

# Haller Lake/N Greenwood/Crown Hill

Area: 006

## *Residential Revalue for 2015 Assessment Roll*



*Obtained from [www.flickr.com](http://www.flickr.com)*

Area 6 is located in the northwestern part of Seattle. It includes the neighborhoods of Haller Lake, North Greenwood, a portion of South Greenwood and Crown Hill. This is a homogeneous area containing mostly modest sized homes, some Townhomes and some commercially zoned properties. The typical home was built between 1936 and 1959 and is grade 7 quality. Shopping facilities and varied services are located along Greenwood Avenue North and Aurora Ave North (Hwy 99). Major Landmarks include Haller Lake, Bitter Lake, Ingraham High School, North Seattle Community College, Northwest Hospital and Washelli and Evergreen Park Cemeteries. Area 5 has easy access to Highway 99 and I-5 which provide good access to local work centers and the downtown business core.



**King County**

**Department of Assessments**

*Setting values, serving the community, and pursuing excellence*

500 Fourth Avenue, ADM-AS 0708  
Seattle, WA 98104-2384

OFFICE (206) 296-7300 FAX (206) 296-0595

Email: [assessor.info@kingcounty.gov](mailto:assessor.info@kingcounty.gov)

<http://www.kingcounty.gov/assessor/>



## King County

Department of Assessments

### Accounting Division

500 Fourth Avenue, ADM-AS-0740  
Seattle, WA 98104-2384

(206) 205-0444 FAX (206) 296-0106

Email: [assessor.info@kingcounty.gov](mailto:assessor.info@kingcounty.gov)

<http://www.kingcounty.gov/assessor/>

***Lloyd Hara***  
***Assessor***

Dear Property Owners:

Property assessments for the 2015 assessment year are being completed by my staff throughout the year and change of value notices are being mailed as neighborhoods are completed. We value property at fee simple, reflecting property at its highest and best use and following the requirement of RCW 84.40.030 to appraise property at true and fair value.

We have worked hard to implement your suggestions to place more information in an e-Environment to meet your needs for timely and accurate information. The following report summarizes the results of the 2015 assessment for this area. (See map within report). It is meant to provide you with helpful background information about the process used and basis for property assessments in your area.

Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you.

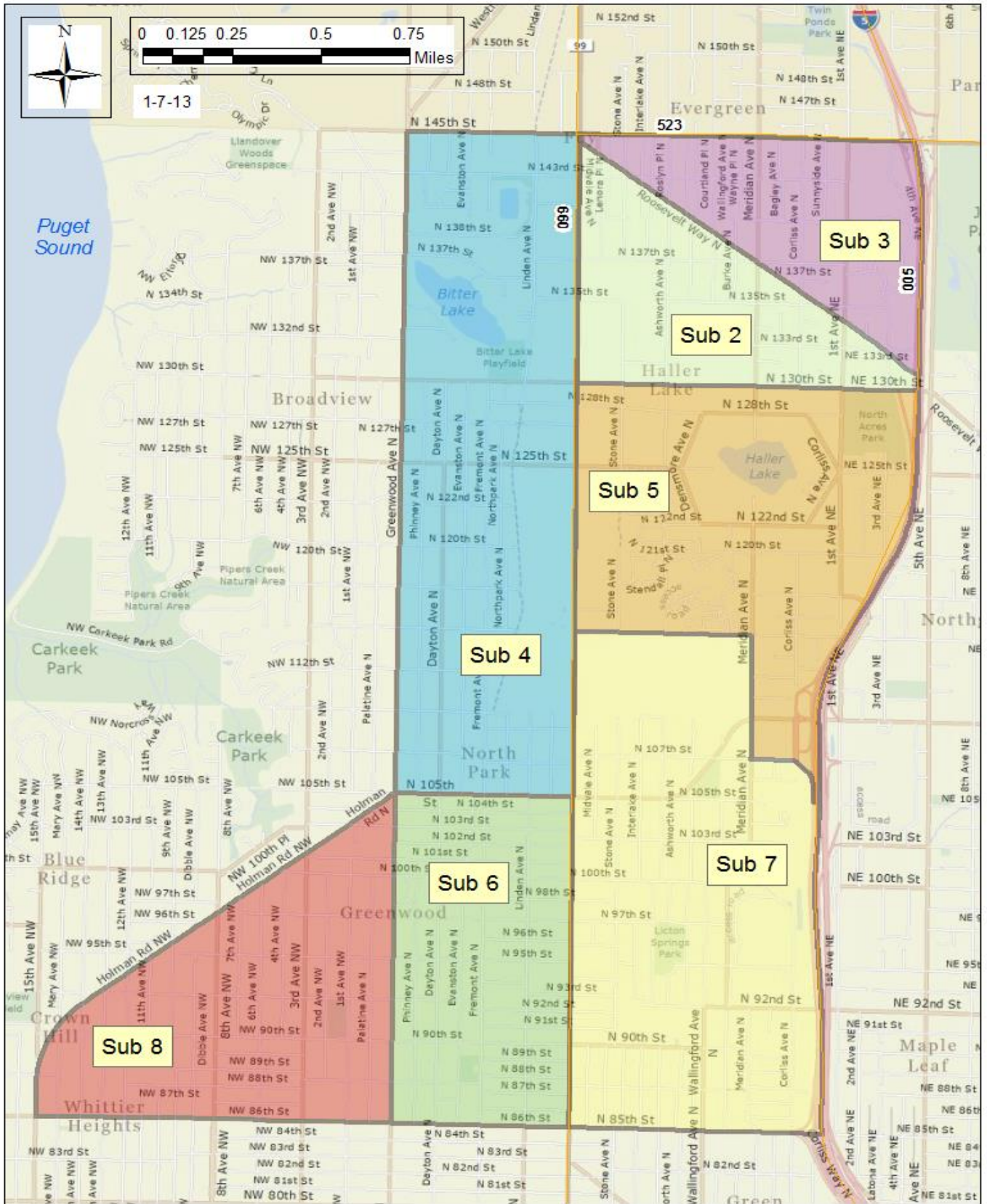
Please feel welcome to call my staff if you have questions about the property assessment process and how it relates to your property.

Sincerely,

Lloyd Hara  
Assessor



# Area 006 Map

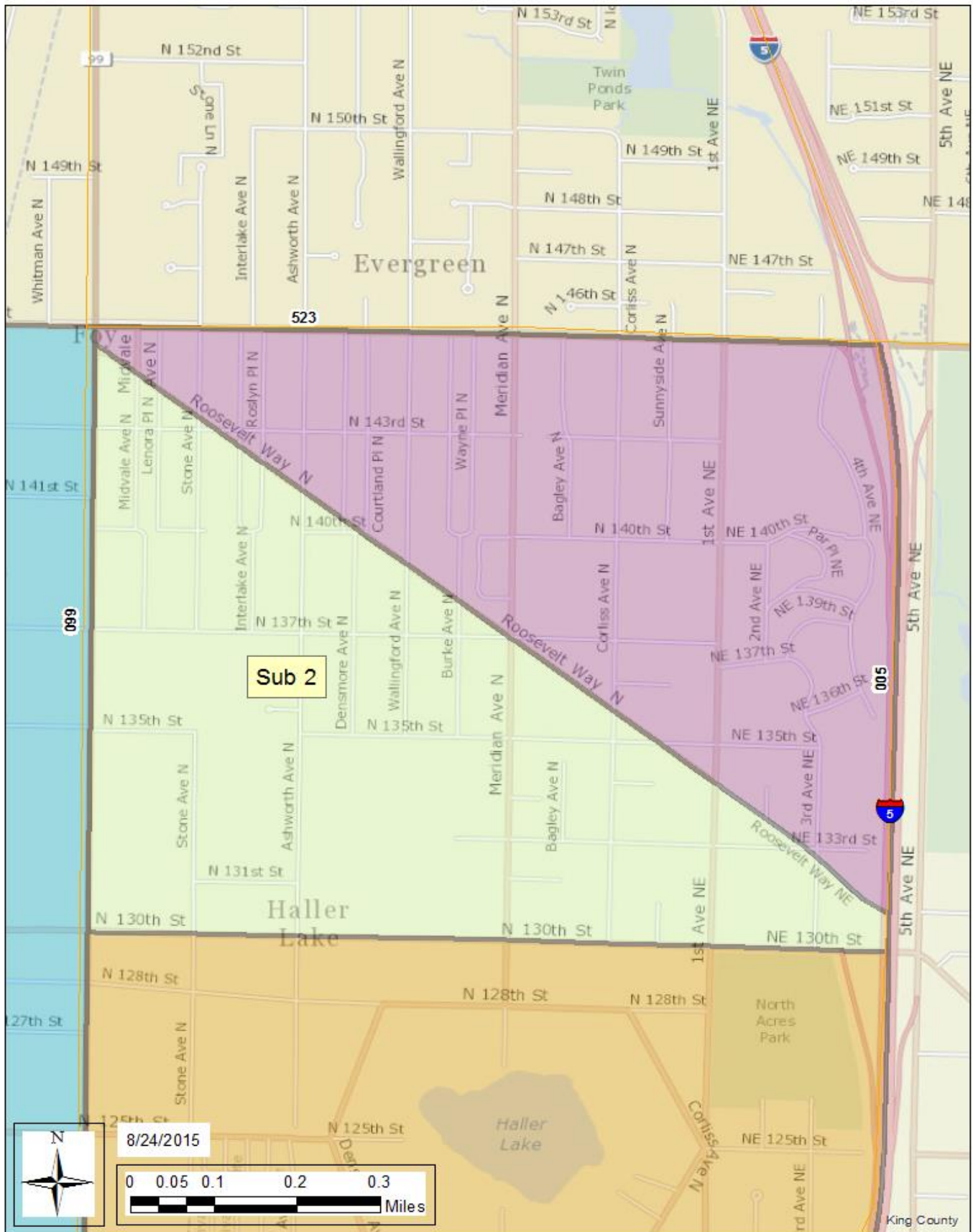


All maps in this document are subject to the following disclaimer: The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County. Scale unknown.

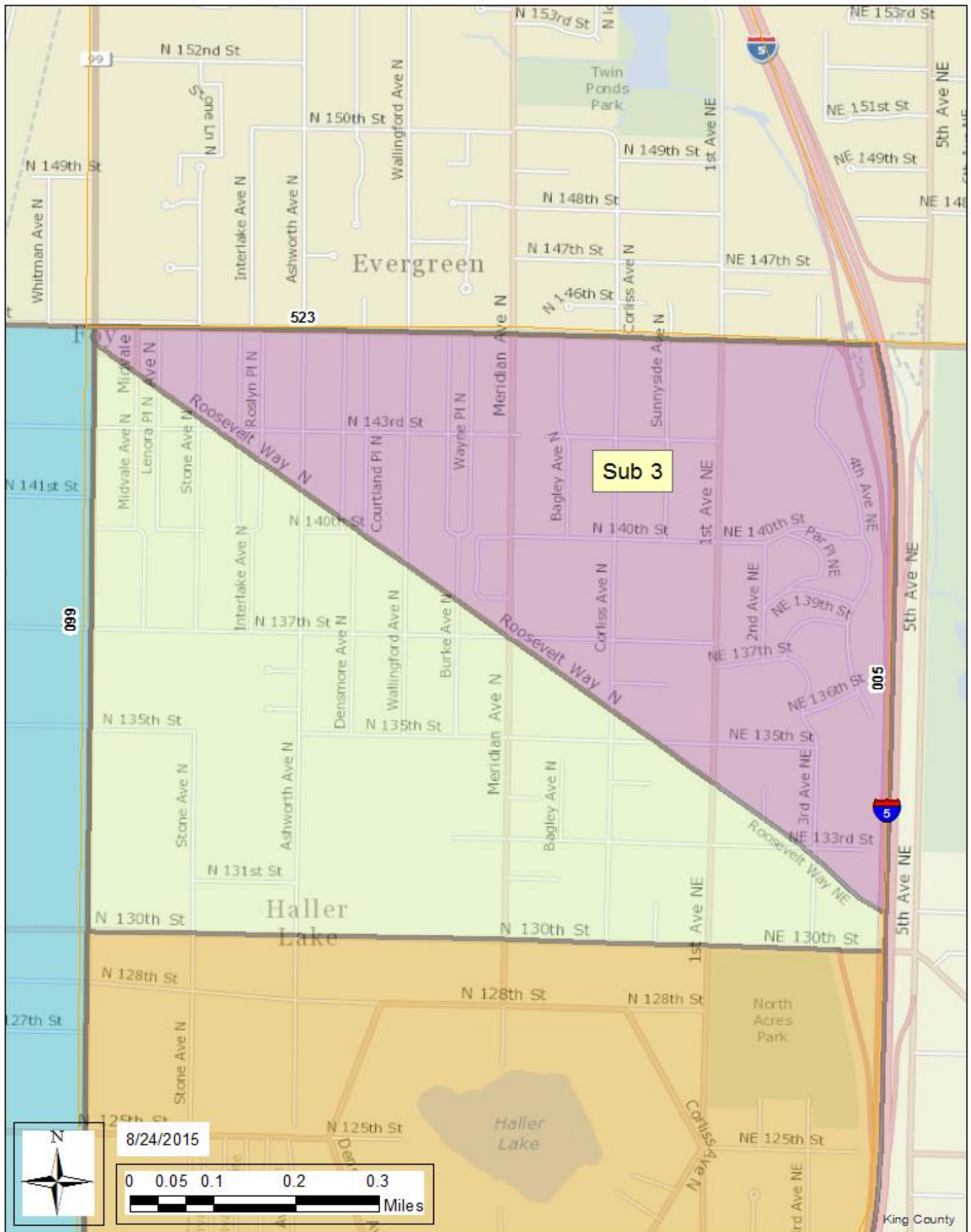




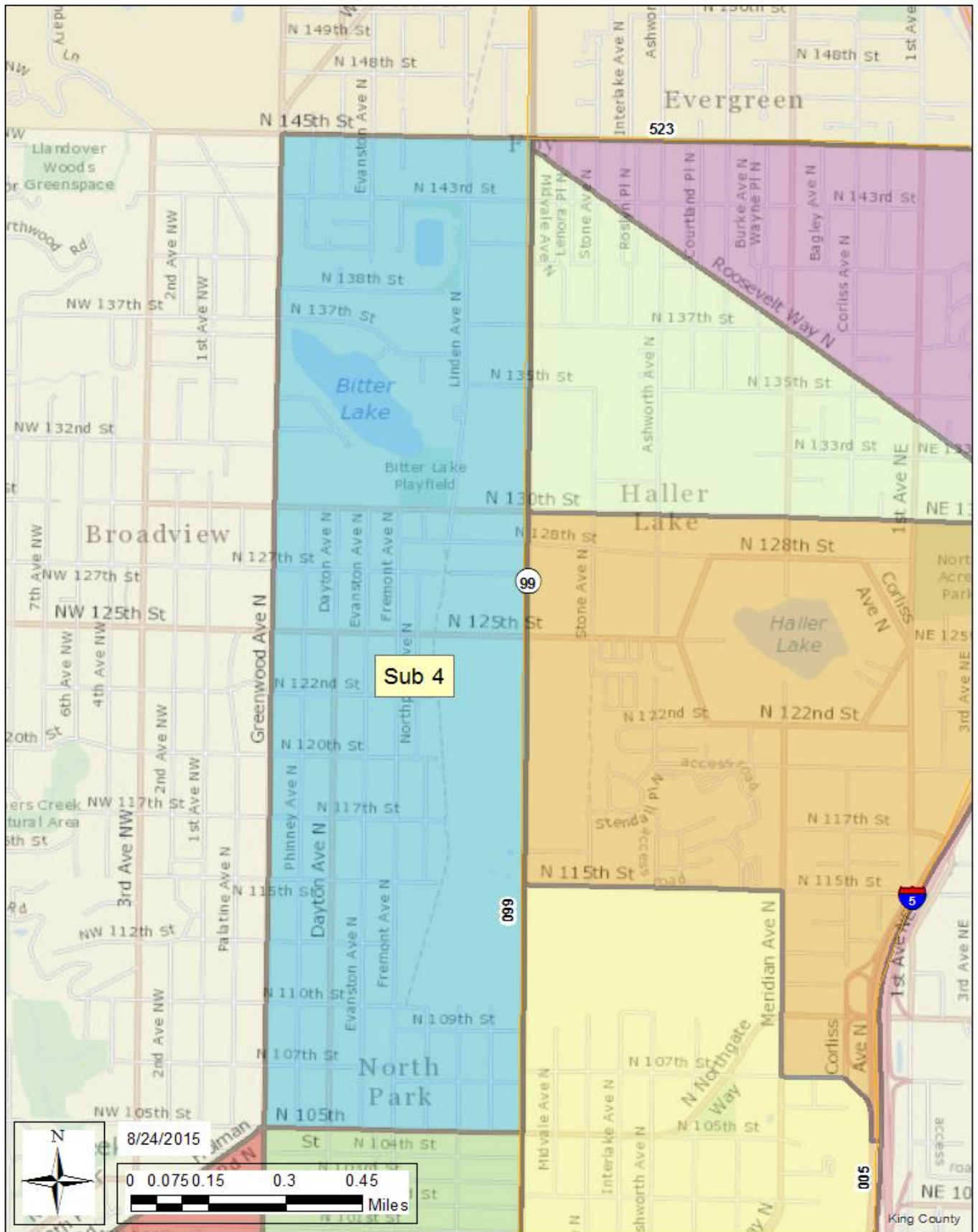
## Sub Area 2 Map



## Sub Area 3 Map



## Sub Area 4 Map

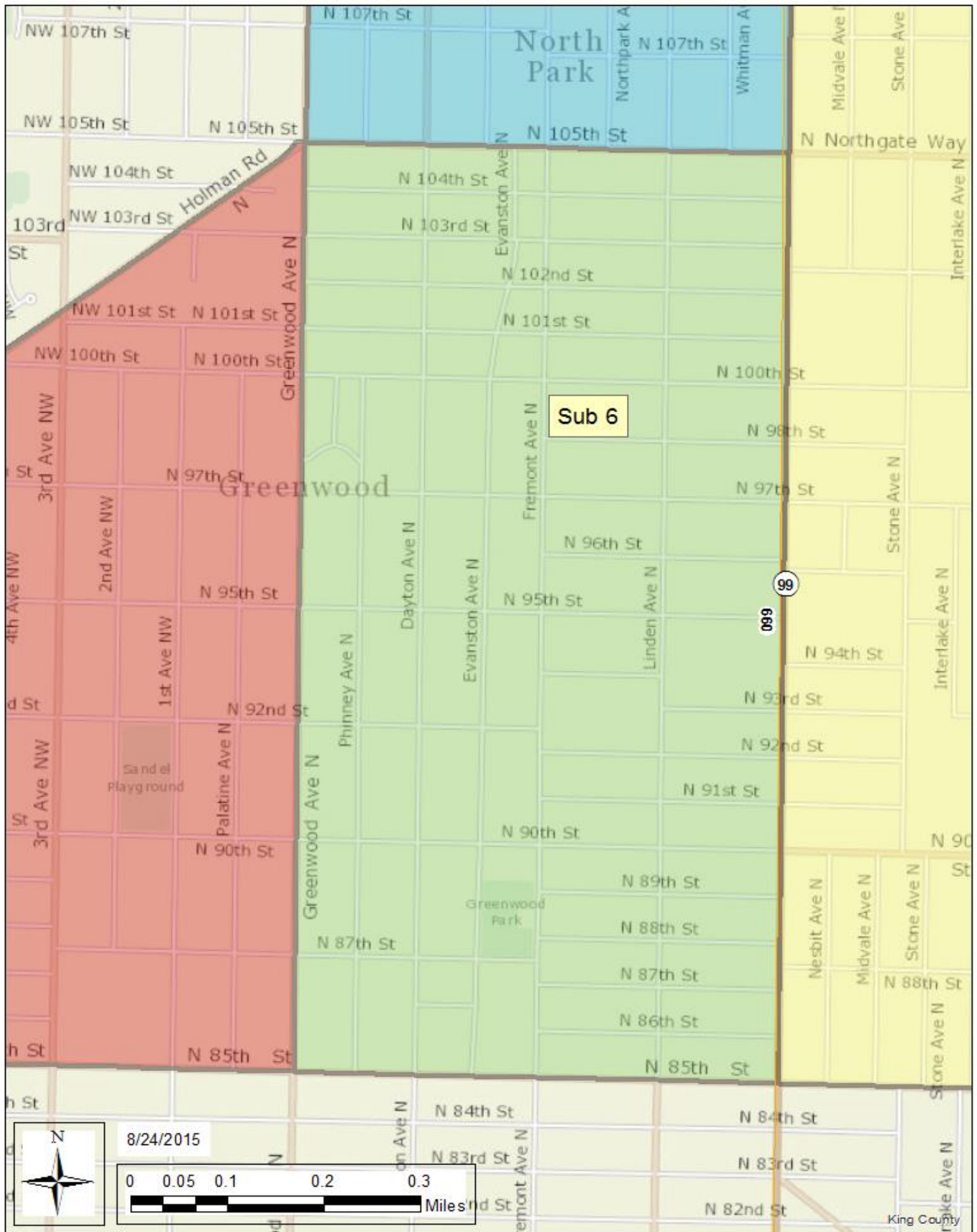




## Sub Area 5 Map

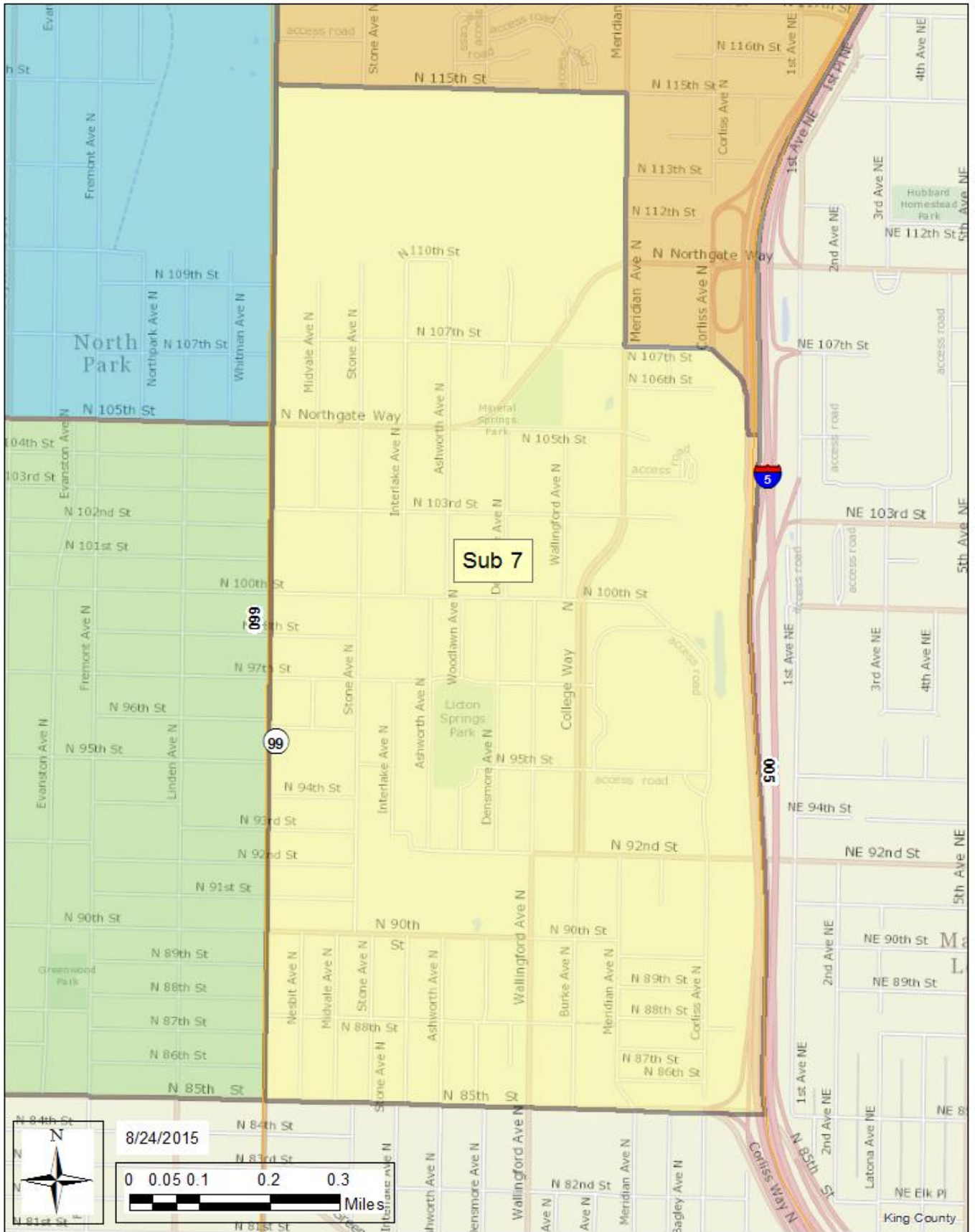


## Sub Area 6 Map

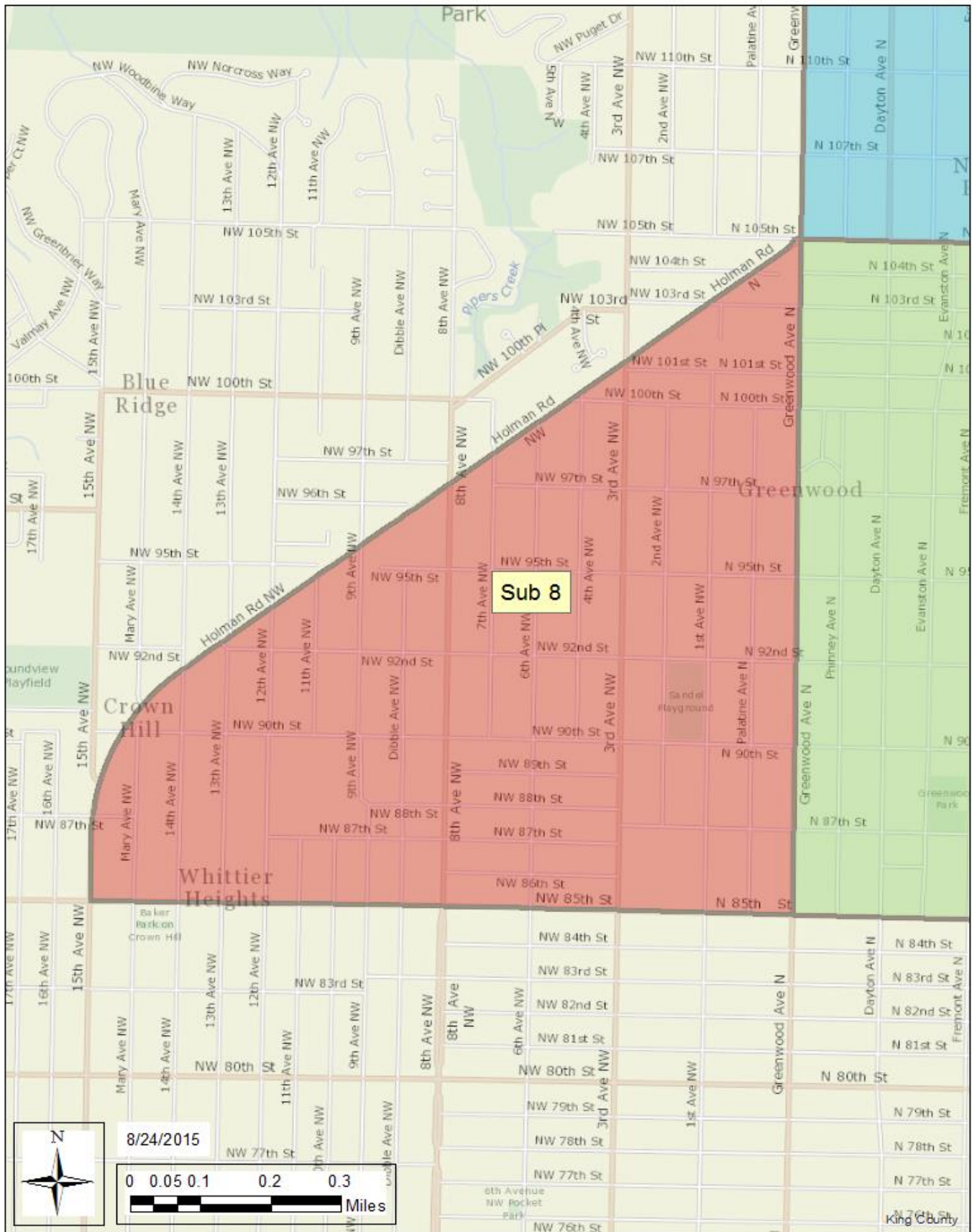




## Sub Area 7 Map

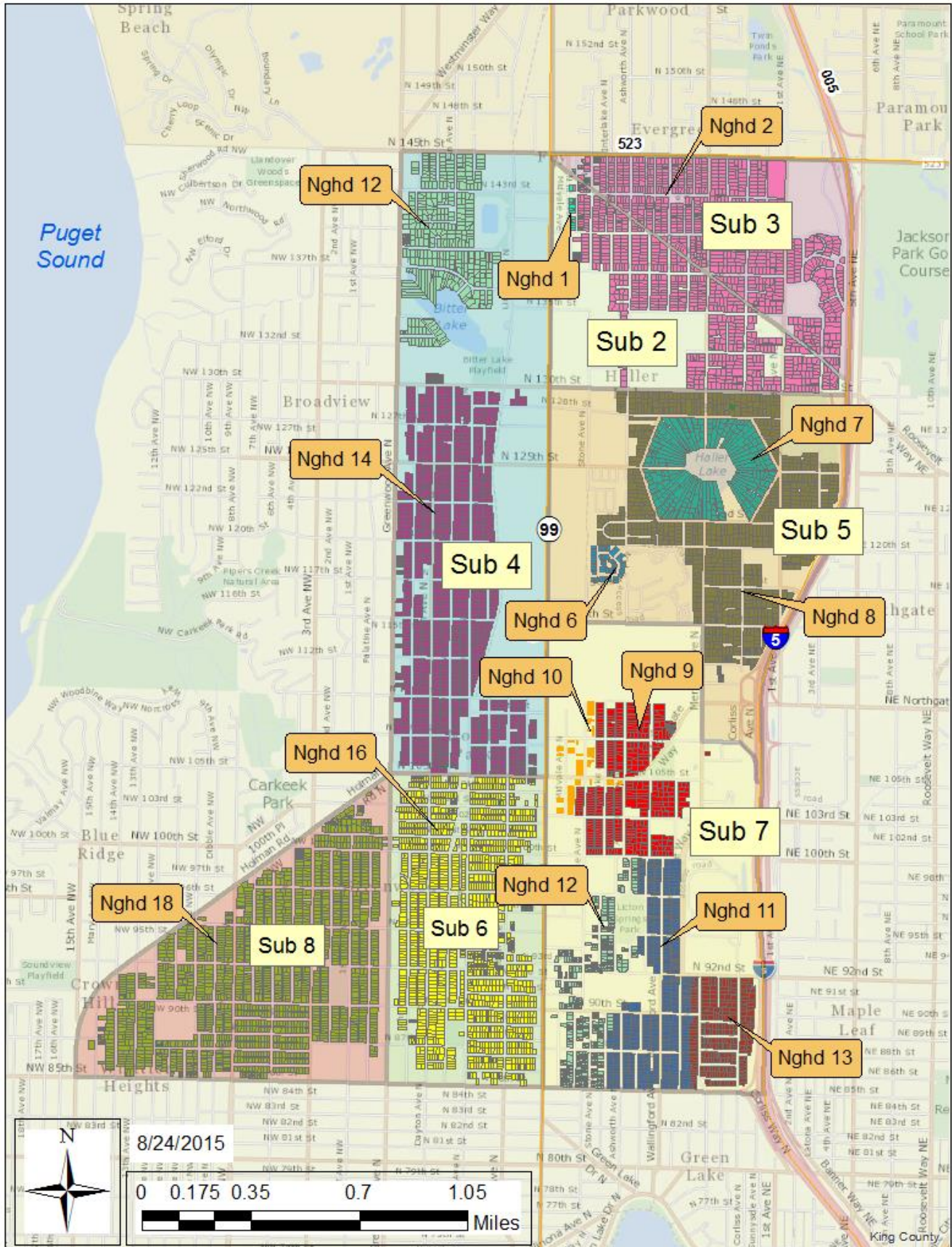


## Sub Area 8 Map





# Neighborhood Map





## Area 006 Housing Profile



Grade 4/ Year Built 1938/ Total Living Area 400  
Account Number 604640-0206



Grade 5/ Year Built 1931/ Total Living Area 650  
Account Number 615020-0435



Grade 6/ Year Built 1950/ Total Living Area 990  
Account Number 614970-0300



Grade 7/ Year Built 1958/ Total Living Area 1,840  
Account Number 303420-0882



Grade 8/ Year Built 1984 Total Living Area 2,510  
Account Number 178760-0278



Grade 9/ Year Built 2005/ Total Living Area 2,660  
Account Number 303420-0598

## Area 006 Housing Profile



Grade 10/Year Built 2001/Total Living Area  
3,770/Account Number 303420-0656

# 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.



# Executive Summary

## Haller Lake/ North Greenwood/ Crown Hill - Area 006

### Annual Update

#### Characteristics Based Market Adjustment for 2015 Assessment Roll

**Previous Physical Inspection:** 2012  
**Number of Improved Sales:** 1160  
**Range of Sale Dates:** 1/1/2012 – 12/31/2014 Sales were time adjusted to 1/1/2015

Sales - Improved Valuation Change Summary:						
	Land	Improvements	Total	Mean Sale Price	Ratio	COD
<b>2014 Value</b>	\$131,600	\$226,600	\$358,200			8.63%
<b>2015 Value</b>	\$146,600	\$253,400	\$400,000	\$426,200	94.1%	8.31%
<b>\$ Change</b>	+\$15,000	+\$26,800	+\$41,800			
<b>% Change</b>	+11.4%	+11.8%	+11.7%			

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The 2015 COD of 8.31% is an improvement from the previous COD of 8.63%. The lower the COD, the more uniform are the predicted assessed values. Assessment standards prescribed by the International Association of Assessing Officers identify that the COD in rural or diverse neighborhoods should be no more than 20%. The resulting COD meets or exceeds the industry assessment standards.

