

Executive Summary Report

Characteristics-Based Market Adjustment for 2004 Assessment Roll

Area Name / Number: Green River Valley / 51
Previous Physical Inspection: 2002

Sales - Improved Summary:

Number of Sales: 197
 Range of Sale Dates: 1/2002 - 12/2003

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2003 Value	\$64,500	\$167,600	\$232,100	\$251,800	92.2%	11.19%
2004 Value	\$64,500	\$174,400	\$238,900	\$251,800	94.9%	10.53%
Change	+\$0	+\$6,800	+\$6,800		+2.7%	-0.66%
% Change	+0.0%	+4.1%	+2.9%		+2.9%	-5.90%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -11.19% and -10.53% 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	\$64,600	\$148,400	\$213,000
2004 Value	\$64,600	\$157,100	\$221,700
Percent Change	+0.0%	+5.9%	+4.1%

Number of one to three unit residences in the Population 1799

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 sales sample, however does not represent the population and precludes adjustments by various categories. Newer, larger houses are over-represented while older, smaller, lower grade houses are under-represented. A single adjustment, therefore, is applied to all improve properties in this area with the exception of properties with homes built after 1999, which receive no adjustment. This adjustment improves assessment level.

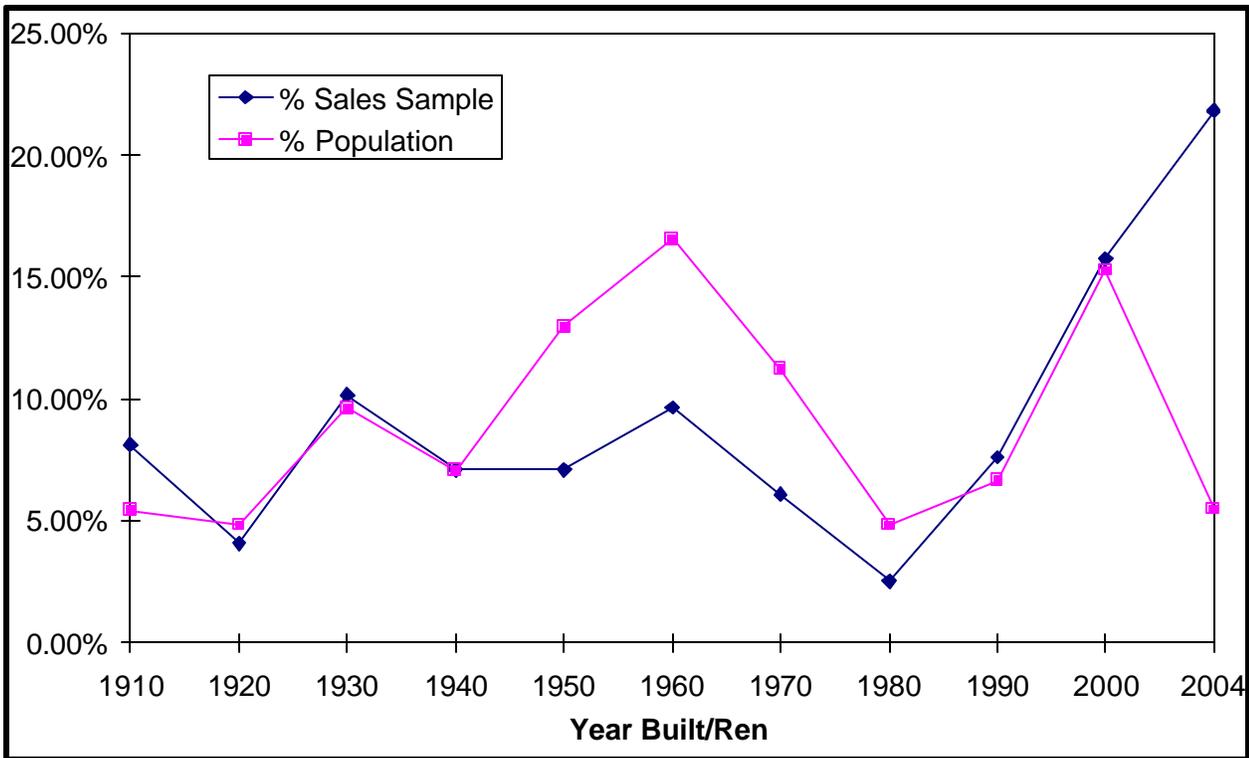
The formula adjusts for these differences thus improving equalization

The Annual Update Values described in this report improve assessment levels. 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	16	8.12%
1920	8	4.06%
1930	20	10.15%
1940	14	7.11%
1950	14	7.11%
1960	19	9.64%
1970	12	6.09%
1980	5	2.54%
1990	15	7.61%
2000	31	15.74%
2004	43	21.83%
	197	

Population		
Year Built/Ren	Frequency	% Population
1910	98	5.45%
1920	87	4.84%
1930	173	9.62%
1940	127	7.06%
1950	233	12.95%
1960	298	16.56%
1970	202	11.23%
1980	87	4.84%
1990	120	6.67%
2000	275	15.29%
2004	99	5.50%
	1799	

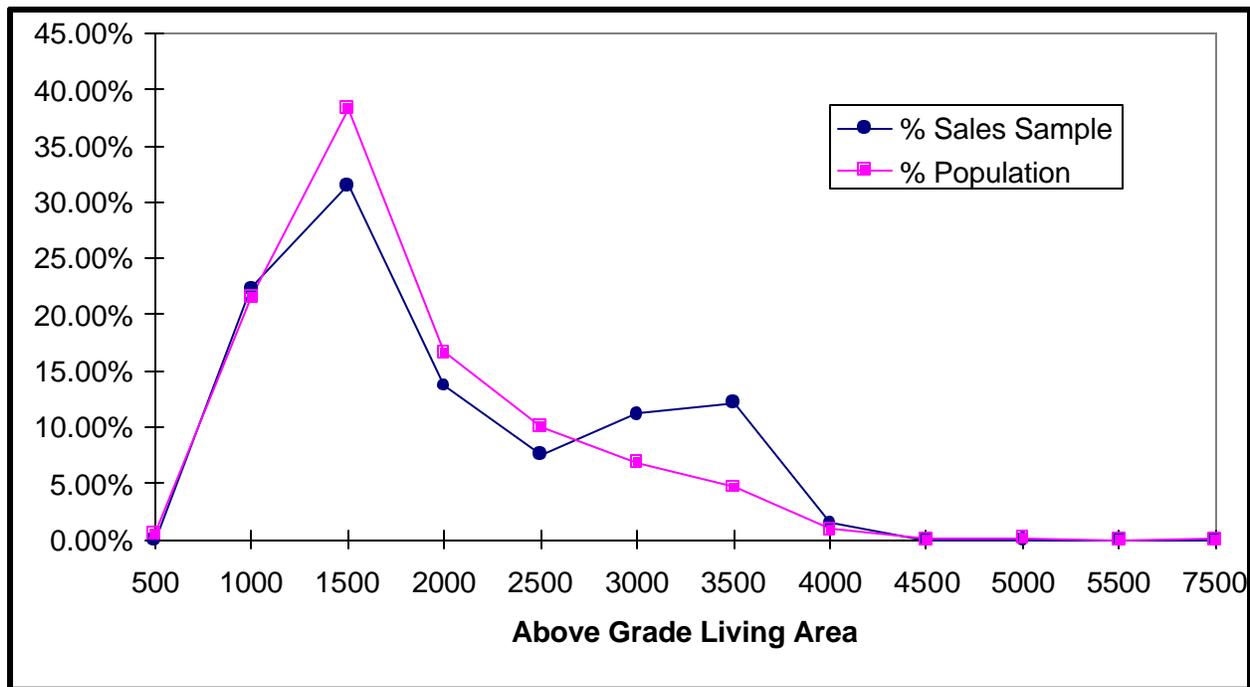


Sales of new homes built in the last four years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. Houses built from 1940 to 1985 are under-represented in the sales sample.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	44	22.34%
1500	62	31.47%
2000	27	13.71%
2500	15	7.61%
3000	22	11.17%
3500	24	12.18%
4000	3	1.52%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	197	

Population		
AGLA	Frequency	% Population
500	10	0.56%
1000	387	21.51%
1500	690	38.35%
2000	300	16.68%
2500	181	10.06%
3000	124	6.89%
3500	85	4.72%
4000	17	0.94%
4500	1	0.06%
5000	3	0.17%
5500	0	0.00%
7500	1	0.06%
	1799	

