

Appraising Homes in King County, Washington

A project for The Hazel Paisley Appraisal Corporation

Project Goal:

a fast and reliable formula for
home appraisal in King County

The Data:

- roughly 30,000 home sales
- June 10, 2021 — June 10, 2022
- King County, Washington, (the Seattle metro area)

Which features contribute most to a fair market value appraisal of a home in the Seattle area?

- **median neighborhood price**
- **living area** (in square feet)
- **zip code**
- **waterfront**
- **view**

Baseline home price for our model:
\$806,800

This baseline assumes ...

- median neighborhood price: \$1,000,000
- living area: 2,000 ft²
- zip code: lowest level (more details soon)
- waterfront: no
- view: none
- sewer system: public

Private Sewer Systems

Baseline: \$806,800

Price estimate decreases by \$68,500 for properties that use private sewer systems.