Population - Improved Valuation Change Summary:			
	Land	Improvements	Total
<b>2014 Value</b>	\$147,700	\$204,400	\$352,100
<b>2015 Value</b>	\$164,700	\$227,900	\$392,600
<b>\$ Change</b>	+\$17,000	+\$23,500	+\$40,500
<b>% Change</b>	+11.5%	+11.5%	+11.5%

**Number of one to three unit residences in the population:** 8,576

**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 4 neighborhood-based variables needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, Nghb9, Sub2, Sub3 and Sub4 were generally at higher assessment levels than the rest of the population. This resulted in less of an upward adjustment. This annual update valuation model corrects for these strata differences.

## Area 006 - Model Adjustments

### 1-3 Unit Residences

*2015 Total Value = 2014 Total Value + Overall (+/-) Characteristic Adjustments*

Standard Area Adjustment	# Parcels Adjusted	% of Population
+13.69%	5,951	69%

Due to truncating 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.

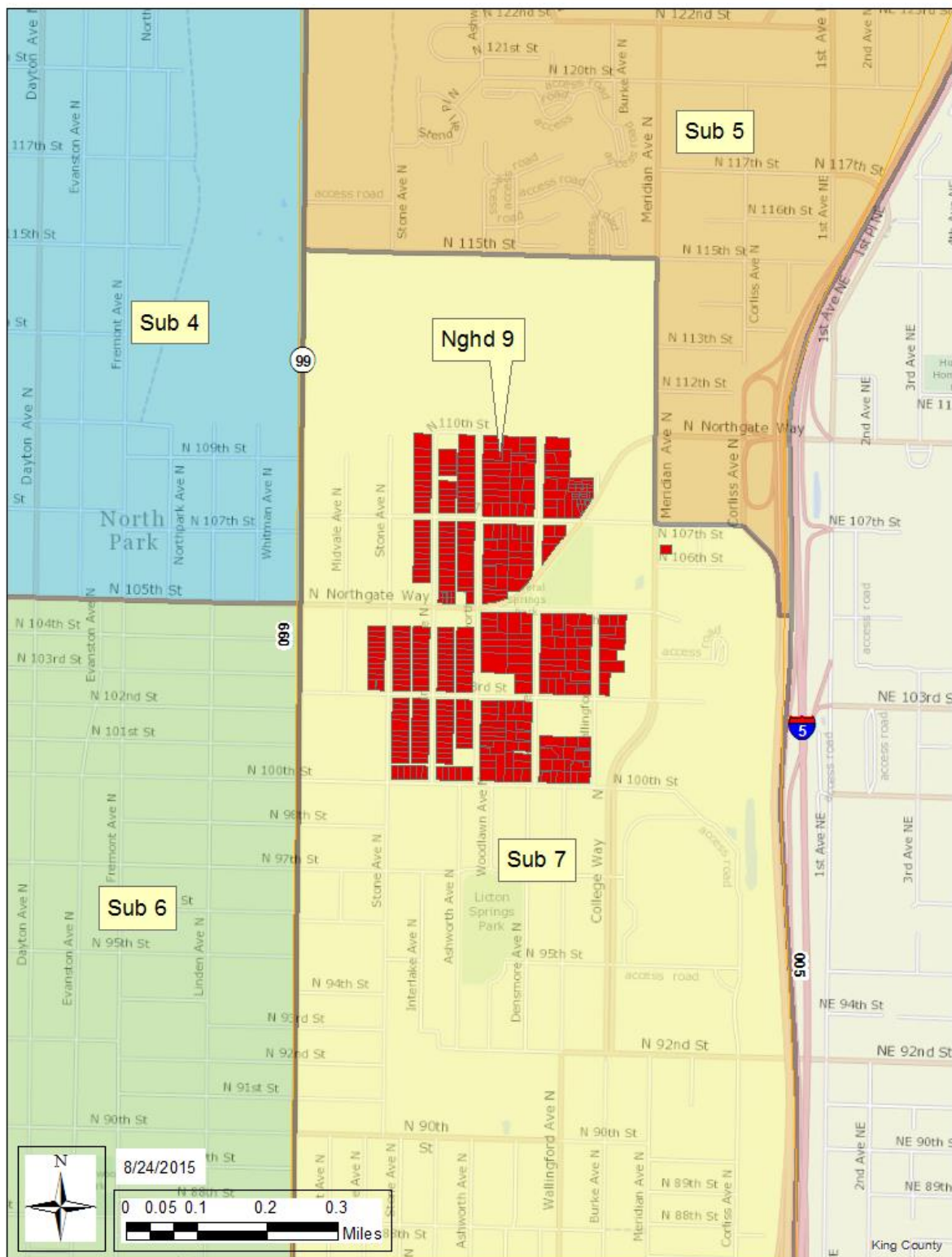
The percentages listed in the following table are total adjustments, not additive adjustments.

Model Variable	Adj %	# Sales	# in Pop	% Rep
Neighborhood 9	+3.55%	49	358	14%
Sub Area 2	+7.53%	60	575	10%
Sub Area 3	+7.07%	83	724	11%
Sub Area 5	+8.20%	142	968	15%

There were no properties that would receive a multiple variable adjustment.

Generally, Nghb9, Sub2, Sub3 and Sub4 parcels were at a higher assessment level than the rest of the population which resulted in less of an upward adjustment. This model corrects for these strata differences.

## Area 006 – Neighborhood 9





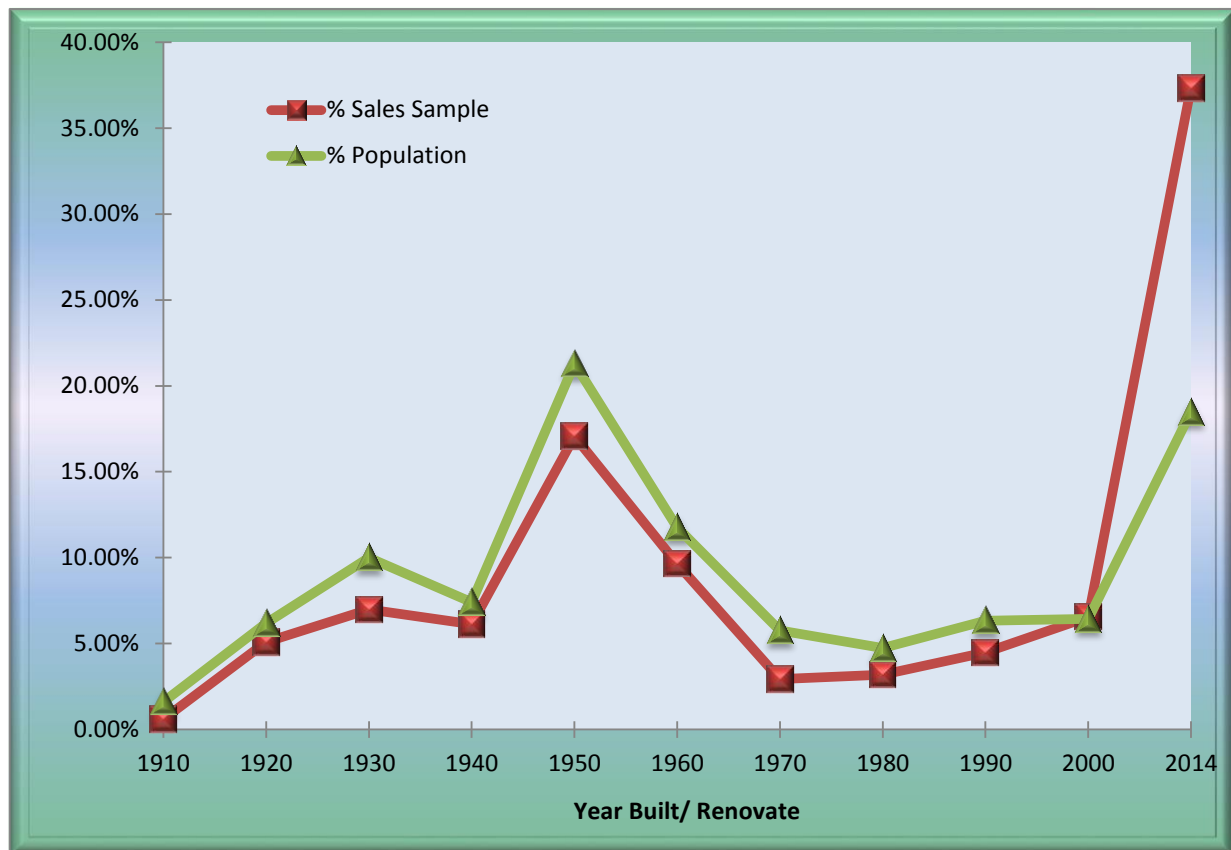
## Sample Representation of Population Year Built or Renovated

**Sales Sample**

Year Built/Ren	Frequency	% Sales Sample
1910	7	0.60%
1920	59	5.09%
1930	81	6.98%
1940	71	6.12%
1950	198	17.07%
1960	112	9.66%
1970	34	2.93%
1980	37	3.19%
1990	52	4.48%
2000	76	6.55%
2014	433	37.33%
1,160		

**Population**

Year Built/Ren	Frequency	% Population
1910	138	1.61%
1920	530	6.18%
1930	858	10.00%
1940	635	7.40%
1950	1,826	21.29%
1960	1,010	11.78%
1970	494	5.76%
1980	406	4.73%
1990	543	6.33%
2000	552	6.44%
2014	1,584	18.47%
8,576		



Sales of new homes built over the last few 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. This over representation was found to lack statistical significance during the modeling process.

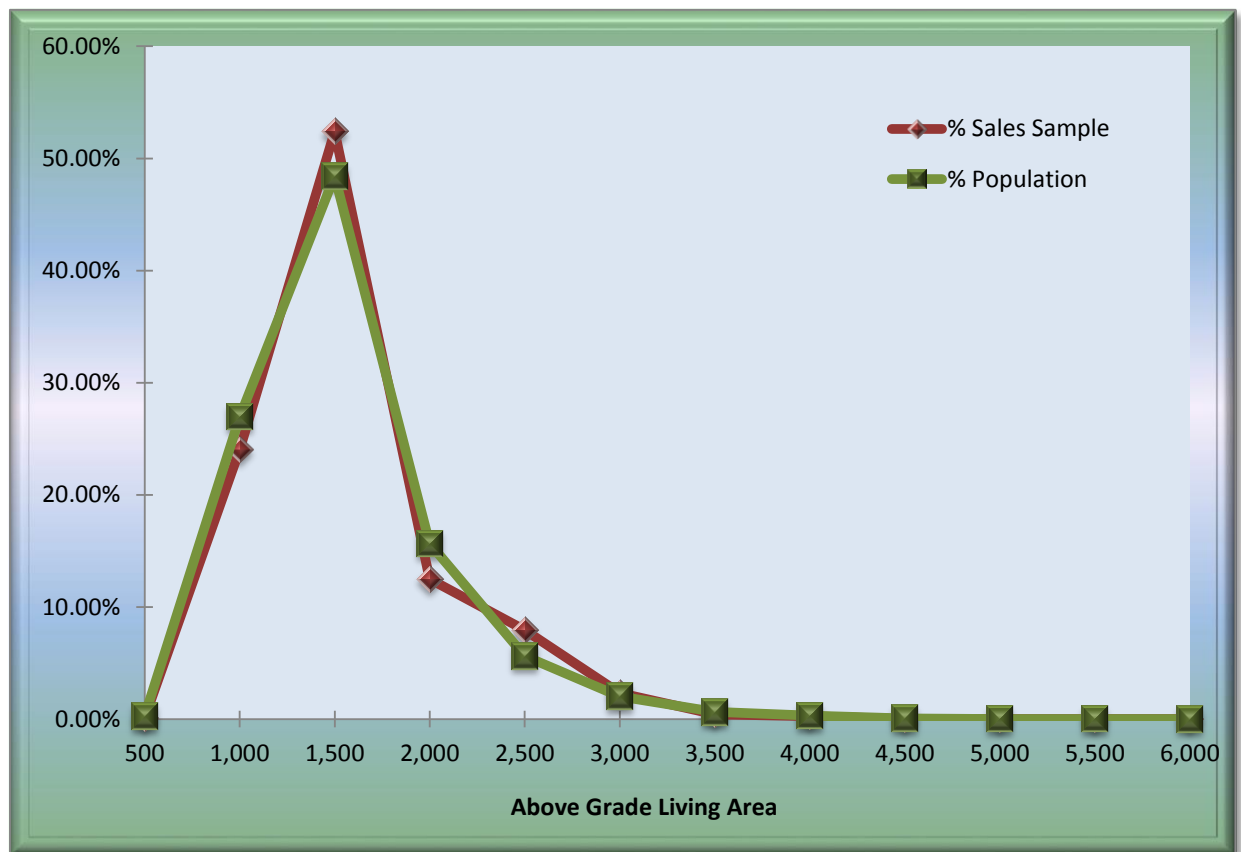
## Sales Sample Representation of Population Above Grade Living Area

**Sales Sample**

AGLA	Frequency	% Sales Sample
500	1	0.09%
1,000	279	24.05%
1,500	608	52.41%
2,000	145	12.50%
2,500	92	7.93%
3,000	27	2.33%
3,500	5	0.43%
4,000	3	0.26%
4,500	0	0.00%
5,000	0	0.00%
5,500	0	0.00%
6,000	0	0.00%
1,160		

**Population**

AGLA	Frequency	% Population
500	21	0.24%
1,000	2,313	26.97%
1,500	4,153	48.43%
2,000	1,344	15.67%
2,500	482	5.62%
3,000	174	2.03%
3,500	55	0.64%
4,000	26	0.30%
4,500	6	0.07%
5,000	1	0.01%
5,500	1	0.01%
6,000	0	0.00%
8,576		



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

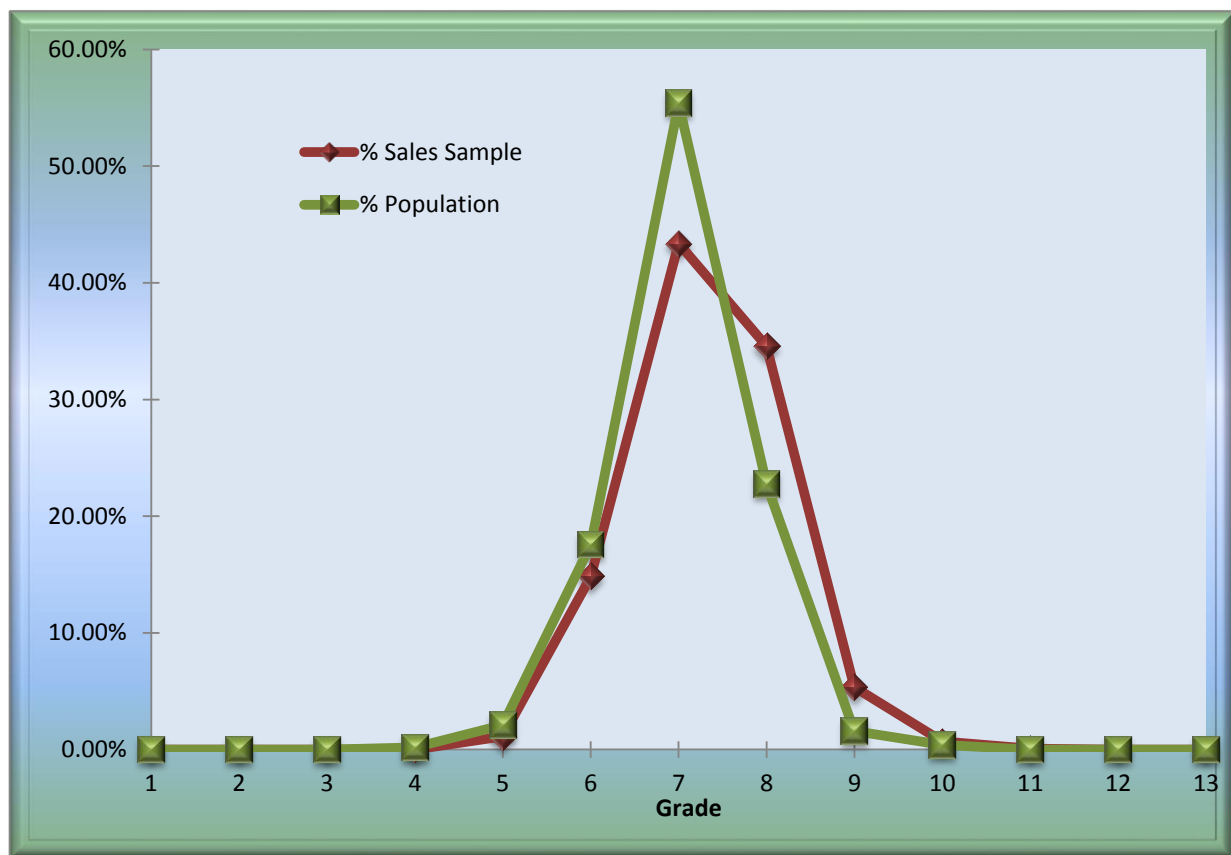
## Sales Sample Representation of Population Building Grade

**Sales Sample**

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	13	1.12%
6	172	14.83%
7	503	43.36%
8	401	34.57%
9	62	5.34%
10	8	0.69%
11	1	0.09%
12	0	0.00%
13	0	0.00%
1,160		

**Population**

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	1	0.01%
4	16	0.19%
5	181	2.11%
6	1,506	17.56%
7	4,750	55.39%
8	1,952	22.76%
9	135	1.57%
10	34	0.40%
11	1	0.01%
12	0	0.00%
13	0	0.00%
8,576		



The sales sample frequency distribution follows the population distribution relatively closely with regard to Building Grades. This distribution is adequate for both accurate analysis and appraisals.



## Area 006 Market Value Changes Over Time

In a changing market, recognition of a sales trend to adjust a population of sold properties to a common date is required to allow for value differences over time between a range of sales dates and the assessment date. The following chart shows the % time adjustment required for sales to reflect the indicated market value as of the assessment date, **January 1, 2015**.

For example, a sale of \$475,000 which occurred on October 1, 2013 would be adjusted by the time trend factor of 1.118, resulting in an adjusted value of \$531,000 ( $\$475,000 \times 1.118 = \$531,050$ ) – truncated to the nearest \$1000.

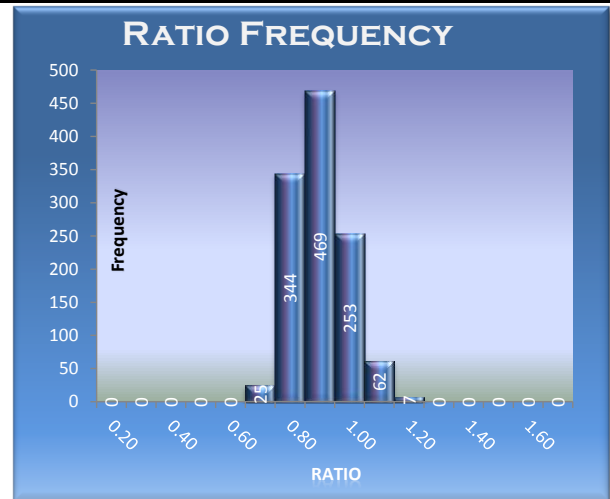
SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2012	1.283	28.3%
2/1/2012	1.275	27.5%
3/1/2012	1.267	26.7%
4/1/2012	1.259	25.9%
5/1/2012	1.252	25.2%
6/1/2012	1.244	24.4%
7/1/2012	1.236	23.6%
8/1/2012	1.228	22.8%
9/1/2012	1.220	22.0%
10/1/2012	1.212	21.2%
11/1/2012	1.204	20.4%
12/1/2012	1.196	19.6%
1/1/2013	1.188	18.8%
2/1/2013	1.180	18.0%
3/1/2013	1.173	17.3%
4/1/2013	1.165	16.5%
5/1/2013	1.157	15.7%
6/1/2013	1.149	14.9%
7/1/2013	1.142	14.2%
8/1/2013	1.134	13.4%
9/1/2013	1.126	12.6%
10/1/2013	1.118	11.8%
11/1/2013	1.110	11.0%
12/1/2013	1.102	10.2%
1/1/2014	1.094	9.4%
2/1/2014	1.086	8.6%
3/1/2014	1.079	7.9%
4/1/2014	1.071	7.1%
5/1/2014	1.063	6.3%
6/1/2014	1.055	5.5%
7/1/2014	1.047	4.7%
8/1/2014	1.039	3.9%
9/1/2014	1.031	3.1%
10/1/2014	1.024	2.4%
11/1/2014	1.016	1.6%
12/1/2014	1.008	0.8%
1/1/2015	1.000	0.0%

**The time adjustment formula for Area 006 is:**  $(.835617600930976 + 0.0818374614949431 * 0.04224138 - 0.000218652607435337 * \text{SaleDay} + 0.047876058496664 * 0.05172414 + 0.0516414104189671 * 0.007155173 + 0.0423897353576282 * 0.1224138) / (.835617600930976 + 0.0818374614949431 * 0.04224138 + 0.047876058496664 * 0.05172414 + 0.0516414104189671 * 0.007155173 + 0.0423897353576282 * 0.1224138)$   
SaleDay = SaleDate - 42005  
SaleDaySq = (SaleDate - 42005)^2

# Annual Update Ratio Study Report (Before) – 2014 Assessments

<b>District: NW / Team: 2</b>	<b>Appr. Date:</b>	<b>Date of Report:</b>	<b>Sales Dates:</b>
<b>Area Name: Haller Lake/ North</b>	<b>1/1/2014</b>	<b>8/21/2015</b>	<b>1/2012 - 12/2014</b>
<b>Greenwood/ Crown Hill</b>	<b>Appr ID:</b>	<b>Property Type:</b>	<b>Adjusted for time?</b>
<b>Area Number: 06</b>	<b>CCOV</b>	<b>1 to 3 Unit Residences</b>	<b>YES</b>

<b>SAMPLE STATISTICS</b>	
<b>Sample size (n)</b>	1,160
<b>Mean Assessed Value</b>	\$358,200
<b>Mean Adj. Sales Price</b>	\$426,200
<b>Standard Deviation AV</b>	\$96,721
<b>Standard Deviation SP</b>	\$122,974
<b>ASSESSMENT LEVEL</b>	
<b>Arithmetic Mean Ratio</b>	0.850
<b>Median Ratio</b>	0.841
<b>Weighted Mean Ratio</b>	0.840
<b>UNIFORMITY</b>	
<b>Lowest ratio</b>	0.624
<b>Highest ratio:</b>	1.166
<b>Coefficient of Dispersion</b>	8.63%
<b>Standard Deviation</b>	0.090
<b>Coefficient of Variation</b>	10.63%
<b>Price Related Differential (PRD)</b>	1.012
<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
Lower limit	0.834
Upper limit	0.847
<b>95% Confidence: Mean</b>	
Lower limit	0.845
Upper limit	0.855
<b>SAMPLE SIZE EVALUATION</b>	
<b>N (population size)</b>	8,576
<b>B (acceptable error - in decimal)</b>	0.05
<b>S (estimated from this sample)</b>	0.090
<b>Recommended minimum:</b>	13
<b>Actual sample size:</b>	1,160
<b>Conclusion:</b>	OK
<b>NORMALITY</b>	
<b>Binomial Test</b>	
<b># ratios below mean:</b>	622
<b># ratios above mean:</b>	538
<b>z:</b>	2.466
<b>Conclusion:</b>	Non-normal



## COMMENTS:

1 to 3 Unit Residences throughout Area 006

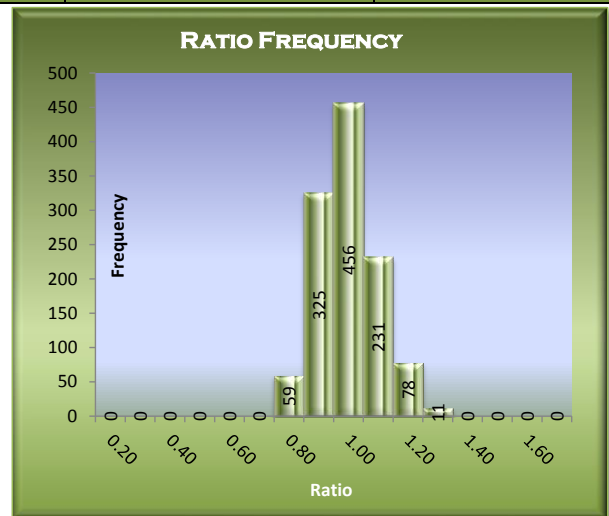
Sales Prices are adjusted for time to the Assessment Date of 1/1/2015



## Annual Update Ratio Study Report (After) – 2015 Assessments

<b>District: NW / Team: 2</b>	<b>Appr. Date:</b>	<b>Date of Report:</b>	<b>Sales Dates:</b>
<b>Area Name: Haller Lake/ North Greenwood/ Crown Hill</b>	<b>1/1/2015</b>	<b>8/21/2015</b>	<b>1/2012 - 12/2014</b>
<b>Area Number: 06</b>	<b>Appr. ID:</b>	<b>Property Type:</b>	<b>Adjusted for time?</b>
	<b>CCOV</b>	<b>1 to 3 Unit Residences</b>	<b>YES</b>

SAMPLE STATISTICS	
<b>Sample size (n)</b>	1,160
<b>Mean Assessed Value</b>	\$400,000
<b>Mean Sales Price</b>	\$426,200
<b>Standard Deviation AV</b>	\$109,138
<b>Standard Deviation SP</b>	\$122,974
ASSESSMENT LEVEL	
<b>Arithmetic Mean Ratio</b>	0.949
<b>Median Ratio</b>	0.941
<b>Weighted Mean Ratio</b>	0.939
UNIFORMITY	
<b>Lowest ratio</b>	0.700
<b>Highest ratio:</b>	1.296
<b>Coefficient of Dispersion</b>	8.31%
<b>Standard Deviation</b>	0.098
<b>Coefficient of Variation</b>	10.32%
<b>Price Related Differential (PRD)</b>	1.011
RELIABILITY	
<b>95% Confidence: Median</b>	
Lower limit	0.934
Upper limit	0.949
<b>95% Confidence: Mean</b>	
Lower limit	0.943
Upper limit	0.954
SAMPLE SIZE EVALUATION	
<b>N (population size)</b>	8,576
<b>B (acceptable error - in decimal)</b>	0.05
<b>S (estimated from this sample)</b>	0.098
<b>Recommended minimum:</b>	15
<b>Actual sample size:</b>	1,160
<b>Conclusion:</b>	OK
NORMALITY	
<b>Binomial Test</b>	
# ratios below mean:	614
# ratios above mean:	546
z:	1.997
<b>Conclusion:</b>	Non-normal



### COMMENTS:

1 to 3 Unit Residences throughout Area 006 Sales Prices are adjusted for time to the Assessment Date of 1/1/2015.

# Annual Update Process

**Effective Date of Appraisal: January 1, 2015**

**Date of Appraisal Report: August 21, 2015**

## Sales Screening for Improved Parcel Analysis

In order to ensure that the Assessor's analysis of sales of improved properties best reflects the market value of the majority of the properties within an area, non-typical properties must be removed so a representative sales sample can be analyzed to determine the new valuation level. The following list illustrates examples of non-typical properties which are removed prior to the beginning of the analysis.

1. Vacant parcels
2. Mobile Home parcels
3. Multi-Parcel or Multi Building parcels
4. New construction where less than a 100% complete house was assessed for 2014
5. Existing residences where the data for 2014 is significantly different than the data for 2015 due to remodeling
6. Parcels with improvement values, but no characteristics
7. Parcels with either land or improvement values of \$25,000 or less posted for the 2014 Assessment Roll
8. Short sales, financial institution re-sales and foreclosure sales verified or appearing to be not at market
9. Others as identified in the sales removed list

*(See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis for more detailed information)*

## Land Update

Based on the 6 usable land sales available in the area, their 2014 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 +11.5% increase in land assessments in the area for the 2015 Assessment Year. The formula is:

2015 Land Value = 2014 Land Value \* 1.1189, with the result truncated 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 area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that 4 neighborhood-based variables needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, Nghb9, Sub2, Sub3 and Sub4 were generally at higher assessment levels than the rest of the population. This resulted in less of an upward adjustment. This annual update valuation model corrects for these strata differences.

With the exception of real property mobile home parcels and parcels with “accessory only” improvements, the new recommended values on all improved parcels were based on the analysis of the 1,160 useable residential sales in the area.

Sales used in the valuation model were time adjusted to January 1, 2015. The chosen adjustment model was developed using multiple regression. An explanatory adjustment table is included in this report.

The derived adjustment formula is:

$$\text{2015 Total Value} = \text{2014 Total Value} * (1 - 0.05) / (.835617600930976 + 0.0818374614949431 * \text{Nghb9} + 0.047876058496664 * \text{Sub2} + 0.0516414104189671 * \text{Sub3} + 0.0423897353576282 * \text{Sub5})$$

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

$$\text{2015 Improvements Value} = \text{2015 Total Value} \text{ minus } \text{2015 Land Value}$$

## Mobile Home Update

There were no mobile homes in this area.

## Results

The resulting assessment level is 94.1%. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10.

Application of these recommended values for the 2015 assessment year (taxes payable in 2016) results in an average total change from the 2014 assessments of +11.5%. This increase is due partly to market changes over time and the previous assessment levels.

Note: Additional information may reside in the Assessor’s Real Property Database, Assessor’s procedures, Revalue Plan, separate studies, and statutes.

## Exceptions:

- If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at the new total value (Previous Year Land Value + Previous Year Improvement Value) \* 1.117.
- If the site is improved with a house and mobile home, the formula derived from the house is used to arrive at new total value.
- If “accessory improvements only”, the Total % Change, as indicated by the sales sample, is used to arrive at a new total value. (Previous Year Land Value + Previous Year Improvement Value) \* 1.117.
- If adjusted land value falls < \$1,000, then land value = \$1,000 or previous, whichever is less.
- If adjusted improvement value falls < \$1,000, then improvement value = \$1,000 or previous, whichever is less.
- If land value <= \$10,000 no adjustment is applied.
- If improvements and accessories <= \$10,000 no further adjustment applied.
- If vacant parcel (no improvement value), the land adjustment applies.
- If a parcel is coded “non-perc” (sewer system=3 or 4), there is no change from previous land value.





- If a parcel is coded “unbuildable” = 1, there is no change from previous land value.
  - If a parcel is coded water district private restricted, or public restricted, there is no change from previous land value.
  - If an improvement is coded “% net condition” or is in “poor” condition, then there is no change from previous improvement value, only the land adjustment applies.
- Any properties excluded from the annual up-date process are noted in RealProperty.