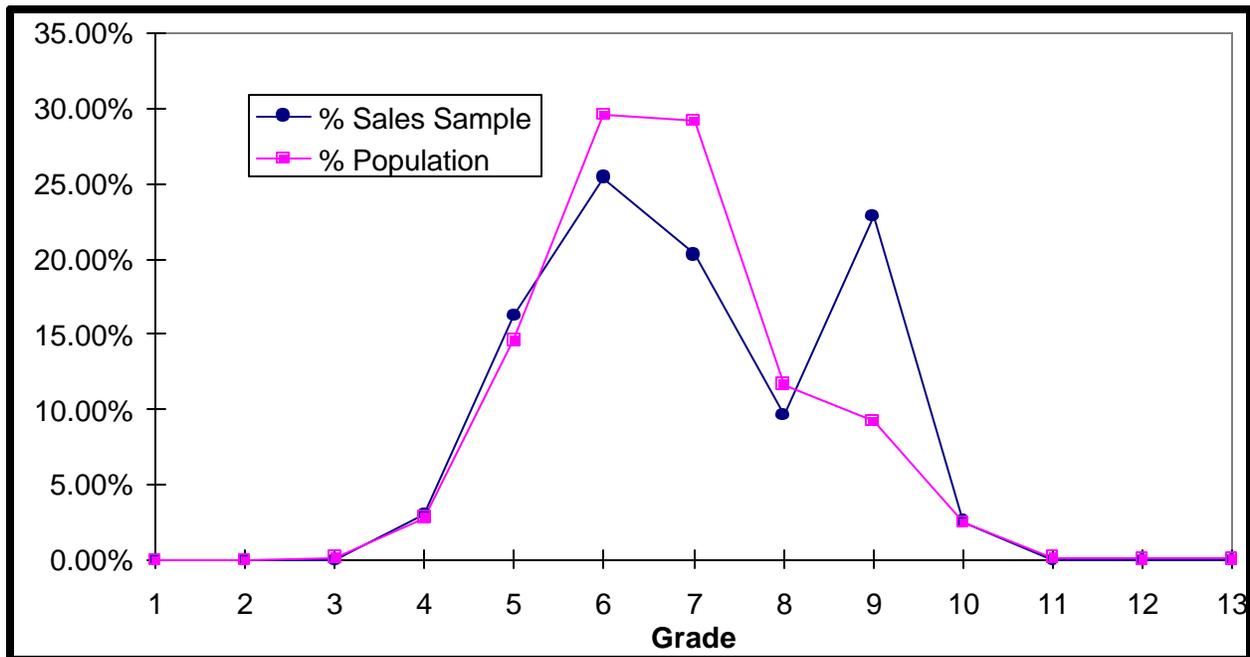


Houses with approximately 1000 to 1500 square feet of above grade living area are under-represented in the sales sample while houses with 3000-3500 square feet of above grade living area are over-represented in the sales sample.

Sales Sample Representation of Population - Grade

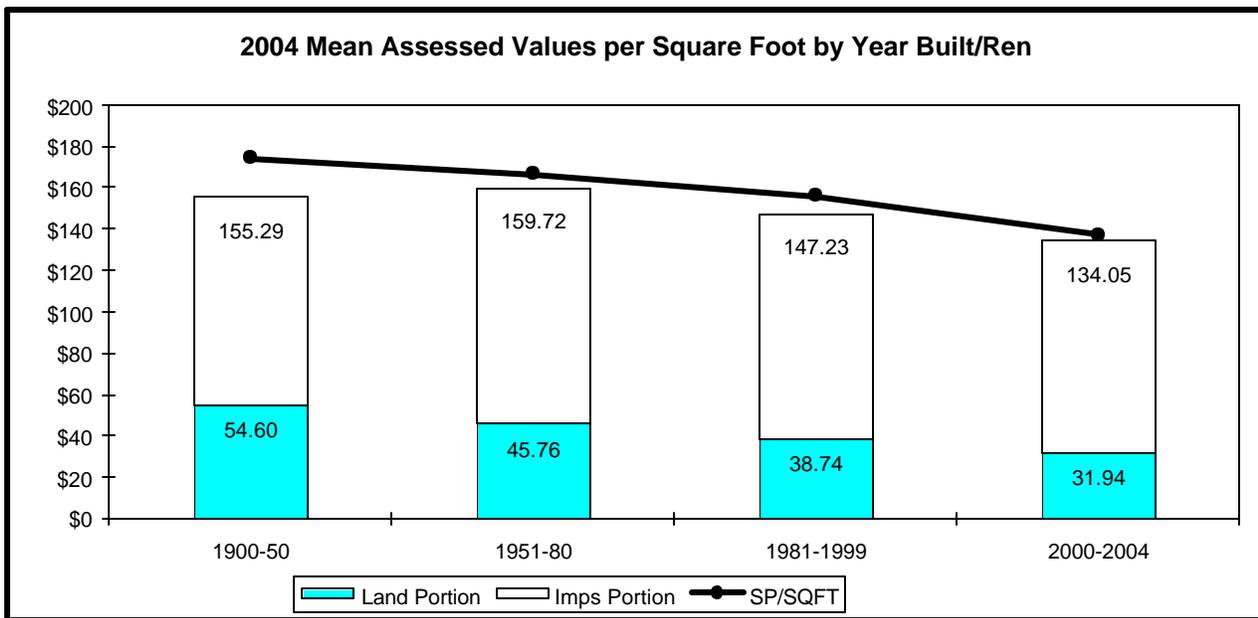
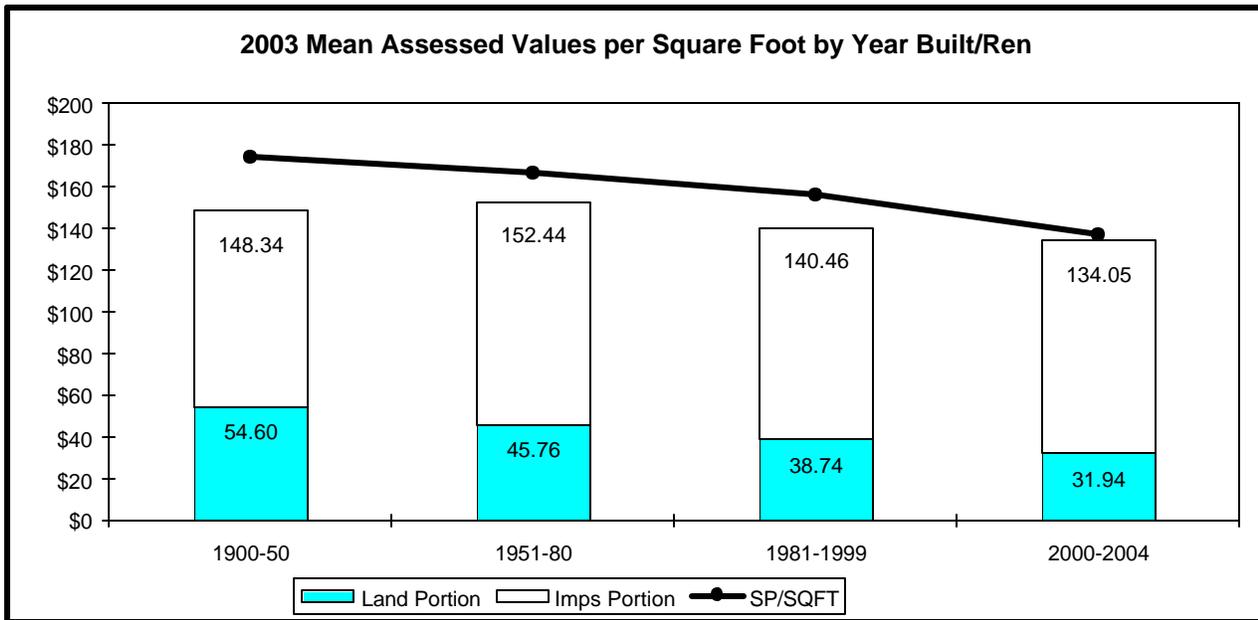
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	6	3.05%
5	32	16.24%
6	50	25.38%
7	40	20.30%
8	19	9.64%
9	45	22.84%
10	5	2.54%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	197	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	3	0.17%
4	50	2.78%
5	263	14.62%
6	532	29.57%
7	525	29.18%
8	210	11.67%
9	166	9.23%
10	45	2.50%
11	3	0.17%
12	1	0.06%
13	1	0.06%
	1799	



