159TH AV NE
006	720200	0010	3/19/03	\$274,900	1090	750	7	1975	3	9240	N	N	11138 159TH AV NE
006	720190	0360	10/18/02	\$269,950	1090	750	7	1975	4	8450	N	N	15604 NE 112TH ST
006	720190	0140	4/24/02	\$270,000	1090	750	7	1976	4	6510	N	N	11103 157TH AV NE
006	549021	0510	5/1/03	\$299,450	1100	430	7	1977	3	12765	N	N	10602 165TH PL NE
006	719930	0110	10/28/03	\$299,950	1100	390	7	1977	3	8250	N	N	10014 161ST PL NE
006	019360	0290	8/19/03	\$267,500	1100	700	7	1968	3	9747	N	N	9322 166TH PL NE
006	719936	0400	5/29/02	\$216,500	1110	0	7	1980	3	7210	N	N	16124 NE 109TH ST
006	719730	0020	11/4/02	\$305,950	1120	530	7	1976	3	9450	N	N	9035 171ST AV NE
006	358522	0370	12/6/02	\$255,000	1120	0	7	1968	3	7650	N	N	10404 168TH AV NE
006	726490	0115	3/25/02	\$258,500	1120	1040	7	1964	3	8470	N	N	17104 NE 95TH ST
006	719935	0450	3/17/03	\$263,000	1130	380	7	1981	3	7575	N	N	10633 161ST CT NE
006	549020	0560	12/19/03	\$235,000	1130	0	7	1969	3	7360	N	N	10611 170TH CT NE
006	337890	0090	5/28/03	\$235,000	1130	120	7	1962	3	11680	N	N	9745 166TH AV NE
006	719933	0080	5/12/03	\$314,950	1140	430	7	1978	3	27000	N	N	10819 157TH AV NE
006	719933	0050	6/25/03	\$291,000	1140	580	7	1978	4	7896	N	N	10837 157TH AV NE
006	719935	0140	7/14/03	\$264,100	1140	0	7	1980	3	10200	N	N	16128 NE 105TH CT
006	719933	0200	8/20/03	\$297,500	1140	580	7	1978	4	7210	N	N	10912 158TH CT NE
006	188820	0040	6/9/03	\$310,000	1140	1090	7	1964	4	9000	N	N	8820 171ST AV NE
006	719933	0090	8/12/02	\$279,000	1140	660	7	1978	3	8527	N	N	10815 157TH AV NE
006	719933	0330	4/23/03	\$267,500	1140	580	7	1978	3	8025	N	N	10936 157TH CT NE
006	719935	0010	4/18/02	\$230,000	1140	0	7	1980	3	7350	N	N	16005 NE 105TH CT
006	719935	0380	6/12/03	\$247,500	1140	0	7	1980	3	7210	N	N	16049 NE 106TH ST
006	719935	0360	3/8/02	\$234,950	1140	0	7	1980	4	7440	N	N	16033 NE 106TH ST
006	720000	1556	3/20/03	\$343,000	1150	1110	7	1967	3	11000	N	N	8805 172ND AV NE
006	549020	0810	3/4/03	\$255,000	1160	0	7	1969	3	7125	N	N	10612 169TH AV NE
006	719932	0290	7/25/03	\$310,000	1180	800	7	1978	3	10416	N	N	15808 NE 106TH ST
006	719932	0500	8/14/02	\$310,000	1180	880	7	1977	3	8400	N	N	15822 NE 106TH CT

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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	549020	0550	3/17/03	\$255,700	1180	0	7	1968	3	7520	N	N	10618 169TH AV NE
006	719930	0400	5/28/03	\$298,000	1190	780	7	1975	3	8250	N	N	16114 NE 103RD ST
006	549020	0610	12/9/03	\$256,000	1190	0	7	1969	3	8400	N	N	10612 170TH CT NE
006	019360	0080	3/12/02	\$244,900	1190	0	7	1968	3	9315	N	N	16709 NE 92ND ST
006	613840	0230	9/25/03	\$320,000	1200	570	7	1964	3	8540	N	N	16728 NE 97TH ST
006	549021	0060	11/19/03	\$295,000	1200	840	7	1977	4	7980	N	N	16615 NE 106TH ST
006	613840	0300	5/20/02	\$235,000	1200	570	7	1964	3	7140	N	N	9518 168TH AV NE
006	052800	0110	10/15/03	\$303,000	1210	0	7	1955	3	12730	N	N	16677 NE 88TH ST
006	002352	0730	3/6/03	\$295,000	1220	500	7	1977	3	10625	N	N	16622 NE 108TH ST
006	332775	0050	5/16/03	\$257,000	1220	0	7	1968	3	7275	N	N	9901 167TH AV NE
006	613840	0010	3/17/03	\$245,000	1220	0	7	1966	4	9360	N	N	16608 NE 97TH ST
006	719930	0430	1/29/02	\$208,000	1220	440	7	1975	3	8250	N	N	16136 NE 103RD ST
006	864500	0040	7/30/03	\$283,900	1230	0	7	1981	4	12038	N	N	16039 NE 112TH ST
006	886170	0140	12/1/03	\$212,000	1230	0	7	1962	3	10275	N	N	16253 NE 99TH ST
006	549021	0270	9/8/03	\$289,900	1240	910	7	1977	3	8000	N	N	16604 NE 107TH ST
006	549020	0660	5/19/03	\$260,000	1240	0	7	1968	4	5229	N	N	10606 171ST CT NE
006	720000	1260	10/20/03	\$286,139	1250	0	7	1969	3	8750	N	N	8921 171ST AV NE
006	150820	0260	10/13/03	\$270,450	1250	0	7	1969	3	15000	Y	N	8003 172ND AV NE
006	358522	0250	9/18/03	\$245,000	1250	0	7	1968	3	7200	N	N	16814 NE 105TH ST
006	549021	0310	4/10/02	\$298,000	1250	890	7	1977	4	7500	N	N	16434 NE 107TH PL
006	720000	1260	8/5/03	\$235,000	1250	0	7	1969	3	8750	N	N	8921 171ST AV NE
006	720000	1000	9/26/02	\$229,000	1250	0	7	1969	3	10318	N	N	17007 NE 95TH ST
006	358522	0510	4/22/02	\$215,500	1250	0	7	1968	3	7200	N	N	16903 NE 105TH ST
006	719930	0270	11/13/03	\$312,000	1260	880	7	1977	3	7300	N	N	10116 161ST AV NE
006	002352	0360	3/20/03	\$317,000	1260	890	7	1979	3	11220	N	N	16403 NE 111TH ST
006	337900	0040	6/17/03	\$279,950	1260	860	7	1966	3	8560	N	N	9503 164TH AV NE
006	719730	0050	8/14/03	\$265,000	1260	0	7	1976	3	9450	N	N	9126 170TH AV NE
006	337900	0010	5/24/02	\$245,000	1260	340	7	1964	3	8560	N	N	9517 164TH AV NE
006	613850	0010	9/30/03	\$299,500	1270	490	7	1967	3	8000	N	N	16927 NE 97TH ST
006	719935	0500	4/21/03	\$340,000	1280	910	7	1981	3	8625	N	N	10602 161ST CT NE
006	719935	0520	7/21/03	\$306,500	1280	960	7	1981	3	7344	N	N	10614 161ST CT NE

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006	719931	0030	12/6/02	\$334,500	1290	0	7	1976	3	6500	N	N	10318 163RD PL NE
006	719934	0260	3/17/03	\$335,000	1290	280	7	1981	3	7700	N	N	10811 159TH CT NE
006	710560	0085	6/18/02	\$317,950	1290	440	7	1988	3	13040	N	N	16634 NE 88TH ST
006	337890	0030	11/14/02	\$284,950	1290	790	7	1962	3	7500	N	N	16563 NE 97TH PL
006	719931	0140	11/25/03	\$268,000	1290	550	7	1978	3	7500	N	N	10307 163RD AV NE
006	613840	0450	8/19/02	\$239,500	1290	0	7	1967	4	8775	N	N	9508 167TH AV NE
006	720190	0220	9/9/02	\$230,000	1290	0	7	1976	3	7210	N	N	11140 156TH PL NE
006	358522	0040	5/17/02	\$266,400	1300	0	7	1968	3	8580	N	N	17021 NE 104TH CT
006	019360	0250	9/16/02	\$269,500	1300	0	7	1968	3	10285	N	N	16620 NE 92ND ST
006	019360	0320	9/19/03	\$265,000	1300	0	7	1968	3	8100	N	N	9306 166TH PL NE
006	019360	0250	7/7/02	\$192,000	1300	0	7	1968	3	10285	N	N	16620 NE 92ND ST
006	719935	0600	12/11/02	\$300,000	1310	870	7	1981	3	7519	N	N	10701 161ST AV NE
006	150820	0040	4/17/03	\$250,000	1310	0	7	1969	3	7680	N	N	8024 172ND AV NE
006	719931	0070	3/8/02	\$296,950	1310	670	7	1977	4	6300	N	N	10309 163RD PL NE
006	149430	0090	5/21/02	\$280,000	1310	530	7	1981	3	16000	N	N	8504 169TH CT NE
006	147400	0010	9/26/03	\$273,000	1310	0	7	1976	4	8400	N	N	9218 171ST AV NE
006	886170	0270	9/20/02	\$255,000	1310	650	7	1967	3	10050	N	N	16124 NE 99TH ST
006	147400	0020	9/3/03	\$267,500	1310	0	7	1976	4	8400	N	N	9210 171ST AV NE
006	002352	0880	3/25/03	\$330,000	1320	870	7	1977	3	9600	N	N	10909 166TH PL NE
006	149430	0050	12/1/03	\$290,050	1320	620	7	1980	3	8400	N	N	8611 169TH CT NE
006	613840	0120	3/17/03	\$246,000	1320	0	7	1965	3	6300	N	N	16742 NE 98TH PL
006	813500	0110	11/18/03	\$295,000	1330	0	7	1979	3	9800	N	N	15631 NE 107TH CT
006	549022	0070	2/11/03	\$277,500	1330	410	7	1977	3	9600	N	N	10716 167TH PL NE
006	613860	0040	3/8/02	\$238,000	1330	0	7	1967	3	10640	N	N	9512 169TH AV NE
006	150820	0110	1/2/03	\$253,500	1330	500	7	1970	3	7800	N	N	8218 172ND AV NE
006	719730	0010	3/18/03	\$237,500	1330	0	7	1959	3	9450	N	N	9015 171ST AV NE
006	337860	0020	4/4/02	\$233,750	1330	0	7	1959	3	10138	N	N	16549 NE 99TH ST
006	719700	0050	5/7/02	\$280,900	1340	590	7	1979	3	8240	N	N	17205 NE 98TH CT
006	549021	0490	1/14/02	\$241,150	1340	340	7	1977	3	7200	N	N	16433 NE 106TH PL
006	002352	0750	4/7/03	\$359,000	1360	490	7	1977	3	9605	N	N	10806 166TH PL NE
006	719930	0210	9/3/03	\$290,000	1360	0	7	1977	4	7700	N	N	16115 NE 103RD ST