## Improved Sales Used in This Annual Update Analysis

### Area 006 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	2	615020	0435	05/13/14	\$230,000	\$244,000	650	5	1931	Good	5,360	N	N	13541 MERIDIAN AVE N
2	2	615020	0215	08/19/13	\$262,500	\$296,000	720	5	1933	Good	6,800	N	N	13546 DENSMORE AVE N
2	2	615020	0100	12/02/13	\$250,000	\$275,000	710	6	1943	Good	6,800	N	N	13532 ASHWORTH AVE N
2	2	645030	4630	12/01/14	\$229,000	\$231,000	810	6	1955	Avg	5,100	N	N	14044 LENORA PL N
2	2	615020	0375	10/01/14	\$227,000	\$232,000	860	6	1943	Avg	6,800	N	N	13518 WALLINGFORD AVE N
2	2	641460	0070	06/17/14	\$210,000	\$221,000	930	6	1948	Avg	7,129	N	N	2136 N 130TH ST
2	1	645030	4745	01/05/12	\$175,000	\$224,000	1,060	6	1948	Good	2,581	N	N	14036 MIDVALE AVE N
2	2	645030	4130	05/05/14	\$329,950	\$350,000	1,140	6	1949	Good	5,250	N	N	14017 ROSLYN PL N
2	2	615070	0180	09/22/14	\$282,150	\$290,000	700	7	1948	Avg	5,940	N	N	1808 N 137TH ST
2	2	615070	0169	06/09/14	\$304,700	\$321,000	740	7	1949	Good	5,995	N	N	13714 WALLINGFORD AVE N
2	2	615020	0150	12/24/13	\$235,000	\$258,000	780	7	1953	Avg	6,800	N	N	13517 WALLINGFORD AVE N
2	2	615020	0180	07/21/14	\$290,000	\$302,000	850	7	1948	Avg	6,800	N	N	13549 WALLINGFORD AVE N
2	2	645030	4260	07/22/14	\$294,000	\$306,000	850	7	1950	Good	5,250	N	N	14015 INTERLAKE AVE N
2	2	615020	0400	05/24/13	\$293,500	\$338,000	960	7	1950	Avg	6,700	N	N	13507 MERIDIAN AVE N
2	2	641460	0110	08/31/12	\$300,000	\$366,000	960	7	1952	Avg	6,951	N	N	13051 CORLISS AVE N
2	2	641460	0260	10/30/14	\$345,000	\$351,000	970	7	1947	Avg	10,423	N	N	2318 N 133RD ST
2	2	645030	4727	08/27/13	\$235,100	\$265,000	970	7	2004	Avg	1,106	N	N	14047 LENORA PL N
2	2	615020	0405	09/20/13	\$267,000	\$299,000	1,030	7	1949	Avg	6,700	N	N	13517 MERIDIAN AVE N
2	2	641460	0058	07/27/12	\$245,000	\$301,000	1,080	7	1961	Avg	6,651	N	N	13050 CORLISS AVE N
2	2	645030	4600	10/23/14	\$315,000	\$321,000	1,100	7	1979	Good	2,550	N	N	14026 LENORA PL N
2	2	641460	0033	07/12/12	\$316,500	\$390,000	1,140	7	1948	Good	10,102	N	N	13013 SUNNYSIDE AVE N
2	2	615020	0330	08/25/14	\$358,000	\$370,000	1,150	7	1955	Avg	4,681	N	N	1811 N 137TH ST
2	2	641460	0321	06/11/14	\$317,000	\$334,000	1,160	7	1952	Avg	8,813	N	N	13319 1ST AVE NE
2	2	645030	3930	12/27/13	\$381,000	\$417,000	1,200	7	1945	VGood	4,200	N	N	14004 ROSLYN PL N
2	2	615070	0435	06/03/13	\$344,950	\$396,000	1,220	7	1949	Good	8,160	N	N	13754 ASHWORTH AVE N
2	2	192604	9396	05/15/12	\$315,000	\$393,000	1,230	7	1985	Avg	7,221	N	N	1744 N 130TH ST
2	2	192604	9398	10/13/14	\$359,000	\$366,000	1,230	7	1985	Avg	7,218	N	N	1740 N 130TH ST
2	2	614970	0350	10/16/14	\$343,000	\$350,000	1,230	7	1961	Avg	7,560	N	N	13741 ASHWORTH AVE N
2	2	641460	0114	06/13/13	\$399,900	\$458,000	1,230	7	1928	Good	6,952	N	N	13055 CORLISS AVE N
2	2	614970	0160	09/22/14	\$288,000	\$296,000	1,250	7	1947	Avg	7,500	N	N	13717 STONE AVE N
2	2	615020	0145	10/07/13	\$235,500	\$263,000	1,260	7	1938	Avg	6,800	N	N	13513 WALLINGFORD AVE N



## Improved Sales Used in This Annual Update Analysis

### Area 006 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	2	718080	0075	04/23/12	\$262,100	\$329,000	1,280	7	1953	Avg	7,433	N	N	1408 N 135TH PL
2	2	718080	0100	11/14/13	\$350,000	\$387,000	1,280	7	1953	VGood	9,310	N	N	1421 N 135TH PL
2	2	615070	0394	05/06/14	\$365,000	\$388,000	1,310	7	1950	Avg	8,160	N	N	13714 ASHWORTH AVE N
2	2	718080	0020	04/03/14	\$365,000	\$391,000	1,360	7	1953	Avg	7,800	N	N	1421 N 137TH ST
2	2	614970	0265	01/15/13	\$420,000	\$498,000	1,390	7	1948	VGood	9,120	N	N	13715 INTERLAKE AVE N
2	2	614970	0201	06/19/13	\$279,900	\$320,000	1,430	7	2007	Avg	1,097	N	N	13720 B MIDVALE AVE N
2	2	614970	0210	09/20/13	\$299,950	\$336,000	1,450	7	2007	Avg	1,097	N	N	13724 B MIDVALE AVE N
2	2	614970	0197	11/06/14	\$308,625	\$313,000	1,500	7	1999	Avg	1,408	N	N	13716 D MIDVALE AVE N
2	2	614970	0194	10/15/14	\$319,950	\$326,000	1,510	7	2007	Avg	1,245	N	N	13718 A MIDVALE AVE N
2	2	614970	0191	08/19/14	\$307,300	\$318,000	1,520	7	1999	Avg	1,020	N	N	13716 B MIDVALE AVE N
2	2	641460	0200	10/02/13	\$330,000	\$369,000	1,530	7	1920	Good	12,872	N	N	13414 MERIDIAN AVE N
2	2	641510	0122	07/16/14	\$414,050	\$432,000	1,590	7	1956	Good	10,331	N	N	13515 CORLISS AVE N
2	2	614970	0310	06/21/13	\$325,000	\$372,000	1,760	7	1956	Good	7,200	N	N	13734 STONE AVE N
2	2	615020	0280	08/21/14	\$375,000	\$388,000	1,810	7	1943	Good	8,527	N	N	13517 BURKE AVE N
2	2	641460	0181	07/20/12	\$417,000	\$513,000	2,140	7	1954	Good	9,290	N	N	2123 N 134TH ST
2	2	615070	0005	12/01/14	\$500,000	\$504,000	1,200	8	2008	Avg	5,001	N	N	1908 N 137TH ST
2	2	147320	0070	06/26/13	\$295,000	\$337,000	1,260	8	2009	Avg	1,715	N	N	1266 N 143RD ST
2	2	147320	0160	08/14/13	\$300,000	\$339,000	1,260	8	2009	Avg	1,296	N	N	14301 STONE AVE N
2	2	147320	0170	07/29/14	\$305,000	\$317,000	1,260	8	2009	Avg	1,622	N	N	14303 STONE AVE N
2	2	178760	0197	06/25/13	\$362,500	\$414,000	1,290	8	1957	Good	6,900	N	N	138 NE 130TH ST
2	2	192604	9318	01/15/14	\$420,000	\$458,000	1,320	8	1957	Avg	6,100	N	N	1901 N 133RD ST
2	2	178760	0209	09/09/14	\$432,500	\$445,000	1,340	8	1984	Avg	8,867	N	N	13029 C 3RD AVE NE
2	2	178760	0165	06/23/14	\$396,500	\$416,000	1,350	8	1955	Avg	7,149	N	N	13040 3RD AVE NE
2	2	147320	0120	08/06/13	\$302,000	\$342,000	1,370	8	2009	Avg	1,125	N	N	1276 N 143RD ST
2	2	147320	0150	12/16/14	\$315,000	\$316,000	1,370	8	2009	Avg	1,533	N	N	1270 N 143RD ST
2	2	147320	0050	04/06/12	\$273,000	\$343,000	1,470	8	2009	Avg	1,194	N	N	14310 LENORA PL N
2	2	192604	9436	07/12/13	\$435,000	\$495,000	1,720	8	2005	Avg	5,400	N	N	1919 N 133RD ST
2	2	615070	0204	06/18/12	\$490,000	\$607,000	2,200	8	2003	Avg	6,576	N	N	13745 ROOSEVELT WAY N
2	2	641460	0163	11/08/13	\$664,000	\$736,000	2,830	9	2013	Avg	7,254	N	N	2129 N 133RD ST
3	2	645030	1455	05/13/13	\$235,000	\$271,000	540	5	1937	Good	2,750	N	N	1618 N 143RD ST
3	2	645030	1220	09/16/14	\$264,000	\$271,000	710	6	1939	Avg	4,725	N	N	14315 ASHWORTH AVE N



## Improved Sales Used in This Annual Update Analysis

### Area 006 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	2	645030	3330	04/08/13	\$270,000	\$314,000	730	6	1947	Good	5,040	N	N	14007 WALLINGFORD AVE N
3	2	645030	1565	06/20/14	\$235,000	\$247,000	760	6	1947	Avg	5,510	N	N	14354 DENSMORE AVE N
3	2	178760	0164	07/23/14	\$310,000	\$323,000	780	6	1947	Good	4,920	N	N	321 NE 133RD ST
3	2	645030	0980	05/21/13	\$242,500	\$279,000	780	6	1951	Good	5,250	N	N	14332 INTERLAKE AVE N
3	2	202604	9096	04/23/14	\$230,000	\$245,000	790	6	1952	Good	8,147	N	N	14343 CORLISS AVE N
3	2	645030	1145	05/20/12	\$190,000	\$237,000	800	6	1946	Good	5,250	N	N	14322 ROSLYN PL N
3	2	645030	4035	10/30/13	\$210,000	\$233,000	810	6	1952	Avg	5,250	N	N	14047 ASHWORTH AVE N
3	2	645030	3820	09/30/14	\$245,000	\$251,000	820	6	1945	Avg	7,475	N	N	1505 N 143RD ST
3	2	645030	1310	10/30/14	\$225,000	\$229,000	830	6	1950	Good	5,720	N	N	1615 N 145TH ST
3	2	645030	1635	08/01/13	\$221,800	\$251,000	850	6	1944	Good	5,250	N	N	14318 DENSMORE AVE N
3	2	645030	1945	12/27/13	\$227,000	\$249,000	920	6	1940	Good	5,200	N	N	1809 NE 145TH ST
3	2	645030	2385	12/18/12	\$250,000	\$298,000	810	7	1951	Avg	5,250	N	N	14324 WAYNE PL N
3	2	863210	0005	07/31/13	\$351,000	\$398,000	810	7	1947	VGood	8,100	N	N	13733 1ST AVE NE
3	2	863210	0025	11/08/13	\$320,000	\$355,000	810	7	1947	Avg	8,420	N	N	13709 1ST AVE NE
3	2	645030	0950	11/14/12	\$253,000	\$304,000	860	7	1950	Good	4,725	N	N	14346 INTERLAKE AVE N
3	2	641510	0331	09/21/14	\$312,500	\$321,000	870	7	1948	Avg	7,227	N	N	2308 N 137TH ST
3	2	645030	2085	05/24/13	\$319,500	\$368,000	880	7	1950	Good	4,950	N	N	1818 NE 143RD ST
3	2	645030	2571	04/03/12	\$372,000	\$468,000	940	7	1930	VGood	5,831	N	N	14056 WAYNE PL N
3	2	645030	3785	11/18/14	\$320,000	\$324,000	940	7	1987	Avg	5,175	N	N	1531 N 143RD ST
3	2	645030	1690	10/03/14	\$210,000	\$215,000	1,000	7	1954	Avg	5,454	N	N	1761 N 145TH ST
3	2	645030	1720	10/11/12	\$210,000	\$254,000	1,030	7	1957	Avg	4,725	N	N	14346 COURTLAND PL N
3	2	223900	0016	09/11/14	\$324,000	\$333,000	1,070	7	1955	Avg	6,000	N	N	2214 N 140TH ST
3	2	645030	2900	10/06/14	\$329,500	\$337,000	1,080	7	1947	Good	5,250	N	N	14011 WAYNE PL N
3	2	645030	1530	10/16/14	\$381,800	\$389,000	1,110	7	1981	Avg	5,250	N	N	14343 DENSMORE AVE N
3	2	202604	9122	09/18/13	\$302,000	\$339,000	1,120	7	1937	Good	6,653	N	N	2111 N 143RD ST
3	2	641510	0092	05/15/12	\$279,900	\$349,000	1,120	7	1956	Good	7,403	N	N	13544 CORLISS AVE N
3	2	641510	0410	06/09/14	\$440,000	\$463,000	1,120	7	1948	Avg	8,153	N	N	2353 N 140TH ST
3	2	645030	2155	03/12/14	\$335,000	\$361,000	1,120	7	1985	VGood	2,625	N	N	14341 BURKE AVE N
3	2	645030	0715	05/21/13	\$245,000	\$282,000	1,120	7	2003	Avg	1,642	N	N	14350 STONE AVE N
3	2	645030	0692	09/25/12	\$197,500	\$240,000	1,120	7	2004	Avg	1,153	N	N	1311 C N 145TH ST
3	2	645030	0695	07/25/13	\$260,000	\$295,000	1,120	7	2004	Avg	1,316	N	N	1309 A N 145TH ST

## Improved Sales Used in This Annual Update Analysis

### Area 006 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	2	615070	0138	05/22/12	\$320,000	\$399,000	1,130	7	1949	VGood	8,000	N	N	13748 WALLINGFORD AVE N
3	2	641510	0380	01/20/12	\$327,000	\$418,000	1,150	7	1948	Good	8,100	N	N	13701 1ST AVE NE
3	2	645030	2715	02/04/14	\$240,000	\$261,000	1,160	7	1980	Avg	7,290	N	N	14015 MERIDIAN AVE N
3	2	645030	2025	09/16/13	\$385,000	\$432,000	1,160	7	2006	Avg	5,250	N	N	14320 WALLINGFORD AVE N
3	2	202604	9152	06/07/13	\$363,000	\$417,000	1,190	7	1962	VGood	8,452	N	N	14356 CORLISS AVE N
3	2	641510	0411	01/23/14	\$265,000	\$288,000	1,230	7	1942	Avg	8,153	N	N	13749 1ST AVE NE
3	2	863210	0010	06/04/14	\$365,000	\$385,000	1,250	7	1947	Good	8,100	N	N	13727 1ST AVE NE
3	2	641510	0090	02/12/14	\$405,000	\$439,000	1,260	7	1992	Good	7,416	N	N	2300 N 136TH ST
3	2	645030	2830	01/28/13	\$229,000	\$271,000	1,260	7	1987	Avg	2,640	N	N	14047 WAYNE PL N
3	2	645030	2575	05/14/12	\$280,000	\$350,000	1,270	7	1993	Avg	5,030	N	N	14044 WAYNE PL N
3	2	645030	0672	07/24/13	\$275,000	\$312,000	1,290	7	2003	Avg	1,352	N	N	14347 A STONE AVE N
3	2	645030	0673	12/31/14	\$310,000	\$310,000	1,310	7	2003	Avg	1,361	N	N	14347 B STONE AVE N
3	2	645030	0673	03/20/12	\$230,000	\$290,000	1,310	7	2003	Avg	1,361	N	N	14347 B STONE AVE N
3	2	645030	3235	08/18/14	\$269,000	\$278,000	1,320	7	1986	Avg	2,625	N	N	14036 COURTLAND PL N
3	2	645030	2125	11/05/12	\$375,000	\$451,000	1,340	7	1952	VGood	5,250	N	N	14327 BURKE AVE N
3	2	645030	3450	06/19/13	\$322,500	\$369,000	1,370	7	1988	Good	2,625	N	N	14041 COURTLAND PL N
3	2	645030	0481	10/25/13	\$280,000	\$311,000	1,370	7	2006	Avg	1,214	N	N	14340 A LENORA PL N
3	2	283210	0291	07/25/12	\$320,000	\$394,000	1,410	7	1954	Good	8,615	N	N	13924 PAR PL NE
3	2	645030	2365	10/02/13	\$310,000	\$346,000	1,420	7	1994	Avg	2,625	N	N	14332 WAYNE PL N
3	2	615070	0105	08/27/13	\$300,000	\$338,000	1,460	7	1949	Avg	6,630	N	N	13761 BURKE AVE N
3	2	202604	9138	02/13/14	\$409,000	\$443,000	1,470	7	1961	Good	7,968	N	N	14027 SUNNYSIDE AVE N
3	2	026150	0030	08/30/12	\$360,000	\$439,000	1,500	7	1956	VGood	6,226	N	N	2317 N 136TH ST
3	2	615070	0128	03/28/12	\$265,000	\$334,000	1,500	7	1971	Avg	6,000	N	N	13758 ROOSEVELT WAY N
3	2	571860	0015	12/05/13	\$390,000	\$429,000	1,520	7	1962	Avg	8,135	N	N	14044 SUNNYSIDE AVE N
3	2	026150	0015	03/31/14	\$397,000	\$425,000	1,560	7	1957	Good	5,846	N	N	2326 N 136TH ST
3	2	442560	0025	08/29/13	\$385,000	\$434,000	1,630	7	1951	VGood	7,182	N	N	14333 BAGLEY AVE N
3	2	645030	2075	11/17/13	\$304,975	\$337,000	1,630	7	1961	Good	5,500	N	N	1812 N 143RD ST
3	2	645030	1885	05/01/14	\$385,001	\$409,000	1,690	7	1940	Good	5,250	N	N	14331 WALLINGFORD AVE N
3	2	641510	0030	04/24/12	\$358,000	\$449,000	1,940	7	1963	VGood	7,227	N	N	2333 N 136TH ST
3	2	645030	2220	09/04/12	\$320,000	\$390,000	1,950	7	2000	Avg	2,643	N	N	14332 BURKE AVE N
3	2	641510	0050	09/06/13	\$440,000	\$495,000	2,060	7	1988	Good	9,027	N	N	13551 1ST AVE NE



## Improved Sales Used in This Annual Update Analysis

### Area 006 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	2	283210	0611	09/24/12	\$358,836	\$436,000	2,210	7	1994	Avg	8,179	N	N	225 NE 139TH ST
3	2	641510	0040	05/15/12	\$366,000	\$457,000	2,240	7	1948	Good	9,019	N	N	13545 1ST AVE NE
3	2	178760	0244	07/29/13	\$350,000	\$397,000	1,220	8	1956	Avg	7,456	N	N	13357 3RD AVE NE
3	2	283210	0750	05/30/13	\$390,000	\$448,000	1,230	8	1949	Avg	7,200	N	N	13766 1ST AVE NE
3	2	178760	0116	08/30/12	\$321,000	\$392,000	1,240	8	1949	Avg	9,697	N	N	13064 ROOSEVELT WAY NE
3	2	178760	0146	08/21/14	\$427,000	\$442,000	1,310	8	1950	Avg	14,000	N	N	13328 3RD AVE NE
3	2	283210	0910	07/08/14	\$435,000	\$455,000	1,320	8	1998	Avg	9,640	N	N	13362 3RD AVE NE
3	2	207510	0015	09/01/12	\$444,500	\$542,000	1,860	8	1954	VGood	8,475	N	N	14339 SUNNYSIDE AVE N
3	2	283800	0080	04/16/14	\$649,950	\$694,000	2,110	8	2014	Avg	4,620	N	N	13741 WAYNE PL N
3	2	283800	0110	07/25/14	\$599,950	\$625,000	2,110	8	2014	Avg	3,995	N	N	13721 MERIDIAN AVE N
3	2	641510	0389	06/05/13	\$495,000	\$568,000	2,120	8	1997	Avg	7,850	N	N	2334 N 137TH ST
3	2	283800	0120	04/25/14	\$629,950	\$671,000	2,160	8	2014	Avg	4,513	N	N	13727 MERIDIAN AVE N
3	2	283800	0090	05/14/14	\$649,950	\$689,000	2,230	8	2014	Avg	4,457	N	N	13739 WAYNE PL N
3	2	283800	0100	07/24/14	\$650,000	\$677,000	2,290	8	2014	Avg	5,594	N	N	13735 WAYNE PL N
3	2	283800	0140	07/24/14	\$746,950	\$778,000	2,570	8	2014	Avg	3,849	N	N	13738 WAYNE PL N
3	2	283800	0160	09/07/14	\$729,950	\$752,000	2,570	8	2014	Avg	4,217	N	N	13752 WAYNE PL N
3	2	283210	0590	11/20/13	\$430,000	\$475,000	1,300	9	1955	VGood	13,480	N	N	13805 4TH AVE NE
3	2	202604	9326	07/07/14	\$500,000	\$523,000	1,720	9	2011	Avg	3,012	N	N	14022 MERIDIAN AVE N
3	2	178760	0254	09/17/12	\$505,000	\$614,000	2,310	9	2003	Avg	7,375	N	N	13327 2ND AVE NE
4	12	016400	0390	01/13/14	\$425,000	\$464,000	860	5	1921	Good	9,338	Y	Y	537 N 137TH ST
4	14	614160	0015	01/12/12	\$234,000	\$300,000	630	6	1925	Avg	4,000	Y	N	12248 FREMONT AVE N
4	14	718980	0075	07/03/13	\$222,500	\$254,000	650	6	1929	Good	5,048	N	N	11010 EVANSTON AVE N
4	14	614160	0150	03/12/12	\$335,000	\$424,000	670	6	2006	Good	8,017	Y	N	12036 NORTH PARK AVE N
4	14	614060	0140	06/10/13	\$310,000	\$356,000	730	6	1927	Good	7,200	Y	N	11550 FREMONT AVE N
4	14	614060	0210	05/28/13	\$305,000	\$351,000	760	6	1925	Good	7,200	N	N	11529 NORTH PARK AVE N
4	14	229140	0785	11/13/13	\$389,000	\$431,000	770	6	1946	VGood	5,580	N	N	910 N 109TH ST
4	14	229140	0786	07/11/13	\$345,000	\$393,000	830	6	1924	Good	5,580	N	N	902 N 109TH ST
4	12	192604	9197	04/28/14	\$367,000	\$390,000	840	6	1948	Good	7,000	N	N	14352 DAYTON AVE N
4	14	434380	0080	08/18/14	\$305,000	\$316,000	860	6	1949	Avg	7,250	N	N	12541 NORTH PARK AVE N
4	12	192604	9007	03/29/12	\$244,000	\$307,000	900	6	1940	Avg	12,648	N	N	701 N 145TH ST
4	14	701720	0120	08/20/14	\$358,000	\$370,000	930	6	1939	Avg	5,077	N	N	11026 FREMONT AVE N





## Improved Sales Used in This Annual Update Analysis

### Area 006 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	14	178550	0032	08/15/12	\$312,000	\$382,000	950	6	1948	VGood	7,800	N	N	12523 PHINNEY AVE N
4	14	291620	0160	11/19/12	\$285,000	\$342,000	1,060	6	1950	Good	7,632	N	N	12721 FREMONT AVE N
4	14	614010	0200	04/08/14	\$300,000	\$321,000	1,060	6	1939	Good	7,241	N	N	11533 PHINNEY AVE N
4	14	229140	1030	01/24/14	\$390,000	\$424,000	1,090	6	1930	VGood	7,440	N	N	10740 N PARK AVE
4	14	229140	1445	01/29/14	\$324,000	\$352,000	1,090	6	1958	Good	7,440	N	N	10721 N PARK AVE
4	12	192604	9058	08/29/13	\$366,879	\$413,000	1,150	6	1938	Good	11,452	N	N	14106 EVANSTON AVE N
4	12	083200	0161	10/21/13	\$525,000	\$584,000	1,170	6	1924	Avg	12,000	Y	Y	13218 BITTER PL N
4	14	229140	1080	10/28/13	\$264,500	\$294,000	1,190	6	1938	Good	5,580	N	N	10533 LINDEN AVE N
4	14	229140	1115	11/25/14	\$349,950	\$353,000	1,230	6	1918	Good	9,300	N	N	10515 LINDEN AVE N
4	14	192604	9332	09/23/13	\$415,000	\$465,000	1,370	6	1925	VGood	7,376	N	N	714 N 128TH ST
4	12	192604	9160	05/15/13	\$400,000	\$462,000	1,430	6	1979	Good	3,520	Y	Y	317 N 137TH ST
4	14	229140	0566	08/07/14	\$375,000	\$389,000	1,450	6	1947	Avg	6,820	N	N	10536 LINDEN AVE N
4	14	614160	0140	09/04/14	\$565,000	\$582,000	1,950	6	1948	Good	11,675	Y	N	12044 NORTH PARK AVE N
4	14	291620	0035	01/29/14	\$226,800	\$247,000	650	7	1947	Avg	8,014	N	N	12757 DAYTON AVE N
4	14	178550	0181	10/03/12	\$325,000	\$394,000	760	7	1950	Avg	6,000	N	N	614 N 125TH ST
4	14	229140	1535	08/21/12	\$390,000	\$477,000	770	7	2012	Avg	4,960	N	N	10730 FREMONT AVE N
4	14	229140	1255	01/14/13	\$255,000	\$302,000	780	7	1942	Avg	7,440	N	N	10533 N PARK AVE
4	14	174770	0010	02/08/12	\$275,000	\$350,000	790	7	1945	Avg	7,093	N	N	10751 DAYTON AVE N
4	14	614110	0790	03/19/14	\$355,000	\$381,000	820	7	1946	VGood	6,545	N	N	12246 EVANSTON AVE N
4	14	434380	0010	05/04/12	\$345,000	\$432,000	880	7	1949	Good	9,103	N	N	12552 NORTH PARK AVE N
4	14	614110	0470	05/30/12	\$269,000	\$335,000	880	7	1947	Avg	6,561	N	N	12212 DAYTON AVE N
4	14	637850	0285	06/14/13	\$321,500	\$368,000	880	7	1947	VGood	6,267	N	N	11242 EVANSTON AVE N
4	14	614110	0580	04/21/14	\$456,000	\$486,000	890	7	1941	VGood	6,579	N	N	12036 DAYTON AVE N
4	14	178550	0093	05/09/12	\$329,950	\$412,000	900	7	1942	Avg	6,160	N	N	12557 EVANSTON AVE N
4	14	701720	0056	01/14/13	\$279,950	\$332,000	910	7	1941	Avg	5,001	N	N	11226 FREMONT AVE N
4	14	434380	0100	10/21/14	\$315,000	\$321,000	930	7	1952	Avg	7,250	Y	N	12516 FREMONT AVE N
4	14	614110	0800	07/17/13	\$415,000	\$472,000	930	7	1945	Good	9,816	Y	N	12249 FREMONT AVE N
4	14	614110	0845	07/12/13	\$452,000	\$515,000	930	7	1947	VGood	6,563	Y	N	12215 FREMONT AVE N
4	14	434380	0030	11/25/14	\$320,000	\$323,000	970	7	1949	Avg	7,827	N	N	12528 NORTH PARK AVE N
4	14	614110	0340	05/10/12	\$390,000	\$487,000	970	7	1926	VGood	6,561	N	N	12212 PHINNEY AVE N
4	14	637850	0230	05/20/14	\$423,000	\$448,000	970	7	1941	Good	6,909	N	N	11207 EVANSTON AVE N



## Improved Sales Used in This Annual Update Analysis

### Area 006 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	14	637850	0310	10/22/13	\$426,000	\$474,000	970	7	1949	VGood	6,263	N	N	11253 FREMONT AVE N
4	12	016400	0271	09/05/14	\$340,000	\$350,000	980	7	1946	Avg	7,228	N	N	509 N 138TH ST
4	12	016400	0267	10/16/14	\$311,300	\$317,000	1,000	7	1947	Good	7,228	N	N	515 N 138TH ST
4	14	614110	0038	06/02/14	\$440,150	\$464,000	1,000	7	1947	VGood	6,800	N	N	12219 PHINNEY AVE N
4	12	016400	0174	09/08/14	\$300,000	\$309,000	1,010	7	1957	Avg	6,300	N	N	14000 EVANSTON AVE N
4	14	178550	0132	11/18/14	\$293,000	\$296,000	1,020	7	1940	Avg	7,650	N	N	12501 EVANSTON AVE N
4	14	229140	1425	09/10/14	\$485,000	\$499,000	1,020	7	1968	Avg	5,508	N	N	10731 N PARK AVE
4	12	855490	0020	03/26/14	\$285,000	\$306,000	1,020	7	1949	Avg	9,125	N	N	14339 EVANSTON AVE N
4	12	192604	9277	06/24/13	\$308,000	\$352,000	1,030	7	1953	Good	8,050	N	N	619 N 143RD ST
4	14	364510	0280	06/13/14	\$385,000	\$405,000	1,060	7	1921	Good	4,833	N	N	10556 DAYTON AVE N
4	14	614010	0465	11/07/13	\$431,000	\$478,000	1,060	7	1951	Good	7,930	N	N	11740 DAYTON AVE N
4	14	701720	0060	08/14/12	\$331,000	\$405,000	1,060	7	1941	Avg	5,000	N	N	11222 FREMONT AVE N
4	12	192604	9310	10/29/12	\$301,000	\$363,000	1,080	7	1956	Avg	7,700	N	N	626 N 143RD ST
4	14	174770	0055	04/03/13	\$353,600	\$412,000	1,090	7	1945	Good	7,480	N	N	10703 DAYTON AVE N
4	14	614060	0235	04/24/13	\$400,000	\$464,000	1,090	7	1927	Good	8,283	N	N	11558 NORTH PARK AVE N
4	14	637850	0105	12/24/14	\$415,000	\$416,000	1,090	7	1939	Avg	6,807	N	N	11213 DAYTON AVE N
4	14	364510	0170	05/02/13	\$365,000	\$422,000	1,110	7	1956	Avg	6,300	N	N	10522 EVANSTON AVE N
4	14	364510	0305	08/29/12	\$363,500	\$444,000	1,120	7	1994	Avg	4,486	N	N	10538 DAYTON AVE N
4	14	614010	0345	07/29/13	\$441,500	\$501,000	1,120	7	2013	Avg	7,927	N	N	11744 PHINNEY AVE N
4	14	614010	0840	06/05/13	\$305,000	\$350,000	1,120	7	1939	Avg	7,934	N	N	11732 EVANSTON AVE N
4	14	863060	0075	10/15/12	\$370,000	\$447,000	1,120	7	1939	Good	7,500	N	N	11027 EVANSTON AVE N
4	14	891100	0425	09/18/14	\$345,000	\$354,000	1,130	7	1921	Good	8,081	N	N	10545 PHINNEY AVE N
4	14	614010	0095	05/20/14	\$475,000	\$503,000	1,150	7	1950	Good	7,775	N	N	11729 PHINNEY AVE N
4	14	614110	0595	04/11/13	\$449,900	\$523,000	1,150	7	1947	VGood	6,586	N	N	12022 DAYTON AVE N
4	14	637850	0266	07/25/12	\$415,000	\$510,000	1,150	7	1930	Good	6,270	N	N	11228 EVANSTON AVE N
4	12	016400	0170	08/05/14	\$397,000	\$412,000	1,170	7	1983	Avg	7,202	N	N	618 N 138TH ST
4	14	718980	0010	03/18/14	\$400,000	\$430,000	1,180	7	1939	Good	5,094	N	N	609 N 112TH ST
4	14	174770	0085	06/22/12	\$317,000	\$393,000	1,190	7	1941	Avg	7,369	N	N	10730 PHINNEY AVE N
4	14	614110	0330	06/12/14	\$440,000	\$463,000	1,200	7	1926	Good	6,556	N	N	12220 PHINNEY AVE N
4	12	192604	9412	02/13/14	\$372,000	\$403,000	1,220	7	1991	Avg	9,448	N	N	625 N 143RD ST
4	14	291620	0047	12/20/13	\$395,000	\$433,000	1,250	7	1952	Avg	7,650	N	N	12727 DAYTON AVE N