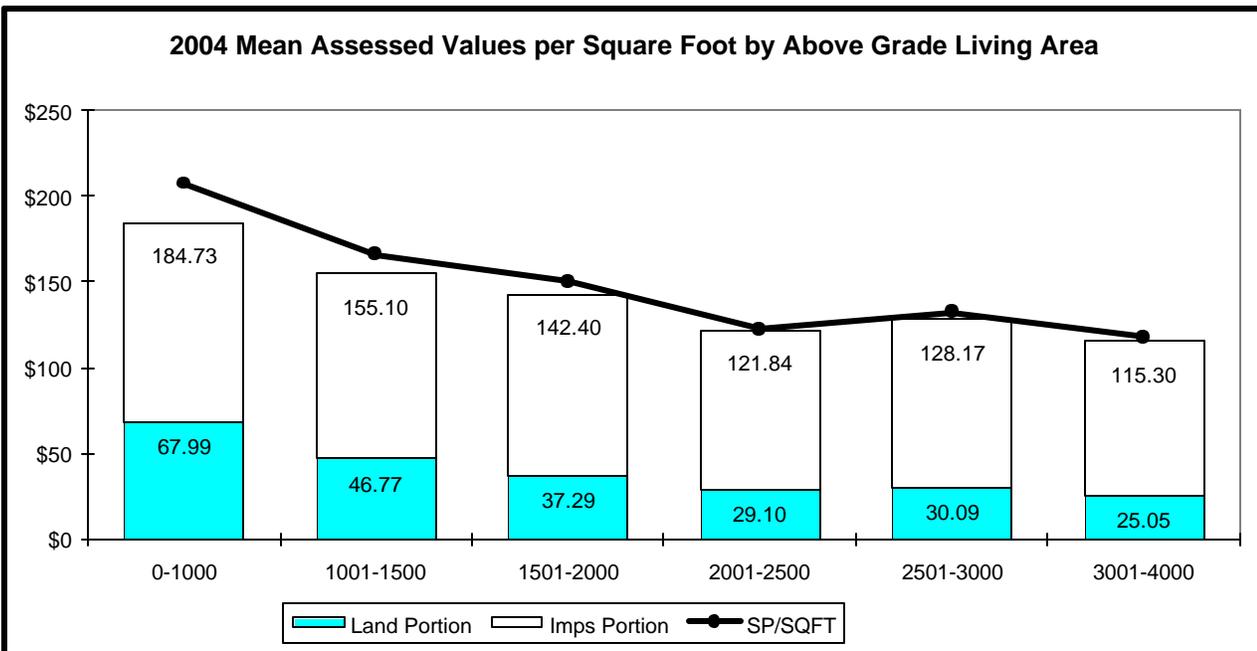
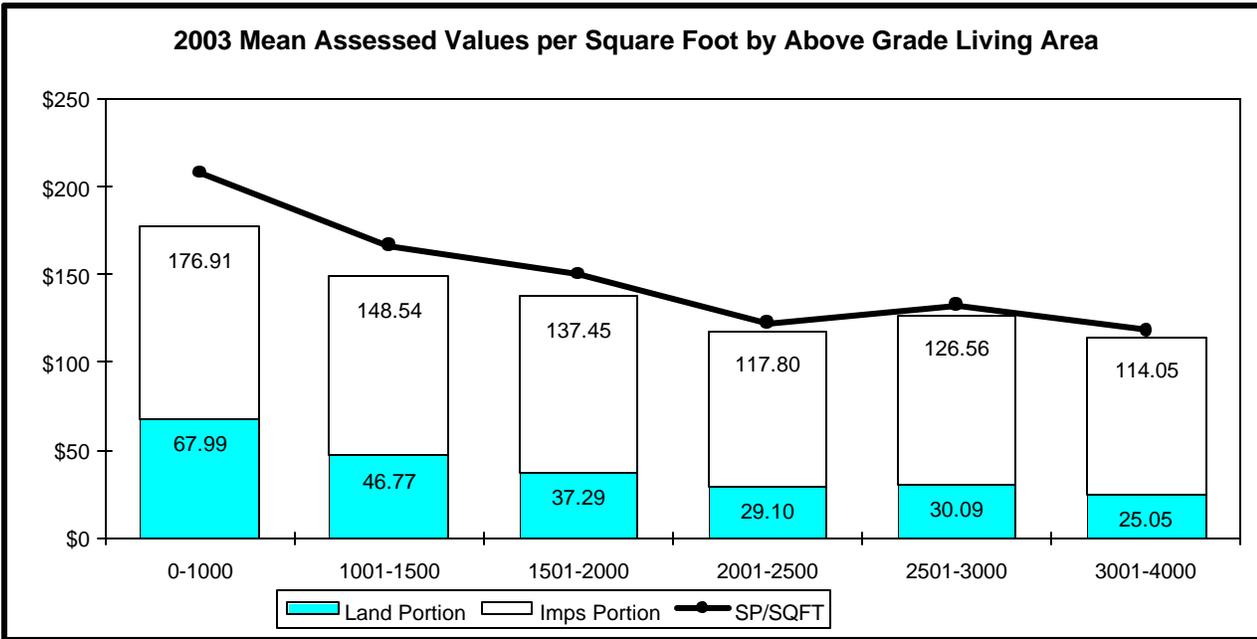
Grade 7 houses are under-represented in the sales sample, while grade 9 houses are over-represented.

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



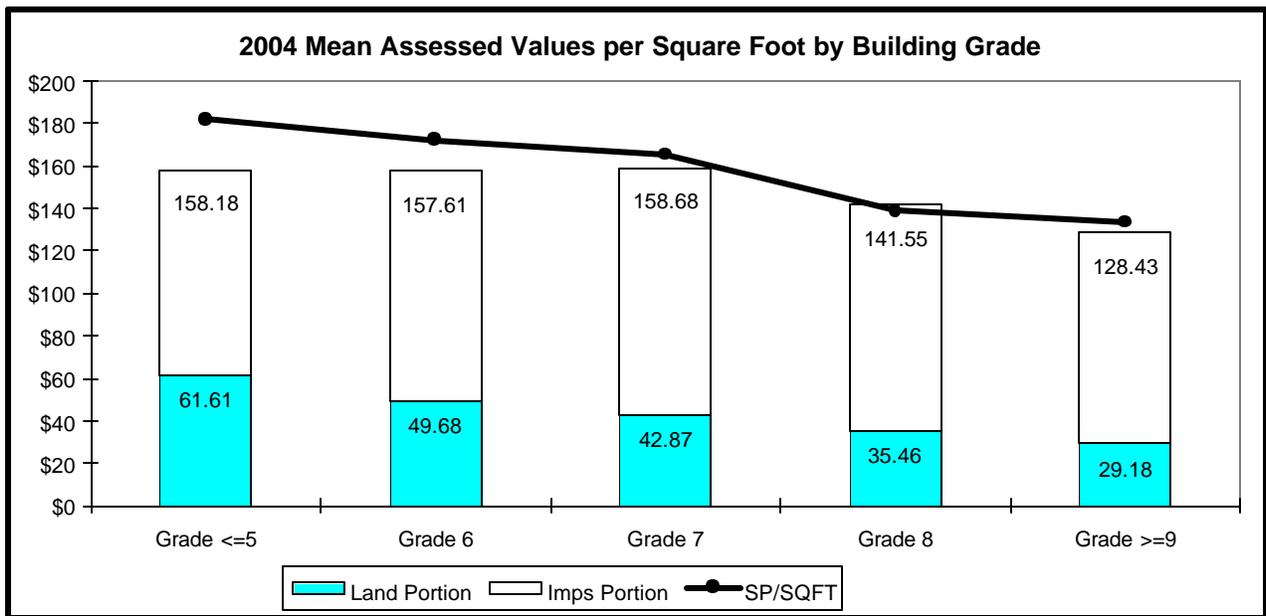
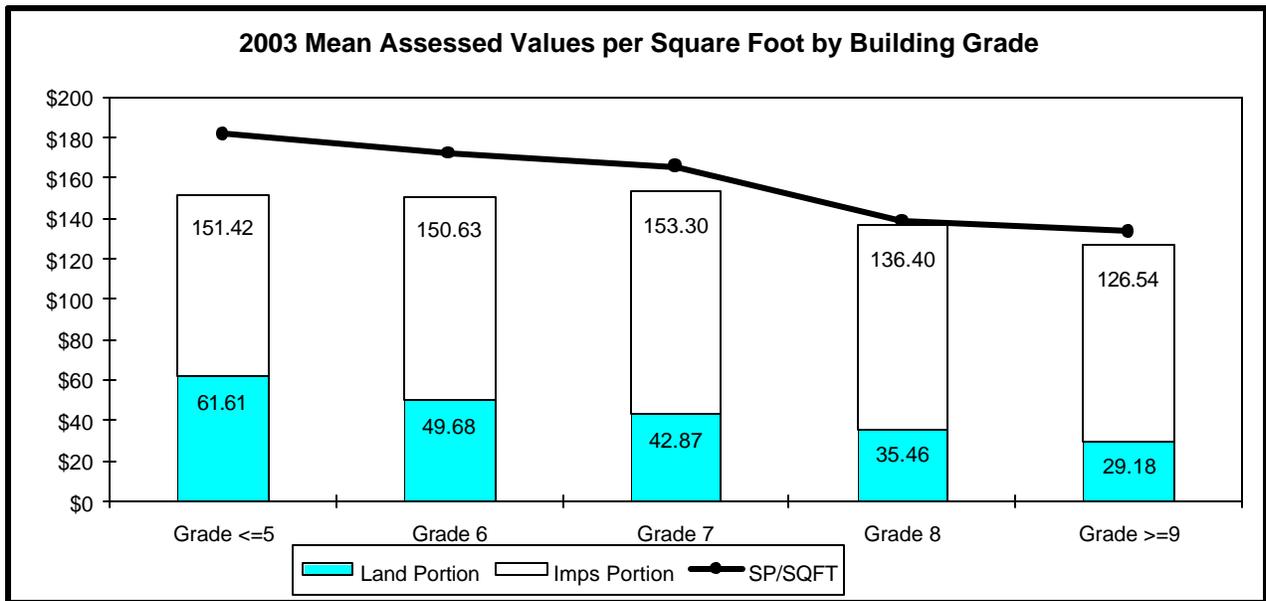
These charts show an improvement in assessment level and uniformity by Year Built as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2003 and 2004 Per Square Foot Values
By Above Grade Living Area**



These charts 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 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 21 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 no overall increase in land assessments in the area for the 2004 Assessment Year. The formula is :

2004 Land Value = 2003 Land Value x 1.00, 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 197 usable residential sales in the area.