Improved Sales Used in this Annual Update Analysis
Area 47
(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	002352	0230	2/12/03	\$310,000	1360	460	7	1978	4	8325	N	N	10809 165TH PL NE
006	719930	0160	9/10/03	\$257,000	1360	0	7	1977	3	7500	N	N	10129 161ST PL NE
006	719932	0110	2/25/02	\$254,000	1360	290	7	1978	3	7350	N	N	15715 NE 105TH CT
006	719935	0020	12/6/02	\$245,000	1360	0	7	1980	3	7350	N	N	16011 NE 105TH CT
006	719935	0080	7/29/02	\$232,500	1360	0	7	1980	3	7350	N	N	16107 NE 105TH CT
006	813500	0170	5/13/03	\$299,990	1370	450	7	1980	3	7650	N	N	15642 NE 107TH CT
006	719932	0610	5/7/02	\$279,995	1370	580	7	1978	3	8560	N	N	15931 NE 106TH CT
006	002352	0180	9/19/02	\$285,000	1370	980	7	1978	3	9600	N	N	10907 165TH PL NE
006	720000	1611	4/1/02	\$274,653	1380	1380	7	1973	3	12480	N	N	9026 172ND AV NE
006	719930	0130	5/20/03	\$235,000	1380	0	7	1977	3	7875	N	N	10105 161ST PL NE
006	720180	0220	11/15/02	\$277,308	1390	750	7	1975	3	8400	N	N	10933 156TH PL NE
006	613840	0550	4/24/03	\$249,950	1390	0	7	1966	3	8775	N	N	16607 NE 97TH ST
006	719935	0590	7/31/02	\$286,500	1390	500	7	1981	3	8250	N	N	16106 NE 107TH WY
006	660070	0020	11/21/02	\$265,000	1390	0	7	1980	3	7920	N	N	17023 NE 93RD CT
006	719910	0150	9/17/03	\$243,000	1390	0	7	1968	3	11040	N	N	10012 163RD AV NE
006	947520	0280	6/26/02	\$249,000	1390	0	7	1969	4	9360	N	N	8920 168TH AV NE
006	052800	0015	12/5/03	\$342,450	1400	760	7	1968	3	12635	N	N	16625 NE 87TH ST
006	549020	0670	7/30/02	\$245,500	1400	0	7	1969	4	8080	N	N	10610 171ST CT NE
006	549020	0520	6/20/02	\$192,150	1410	0	7	1969	3	6364	N	N	16812 NE 106TH ST
006	886170	0070	1/7/02	\$285,000	1430	420	7	1976	3	10549	N	N	16127 NE 99TH ST
006	933240	0140	8/27/03	\$280,000	1430	820	7	1973	4	8064	N	N	9408 168TH PL NE
006	719932	0040	5/22/02	\$243,200	1450	650	7	1977	3	7350	N	N	15811 NE 105TH ST
006	149430	0130	7/17/03	\$285,000	1470	360	7	1980	3	8465	N	N	8602 169TH CT NE
006	337870	0120	3/25/02	\$232,000	1470	0	7	1959	3	7590	N	N	9830 164TH AV NE
006	660070	0030	2/8/02	\$279,000	1490	0	7	1981	3	9414	N	N	17015 NE 93RD CT
006	549021	0320	12/3/02	\$287,500	1490	1010	7	1977	4	7200	N	N	16426 NE 107TH PL
006	613850	0090	3/12/03	\$295,500	1500	0	7	1967	3	6960	N	N	16936 NE 97TH ST
006	719910	0070	3/18/03	\$260,000	1500	0	7	1968	4	7200	N	N	10108 163RD AV NE
006	337860	0030	11/28/03	\$259,000	1500	0	7	1959	3	9180	N	N	16554 NE 99TH ST
006	719731	0050	11/10/03	\$305,000	1502	502	7	1976	4	9600	N	N	16838 NE 89TH ST
006	719932	0400	8/20/02	\$305,000	1530	730	7	1978	3	7350	N	N	15923 NE 106TH ST

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Area 47
(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	362605	9078	10/1/03	\$271,450	1530	0	7	1975	4	10890	N	N	17032 NE 107TH ST
006	358522	0100	5/23/03	\$287,000	1560	0	7	1968	3	7300	N	N	10420 170TH AV NE
006	337890	0020	9/11/02	\$259,950	1560	0	7	1985	3	7245	N	N	16573 NE 97TH PL
006	719910	0020	10/29/02	\$270,000	1570	0	7	1968	4	15500	N	N	10216 163RD AV NE
006	895020	0030	4/19/02	\$271,000	1590	0	7	1973	3	10850	N	N	8514 171ST AV NE
006	720000	1354	9/26/02	\$266,500	1590	0	7	1977	3	14070	N	N	16810 NE 87TH ST
006	719932	0190	12/1/03	\$322,000	1600	870	7	1978	3	7350	N	N	10511 158TH AV NE
006	719930	0200	3/4/03	\$262,768	1600	0	7	1977	3	8800	N	N	10231 161ST PL NE
006	720000	1010	1/2/02	\$224,950	1600	0	7	1969	3	8000	N	N	9427 171ST AV NE
006	720000	1613	9/24/02	\$285,000	1620	460	7	1974	5	12480	N	N	9010 172ND AV NE
006	720000	0752	8/7/02	\$255,000	1620	0	7	1959	3	13430	N	N	16815 NE 100TH ST
006	052800	0045	11/25/02	\$249,950	1620	0	7	1960	3	12730	N	N	16722 NE 87TH ST
006	719936	0260	1/17/02	\$270,000	1640	630	7	1980	3	7569	N	N	16110 NE 108TH CT
006	549020	0490	8/18/03	\$248,000	1650	0	7	1969	3	7990	N	N	16824 NE 106TH ST
006	002352	0870	7/11/03	\$355,000	1680	950	7	1977	3	9600	N	N	10917 166TH PL NE
006	719934	0170	9/12/03	\$272,000	1680	1010	7	1981	3	7216	N	N	15927 NE 107TH WY
006	720000	1306	8/19/03	\$369,000	1690	1270	7	1979	3	10800	N	N	16910 NE 88TH ST
006	719932	0340	11/25/03	\$343,000	1690	830	7	1978	3	8120	N	N	15844 NE 106TH ST
006	719930	0390	1/21/03	\$266,990	1700	0	7	1977	3	8250	N	N	16106 NE 103RD ST
006	074200	0090	11/12/03	\$330,000	1700	570	7	1978	4	11250	Y	N	8020 170TH PL NE
006	719931	0220	2/14/02	\$278,500	1750	0	7	1977	3	7000	N	N	10312 162ND PL NE
006	256136	0140	6/20/02	\$284,500	1750	0	7	1983	3	11536	N	N	15907 NE 113TH CT
006	719931	0200	9/8/03	\$270,000	1790	0	7	1976	3	7000	N	N	10328 162ND PL NE
006	864500	0190	6/5/03	\$330,000	1810	0	7	1983	3	14512	N	N	11220 161ST CT NE
006	022505	9069	6/4/02	\$318,000	1820	420	7	1991	3	11761	N	N	9550 WOODINVILLE-REDMOND RD NE
006	719931	0260	3/28/02	\$279,950	1820	0	7	1977	3	5440	N	N	10323 162ND PL NE
006	074200	0120	9/2/03	\$356,750	1910	1030	7	1979	3	8400	Y	N	8209 171ST AV NE
006	720000	1058	1/8/02	\$316,000	1920	0	7	1966	3	14049	N	N	16919 NE 95TH ST
006	719932	0080	9/27/02	\$299,900	1950	0	7	1978	3	7350	N	N	15735 NE 105TH CT
006	719932	0370	1/3/03	\$295,000	2050	0	7	1978	3	7350	N	N	15922 NE 106TH ST
006	052800	0055	5/21/02	\$309,000	2260	0	7	1967	3	12730	N	N	16708 NE 87TH ST

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Area 47
(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	719730	0080	6/20/03	\$365,000	2280	0	7	1995	3	17100	N	N	9003 171ST AV NE
006	710560	0065	10/6/03	\$361,450	2310	1220	7	1964	3	11424	N	N	16643 NE 89TH ST
006	947520	0020	8/11/03	\$329,000	2380	1280	7	1969	3	10058	N	N	16602 NE 91ST ST
006	719900	0250	9/3/03	\$325,000	2410	0	7	1968	3	8625	N	N	10006 162ND AV NE
006	720585	0080	6/6/02	\$276,000	1080	530	8	1981	3	8400	N	N	9902 159TH PL NE
006	150821	0170	7/22/02	\$273,500	1180	410	8	1975	3	7740	N	N	17110 NE 84TH ST
006	886031	0070	10/22/03	\$336,500	1200	910	8	1977	3	9800	N	N	9727 159TH PL NE
006	755875	0100	8/5/02	\$270,000	1200	1070	8	1979	4	8364	N	N	16911 NE 99TH CT
006	721130	0090	12/8/03	\$310,700	1220	950	8	1976	3	7245	N	N	16412 NE 105TH PL
006	150821	0010	5/20/03	\$285,000	1220	570	8	1975	3	9310	N	N	8617 172ND AV NE
006	886031	0210	6/25/03	\$295,000	1220	890	8	1977	3	9240	N	N	15916 NE 98TH ST
006	150821	0020	10/9/02	\$280,000	1220	570	8	1975	3	8050	N	N	8611 172ND AV NE
006	721130	0150	4/16/03	\$285,000	1220	900	8	1975	3	7875	N	N	10507 164TH AV NE
006	219331	0610	5/8/03	\$307,000	1230	380	8	1983	3	10164	N	N	18315 NE 103RD CT
006	219331	0610	2/11/02	\$296,000	1230	380	8	1983	3	10164	N	N	18315 NE 103RD CT
006	150821	0230	2/21/03	\$281,000	1230	570	8	1974	3	6875	N	N	17117 NE 84TH ST
006	150821	0240	7/10/03	\$250,000	1230	570	8	1974	3	9375	N	N	17121 NE 84TH ST
006	150821	0580	5/8/02	\$275,000	1240	570	8	1976	3	11600	N	N	8716 172ND AV NE
006	219333	0160	8/11/03	\$350,000	1260	520	8	1987	3	9063	N	N	10013 181ST AV NE
006	002351	0040	9/17/02	\$329,900	1290	490	8	1976	3	10125	N	N	16728 NE 101ST PL
006	219332	0070	6/26/02	\$323,525	1290	270	8	1984	3	7077	N	N	10635 181ST AV NE
006	362605	9118	12/19/02	\$280,000	1290	410	8	1980	3	7405	N	N	16818 NE 100TH ST
006	002350	0460	5/2/02	\$325,000	1300	680	8	1976	4	9800	N	N	16727 NE 103RD PL
006	362605	9037	9/17/03	\$295,000	1300	1000	8	1977	3	12632	N	N	16726 NE 100TH ST
006	726490	0065	11/5/03	\$362,500	1310	950	8	1979	3	8470	N	N	17105 NE 96TH ST
006	346190	0280	3/4/02	\$296,000	1310	1030	8	1979	3	9100	Y	N	9505 163RD PL NE
006	886031	0110	1/15/03	\$326,245	1320	1320	8	1977	3	8750	N	N	16011 NE 97TH ST
006	886030	0400	4/1/02	\$320,000	1320	620	8	1979	4	5760	N	N	9608 162ND AV NE
006	719934	0670	7/30/03	\$293,200	1320	550	8	1979	3	7350	N	N	10905 159TH AV NE
006	719934	0440	6/13/02	\$287,000	1320	550	8	1979	3	6375	N	N	10904 159TH AV NE
006	886031	0220	8/14/03	\$317,000	1370	1000	8	1977	3	10320	N	N	15910 NE 98TH ST