## Improved Sales Used in This Annual Update Analysis

### Area 006 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	14	614010	0046	10/29/13	\$282,500	\$314,000	1,258	7	2007	Avg	1,357	N	N	11708 GREENWOOD AVE N
4	14	637850	0250	12/26/12	\$455,000	\$541,000	1,270	7	1929	VGood	6,281	N	N	11206 EVANSTON AVE N
4	12	016400	0231	05/14/13	\$335,000	\$387,000	1,320	7	1961	VGood	6,760	N	N	713 N 138TH ST
4	14	291620	0046	04/19/13	\$355,000	\$412,000	1,330	7	1952	Avg	7,650	N	N	12733 DAYTON AVE N
4	14	891100	0065	07/10/12	\$334,950	\$413,000	1,330	7	1949	Good	7,936	N	N	11205 PHINNEY AVE N
4	12	241960	0020	08/08/13	\$366,000	\$414,000	1,350	7	1954	Good	6,370	N	N	14217 EVANSTON AVE N
4	14	229140	0350	08/26/14	\$317,000	\$327,000	1,358	7	2007	Avg	1,204	N	N	10508 B WHITMAN AVE N
4	14	229140	0342	10/22/14	\$280,000	\$285,000	1,358	7	2007	Avg	1,141	N	N	1002 B N 105TH ST
4	14	614110	0750	10/08/14	\$389,000	\$398,000	1,380	7	1947	Good	6,591	N	N	12012 EVANSTON AVE N
4	14	891100	0609	11/12/13	\$434,000	\$480,000	1,380	7	1935	Good	9,117	N	N	11015 DAYTON AVE N
4	14	614110	0380	05/15/14	\$465,000	\$493,000	1,410	7	2013	Avg	6,886	N	N	12215 DAYTON AVE N
4	14	614110	0475	10/14/13	\$470,000	\$524,000	1,420	7	1925	VGood	7,328	N	N	502 N 122ND ST
4	14	614110	0842	11/02/12	\$334,950	\$403,000	1,420	7	1947	Good	6,560	Y	N	12219 FREMONT AVE N
4	12	016400	0295	01/10/14	\$411,221	\$449,000	1,440	7	1979	Good	7,980	N	N	720 B N 137TH ST
4	14	178550	0101	03/20/13	\$402,000	\$470,000	1,440	7	1951	Good	7,650	N	N	12545 EVANSTON AVE N
4	12	241960	0035	04/10/13	\$337,000	\$392,000	1,460	7	1954	Avg	9,300	N	N	500 N 142ND ST
4	12	241960	0050	11/21/13	\$300,000	\$331,000	1,460	7	1954	Good	6,360	N	N	511 N 142ND ST
4	14	364510	0150	06/15/12	\$411,000	\$510,000	1,470	7	1989	Good	6,930	N	N	10532 EVANSTON AVE N
4	14	614160	0179	11/12/14	\$376,000	\$381,000	1,470	7	1982	Avg	9,140	Y	N	12006 NORTH PARK AVE N
4	14	229140	1390	05/01/13	\$328,000	\$380,000	1,480	7	1975	Good	3,720	N	N	10542 FREMONT AVE N
4	12	083100	0030	05/17/13	\$358,000	\$413,000	1,490	7	1955	Good	5,929	N	N	13514 N PARK AVE N
4	14	291620	0073	06/24/13	\$474,000	\$542,000	1,500	7	1947	VGood	7,650	N	N	12745 EVANSTON AVE N
4	12	241960	0005	07/09/14	\$420,000	\$439,000	1,510	7	1954	Good	6,360	N	N	507 N 143RD ST
4	14	637850	0040	02/12/13	\$460,000	\$542,000	1,540	7	1929	Good	6,269	N	N	11232 PHINNEY AVE N
4	14	291620	0095	12/30/13	\$475,000	\$520,000	1,570	7	1924	Avg	8,087	N	N	12714 DAYTON AVE N
4	14	291620	0077	04/03/14	\$365,000	\$391,000	1,610	7	1947	Avg	7,650	N	N	12732 DAYTON AVE N
4	14	291620	0016	07/15/13	\$365,000	\$415,000	1,640	7	1951	Good	8,400	N	N	12739 PHINNEY AVE N
4	14	614060	0070	04/22/14	\$415,000	\$442,000	1,650	7	1925	Good	7,800	N	N	11715 NORTH PARK AVE N
4	14	614010	0670	10/14/13	\$412,000	\$459,000	1,660	7	1949	VGood	7,967	N	N	11539 EVANSTON AVE N
4	14	891100	0640	08/06/12	\$340,000	\$417,000	1,670	7	1939	Good	8,032	N	N	11039 DAYTON AVE N
4	14	701720	0110	10/28/14	\$400,000	\$407,000	1,690	7	1982	Avg	6,658	N	N	11038 FREMONT AVE N



**King County**

**Department of Assessments**

## Improved Sales Used in This Annual Update Analysis

### Area 006 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	14	614010	0755	12/11/12	\$342,000	\$408,000	1,710	7	1939	Good	5,988	N	N	620 N 115TH ST
4	14	614010	0450	04/02/12	\$387,000	\$487,000	1,800	7	1956	Good	8,117	N	N	507 N 120TH ST
4	14	614010	0750	08/01/12	\$335,000	\$411,000	1,800	7	1957	Good	7,987	N	N	606 N 115TH ST
4	12	192604	9234	11/29/12	\$334,000	\$400,000	1,860	7	1947	Good	9,600	N	N	450 N 143RD ST
4	14	614010	0625	11/18/13	\$480,000	\$531,000	1,900	7	1926	VGood	7,980	N	N	11514 DAYTON AVE N
4	14	192604	9440	12/30/13	\$419,950	\$460,000	2,008	7	2010	Avg	7,224	N	N	740 N 127TH ST
4	14	229140	0755	12/09/13	\$387,500	\$426,000	2,090	7	1975	Good	11,160	N	N	10915 WHITMAN AVE N
4	12	016400	0237	06/12/14	\$495,000	\$521,000	2,140	7	2003	Avg	7,245	N	N	649 N 138TH ST
4	12	016400	0236	09/25/12	\$385,000	\$467,000	2,330	7	2003	Avg	7,228	N	N	647 N 138TH ST
4	14	614110	0400	10/08/13	\$492,000	\$549,000	2,550	7	1979	Avg	11,786	N	N	12243 DAYTON AVE N
4	14	614110	0027	10/30/14	\$299,000	\$304,000	1,000	8	2008	Avg	1,275	N	N	12222 A GREENWOOD AVE N
4	14	614110	0029	11/19/13	\$290,000	\$321,000	1,000	8	2008	Avg	1,271	N	N	12222 C GREENWOOD AVE N
4	14	614010	0026	10/15/12	\$249,950	\$302,000	1,050	8	2000	Avg	1,363	N	N	11730 GREENWOOD AVE N
4	12	017300	0050	02/20/14	\$285,000	\$308,000	1,060	8	2007	Avg	1,048	N	N	308 N 138TH ST
4	14	083270	0100	02/27/14	\$264,500	\$286,000	1,070	8	2009	Avg	825	N	N	462 N 130TH ST
4	14	083270	0010	08/23/13	\$282,500	\$319,000	1,080	8	2009	Avg	2,353	N	N	422 N 130TH ST
4	14	614010	0025	07/24/13	\$290,000	\$329,000	1,100	8	2000	Avg	1,054	N	N	11730 D GREENWOOD AVE N
4	14	614110	0028	08/22/12	\$279,000	\$341,000	1,220	8	2008	Avg	1,040	N	N	12222 B GREENWOOD AVE N
4	14	614110	0085	07/03/13	\$521,000	\$595,000	1,240	8	1951	VGood	9,487	N	N	12055 PHINNEY AVE N
4	14	083270	0230	11/27/13	\$312,500	\$345,000	1,240	8	2009	Avg	1,192	N	N	468 N 130TH ST
4	14	614010	0028	11/06/12	\$269,900	\$325,000	1,248	8	2006	Avg	1,423	N	N	11726 C GREENWOOD AVE N
4	14	178550	0051	06/12/12	\$429,950	\$533,000	1,250	8	1940	VGood	7,650	N	N	12539 DAYTON AVE N
4	14	083270	0240	10/03/14	\$325,000	\$333,000	1,270	8	2009	Avg	1,067	N	N	474 N 130TH ST
4	14	083270	0310	02/14/13	\$307,000	\$361,000	1,270	8	2009	Avg	1,228	N	N	432 N 130TH ST
4	12	016400	0256	02/08/12	\$360,000	\$458,000	1,280	8	1962	Avg	7,128	N	N	534 N 137TH ST
4	14	891100	0150	01/11/12	\$269,000	\$344,000	1,320	8	2008	Avg	1,203	N	N	11014 C GREENWOOD AVE N
4	14	891100	0153	04/23/12	\$279,000	\$350,000	1,320	8	2008	Avg	1,290	N	N	11012 C GREENWOOD AVE N
4	14	229140	0236	06/12/14	\$363,000	\$382,000	1,341	8	2008	Avg	1,779	N	N	10734 WHITMAN AVE N
4	14	614010	0022	08/26/14	\$345,000	\$356,000	1,360	8	2000	Avg	1,882	N	N	11730 B GREENWOOD AVE N
4	12	017300	0036	10/07/14	\$327,000	\$334,000	1,370	8	2009	Avg	1,001	N	N	13816 A GREENWOOD AVE N
4	12	017300	0037	04/22/14	\$319,000	\$340,000	1,370	8	2009	Avg	1,363	N	N	13816 B GREENWOOD AVE N



**King County**

**Department of Assessments**



## Improved Sales Used in This Annual Update Analysis

### Area 006 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	14	083270	0140	07/19/13	\$353,000	\$401,000	1,390	8	2009	Avg	1,463	N	N	478 N 130TH ST
4	14	130630	0175	06/07/12	\$376,000	\$467,000	1,410	8	1961	Avg	6,300	N	N	10741 EVANSTON AVE N
4	12	192604	9355	10/28/14	\$399,000	\$406,000	1,420	8	1965	Avg	7,030	N	N	14348 EVANSTON AVE N
4	12	016400	0291	09/10/13	\$348,000	\$391,000	1,460	8	1979	Avg	7,455	N	N	562 B N 137TH ST
4	14	614160	0065	10/16/14	\$530,000	\$541,000	1,460	8	1960	Avg	8,114	N	N	711 N 122ND ST
4	14	083270	0330	03/27/13	\$335,000	\$391,000	1,490	8	2009	Avg	1,079	N	N	442 N 130TH ST
4	14	083270	0340	04/28/14	\$343,000	\$365,000	1,490	8	2009	Avg	995	N	N	444 N 130TH ST
4	14	614110	0065	12/18/14	\$420,000	\$422,000	1,520	8	1937	VGood	7,055	N	N	12206 GREENWOOD AVE N
4	14	614010	0795	07/24/12	\$400,000	\$492,000	1,620	8	1972	Good	7,970	N	N	11533 FREMONT AVE N
4	14	614160	0105	11/15/13	\$449,950	\$498,000	1,650	8	1982	Good	5,944	N	N	12021 NORTH PARK AVE N
4	14	614110	0680	04/08/13	\$496,000	\$577,000	1,670	8	1941	VGood	8,772	N	N	523 N 122ND ST
4	14	614110	0706	07/13/12	\$425,000	\$524,000	1,680	8	1966	Good	9,390	Y	N	12055 FREMONT AVE N
4	14	614060	0010	06/17/13	\$595,000	\$681,000	1,710	8	1987	Good	7,628	N	N	11748 FREMONT AVE N
4	14	614010	0614	06/13/13	\$536,000	\$614,000	1,740	8	2013	Avg	7,977	N	N	11520 DAYTON AVE N
4	12	017300	0095	04/11/13	\$406,000	\$472,000	1,910	8	1965	Avg	10,125	N	N	341 N 138TH ST
4	12	083200	0045	02/21/13	\$562,000	\$660,000	2,130	8	2001	Avg	8,472	N	N	13307 BITTER PL N
4	14	229140	0645	12/06/13	\$490,000	\$539,000	2,230	8	2013	Avg	6,220	N	N	10713 WHITMAN AVE N
4	12	192604	9385	07/29/14	\$559,950	\$582,000	2,250	8	1979	Avg	7,200	N	N	14130 PHINNEY AVE N
4	12	192604	9384	04/11/13	\$452,000	\$526,000	2,270	8	1979	Avg	7,200	N	N	14124 PHINNEY AVE N
4	14	718980	0095	11/04/14	\$500,000	\$507,000	3,010	8	2006	Avg	5,040	N	N	11003 FREMONT AVE N
4	14	178550	0024	05/17/12	\$585,000	\$730,000	2,440	9	2012	Avg	7,800	N	N	12533 PHINNEY AVE N
4	12	016400	0395	07/31/13	\$660,000	\$748,000	2,580	9	2013	Avg	7,896	N	N	539 N 137TH ST
4	12	017300	0047	03/05/13	\$564,950	\$662,000	2,620	9	2006	Avg	7,632	N	N	13809 DAYTON AVE N
4	14	701720	0055	08/02/12	\$479,950	\$589,000	2,720	9	2008	Avg	7,570	N	N	11224 B FREMONT AVE N
4	14	701720	0057	05/18/12	\$476,000	\$594,000	2,720	9	2008	Avg	5,001	N	N	11224 A FREMONT AVE N
4	14	701720	0061	09/07/12	\$449,950	\$548,000	2,770	9	2008	Avg	5,000	N	N	11220 FREMONT AVE N
4	12	016400	0261	05/21/14	\$700,000	\$741,000	2,780	9	2006	Avg	7,875	N	N	543 N 138TH ST
4	14	291620	0155	05/28/14	\$729,000	\$770,000	2,880	9	2014	Avg	7,632	N	N	12714 EVANSTON AVE N
4	12	083200	0145	04/17/14	\$805,000	\$859,000	2,270	10	1979	Good	8,800	Y	Y	13310 BITTER PL N
5	8	303420	0867	07/18/12	\$170,000	\$209,000	630	5	1952	Avg	10,000	N	N	12564 ASHWORTH AVE N
5	8	932580	0005	12/01/14	\$247,500	\$249,000	700	6	1950	Avg	6,046	N	N	12205 ASHWORTH AVE N



## Improved Sales Used in This Annual Update Analysis

### Area 006 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	8	932580	0095	03/01/13	\$259,000	\$304,000	700	6	1950	Good	6,209	N	N	1318 N 121ST ST
5	8	641160	0086	12/05/12	\$299,900	\$358,000	720	6	1946	Good	9,000	N	N	11548 CORLISS AVE N
5	8	932580	0110	10/30/14	\$289,950	\$295,000	760	6	1950	Good	6,000	N	N	1327 N 122ND ST
5	8	303420	0871	08/12/13	\$332,500	\$376,000	920	6	2013	Avg	7,369	N	N	12554 ASHWORTH AVE N
5	8	303420	0147	05/14/12	\$260,000	\$325,000	980	6	1942	Good	5,760	N	N	12522 CORLISS AVE N
5	8	641160	0069	05/21/14	\$325,000	\$344,000	990	6	1947	Good	6,750	N	N	2316 N 115TH ST
5	8	932580	0075	07/03/12	\$249,900	\$309,000	990	6	1950	Good	7,070	N	N	12105 ASHWORTH AVE N
5	8	303420	0471	03/10/14	\$310,000	\$334,000	1,120	6	1950	Avg	7,766	N	N	1703 N 122ND ST
5	8	932580	0010	04/03/13	\$217,500	\$253,000	1,120	6	1950	Avg	6,000	N	N	1334 N 122ND ST
5	8	303420	0136	04/24/14	\$441,000	\$470,000	1,220	6	1928	Good	9,000	N	N	12561 1ST AVE NE
5	8	641160	0299	04/03/14	\$335,000	\$359,000	770	7	1947	Avg	7,652	N	N	11724 CORLISS AVE N
5	8	641160	0229	07/15/13	\$302,000	\$344,000	800	7	1939	Avg	8,914	N	N	11728 MERIDIAN AVE N
5	8	353190	0060	08/02/14	\$345,000	\$359,000	860	7	1940	Avg	8,250	N	N	11605 MERIDIAN AVE N
5	8	224650	0045	02/20/13	\$308,500	\$363,000	880	7	1947	Good	7,848	N	N	12020 2ND AVE NE
5	8	303420	0148	01/03/14	\$349,500	\$382,000	880	7	1948	Good	6,670	N	N	12546 CORLISS AVE N
5	8	303420	0395	12/13/13	\$343,000	\$377,000	910	7	1942	Good	6,250	N	N	2162 N 120TH ST
5	8	678120	0014	09/06/12	\$198,000	\$241,000	920	7	2005	Avg	1,489	N	N	2308 A N 113TH PL
5	8	631040	0090	03/17/14	\$325,000	\$349,000	950	7	1950	Avg	6,787	N	N	1501 N 121ST ST
5	7	303420	0235	10/25/12	\$306,000	\$369,000	1,000	7	1953	Avg	9,673	N	N	12285 CORLISS AVE N
5	8	641160	0294	01/21/14	\$309,000	\$337,000	1,010	7	1959	Good	7,248	N	N	11718 CORLISS AVE N
5	8	641160	0294	10/04/12	\$325,000	\$394,000	1,010	7	1959	Good	7,248	N	N	11718 CORLISS AVE N
5	8	641260	0009	12/19/13	\$349,900	\$384,000	1,010	7	1947	Good	7,232	N	N	122 NE 125TH ST
5	8	268310	0010	03/05/13	\$285,000	\$334,000	1,030	7	1954	Good	8,587	N	N	2139 N 114TH ST
5	8	678120	0013	05/07/14	\$245,000	\$260,000	1,040	7	2005	Avg	1,270	N	N	2308 B N 113TH PL
5	8	303420	0855	05/08/13	\$310,000	\$358,000	1,050	7	1942	Good	7,500	N	N	1525 N 128TH ST
5	8	631040	0050	08/06/13	\$328,000	\$371,000	1,050	7	1950	Avg	6,484	N	N	1522 N 121ST ST
5	8	303420	0546	06/14/13	\$325,000	\$372,000	1,060	7	1952	Avg	12,150	N	N	12214 ASHWORTH AVE N
5	8	438320	0045	07/01/13	\$319,000	\$364,000	1,070	7	1951	VGood	8,909	N	N	12523 3RD AVE NE
5	7	303420	0180	11/19/12	\$307,000	\$368,000	1,130	7	1953	Good	5,835	N	N	2171 N 128TH ST
5	8	303420	0058	05/29/14	\$400,000	\$422,000	1,140	7	1965	Avg	7,200	N	N	2156 A N 128TH ST
5	8	292604	9380	03/21/14	\$387,000	\$416,000	1,150	7	1959	Avg	8,250	N	N	2128 N 114TH ST



## Improved Sales Used in This Annual Update Analysis

### Area 006 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	8	303420	0140	05/08/12	\$317,000	\$396,000	1,200	7	1949	Good	6,217	N	N	12550 CORLISS AVE N
5	8	303420	0065	02/17/12	\$265,000	\$337,000	1,240	7	1951	Good	7,200	N	N	2319 N 130TH ST
5	7	303420	0275	08/17/14	\$380,000	\$393,000	1,240	7	1973	Good	8,611	N	N	12207 CORLISS AVE N
5	8	631040	0025	03/13/12	\$228,000	\$288,000	1,250	7	1950	Avg	6,370	N	N	1511 N 122ND ST
5	8	303420	0881	08/25/12	\$255,000	\$312,000	1,310	7	1957	Avg	8,949	N	N	12527 DENSMORE AVE N
5	8	303420	0933	06/19/14	\$399,888	\$420,000	1,320	7	1930	Good	8,255	N	N	1559 N 130TH ST
5	8	303420	0323	09/26/12	\$329,000	\$399,000	1,330	7	1956	Good	6,104	N	N	12240 CORLISS AVE N
5	8	678120	0011	11/18/13	\$324,950	\$359,000	1,330	7	2005	Avg	1,486	N	N	2310 N 113TH PL
5	7	303420	0727	01/28/14	\$350,000	\$381,000	1,340	7	1955	Good	5,060	N	N	12524 DENSMORE AVE N
5	8	303420	0885	12/08/14	\$290,000	\$292,000	1,340	7	1949	Avg	9,840	N	N	12521 DENSMORE AVE N
5	8	641160	0084	07/02/12	\$350,000	\$432,000	1,360	7	1948	Good	9,000	N	N	11538 CORLISS AVE N
5	8	932580	0065	06/21/12	\$319,000	\$395,000	1,390	7	1950	VGood	6,596	N	N	1333 N 121ST ST
5	8	292604	9506	01/18/13	\$320,000	\$379,000	1,410	7	1950	Avg	7,200	N	N	2119 N 115TH ST
5	7	303420	0232	06/04/13	\$383,000	\$440,000	1,430	7	1953	Good	8,821	N	N	12289 CORLISS AVE N
5	8	303420	0530	06/20/14	\$400,000	\$420,000	1,430	7	1950	Good	10,005	N	N	12231 DENSMORE AVE N
5	8	641260	0005	10/03/14	\$375,000	\$384,000	1,430	7	1948	Avg	7,232	N	N	118 NE 125TH ST
5	7	303420	0201	10/11/14	\$395,000	\$403,000	1,440	7	1962	Avg	7,700	N	N	12563 CORLISS AVE N
5	7	303420	0201	10/16/14	\$395,000	\$403,000	1,440	7	1962	Avg	7,700	N	N	12563 CORLISS AVE N
5	8	641160	0296	06/25/12	\$313,500	\$388,000	1,450	7	1930	Good	7,852	N	N	2312 N 117TH ST
5	8	353190	0010	08/20/13	\$360,000	\$406,000	1,460	7	1940	Avg	11,625	N	N	11747 MERIDIAN AVE N
5	8	641160	0043	07/02/14	\$389,000	\$407,000	1,500	7	1927	Good	7,700	N	N	2156 N 115TH ST
5	7	303420	0197	09/03/14	\$549,000	\$566,000	1,510	7	1921	Good	11,165	N	N	12573 CORLISS AVE N
5	7	303420	0677	06/12/13	\$390,000	\$447,000	1,510	7	1941	Good	8,528	N	N	1750 N 122ND ST
5	7	303420	0817	11/13/12	\$416,700	\$500,000	1,510	7	1967	Good	6,950	N	N	1733 N 128TH ST
5	8	641160	0046	06/26/13	\$525,240	\$600,000	1,520	7	1948	Good	18,500	N	N	11521 CORLISS AVE N
5	7	303420	0563	10/09/13	\$299,500	\$334,000	1,530	7	1952	Avg	6,524	N	N	1733 N 125TH ST
5	8	223850	0015	05/07/13	\$353,500	\$409,000	1,540	7	1950	Good	7,980	N	N	12045 3RD AVE NE
5	7	303420	0816	02/25/14	\$499,950	\$540,000	1,570	7	1976	Good	8,130	N	N	1731 N 128TH ST
5	8	207260	0005	11/20/13	\$327,500	\$362,000	1,580	7	1952	Avg	8,136	N	N	12032 BURKE AVE N
5	8	303420	0142	09/23/14	\$435,000	\$446,000	1,600	7	1950	Avg	6,988	N	N	12558 CORLISS AVE N
5	8	303420	0950	04/23/14	\$354,000	\$377,000	1,610	7	1949	Avg	9,390	N	N	1736 N 128TH ST



## Improved Sales Used in This Annual Update Analysis

### Area 006 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	8	303420	0946	08/14/13	\$449,950	\$509,000	1,770	7	1924	Avg	11,586	N	N	1730 N 128TH ST
5	8	303420	0515	05/01/14	\$285,000	\$303,000	1,890	7	1979	Avg	7,210	N	N	12262 ASHWORTH AVE N
5	8	303420	0483	05/30/12	\$422,200	\$525,000	2,020	7	1973	VGood	7,800	N	N	1724 N 120TH ST
5	6	799670	0050	04/18/12	\$320,000	\$402,000	880	8	1980	Good	3,200	N	N	11917 STENDALL PL N
5	6	799671	0050	08/08/13	\$312,000	\$353,000	880	8	1981	Avg	3,200	N	N	11801 STENDALL PL N
5	6	799671	0100	12/14/12	\$280,000	\$334,000	880	8	1981	Avg	3,200	N	N	11711 STENDALL PL N
5	6	799671	0210	11/07/12	\$290,000	\$349,000	880	8	1981	Good	3,540	N	N	11822 STENDALL PL N
5	6	799672	0120	02/06/13	\$289,000	\$341,000	880	8	1982	Avg	3,200	N	N	11700 STENDALL DR N
5	8	446840	0296	10/20/12	\$239,500	\$289,000	1,160	8	2008	Avg	836	N	N	2127 B N 113TH ST
5	8	446840	0297	07/25/12	\$229,950	\$283,000	1,160	8	2008	Avg	1,089	N	N	2127 A N 113TH ST
5	8	446840	0298	12/14/12	\$239,950	\$286,000	1,160	8	2008	Avg	1,162	N	N	2125 B N 113TH ST
5	8	446840	0301	07/10/12	\$233,000	\$287,000	1,160	8	2008	Avg	1,147	N	N	2123 A N 113TH ST
5	8	446840	0302	09/01/12	\$229,950	\$281,000	1,160	8	2008	Avg	1,095	N	N	2121 B N 113TH ST
5	8	678120	0006	12/13/12	\$264,500	\$316,000	1,160	8	2010	Avg	847	N	N	11302 CORLISS AVE N
5	8	678120	0022	04/30/12	\$261,000	\$327,000	1,200	8	2009	Avg	1,593	N	N	2318 C N 113TH PL
5	8	641160	0062	04/18/13	\$412,500	\$479,000	1,220	8	1951	Avg	6,938	N	N	11522 CORLISS AVE N
5	8	446840	0210	06/07/12	\$249,950	\$310,000	1,250	8	2008	Avg	1,296	N	N	2122 B N 112TH ST
5	8	446840	0211	04/04/13	\$275,000	\$320,000	1,250	8	2008	Avg	952	N	N	2122 A N 112TH ST
5	8	446840	0212	10/03/12	\$249,950	\$303,000	1,250	8	2008	Avg	932	N	N	2124 C N 112TH ST
5	8	446840	0213	03/06/13	\$270,500	\$317,000	1,250	8	2008	Avg	1,206	N	N	2124 B N 112TH ST
5	8	446840	0214	10/10/14	\$318,000	\$325,000	1,250	8	2008	Avg	1,017	N	N	2124 A N 112TH ST
5	8	446840	0216	08/22/12	\$249,950	\$306,000	1,250	8	2008	Avg	942	N	N	2128 A N 112TH ST
5	8	446840	0217	10/20/12	\$249,950	\$302,000	1,250	8	2008	Avg	942	N	N	2126 C N 112TH ST
5	8	446840	0218	06/13/12	\$251,950	\$313,000	1,250	8	2008	Avg	1,188	N	N	2126 B N 112TH ST
5	8	446840	0219	08/23/12	\$249,950	\$305,000	1,250	8	2008	Avg	1,030	N	N	2126 A N 112TH ST
5	8	303420	0435	08/27/14	\$552,625	\$571,000	1,280	8	1957	VGood	9,390	N	N	2333 N 122ND ST
5	8	678120	0023	05/14/12	\$260,000	\$325,000	1,310	8	2009	Avg	1,238	N	N	2318 B N 113TH PL
5	7	303420	0635	08/29/13	\$312,000	\$351,000	1,340	8	1951	Avg	7,869	N	N	12200 DENSMORE AVE N
5	8	641160	0020	08/08/12	\$405,000	\$497,000	1,360	8	1985	Avg	7,967	N	N	11536 D AUTUMN LN
5	8	641160	0021	04/05/14	\$515,000	\$551,000	1,360	8	1985	Avg	7,770	N	N	11536 E AUTUMN LN
5	8	641210	0144	07/18/13	\$350,000	\$398,000	1,400	8	1964	Good	8,365	N	N	12314 2ND AVE NE





## Improved Sales Used in This Annual Update Analysis

### Area 006 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	8	750350	0020	02/21/13	\$325,000	\$382,000	1,420	8	1964	Good	6,538	N	N	12018 DENSMORE AVE N
5	8	303420	0026	03/21/14	\$355,000	\$381,000	1,430	8	1958	Avg	10,500	N	N	2126 N 128TH ST
5	8	303420	0366	12/03/14	\$409,000	\$412,000	1,440	8	1972	Good	9,065	N	N	2126 N 120TH ST
5	8	303420	0327	05/16/12	\$389,000	\$485,000	1,450	8	1966	Good	7,700	N	N	12219 1ST AVE NE
5	8	641160	0026	10/03/14	\$475,500	\$487,000	1,500	8	1952	Good	9,416	N	N	11539 CORLISS AVE N
5	8	641160	0032	04/27/12	\$324,500	\$406,000	1,540	8	1953	Good	6,078	N	N	11531 CORLISS AVE N
5	8	932580	0055	01/03/14	\$407,000	\$445,000	1,560	8	1998	Avg	7,078	N	N	1329 N 121ST ST
5	6	799670	0150	05/18/13	\$312,000	\$360,000	1,570	8	1980	Good	3,200	N	N	11922 STENDALL DR N
5	8	750350	0005	03/30/12	\$396,000	\$499,000	1,600	8	1963	Good	6,031	N	N	12003 DENSMORE AVE N
5	8	641160	0243	06/21/12	\$363,000	\$450,000	1,610	8	1977	Good	8,700	N	N	11740 MERIDIAN AVE N
5	6	799672	0110	04/16/14	\$529,950	\$566,000	1,640	8	1984	Good	3,428	N	N	11701 STENDALL DR N
5	6	799672	0150	06/26/13	\$355,000	\$406,000	1,640	8	1982	Avg	3,200	N	N	11712 STENDALL DR N
5	8	613050	0020	03/20/14	\$377,000	\$405,000	1,650	8	2007	Avg	1,567	N	N	2130 B N 113TH ST
5	8	613050	0060	07/21/14	\$370,000	\$386,000	1,650	8	2007	Avg	1,793	N	N	2140 B N 113TH ST
5	8	613050	0060	06/25/12	\$301,000	\$372,000	1,650	8	2007	Avg	1,793	N	N	2140 B N 113TH ST
5	8	613050	0070	10/08/14	\$378,000	\$386,000	1,650	8	2007	Avg	2,082	N	N	2138 B N 113TH ST
5	7	303420	0156	08/14/13	\$525,000	\$593,000	1,710	8	1963	Avg	8,862	N	N	2103 N 128TH ST
5	8	641160	0245	06/25/13	\$499,950	\$572,000	1,750	8	1977	VGood	9,649	N	N	11736 MERIDIAN AVE N
5	8	303420	0522	07/31/12	\$350,000	\$430,000	1,840	8	1959	Good	8,822	N	N	12255 DENSMORE AVE N
5	8	641160	0263	06/29/12	\$347,000	\$429,000	1,880	8	1957	Avg	11,362	N	N	2135 N 120TH ST
5	8	303420	0920	02/07/13	\$597,500	\$704,000	1,910	8	1930	VGood	11,570	N	N	1532 N 128TH ST
5	8	303420	0352	09/18/13	\$420,000	\$471,000	1,990	8	1990	Avg	8,121	N	N	12008 MERIDIAN AVE N
5	8	303420	0969	03/11/14	\$545,000	\$587,000	2,050	8	2014	Avg	7,200	N	N	1732 N 128TH ST
5	8	303420	0370	10/31/14	\$543,000	\$552,000	2,060	8	1995	Avg	8,451	N	N	2135 N 122ND ST
5	7	303420	0660	06/19/14	\$507,000	\$533,000	2,120	8	2003	Avg	7,201	N	N	1704 N 122ND ST
5	8	303420	0550	09/22/14	\$525,000	\$539,000	2,140	8	1996	Avg	7,754	N	N	12203 DENSMORE AVE N
5	7	303420	0297	01/08/14	\$560,000	\$612,000	2,160	8	2013	Avg	7,204	N	N	2128 N 122ND ST
5	8	303420	0543	12/29/14	\$500,000	\$500,000	2,210	8	1978	Avg	7,916	N	N	12211 DENSMORE AVE N
5	8	641160	0045	10/16/14	\$590,000	\$602,000	2,240	8	1991	Avg	9,385	N	N	2140 N 115TH ST
5	8	292604	9086	10/28/14	\$575,000	\$585,000	2,320	8	1948	Good	11,250	N	N	2145 N 115TH ST
5	8	641260	0017	04/03/12	\$550,000	\$692,000	2,440	8	2011	Avg	11,726	N	N	12520 1ST AVE NE