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

Improved Parcel Update (continued)

The sales sample, however does not represent the population and precludes adjustments by various categories. Newer, larger houses are over-represented while older smaller, lower grade houses are under-represented. A single adjustment, therefore, is applied to all improve properties in this area with the exception of properties with homes built after 1999, which receive no adjustment. This adjustment improves assessment level.

The derived adjustment formula is:

2004 Total Value = 2003 Total Value * 1.05, If Yr Blt/REN >= 2000 then 2004 Total Value = 2003 Total Value * 1.00

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

2004 Improvements Value = 2004 Total Value minus 2004 Land Value

An explanatory adjustment table is included in this report.

Other: *If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2004 Land Value + Previous Improvement Value * 1.041)
*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 Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2004 Land Value + Previous Improvement Value * 1.00).
*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, the formula derived from the house is used to arrive at new 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 Total Value = 2004 Land Value + Previous Improvement Value * 1.041, 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 51 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)

5.00%

Comments

The % adjustments shown is what will be applied to all parcels except for parcels with homes built after 1999. There are 168 parcels with homes built after 1999.

90% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

Area 51 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 .949

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.
<=5	38	0.836	0.874	4.5%	0.841	0.907
6	50	0.876	0.917	4.6%	0.890	0.943
7	40	0.935	0.966	3.3%	0.937	0.994
8	19	0.981	1.015	3.5%	0.960	1.071
>=9	50	0.950	0.963	1.4%	0.940	0.987
Year Built or Year Renovated	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1900-1950	72	0.859	0.899	4.7%	0.875	0.923
1951-1980	36	0.911	0.955	4.8%	0.918	0.991
1981-1999	37	0.911	0.955	4.8%	0.921	0.988
2000-2004	52	0.980	0.980	0.0%	0.959	1.001
Condition	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
Fair	2	0.781	0.816	4.5%	0.326	1.306
Average	128	0.944	0.966	2.4%	0.949	0.983
Good	50	0.882	0.924	4.7%	0.900	0.947
Very Good	17	0.814	0.853	4.7%	0.794	0.911
Stories	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1	98	0.890	0.926	4.1%	0.907	0.946
1.5	29	0.861	0.902	4.7%	0.860	0.945
2+	70	0.963	0.979	1.7%	0.958	1.001
Above Grade Living Area	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
0-1000	44	0.852	0.890	4.5%	0.863	0.918
1001-1500	62	0.895	0.934	4.4%	0.910	0.959
1501-2000	27	0.916	0.948	3.6%	0.903	0.994
2001-2500	15	0.966	0.999	3.4%	0.933	1.064
2501-3000	22	0.954	0.966	1.3%	0.924	1.009
3001-4000	27	0.965	0.976	1.1%	0.948	1.004

Area 51 Annual Update Ratio Confidence Intervals

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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.

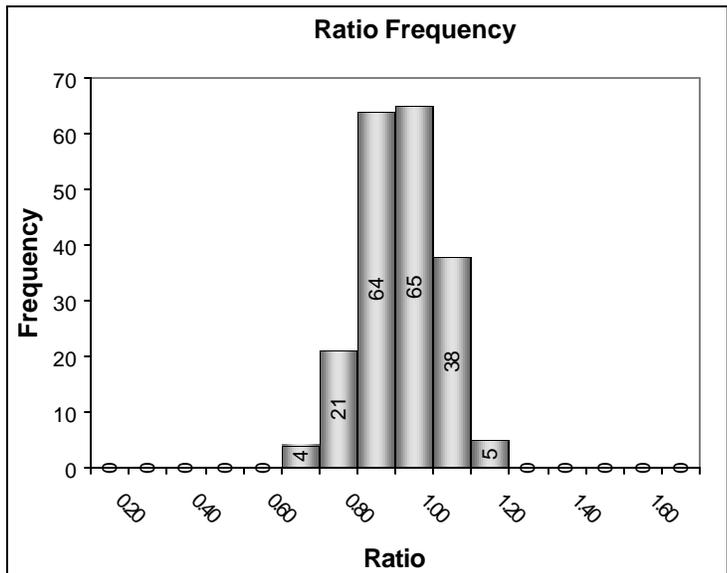
View Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	146	0.924	0.953	3.2%	0.937	0.969
Y	51	0.916	0.939	2.5%	0.912	0.966
Sub	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
2	62	0.857	0.896	4.6%	0.872	0.920
4	55	0.908	0.946	4.2%	0.918	0.974
5	14	0.887	0.923	4.1%	0.879	0.968
10	66	0.966	0.980	1.5%	0.957	1.003
Lot Size	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
0-7000	77	0.894	0.926	3.6%	0.905	0.948
7001-12000	61	0.949	0.970	2.2%	0.945	0.994
12001-20000	47	0.927	0.953	2.8%	0.923	0.983
>20000	12	0.887	0.930	4.9%	0.854	1.006

Annual Update Ratio Study Report (Before)

2003 Assessments

District/Team: SouthWest District/Team 1	Lien Date: 01/01/2003	Date of Report: 6/16/2004	Sales Dates: 1/2002 - 12/2003
Area Green River Valley	Appr ID: KSCH	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No

SAMPLE STATISTICS	
Sample size (n)	197
Mean Assessed Value	232,100
Mean Sales Price	251,800
Standard Deviation AV	88,837
Standard Deviation SP	89,802
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.916
Median Ratio	0.913
Weighted Mean Ratio	0.922
UNIFORMITY	
Lowest ratio	0.655
Highest ratio:	1.136
Coefficient of Dispersion	9.06%
Standard Deviation	0.102
Coefficient of Variation	11.19%
Price Related Differential (PRD)	0.993
RELIABILITY	
95% Confidence: Median	
Lower limit	0.895
Upper limit	0.933
95% Confidence: Mean	
Lower limit	0.901
Upper limit	0.930
SAMPLE SIZE EVALUATION	
N (population size)	1799
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.102
Recommended minimum:	17
Actual sample size:	197
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	102
# ratios above mean:	95
z:	0.499
Conclusion:	Normal*
<i>*i.e. no evidence of non-normality</i>	



COMMENTS:

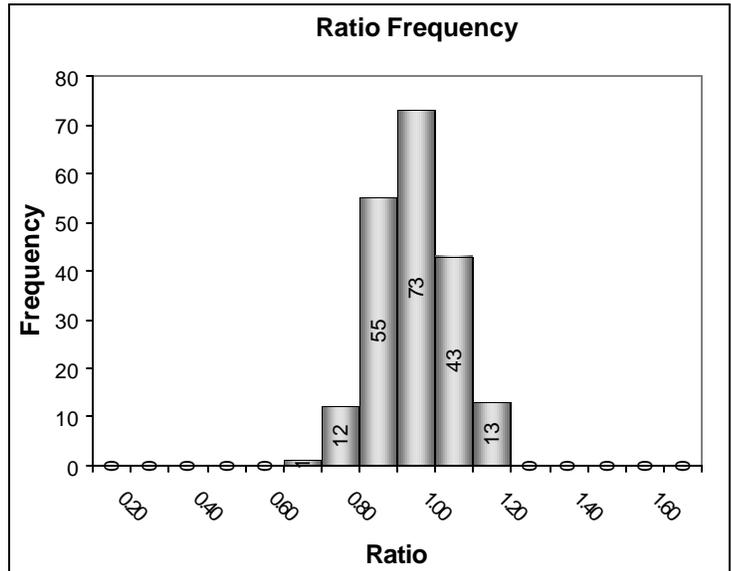
1 to 3 Unit Residences throughout area 51

Annual Update Ratio Study Report (After)

2004 Assessments

District/Team: SouthWest District/Team 1	Lien Date: 01/01/2004	Date of Report: 6/16/2004	Sales Dates: 1/2002 - 12/2003
Area Green River Valley	Appr ID: KSCH	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No