Improved Sales Used in this Annual Update Analysis
Area 47
(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	720585	0030	7/10/03	\$324,900	1370	290	8	1980	4	10140	Y	N	16001 NE 99TH ST
006	886030	0010	12/10/03	\$337,000	1380	960	8	1975	4	8400	N	N	16032 NE 98TH ST
006	886030	0210	2/13/02	\$275,500	1380	1040	8	1975	3	11919	N	N	9722 163RD AV NE
006	219334	0220	1/27/03	\$337,300	1390	310	8	1984	3	9649	N	N	17815 NE 101ST CT
006	886030	0360	4/27/03	\$297,500	1390	780	8	1976	3	9960	N	N	9716 162ND AV NE
006	219330	0020	12/12/03	\$382,900	1400	600	8	1980	4	8700	N	N	10311 177TH AV NE
006	219330	0380	10/29/02	\$305,000	1400	660	8	1980	3	11000	N	N	10205 181ST AV NE
006	002350	0240	1/29/03	\$265,000	1400	0	8	1975	3	7350	N	N	10236 168TH PL NE
006	002350	0160	5/15/02	\$235,000	1400	0	8	1975	3	8400	N	N	16727 NE 102ND PL
006	219333	0110	8/13/03	\$375,500	1410	680	8	1987	3	8054	N	N	17911 NE 101ST CT
006	219330	0150	5/28/02	\$305,000	1410	270	8	1980	4	11200	N	N	17718 NE 103RD CT
006	219332	0010	9/16/03	\$332,000	1420	500	8	1984	3	8266	N	N	10523 181ST AV NE
006	219332	0060	4/10/02	\$317,950	1430	500	8	1984	3	7412	N	N	10627 181ST AV NE
006	720585	0120	11/12/03	\$305,000	1440	680	8	1983	3	11500	N	N	9907 159TH PL NE
006	719934	0310	11/12/03	\$295,000	1450	650	8	1980	3	7600	N	N	10818 159TH CT NE
006	719934	0650	5/20/02	\$252,000	1460	0	8	1979	3	7700	N	N	10913 159TH AV NE
006	002350	0440	5/24/02	\$346,990	1470	1260	8	1976	3	9030	N	N	16719 NE 103RD PL
006	002350	0070	8/12/02	\$319,000	1470	1000	8	1975	3	7350	N	N	16715 NE 101ST PL
006	219331	0370	5/2/03	\$289,995	1480	0	8	1983	3	9106	N	N	10612 183RD CT NE
006	886030	0530	4/23/03	\$314,000	1510	650	8	1975	3	13680	N	N	16030 NE 97TH ST
006	721130	0200	11/20/03	\$283,500	1510	880	8	1975	3	7350	N	N	16405 NE 105TH ST
006	219330	0220	3/27/03	\$285,800	1520	0	8	1980	3	8580	N	N	17817 NE 103RD CT
006	726490	0086	8/15/02	\$374,990	1530	1370	8	1978	5	12168	N	N	9539 172ND AV NE
006	150821	0510	7/28/03	\$300,000	1530	0	8	1976	4	8750	N	N	8518 172ND AV NE
006	219331	0310	8/25/03	\$320,500	1540	290	8	1984	3	7509	N	N	10625 184TH AV NE
006	352605	9033	8/21/03	\$365,000	1560	820	8	1975	3	32090	Y	N	10612 157TH AV NE
006	215650	0010	6/23/03	\$325,000	1570	1030	8	1977	3	8835	N	N	16912 NE 100TH ST
006	002350	0010	10/20/03	\$324,900	1590	680	8	1975	3	9200	N	N	10115 167TH PL NE
006	571120	0040	9/18/02	\$320,000	1590	120	8	1996	3	6280	N	N	10538 157TH AV NE
006	150821	0480	6/5/02	\$325,000	1590	800	8	1975	3	8375	N	N	8410 172ND AV NE
006	571120	0030	2/27/02	\$310,000	1590	120	8	1996	3	6575	N	N	10600 157TH AV NE

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Area 47
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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	886030	0020	6/16/03	\$288,000	1590	0	8	1975	3	8400	N	N	16106 NE 98TH ST
006	150821	0160	11/14/02	\$309,000	1600	490	8	1974	3	9849	N	N	17122 NE 84TH ST
006	755875	0320	4/1/03	\$315,000	1610	280	8	1978	3	8343	N	N	17001 NE 98TH CT
006	219331	0410	4/14/03	\$325,500	1610	0	8	1983	4	9372	N	N	10621 183RD CT NE
006	720000	1201	7/19/02	\$328,000	1610	890	8	1976	3	14498	N	N	16817 NE 91ST ST
006	219331	0500	1/30/03	\$285,000	1640	0	8	1982	3	8881	N	N	10614 184TH AV NE
006	346190	0120	7/23/03	\$325,000	1660	520	8	1979	3	9000	N	N	16117 NE 95TH CT
006	219331	0030	7/7/03	\$296,000	1660	0	8	1983	3	8091	N	N	10417 181ST AV NE
006	219334	0180	1/2/02	\$270,000	1670	0	8	1986	3	8821	N	N	17814 NE 101ST CT
006	886031	0180	2/5/03	\$399,000	1680	420	8	1978	4	9480	N	N	15911 NE 98TH ST
006	886150	0075	3/19/02	\$300,000	1680	0	8	1988	3	7728	N	N	8620 169TH PL NE
006	074200	0185	3/20/03	\$432,200	1690	790	8	1962	3	17600	N	N	8300 171ST AV NE
006	886030	0540	9/27/02	\$327,500	1690	420	8	1975	3	7000	N	N	16102 NE 97TH ST
006	885670	0430	7/10/03	\$462,000	1720	550	8	1983	3	23530	N	N	15111 NE 110TH PL
006	885670	0430	7/10/03	\$462,000	1720	550	8	1983	3	23530	N	N	15111 NE 110TH PL
006	219332	0410	1/11/02	\$315,000	1720	480	8	1986	3	8233	N	N	10814 181ST AV NE
006	947520	0120	7/18/03	\$300,000	1720	1070	8	1966	3	6075	N	N	16711 NE 91ST PL
006	571120	0110	7/8/03	\$342,000	1750	0	8	1994	3	7388	N	N	15626 NE 106TH CT
006	736630	0180	8/7/02	\$349,950	1760	0	8	2002	3	4367	N	N	113110179TH CT NE
006	219331	0390	2/27/02	\$317,900	1760	0	8	1983	3	9742	N	N	10609 183RD CT NE
006	219334	0160	8/22/03	\$355,000	1770	0	8	1985	3	8801	N	N	17823 NE 102ND CT
006	219334	0460	7/17/03	\$350,000	1780	0	8	1985	3	7500	N	N	10202 179TH AV NE
006	886030	0190	5/25/03	\$310,000	1780	590	8	1975	3	9785	N	N	9736 163RD AV NE
006	719934	0010	10/21/03	\$249,950	1780	0	8	1983	3	7150	N	N	10825 158TH CT NE
006	219330	0630	5/16/03	\$315,500	1800	430	8	1980	3	13354	N	N	10322 184TH AV NE
006	755875	0130	10/18/02	\$280,000	1810	0	8	1979	3	14375	N	N	9816 170TH PL NE
006	571120	0020	6/13/02	\$340,000	1830	0	8	1993	3	6560	N	N	10602 157TH AV NE
006	215650	0240	5/15/02	\$324,950	1850	760	8	1977	3	8400	N	N	16906 NE 101ST PL
006	736630	0220	7/30/02	\$329,950	1860	0	8	2001	3	3752	N	N	11314 179TH CT NE
006	736630	0280	6/26/02	\$334,950	1860	0	8	2001	3	3696	N	N	11422 179TH CT NE
006	736630	0290	7/24/02	\$334,950	1860	0	8	2001	3	3696	N	N	11426 179TH CT NE