**King County**

**Department of Assessments**

## Improved Sales Used in This Annual Update Analysis

### Area 006 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	7	303420	0296	12/11/13	\$590,000	\$649,000	2,470	8	2013	Avg	7,208	N	N	2130 N 122ND ST
5	8	223850	0045	06/17/13	\$455,000	\$521,000	2,570	8	2008	Avg	7,823	N	N	12050 2ND AVE NE
5	8	641160	0266	10/28/14	\$650,000	\$661,000	2,640	8	2014	Avg	8,233	N	N	11745 CORLISS AVE N
5	8	303420	0067	12/18/14	\$620,000	\$622,000	2,730	8	2008	Avg	9,260	N	N	2310 N 128TH ST
5	8	641160	0250	12/16/13	\$555,000	\$610,000	2,100	9	1987	Good	8,382	N	N	2115 N 120TH ST
5	8	303420	0427	06/26/13	\$675,000	\$772,000	2,160	9	2012	Avg	9,385	N	N	2323 N 122ND ST
5	8	303420	0428	07/11/13	\$675,000	\$769,000	2,160	9	2012	Avg	9,383	N	N	2325 N 122ND ST
5	7	303420	0650	09/10/13	\$554,900	\$623,000	2,300	9	2005	Avg	11,237	N	N	1700 I N 122ND ST
5	7	303420	0653	06/25/12	\$510,000	\$631,000	2,430	9	2005	Avg	7,200	N	N	1700 L N 122ND ST
5	7	303420	0626	10/03/14	\$610,000	\$624,000	2,610	9	2014	Avg	5,769	N	N	12206 DENSMORE AVE N
5	7	303420	0668	11/05/12	\$580,000	\$698,000	2,680	9	2000	Avg	7,230	N	N	1730 C N 122ND ST
5	8	292604	9331	05/07/14	\$725,000	\$770,000	2,840	9	2013	Avg	7,200	N	N	2129 N 115TH ST
5	8	303420	0087	12/12/14	\$659,950	\$663,000	3,010	9	2008	Avg	7,357	N	N	2316 N 128TH ST
5	7	303420	0582	06/19/13	\$680,000	\$778,000	3,070	9	1988	Good	13,615	N	N	12240 A DENSMORE AVE N
5	8	303420	0134	09/24/12	\$580,000	\$704,000	2,640	10	1999	Avg	9,360	N	N	12707 1ST AVE NE
5	7	303420	0656	03/11/13	\$830,000	\$972,000	3,770	10	2001	Avg	13,174	N	N	1722 N 122ND ST
6	16	026300	0310	08/28/12	\$258,000	\$315,000	860	5	1919	VGood	8,100	N	N	715 N 96TH ST
6	16	153230	0180	06/15/13	\$249,950	\$286,000	630	6	1915	VGood	2,540	N	N	931 N 93RD ST
6	16	614560	0085	04/20/12	\$225,000	\$282,000	660	6	1920	Good	3,844	N	N	332 N 104TH ST
6	16	312604	9060	06/04/12	\$240,000	\$298,000	670	6	1936	Avg	7,668	N	N	725 N 92ND ST
6	16	030600	0450	07/03/13	\$310,000	\$354,000	700	6	1943	Good	5,339	N	N	722 N 97TH ST
6	16	312604	9141	04/27/12	\$240,000	\$301,000	700	6	1937	Good	5,610	N	N	714 N 90TH ST
6	16	614560	1825	11/21/12	\$322,500	\$387,000	710	6	1920	VGood	5,765	N	N	916 N 101ST ST
6	16	152930	0135	10/14/14	\$338,000	\$345,000	750	6	1934	Good	6,439	N	N	9556 PHINNEY AVE N
6	16	643150	0293	05/09/12	\$320,000	\$400,000	750	6	1906	VGood	4,120	N	N	506 N 86TH ST
6	16	312604	9280	05/03/12	\$223,000	\$279,000	770	6	1949	Avg	7,150	N	N	9808 LINDEN AVE N
6	16	614560	1819	09/12/14	\$278,750	\$287,000	800	6	1936	Good	5,765	N	N	920 N 101ST ST
6	16	926670	1155	04/27/14	\$396,100	\$422,000	800	6	1936	VGood	5,125	N	N	753 N 88TH ST
6	16	614560	0290	06/24/13	\$318,000	\$364,000	810	6	1918	Good	3,844	N	N	739 N 105TH ST
6	16	614560	2125	07/24/14	\$295,000	\$307,000	830	6	1989	Avg	3,386	N	N	315 N 102ND ST
6	16	926670	1250	05/13/13	\$440,000	\$508,000	830	6	1916	VGood	4,775	N	N	8710 FREMONT AVE N



## Improved Sales Used in This Annual Update Analysis

### Area 006 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	16	152930	0375	08/23/13	\$330,000	\$372,000	840	6	1934	Good	7,106	N	N	517 N 97TH ST
6	16	614560	0350	02/14/12	\$255,000	\$324,000	840	6	1911	VGood	3,844	N	N	734 N 104TH ST
6	16	614560	0410	07/11/14	\$290,000	\$303,000	840	6	1919	Good	3,844	N	N	919 N 105TH ST
6	16	614560	2435	03/05/14	\$351,000	\$378,000	840	6	1924	Good	4,342	N	N	527 N 101ST ST
6	16	614560	2300	07/11/13	\$310,000	\$353,000	860	6	1921	VGood	3,844	N	N	333 N 101ST ST
6	16	926670	1185	02/11/13	\$325,000	\$383,000	860	6	1959	Good	5,125	N	N	733 N 88TH ST
6	16	291720	0515	10/09/14	\$363,000	\$371,000	870	6	1947	Avg	7,250	N	N	9757 EVANSTON AVE N
6	16	614560	1845	05/16/14	\$290,000	\$307,000	880	6	1943	Avg	3,844	N	N	902 N 101ST ST
6	16	614560	2610	09/11/12	\$281,600	\$343,000	880	6	1920	VGood	3,844	N	N	710 N 100TH ST
6	16	926670	1065	07/03/13	\$288,000	\$329,000	880	6	1916	Good	5,125	N	N	937 N 88TH ST
6	16	926670	0564	10/31/12	\$332,500	\$400,000	950	6	1950	Avg	6,120	N	N	712 N 88TH ST
6	16	026300	0225	07/11/13	\$400,000	\$456,000	1,030	6	1919	VGood	6,000	N	N	902 N 96TH ST
6	16	026300	0291	09/04/14	\$433,500	\$447,000	1,040	6	1919	Good	9,450	N	N	741 N 96TH ST
6	16	614560	1995	09/24/14	\$370,000	\$379,000	1,060	6	1927	Good	6,774	N	N	702 N 101ST ST
6	16	153230	0155	09/16/14	\$425,000	\$437,000	1,080	6	1924	Good	6,095	N	N	921 N 93RD ST
6	16	643150	0290	10/29/12	\$369,500	\$445,000	1,110	6	1921	VGood	4,223	N	N	500 N 86TH ST
6	16	312604	9145	07/23/13	\$360,000	\$409,000	1,160	6	1910	Good	5,112	N	N	719 N 92ND ST
6	16	614560	2090	08/24/13	\$369,000	\$416,000	1,170	6	1926	VGood	3,844	N	N	506 N 101ST ST
6	16	312604	9275	02/04/13	\$258,000	\$304,000	1,180	6	1942	Avg	6,133	N	N	733 N 92ND ST
6	16	643150	0203	10/14/13	\$429,000	\$478,000	1,180	6	1911	Good	8,226	N	N	8752 EVANSTON AVE N
6	16	312604	9265	09/21/12	\$334,500	\$406,000	1,210	6	1949	Good	7,744	N	N	9802 LINDEN AVE N
6	16	604640	0345	06/13/13	\$340,000	\$390,000	1,220	6	1911	VGood	5,100	N	N	712 N 86TH ST
6	16	926670	1165	06/28/13	\$475,000	\$543,000	1,280	6	1936	VGood	5,125	N	N	747 N 88TH ST
6	16	312604	9245	11/23/12	\$310,000	\$372,000	1,290	6	1982	Avg	5,610	N	N	726 N 90TH ST
6	16	926670	1085	06/03/14	\$409,950	\$432,000	1,370	6	1944	VGood	5,125	N	N	929 N 88TH ST
6	16	152930	0345	03/15/12	\$336,500	\$425,000	1,390	6	1926	VGood	6,973	N	N	9527 EVANSTON AVE N
6	16	554130	0120	05/16/13	\$312,000	\$360,000	1,480	6	1920	Avg	5,101	N	N	936 N 91ST ST
6	16	030600	0070	08/13/13	\$418,100	\$473,000	720	7	1928	Good	4,000	N	N	727 N 100TH ST
6	16	614560	2381	06/10/14	\$350,000	\$369,000	720	7	1926	Good	5,766	N	N	320 N 100TH ST
6	16	030600	0185	10/10/13	\$375,000	\$418,000	730	7	1928	Good	6,356	N	N	740 N 98TH ST
6	16	030600	0365	08/13/12	\$300,000	\$367,000	740	7	1928	Good	6,356	N	N	9715 LINDEN AVE N



## Improved Sales Used in This Annual Update Analysis

### Area 006 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	16	643150	0152	04/23/13	\$295,000	\$342,000	740	7	1941	Good	4,200	N	N	521 N 90TH ST
6	16	614560	2340	08/17/12	\$335,000	\$410,000	760	7	1941	Good	3,844	N	N	420 N 100TH ST
6	16	030600	0390	10/11/13	\$432,011	\$482,000	770	7	1999	Good	6,356	N	N	9707 LINDEN AVE N
6	16	604640	0695	09/24/13	\$312,000	\$349,000	790	7	1911	Good	5,100	N	N	929 N 87TH ST
6	16	604640	0375	08/28/13	\$417,500	\$470,000	800	7	1987	Good	2,550	N	N	721 N 87TH ST
6	16	946520	0390	09/25/12	\$300,000	\$364,000	800	7	1930	Good	6,281	N	N	9236 PHINNEY AVE N
6	16	434061	0080	08/04/14	\$269,500	\$280,000	800	7	1999	Avg	1,200	N	N	9404 B LINDEN AVE N
6	16	291720	0195	10/16/12	\$314,000	\$379,000	810	7	1940	Avg	5,097	N	N	9732 PHINNEY AVE N
6	16	614560	2540	12/02/14	\$339,500	\$342,000	850	7	1940	Good	3,844	N	N	753 N 101ST ST
6	16	946520	0225	07/24/13	\$401,730	\$456,000	850	7	1939	Avg	5,911	N	N	9037 PHINNEY AVE N
6	16	152930	0305	03/27/12	\$294,000	\$371,000	860	7	1940	Good	6,941	N	N	9512 DAYTON AVE N
6	16	554130	0075	07/29/13	\$250,000	\$284,000	860	7	1939	Avg	5,100	N	N	935 N 92ND ST
6	16	614560	1195	12/05/13	\$430,000	\$474,000	860	7	1972	Good	3,844	N	N	351 N 103RD ST
6	16	614560	0022	02/05/13	\$200,000	\$236,000	870	7	2004	Avg	1,782	N	N	331 A N 105TH ST
6	16	614560	0025	12/28/12	\$203,000	\$241,000	890	7	2004	Avg	995	N	N	335 C N 105TH ST
6	16	614560	1895	03/25/13	\$355,000	\$414,000	890	7	1956	Avg	3,844	N	N	737 N 102ND ST
6	16	926670	0245	03/26/12	\$395,000	\$498,000	890	7	2011	Avg	5,100	N	N	908 N 89TH ST
6	16	614560	1405	06/14/13	\$351,950	\$403,000	900	7	1950	Good	3,844	N	N	715 N 103RD ST
6	16	614560	1510	08/22/14	\$412,000	\$426,000	900	7	1928	VGood	3,844	N	N	724 N 102ND ST
6	16	926670	0140	02/20/13	\$425,000	\$500,000	910	7	1947	VGood	5,100	N	N	923 N 90TH ST
6	16	946520	0290	12/28/12	\$380,500	\$453,000	920	7	1931	Good	6,287	N	N	9018 PHINNEY AVE N
6	16	153230	0035	07/08/13	\$320,000	\$365,000	930	7	1912	Good	4,805	N	N	916 N 93RD ST
6	16	291720	0565	12/17/12	\$320,000	\$382,000	950	7	1942	Avg	6,166	N	N	9736 EVANSTON AVE N
6	16	152930	0115	06/02/14	\$455,000	\$480,000	970	7	1941	Good	6,000	N	N	9551 PHINNEY AVE N
6	16	614560	1045	01/24/13	\$305,000	\$361,000	970	7	1918	Avg	3,844	N	N	349 N 104TH ST
6	16	614560	1890	08/19/14	\$415,000	\$429,000	980	7	1965	Avg	3,748	N	N	733 N 102ND ST
6	16	291720	0355	01/08/13	\$399,000	\$473,000	1,010	7	1941	Good	7,148	N	N	9740 DAYTON AVE N
6	16	291720	0365	06/10/14	\$445,434	\$469,000	1,020	7	1941	Avg	7,137	N	N	9736 DAYTON AVE N
6	16	614560	0557	05/09/14	\$212,000	\$225,000	1,020	7	2004	Avg	1,525	N	N	913 N 104TH ST
6	16	614560	0725	07/11/13	\$295,000	\$336,000	1,040	7	1959	Avg	3,844	N	N	721 N 104TH ST
6	16	614560	0825	09/04/12	\$343,950	\$419,000	1,040	7	1918	Good	3,844	N	N	722 N 103RD ST





## Improved Sales Used in This Annual Update Analysis

### Area 006 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	16	614560	2310	02/07/13	\$451,300	\$532,000	1,040	7	1966	VGood	3,844	N	N	345 N 101ST ST
6	16	643150	0283	11/17/14	\$409,500	\$414,000	1,040	7	1921	Good	4,120	N	N	517 N 86TH ST
6	16	614560	2815	01/03/13	\$264,473	\$314,000	1,050	7	1920	Good	3,918	N	N	10103 FREMONT AVE N
6	16	312604	9429	05/27/13	\$300,000	\$345,000	1,050	7	2003	Avg	1,080	N	N	9307 D LINDEN AVE N
6	16	291720	0190	03/04/13	\$375,000	\$440,000	1,070	7	1938	Good	5,097	N	N	9736 PHINNEY AVE N
6	16	291720	0190	06/27/12	\$310,000	\$383,000	1,070	7	1938	Good	5,097	N	N	9736 PHINNEY AVE N
6	16	434061	0040	06/12/14	\$312,500	\$329,000	1,070	7	1999	Avg	1,200	N	N	9402 C LINDEN AVE N
6	16	674970	0056	08/02/13	\$299,000	\$339,000	1,070	7	2007	Avg	905	N	N	745 B N 95TH ST
6	16	614560	0065	10/23/12	\$320,000	\$386,000	1,080	7	1944	Avg	3,920	N	N	348 N 104TH ST
6	16	078900	0255	09/05/13	\$407,500	\$458,000	1,090	7	1930	Good	5,402	N	N	9044 EVANSTON AVE N
6	16	291720	0495	05/28/13	\$430,000	\$495,000	1,100	7	1946	Good	7,145	N	N	9743 EVANSTON AVE N
6	16	614560	0955	12/24/14	\$329,000	\$330,000	1,120	7	1972	Avg	3,844	N	N	514 N 103RD ST
6	16	026300	0280	12/02/14	\$450,000	\$453,000	1,150	7	1991	Avg	4,500	N	N	749 N 96TH ST
6	16	643150	0343	10/09/13	\$446,000	\$498,000	1,150	7	1928	Good	5,894	N	N	8551 DAYTON AVE N
6	16	926670	0256	10/13/14	\$470,000	\$480,000	1,190	7	1912	VGood	5,200	N	N	8911 LINDEN AVE N
6	16	614560	1715	12/15/14	\$403,500	\$405,000	1,200	7	1974	VGood	3,844	N	N	915 N 102ND ST
6	16	926670	0580	08/14/13	\$422,000	\$477,000	1,200	7	1981	Avg	5,100	N	N	722 N 88TH ST
6	16	643150	0063	02/27/12	\$252,500	\$320,000	1,210	7	2000	Avg	1,380	N	N	8710 B PHINNEY AVE N
6	16	926670	0655	10/03/13	\$414,612	\$463,000	1,220	7	1960	Good	5,100	N	N	736 N 88TH ST
6	16	291720	0051	10/17/12	\$354,500	\$428,000	1,230	7	1938	VGood	4,271	N	N	353 N 100TH ST
6	16	614560	2175	10/02/13	\$351,000	\$392,000	1,240	7	1924	VGood	3,844	N	N	349 N 102ND ST
6	16	152930	0160	06/19/14	\$405,000	\$425,000	1,260	7	1947	Good	4,377	N	N	9532 PHINNEY AVE N
6	16	604640	1030	05/28/14	\$432,500	\$457,000	1,270	7	1965	Avg	5,100	N	N	8516 LINDEN AVE N
6	16	614560	0930	07/17/12	\$275,000	\$339,000	1,270	7	2002	Avg	1,583	N	N	532 A N 103RD ST
6	16	614560	0934	11/21/13	\$297,250	\$328,000	1,270	7	2002	Avg	1,264	N	N	532 B N 103RD ST
6	16	614560	2030	10/08/12	\$396,000	\$479,000	1,280	7	1984	Good	3,844	N	N	521 N 102ND ST
6	16	614560	2285	08/14/13	\$320,000	\$362,000	1,290	7	1919	Avg	3,844	N	N	321 N 101ST ST
6	16	614560	2240	08/19/14	\$369,000	\$382,000	1,300	7	1985	Avg	3,844	N	N	316 N 101ST ST
6	16	614560	2463	05/14/13	\$350,000	\$404,000	1,310	7	1995	Avg	3,762	N	N	506 N 100TH ST
6	16	291720	0405	09/09/13	\$420,000	\$472,000	1,330	7	1937	Good	7,092	N	N	9716 DAYTON AVE N
6	16	614560	2025	07/26/12	\$440,000	\$541,000	1,330	7	1914	Good	3,844	N	N	519 N 102ND ST



## Improved Sales Used in This Annual Update Analysis

### Area 006 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	16	614560	0923	03/06/14	\$255,000	\$275,000	1,330	7	2003	Avg	1,440	N	N	10305 EVANSTON AVE N
6	16	926670	0295	10/24/14	\$397,000	\$404,000	1,340	7	1953	Avg	5,100	N	N	747 N 90TH ST
6	16	152930	0260	06/14/13	\$430,000	\$493,000	1,350	7	1920	VGood	7,107	N	N	9558 DAYTON AVE N
6	16	312604	9415	06/12/13	\$341,000	\$391,000	1,350	7	1999	Avg	2,325	N	N	9230 B FREMONT AVE N
6	16	078900	0540	12/27/13	\$329,900	\$361,000	1,360	7	1995	Avg	2,204	N	N	9225 FREMONT AVE N
6	16	078900	0560	04/23/13	\$325,000	\$377,000	1,360	7	1995	Avg	2,197	N	N	9231 FREMONT AVE N
6	16	614560	1312	10/29/14	\$322,000	\$327,000	1,380	7	2000	Avg	1,225	N	N	533 A N 103RD ST
6	16	026300	0155	05/05/14	\$418,000	\$444,000	1,410	7	1930	Good	6,030	N	N	901 N 97TH ST
6	16	614560	2661	08/20/13	\$342,500	\$387,000	1,460	7	1967	Avg	3,844	N	N	933 N 101ST ST
6	16	026300	0170	08/02/13	\$429,000	\$486,000	1,480	7	1920	Avg	5,334	N	N	9623 LINDEN AVE N
6	16	078900	0520	07/15/14	\$402,500	\$420,000	1,480	7	1995	Avg	2,211	N	N	9221 FREMONT AVE N
6	16	604640	0465	10/28/14	\$397,500	\$404,000	1,480	7	1959	Avg	5,100	N	N	738 N 86TH ST
6	16	614560	0865	05/05/14	\$449,250	\$477,000	1,480	7	1928	VGood	3,844	N	N	515 N 104TH ST
6	16	926670	0335	01/11/12	\$431,000	\$552,000	1,480	7	1912	VGood	5,100	N	N	737 N 90TH ST
6	16	291720	0605	10/28/13	\$510,000	\$567,000	1,500	7	2013	Avg	6,256	N	N	9716 EVANSTON AVE N
6	16	026300	0040	10/01/14	\$452,000	\$463,000	1,530	7	1998	Avg	5,032	N	N	725 N 96TH ST
6	16	312604	9116	08/06/13	\$429,950	\$487,000	1,560	7	1946	VGood	6,682	N	N	9626 FREMONT AVE N
6	16	643150	0192	06/11/13	\$325,000	\$373,000	1,570	7	1948	Avg	8,841	N	N	8905 FREMONT AVE N
6	16	152930	0435	11/20/14	\$440,000	\$445,000	1,610	7	1973	Avg	5,500	N	N	9502 EVANSTON AVE N
6	16	614560	2560	06/05/13	\$425,000	\$488,000	1,850	7	1927	Good	3,844	N	N	750 N 100TH ST
6	16	614560	1115	04/08/13	\$320,000	\$372,000	1,880	7	1991	Avg	3,396	N	N	314 N 103RD ST
6	16	312604	9401	04/24/12	\$295,000	\$370,000	2,020	7	1990	Avg	1,702	N	N	735 D N 94TH ST
6	16	614560	2630	05/02/12	\$335,000	\$419,000	2,180	7	1993	Avg	3,844	N	N	905 N 101ST ST
6	16	312604	9403	02/25/14	\$419,000	\$453,000	2,190	7	1994	Avg	2,300	N	N	728 N 92ND ST
6	16	312604	9523	06/21/12	\$398,000	\$493,000	2,200	7	1905	Good	4,655	N	N	702 N 90TH ST
6	16	312604	9037	09/25/12	\$385,000	\$467,000	2,410	7	1995	Good	2,264	N	N	9213 LINDEN AVE N
6	16	614560	1599	06/11/14	\$250,000	\$263,000	806	8	2006	Avg	846	N	N	949 N 103RD ST
6	16	614560	0435	06/15/12	\$225,000	\$279,000	960	8	2000	Avg	2,108	N	N	933 D N 105TH ST
6	16	614560	0435	09/12/13	\$257,500	\$289,000	960	8	2000	Avg	2,108	N	N	933 D N 105TH ST
6	16	614560	0432	05/23/13	\$225,900	\$260,000	960	8	2000	Avg	1,783	N	N	933 A N 105TH ST
6	16	614560	0439	05/21/13	\$255,000	\$294,000	960	8	2000	Avg	881	N	N	939 C N 105TH ST



## Improved Sales Used in This Annual Update Analysis

### Area 006 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	16	030600	0565	08/25/14	\$290,000	\$300,000	1,020	8	2008	Avg	1,275	N	N	933 A N 98TH ST
6	16	674970	0026	05/23/13	\$305,000	\$351,000	1,080	8	1997	Avg	1,703	N	N	719 B N 95TH ST
6	16	614560	0901	03/18/14	\$339,950	\$365,000	1,080	8	2008	Avg	1,407	N	N	539 A N 104TH ST
6	16	674970	0006	11/02/12	\$240,000	\$289,000	1,090	8	2008	Avg	1,183	N	N	9414 C FREMONT AVE N
6	16	674970	0006	07/15/14	\$306,000	\$319,000	1,090	8	2008	Avg	1,183	N	N	9414 C FREMONT AVE N
6	16	312604	9475	07/29/13	\$289,000	\$328,000	1,090	8	2008	Avg	1,703	N	N	713 B N 94TH ST
6	16	312604	9476	10/01/12	\$249,900	\$303,000	1,090	8	2008	Avg	1,695	N	N	713 A N 94TH ST
6	16	604640	0270	09/24/13	\$426,590	\$478,000	1,120	8	1930	Good	5,000	N	N	8610 FREMONT AVE N
6	16	312604	9525	12/20/12	\$275,000	\$328,000	1,150	8	2012	Avg	1,100	N	N	9235 LINDEN AVE N
6	16	674970	0046	09/11/13	\$285,000	\$320,000	1,170	8	1999	Avg	1,467	N	N	731 C N 95TH ST
6	16	674970	0117	06/24/13	\$319,500	\$365,000	1,190	8	1998	Avg	1,022	N	N	718 G N 94TH ST
6	16	291720	0066	05/29/13	\$477,500	\$549,000	1,200	8	1954	VGood	4,855	N	N	9745 PHINNEY AVE N
6	16	674970	0119	03/07/14	\$342,650	\$369,000	1,210	8	1998	Avg	1,020	N	N	718 H N 94TH ST
6	16	674970	0031	06/09/14	\$345,000	\$363,000	1,210	8	2008	Avg	1,420	N	N	723 B N 95TH ST
6	16	291720	0065	02/07/13	\$325,000	\$383,000	1,220	8	1954	Avg	4,855	N	N	9749 PHINNEY AVE N
6	16	614560	0041	05/14/14	\$306,000	\$324,000	1,220	8	2007	Avg	1,086	N	N	345 A N 105TH ST
6	16	614560	0042	06/27/12	\$225,000	\$278,000	1,220	8	2007	Avg	1,075	N	N	345 B N 105TH ST
6	16	674970	0062	06/03/13	\$330,000	\$379,000	1,230	8	2007	Avg	985	N	N	9421 B LINDEN AVE N
6	16	674970	0063	12/15/14	\$356,000	\$358,000	1,230	8	2007	Avg	989	N	N	9421 A LINDEN AVE N
6	16	078900	0334	06/12/13	\$302,000	\$346,000	1,240	8	2006	Avg	1,681	N	N	9005 B FREMONT AVE N
6	16	674970	0107	07/30/12	\$319,000	\$392,000	1,260	8	1998	Avg	1,076	N	N	718 B N 94TH ST
6	16	674970	0107	10/01/13	\$345,000	\$386,000	1,260	8	1998	Avg	1,076	N	N	718 B N 94TH ST
6	16	674970	0110	10/29/14	\$342,000	\$348,000	1,260	8	1998	Avg	1,634	N	N	718 D N 94TH ST
6	16	026300	0007	05/07/13	\$335,000	\$387,000	1,280	8	2009	Avg	1,434	N	N	937 A N 97TH ST
6	16	674970	0067	07/17/13	\$344,000	\$391,000	1,290	8	2007	Avg	1,223	N	N	755 B N 95TH ST
6	16	674970	0002	05/09/14	\$376,000	\$399,000	1,340	8	2008	Avg	1,384	N	N	9412 FREMONT AVE N
6	16	674970	0030	04/04/14	\$367,500	\$393,000	1,350	8	2008	Avg	1,140	N	N	723 A N 95TH ST
6	16	674970	0005	04/12/14	\$347,200	\$371,000	1,360	8	2008	Avg	1,499	N	N	9418 FREMONT AVE N
6	16	312604	9481	11/25/13	\$335,000	\$370,000	1,360	8	2008	Avg	1,167	N	N	711 D N 94TH ST
6	16	312604	9500	05/22/14	\$359,000	\$380,000	1,360	8	2008	Avg	885	N	N	707 E N 94TH ST
6	16	312604	9501	07/17/14	\$385,000	\$402,000	1,360	8	2008	Avg	2,030	N	N	707 F N 94TH ST



## Improved Sales Used in This Annual Update Analysis

### Area 006 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	16	026300	0359	06/30/14	\$355,000	\$372,000	1,370	8	2005	Avg	1,524	N	N	908 E N 95TH ST
6	16	312604	9449	12/07/12	\$350,000	\$418,000	1,380	8	2005	Avg	1,488	N	N	732 A N 92ND ST
6	16	312604	9450	03/28/13	\$355,000	\$414,000	1,380	8	2005	Avg	1,950	N	N	734 B N 92ND ST
6	16	026300	0329	10/08/14	\$349,950	\$358,000	1,420	8	2002	Avg	1,162	N	N	718 B N 95TH ST
6	16	026300	0326	07/30/13	\$349,000	\$396,000	1,430	8	2002	Avg	1,435	N	N	720 A N 95TH ST
6	16	026300	0325	06/11/14	\$349,000	\$367,000	1,430	8	2002	Avg	1,002	N	N	720 B N 95TH ST
6	16	926670	0625	07/15/13	\$405,000	\$461,000	1,440	8	2002	Avg	2,550	N	N	739 N 89TH ST
6	16	312604	9426	12/20/12	\$305,000	\$363,000	1,440	8	2012	Avg	1,470	N	N	9237 LINDEN AVE N
6	16	026300	0002	03/27/13	\$330,000	\$385,000	1,440	8	2009	Avg	1,102	N	N	935 B N 97TH ST
6	16	614560	0031	05/02/13	\$310,000	\$359,000	1,500	8	2006	Avg	730	N	N	337 B N 105TH ST
6	16	614560	0032	07/11/13	\$315,000	\$359,000	1,500	8	2006	Avg	1,693	N	N	337 C N 105TH ST
6	16	312604	9488	05/31/13	\$376,000	\$432,000	1,500	8	2008	Avg	1,682	N	N	9212 B FREMONT AVE N
6	16	026300	0006	12/16/14	\$375,000	\$377,000	1,530	8	2009	Avg	1,131	N	N	937 B N 97TH ST
6	16	026300	0010	12/11/13	\$352,250	\$387,000	1,530	8	2009	Avg	1,509	N	N	931 A N 97TH ST
6	16	026300	0016	04/11/14	\$375,000	\$401,000	1,530	8	2009	Avg	1,509	N	N	925 A N 97TH ST
6	16	026300	0018	05/21/14	\$360,000	\$381,000	1,530	8	2009	Avg	1,131	N	N	927 B N 97TH ST
6	16	312604	9505	02/12/13	\$348,500	\$410,000	1,540	8	2009	Avg	1,006	N	N	723 B N 94TH ST
6	0	026300	0255	12/02/14	\$375,000	\$378,000	1,540	8	2010	Avg	1,561	N	N	940 N 96TH ST
6	0	026300	0026	05/20/13	\$348,500	\$402,000	1,540	8	2010	Avg	1,607	N	N	930 N 96TH ST
6	0	026300	0028	09/24/13	\$360,000	\$403,000	1,540	8	2010	Avg	1,559	N	N	934 N 96TH ST
6	16	026300	0011	05/03/12	\$320,000	\$400,000	1,560	8	2009	Avg	1,547	N	N	933 C N 97TH ST
6	16	674970	0103	11/12/13	\$322,000	\$356,000	1,570	8	1994	Avg	1,090	N	N	726 B N 94TH ST
6	16	312604	9448	06/07/12	\$450,000	\$559,000	1,600	8	2005	Avg	4,259	N	N	701 N 92ND ST
6	16	614560	0040	06/23/14	\$385,000	\$404,000	1,630	8	2007	Avg	1,677	N	N	347 N 105TH ST
6	16	643150	0102	06/07/13	\$460,500	\$529,000	1,660	8	2014	Avg	4,817	N	N	8747 DAYTON AVE N
6	0	026300	0023	04/07/14	\$387,000	\$414,000	1,660	8	2010	Avg	1,441	N	N	926 N 96TH ST
6	16	312604	9510	11/25/14	\$384,900	\$389,000	1,680	8	2008	Avg	1,175	N	N	717 B N 94TH ST
6	16	604640	0700	09/12/13	\$432,500	\$486,000	1,730	8	2013	Avg	2,550	N	N	928 N 86TH ST
6	16	614560	0070	03/19/13	\$480,000	\$561,000	1,780	8	2013	Avg	3,771	N	N	344 N 104TH ST
6	16	926670	0257	01/23/13	\$545,000	\$645,000	1,870	8	2000	Good	2,700	N	N	8909 LINDEN AVE N
6	16	614560	0960	06/05/13	\$470,000	\$540,000	1,910	8	2013	Avg	3,844	N	N	508 N 103RD ST