SAMPLE STATISTICS	
Sample size (n)	197
Mean Assessed Value	238,900
Mean Sales Price	251,800
Standard Deviation AV	88,072
Standard Deviation SP	89,802
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.947
Median Ratio	0.948
Weighted Mean Ratio	0.949
UNIFORMITY	
Lowest ratio	0.686
Highest ratio:	1.191
Coefficient of Dispersion	8.39%
Standard Deviation	0.100
Coefficient of Variation	10.53%
Price Related Differential (PRD)	0.998
RELIABILITY	
95% Confidence: Median	
Lower limit	0.931
Upper limit	0.961
95% Confidence: Mean	
Lower limit	0.933
Upper limit	0.961
SAMPLE SIZE EVALUATION	
N (population size)	1799
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.100
Recommended minimum:	16
Actual sample size:	197
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	96
# ratios above mean:	101
z:	0.356
Conclusion:	Normal*
<i>*i.e. no evidence of non-normality</i>	



COMMENTS:

1 to 3 Unit Residences throughout area 51

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 51
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	722550	0325	12/24/03	\$122,000	540	0	4	1924	3	4500	N	N	341 WELLS AV N
002	722550	0115	12/18/03	\$135,000	800	0	4	1924	4	4815	N	N	420 BURNETT AV N
002	722550	0160	4/21/03	\$159,900	630	0	5	1922	4	4500	N	N	419 WELLS AV N
002	135230	0200	11/11/03	\$172,500	730	0	5	1923	5	4120	N	N	211 MEADOW AV N
002	722550	0460	9/9/03	\$147,500	750	0	5	1941	4	5250	N	N	711 N 4TH ST
002	722450	0365	3/13/03	\$157,940	760	0	5	1991	3	5350	N	N	702 N 5TH ST
002	722400	0410	5/14/03	\$210,000	830	0	5	1933	3	4838	N	N	208 PELLY AV N
002	722550	0220	5/2/02	\$163,000	830	0	5	1920	4	4966	N	N	436 WILLIAMS AV N
002	722400	0315	7/31/02	\$189,000	880	0	5	1924	4	5375	N	N	223 PARK AV N
002	722600	0020	11/26/03	\$194,400	890	200	5	1929	5	4280	N	N	210 BURNETT AV N
002	722600	0025	8/13/03	\$175,000	910	0	5	1920	3	4280	N	N	222 BURNETT AV N
002	722500	0065	11/20/03	\$165,000	930	0	5	1907	5	5000	N	N	451 PELLY AV N
002	135230	0185	10/16/03	\$169,990	960	0	5	1923	4	4120	N	N	223 MEADOW AV N
002	722450	0100	6/5/03	\$192,149	1020	0	5	1930	4	5000	N	N	520 WELLS AV N
002	722500	0175	4/17/02	\$183,000	1030	0	5	1910	5	4500	N	N	329 PELLY AV N
002	722550	0445	2/19/03	\$195,000	1040	0	5	1908	5	4725	N	N	327 WILLIAMS AV N
002	722400	0250	9/26/03	\$162,950	1060	0	5	1906	3	4275	N	N	224 PARK AV N
002	722500	0140	9/27/02	\$150,000	1100	0	5	1904	4	5000	N	N	301 PELLY AV N
002	722400	0140	4/19/02	\$155,000	1110	0	5	1921	3	5375	N	N	108 PELLY AV N
002	722450	0145	9/11/03	\$166,000	1130	0	5	1928	4	5000	N	N	517 WELLS AV N
002	135230	0160	5/17/02	\$184,500	1170	0	5	1927	4	4120	N	N	243 MEADOW AV N
002	135230	0635	2/21/02	\$155,000	1220	0	5	1908	5	4120	N	N	311 FACTORY AV N
002	722550	0455	11/18/02	\$175,500	1340	0	5	1900	5	4725	N	N	335 WILLIAMS AV N
002	722500	0385	12/10/03	\$180,000	1370	0	5	1906	2	4500	N	N	216 WELLS AV N
002	722500	0390	11/1/02	\$195,000	1430	0	5	1906	5	4500	N	N	210 WELLS AV N
002	135230	0735	12/19/03	\$158,000	750	0	6	1940	4	4120	N	N	241 FACTORY AV N
002	722450	0025	4/4/03	\$195,000	780	730	6	1991	3	5000	N	N	517 PELLY AV N
002	722550	0110	7/19/02	\$175,500	850	0	6	1930	4	4815	N	N	422 BURNETT AV N
002	172305	9050	8/1/03	\$219,000	860	0	6	1931	3	3958	Y	N	908 N RIVERSIDE DR

**Improved Sales Used in this Annual Update Analysis
Area 51
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	722550	0120	8/5/02	\$165,000	860	0	6	1929	4	4815	N	N	414 BURNETT AV N
002	722500	0305	3/6/03	\$172,500	880	0	6	1941	4	4500	N	N	223 PELLY AV N
002	722550	0205	4/10/02	\$165,900	900	0	6	1940	4	5060	N	N	450 WILLIAMS AV N
002	722500	0215	3/26/02	\$150,000	900	0	6	1951	4	4500	N	N	340 WELLS AV N
002	722500	0010	2/24/03	\$166,800	940	0	6	1965	4	4500	N	N	405 PELLY AV N
002	172305	9113	1/13/03	\$190,150	950	0	6	1923	4	4080	N	N	909 N 1ST ST
002	722450	0260	11/24/03	\$178,000	990	0	6	1941	4	5250	N	N	505 WILLIAMS AV N
002	135230	0525	7/28/03	\$215,000	1010	0	6	1930	4	4120	N	N	344 MEADOW AV N
002	722400	0365	2/22/02	\$199,950	1040	0	6	1924	4	4838	N	N	238 PELLY AV N
002	722400	0415	1/9/03	\$192,950	1100	0	6	1941	4	4838	N	N	204 PELLY AV N
002	722500	0455	11/21/02	\$206,500	1230	200	6	1939	4	4600	N	N	104 WELLS AV N
002	756460	0196	10/24/02	\$191,940	1260	940	6	1932	4	5000	N	N	1211 N 3RD ST
002	722550	0020	8/12/03	\$208,000	1290	0	6	1938	4	4725	N	N	415 WILLIAMS AV N
002	722400	0515	4/18/02	\$198,000	1300	0	6	1990	3	4838	N	N	332 PELLY AV N
002	722650	0025	9/25/02	\$228,000	1330	0	6	1920	5	4000	N	N	237 WELLS AV N
002	722500	0435	2/21/02	\$213,500	1330	260	6	1937	5	5000	N	N	913 N 2ND ST
002	722550	0130	3/28/03	\$199,999	1330	0	6	1903	4	4815	N	N	406 BURNETT AV N
002	722500	0435	11/5/03	\$210,000	1330	260	6	1937	5	5000	N	N	913 N 2ND ST
002	135230	0150	12/12/03	\$197,900	1350	0	6	1922	4	4738	N	N	251 MEADOW AV N
002	722550	0340	2/24/02	\$179,000	1350	0	6	1932	5	6175	N	N	811 N 4TH ST
002	722650	0020	8/7/03	\$232,500	1460	0	6	1937	4	4000	N	N	235 WELLS AV N
002	135230	1120	7/18/03	\$234,950	1500	200	6	1929	4	5461	N	N	1510 N 3RD ST
002	722550	0430	5/21/03	\$274,950	1630	420	6	1908	5	4725	N	N	315 WILLIAMS AV N
002	000720	0171	9/13/02	\$209,000	1630	0	6	1948	4	6534	N	N	58 SHATTUCK AV S
002	722550	0342	2/21/03	\$228,500	1650	0	6	2002	3	4987	N	N	807 N 4TH ST
002	722450	0135	12/5/02	\$262,000	1750	0	6	1929	5	5000	N	N	507 WELLS AV N
002	135230	0840	2/22/02	\$173,000	2250	270	6	1911	3	8240	N	N	123 FACTORY AV N
002	000720	0078	6/26/03	\$198,500	1080	0	7	1997	3	4912	N	N	416 S TOBIN ST
002	000720	0079	11/25/03	\$194,000	1080	0	7	1997	3	4916	N	N	418 S TOBIN ST