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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	720000	1155	5/23/02	\$349,000	1870	480	8	1977	3	12945	N	N	9118 169TH CT NE
006	219334	0300	5/24/02	\$340,000	1880	0	8	1985	3	8439	N	N	17813 NE 100TH CT
006	755875	0230	2/11/03	\$295,000	1890	0	8	1979	3	8586	N	N	17002 NE 98TH CT
006	726490	0075	11/25/03	\$361,500	1900	0	8	1979	4	8470	N	N	17119 NE 96TH ST
006	720000	1450	3/18/03	\$250,000	1900	0	8	1954	3	22000	Y	N	17011 NE 88TH ST
006	736630	0190	10/11/02	\$349,950	1920	0	8	2002	3	3838	N	N	11302 179TH CT NE
006	346190	0310	8/19/02	\$300,000	1940	0	8	1978	3	10125	N	N	9610 163RD PL NE
006	219331	0220	8/20/03	\$300,000	1990	0	8	1983	3	9722	N	N	18208 NE 105TH CT
006	219330	0570	11/11/02	\$413,000	2020	0	8	1980	3	14400	N	N	10225 184TH AV NE
006	736630	0360	4/23/02	\$355,000	2020	0	8	2001	3	4228	N	N	11570 179TH CT NE
006	736630	0100	6/11/02	\$354,950	2020	0	8	2001	3	4510	N	N	11429 179TH CT NE
006	736630	0140	6/12/02	\$367,396	2020	0	8	2002	3	4694	N	N	11331 179TH CT NE
006	736630	0170	6/21/02	\$365,000	2020	0	8	2002	3	4704	N	N	11319 179TH CT NE
006	736630	0060	2/24/03	\$354,550	2020	0	8	2001	3	4457	N	N	11445 179TH CT NE
006	736630	0320	7/24/02	\$345,000	2020	0	8	2001	3	4156	N	N	11554 179TH CT NE
006	236640	0090	7/18/03	\$464,000	2030	1530	8	1980	3	41000	N	N	11212 167TH CT NE
006	346190	0140	8/14/03	\$324,950	2040	0	8	1978	3	9266	N	N	16209 NE 95TH CT
006	219332	0430	7/26/02	\$329,950	2080	0	8	1985	3	7875	N	N	10802 181ST AV NE
006	219330	0560	8/7/03	\$372,500	2120	0	8	1981	3	11375	N	N	18323 NE 102ND CT
006	736630	0260	3/26/03	\$349,950	2170	0	8	2002	3	4453	N	N	11332 179TH CT NE
006	282800	0070	4/2/03	\$379,950	2180	0	8	2003	3	8366	N	N	15628 NE 106TH WY
006	736630	0310	2/13/02	\$357,500	2200	0	8	2001	3	4722	N	N	11446 179TH CT NE
006	736630	0350	2/22/02	\$349,950	2200	0	8	2001	3	4172	N	N	11566 179TH CT NE
006	736630	0270	3/29/02	\$359,950	2200	0	8	2001	3	4293	N	N	11418 179TH CT NE
006	736630	0230	1/22/02	\$354,950	2200	0	8	2001	3	4453	N	N	11320 179TH CT NE
006	736630	0090	12/6/02	\$355,000	2200	0	8	2001	3	4008	N	N	11433 179TH CT NE
006	736630	0050	7/25/03	\$350,000	2200	0	8	2001	3	4642	N	N	11547 179TH CT NE
006	352605	9119	10/10/02	\$386,000	2220	0	8	1992	3	7368	N	N	10834 WOODINVILLE-REDMOND RD
006	885670	0240	12/18/02	\$431,250	2220	0	8	1980	3	41616	N	N	15301 NE 108TH PL
006	282800	0060	5/19/03	\$424,950	2230	0	8	2003	3	8252	N	N	15625 NE 106TH WY
006	885670	0470	5/14/03	\$416,000	2250	0	8	1981	3	20500	N	N	15311 NE 110TH PL

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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	282800	0020	3/10/03	\$382,000	2270	0	8	2003	3	6117	N	N	15637 NE 106TH WY
006	362605	9063	4/22/03	\$390,000	2280	0	8	1989	3	8421	N	N	10328 176TH AV NE
006	219334	0130	9/26/02	\$415,000	2290	0	8	1986	4	8024	N	N	17801 NE 102ND CT
006	736630	0300	7/18/03	\$379,000	2300	0	8	2001	3	3696	N	N	11442 179TH CT NE
006	736630	0120	3/14/02	\$364,950	2300	0	8	2001	3	4078	N	N	11421 179TH CT NE
006	736630	0250	3/13/02	\$364,950	2300	0	8	2001	3	4026	N	N	11328 179TH CT NE
006	736630	0070	2/12/02	\$359,950	2300	0	8	2001	3	3755	N	N	11441 179TH CT NE
006	736630	0020	1/4/02	\$379,950	2300	0	8	2001	3	5080	N	N	11569 179TH CT NE
006	736630	0110	8/12/02	\$364,950	2300	0	8	2001	3	4082	N	N	11425 179TH CT NE
006	736630	0210	6/25/02	\$364,950	2300	0	8	2001	3	3696	N	N	11310 179TH CT NE
006	736630	0130	4/26/02	\$360,950	2300	0	8	2001	3	5348	N	N	11417 179TH CT NE
006	736630	0240	10/28/02	\$364,950	2300	0	8	2001	3	4026	N	N	11324 179TH CT NE
006	885670	0420	8/16/02	\$374,000	2340	0	8	1983	3	20900	N	N	15103 NE 110TH PL
006	755875	0380	3/24/03	\$360,000	2350	0	8	1978	3	9020	N	N	9615 171ST AV NE
006	184275	0060	2/10/03	\$335,000	2350	0	8	1977	3	10000	N	N	16504 NE 98TH CT
006	236640	0060	9/11/02	\$408,000	2370	0	8	1981	3	41040	N	N	11314 167TH PL NE
006	736630	0160	6/3/02	\$379,950	2390	0	8	2002	3	4495	N	N	11323 179TH CT NE
006	736630	0200	7/22/02	\$376,000	2390	0	8	2002	3	3696	N	N	11306 179TH CT NE
006	736630	0150	1/22/03	\$372,500	2390	0	8	2002	3	4499	N	N	11327 179TH CT NE
006	282800	0030	3/3/03	\$415,000	2410	0	8	2003	3	6743	N	N	15629 NE 106TH WY
006	885670	0330	9/19/02	\$425,000	2410	0	8	1980	3	20196	N	N	15312 NE 108TH PL
006	736630	0010	6/5/02	\$379,950	2430	0	8	2001	3	5328	N	N	11581 179TH CT NE
006	282800	0010	6/17/03	\$403,000	2440	0	8	2003	3	6068	N	N	15637 NE 106TH WY
006	885670	0450	12/10/02	\$428,718	2440	0	8	1982	3	21146	N	N	15217 NE 110TH PL
006	219333	0450	6/21/02	\$399,000	2470	0	8	1987	3	11953	N	N	10120 181ST AV NE
006	002350	0290	12/15/03	\$320,000	2480	1000	8	1975	3	8640	N	N	16732 NE 103RD PL
006	282800	0090	4/6/03	\$425,000	2510	0	8	2003	3	6752	N	N	15636 NE 106TH WY
006	236640	0010	5/23/03	\$399,950	2510	0	8	1980	3	30000	N	N	11518 167TH PL NE
006	074200	0140	4/10/02	\$385,000	2520	1400	8	1977	3	11340	N	N	8055 171ST AV NE
006	721130	0190	1/14/02	\$271,920	2550	0	8	1976	3	7875	N	N	16324 NE 104TH ST
006	726490	0045	6/4/03	\$377,000	2610	0	8	1980	4	8624	N	N	17128 NE 96TH ST

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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	885670	0260	7/7/03	\$459,000	2650	0	8	1981	3	46173	N	N	15317 NE 108TH PL
006	282800	0080	5/9/03	\$423,232	2740	0	8	2003	3	6771	N	N	15632 NE 106TH WY
006	282800	0040	6/18/03	\$413,801	2770	0	8	2003	3	6660	N	N	15625 NE 106TH WY
006	236640	0180	5/21/03	\$360,000	2990	0	8	1979	3	39900	N	N	11217 165TH CT NE
006	001152	0580	4/10/03	\$500,000	1940	730	9	1995	3	9505	N	N	10828 NE 170TH CT
006	001152	0160	10/7/02	\$475,000	2000	850	9	1996	3	10055	N	N	11035 172ND PL NE
006	327585	0060	5/23/02	\$389,900	2050	0	9	1989	3	7691	N	N	10023 177TH AV NE
006	001151	0220	9/11/02	\$367,750	2110	0	9	1992	3	10120	N	N	18016 NE 109TH CT
006	327586	0140	3/26/03	\$470,000	2160	620	9	1989	3	13171	N	N	18231 NE 99TH WY
006	327588	0040	4/3/02	\$539,900	2180	700	9	1999	3	11566	N	N	9968 184TH AV NE
006	001151	0320	4/25/03	\$420,000	2210	0	9	1993	3	10926	N	N	11021 178TH CT NE
006	001151	0400	4/4/03	\$410,000	2230	0	9	1993	3	9948	N	N	17628 NE 110TH WY
006	001151	0210	2/3/03	\$428,000	2270	0	9	1993	3	9000	N	N	18024 NE 109TH CT
006	001152	0570	5/8/03	\$433,000	2300	0	9	1995	3	9123	N	N	10843 170TH CT NE
006	001151	0040	6/5/02	\$412,000	2300	0	9	1993	3	9000	N	N	17815 NE 109TH CT
006	033920	0200	7/14/03	\$451,000	2320	0	9	1997	3	12097	N	N	10233 186TH CT NE
006	033920	0210	11/5/02	\$434,750	2320	0	9	1997	3	12569	N	N	10239 186TH CT NE
006	033920	0050	11/21/02	\$469,900	2320	1180	9	1996	3	12592	N	N	10014 NE 100TH CT
006	033920	0340	6/20/03	\$442,000	2320	1180	9	1997	3	10283	N	N	10116 186TH CT NE
006	001152	0030	10/8/03	\$418,000	2341	0	9	1997	3	9594	N	N	11036 169TH PL NE
006	327585	0090	8/6/03	\$430,000	2350	0	9	1988	3	8155	N	N	10047 177TH AV NE
006	001150	0420	5/13/02	\$432,500	2360	0	9	1990	3	7859	N	N	10601 176TH CT NE
006	001150	0710	1/6/03	\$426,000	2360	0	9	1990	3	8621	N	N	17731 NE 105TH WY
006	001150	0750	4/27/02	\$425,500	2370	0	9	1991	3	7605	N	N	17718 NE 104TH WY
006	001151	0050	6/11/03	\$439,000	2390	0	9	1993	3	10658	N	N	17823 NE 109TH CT
006	327585	0200	8/7/03	\$433,000	2400	0	9	1989	3	11326	N	N	17752 NE 101ST CT
006	720210	0020	2/14/03	\$407,000	2420	0	9	1991	3	8516	N	N	16564 NE 96TH CT
006	327585	0300	11/19/02	\$455,000	2440	0	9	1988	3	18435	N	N	17627 NE 101ST CT
006	327588	0030	4/8/02	\$546,500	2450	590	9	1999	3	14664	N	N	9962 184TH AV NE
006	001152	0400	4/1/02	\$525,000	2470	0	9	1995	3	9001	N	N	168TH CT NE
006	001150	0320	2/13/03	\$425,000	2480	0	9	1990	3	8084	N	N	17714 NE 105TH ST