## Improved Sales Used in This Annual Update Analysis

### Area 006 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	16	312604	9522	12/19/12	\$585,000	\$697,000	2,070	8	2012	Avg	5,000	N	N	707 N 91ST ST
6	16	614560	0850	11/13/13	\$493,000	\$546,000	2,220	8	2013	Avg	4,068	N	N	700 N 103RD ST
6	16	604640	0990	04/29/13	\$478,000	\$554,000	2,250	8	2004	Avg	5,100	N	N	917 N 86TH ST
6	16	312604	9524	01/28/13	\$595,000	\$703,000	2,270	8	2012	Avg	4,240	N	N	700 N 90TH ST
6	16	312604	9039	10/24/12	\$595,000	\$718,000	2,290	8	2012	Avg	5,000	N	N	703 N 91ST ST
6	16	926670	0585	02/10/12	\$428,500	\$545,000	2,460	8	1985	Avg	5,100	N	N	726 N 88TH ST
6	16	614560	2290	01/14/14	\$595,000	\$649,000	2,010	9	2013	Avg	3,844	N	N	325 N 101ST ST
6	16	614560	2460	03/20/13	\$600,000	\$701,000	2,130	9	2012	Avg	3,844	N	N	510 N 100TH ST
6	16	291720	0685	04/11/13	\$649,000	\$755,000	2,160	9	2012	Avg	3,696	N	N	9727 FREMONT AVE N
6	16	604640	0075	02/11/14	\$725,000	\$786,000	2,220	9	2013	Avg	5,100	N	N	930 N 87TH ST
6	16	614560	0870	07/25/14	\$570,000	\$594,000	2,230	9	2014	Avg	3,844	N	N	517 N 104TH ST
6	16	614560	2295	05/12/14	\$629,950	\$668,000	2,260	9	2013	Avg	3,844	N	N	337 N 101ST ST
6	16	030600	0715	12/05/12	\$575,000	\$687,000	2,360	9	2012	Avg	6,756	N	N	912 N 97TH ST
6	16	614560	2280	12/17/13	\$620,000	\$681,000	2,400	9	2013	Avg	3,844	N	N	319 N 101ST ST
6	16	604640	0335	05/15/14	\$730,000	\$774,000	2,530	9	2014	Avg	5,100	N	N	711 N 87TH ST
6	0	312604	9521	01/29/14	\$778,000	\$846,000	3,050	9	2013	Avg	8,624	N	N	9550 FREMONT AVE N
7	9	630050	0855	06/05/13	\$217,000	\$249,000	720	5	1926	Good	4,980	N	N	10019 INTERLAKE AVE N
7	11	431070	0570	12/10/14	\$280,300	\$282,000	490	6	1949	Good	5,000	N	N	9741 DENSMORE AVE N
7	9	630050	0360	08/13/13	\$324,000	\$366,000	590	6	1926	Good	4,980	N	N	10325 INTERLAKE AVE N
7	9	630050	0710	03/14/14	\$335,000	\$360,000	660	6	1943	Avg	4,980	N	N	10025 ASHWORTH AVE N
7	13	802170	0700	01/07/13	\$245,000	\$291,000	750	6	1952	Avg	6,750	N	N	2145 N 88TH ST
7	9	630050	0860	05/24/13	\$325,000	\$374,000	790	6	1950	Good	4,980	N	N	10027 INTERLAKE AVE N
7	13	802170	0025	08/22/13	\$270,000	\$305,000	810	6	1936	Good	4,500	N	N	2144 N 90TH ST
7	11	099300	0030	07/18/12	\$280,000	\$345,000	820	6	1926	Good	3,844	N	N	8841 ASHWORTH AVE N
7	11	431070	0020	10/10/14	\$280,000	\$286,000	840	6	1948	Avg	5,132	N	N	9748 WALLINGFORD AVE N
7	11	312604	9167	11/20/13	\$310,000	\$343,000	860	6	1942	Good	6,136	N	N	8814 WALLINGFORD AVE N
7	13	565910	0015	10/19/12	\$350,000	\$423,000	880	6	1939	Good	6,369	N	N	8706 CORLISS AVE N
7	11	099300	1185	02/28/14	\$359,000	\$387,000	950	6	1911	VGood	5,125	N	N	8823 ASHWORTH AVE N
7	13	191980	0370	01/09/12	\$219,000	\$281,000	950	6	1947	Fair	6,052	Y	N	9001 MERIDIAN AVE N
7	9	630050	0505	07/14/14	\$359,950	\$376,000	950	6	1943	Avg	4,980	N	N	10329 ASHWORTH AVE N
7	9	630050	0350	05/21/12	\$240,000	\$299,000	960	6	1944	Avg	4,980	N	N	10333 INTERLAKE AVE N



## Improved Sales Used in This Annual Update Analysis

### Area 006 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	9	630050	0645	05/25/12	\$375,000	\$467,000	960	6	1930	Good	4,980	N	N	10024 INTERLAKE AVE N
7	9	630000	0285	04/12/12	\$270,500	\$340,000	1,130	6	1927	VGood	5,060	N	N	1416 N 107TH ST
7	9	630050	0671	09/18/13	\$410,000	\$460,000	1,240	6	1940	VGood	5,000	N	N	1410 N 100TH ST
7	9	630050	0205	03/18/14	\$355,000	\$381,000	570	7	1927	Good	5,046	N	N	10331 STONE AVE N
7	12	952410	0196	11/17/14	\$239,000	\$242,000	680	7	2005	Avg	772	N	N	1136 B N 91ST ST
7	12	952410	0198	03/12/13	\$194,500	\$228,000	680	7	2005	Avg	1,129	N	N	1134 A N 91ST ST
7	11	099300	2286	11/19/13	\$365,000	\$403,000	720	7	1947	Good	4,634	N	N	1410 N 85TH ST
7	11	199720	0060	09/08/14	\$270,000	\$278,000	720	7	1911	Avg	5,196	N	N	8813 WALLINGFORD AVE N
7	12	431070	1403	07/31/12	\$184,000	\$226,000	730	7	2006	Avg	1,076	N	N	9541 D INTERLAKE AVE N
7	11	431070	0230	03/14/14	\$290,000	\$312,000	750	7	1954	Good	5,000	N	N	9706 DENSMORE AVE N
7	9	630000	0316	04/19/12	\$330,000	\$414,000	790	7	1939	Good	5,060	N	N	10542 INTERLAKE AVE N
7	9	435870	0068	06/21/13	\$395,000	\$452,000	810	7	1946	Good	7,500	N	N	1502 N 107TH ST
7	9	435870	0164	11/13/14	\$260,000	\$263,000	840	7	2001	Avg	1,296	N	N	1766 F N NORTHGATE WAY
7	11	199720	0245	07/14/14	\$540,000	\$564,000	850	7	1950	VGood	4,800	N	N	8812 ASHWORTH AVE N
7	9	630050	0515	08/18/14	\$350,000	\$362,000	850	7	1941	Good	4,980	N	N	10321 ASHWORTH AVE N
7	9	630000	0400	06/17/14	\$320,000	\$336,000	860	7	1927	Avg	5,060	N	N	10537 INTERLAKE AVE N
7	9	630050	0875	05/14/14	\$385,000	\$408,000	860	7	1947	Good	4,980	N	N	10039 INTERLAKE AVE N
7	9	630000	0406	08/28/12	\$299,000	\$365,000	870	7	1942	Good	5,060	N	N	10551 INTERLAKE AVE N
7	9	630050	0183	12/12/14	\$305,000	\$307,000	870	7	1993	Avg	5,043	N	N	10341 STONE AVE N
7	10	630000	0364	06/16/14	\$235,000	\$247,000	880	7	1999	Avg	1,805	N	N	10544 B STONE AVE N
7	9	630000	0287	06/09/14	\$410,000	\$432,000	910	7	1956	Good	5,060	N	N	10711 ASHWORTH AVE N
7	10	630050	0275	08/07/14	\$350,000	\$363,000	910	7	1926	Good	4,820	N	N	10324 MIDVALE AVE N
7	13	322604	9268	01/24/13	\$335,000	\$396,000	920	7	1946	Avg	7,500	N	N	9016 CORLISS AVE N
7	10	630000	0213	07/03/14	\$255,000	\$267,000	920	7	1995	Avg	1,598	N	N	10740 C STONE AVE N
7	10	630000	0215	09/12/13	\$221,000	\$248,000	920	7	1995	Avg	1,458	N	N	10736 B STONE AVE N
7	10	630000	0224	06/19/13	\$205,000	\$235,000	920	7	1995	Avg	1,598	N	N	10736 C STONE AVE N
7	9	630050	0880	11/28/12	\$241,000	\$289,000	920	7	1946	Avg	4,980	N	N	10041 INTERLAKE AVE N
7	13	312604	9107	11/05/12	\$425,000	\$511,000	940	7	1926	Good	5,515	Y	N	8525 MERIDIAN AVE N
7	13	802170	0185	11/15/12	\$450,000	\$540,000	940	7	1914	VGood	4,500	N	N	2129 N 90TH ST
7	11	099300	2325	06/23/14	\$430,000	\$451,000	950	7	1949	Good	4,625	N	N	8520 INTERLAKE AVE N
7	11	431070	2065	05/26/13	\$441,000	\$508,000	950	7	1924	Good	6,395	N	N	9548 WALLINGFORD AVE N



## Improved Sales Used in This Annual Update Analysis

### Area 006 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	10	630050	0460	08/15/13	\$269,600	\$305,000	950	7	1946	Avg	2,478	N	N	1407 N NORTHGATE WAY
7	9	546430	0240	05/17/12	\$385,000	\$480,000	960	7	1941	Good	8,212	N	N	10322 DENSMORE AVE N
7	13	802170	1230	10/15/13	\$420,000	\$468,000	960	7	1918	VGood	4,500	Y	N	2149 N 86TH ST
7	12	431070	2586	10/29/13	\$335,000	\$372,000	960	7	2007	Avg	1,186	N	N	9237 WOODLAWN AVE N
7	12	431070	2588	10/17/12	\$265,750	\$321,000	960	7	2007	Avg	1,244	N	N	9239 A WOODLAWN AVE N
7	11	191980	0100	11/29/12	\$300,000	\$359,000	1,000	7	1951	Good	6,770	N	N	9010 WALLINGFORD AVE N
7	9	546430	0163	07/26/12	\$290,000	\$357,000	1,000	7	1991	Avg	7,205	N	N	10015 WALLINGFORD AVE N
7	12	952410	0063	08/21/13	\$259,950	\$293,000	1,010	7	2002	Avg	1,051	N	N	1140 A N 92ND ST
7	11	431070	0140	05/10/12	\$389,000	\$486,000	1,020	7	1947	VGood	5,000	N	N	9752 DENSMORE AVE N
7	9	630000	0325	09/03/13	\$400,000	\$450,000	1,020	7	1930	VGood	8,855	N	N	10516 INTERLAKE AVE N
7	9	630050	0590	04/23/14	\$399,950	\$426,000	1,020	7	1944	Avg	4,980	N	N	10336 INTERLAKE AVE N
7	9	630000	0231	07/11/13	\$344,350	\$392,000	1,030	7	1939	VGood	5,060	N	N	10705 INTERLAKE AVE N
7	9	630000	0320	08/21/14	\$359,950	\$372,000	1,040	7	1939	Good	7,590	N	N	10534 INTERLAKE AVE N
7	12	312604	9094	11/12/14	\$392,450	\$398,000	1,060	7	1912	Avg	2,681	N	N	9300 STONE AVE N
7	9	435870	0080	09/10/13	\$289,400	\$325,000	1,060	7	1940	Good	10,350	N	N	10734 ASHWORTH AVE N
7	9	312604	9132	08/19/13	\$370,000	\$418,000	1,080	7	1943	Avg	9,177	N	N	1515 N 103RD ST
7	9	630050	0545	07/09/14	\$359,000	\$375,000	1,080	7	1978	Avg	4,980	N	N	10304 INTERLAKE AVE N
7	11	099300	2330	10/24/12	\$550,000	\$663,000	1,110	7	1946	VGood	5,625	N	N	8527 ASHWORTH AVE N
7	11	316660	0010	10/19/12	\$278,000	\$336,000	1,140	7	1949	Good	10,266	N	N	1821 N 100TH ST
7	11	431070	1865	11/30/12	\$296,000	\$354,000	1,140	7	1960	Good	5,000	N	N	9522 DENSMORE AVE N
7	9	312604	9174	07/27/12	\$375,600	\$462,000	1,150	7	1940	Good	5,498	N	N	10018 ASHWORTH AVE N
7	13	802170	1115	08/26/14	\$549,000	\$567,000	1,150	7	1915	VGood	5,130	Y	N	2110 N 86TH ST
7	12	952410	0166	11/01/12	\$285,000	\$343,000	1,160	7	2006	Avg	948	N	N	1157 N 92ND ST
7	13	302230	0005	11/08/12	\$362,500	\$436,000	1,170	7	1956	Good	6,600	N	N	9060 MERIDIAN AVE N
7	11	431070	2225	09/09/13	\$286,000	\$321,000	1,180	7	1946	Good	6,396	N	N	9531 COLLEGE WAY N
7	11	191980	0015	03/04/13	\$475,000	\$557,000	1,200	7	1973	Good	6,770	N	N	9052 WALLINGFORD AVE N
7	9	546430	0150	05/31/13	\$470,000	\$540,000	1,210	7	1947	VGood	5,839	N	N	1700 N 100TH ST
7	13	295790	0115	08/18/13	\$415,000	\$469,000	1,260	7	1954	Avg	7,338	N	N	8809 MERIDIAN AVE N
7	9	435870	0176	04/24/14	\$230,000	\$245,000	1,260	7	2009	Avg	1,680	N	N	1750 N NORTHGATE WAY
7	12	952410	0060	10/02/12	\$250,000	\$303,000	1,260	7	2002	Avg	981	N	N	1142 A N 92ND ST
7	12	952410	0061	07/12/13	\$265,000	\$302,000	1,260	7	2002	Avg	718	N	N	1142 B N 92ND ST



**King County**

**Department of Assessments**

## Improved Sales Used in This Annual Update Analysis

### Area 006 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	9	435870	0186	12/11/14	\$275,000	\$276,000	1,260	7	2009	Avg	1,488	N	N	1752 N NORTHGATE WAY
7	9	435870	0186	02/19/14	\$252,000	\$273,000	1,260	7	2009	Avg	1,488	N	N	1752 N NORTHGATE WAY
7	11	191980	0125	02/22/12	\$370,000	\$470,000	1,270	7	1959	Avg	6,669	N	N	1814 N 90TH ST
7	11	431070	0350	07/10/12	\$301,000	\$371,000	1,270	7	1986	Avg	2,500	N	N	9749 WALLINGFORD AVE N
7	9	435870	0090	10/09/13	\$389,997	\$435,000	1,270	7	1963	Good	7,625	N	N	10758 ASHWORTH AVE N
7	13	312604	9077	05/25/12	\$420,000	\$523,000	1,290	7	1918	VGood	5,200	N	N	8613 MERIDIAN AVE N
7	9	630050	0230	05/29/13	\$431,000	\$496,000	1,290	7	1940	Good	5,303	N	N	10309 STONE AVE N
7	13	802170	0325	07/15/13	\$329,000	\$374,000	1,290	7	1924	Good	4,500	N	N	2128 N 89TH ST
7	9	546430	0221	06/24/13	\$320,000	\$366,000	1,300	7	1947	Good	6,441	N	N	1710 N 103RD ST
7	13	802170	0725	09/04/14	\$422,500	\$435,000	1,300	7	1988	Avg	2,250	N	N	2129 N 88TH ST
7	11	099300	0040	09/25/13	\$489,000	\$547,000	1,310	7	1921	VGood	4,100	N	N	8849 ASHWORTH AVE N
7	10	630050	0105	10/02/14	\$304,000	\$311,000	1,320	7	1996	Avg	1,034	N	N	10319 B MIDVALE AVE N
7	10	630050	0103	01/14/14	\$205,000	\$224,000	1,320	7	1996	Avg	1,030	N	N	10319 A MIDVALE AVE N
7	9	630050	0434	04/11/13	\$370,000	\$430,000	1,330	7	1928	Good	5,165	N	N	10336 STONE AVE N
7	10	630050	0081	08/06/14	\$300,000	\$311,000	1,330	7	2002	Avg	1,200	N	N	10301 B MIDVALE AVE N
7	10	630050	0091	03/04/13	\$303,000	\$355,000	1,330	7	2002	Avg	1,200	N	N	10309 B MIDVALE AVE N
7	9	435870	0135	11/18/14	\$480,000	\$485,000	1,340	7	1929	VGood	9,005	N	N	10722 DENSMORE AVE N
7	11	191980	0065	07/12/12	\$358,000	\$441,000	1,350	7	1926	Avg	7,853	N	N	9028 WALLINGFORD AVE N
7	13	322604	9478	07/25/14	\$430,000	\$448,000	1,350	7	1964	Good	9,000	N	N	9051 CORLISS AVE N
7	11	312604	9351	09/14/12	\$430,000	\$523,000	1,360	7	1921	Good	6,110	N	N	8526 WALLINGFORD AVE N
7	9	630000	0396	12/16/14	\$375,000	\$377,000	1,380	7	1986	Avg	5,060	N	N	10527 INTERLAKE AVE N
7	13	322604	9565	06/08/12	\$439,950	\$546,000	1,390	7	2008	Avg	5,000	N	N	8902 CORLISS AVE N
7	13	322604	9565	07/11/14	\$504,600	\$527,000	1,390	7	2008	Avg	5,000	N	N	8902 CORLISS AVE N
7	11	312604	9327	02/06/14	\$424,000	\$460,000	1,410	7	1948	Good	8,124	N	N	1811 N 95TH ST
7	13	802170	0030	06/04/14	\$371,000	\$391,000	1,420	7	1959	Avg	4,500	N	N	2142 N 90TH ST
7	11	431070	1855	09/25/13	\$387,000	\$433,000	1,430	7	1910	VGood	5,000	N	N	9530 DENSMORE AVE N
7	11	312604	9290	05/13/13	\$470,000	\$543,000	1,440	7	1920	Good	7,630	N	N	9450 WALLINGFORD AVE N
7	13	322604	9447	01/18/13	\$415,000	\$491,000	1,460	7	2008	Avg	5,000	N	N	8904 CORLISS AVE N
7	11	304770	0065	06/19/12	\$447,000	\$554,000	1,470	7	1911	VGood	5,700	N	N	8539 DENSMORE AVE N
7	12	431070	2440	10/14/14	\$355,000	\$362,000	1,480	7	1991	Avg	2,502	N	N	9228 WOODLAWN AVE N
7	11	199720	0185	05/20/13	\$521,000	\$600,000	1,500	7	1948	VGood	8,000	N	N	8831 DENSMORE AVE N



## Improved Sales Used in This Annual Update Analysis

### Area 006 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	11	431070	2095	05/04/12	\$340,000	\$425,000	1,520	7	1935	Good	6,396	N	N	9532 WALLINGFORD AVE N
7	11	191980	0260	07/16/14	\$645,000	\$673,000	1,620	7	1914	VGood	6,750	N	N	9052 BURKE AVE N
7	11	304770	0103	03/06/14	\$605,000	\$652,000	1,690	7	1992	Avg	6,034	N	N	8554 DENSMORE AVE N
7	9	312604	9378	09/19/12	\$400,000	\$486,000	1,740	7	1977	Avg	7,851	N	N	10021 DENSMORE AVE N
7	11	431070	2375	09/24/12	\$575,000	\$698,000	1,830	7	1928	VGood	5,000	N	N	9247 WALLINGFORD AVE N
7	11	304770	0085	06/25/12	\$579,000	\$716,000	1,840	7	1916	VGood	6,013	N	N	8551 DENSMORE AVE N
7	11	304770	0085	04/14/14	\$655,000	\$699,000	1,840	7	1916	VGood	6,013	N	N	8551 DENSMORE AVE N
7	11	199720	0195	06/04/13	\$485,100	\$557,000	1,900	7	1942	Good	9,787	N	N	8825 DENSMORE AVE N
7	13	802170	0715	05/14/14	\$702,500	\$745,000	1,930	7	1926	VGood	6,750	N	N	2135 N 88TH ST
7	11	431070	1870	04/12/13	\$615,000	\$715,000	1,950	7	2013	Avg	5,000	N	N	9516 DENSMORE AVE N
7	9	630000	0398	03/25/13	\$440,500	\$514,000	2,260	7	1970	Good	5,060	N	N	10533 INTERLAKE AVE N
7	11	199720	0215	05/07/14	\$599,999	\$637,000	2,450	7	1938	Avg	6,988	N	N	8809 DENSMORE AVE N
7	12	926720	0345	11/26/12	\$307,500	\$368,000	740	8	2005	Avg	1,366	N	N	9219 STONE AVE N
7	12	312604	9439	08/01/12	\$215,000	\$264,000	800	8	2004	Avg	747	N	N	9310 B STONE AVE N
7	10	630000	0686	09/28/13	\$220,000	\$246,000	850	8	2001	Avg	920	N	N	10543 B MIDVALE AVE N
7	10	630000	0693	12/02/14	\$233,000	\$235,000	850	8	2001	Avg	1,656	N	N	10547 D MIDVALE AVE N
7	12	431070	2615	10/30/12	\$248,500	\$299,000	940	8	2001	Avg	1,314	N	N	9224 ASHWORTH AVE N
7	12	099300	2045	02/12/13	\$245,000	\$289,000	970	8	2005	Avg	1,070	N	N	1202 N 85TH ST
7	12	952410	0362	04/22/14	\$375,000	\$400,000	992	8	2014	Avg	825	N	N	1128 B N 90TH ST
7	12	952410	0135	10/03/12	\$230,500	\$279,000	1,000	8	2003	Avg	1,026	N	N	1133 A N 92ND ST
7	12	099300	2022	12/04/13	\$322,000	\$355,000	1,020	8	2001	Avg	1,067	N	N	8523 A MIDVALE AVE N
7	12	952410	0321	04/04/14	\$318,000	\$340,000	1,020	8	2007	Avg	940	N	N	1155 N 91ST ST
7	12	431070	2758	04/11/14	\$317,000	\$339,000	1,020	8	2008	Avg	1,090	N	N	9246 D INTERLAKE AVE N
7	10	873000	0180	07/22/13	\$289,500	\$329,000	1,020	8	2009	Avg	1,000	N	N	1228 N NORTHGATE WAY
7	9	435870	0100	12/02/14	\$465,000	\$469,000	1,030	8	1995	Avg	5,175	N	N	10745 DENSMORE AVE N
7	12	099300	1423	02/24/12	\$237,700	\$302,000	1,050	8	2006	Avg	1,045	N	N	1303 B N 88TH ST
7	12	099300	1423	03/12/14	\$320,000	\$344,000	1,050	8	2006	Avg	1,045	N	N	1303 B N 88TH ST
7	10	873000	0040	01/22/14	\$340,000	\$370,000	1,050	8	2009	Avg	970	N	N	10515 STONE AVE N
7	10	873000	0070	06/24/13	\$353,500	\$404,000	1,050	8	2009	Avg	1,010	N	N	10509 STONE AVE N
7	12	952410	0320	05/02/13	\$372,500	\$431,000	1,060	8	2007	Avg	1,264	N	N	1151 N 91ST ST
7	12	099300	1625	03/19/14	\$305,000	\$328,000	1,070	8	1999	Avg	868	N	N	8526 A NESBIT AVE N





## Improved Sales Used in This Annual Update Analysis

### Area 006 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	12	099300	0256	04/18/14	\$325,500	\$347,000	1,080	8	2003	Avg	1,374	N	N	8833 B STONE AVE N
7	10	873000	0210	08/07/14	\$355,000	\$368,000	1,080	8	2009	Avg	1,140	N	N	1232 N NORTHGATE WAY
7	10	873000	0260	04/18/13	\$325,000	\$377,000	1,080	8	2009	Avg	1,140	N	N	1242 N NORTHGATE WAY
7	12	952410	0319	10/09/13	\$372,640	\$416,000	1,100	8	2007	Avg	1,592	N	N	9015 STONE AVE N
7	12	099300	1954	07/12/13	\$305,000	\$347,000	1,100	8	2007	Avg	1,102	N	N	8516 A NESBIT AVE N
7	12	099300	0940	12/23/13	\$270,000	\$296,000	1,110	8	1999	Avg	1,200	N	N	8821 D STONE AVE N
7	12	099300	0950	09/06/14	\$320,000	\$330,000	1,110	8	2000	Avg	1,200	N	N	8825 A STONE AVE N
7	12	099300	0945	04/14/14	\$329,500	\$352,000	1,110	8	1999	Avg	1,200	N	N	8821 B STONE AVE N
7	12	099300	0952	11/14/12	\$295,000	\$354,000	1,110	8	2000	Avg	1,363	N	N	8825 B STONE AVE N
7	12	099300	0954	05/13/13	\$295,000	\$341,000	1,110	8	2000	Avg	1,363	N	N	8825 C STONE AVE N
7	12	431070	2918	10/30/14	\$345,000	\$351,000	1,110	8	2006	Avg	1,290	N	N	9227 B ASHWORTH AVE N
7	12	099300	1962	04/17/14	\$324,995	\$347,000	1,110	8	2007	Avg	1,076	N	N	8548 B NESBIT AVE N
7	12	099300	0185	04/29/14	\$300,000	\$319,000	1,120	8	1987	Good	1,455	N	N	8832 A STONE AVE N
7	12	099300	1629	11/17/14	\$265,000	\$268,000	1,120	8	1999	Avg	881	N	N	8526 E NESBIT AVE N
7	12	099300	1568	08/15/13	\$312,000	\$353,000	1,120	8	2005	Avg	1,140	N	N	8535 C MIDVALE AVE N
7	0	099300	0186	05/01/14	\$310,000	\$330,000	1,120	8	1987	Good	1,454	N	N	8832 B STONE AVE N
7	12	099300	2107	06/11/13	\$335,000	\$384,000	1,140	8	2005	Avg	1,199	N	N	8505 STONE AVE N
7	12	099300	2108	02/01/13	\$310,000	\$366,000	1,140	8	2005	Avg	1,069	N	N	8503 STONE AVE N
7	12	952410	0322	10/20/14	\$375,000	\$382,000	1,140	8	2007	Avg	1,557	N	N	1159 N 91ST ST
7	12	099300	1480	05/24/12	\$314,000	\$391,000	1,150	8	2005	Avg	1,300	N	N	8551 A STONE AVE N
7	12	099300	1467	01/11/13	\$313,000	\$371,000	1,150	8	2004	Avg	1,240	N	N	8545 C STONE AVE N
7	12	099300	0905	01/05/12	\$321,000	\$411,000	1,180	8	2004	Avg	1,374	N	N	1214 N 88TH ST
7	12	099300	0906	04/16/13	\$369,000	\$429,000	1,180	8	2004	Avg	1,287	N	N	1216 N 88TH ST
7	12	099300	1491	07/05/12	\$325,000	\$401,000	1,180	8	2005	Avg	1,126	N	N	1223 N 88TH ST
7	12	952410	0361	03/27/14	\$379,950	\$407,000	1,190	8	2014	Avg	989	N	N	1130 N 90TH ST
7	12	952410	0360	03/27/14	\$374,000	\$401,000	1,197	8	2014	Avg	925	N	N	1128 A N 90TH ST
7	12	099300	1375	01/17/14	\$337,000	\$367,000	1,200	8	2013	Avg	1,443	N	N	1331 N 88TH ST
7	12	099300	1452	03/11/14	\$323,500	\$348,000	1,200	8	2001	Avg	981	N	N	8529 B STONE AVE N
7	12	431070	2756	02/24/14	\$340,000	\$367,000	1,200	8	2008	Avg	936	N	N	9248 B INTERLAKE AVE N
7	10	873000	0100	10/04/13	\$354,950	\$397,000	1,200	8	2009	Avg	1,090	N	N	10503 STONE AVE N
7	12	099300	1377	01/28/14	\$335,000	\$364,000	1,200	8	2013	Avg	961	N	N	1333 N 88TH ST



## Improved Sales Used in This Annual Update Analysis

### Area 006 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	12	099300	1495	10/23/13	\$370,000	\$412,000	1,210	8	2005	Avg	1,509	N	N	1215 N 88TH ST
7	10	873000	0290	03/27/13	\$294,950	\$344,000	1,210	8	2009	Avg	1,280	N	N	1246 N NORTHGATE WAY
7	12	617800	0033	10/30/13	\$375,000	\$416,000	1,220	8	2006	Avg	1,425	N	N	9212 B DENSMORE AVE N
7	12	431070	3083	05/23/14	\$355,000	\$375,000	1,220	8	2007	Avg	1,186	N	N	9243 A INTERLAKE AVE N
7	10	873000	0010	04/24/13	\$344,000	\$399,000	1,220	8	2009	Avg	1,620	N	N	10521 STONE AVE N
7	10	873000	0020	05/14/13	\$350,000	\$404,000	1,220	8	2009	Avg	1,110	N	N	10519 STONE AVE N
7	12	099300	1077	04/09/13	\$375,000	\$436,000	1,230	8	2005	Avg	1,638	N	N	8827 B INTERLAKE AVE N
7	12	952410	0359	04/23/14	\$384,000	\$409,000	1,230	8	2014	Avg	1,492	N	N	1132 N 90TH ST
7	12	431070	1598	08/16/13	\$346,950	\$392,000	1,240	8	2003	Avg	1,142	N	N	9523 A ASHWORTH AVE N
7	12	431070	1600	11/13/14	\$340,000	\$344,000	1,240	8	2003	Avg	1,115	N	N	9523 C ASHWORTH AVE N
7	12	431070	1601	11/12/14	\$349,000	\$354,000	1,240	8	2003	Avg	1,388	N	N	9523 B ASHWORTH AVE N
7	12	431070	1420	11/14/13	\$358,000	\$396,000	1,250	8	2005	Avg	1,156	N	N	9557 INTERLAKE AVE N
7	12	431070	0431	11/27/13	\$345,000	\$381,000	1,250	8	2003	Avg	1,290	N	N	9726 A WOODLAWN AVE N
7	12	099300	1910	04/16/13	\$335,000	\$389,000	1,250	8	2007	Avg	1,135	N	N	8500 NESBIT AVE N
7	12	099300	1976	08/18/14	\$344,000	\$356,000	1,250	8	2007	Avg	871	N	N	8501 B MIDVALE AVE N
7	12	099300	1977	10/18/13	\$324,000	\$361,000	1,250	8	2007	Avg	1,171	N	N	8501 A MIDVALE AVE N
7	12	099300	1988	01/27/14	\$350,000	\$381,000	1,250	8	2007	Avg	1,269	N	N	8509 C MIDVALE AVE N
7	12	099300	1915	07/17/13	\$333,000	\$379,000	1,250	8	2007	Avg	1,301	N	N	1150 NESBIT AVE N
7	12	099300	1379	01/07/14	\$360,000	\$393,000	1,250	8	2013	Avg	550	N	N	8557 INTERLAKE AVE N
7	12	952410	0050	12/22/14	\$360,000	\$361,000	1,255	8	2010	Avg	1,113	N	N	1130 N 92ND ST
7	12	099300	1451	05/06/13	\$341,500	\$395,000	1,260	8	2001	Avg	1,264	N	N	8529 C STONE AVE N
7	12	926720	0061	06/11/12	\$264,500	\$328,000	1,260	8	2004	Avg	1,060	N	N	1133 B N 94TH ST
7	12	926720	0062	09/11/14	\$336,000	\$346,000	1,260	8	2004	Avg	1,211	N	N	1131 A N 94TH ST
7	12	926720	0063	08/16/13	\$307,000	\$347,000	1,260	8	2004	Avg	1,211	N	N	1131 B N 94TH ST
7	12	431070	1421	06/17/14	\$350,000	\$368,000	1,260	8	2005	Avg	1,347	N	N	9559 INTERLAKE AVE N
7	12	926720	0046	07/02/13	\$280,000	\$320,000	1,270	8	2004	Avg	1,146	N	N	1127 A NE 94TH ST
7	12	099300	0307	05/23/14	\$360,000	\$381,000	1,270	8	2006	Avg	1,323	N	N	8830 B MIDVALE AVE N
7	12	099300	0327	05/06/14	\$369,950	\$393,000	1,270	8	2006	Avg	1,320	N	N	8842 B MIDVALE AVE N
7	12	099300	0328	04/25/12	\$305,000	\$382,000	1,270	8	2006	Avg	1,335	N	N	8842 A MIDVALE AVE N
7	12	431070	3107	09/05/12	\$278,000	\$339,000	1,280	8	1999	Avg	1,251	N	N	1315 N 95TH ST
7	12	099300	1563	05/22/14	\$355,000	\$376,000	1,280	8	2005	Avg	959	N	N	8529 B MIDVALE AVE N