**Improved Sales Used in this Annual Update Analysis
Area 51
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	135230	1050	3/1/02	\$206,000	1270	0	7	1999	3	4508	N	N	314 FACTORY AV N
002	135230	0785	10/24/02	\$213,200	1690	0	7	1996	3	4120	N	N	209 FACTORY AV N
002	135230	0605	9/23/03	\$189,000	1830	0	7	1959	4	6173	N	N	343 FACTORY AV N
002	135230	0195	10/24/03	\$280,000	2210	0	7	1983	3	4120	N	N	215 MEADOW AV N
004	000300	0042	1/3/03	\$135,000	540	0	4	2000	3	4671	N	N	5316 S 137TH ST
004	336590	0461	1/8/03	\$127,500	900	0	4	1951	4	8466	N	N	14416 56TH AV S
004	336590	0165	9/25/03	\$178,000	740	0	5	1949	3	7785	Y	N	14139 56TH AV S
004	000280	0017	11/22/02	\$165,000	790	0	5	1990	3	7062	N	N	13955 56TH PL S
004	000300	0029	12/26/03	\$194,000	850	0	5	1900	5	13343	Y	N	5110 S 136TH ST
004	359700	0405	9/17/02	\$160,000	850	0	5	1918	4	37810	N	N	6230 SE 149TH PL
004	336590	0145	10/2/02	\$170,000	880	0	5	1910	4	8550	Y	N	14110 55TH AV S
004	336590	0380	5/21/02	\$185,000	1070	0	5	1908	4	13056	Y	N	14219 57TH AV S
004	725520	0135	8/8/02	\$154,950	1430	0	5	1950	4	6135	N	N	14201 52ND AV S
004	336590	0446	1/15/02	\$170,000	1500	0	5	1920	5	9600	N	N	14426 56TH AV S
004	336590	0595	5/8/02	\$192,000	1580	0	5	1900	4	13200	N	N	14431 58TH AV S
004	336590	0685	8/18/03	\$160,000	780	0	6	1937	3	11904	N	N	14234 57TH AV S
004	000300	0077	1/2/03	\$162,000	800	0	6	1921	2	5432	Y	N	5314 S 137TH ST
004	336590	0206	11/3/03	\$180,000	840	120	6	1936	4	9409	Y	N	5534 S 144TH ST
004	336590	1165	10/1/03	\$239,950	920	730	6	1990	3	8052	N	N	14488 58TH AV S
004	336590	0710	6/24/03	\$217,900	1040	1040	6	1956	4	13056	Y	N	5701 S 142ND ST
004	808860	0080	11/18/03	\$221,500	1050	400	6	1958	4	8820	N	N	5625 S 149TH ST
004	725520	0250	12/1/03	\$175,000	1130	0	6	1936	4	6960	N	N	14219 53RD AV S
004	336590	0735	6/24/03	\$218,000	1140	0	6	1944	3	11904	N	N	14225 58TH AV S
004	167040	0015	5/21/02	\$195,000	1160	480	6	1963	3	8890	N	N	13920 51ST AV S
004	167040	0175	12/18/02	\$206,000	1290	0	6	1996	3	18970	N	N	14108 53RD AV S
004	725520	0256	9/23/03	\$232,500	1370	0	6	1964	3	7076	N	N	14205 53RD AV S
004	336590	0661	5/27/03	\$241,500	1400	300	6	1920	4	12138	Y	N	5702 S 144TH ST
004	336590	0175	12/19/03	\$212,000	1600	0	6	1910	3	13464	Y	N	14201 56TH AV S
004	336590	0745	4/28/03	\$249,250	1740	0	6	1915	5	13268	N	N	14243 58TH AV S

**Improved Sales Used in this Annual Update Analysis
Area 51
(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
004	336590	0715	10/8/02	\$230,000	2160	0	6	1983	3	11960	Y	N	5725 S 142ND ST
004	336590	0405	4/17/02	\$224,000	870	830	7	1977	4	7812	N	N	5670 S 144TH ST
004	167040	0046	10/23/03	\$204,950	980	220	7	1960	3	18620	Y	N	13969 52ND AV S
004	336590	0580	8/20/02	\$189,950	1000	700	7	1956	3	7839	N	N	14404 57TH AV S
004	336590	1225	8/29/03	\$245,000	1060	430	7	1966	3	13400	N	N	5807 S 144TH ST
004	336590	0590	4/27/02	\$225,000	1130	510	7	1966	4	12864	N	N	14423 58TH AV S
004	336590	0485	2/8/02	\$175,500	1140	560	7	1956	3	19776	N	N	14439 57TH AV S
004	808860	0025	1/17/02	\$222,000	1150	360	7	1990	3	8120	N	N	5624 S 149TH ST
004	115720	0402	9/19/02	\$231,000	1200	760	7	1984	4	10556	Y	N	14926 57TH AV S
004	336590	1167	11/25/03	\$269,000	1240	1000	7	1967	3	8052	N	N	14484 58TH AV S
004	868780	0110	9/25/03	\$222,000	1290	0	7	1957	4	13104	N	N	14714 58TH AV S
004	000300	0024	5/31/02	\$203,000	1310	800	7	1964	3	8728	N	N	13450 51ST AV S
004	336590	0045	9/15/03	\$209,000	1450	0	7	1977	3	9752	Y	N	5511 S 144TH ST
004	336590	0640	11/20/03	\$222,500	1490	0	7	1952	4	6500	N	N	14471 58TH AV S
004	000280	0016	12/5/03	\$265,000	1560	1640	7	1966	4	8618	N	N	13943 56TH PL S
004	336590	1205	9/5/03	\$230,000	1560	630	7	1968	3	12194	N	N	14440 58TH AV S
004	336590	0445	6/17/03	\$228,000	1640	0	7	1958	3	13440	N	N	14430 56TH AV S
004	336590	0463	12/11/03	\$262,000	1650	0	7	1988	3	12104	N	N	14406 56TH AV S
004	868780	0095	8/28/02	\$223,750	2180	0	7	1957	3	8594	N	N	14702 58TH AV S
004	873300	0065	7/14/03	\$305,000	2420	0	7	2003	3	7113	N	N	5436 S 150TH ST
004	873300	0060	7/9/03	\$299,000	2420	0	7	2003	3	7141	N	N	5428 S 150TH ST
004	873300	0045	7/18/03	\$307,000	2420	0	7	2003	3	9566	N	N	5422 S 150TH ST
004	808860	0065	2/3/03	\$191,000	990	400	8	1955	3	8820	N	N	5615 S 149TH ST
004	336590	0360	9/12/02	\$310,000	1680	1130	8	1979	3	13056	Y	N	14141 57TH AV S
004	725520	0170	3/27/02	\$225,000	1950	0	8	1995	3	6975	N	N	14236 52ND AV S
004	377930	0190	10/29/02	\$300,000	2400	0	8	2000	3	6979	N	N	5626 S 150TH ST
004	868780	0020	9/15/03	\$268,000	1220	700	9	1976	3	12888	Y	N	14718 57TH AV S
004	336590	1248	10/21/03	\$340,880	2950	0	9	1998	3	12684	N	N	14433 59TH AV S
004	512210	0140	11/28/03	\$335,000	2350	0	10	1989	3	12017	N	N	6320 S 151ST PL

**Improved Sales Used in this Annual Update Analysis
Area 51
(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
004	512210	0130	6/13/03	\$360,000	2790	0	10	1988	3	12070	N	N	6340 S 151ST PL
005	102204	9054	9/12/03	\$153,000	580	0	4	1949	4	16291	Y	N	21418 35TH AV S
005	102204	9077	8/12/03	\$101,500	700	0	4	1946	3	12150	N	N	21211 MILITARY RD S
005	102204	9089	4/2/03	\$176,000	830	0	6	1943	3	23625	Y	N	21246 MILITARY RD S
005	725920	0016	5/19/03	\$145,000	1200	0	6	1942	3	10904	N	N	3206 S 221ST ST
005	725920	0015	5/18/03	\$150,500	1350	0	6	1942	3	23115	N	N	3222 S 221ST ST
005	152204	9150	5/28/02	\$206,950	940	470	7	2002	3	14700	N	N	3304 S 225TH PL
005	152204	9057	10/28/03	\$180,000	1000	0	7	1967	3	12563	N	N	22442 MILITARY RD
005	724800	0020	11/14/03	\$231,000	1100	570	7	1985	3	87120	Y	N	21620 35TH AV S
005	102204	9195	12/15/03	\$151,500	1140	0	7	1952	3	12600	N	N	3218 S 216TH ST
005	751000	0015	3/13/03	\$180,000	1430	0	7	1953	3	8295	N	N	21825 MILITARY RD S
005	152204	9105	8/23/02	\$202,000	1600	0	7	2002	3	12429	N	N	22830 MILITARY RD S
005	102204	9116	9/23/02	\$180,000	1680	0	7	1951	3	12150	N	N	21240 33RD AV S
005	724700	0011	7/17/02	\$283,000	1510	990	9	1981	3	29185	Y	N	21824 34TH AV S
005	724800	0070	8/21/03	\$380,000	2090	1200	10	1984	3	28350	N	N	21840 35TH AV S
010	352204	9056	9/18/03	\$235,000	1860	0	6	1952	3	53578	N	N	6206 S 287TH ST
010	896196	0070	9/5/03	\$265,000	1260	750	7	2002	3	8636	N	N	1130 PIKE ST NW
010	896196	0110	5/6/03	\$256,000	1260	750	7	2002	3	7096	N	N	1119 R ST NW
010	896196	0260	7/9/03	\$273,000	1290	750	7	2002	3	6040	Y	N	1004 R ST NW
010	352204	9100	8/19/03	\$214,950	1300	0	7	1997	3	26000	N	N	27243 51ST PL S
010	896196	0080	7/25/03	\$251,000	1780	0	7	2002	3	8703	N	N	1131 PIKE ST NW
010	896196	0250	6/23/03	\$254,000	1780	0	7	2002	3	6366	Y	N	910 R ST NW
010	001100	0080	10/15/02	\$230,000	1340	1100	8	1968	3	12090	Y	N	540 AABY DR
010	391430	0010	12/29/03	\$349,900	1590	600	8	1972	3	49222	Y	N	515 AABY DR
010	896195	0320	3/19/03	\$320,000	1660	620	8	1997	3	7950	Y	N	816 R ST NW
010	158060	0022	9/30/02	\$234,000	1670	1670	8	1949	3	102500	Y	N	3217 WEST VALLEY HW N
010	000440	0023	10/29/02	\$195,000	1850	0	8	1954	3	17653	N	N	26614 68TH AV S
010	896195	0530	7/30/02	\$287,500	2284	0	8	1997	3	8829	N	N	1509 10TH CT NW
010	896195	0090	7/29/03	\$317,000	2310	0	8	1997	3	9627	N	N	1502 8TH ST NW