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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	785480	0060	4/30/02	\$430,000	2530	0	9	1997	3	9604	N	N	11016 166TH PL NE
006	033920	0290	12/16/02	\$565,000	2550	1360	9	1998	3	14062	N	N	10234 186TH CT NE
006	033920	0160	8/20/03	\$459,000	2550	0	9	1997	3	12041	N	N	18514 NE 102ND CT
006	327586	0200	12/19/02	\$439,000	2550	0	9	1990	3	24176	N	N	18335 NE 99TH WY
006	033920	0320	8/20/03	\$457,000	2550	1360	9	1997	3	10295	N	N	10214 186TH CT NE
006	001151	0470	5/14/02	\$429,000	2560	0	9	1992	3	9040	N	N	17707 NE 110TH WY
006	327586	0340	5/15/03	\$474,000	2570	0	9	1989	3	9665	N	N	9925 182ND CT NE
006	001152	0480	3/10/03	\$545,000	2580	0	9	1995	3	9001	N	N	10838 168TH CT NE
006	001150	0670	7/26/02	\$413,000	2580	0	9	1992	3	7582	N	N	17726 NE 105TH WY
006	720000	0401	10/15/03	\$456,000	2590	0	9	2001	3	6326	N	N	16611 NE 90TH CT
006	001151	0090	12/2/02	\$499,500	2610	0	9	1993	3	12936	N	N	10804 180TH CT NE
006	720156	0070	7/1/02	\$520,000	2730	0	9	1998	3	9785	N	N	10410 163RD CT NE
006	287100	0440	3/11/03	\$499,950	2730	0	9	2001	3	6212	N	N	11312 171ST PL NE
006	152260	0100	7/12/02	\$472,500	2730	0	9	1986	3	36183	N	N	11511 159TH AV NE
006	785480	0050	5/14/03	\$470,000	2760	0	9	1997	3	9265	N	N	11024 166TH PL NE
006	287100	0230	6/26/03	\$564,950	2810	0	9	2003	3	8972	N	N	17022 NE 113TH CT
006	287100	0260	11/19/03	\$550,000	2810	0	9	2003	3	6635	N	N	17021 NE 113TH CT
006	001150	0600	12/17/02	\$415,000	2810	0	9	1992	3	9335	N	N	17821 NE 104TH WY
006	001151	0500	3/11/02	\$455,000	2830	0	9	1992	3	9850	Y	N	10933 178TH PL NE
006	327586	0440	4/10/03	\$479,950	2850	0	9	1989	3	10177	N	N	9905 181ST AV NE
006	287100	0120	9/26/02	\$578,950	2870	0	9	2002	3	8835	N	N	17044 NE 114TH CT
006	287100	0130	10/2/02	\$529,950	2910	0	9	2002	3	6734	N	N	17040 NE 114TH CT
006	001152	0600	7/24/03	\$542,000	2980	0	9	1995	3	9100	N	N	10812 170TH CT NE
006	001152	0490	9/29/03	\$553,400	3010	0	9	1997	3	9001	N	N	10830 168TH CT NE
006	001152	0560	7/8/03	\$545,000	3010	0	9	1996	3	9259	N	N	10835 170TH CT NE
006	287100	0250	7/24/03	\$568,950	3050	0	9	2003	3	7871	N	N	17017 NE 113TH CT
006	287100	0240	8/26/03	\$558,000	3050	0	9	2003	3	6917	N	N	17018 NE 113TH CT
006	287100	0490	4/16/03	\$589,859	3090	0	9	2003	3	8425	N	N	11414 171ST PL NE
006	287100	0040	5/7/03	\$559,950	3090	0	9	2003	3	6472	N	N	17066 NE 115TH WY
006	287100	0030	7/3/02	\$586,000	3090	0	9	2001	3	6818	N	N	17070 NE 115TH WY
006	287100	0200	5/21/02	\$574,500	3090	0	9	2001	3	7186	N	N	17034 NE 113TH CT

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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	287100	0080	3/15/02	\$534,950	3090	0	9	2001	3	7262	N	N	17053 NE 115TH WY
006	287100	0010	4/24/02	\$525,000	3090	0	9	2001	3	7448	N	N	17116 NE 115TH WY
006	287100	0220	12/9/02	\$618,950	3120	550	9	2002	3	6685	N	N	17026 NE 113TH CT
006	287100	0210	9/23/02	\$607,025	3120	550	9	2002	3	7073	N	N	17030 NE 113TH CT
006	287100	0510	6/2/03	\$603,950	3200	0	9	2003	3	7201	N	N	11426 171ST PL NE
006	287100	0430	11/17/03	\$599,488	3200	0	9	2003	3	6030	N	N	11306 171ST PL NE
006	287100	0270	4/29/02	\$570,000	3260	0	9	2001	3	7090	N	N	17025 NE 113TH CT
006	287100	0450	1/11/02	\$565,000	3260	0	9	2001	3	6454	N	N	11318 171ST PL NE
006	287100	0020	5/21/03	\$574,950	3340	0	9	2003	3	6976	N	N	17112 NE 115TH WY
006	287100	0480	9/9/02	\$569,950	3360	0	9	2002	3	7910	N	N	11338 171ST PL NE
006	236640	0220	9/24/02	\$470,000	3460	0	9	1980	3	39960	N	N	11321 165TH CT NE
006	287100	0110	2/19/02	\$628,500	3480	0	9	2001	3	8122	N	N	17067 NE 115TH WY
006	287100	0460	3/1/02	\$586,950	3480	0	9	2001	3	7127	N	N	11324 171ST PL NE
006	001151	0520	12/27/02	\$475,000	2390	330	10	1993	3	9002	Y	N	10917 178TH PL NE
006	327587	0010	4/24/02	\$435,000	2430	0	10	1990	3	13375	N	N	18344 NE 101ST CT
006	001150	0210	8/28/03	\$437,000	2430	0	10	1992	3	9165	N	N	10603 180TH CT NE
006	001150	0100	2/19/03	\$416,500	2430	0	10	1991	3	8895	N	N	10514 180TH CT NE
006	001150	1310	10/14/02	\$499,990	2460	600	10	1994	3	9055	Y	N	10850 179TH CT NE
006	001150	1290	6/4/03	\$538,000	2480	810	10	1994	3	13894	N	N	10834 179TH CT NE
006	001150	0060	11/7/03	\$485,000	2550	0	10	1991	3	11582	N	N	10432 180TH CT NE
006	327586	0320	11/13/03	\$458,000	2600	0	10	1989	3	9712	Y	N	9922 182ND CT NE
006	327587	0030	4/25/03	\$488,500	2710	0	10	1990	3	15248	N	N	18332 NE 101ST CT
006	327586	0230	1/30/02	\$449,490	2710	0	10	1990	3	15056	N	N	18338 NE 99TH WY
006	001150	1040	7/5/02	\$465,000	2720	0	10	1992	3	9025	N	N	17701 NE 108TH WY
006	440121	0100	7/22/03	\$590,000	2750	790	10	2001	3	8781	N	N	9710 173RD CT NE
006	440121	0100	2/4/02	\$547,000	2750	790	10	2001	3	8781	N	N	9710 173RD CT NE
006	001150	1180	3/19/02	\$470,000	2770	0	10	1999	3	9456	N	N	10701 179TH CT NE
006	440120	0020	7/30/03	\$590,000	2840	0	10	1998	3	8157	N	N	9564 173RD PL NE
006	440120	0120	5/11/03	\$544,000	2840	0	10	1999	3	9028	N	N	9679 175TH PL NE
006	440120	0300	9/30/02	\$543,000	2840	0	10	2002	3	7201	N	N	9705 174TH CT NE
006	001150	1340	6/20/03	\$535,000	2860	0	10	1993	3	9529	N	N	17718 NE 108TH WY

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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	001150	0950	6/12/03	\$549,900	2910	0	10	1991	3	9484	N	N	10732 177TH CT NE
006	001150	0260	4/2/03	\$549,000	2970	180	10	1991	3	8108	N	N	17917 NE 106TH CT
006	001150	1140	9/26/02	\$482,000	2990	0	10	1991	3	9036	N	N	10807 179TH CT NE
006	001150	0910	9/24/03	\$537,450	3000	0	10	1993	3	10325	Y	N	17710 NE 107TH CT
006	001150	1160	10/16/03	\$558,500	3010	0	10	1994	3	12611	N	N	10717 179TH CT NE
006	001150	1160	10/16/03	\$558,500	3010	0	10	1994	3	12611	N	N	10717 179TH CT NE
006	720593	0020	9/24/03	\$560,000	3060	0	10	1999	3	8991	Y	N	15911 NE 101ST CT
006	440120	0230	9/27/02	\$540,000	3090	0	10	1999	3	7788	N	N	17416 NE 97TH WY
006	440120	0350	5/16/02	\$530,000	3090	0	10	1999	3	7708	N	N	9633 174TH PL NE
006	720593	0030	4/4/02	\$608,318	3100	0	10	2001	3	9339	Y	N	15917 NE 101ST CT
006	440120	0450	9/2/03	\$590,000	3100	0	10	1999	3	7697	N	N	9660 173RD PL NE
006	440120	0010	6/6/02	\$545,000	3100	0	10	1998	3	7501	N	N	9544 173RD PL NE
006	440120	0280	10/11/02	\$638,000	3120	0	10	2001	3	13274	N	N	9717 174TH CT NE
006	720593	0080	5/10/02	\$572,000	3130	770	10	2001	3	7226	Y	N	15938 NE 101ST CT
006	720593	0110	4/24/02	\$585,000	3140	0	10	2001	3	11261	Y	N	15931 NE 101ST CT
006	720593	0010	9/30/03	\$549,000	3140	0	10	1999	3	7945	Y	N	15905 NE 101ST CT
006	720593	0120	2/25/02	\$605,000	3150	600	10	2001	3	13793	Y	N	15923 101ST CT NE
006	440120	0270	8/22/02	\$605,000	3173	0	10	2002	3	9865	N	N	9720 174TH CT NE
006	440120	0150	3/21/02	\$560,000	3230	0	10	1999	3	11310	N	N	9680 175TH PL NE
006	440121	0120	10/8/02	\$530,000	3230	0	10	2001	3	7550	N	N	9538 173RD PL NE
006	440120	0310	11/21/02	\$580,000	3320	0	10	2002	3	7417	N	N	17356 NE 97TH WY
006	001150	1100	6/20/03	\$525,000	3340	0	10	1994	3	11373	Y	N	17823 NE 108TH WY
006	362605	9030	8/14/03	\$599,000	3400	0	10	1991	3	77101	N	N	11419 178TH AV NE
006	440120	0260	3/26/02	\$599,000	3410	0	10	2001	3	10618	N	N	9712 174TH CT NE
006	440120	0030	10/25/02	\$605,000	3420	0	10	1998	3	12767	N	N	17337 NE 96TH WY
006	440120	0140	11/13/02	\$580,000	3420	0	10	1999	3	11664	N	N	9672 175TH PL NE
006	440120	0290	6/16/03	\$605,000	3500	0	10	2002	3	9110	N	N	9711 174TH CT NE
006	440121	0080	4/26/03	\$619,500	3540	0	10	1999	3	9887	N	N	9812 173RD CT NE
006	785480	0120	2/25/02	\$648,500	3710	0	10	1997	3	11447	N	N	11022 167TH CT NE
011	194970	0005	1/23/03	\$330,000	1540	0	6	1974	3	7344	Y	N	17007 SE 35TH ST
011	362505	9049	4/10/03	\$875,000	860	1190	7	1949	5	19840	Y	Y	238 WEST LAKE SAMMAMISH PW NE