## Improved Sales Used in This Annual Update Analysis

### Area 006 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	10	630000	0430	06/13/13	\$299,000	\$343,000	1,280	8	2008	Avg	1,357	N	N	10546 C MIDVALE AVE N
7	12	431070	2838	08/24/12	\$349,950	\$428,000	1,290	8	2007	Avg	1,213	N	N	9212 B INTERLAKE AVE N
7	12	431070	2845	04/21/14	\$360,000	\$384,000	1,300	8	2007	Avg	1,222	N	N	9206 C INTERLAKE AVE N
7	12	431070	2848	05/15/13	\$364,500	\$421,000	1,300	8	2007	Avg	1,213	N	N	9206 D INTERLAKE AVE N
7	12	099300	2055	06/18/13	\$340,000	\$389,000	1,310	8	2003	Avg	1,347	N	N	8508 A MIDVALE AVE N
7	12	099300	1448	02/13/14	\$395,000	\$428,000	1,320	8	2004	Avg	1,350	N	N	8535 B STONE AVE N
7	12	099300	1528	12/16/13	\$359,950	\$395,000	1,320	8	2004	Avg	1,351	N	N	8540 A MIDVALE AVE N
7	12	431070	3081	05/06/13	\$383,500	\$443,000	1,320	8	2007	Avg	1,220	N	N	9245 B INTERLAKE AVE N
7	12	099300	1545	07/30/13	\$353,000	\$400,000	1,330	8	2007	Avg	1,330	N	N	8550 B MIDVALE AVE N
7	12	431070	2937	11/19/13	\$340,000	\$376,000	1,330	8	2003	Avg	1,118	N	N	9239 A ASHWORTH AVE N
7	12	099300	0196	08/01/12	\$307,000	\$377,000	1,330	8	2005	Avg	1,272	N	N	8838 A STONE AVE N
7	12	099300	1547	04/18/14	\$406,000	\$433,000	1,330	8	2007	Avg	1,327	N	N	8552 B MIDVALE AVE N
7	9	435870	0009	04/10/14	\$485,000	\$518,000	1,340	8	1988	Avg	10,915	N	N	10512 ASHWORTH AVE N
7	12	431070	2887	03/24/14	\$328,000	\$352,000	1,340	8	2005	Avg	1,237	N	N	9211 A ASHWORTH AVE N
7	12	431070	2888	01/17/13	\$343,500	\$407,000	1,340	8	2005	Avg	1,150	N	N	9211 B ASHWORTH AVE N
7	10	873000	0230	06/25/13	\$310,000	\$354,000	1,340	8	2009	Avg	1,050	N	N	1236 N NORTHGATE WAY
7	12	431070	2876	11/03/14	\$398,500	\$405,000	1,350	8	2005	Avg	1,311	N	N	9207 A ASHWORTH AVE N
7	12	431070	2955	10/02/13	\$355,000	\$397,000	1,360	8	2008	Avg	1,250	N	N	9249 A ASHWORTH AVE N
7	12	926720	0080	08/28/12	\$306,000	\$374,000	1,360	8	2005	Avg	1,243	N	N	1141 A N 94TH ST
7	12	926720	0073	11/13/12	\$285,000	\$342,000	1,360	8	2005	Avg	1,091	N	N	1135 A N 94TH ST
7	12	099300	2101	07/30/12	\$319,000	\$392,000	1,360	8	2006	Avg	1,214	N	N	1214 A N 85TH ST
7	12	431070	2897	09/17/12	\$345,000	\$419,000	1,360	8	2007	Avg	1,164	N	N	9219 ASHWORTH AVE N
7	12	431070	2946	09/17/12	\$335,000	\$407,000	1,360	8	2008	Avg	1,250	N	N	9241 B ASHWORTH AVE N
7	12	431070	2837	12/01/14	\$375,000	\$378,000	1,370	8	2007	Avg	1,227	N	N	9210 A INTERLAKE AVE N
7	12	099300	0315	10/02/14	\$379,000	\$388,000	1,380	8	2006	Avg	1,234	N	N	8834 B MIDVALE AVE N
7	12	099300	1446	07/15/12	\$340,000	\$419,000	1,380	8	2004	Avg	1,213	N	N	8533 STONE AVE N
7	12	099300	2168	05/13/13	\$378,000	\$436,000	1,380	8	2000	Avg	1,323	N	N	8508 STONE AVE N
7	12	099300	1526	09/17/12	\$337,000	\$410,000	1,380	8	2004	Avg	1,211	N	N	8542 A MIDVALE AVE N
7	12	099300	1515	04/16/14	\$380,000	\$406,000	1,390	8	2004	Avg	1,223	N	N	8536 B MIDVALE AVE N
7	12	099300	1961	07/09/14	\$374,950	\$392,000	1,390	8	2007	Avg	1,484	N	N	8520 NESBIT AVE N
7	12	099300	2125	06/13/13	\$375,000	\$430,000	1,400	8	2008	Avg	1,093	N	N	8513 B STONE AVE N



**King County**

**Department of Assessments**

## Improved Sales Used in This Annual Update Analysis

### Area 006 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	12	099300	1558	03/05/14	\$388,000	\$418,000	1,400	8	2005	Avg	1,219	N	N	1201 N 88TH ST
7	12	431070	3025	05/08/13	\$390,000	\$451,000	1,400	8	2008	Avg	1,295	N	N	9209 B INTERLAKE AVE N
7	12	099300	1330	07/03/12	\$363,000	\$448,000	1,410	8	2005	Avg	1,332	N	N	8539 A INTERLAKE AVE N
7	12	099300	1330	05/05/14	\$406,100	\$431,000	1,410	8	2005	Avg	1,332	N	N	8539 A INTERLAKE AVE N
7	12	099300	1340	08/19/12	\$365,000	\$446,000	1,410	8	2005	Avg	1,499	N	N	8545 A INTERLAKE AVE N
7	11	312604	9304	11/06/12	\$535,000	\$644,000	1,410	8	1960	Avg	7,020	N	N	9254 WALLINGFORD AVE N
7	12	431070	1565	09/16/14	\$425,000	\$437,000	1,410	8	2005	Avg	1,350	N	N	9501 B ASHWORTH AVE N
7	12	431070	1575	06/10/14	\$429,000	\$452,000	1,410	8	2005	Avg	1,246	N	N	9507 B ASHWORTH AVE N
7	12	431070	1585	02/14/12	\$350,000	\$445,000	1,410	8	2005	Avg	1,230	N	N	9513 B ASHWORTH AVE N
7	12	099300	2062	12/19/13	\$360,000	\$395,000	1,410	8	2003	Avg	1,234	N	N	8516 B MIDVALE AVE N
7	12	099300	2066	09/17/12	\$324,000	\$394,000	1,410	8	2003	Avg	1,221	N	N	8512 A MIDVALE AVE N
7	12	099300	2086	08/09/13	\$350,000	\$396,000	1,410	8	2003	Avg	1,221	N	N	8520 A MIDVALE AVE N
7	12	431070	1577	05/09/14	\$382,000	\$405,000	1,410	8	2005	Avg	1,253	N	N	9509 B ASHWORTH AVE N
7	12	431070	1588	11/04/13	\$368,000	\$408,000	1,410	8	2005	Avg	1,261	N	N	9511 A ASHWORTH AVE N
7	12	431070	1567	04/04/13	\$365,000	\$425,000	1,410	8	2005	Avg	1,253	N	N	9503 B ASHWORTH AVE N
7	12	099300	1333	02/21/13	\$385,250	\$453,000	1,410	8	2005	Avg	1,499	N	N	8539 B INTERLAKE AVE N
7	12	431070	1320	04/17/14	\$379,500	\$405,000	1,420	8	2005	Avg	1,268	N	N	1312 N 95TH ST
7	12	099300	0336	08/21/13	\$365,000	\$412,000	1,420	8	2006	Avg	1,140	N	N	8843 B MIDVALE AVE N
7	12	431070	2787	07/17/14	\$335,000	\$350,000	1,430	8	2003	Avg	1,249	N	N	9236 B INTERLAKE AVE N
7	12	099300	1342	08/08/14	\$397,500	\$412,000	1,430	8	2005	Avg	1,383	N	N	8543 A INTERLAKE AVE N
7	12	099300	1331	10/11/12	\$367,500	\$445,000	1,430	8	2005	Avg	1,383	N	N	8537 B INTERLAKE AVE N
7	12	099300	1332	09/03/14	\$407,000	\$420,000	1,430	8	2005	Avg	1,448	N	N	8537 A INTERLAKE AVE N
7	12	099300	1950	03/01/13	\$375,000	\$440,000	1,450	8	2007	Avg	1,440	N	N	8514 NESBIT AVE N
7	12	431070	3020	05/07/13	\$385,000	\$445,000	1,450	8	2008	Avg	1,216	N	N	9217 B INTERLAKE AVE N
7	12	431070	1551	06/20/13	\$390,000	\$446,000	1,470	8	2007	Avg	1,330	N	N	9506 A INTERLAKE AVE N
7	12	312604	9517	05/08/14	\$413,450	\$439,000	1,470	8	2008	Avg	1,614	N	N	9203 C INTERLAKE AVE N
7	12	099300	1376	05/28/12	\$449,000	\$559,000	1,470	8	2012	Avg	1,625	N	N	1323 N 88TH ST
7	11	099300	1155	08/08/13	\$575,000	\$651,000	1,480	8	1929	Good	6,150	N	N	8805 ASHWORTH AVE N
7	12	099300	0337	01/25/13	\$359,000	\$424,000	1,500	8	2006	Avg	1,358	N	N	8846 A MIDVALE AVE N
7	12	099300	0338	08/07/13	\$369,000	\$418,000	1,500	8	2006	Avg	1,346	N	N	8846 B MIDVALE AVE N
7	10	630050	0477	08/26/14	\$401,500	\$415,000	1,509	8	2014	Avg	1,114	N	N	10365 ASHWORTH AVE N



## Improved Sales Used in This Annual Update Analysis

### Area 006 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	0	630050	0478	08/05/14	\$412,500	\$428,000	1,509	8	2014	Avg	1,114	N	N	10363 ASHWORTH AVE N
7	10	630050	0479	08/19/14	\$410,000	\$424,000	1,509	8	2014	Avg	1,418	N	N	10361 ASHWORTH AVE N
7	12	099300	1400	02/24/14	\$425,000	\$459,000	1,510	8	2005	Avg	1,239	N	N	8544 STONE AVE N
7	12	312604	9436	09/12/14	\$416,000	\$428,000	1,510	8	2004	Avg	1,296	N	N	9222 B STONE AVE N
7	12	099300	2225	06/23/14	\$405,000	\$425,000	1,520	8	2004	Avg	1,245	N	N	8501 B INTERLAKE AVE N
7	12	099300	2256	06/17/14	\$419,950	\$441,000	1,520	8	2004	Avg	1,470	N	N	8523 A INTERLAKE AVE N
7	12	099300	1412	02/19/14	\$445,000	\$481,000	1,530	8	2004	Avg	1,215	N	N	8548 STONE AVE N
7	12	099300	1416	03/27/12	\$326,010	\$411,000	1,530	8	2004	Avg	1,336	N	N	1311 N 88TH ST
7	12	926720	0217	04/01/14	\$385,000	\$412,000	1,530	8	2007	Avg	1,119	N	N	1150 B N 93RD ST
7	12	099300	2247	07/16/14	\$430,000	\$449,000	1,550	8	2004	Avg	1,469	N	N	8517 B INTERLAKE AVE N
7	12	099300	2257	04/09/12	\$358,000	\$450,000	1,550	8	2004	Avg	1,605	N	N	8521 B INTERLAKE AVE N
7	10	630050	0475	09/02/14	\$412,000	\$425,000	1,553	8	2014	Avg	1,991	N	N	10369 ASHWORTH AVE N
7	11	191980	0322	10/01/13	\$665,000	\$743,000	1,570	8	2004	Avg	5,063	N	N	9020 BURKE AVE N
7	12	431070	2858	10/15/14	\$414,950	\$423,000	1,570	8	2008	Avg	1,551	N	N	9202 B INTERLAKE AVE N
7	12	431070	2860	09/25/12	\$375,000	\$455,000	1,570	8	2008	Avg	1,804	N	N	9202 D INTERLAKE AVE N
7	12	099300	0183	04/09/14	\$470,000	\$502,000	1,570	8	2014	Avg	1,114	N	N	8834 B STONE AVE N
7	12	099300	0184	04/14/14	\$450,000	\$480,000	1,570	8	2014	Avg	1,103	N	N	8834 A STONE AVE N
7	9	546430	0243	03/28/14	\$440,000	\$472,000	1,580	8	1967	Avg	7,980	N	N	10323 WALLINGFORD AVE N
7	10	630000	0426	10/17/13	\$318,000	\$354,000	1,590	8	2008	Avg	1,007	N	N	10544 B MIDVALE AVE N
7	12	926720	0226	05/02/14	\$436,110	\$464,000	1,600	8	2007	Avg	1,235	N	N	1154 N 93RD ST
7	12	926720	0228	09/28/12	\$321,000	\$389,000	1,600	8	2007	Avg	1,122	N	N	9307 STONE AVE N
7	13	802170	0285	10/21/13	\$467,000	\$520,000	1,610	8	1952	Good	6,750	N	N	2110 N 89TH ST
7	12	099300	0156	11/13/12	\$363,000	\$436,000	1,610	8	2003	Avg	1,375	N	N	8847 B INTERLAKE AVE N
7	12	431070	3024	02/26/13	\$390,000	\$458,000	1,610	8	2008	Avg	1,350	N	N	9215 B INTERLAKE AVE N
7	12	099300	0275	08/28/13	\$384,950	\$434,000	1,660	8	2005	Avg	1,885	N	N	8849 STONE AVE N
7	12	431070	0800	08/23/13	\$436,000	\$492,000	1,760	8	2007	Avg	2,214	N	N	9747 WOODLAWN AVE N
7	9	630000	0275	07/02/12	\$464,950	\$575,000	1,790	8	1929	VGood	8,010	N	N	10720 INTERLAKE AVE N
7	11	304770	0045	07/17/14	\$525,000	\$548,000	2,110	8	2001	Avg	2,850	N	N	8532 ASHWORTH AVE N
7	11	199720	0165	09/16/14	\$802,000	\$824,000	2,170	8	2014	Avg	5,001	N	N	8845 DENSMORE AVE N
7	11	199720	0167	08/05/14	\$800,000	\$831,000	2,340	8	2014	Avg	5,001	N	N	8843 DENSMORE AVE N
7	9	546430	0170	11/21/13	\$580,000	\$641,000	1,500	9	1933	Good	10,330	N	N	10020 DENSMORE AVE N



**King County**

**Department of Assessments**



## Improved Sales Used in This Annual Update Analysis

### Area 006 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	13	802170	0495	07/22/14	\$503,045	\$524,000	1,560	9	2009	Avg	2,250	N	N	2105 N 89TH ST
7	11	431070	0146	09/20/12	\$524,495	\$637,000	1,680	9	2012	Avg	2,500	N	N	9748 DENSMORE AVE N
7	11	431070	0145	09/01/12	\$530,000	\$647,000	1,860	9	2012	Avg	2,500	N	N	9750 DENSMORE AVE N
7	11	099300	2315	08/23/13	\$690,000	\$778,000	2,040	9	2013	Avg	4,625	N	N	8516 INTERLAKE AVE N
7	9	312604	9468	11/13/13	\$769,000	\$851,000	2,240	9	2013	Avg	6,763	N	N	10039 DENSMORE AVE N
7	11	295790	0030	03/19/12	\$655,000	\$827,000	2,280	9	2011	Avg	5,012	N	N	8809 BURKE AVE N
7	11	312604	9160	03/13/12	\$644,000	\$814,000	2,370	9	2011	Avg	5,299	N	N	9221 WALLINGFORD AVE N
7	11	312604	9453	03/27/12	\$640,000	\$807,000	2,370	9	2011	Avg	5,299	N	N	9218 DENSMORE AVE N
7	9	435870	0050	10/02/14	\$497,500	\$509,000	2,450	9	1977	Avg	9,500	N	N	10525 DENSMORE AVE N
7	11	199720	0110	01/23/12	\$675,000	\$862,000	2,460	9	2011	Avg	5,196	N	N	8824 DENSMORE AVE N
7	11	312604	9406	08/24/13	\$700,000	\$789,000	2,810	9	1997	Avg	6,000	N	N	8619 MERIDIAN AVE N
7	11	304770	0075	02/23/12	\$730,000	\$927,000	2,510	10	2005	Avg	5,387	N	N	8545 DENSMORE AVE N
7	11	304770	0105	06/26/13	\$851,100	\$973,000	2,570	10	2006	Avg	4,940	N	N	8552 DENSMORE AVE N
7	11	312604	9472	07/25/13	\$775,000	\$880,000	2,920	10	2008	Avg	5,010	N	N	8529 CAROLINE AVE N
7	11	912910	0040	08/25/14	\$1,000,000	\$1,033,000	2,950	11	2008	Avg	8,587	N	N	8513 WALLINGFORD AVE N
8	18	117200	0150	08/29/14	\$238,000	\$246,000	530	5	1941	VGood	6,350	N	N	9013 PALATINE AVE N
8	18	923240	0055	09/17/14	\$279,200	\$287,000	640	5	1939	Avg	6,350	N	N	9250 2ND AVE NW
8	18	211770	0065	10/09/14	\$306,950	\$314,000	730	5	1945	Good	5,005	N	N	9546 7TH AVE NW
8	18	250800	0020	08/19/14	\$250,000	\$259,000	750	5	1920	Avg	6,350	N	N	8746 PALATINE AVE N
8	18	926820	0680	12/31/13	\$309,000	\$338,000	770	5	1916	Avg	5,040	N	N	9024 6TH AVE NW
8	18	663890	0150	11/15/12	\$359,950	\$432,000	840	5	1937	VGood	3,875	N	N	8528 12TH AVE NW
8	18	186240	0320	09/12/13	\$351,000	\$394,000	690	6	1946	Good	6,757	N	N	9242 DIBBLE AVE NW
8	18	291470	0100	06/04/13	\$285,000	\$327,000	700	6	1941	Avg	6,985	N	N	9548 PALATINE AVE N
8	18	781870	0510	08/25/12	\$300,000	\$367,000	700	6	1941	Avg	6,000	N	N	8532 DIBBLE AVE NW
8	18	053400	0060	10/17/12	\$349,800	\$423,000	720	6	1942	Good	6,896	N	N	310 NW 97TH ST
8	18	053400	0065	09/20/12	\$263,000	\$320,000	720	6	1942	Avg	7,140	N	N	9702 4TH AVE NW
8	18	053400	0075	05/06/14	\$329,350	\$350,000	720	6	1942	Avg	6,687	N	N	9712 4TH AVE NW
8	18	053400	0080	06/11/14	\$333,000	\$351,000	720	6	1942	Avg	6,686	N	N	9716 4TH AVE NW
8	18	094600	0025	04/18/13	\$381,000	\$442,000	770	6	1938	Good	4,950	N	N	620 NW 87TH ST
8	18	350110	0170	11/12/13	\$360,000	\$399,000	770	6	1938	Good	4,800	N	N	647 NW 89TH ST
8	18	117200	0160	01/15/13	\$260,000	\$308,000	780	6	1941	Avg	6,350	N	N	9005 PALATINE AVE N



## Improved Sales Used in This Annual Update Analysis

### Area 006 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	18	350160	0100	03/18/12	\$369,500	\$467,000	780	6	1926	Good	4,800	N	N	330 NW 89TH ST
8	18	158860	0110	08/11/14	\$450,000	\$467,000	790	6	1929	Good	5,440	N	N	9028 DIBBLE AVE NW
8	18	094600	0125	07/23/13	\$439,200	\$499,000	800	6	1938	Good	4,600	N	N	643 NW 87TH ST
8	18	362603	9289	04/10/14	\$425,000	\$454,000	800	6	1927	Good	6,430	N	N	9527 PALATINE AVE N
8	18	926820	0641	08/20/14	\$350,000	\$362,000	800	6	1960	Avg	5,040	N	N	9033 4TH AVE NW
8	18	158860	0067	03/05/14	\$413,754	\$446,000	810	6	1939	Good	4,388	N	N	9003 8TH AVE NW
8	18	663890	0170	04/14/14	\$339,500	\$362,000	820	6	1951	Avg	4,648	N	N	8512 12TH AVE NW
8	18	101400	0250	12/09/13	\$270,000	\$297,000	830	6	1911	Avg	5,733	N	N	9228 3RD AVE NW
8	18	926820	0711	05/10/12	\$232,000	\$290,000	860	6	1951	Avg	6,520	N	N	9059 3RD AVE NW
8	18	158860	0205	05/17/12	\$387,000	\$483,000	870	6	1938	Avg	6,405	N	N	9018 9TH AVE NW
8	18	350110	0165	10/22/13	\$460,000	\$512,000	870	6	1937	VGood	4,800	N	N	643 NW 89TH ST
8	18	751500	0078	06/25/13	\$355,000	\$406,000	870	6	1941	Good	6,179	N	N	8727 13TH AVE NW
8	18	235680	0020	09/29/14	\$416,000	\$426,000	880	6	1918	VGood	6,650	N	N	8526 13TH AVE NW
8	18	186240	0292	07/23/14	\$391,000	\$407,000	890	6	1946	Avg	5,423	N	N	9218 9TH AVE NW
8	18	923290	0075	10/21/14	\$314,963	\$321,000	890	6	1943	Avg	6,350	N	N	9251 PALATINE AVE N
8	18	094500	0250	06/13/14	\$370,000	\$389,000	900	6	1951	Avg	4,600	N	N	311 NW 87TH ST
8	18	617090	0040	03/19/13	\$353,500	\$413,000	900	6	1940	Avg	5,453	N	N	119 N 101ST ST
8	18	094500	0135	05/21/13	\$318,000	\$366,000	910	6	1916	Good	5,000	N	N	316 NW 87TH ST
8	18	618470	0165	11/08/13	\$312,000	\$346,000	920	6	1938	Good	7,620	N	N	9715 2ND AVE NW
8	18	053400	0045	11/25/13	\$412,000	\$455,000	940	6	1942	Good	6,700	N	N	9719 3RD AVE NW
8	18	094600	0175	08/27/12	\$433,000	\$529,000	950	6	1928	Good	4,600	N	N	624 NW 86TH ST
8	18	926820	0658	06/04/14	\$280,000	\$295,000	960	6	1942	Avg	4,920	N	N	9007 4TH AVE NW
8	18	350110	0160	03/22/13	\$306,500	\$358,000	970	6	1916	Avg	4,800	N	N	635 NW 89TH ST
8	18	350160	0215	08/13/13	\$330,000	\$373,000	1,000	6	1952	Avg	4,800	N	N	323 NW 88TH ST
8	18	923290	0150	08/19/13	\$344,000	\$388,000	1,000	6	1940	Avg	6,223	N	N	9231 2ND AVE NW
8	18	926820	0395	07/17/13	\$380,000	\$432,000	1,000	6	1992	Avg	5,040	N	N	9037 7TH AVE NW
8	18	781870	0050	07/25/12	\$310,000	\$381,000	1,050	6	1928	Good	5,000	N	N	8701 DIBBLE AVE NW
8	18	250800	0066	03/22/12	\$269,950	\$341,000	1,060	6	1971	Avg	3,556	N	N	8736 1ST AVE NW
8	18	926820	0445	08/06/12	\$365,000	\$448,000	1,060	6	1912	Avg	5,782	N	N	712 NW 90TH ST
8	18	186240	0446	05/24/13	\$400,000	\$461,000	1,070	6	1946	Good	6,800	N	N	9013 13TH AVE NW
8	18	094600	0155	06/24/13	\$330,000	\$377,000	1,090	6	1920	Avg	4,600	N	N	646 NW 86TH ST



## Improved Sales Used in This Annual Update Analysis

### Area 006 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	18	158860	0155	05/09/13	\$330,000	\$381,000	1,100	6	1945	Avg	8,304	N	N	9027 DIBBLE AVE NW
8	18	211770	0085	07/30/14	\$375,950	\$391,000	1,100	6	1985	Avg	7,560	N	N	9520 7TH AVE NW
8	18	362603	9101	01/21/14	\$395,000	\$430,000	1,100	6	1926	Avg	5,768	N	N	9715 6TH AVE NW
8	18	250800	0190	04/03/13	\$289,000	\$337,000	1,110	6	1900	Good	6,350	N	N	8735 2ND AVE NW
8	18	751500	0048	08/06/13	\$352,000	\$399,000	1,110	6	1941	Avg	5,424	N	N	8723 12TH AVE NW
8	18	053400	0105	10/09/13	\$321,000	\$358,000	1,120	6	1942	Good	6,680	N	N	9740 4TH AVE NW
8	18	094500	0300	09/23/13	\$330,000	\$370,000	1,130	6	1918	Avg	4,600	N	N	337 NW 87TH ST
8	18	350110	0200	06/26/13	\$350,000	\$400,000	1,150	6	1917	Good	4,800	N	N	640 NW 88TH ST
8	18	663890	0325	02/26/13	\$379,000	\$445,000	1,150	6	1940	Good	5,000	N	N	8534 11TH AVE NW
8	18	250800	0125	09/18/13	\$344,600	\$386,000	1,152	6	1948	Avg	6,350	N	N	8726 2ND AVE NW
8	18	362603	9028	08/18/14	\$417,500	\$432,000	1,160	6	1917	Good	7,491	N	N	110 NW 101ST ST
8	18	926820	0125	04/12/12	\$305,000	\$383,000	1,180	6	1910	Good	5,040	N	N	9231 4TH AVE NW
8	18	186240	0285	10/16/14	\$375,000	\$382,000	1,200	6	1937	Avg	5,404	N	N	9227 DIBBLE AVE NW
8	18	394190	0025	09/24/13	\$367,500	\$412,000	1,200	6	1976	Avg	8,083	N	N	9714 6TH AVE NW
8	18	053400	0130	02/25/14	\$372,500	\$402,000	1,260	6	1943	Avg	6,700	N	N	303 NW 97TH ST
8	18	094500	0240	11/07/12	\$399,000	\$480,000	1,370	6	1919	Good	3,404	N	N	307 NW 87TH ST
8	18	270560	0045	03/05/14	\$449,450	\$484,000	1,380	6	1922	VGood	8,000	N	N	9557 7TH AVE NW
8	18	350160	0135	12/07/12	\$385,000	\$460,000	1,490	6	1948	VGood	4,800	N	N	303 NW 89TH ST
8	18	350160	0135	07/07/14	\$437,500	\$458,000	1,490	6	1948	VGood	4,800	N	N	303 NW 89TH ST
8	18	926820	0301	03/26/13	\$479,000	\$559,000	1,990	6	1920	Avg	6,969	N	N	9225 7TH AVE NW
8	18	617090	0190	08/19/14	\$325,000	\$336,000	750	7	1947	Avg	5,534	N	N	202 NW 100TH ST
8	18	186540	0071	10/29/12	\$273,500	\$330,000	798	7	2007	Avg	1,052	N	N	9523 B 8TH AVE NW
8	18	186540	0073	12/12/13	\$305,000	\$335,000	798	7	2007	Avg	904	N	N	9521 B 8TH AVE NW
8	18	186540	0075	05/22/14	\$320,000	\$339,000	798	7	2007	Avg	844	N	N	9519 B 8TH AVE NW
8	18	186540	0076	05/09/14	\$324,000	\$344,000	798	7	2007	Avg	904	N	N	9519 A 8TH AVE NW
8	18	292070	0230	09/30/13	\$365,000	\$408,000	820	7	1978	Avg	6,350	N	N	8707 2ND AVE NW
8	18	186240	0175	03/13/14	\$400,000	\$430,000	860	7	1940	Avg	5,002	N	N	9231 11TH AVE NW
8	18	250800	0210	08/14/12	\$333,500	\$408,000	860	7	1920	Good	6,050	N	N	8746 3RD AVE NW
8	18	751500	0065	05/14/12	\$313,500	\$391,000	860	7	1950	Avg	6,700	N	N	8722 14TH AVE NW
8	18	926820	0285	07/03/14	\$370,000	\$387,000	860	7	1956	Avg	5,040	N	N	709 NW 95TH ST
8	18	617090	0115	06/28/12	\$435,000	\$538,000	870	7	1940	VGood	5,527	N	N	101 NW 101ST ST



## Improved Sales Used in This Annual Update Analysis

### Area 006 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	18	292070	0205	12/06/13	\$352,000	\$388,000	930	7	1976	Avg	5,588	N	N	8725 2ND AVE NW
8	18	350160	0075	04/09/14	\$510,000	\$545,000	930	7	1976	Good	4,800	N	N	350 NW 89TH ST
8	18	926820	0440	07/21/14	\$400,000	\$417,000	930	7	1981	Avg	4,602	N	N	9002 8TH AVE NW
8	18	362603	9279	08/05/14	\$395,000	\$410,000	960	7	1951	Avg	6,700	N	N	9043 PALATINE AVE N
8	18	117200	0135	07/31/14	\$446,000	\$464,000	970	7	1951	Good	6,350	N	N	9017 PALATINE AVE N
8	18	350110	0290	02/14/13	\$354,500	\$417,000	980	7	1950	Avg	4,650	N	N	647 NW 88TH ST
8	18	618470	0122	08/15/12	\$390,000	\$477,000	980	7	1991	Avg	5,019	N	N	9701 1ST AVE NW
8	18	759570	0146	04/05/13	\$376,000	\$438,000	990	7	1978	Avg	4,960	N	N	8832 DIBBLE AVE NW
8	18	617090	0070	07/06/12	\$277,700	\$343,000	1,000	7	1957	Avg	5,455	N	N	112 N 100TH ST
8	18	926820	0300	05/20/14	\$490,000	\$519,000	1,010	7	1946	Good	8,190	N	N	9237 7TH AVE NW
8	18	291520	0230	12/28/12	\$383,000	\$456,000	1,040	7	1941	Good	8,128	N	N	9745 2ND AVE NW
8	18	350110	0175	06/04/12	\$436,000	\$542,000	1,040	7	1985	VGood	4,800	N	N	651 NW 89TH ST
8	18	759570	0135	01/24/14	\$360,000	\$392,000	1,040	7	1958	Good	4,741	N	N	815 NW 90TH ST
8	18	362603	9403	09/22/14	\$360,000	\$369,000	1,040	7	1999	Avg	1,110	N	N	9503 8TH AVE NW
8	18	663890	0376	10/30/13	\$359,000	\$399,000	1,042	7	2007	Avg	1,352	N	N	908 NW 85TH ST
8	18	751500	0117	11/22/13	\$398,000	\$440,000	1,050	7	1916	Good	9,127	N	N	8751 14TH AVE NW
8	18	781870	0135	01/30/13	\$329,000	\$389,000	1,050	7	1991	Avg	1,533	N	N	8521 9TH AVE NW
8	18	781870	0410	11/06/14	\$481,500	\$488,000	1,070	7	1948	Avg	6,000	N	N	8519 8TH AVE NW
8	18	350210	0055	06/06/13	\$367,500	\$422,000	1,080	7	1958	Good	4,800	N	N	336 NW 88TH ST
8	18	211770	0060	12/02/13	\$383,500	\$423,000	1,090	7	1950	VGood	7,560	N	N	9548 7TH AVE NW
8	18	094600	0305	06/11/13	\$379,950	\$436,000	1,112	7	2007	Avg	1,213	N	N	614 A NW 85TH ST
8	18	291470	0230	02/12/14	\$315,000	\$341,000	1,120	7	1962	Avg	6,350	N	N	9546 1ST AVE NW
8	18	094600	0307	10/03/13	\$359,000	\$401,000	1,124	7	2007	Avg	1,224	N	N	616 A NW 85TH ST
8	18	270560	0062	09/24/12	\$350,000	\$425,000	1,130	7	1963	Good	5,000	N	N	9535 7TH AVE NW
8	18	362603	9215	05/15/13	\$355,000	\$410,000	1,140	7	1960	Good	5,000	N	N	208 NW 95TH ST
8	18	365420	0040	03/19/14	\$350,000	\$376,000	1,140	7	2007	Avg	1,200	N	N	10214 B 1ST AVE NW
8	18	341370	0060	02/28/14	\$285,000	\$308,000	1,170	7	2010	Avg	913	N	N	10126 C HOLMAN RD NW
8	18	158860	0020	05/09/13	\$411,745	\$476,000	1,220	7	1953	VGood	7,324	N	N	9048 DIBBLE AVE NW
8	18	158860	0220	05/04/12	\$355,000	\$444,000	1,230	7	1951	Avg	6,399	N	N	9032 9TH AVE NW
8	18	186240	0354	02/08/13	\$476,100	\$561,000	1,240	7	1989	Good	4,340	N	N	810 NW 92ND ST
8	18	926820	0036	03/23/12	\$397,000	\$501,000	1,240	7	1950	VGood	7,308	N	N	304 NW 92ND ST