**Improved Sales Used in this Annual Update Analysis
Area 51
(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
010	896195	0070	9/17/03	\$319,000	2460	0	8	1997	3	11644	N	N	904 PIKE ST NW
010	896195	0470	8/23/02	\$285,000	2460	0	8	1997	3	8367	N	N	1508 10TH CT NW
010	000440	0024	2/3/03	\$220,000	2470	0	8	1954	3	18536	N	N	26516 68TH AV S
010	896196	0060	3/15/02	\$287,200	2600	0	8	2002	3	11779	N	N	1128 PIKE ST NW
010	896196	0200	2/8/02	\$293,302	2640	0	8	2002	3	9805	Y	N	1007 R ST NW
010	896196	0130	7/9/03	\$305,950	2900	0	8	2002	3	6327	N	N	1105 R ST NW
010	896195	0050	7/18/02	\$340,000	3230	0	8	2002	3	12651	N	N	908 PIKE ST NW
010	022104	9038	3/26/03	\$575,000	3680	0	8	1970	4	207781	Y	N	29810 66TH AV S
010	926403	0030	3/6/02	\$395,000	1820	920	9	2002	3	10941	Y	N	1121 V ST NW
010	926403	0020	12/2/03	\$405,000	1820	1340	9	2002	3	8635	Y	N	1113 V ST NW
010	926403	0010	12/27/02	\$325,000	2510	0	9	2002	3	8965	Y	N	1103 V ST NW
010	926403	0850	6/6/03	\$375,000	2530	0	9	2000	3	7790	Y	N	1216 V ST NW
010	926403	0850	4/3/02	\$370,000	2530	0	9	2000	3	7790	Y	N	1216 V ST NW
010	926403	0040	7/23/02	\$347,000	2650	0	9	2002	3	12247	N	N	1127 V ST NW
010	926403	0090	5/16/02	\$342,000	2650	0	9	2001	3	9596	N	N	1221 V ST NW
010	926403	0590	7/30/03	\$320,000	2660	0	9	1999	3	10093	Y	N	1016 U ST NW
010	926403	0600	12/3/03	\$359,950	2680	0	9	1999	3	8702	Y	N	1014 U ST NW
010	926403	0450	3/20/03	\$433,000	2730	0	9	2000	3	14602	Y	N	1130 U ST NW
010	926403	0630	9/22/03	\$347,000	2770	0	9	1999	3	6745	Y	N	1008 U ST NW
010	926403	0220	8/27/02	\$358,000	2800	0	9	2001	3	7688	N	N	1431 U CT NW
010	926403	0210	4/24/02	\$367,500	2850	0	9	2002	3	9260	N	N	1427 U CT NW
010	926403	0200	5/23/02	\$365,000	2870	0	9	2002	3	10614	N	N	1423 U CT NW
010	926403	0460	3/11/02	\$365,000	2880	0	9	2000	3	9499	Y	N	1124 U ST NW
010	926403	0070	2/26/02	\$394,500	2920	0	9	2001	3	11482	N	N	1213 V ST NW
010	926403	0430	4/5/02	\$429,500	2940	0	9	2002	3	14286	Y	N	1140 U ST NW
010	926403	0890	12/12/03	\$413,000	2940	0	9	1999	3	8383	Y	N	1128 V ST NW
010	926403	0050	3/19/02	\$389,000	3020	0	9	2001	3	12991	N	N	1205 V ST NW
010	926403	0100	4/17/02	\$380,000	3020	0	9	2002	3	8769	N	N	1303 V ST NW
010	926403	0710	6/10/02	\$419,950	3020	970	9	2001	3	6657	Y	N	1009 U ST NW

**Improved Sales Used in this Annual Update Analysis
Area 51
(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
010	926403	0750	1/25/02	\$348,500	3040	0	9	2000	3	6976	N	N	1029 U ST NW
010	142104	9052	6/18/02	\$402,000	3060	0	9	1988	3	142005	Y	N	202 HI CREST DR
010	926403	0770	2/15/02	\$339,950	3060	0	9	2001	3	6884	N	N	1103 U ST NW
010	896196	0100	11/15/02	\$319,000	3110	0	9	2000	3	7623	N	N	1123 R ST NW
010	926403	0180	4/3/03	\$371,000	3120	0	9	1999	3	13268	N	N	1415 U CT NW
010	401680	0250	3/11/02	\$348,000	3130	0	9	2001	3	15656	N	N	26611 LAKE FENWICK RD S
010	401680	0280	3/11/02	\$300,000	3130	0	9	2001	3	16754	N	N	26629 LAKE FENWICK RD S
010	926403	0950	7/18/02	\$400,000	3160	0	9	2002	3	7065	Y	N	1102 V ST NW
010	926403	0190	4/10/02	\$359,500	3160	0	9	2001	3	11941	N	N	1419 U CT NW
010	926403	0170	4/5/02	\$350,000	3160	0	9	2001	3	12564	N	N	1411 U CT NW
010	926403	0660	12/2/02	\$385,000	3160	0	9	2001	3	6299	Y	N	1002 U ST NW
010	926403	0470	4/30/02	\$389,500	3170	0	9	2001	3	10688	Y	N	1118 U ST NW
010	896196	0170	7/23/02	\$347,990	3190	0	9	2000	3	18381	Y	N	1021 R ST NW
010	926403	0540	4/9/03	\$435,000	3280	0	9	1999	3	12247	Y	N	1026 U ST NW
010	401680	0230	3/19/02	\$300,000	3280	0	9	2001	3	15063	N	N	26531 LAKE FENWICK RD S
010	401680	0260	2/25/02	\$300,000	3280	0	9	2001	3	15728	N	N	26617 LAKE FENWICK RD S
010	327560	0010	7/18/03	\$350,000	3310	0	9	1988	3	15000	N	N	313 HI CREST DR
010	401680	0270	5/28/02	\$320,000	3380	0	9	2001	3	16297	N	N	26623 LAKE FENWICK RD S
010	401680	0240	9/10/02	\$300,000	3380	0	9	2001	3	15611	N	N	26605 LAKE FENWICK RD S
010	926403	0940	7/22/03	\$499,950	3510	0	9	1999	3	8855	Y	N	1104 V ST NW
010	926403	0720	4/10/03	\$428,750	3570	0	9	2003	3	6662	Y	N	1011 U St NW
010	926403	0920	5/27/03	\$549,500	2980	760	10	2003	3	11719	Y	N	1110 V ST NW
010	926403	0910	6/4/03	\$550,000	3200	1160	10	2003	3	8649	Y	N	1114 V ST NW