Improved Sales Used in this Annual Update Analysis
Area 47
(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
011	919570	0030	5/24/02	\$249,000	900	0	7	1981	3	8086	N	N	4810 193RD PL SE
011	919570	0320	9/12/02	\$283,250	910	580	7	1981	3	8561	N	N	19234 SE 48TH PL
011	919570	0100	10/28/03	\$289,000	1030	660	7	1980	3	8192	N	N	4927 193RD PL SE
011	919570	0290	6/11/02	\$275,000	1050	440	7	1981	3	7509	N	N	19222 SE 48TH PL
011	919570	0300	8/12/03	\$289,950	1060	440	7	1980	3	7680	N	N	19226 SE 48TH PL
011	743050	0045	2/28/02	\$688,000	1220	540	7	1958	3	15252	Y	Y	1820 WEST LAKE SAMMAMISH PW NE
011	920260	0070	7/14/03	\$340,000	1380	1120	7	1984	3	8982	N	N	4513 186TH AV SE
011	920260	0140	3/17/03	\$315,000	1390	420	7	1985	3	8393	N	N	4543 186TH AV SE
011	743050	0112	12/10/03	\$770,000	1540	0	7	1944	5	17290	Y	Y	1624 WEST LAKE SAMMAMISH PW NE
011	920260	0010	2/25/02	\$316,000	1750	0	7	1986	3	9216	N	N	18546 SE 45TH ST
011	182406	9110	4/15/02	\$384,000	1810	0	7	1955	4	32670	N	N	18223 SE 42ND PL
011	752830	0045	8/11/03	\$960,000	1850	0	7	1957	3	31701	Y	Y	472 WEST LAKE SAMMAMISH PW NE
011	920260	0040	7/16/03	\$345,000	1880	0	7	1986	3	10749	N	N	18529 SE 45TH ST
011	920260	0150	4/24/02	\$318,000	1910	0	7	1985	3	8507	N	N	4547 186TH AV SE
011	671010	0065	9/9/02	\$1,022,500	2020	1180	7	1989	4	10914	Y	Y	2454 WEST LAKE SAMMAMISH PW NE
011	192406	9080	11/11/03	\$912,500	2140	0	7	1990	3	30390	Y	Y	4868 194TH AV SE
011	192406	9034	4/29/02	\$720,000	2410	480	7	1964	4	17471	Y	Y	4814 194TH AV SE
011	292350	1210	12/12/03	\$347,000	1100	700	8	1979	3	7416	N	N	18718 SE 45TH PL
011	412340	0180	4/27/03	\$300,000	1160	300	8	1973	3	7400	N	N	4220 190TH AV SE
011	412340	0100	6/25/03	\$325,000	1190	790	8	1973	3	7200	N	N	18917 SE 43RD ST
011	412340	0370	4/7/03	\$356,000	1230	400	8	1973	3	7200	N	N	18922 SE 42ND PL
011	543740	0110	3/25/03	\$299,950	1280	340	8	1982	3	8056	N	N	4527 191ST AV SE
011	122405	9049	9/17/02	\$467,000	1320	660	8	1952	3	13503	Y	N	2622 WEST LAKE SAMMAMISH PW SE
011	542300	0620	5/14/02	\$350,000	1320	840	8	1977	3	8400	N	N	4363 191ST AV SE
011	542300	0050	6/24/03	\$354,500	1330	290	8	1977	3	8800	N	N	4403 190TH AV SE
011	412340	0360	9/8/03	\$359,000	1400	450	8	1973	3	6500	N	N	18928 SE 42ND PL
011	412340	0130	6/6/02	\$315,000	1430	770	8	1972	3	5225	N	N	4260 190TH AV SE
011	543740	0840	9/2/03	\$335,000	1440	310	8	1979	3	13736	N	N	4666 191ST AV SE
011	292350	0970	4/17/03	\$317,000	1440	680	8	1978	3	7349	N	N	18715 SE 44TH PL
011	752490	0015	10/10/03	\$725,000	1440	1040	8	1969	3	8100	Y	Y	508 WEST LAKE SAMMAMISH PW SE
011	542300	0850	2/21/02	\$295,000	1450	460	8	1977	3	7150	N	N	4357 189TH AV SE

Improved Sales Used in this Annual Update Analysis
Area 47
(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
011	292350	1200	3/19/03	\$346,130	1480	360	8	1979	3	7338	N	N	18724 SE 45TH PL
011	543740	1020	3/7/02	\$309,000	1500	0	8	1983	3	13340	N	N	19103 SE 47TH PL
011	542301	0830	5/23/03	\$475,000	1510	740	8	1978	3	8800	N	N	19217 SE 45TH PL
011	412340	0060	8/14/03	\$325,000	1520	0	8	1973	4	6215	N	N	4259 189TH AV SE
011	543740	0520	10/29/03	\$331,000	1520	290	8	1985	3	13300	N	N	4644 189TH PL SE
011	292350	1010	2/15/02	\$329,500	1540	850	8	1977	3	8055	N	N	4416 187TH PL SE
011	542300	0440	2/21/03	\$397,000	1550	1010	8	1978	3	9440	N	N	19110 SE 44TH WY
011	752495	0280	8/1/03	\$420,000	1560	610	8	1983	3	8050	N	N	4703 192ND PL SE
011	292350	1060	1/28/03	\$330,000	1590	770	8	1977	3	7216	N	N	18720 SE 45TH ST
011	543740	1120	8/18/02	\$350,000	1650	890	8	1980	3	8960	N	N	19135 SE 47TH PL
011	182406	9058	11/6/03	\$310,000	1650	0	8	1986	3	43560	N	N	4528 WEST LAKE SAMMAMISH PW SE
011	362505	9067	10/9/02	\$361,000	1740	0	8	1972	5	7405	Y	N	658 WEST LAKE SAMMAMISH PW NE
011	543740	0880	2/25/02	\$287,000	1750	0	8	1981	3	7840	N	N	4644 191ST AV SE
011	122405	9125	12/24/03	\$1,000,000	1770	1160	8	1989	3	12600	Y	Y	2668 WEST LAKE SAMMAMISH PW SE
011	292350	1070	3/18/03	\$318,500	1770	700	8	1978	3	7210	N	N	18714 SE 45TH ST
011	542303	0180	11/12/03	\$389,000	1800	0	8	1979	3	8610	N	N	18916 SE 44TH CT
011	925390	0129	7/7/03	\$414,000	1800	590	8	1986	3	12583	N	N	1225 WEST LAKE SAMMAMISH PW SE
011	925390	0129	7/7/03	\$414,000	1800	590	8	1986	3	12583	N	N	1225 WEST LAKE SAMMAMISH PW SE
011	542300	0490	12/8/03	\$336,000	1800	0	8	1977	3	7700	N	N	4338 191ST AV SE
011	925390	0380	8/4/03	\$532,000	1830	940	8	1980	3	12851	Y	N	2207 WEST LAKE SAMMAMISH PW SE
011	542300	0100	7/31/02	\$340,000	1830	0	8	1977	3	8800	N	N	19109 SE 44TH WY
011	542303	0430	2/19/03	\$357,000	1840	460	8	1979	3	7350	N	N	19135 SE 45TH ST
011	752495	0510	8/9/03	\$333,500	1890	0	8	1980	3	10703	N	N	4748 193RD AV SE
011	543740	0530	7/29/02	\$343,600	1900	0	8	1979	3	9440	N	N	4640 189TH PL SE
011	292350	0050	2/27/03	\$342,000	1900	510	8	1977	3	7144	N	N	4220 187TH AV SE
011	543740	0380	5/16/02	\$298,500	1910	0	8	1980	3	9600	N	N	18818 SE 46TH WY
011	542301	0870	11/13/02	\$365,000	1940	0	8	1978	4	10128	N	N	19249 SE 45TH PL
011	920265	0020	9/22/03	\$328,000	1950	0	8	1987	3	8947	N	N	4560 186TH AV SE
011	752495	0940	4/11/02	\$383,950	1970	0	8	1980	3	11234	N	N	19213 SE 46TH PL
011	752495	0040	4/30/02	\$432,620	1980	730	8	1980	3	8176	N	N	4723 194TH AV SE
011	122405	9058	12/17/03	\$1,340,000	2000	850	8	1964	3	16300	Y	Y	2664 WEST LAKE SAMMAMISH PW SE

