Evidence sheet: sales of similar homes

Exhibit A

1234 Sample Street SE, Kent, Washington 98042

Parcel 9999999999. Value as of January 1, 2026 (assessment date). King County.

Assessed value, January 1, 2026	What the 4 sales indicate	My opinion of value
$718,000	**$656,000**	**$656,000**

	My home	Sale 1	Sale 2	Sale 3	Sale 4
Address	1234 Sample Street SE	1301 Example Ln NE	1420 Demo Dr SE	1555 Pretend Ave SW	1678 Model Ct NE
Sold	Valued January 1, 2026	November 2025	June 2025	January 2025	September 2025
Sale price		$748,000	$693,000	$716,000	$640,000
Living area	3,010 sq ft	3,080 sq ft	3,230 sq ft	2,740 sq ft	2,760 sq ft
Year built	1950	1958	1965	1958	1944
Adjustments					
Market change		-$1,194	-$4,457	-$7,724	-$2,238
Size		-$9,286	-$25,934	+$37,170	+$30,818
Quality			-$64,789		
Land		-$40,000	+$3,000	-$20,000	-$105,000
Total adjustment		-$50,480 (7%)	-$92,180 (13%)	+$9,446 (1%)	-$76,420 (12%)
After differences		**$697,520**	**$600,820**	**$725,446**	**$563,580**

SAMPLE

How these numbers work

Each sale is adjusted to match my home as of January 1, 2026: a sale that is bigger or newer than mine is adjusted down, and one that is smaller or older is adjusted up. The same rates are used for every home. Page 4 explains every adjustment. After adjustment, 3 of the 4 sales are below the county's value of $718,000. Weighted toward the closest matches, the sales point to about $656,000.

Sources: public sales records and the King County Assessor's 2026 roll (taxes payable 2027). The sales closed between January 2025 and November 2025. Prepared by the owner with AssessmentChecker. Not an appraisal.

The differences, in plain words

Exhibit A, continued. Every dollar adjustment made to each sale, and why.

Sale 1: 1301 Example Ln NE

Sold November 2025 for $748,000. 3,080 sq ft, built 1958.

-$1,194	Market change: sold 2 months before January 1, 2026; prices fell about 0.09% a month in this county
-$9,286	Size: theirs 3,080 sq ft vs mine 3,010; about $133 per sq ft
-$40,000	Land: county values my land at $249,000 vs theirs $289,000
	$697,520 after the differences.

Sale 2: 1420 Demo Dr SE

Sold June 2025 for $693,000. 3,230 sq ft, built 1965.

-$4,457	Market change: sold 7 months before January 1, 2026; prices fell about 0.09% a month in this county
-$25,934	Size: theirs 3,230 sq ft vs mine 3,010; about $118 per sq ft
-$64,789	Quality: county quality class theirs 8 vs mine 7
+$3,000	Land: county values my land at $249,000 vs theirs $246,000
	$600,820 after the differences.

Sale 3: 1555 Pretend Ave SW

Sold January 2025 for $716,000. 2,740 sq ft, built 1958.

-$7,724	Market change: sold 12 months before January 1, 2026; prices fell about 0.09% a month in this county
+$37,170	Size: theirs 2,740 sq ft vs mine 3,010; about $138 per sq ft
-$20,000	Land: county values my land at $249,000 vs theirs $269,000
	$725,446 after the differences.

Sale 4: 1678 Model Ct NE

Sold September 2025 for $640,000. 2,760 sq ft, built 1944.

-$2,238	Market change: sold 4 months before January 1, 2026; prices fell about 0.09% a month in this county
+$30,818	Size: theirs 2,760 sq ft vs mine 3,010; about $123 per sq ft
-$105,000	Land: county values my land at $249,000 vs theirs $354,000
	$563,580 after the differences.

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