**Improved Sales Removed from this Annual Update Analysis
Area 51
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	000720	0035	4/23/02	\$195,000	Diagnostic Outlier
002	000720	0114	9/26/03	\$172,282	EXEMPT FROM EXCISE TAX
002	135230	0300	11/12/03	\$44,169	QUIT CLAIM DEED; PARTIAL INTEREST
002	135230	0355	10/11/02	\$95,000	Diagnostic Outlier
002	135230	0355	4/8/02	\$80,000	Diagnostic Outlier
002	135230	0530	10/9/03	\$228,000	QUIT CLAIM DEED
002	135230	0550	10/17/03	\$103,000	QUIT CLAIM DEED;
002	135230	0635	2/21/02	\$60,000	DORRatio
002	135230	0680	9/25/02	\$85,000	Diagnostic Outlier
002	135230	0685	10/25/02	\$120,000	Diagnostic Outlier
002	135230	0700	3/20/02	\$133,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	135230	0995	8/8/03	\$149,000	No Representation
002	135230	0995	1/15/03	\$85,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	380600	0040	8/22/03	\$159,000	UnFinArea
002	722400	0925	11/26/03	\$184,000	ImpCount
002	722450	0010	4/17/03	\$219,500	NON-REPRESENTATIVE SALE
002	722450	0045	6/17/03	\$234,000	No Representation
002	722450	0045	3/8/02	\$77,500	FORCED SALE DORRatio
002	722450	0355	7/25/03	\$81,285	QUIT CLAIM DEED; PARTIAL INTEREST
002	722500	0020	8/21/02	\$195,000	ImpCount
002	722500	0040	12/17/02	\$157,500	Diagnostic Outlier
002	722500	0135	11/25/02	\$100,000	Diagnostic Outlier
002	722550	0045	8/21/02	\$185,500	ImpCount UnFinArea
002	722550	0395	8/31/03	\$80,340	QUIT CLAIM DEED DORRatio
002	722550	0415	1/24/03	\$209,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	722600	0080	11/21/02	\$182,000	Obsol
002	722650	0030	8/7/03	\$237,000	RELOCATION - SALE BY SERVICE
002	722650	0030	11/20/03	\$237,000	RELOCATION - SALE TO SERVICE
002	722650	0035	9/27/02	\$166,000	QUESTIONABLE PER SALES IDENTIFICATION
004	000280	0031	8/15/03	\$125,000	Diagnostic Outlier
004	000300	0087	11/21/02	\$100,000	Diagnostic Outlier
004	109990	0020	5/23/03	\$261,000	QUESTIONABLE PER SALES IDENTIFICATION
004	109990	0100	7/10/03	\$210,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	167040	0128	9/5/03	\$189,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	167040	0135	4/9/03	\$62,866	RELATED PARTY, FRIEND, OR NEIGHBOR
004	167040	0135	4/10/03	\$62,866	RELATED PARTY, FRIEND, OR NEIGHBOR
004	167040	0175	5/24/02	\$205,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	167040	0225	11/22/02	\$208,593	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
004	217200	0175	2/22/02	\$170,000	No Representation
004	217200	0225	9/11/02	\$200,000	No Representation
004	336590	0100	1/28/03	\$122,500	UnFinArea
004	336590	0140	5/9/02	\$155,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	336590	0305	12/5/03	\$82,800	ImpCount

**Improved Sales Removed from this Annual Update Analysis
Area 51
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
004	336590	0325	9/16/02	\$191,200	BANKRUPTCY - RECEIVER OR TRUSTEE
004	336590	0370	12/18/03	\$117,000	Diagnostic Outlier
004	336590	0485	7/5/02	\$87,255	QUIT CLAIM DEED;
004	336590	0615	12/26/02	\$142,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	336590	0695	12/16/03	\$145,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
004	336590	0725	3/13/02	\$174,990	Obsol
004	336590	0770	8/26/02	\$306,000	NON-REPRESENTATIVE SALE
004	377930	0100	12/2/02	\$290,000	Diagnostic Outlier
004	725520	0220	8/23/02	\$48,609	QUIT CLAIM DEED;
004	868780	0147	9/18/03	\$68,879	QUIT CLAIM DEED
004	873300	0070	8/27/03	\$305,000	%Compl ActivePermitBeforeSale>25K
005	000620	0017	12/13/02	\$49,534	RELATED PARTY,
005	032204	9092	2/24/03	\$500,000	NON-REPRESENTATIVE SALE
005	102204	9051	3/25/03	\$96,057	QUIT CLAIM DEED; STATEMENT TO DOR
005	102204	9155	8/20/02	\$188,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	152204	9029	9/26/03	\$335,000	ImpCount
005	152204	9057	7/12/03	\$105,000	Diagnostic Outlier
005	352304	9013	5/13/02	\$727,500	ImpCountPARTIAL INTEREST (103, 102, Etc.)
005	352304	9013	5/14/02	\$727,500	ImpCountPARTIAL INTEREST (103, 102, Etc.)
005	367340	0168	8/12/03	\$186,000	ImpCount
005	367340	0168	12/27/02	\$155,000	ImpCountQUESTIONABLE PER SALES IDENTIFICATION
005	724800	0020	3/19/03	\$21,693	EXEMPT FROM EXCISE TAX DORRatio
005	725920	0120	4/29/03	\$165,000	PersMH0
010	000680	0004	11/19/02	\$1,800,000	GOVERNMENT AGENCY DORRatio
010	001100	0020	9/9/02	\$340,000	Diagnostic Outlier
010	001100	0090	1/29/02	\$217,000	Diagnostic Outlier
010	019700	0005	10/30/02	\$204,700	OPEN SPACE DESIGNATION CONTINUED AFTER SALE
010	020000	0140	10/29/03	\$269,559	No Representation
010	142104	9060	7/23/03	\$330,000	Obsol
010	352204	9055	2/6/02	\$160,000	%NetCond PrevImp<=10K
010	391400	0045	4/22/03	\$226,000	Diagnostic Outlier
010	401680	0120	2/11/03	\$304,000	No Representation
010	401680	0190	1/11/02	\$80,000	%Compl DORRatio
010	401680	0210	4/25/03	\$82,836	DORRatio
010	896195	0030	7/11/02	\$303,000	FORCED SALE
010	896195	0030	11/4/02	\$310,000	NO MARKET EXPOSURE
010	896196	0020	1/22/02	\$276,840	NON-REPRESENTATIVE SALE
010	896196	0100	8/21/03	\$349,900	RELOCATION - SALE BY SERVICE
010	896196	0100	8/25/03	\$349,900	RELOCATION - SALE TO SERVICE
010	896196	0130	2/13/03	\$130,000	BANKRUPTCY - RECEIVER OR TRUSTEE DORRatio
010	896196	0140	10/17/03	\$286,950	%Compl ActivePermitBeforeSale>25K
010	896196	0140	2/13/03	\$90,000	%Compl DORRatio ActivePermitBeforeSale>25K
010	896196	0190	3/18/03	\$135,000	%Compl ActivePermitBeforeSale>25K

**Improved Sales Removed from this Annual Update Analysis
Area 51
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
010	896196	0210	3/18/03	\$300,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	896196	0220	2/7/03	\$224,000	NON-REPRESENTATIVE SALE
010	896196	0330	11/24/03	\$254,000	%Compl ActivePermitBeforeSale>25K
010	926403	0210	3/13/03	\$380,000	RELOCATION - SALE BY SERVICE
010	926403	0210	2/18/03	\$380,000	RELOCATION - SALE TO SERVICE
010	926403	0410	4/28/03	\$136,054	QUIT CLAIM DEED
010	926403	0660	6/20/02	\$349,500	NON-REPRESENTATIVE SALE
010	926403	0670	4/8/03	\$319,000	AV changed by BOE
010	926403	0730	9/27/02	\$100,000	%Compl DORRatio ActivePermitBeforeSale>25K
010	926403	0840	4/29/03	\$419,000	RELOCATION - SALE BY SERVICE
010	926403	0840	4/26/03	\$419,000	RELOCATION - SALE TO SERVICE
010	936060	0085	12/18/03	\$32,078	QUIT CLAIM DEED DORRatio
010	936060	0136	10/29/03	\$164,500	Diagnostic Outlier

**Vacant Sales Used in this Annual Update Analysis
Area 51**

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
2	135230	0630	10/30/03	65000	4120	N	N
2	722550	0342	2/21/02	\$66,000	4987	N	N
4	076100	0105	6/9/03	\$122,500	36977	N	N
4	217200	0150	8/18/03	\$80,000	18750	N	Y
4	217200	0155	5/9/03	\$80,000	18050	N	Y
5	032204	9056	8/16/02	\$100,000	63597	N	N
5	152204	9150	1/30/02	\$42,000	14700	N	N
10	000680	0030	10/20/03	\$275,000	439520	N	N
10	262204	9044	2/26/02	\$134,126	142441	Y	Y
10	262204	9070	10/30/03	\$175,000	74923	Y	N
10	262204	9071	4/30/03	\$156,500	134164	Y	Y
10	262204	9072	7/1/02	\$210,000	76666	Y	N
10	327570	0030	11/7/03	\$74,950	15000	Y	N
10	401680	0220	10/29/03	\$70,000	14719	N	N
10	401680	0290	6/4/03	\$70,000	17031	N	N
10	401680	0300	6/9/03	\$70,000	17344	N	N
10	401680	0360	1/10/03	\$78,000	20428	N	N
10	896195	0270	12/10/03	\$80,000	7985	N	N
10	896196	0030	5/9/03	\$87,500	6333	Y	N
10	896196	0320	8/15/02	\$80,000	6001	N	N
10	926403	0700	2/15/02	\$94,000	6418	Y	N

**Vacant Sales Removed from this Annual Update Analysis
Area 51**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
4	076100	0130	8/16/02	\$34,000	CHANGE OF USE
4	167040	0129	10/15/03	\$68,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
5	102204	9010	4/29/03	\$615,000	SEG/MERG
10	252204	9009	10/26/02	\$195,000	NON-REPRESENTATIVE SALE;
10	327570	0030	11/26/02	\$67,500	RELATED PARTY, FRIEND, OR NEIGHBOR
10	896196	0030	2/13/03	\$50,000	QUIT CLAIM DEED



King County
Department of Assessments
King County Administration Bldg.
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Email: assessor.info@metrokc.gov

www.metrokc.gov/assessor/

Scott Noble
Assessor

MEMORANDUM

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

A handwritten signature in black ink that reads "Scott Noble".

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