Improved Sales Used in this Annual Update Analysis
Area 47
(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
011	542301	0450	5/1/02	\$365,000	2000	1160	8	1979	3	7632	N	N	4476 192ND AV SE
011	920265	0170	3/12/03	\$335,000	2030	0	8	1987	3	7013	N	N	18612 SE 45TH ST
011	542300	0420	8/2/02	\$400,000	2040	620	8	1977	3	9680	N	N	19124 SE 44TH WY
011	752495	1040	3/7/03	\$402,500	2100	0	8	1982	3	7950	N	N	19212 SE 47TH ST
011	542301	0930	4/16/03	\$447,500	2110	500	8	1979	3	7412	N	N	4561 193RD PL SE
011	542301	0110	6/25/03	\$423,100	2140	620	8	1979	3	9000	N	N	4574 193RD PL SE
011	925390	0405	3/11/02	\$465,000	2140	0	8	1994	3	14394	Y	N	2243 WEST LAKE SAMMAMISH PW SE
011	542301	0570	4/10/02	\$338,500	2150	0	8	1978	3	9000	N	N	4433 189TH PL SE
011	752495	0330	9/23/02	\$345,000	2150	0	8	1983	3	7840	N	N	4733 192ND PL SE
011	671010	0070	9/9/02	\$675,000	2180	0	8	1993	3	10800	Y	Y	2458 WEST LAKE SAMMAMISH PW NE
011	542301	0510	9/10/03	\$379,900	2210	0	8	1978	3	8000	N	N	4432 190TH AV SE
011	752495	0850	6/25/02	\$432,000	2220	0	8	1979	3	7490	N	N	4634 193RD AV SE
011	543740	0890	9/19/03	\$394,000	2230	0	8	1981	3	8829	N	N	4638 191ST AV SE
011	752495	0920	4/5/02	\$310,000	2240	0	8	1980	3	10736	N	N	19220 SE 46TH PL
011	292350	0660	2/21/03	\$365,000	2280	0	8	1978	3	7252	N	N	18719 SE 43RD ST
011	542301	0010	8/25/03	\$370,000	2290	0	8	1978	3	12000	N	N	4610 192ND AV SE
011	743050	0075	5/1/02	\$1,400,000	2330	210	8	1953	5	41110	Y	Y	1660 WEST LAKE SAMMAMISH PW NE
011	543740	0760	4/1/03	\$390,000	2340	0	8	1981	3	9794	N	N	4639 191ST AV SE
011	542301	0530	7/5/02	\$337,000	2360	0	8	1978	3	7280	N	N	4416 190TH AV SE
011	292350	0110	9/16/02	\$420,000	2370	0	8	1978	3	7176	N	N	4225 187TH PL SE
011	864870	0040	7/15/03	\$357,500	2390	0	8	1977	3	9440	N	N	4329 182ND PL SE
011	542304	0400	3/20/03	\$390,000	2410	0	8	1981	3	8701	N	N	19219 SE 43RD PL
011	292350	0530	3/4/03	\$396,000	2440	0	8	1978	3	9000	N	N	4221 186TH PL SE
011	292350	0670	11/20/03	\$345,000	2470	0	8	1978	3	7300	N	N	18725 SE 43RD ST
011	542301	0410	5/30/02	\$435,000	2480	0	8	1978	3	8000	N	N	19210 SE 45TH PL
011	752495	0610	7/22/03	\$453,500	2490	0	8	1984	3	7452	N	N	4725 193RD PL SE
011	542303	0560	7/2/03	\$460,000	2500	0	8	1980	3	12600	N	N	4429 191ST PL SE
011	542304	0260	10/15/02	\$418,000	2610	0	8	1982	3	8775	N	N	19201 SE 43RD ST
011	542303	0290	10/28/02	\$405,000	2720	0	8	1979	3	7560	N	N	4442 189TH PL SE
011	542301	0880	3/5/03	\$545,000	2750	0	8	1978	4	10000	N	N	4529 193RD PL SE
011	542300	0530	9/10/02	\$425,000	2940	0	8	1977	3	7140	N	N	4314 191ST AV SE

Improved Sales Used in this Annual Update Analysis
Area 47
(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
011	743050	0310	2/20/03	\$850,000	2940	0	8	1977	3	16910	Y	Y	1120 WEST LAKE SAMMAMISH PW NE
011	542301	0080	10/14/03	\$453,000	2970	0	8	1979	3	10400	N	N	19239 SE 46TH ST
011	292350	0580	7/23/03	\$410,000	3140	0	8	1977	3	9500	N	N	18631 SE 42ND PL
011	292350	0630	8/6/03	\$464,000	3160	0	8	1977	3	7800	N	N	18701 SE 43RD ST
011	292350	0020	1/29/03	\$445,000	3160	0	8	1977	3	7875	N	N	18724 SE 43RD ST
011	362505	9024	6/19/03	\$955,400	1250	1250	9	1959	3	15682	Y	Y	256 WEST LAKE SAMMAMISH PW NE
011	362505	9088	9/3/02	\$605,000	1439	930	9	1997	3	18343	Y	N	638 W WEST LAKE SAMMAMISH PW NE
011	671010	0102	8/27/02	\$475,000	1520	830	9	1987	3	8970	Y	N	2604 WEST LAKE SAMMAMISH PW NE
011	864870	0290	12/16/03	\$340,000	1660	0	9	1978	3	9200	N	N	4230 181ST PL SE
011	864870	0290	12/26/02	\$330,000	1660	0	9	1978	3	9200	N	N	4230 181ST PL SE
011	202406	9043	1/29/03	\$875,000	2070	440	9	1991	3	14810	Y	Y	5120 WEST LAKE SAMMAMISH PW SE
011	542301	0910	8/6/02	\$570,000	2270	990	9	1979	3	8000	N	N	4549 193RD PL SE
011	182406	9123	4/18/03	\$499,450	2370	0	9	1995	3	14601	N	N	18451 SE 43RD PL
011	925390	0052	5/2/02	\$715,000	2390	1140	9	1989	3	10033	Y	N	925 170TH PL SE
011	925390	0409	9/16/02	\$640,000	2490	220	9	2001	3	14610	Y	N	2247 WEST LAKE SAMMAMISH PW SE
011	435370	0100	3/1/02	\$785,000	2540	0	9	1975	3	8000	Y	Y	18846 SE 42ND ST
011	864870	0120	5/8/02	\$435,000	2620	0	9	1977	3	8800	N	N	18226 SE 43RD CT
011	864870	0150	3/26/03	\$505,000	2850	0	9	1978	3	10000	N	N	18221 SE 43RD PL
011	743050	0151	4/6/03	\$659,500	2900	750	9	1995	3	16168	Y	N	1458 WEST LAKE SAMMAMISH PW NE
011	435370	0005	10/2/03	\$1,287,000	2930	1100	9	1973	3	18250	Y	Y	18738 SE 42ND ST
011	542301	0240	9/23/02	\$1,305,000	2930	960	9	1979	5	12900	Y	Y	4568 194TH AV SE
011	925390	0191	8/19/02	\$987,000	3160	0	9	1979	3	19020	Y	Y	1430 WEST LAKE SAMMAMISH PW SE
011	891710	0085	9/15/03	\$925,000	3820	0	9	2000	3	10550	Y	Y	2048 WEST LAKE SAMMAMISH PW NE
011	925390	0417	4/7/03	\$1,060,000	1790	1060	10	1978	3	19593	Y	Y	2248 WEST LAKE SAMMAMISH PW SE
011	743050	0050	11/24/03	\$700,000	1950	1480	10	1982	3	9150	Y	N	1818 WEST LAKE SAMMAMISH PW NE
011	292350	0340	7/28/03	\$574,950	2130	980	10	1986	3	5950	Y	N	4125 187TH AV SE
011	925390	0031	6/11/03	\$933,200	2350	900	10	1984	3	8875	Y	Y	834 WEST LAKE SAMMAMISH PW SE
011	925390	0025	10/26/03	\$600,000	2380	1350	10	1989	3	7200	Y	N	907 170TH PL SE
011	865500	0070	4/22/02	\$843,000	2540	1100	10	1982	3	8239	Y	N	17208 SE 29TH CT
011	182406	9127	4/2/02	\$650,000	2740	0	10	1991	3	6710	N	N	18881 SE 42ND ST

Improved Sales Used in this Annual Update Analysis
Area 47
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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
011	194970	0127	10/7/03	\$937,000	3310	980	10	2002	3	4467	Y	N	3202 WEST LAKE SAMMAMISH PW SE
011	327572	0010	4/10/02	\$800,000	3730	0	10	1998	3	29683	Y	N	898 168TH PL SE
011	671010	0101	2/6/03	\$760,000	3890	0	10	1999	3	9696	Y	N	2602 WEST LAKE SAMMAMISH PW NE
011	327572	0030	5/10/02	\$1,010,000	5440	0	10	1999	3	24512	Y	N	830 168TH PL SE
011	925390	0416	11/7/03	\$511,000	2690	0	11	1981	3	15102	N	N	2249 WEST LAKE SAMMAMISH PW SE
011	541865	0170	9/26/03	\$559,000	2700	0	11	1988	3	9290	Y	N	4261 185TH PL SE
011	194970	0120	2/18/03	\$825,000	2840	0	11	2001	3	5012	Y	N	3218 EAST LAKE SAMMAMISH PL SE
011	671010	0120	10/11/02	\$1,820,000	2910	1960	11	1990	3	24175	Y	Y	2616 WEST LAKE SAMMAMISH PW NE
011	671010	0020	8/22/03	\$1,365,000	3070	1070	11	1995	3	13875	Y	Y	2410 WEST LAKE SAMMAMISH PW NE
011	671010	0020	6/20/03	\$1,345,000	3070	1070	11	1995	3	13875	Y	Y	2410 WEST LAKE SAMMAMISH PW NE
011	541865	0040	3/30/03	\$1,550,000	3330	0	11	1989	3	15221	Y	Y	4121 185TH PL SE
011	541865	0220	10/29/03	\$607,000	3390	0	11	1988	3	10588	Y	N	4237 185TH PL SE
011	541865	0120	9/27/02	\$617,500	3440	0	11	1988	3	12277	N	N	4232 185TH PL SE
011	194970	0131	10/11/02	\$1,350,000	3520	1630	11	2001	3	6290	Y	N	3210 WEST LAKE SAMMAMISH PW SE
011	194970	0125	8/14/02	\$1,475,000	4290	1040	11	2001	3	7704	Y	N	3206 WEST LAKE SAMMAMISH PW SE
011	182406	9043	10/7/02	\$1,475,000	3640	0	12	1990	3	13517	Y	Y	18003 SE 40TH PL
011	182406	9182	8/5/03	\$1,275,000	4390	1160	12	1991	3	22819	Y	Y	18009 SE 40TH PL
011	194970	0124	8/11/03	\$2,000,000	4420	1220	12	2000	3	11468	Y	Y	3216 WEST LAKE SAMMAMISH PW SE

Improved Sales Removed from this Annual Update Analysis
Area 47
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	062406	9032	8/19/03	\$625,000	Non Rep
001	062406	9034	9/9/03	\$325,000	Non Rep
001	062406	9060	1/20/03	\$581,000	Non Rep
001	072406	9013	5/15/02	\$236,400	Non Rep
001	072406	9095	8/20/03	\$141,286	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NGH
001	172406	9028	6/23/03	\$675,000	PrevImp<=10K
001	172406	9036	3/21/03	\$510,000	ImpCountQUIT CLAIM DEED; PARTIAL INTEREST
001	172406	9047	12/16/02	\$475,000	Double Sale
001	172406	9048	6/4/03	\$265,000	PrevImp<=10K
001	173870	0075	6/18/03	\$665,000	PrevImp<=10K
001	173870	0140	9/24/03	\$640,000	PrevImp<=10K
001	192506	9002	1/29/03	\$2,900,000	Diagnostic Outlier
001	192506	9058	8/6/03	\$300,000	PrevImp<=10K
001	192506	9058	8/1/03	\$447,500	NO MARKET EXP; MULTI-PARCEL SALE PrevImp<=10K
001	192506	9085	3/11/02	\$718,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	192506	9207	11/13/02	\$600,000	RELOCATION - SALE BY SERVICE
001	192506	9212	11/29/02	\$97,116	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
001	192506	9212	11/29/02	\$97,116	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
001	202506	9047	4/2/02	\$212,908	PARTIAL INTEREST (103, 102, Etc.) DORRatio
001	202506	9103	7/10/02	\$660,000	RELOCATION - SALE BY SERVICE
001	202506	9103	6/14/02	\$660,000	RELOCATION - SALE TO SERVICE
001	292506	9026	2/13/03	\$490,000	PARTIAL INTEREST (103, 102, Etc.)
001	292506	9034	6/24/03	\$650,000	PARTIAL INTEREST (103, 102, Etc.)
001	850000	0010	2/24/03	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
001	850000	0030	12/20/02	\$657,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT
001	850000	0060	12/17/02	\$750,000	EXEMPT FROM EXCISE TAX
001	892010	0102	6/11/03	\$760,000	ActivePermitBeforeSale>25K
001	920130	0080	6/25/03	\$735,000	%NetCond PrevImp<=10K
006	001150	0070	4/3/02	\$437,000	RELOCATION - SALE BY SERVICE
006	001150	0070	3/27/02	\$437,000	RELOCATION - SALE TO SERVICE
006	001150	0830	3/22/02	\$464,950	RELOCATION - SALE BY SERVICE
006	001150	0830	2/11/02	\$464,950	RELOCATION - SALE TO SERVICE
006	001151	0580	10/8/02	\$495,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	002352	0350	6/16/03	\$71,600	DORRatio
006	002352	0510	5/20/02	\$303,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	012505	9030	8/13/03	\$175,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	150820	0210	8/14/02	\$300,000	RELOCATION - SALE BY SERVICE
006	150820	0210	8/14/02	\$300,000	RELOCATION - SALE TO SERVICE
006	184239	0150	6/26/03	\$434,900	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	219331	0350	9/8/03	\$278,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	219331	0570	6/10/03	\$249,013	RELATED PARTY, FRIEND, OR NEIGHBOR
006	219331	0580	5/6/03	\$429,000	RELOCATION - SALE BY SERVICE
006	219331	0580	4/20/03	\$429,000	RELOCATION - SALE TO SERVICE
006	282800	0050	9/2/03	\$493,000	%Compl
006	287100	0160	8/14/03	\$565,927	%Compl ActivePermitBeforeSale>25K

Improved Sales Removed from this Annual Update Analysis

Area 47

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	287100	0170	9/10/03	\$569,950	%Compl ActivePermitBeforeSale>25K
006	287100	0180	9/8/03	\$556,950	%Compl ActivePermitBeforeSale>25K
006	287100	0210	9/23/02	\$607,025	CORRECTION DEED; EXEMPT FROM EXCISE TAX
006	287100	0340	11/3/03	\$573,950	%Compl ActivePermitBeforeSale>25K
006	287100	0370	12/15/03	\$588,950	%Compl ActivePermitBeforeSale>25K
006	287100	0380	10/20/03	\$610,000	%Compl ActivePermitBeforeSale>25K
006	287100	0420	12/23/03	\$597,851	%Compl ActivePermitBeforeSale>25K
006	287100	0500	5/14/03	\$612,500	BUILDER OR DEVELOPER SALES
006	287100	0520	11/5/03	\$585,000	%Compl ActivePermitBeforeSale>25K
006	312606	9079	3/20/02	\$159,825	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
006	312606	9091	12/11/03	\$6,000,000	ImpCount
006	327586	0220	3/31/03	\$88,207	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
006	337880	0120	4/10/02	\$190,000	Diagnostic outlier
006	337880	0220	12/30/02	\$118,000	REL PARTY, FRIEND, OR NGH; STMNT TO DORRatio
006	362605	9023	11/13/03	\$510,000	ImpCount
006	549020	0030	11/13/02	\$175,319	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NGH
006	549020	0420	4/22/02	\$28,255	SELLER'S OR PURCHASER'S ASSIGNMENT; DORRatio
006	549020	0590	9/30/02	\$260,000	UnFinArea
006	549021	0050	10/14/03	\$75,021	DORRatio
006	549021	0200	1/27/03	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	719731	0060	7/17/02	\$296,500	RELOCATION - SALE BY SERVICE
006	719731	0060	7/17/02	\$296,500	RELOCATION - SALE TO SERVICE
006	719910	0020	10/13/03	\$126,805	DORRatio
006	719920	0170	4/22/02	\$230,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	719931	0290	6/12/03	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	719932	0690	10/17/03	\$90,662	DORRatio
006	719933	0400	7/10/03	\$45,000	DORRatio
006	719934	0270	4/21/03	\$354,500	RELATED PARTY, FRIEND, OR NEIGHBOR
006	719934	0480	4/16/02	\$19,357	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
006	719935	0500	12/19/02	\$255,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	719935	0500	5/31/02	\$270,000	EXEMPT FROM EXCISE TAX
006	719936	0440	7/23/02	\$12,000	DORRatio
006	719936	0440	7/10/02	\$31,000	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
006	720200	0090	3/19/03	\$61,337	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NGH
006	726490	0005	9/26/02	\$31,800	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NGH
006	736630	0230	12/6/02	\$359,950	RELOCATION - SALE BY SERVICE
006	736630	0230	12/6/02	\$359,950	RELOCATION - SALE TO SERVICE
006	755875	0050	7/30/02	\$297,680	RELOCATION - SALE BY SERVICE
006	755875	0050	7/30/02	\$297,680	RELOCATION - SALE TO SERVICE
006	785480	0020	5/10/03	\$475,000	RELOCATION - SALE BY SERVICE
006	785480	0020	5/10/03	\$475,000	RELOCATION - SALE TO SERVICE
006	885670	0130	6/14/02	\$375,100	EXEMPT FROM EXCISE TAX
006	886150	0050	2/24/03	\$125,000	RELATED PARTY, FRIEND, OR NEIGHBOR; DORRatio
006	933240	0090	2/21/03	\$302,500	RELOCATION - SALE BY SERVICE
006	933240	0090	2/20/03	\$302,500	RELOCATION - SALE TO SERVICE

Improved Sales Removed from this Annual Update Analysis

Area 47

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	933240	0190	4/14/03	\$320,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	944780	0030	1/25/03	\$56,244	QUIT CLAIM DEED DORRatio
006	944780	0030	1/25/03	\$56,244	QUIT CLAIM DEED DORRatio
006	947520	0270	12/17/03	\$92,818	DORRatio
011	122405	9030	8/20/03	\$680,000	PrevImp<=10K
011	122405	9049	5/29/03	\$272,843	QUIT CLAIM DEED
011	182406	9035	7/18/02	\$280,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	182406	9044	5/30/03	\$825,000	ActivePermitBeforeSale>25K
011	182406	9156	9/4/03	\$261,000	BANKRUPTCY - RECEIVER OR TRUSTEE
011	192506	9059	10/2/03	\$1,650,000	ImpCount
011	192506	9060	5/19/03	\$849,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	192506	9080	9/4/02	\$814,000	PrevImp<=10K
011	192506	9162	8/27/03	\$715,000	Diagnostic Outlier
011	202406	9121	5/30/02	\$370,500	%Compl DORRatio
011	292350	0910	4/14/03	\$295,000	RELATED PARTY, FRIEND, OR NEIGHBOR
011	292350	1100	10/14/02	\$335,950	RELOCATION - SALE BY SERVICE
011	292350	1100	10/5/02	\$335,950	RELOCATION - SALE TO SERVICE
011	292350	1330	9/25/02	\$380,000	RELATED PARTY, FRIEND, OR NEIGHBOR
011	312506	9008	8/12/03	\$679,000	PrevImp<=10K
011	313410	0039	8/9/02	\$550,000	EST. ADMIN., GUARDIAN, EXECUTOR; QUIT CLM.
011	362505	9025	10/14/02	\$725,000	RELOCATION - SALE BY SERVICE
011	362505	9025	10/14/02	\$725,000	RELOCATION - SALE TO SERVICE
011	362505	9088	9/3/02	\$300,000	DORRatio
011	362505	9134	1/15/02	\$44,342	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
011	362505	9136	12/19/02	\$188,000	Non Rep
011	435370	0015	9/11/03	\$31,422	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.);
011	435370	0105	1/25/02	\$475,000	RELATED PARTY, FRIEND, OR NEIGHBOR
011	435370	0140	1/8/02	\$593,800	Obsol
011	542301	0930	6/10/02	\$31,990	EXEMPT FROM EXCISE TAX DORRatio
011	542303	0550	5/3/02	\$111,674	RELATED PARTY, FRIEND, OR NEIGHBOR; DORRatio
011	542304	0130	3/26/02	\$456,900	RELOCATION - SALE BY SERVICE
011	542304	0130	3/9/02	\$456,900	RELOCATION - SALE TO SERVICE
011	543740	0920	8/22/03	\$64,918	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NGH
011	671010	0060	10/10/02	\$1,000,000	RELATED PARTY, FRIEND, OR NEIGHBOR
011	743050	0200	7/7/03	\$1,825,000	Diagnostic outlier
011	743050	0230	5/16/02	\$605,000	Diagnostic outlier
011	743050	0500	6/1/02	\$536,176	PARTIAL INTEREST (103, 102, Etc.) %Compl
011	752490	0045	10/1/02	\$717,000	%Compl
011	864870	0060	6/20/02	\$408,000	RELOCATION - SALE BY SERVICE
011	864870	0060	4/13/02	\$408,000	RELOCATION - SALE TO SERVICE
011	865500	0020	7/22/02	\$700,000	RELOCATION - SALE BY SERVICE
011	865500	0020	7/22/02	\$700,000	RELOCATION - SALE TO SERVICE
011	891710	0090	12/20/02	\$227,477	PARTIAL INTEREST (103, 102, Etc.); RELATED PARTY,
011	925390	0061	7/3/03	\$775,000	EXEMPT FROM EXCISE TAX
011	925390	0120	2/25/02	\$375,000	Obsol



**King County
Department of Assessments**

King County Administration Bldg.
500 Fourth Avenue, ADM-AS-0708
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(206) 296-5195 FAX (206) 296-0595
Email: assessor.info@metrokc.gov
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**Scott Noble
Assessor**

MEMORANDUM

DATE: January 31, 2004

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2004 Revaluation for 2005 Tax Roll

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