## Improved Sales Used in This Annual Update Analysis

### Area 006 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	18	277660	0067	03/24/14	\$385,000	\$413,000	1,260	7	1938	Avg	7,526	N	N	8553 14TH AVE NW
8	18	759570	0165	11/19/12	\$375,000	\$450,000	1,260	7	1929	Good	4,960	N	N	8818 DIBBLE AVE NW
8	18	350160	0185	09/15/14	\$335,000	\$344,000	1,270	7	1953	Avg	4,800	N	N	308 NW 88TH ST
8	18	053400	0118	11/13/13	\$320,000	\$354,000	1,270	7	2008	Avg	1,241	N	N	9750 A 4TH AVE NW
8	18	053400	0121	10/07/13	\$300,000	\$335,000	1,270	7	2008	Avg	876	N	N	9762 4TH AVE NW
8	18	053400	0113	11/08/13	\$350,000	\$388,000	1,280	7	2008	Avg	1,452	N	N	9746 A 4TH AVE NW
8	18	053400	0109	04/29/14	\$370,000	\$394,000	1,280	7	2008	Avg	1,373	N	N	9748 C 4TH AVE NW
8	18	053400	0123	02/25/13	\$308,500	\$362,000	1,280	7	2008	Avg	1,199	N	N	9758 4TH AVE NW
8	18	053400	0124	11/07/13	\$335,000	\$371,000	1,280	7	2008	Avg	1,406	N	N	9752 4TH AVE NW
8	18	053400	0128	05/16/13	\$342,000	\$395,000	1,280	7	2008	Avg	1,597	N	N	319 NW 100TH ST
8	18	362603	9202	09/19/13	\$417,000	\$467,000	1,330	7	1942	Good	6,900	N	N	9510 3RD AVE NW
8	18	291520	0250	11/01/13	\$433,000	\$481,000	1,340	7	1960	Avg	5,461	N	N	9733 2ND AVE NW
8	18	186240	0195	01/25/13	\$345,000	\$408,000	1,350	7	1910	Avg	8,143	N	N	9209 11TH AVE NW
8	18	186240	0186	11/25/13	\$370,000	\$408,000	1,360	7	1955	Avg	6,483	N	N	9223 11TH AVE NW
8	18	362603	9228	09/18/14	\$408,000	\$419,000	1,380	7	1925	Good	7,015	N	N	9526 3RD AVE NW
8	18	926820	0560	09/10/12	\$370,000	\$451,000	1,390	7	1992	Avg	5,040	N	N	9024 7TH AVE NW
8	18	394190	0060	06/25/13	\$396,000	\$453,000	1,400	7	1950	Good	7,200	N	N	9552 6TH AVE NW
8	18	291470	0310	09/22/14	\$398,000	\$408,000	1,420	7	1953	Good	6,458	N	N	9533 1ST AVE NW
8	18	362603	9415	06/11/14	\$435,000	\$458,000	1,420	7	2004	Avg	2,581	N	N	136 N 101ST ST
8	18	350160	0125	03/30/12	\$529,000	\$666,000	1,440	7	1915	VGood	6,240	N	N	8903 3RD AVE NW
8	18	781870	0521	09/22/12	\$380,000	\$462,000	1,470	7	1983	Avg	5,040	N	N	8534 DIBBLE AVE NW
8	18	926820	0050	08/14/14	\$449,950	\$466,000	1,470	7	1988	Avg	7,590	N	N	9208 4TH AVE NW
8	18	350160	0150	09/25/13	\$525,000	\$588,000	1,490	7	1988	Avg	4,800	N	N	317 NW 89TH ST
8	18	926820	0550	10/10/14	\$400,000	\$409,000	1,520	7	1999	Avg	5,010	N	N	9018 7TH AVE NW
8	18	350110	0220	09/27/12	\$425,000	\$516,000	1,580	7	1918	VGood	4,800	N	N	624 NW 88TH ST
8	18	781870	0015	06/08/12	\$339,990	\$422,000	1,580	7	1988	Avg	2,495	N	N	808 NW 87TH ST
8	18	926820	0166	04/26/13	\$395,000	\$458,000	1,630	7	1962	Avg	5,715	N	N	9222 6TH AVE NW
8	18	781870	0380	03/30/12	\$393,000	\$495,000	1,680	7	1989	Avg	3,000	N	N	8533 8TH AVE NW
8	18	117200	0470	08/06/12	\$388,500	\$477,000	1,850	7	1953	Good	5,950	N	N	9022 3RD AVE NW
8	18	350110	0130	09/25/13	\$416,500	\$466,000	1,860	7	1912	VGood	4,800	N	N	605 NW 89TH ST
8	18	926820	0373	04/17/14	\$572,250	\$611,000	2,090	7	2002	Avg	5,070	N	N	9248 8TH AVE NW



**King County**

**Department of Assessments**



## Improved Sales Used in This Annual Update Analysis

### Area 006 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	18	751500	0141	05/21/12	\$299,950	\$374,000	936	8	2006	Avg	1,382	N	N	8702 A MARY AVE NW
8	18	751500	0143	08/05/14	\$399,950	\$415,000	1,094	8	2006	Avg	1,041	N	N	8700 B MARY AVE NW
8	18	663890	0217	01/25/13	\$335,000	\$396,000	1,230	8	2012	Avg	751	N	N	8603 10TH AVE NW
8	18	277660	0070	03/13/14	\$399,990	\$430,000	1,248	8	2006	Avg	1,465	N	N	8558 A MARY AVE NW
8	18	277660	0082	11/13/14	\$407,500	\$413,000	1,248	8	2006	Avg	1,465	N	N	8556 A MARY AVE NW
8	18	663890	0215	02/01/13	\$346,500	\$409,000	1,250	8	2012	Avg	1,027	N	N	8601 10TH AVE NW
8	18	365420	0026	12/06/12	\$245,000	\$293,000	1,330	8	2007	Avg	1,521	N	N	10205 A 1ST AVE NW
8	18	663890	0216	01/31/13	\$380,000	\$449,000	1,350	8	2012	Avg	977	N	N	8709 10TH AVE NW
8	18	663890	0218	02/20/13	\$372,000	\$437,000	1,350	8	2012	Avg	1,127	N	N	8707 10TH AVE NW
8	18	663890	0219	02/04/13	\$382,500	\$451,000	1,350	8	2012	Avg	1,126	N	N	8711 10TH AVE NW
8	18	053400	0195	11/13/14	\$510,000	\$516,000	1,370	8	2012	Avg	6,700	N	N	9508 4TH AVE NW
8	18	663890	0367	03/14/13	\$425,000	\$497,000	1,380	8	2005	Avg	1,242	N	N	8504 10TH AVE NW
8	18	781870	0330	01/18/12	\$439,000	\$561,000	1,440	8	2011	Avg	2,500	N	N	8528 9TH AVE NW
8	18	235680	0045	01/09/14	\$517,000	\$565,000	1,600	8	2013	Avg	6,650	N	N	8523 12TH AVE NW
8	18	362603	9372	02/25/14	\$432,000	\$467,000	1,780	8	1990	Avg	6,350	N	N	9517 1ST AVE NW
8	18	292070	0260	06/19/12	\$499,000	\$618,000	2,010	8	2012	Avg	6,050	N	N	8714 3RD AVE NW
8	18	781870	0400	05/28/13	\$463,000	\$533,000	2,030	8	1990	Avg	6,000	N	N	8527 8TH AVE NW
8	18	751500	0054	12/12/12	\$560,000	\$668,000	2,070	8	2012	Avg	5,018	N	N	8708 14TH AVE NW
8	18	211770	0015	07/05/13	\$525,000	\$599,000	2,080	8	2005	Avg	7,560	N	N	9515 6TH AVE NW
8	18	926820	0485	04/24/13	\$430,000	\$498,000	2,160	8	1916	Good	5,281	N	N	9053 6TH AVE NW
8	18	350160	0114	06/19/14	\$646,000	\$679,000	2,310	8	2008	Avg	4,079	N	N	312 NW 89TH ST
8	18	341370	0130	06/25/14	\$425,000	\$446,000	2,320	8	2009	Avg	2,267	N	N	10134 A HOLMAN RD NW
8	18	362603	9051	05/14/12	\$672,000	\$839,000	3,650	8	2009	Avg	5,829	N	N	9056 1ST AVE NW
8	18	277660	0014	03/18/14	\$750,000	\$806,000	3,840	8	1946	VGood	8,618	N	N	8540 13TH AVE NW
8	18	759570	0275	08/27/13	\$689,950	\$778,000	1,950	9	2009	Avg	3,800	N	N	807 NW 88TH ST
8	18	394190	0105	01/30/14	\$715,000	\$777,000	2,020	9	2013	Avg	5,760	N	N	9501 4TH AVE NW
8	0	663890	0461	01/18/12	\$475,000	\$607,000	2,050	9	2011	Avg	4,185	N	N	8700 12TH AVE NW
8	0	663890	0461	06/05/14	\$700,000	\$738,000	2,050	9	2011	Avg	4,185	N	N	8700 12TH AVE NW
8	18	759570	0074	06/14/12	\$529,950	\$657,000	2,160	9	2012	Avg	4,530	N	N	8801 DIBBLE AVE NW
8	18	759570	0120	08/12/13	\$665,000	\$752,000	2,190	9	2013	Avg	4,920	N	N	8837 DIBBLE AVE NW
8	0	926820	0484	05/13/14	\$650,000	\$689,000	2,210	9	2013	Avg	4,861	N	N	9059 6TH AVE NW



## Improved Sales Used in This Annual Update Analysis

### Area 006 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	18	926820	0303	12/12/13	\$649,950	\$715,000	2,260	9	2013	Avg	5,009	N	N	9229 7TH AVE NW
8	18	101500	0060	10/03/14	\$682,000	\$698,000	2,290	9	2014	Avg	2,950	N	N	221 NW 92ND ST
8	18	926820	0378	06/04/12	\$589,950	\$733,000	2,330	9	2012	Avg	5,004	N	N	719 NW 95TH ST
8	18	250800	0095	12/14/12	\$670,000	\$799,000	2,410	9	2012	Avg	5,334	N	N	8749 1ST AVE NW
8	18	250800	0095	12/12/13	\$775,000	\$852,000	2,410	9	2012	Avg	5,334	N	N	8749 1ST AVE NW
8	18	117200	0416	08/06/14	\$794,000	\$824,000	2,430	9	2014	Avg	6,350	N	N	9007 2ND AVE NW
8	18	186240	0176	05/05/14	\$631,625	\$671,000	2,440	9	2014	Avg	6,651	N	N	9233 11TH AVE NW
8	18	211770	0045	02/14/13	\$640,000	\$753,000	2,570	9	2012	Avg	7,560	N	N	9551 6TH AVE NW
8	18	094600	0150	11/12/12	\$595,000	\$715,000	2,670	9	2012	Avg	4,600	N	N	652 NW 86TH ST
8	18	350160	0095	11/18/14	\$740,000	\$748,000	2,690	9	2014	Avg	4,800	N	N	332 NW 89TH ST
8	18	751500	0025	10/07/13	\$692,500	\$773,000	3,050	9	2013	Avg	7,261	N	N	8739 12TH AVE NW
8	18	186240	0300	07/24/13	\$650,000	\$738,000	2,460	10	2012	Avg	5,308	N	N	854 NW 92ND ST
8	18	186240	0299	07/24/13	\$649,900	\$738,000	2,460	10	2012	Avg	4,953	N	N	856 NW 92ND ST

## Improved Sales Removed in This Annual Update Analysis

### Area 006 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	2	147320	0020	06/02/14	\$216,900	AFFORDABLE HOUSING SALES; PARTIAL INTEREST (1/3, 1/2, ETC.)
2	2	178760	0190	11/04/14	\$206,000	BANKRUPTCY - RECEIVER OR TRUSTEE
2	2	192604	9271	01/10/13	\$324,718	OBSOLESCENCE; PREVIOUS IMP. VALUE <= 25K; FORCED SALE; EXEMPT FROM EXCISE TAX
2	2	192604	9271	05/24/13	\$105,000	OBSOLESCENCE; IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-PROFIT ORGANIZATION
2	2	192604	9346	01/17/12	\$185,000	NO MARKET EXPOSURE
2	2	192604	9436	11/28/12	\$469,391	FORCED SALE; EXEMPT FROM EXCISE TAX
2	2	614970	0145	05/08/14	\$245,000	SALE DOES NOT MATCH DATA; FINANCIAL INSTITUTION RESALE
2	2	614970	0405	12/22/14	\$210,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
2	2	615020	0005	04/11/14	\$200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	2	615020	0005	10/23/14	\$410,500	SALE DOES NOT MATCH DATA
2	2	615020	0115	02/13/13	\$160,000	QUIT CLAIM DEED
2	2	615020	0324	03/01/12	\$181,900	FORCED SALE; EXEMPT FROM EXCISE TAX
2	2	615020	0324	05/29/12	\$212,900	SALE DOES NOT MATCH DATA; FINANCIAL INSTITUTION RESALE; STATEMENT TO DOR
2	2	615020	0400	05/24/13	\$339,950	MULTI-PARCEL SALE
2	2	615020	0405	03/13/13	\$269,609	FORCED SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	2	615020	0415	09/25/12	\$211,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	2	615020	0415	02/07/13	\$453,200	IMP. COUNT > 1
2	2	615020	0495	06/27/12	\$165,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
2	2	615070	0425	03/22/13	\$353,000	OBSOLESCENCE
2	2	641460	0200	01/23/13	\$259,551	FORCED SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	2	641460	0232	11/12/14	\$342,000	AUCTION SALE; EXEMPT FROM EXCISE TAX
2	2	641460	0253	11/26/14	\$148,524	PARTIAL INTEREST (1/3, 1/2, ETC.); QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	2	641460	0262	08/29/14	\$365,000	SALE DOES NOT MATCH DATA
2	2	645030	3653	09/04/12	\$130,000	PARTIAL INTEREST (1/3, 1/2, ETC.); QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	2	645030	3930	09/06/13	\$193,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	2	645030	3950	02/06/14	\$283,500	IMP. CHARACTERISTICS CHANGE SINCE SALE; FINANCIAL INSTITUTION RESALE
2	2	645030	3950	05/05/14	\$435,000	SALE DOES NOT MATCH DATA
2	2	645030	4535	08/22/12	\$138,950	NON-REPRESENTATIVE SALE; SHORT SALE
2	2	645030	4746	09/04/12	\$259,950	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
2	2	645030	4747	08/31/12	\$260,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION

## Improved Sales Removed in This Annual Update Analysis

### Area 006 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	1	645030	4775	02/07/14	\$265,000	OBSOLESCENCE; PREVIOUS IMP. VALUE <= 25K
2	1	645030	4815	03/28/12	\$175,000	OBSOLESCENCE; PREVIOUS IMP. VALUE <= 25K
3	2	020230	0030	07/02/14	\$325,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; STATEMENT TO DOR
3	2	026150	0030	04/23/12	\$215,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
3	2	178760	0151	04/17/14	\$355,000	SALE DOES NOT MATCH DATA; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	2	202604	9016	05/24/13	\$220,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
3	2	202604	9042	07/14/14	\$365,000	NON-PROFIT ORGANIZATION
3	2	202604	9076	07/25/12	\$260,000	SALE DOES NOT MATCH DATA
3	2	202604	9152	02/06/13	\$236,100	FORCED SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
3	2	207510	0045	04/28/14	\$327,647	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
3	2	207510	0045	04/25/13	\$333,000	FORCED SALE; EXEMPT FROM EXCISE TAX
3	2	223900	0011	09/23/14	\$270,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
3	2	283210	0755	10/23/12	\$400,000	NO MARKET EXPOSURE
3	2	283210	0940	12/08/14	\$350,000	SALE DOES NOT MATCH DATA; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	2	283800	0050	09/19/14	\$669,950	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
3	2	283800	0060	09/09/14	\$699,950	BUILDER OR DEVELOPER SALES
3	2	283800	0070	09/22/14	\$649,950	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
3	2	283800	0150	09/19/14	\$679,950	SALE DOES NOT MATCH DATA; ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
3	2	283800	0170	11/12/14	\$689,950	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
3	2	283800	0190	11/20/14	\$749,950	SALE DOES NOT MATCH DATA; ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
3	2	641510	0104	07/13/12	\$360,501	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	2	641510	0282	06/30/14	\$353,838	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
3	2	641510	0333	10/25/12	\$320,000	NO MARKET EXPOSURE
3	2	645030	0671	11/15/12	\$3,500	BANKRUPTCY - RECEIVER OR TRUSTEE
3	2	645030	0715	05/03/13	\$245,000	RELOCATION - SALE TO SERVICE
3	2	645030	1310	06/20/14	\$201,000	FORCED SALE; EXEMPT FROM EXCISE TAX
3	2	645030	1365	06/09/12	\$195,900	SALE DOES NOT MATCH DATA
3	2	645030	1555	11/04/14	\$294,503	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	2	645030	1835	07/05/14	\$459,500	SALE DOES NOT MATCH DATA
3	2	645030	2155	04/17/13	\$284,875	FORCED SALE; EXEMPT FROM EXCISE TAX

## Improved Sales Removed in This Annual Update Analysis

### Area 006 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	2	645030	2155	05/24/13	\$236,160	FORCED SALE; GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE
3	2	645030	2155	01/02/14	\$235,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
3	2	645030	2175	11/18/14	\$342,450	SALE DOES NOT MATCH DATA
3	2	645030	2546	10/21/14	\$130,000	NO MARKET EXPOSURE
3	2	645030	3460	10/31/14	\$280,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
3	2	769760	0010	12/04/12	\$178,200	IMP. CHARACTERISTICS CHANGED SINCE SALE; FORCED SALE; EXEMPT FROM EXCISE TAX
3	2	769760	0010	05/06/13	\$278,500	SALE DOES NOT MATCH DATA; FINANCIAL INSTITUTION RESALE
4	12	016400	0170	08/28/13	\$366,832	FORCED SALE; EXEMPT FROM EXCISE TAX
4	12	016400	0230	03/04/14	\$275,000	SALE DOES NOT MATCH DATA
4	12	016400	0231	01/23/13	\$185,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
4	12	016400	0241	09/18/14	\$418,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	12	016400	0272	04/05/13	\$312,000	FORCED SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	12	016400	0302	05/20/13	\$218,009	QUIT CLAIM DEED
4	12	017300	0021	05/03/12	\$220,000	FINANCIAL INSTITUTION RESALE; STATEMENT TO DOR
4	12	017300	0025	08/25/14	\$316,000	SALE DOES NOT MATCH DATA; ACTIVE PERMIT BEFORE SALE >25K
4	12	017300	0050	05/21/12	\$210,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
4	12	017300	0051	02/22/12	\$195,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
4	12	017300	0060	09/20/12	\$395,000	OBSOLESCENCE
4	12	017300	0061	05/14/13	\$425,000	OBSOLESCENCE
4	12	017300	0110	02/27/12	\$237,500	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
4	12	017300	0140	07/22/14	\$487,000	SALE DOES NOT MATCH DATA
4	12	083200	0020	09/03/13	\$259,900	SALE DOES NOT MATCH DATA; GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE
4	12	083200	0140	07/06/12	\$454,000	RELATED PARTY, FRIEND, OR NEIGHBOR; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	14	083270	0100	03/26/12	\$180,700	GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
4	14	130630	0200	11/23/14	\$400,000	SALE DOES NOT MATCH DATA; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	14	178550	0120	05/13/14	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	14	178550	0121	10/13/14	\$339,560	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
4	14	178550	0122	04/09/12	\$314,000	SALE DOES NOT MATCH DATA; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	12	192604	9061	03/18/14	\$240,000	SALE DOES NOT MATCH DATA
4	14	192604	9100	10/27/14	\$206,873	NO MARKET EXPOSURE; QUIT CLAIM DEED



## Improved Sales Removed in This Annual Update Analysis

### Area 006 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
4	12	192604	9104	10/22/13	\$469,000	SALE DOES NOT MATCH DATA
4	12	192604	9141	10/10/14	\$403,500	IMP. COUNT > 1
4	12	192604	9258	02/22/12	\$319,000	SALE DOES NOT MATCH DATA; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	14	192604	9332	03/06/12	\$176,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
4	14	229140	0185	05/29/12	\$287,936	FORCED SALE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
4	14	229140	0185	09/25/12	\$259,000	SALE DOES NOT MATCH DATA; GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE
4	14	229140	0342	06/09/14	\$333,736	FORCED SALE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
4	14	229140	0343	04/09/13	\$275,000	FORCED SALE; EXEMPT FROM EXCISE TAX; QUESTIONABLE PER APPRAISAL
4	14	229140	0745	02/04/13	\$195,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
4	14	229140	0770	02/12/14	\$275,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	14	229140	1050	06/13/12	\$186,000	FORCED SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
4	14	229140	1170	09/18/13	\$350,000	SALE DOES NOT MATCH DATA; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	12	241960	0075	12/01/14	\$465,000	SALE DOES NOT MATCH DATA
4	14	291620	0048	02/25/14	\$103,000	QUIT CLAIM DEED
4	14	291620	0094	12/17/14	\$770,000	SALE DOES NOT MATCH DATA; PERCENT COMPLETE
4	14	291620	0095	10/16/13	\$600,000	SEGREGATION AND/OR MERGER
4	14	291620	0160	08/21/12	\$222,510	FORCED SALE; EXEMPT FROM EXCISE TAX
4	14	364510	0210	09/05/12	\$309,068	FORCED SALE; EXEMPT FROM EXCISE TAX
4	14	364510	0210	01/03/13	\$245,000	SALE DOES NOT MATCH DATA; FINANCIAL INSTITUTION RESALE
4	14	364510	0240	09/22/14	\$443,000	SEGREGATION AND/OR MERGER
4	14	364510	0280	12/19/13	\$433,000	SEGREGATION AND/OR MERGER
4	14	434380	0050	03/11/13	\$255,000	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
4	14	614010	0150	11/25/14	\$500,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
4	14	614010	0345	04/04/13	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	14	614010	0880	08/22/12	\$200,000	DOR RATIO; NON-REPRESENTATIVE SALE
4	14	614060	0295	07/25/13	\$302,500	AUCTION SALE; FORCED SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE
4	14	614060	0295	04/11/14	\$570,000	SALE DOES NOT MATCH DATA
4	14	614110	0106	03/12/12	\$574,291	FORCED SALE; EXEMPT FROM EXCISE TAX
4	14	614110	0109	12/17/13	\$275,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	14	614110	0109	04/07/14	\$401,000	IMP. COUNT > 1

## Improved Sales Removed in This Annual Update Analysis

### Area 006 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
4	14	614110	0111	02/04/14	\$365,505	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	14	614110	0255	07/19/12	\$375,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	14	614110	0255	05/15/14	\$467,000	SALE DOES NOT MATCH DATA
4	14	614110	0320	07/07/14	\$245,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	14	614110	0380	08/13/13	\$215,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
4	14	614110	0640	09/06/13	\$295,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	14	614110	0680	04/24/13	\$496,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; EXEMPT FROM EXCISE TAX
4	14	614110	0680	03/16/13	\$496,000	RELOCATION - SALE TO SERVICE
4	14	614110	0762	04/07/14	\$350,000	SALE DOES NOT MATCH DATA; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	14	614110	0790	11/08/13	\$198,000	NO MARKET EXPOSURE;
4	14	637850	0020	02/09/12	\$171,654	DOR RATIO; QUIT CLAIM DEED; CORPORATE AFFILIATES
4	14	637850	0200	04/17/12	\$265,000	SALE DOES NOT MATCH DATA; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	14	891100	0030	12/10/14	\$355,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
4	14	891100	0141	02/05/14	\$340,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
4	14	891100	0445	11/12/14	\$329,000	SALE DOES NOT MATCH DATA; ACTIVE PERMIT BEFORE SALE >25K
4	14	891100	0520	07/24/12	\$330,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	14	891100	0605	12/12/14	\$250,000	BUILDER OR DEVELOPER SALES; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	14	891100	0646	08/29/12	\$335,000	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
5	8	207260	0035	02/01/13	\$328,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	8	224650	0030	03/06/12	\$200,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
5	8	224650	0035	06/14/12	\$122,145	NO MARKET EXPOSURE; ASSUMPTION OF MORTGAGE W/NO ADDL CONSIDERATION PD
5	8	292604	9395	08/05/13	\$3,000	DOR RATIO; EASEMENT OR RIGHT-OF-WAY
5	8	292604	9437	10/14/14	\$425,000	SALE DOES NOT MATCH DATA; ACTIVE PERMIT BEFORE SALE >25K
5	8	302604	9125	04/29/13	\$663,000	OBSOLESCENCE; PREVIOUS IMP. VALUE <= 25K
5	8	303420	0073	01/09/12	\$390,000	OBSOLESCENCE
5	7	303420	0187	11/21/12	\$395,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
5	7	303420	0198	06/03/14	\$689,800	SALE DOES NOT MATCH DATA
5	7	303420	0204	09/04/13	\$100,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
5	7	303420	0247	11/14/14	\$327,000	BUILDER OR DEVELOPER SALES
5	7	303420	0276	11/19/12	\$532,000	SALE DOES NOT MATCH DATA

## Improved Sales Removed in This Annual Update Analysis

### Area 006 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	7	303420	0294	01/16/14	\$103,500	PARTIAL INTEREST (1/3, 1/2, ETC.); RELATED PARTY, FRIEND, OR NEIGHBOR
5	7	303420	0300	11/05/12	\$168,250	PARTIAL INTEREST (1/3, 1/2, ETC.); RELATED PARTY, FRIEND, OR NEIGHBOR
5	7	303420	0624	04/30/14	\$180,000	NO MARKET EXPOSURE; TEAR DOWN
5	7	303420	0666	11/07/14	\$808,100	SALE DOES NOT MATCH DATA
5	7	303420	0695	08/21/14	\$735,000	IMP. COUNT > 1; RELATED PARTY, FRIEND, OR NEIGHBOR
5	8	303420	0864	10/01/12	\$79,625	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
5	8	303420	0871	02/26/13	\$190,001	FORCED SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
5	8	303420	0931	07/07/14	\$371,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
5	8	303420	0931	10/10/14	\$505,000	SALE DOES NOT MATCH DATA
5	8	303420	0938	12/30/14	\$365,000	SALE DOES NOT MATCH DATA; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	8	303420	0946	09/07/12	\$350,000	SEGREGATION AND/OR MERGER; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	8	613050	0060	06/25/12	\$301,000	QUIT CLAIM DEED
5	8	631040	0080	01/31/12	\$263,900	SALE DOES NOT MATCH DATA; GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE
5	8	641160	0010	09/25/12	\$114,500	PARTIAL INTEREST (1/3, 1/2, ETC.); QUESTIONABLE PER APPRAISAL
5	8	641160	0010	09/26/12	\$114,500	PARTIAL INTEREST (1/3, 1/2, ETC.); QUIT CLAIM DEED; QUESTIONABLE PER APPRAISAL
5	8	641160	0014	08/09/12	\$692,500	IMP. COUNT > 1; OBSOLESCENCE
5	8	641160	0028	11/27/13	\$600,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
5	8	641160	0045	10/16/14	\$590,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; EXEMPT FROM EXCISE TAX
5	8	641160	0099	02/27/14	\$117,391	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR;
5	8	641160	0110	11/02/12	\$150,000	NON-REPRESENTATIVE SALE; SHORT SALE
5	8	641160	0265	12/08/14	\$649,999	BUILDER OR DEVELOPER SALES
5	8	641160	0291	01/16/14	\$305,500	SALE DOES NOT MATCH DATA; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
5	8	641160	0350	06/25/13	\$261,900	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	8	641160	0350	02/26/14	\$389,000	SALE DOES NOT MATCH DATA
5	8	641160	0354	07/26/12	\$350,000	OBSOLESCENCE
5	8	641160	0370	05/15/14	\$475,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
5	8	641160	0370	02/26/14	\$369,000	FORCED SALE; EXEMPT FROM EXCISE TAX
5	8	641210	0143	10/31/13	\$230,000	SALE DOES NOT MATCH DATA; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	8	641260	0020	04/18/12	\$160,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
5	8	678120	0055	12/21/12	\$499,349	IMP. COUNT > 1; OBSOLESCENCE; QUIT CLAIM DEED

## Improved Sales Removed in This Annual Update Analysis

### Area 006 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	6	799670	0190	01/06/12	\$275,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
5	6	799671	0190	01/17/13	\$275,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
5	6	799672	0170	12/27/12	\$245,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
5	6	799672	0170	12/04/12	\$145,729	PARTIAL INTEREST (1/3, 1/2, ETC.); QUIT CLAIM DEED; STATEMENT TO DOR
5	8	932580	0065	03/22/12	\$175,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	8	932580	0115	06/12/14	\$242,400	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
6	16	026300	0045	11/08/12	\$222,550	PARTIAL INTEREST (1/3, 1/2, ETC.); QUIT CLAIM DEED; STATEMENT TO DOR
6	16	026300	0050	10/31/14	\$730,000	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
6	16	026300	0164	05/27/14	\$316,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	16	026300	0164	12/17/14	\$425,000	SALE DOES NOT MATCH DATA
6	16	026300	0205	11/13/14	\$390,100	AUCTION SALE; EXEMPT FROM EXCISE TAX
6	16	026300	0225	05/31/12	\$262,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	16	026300	0324	05/13/14	\$550,000	OBSOLESCENCE
6	16	030600	0495	12/01/13	\$160,000	OBSOLESCENCE; PREVIOUS IMP. VALUE <= 25K
6	16	030600	0566	08/21/12	\$136,402	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
6	16	078900	0333	05/10/12	\$228,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
6	16	078900	0415	02/02/12	\$50,000	DOR RATIO; QUIT CLAIM DEED
6	16	078900	0540	07/09/13	\$342,576	FORCED SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
6	16	152930	0020	06/17/13	\$290,000	OBSOLESCENCE; PREVIOUS IMP. VALUE <= 25K
6	16	152930	0185	02/05/13	\$545,000	SALE DOES NOT MATCH DATA; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	16	153230	0005	01/18/12	\$366,000	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
6	16	153230	0180	10/22/12	\$226,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	16	291720	0065	02/07/13	\$325,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; DIVORCE; AND OTHER WARNINGS
6	16	291720	0066	02/01/13	\$308,100	FORCED SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
6	16	291720	0310	02/15/13	\$117,000	NO MARKET EXPOSURE; QUESTIONABLE PER APPRAISAL
6	16	291720	0475	11/12/14	\$205,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	16	291720	0605	03/21/13	\$255,000	DOR RATIO; NO MARKET EXPOSURE
6	16	291720	0675	07/14/14	\$343,168	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
6	16	312604	9154	09/25/14	\$570,000	SALE DOES NOT MATCH DATA
6	16	312604	9192	05/18/12	\$465,000	OBSOLESCENCE

## Improved Sales Removed in This Annual Update Analysis

### Area 006 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6	16	312604	9192	06/05/13	\$630,000	OBSOLESCENCE
6	16	312604	9312	07/10/13	\$420,000	OBSOLESCENCE
6	16	312604	9407	01/02/14	\$394,700	SALE DOES NOT MATCH DATA
6	16	312604	9411	12/09/14	\$340,000	SALE DOES NOT MATCH DATA
6	16	312604	9466	05/22/13	\$213,975	AFFORDABLE HOUSING SALES; PARTIAL INTEREST (1/3, 1/2, ETC.)
6	16	312604	9510	11/19/14	\$384,900	RELOCATION - SALE TO SERVICE
6	16	554080	0060	08/06/12	\$239,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
6	16	554080	0060	04/23/13	\$447,500	SALE DOES NOT MATCH DATA
6	16	554080	0120	08/01/13	\$325,000	IMP. COUNT > 1
6	16	554130	0120	01/22/13	\$337,500	FORCED SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
6	16	554130	0135	07/08/14	\$674,600	SALE DOES NOT MATCH DATA
6	16	604640	0675	11/05/12	\$241,000	SALE DOES NOT MATCH DATA
6	16	604640	0720	07/17/12	\$284,040	FORCED SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
6	16	604640	1150	10/28/13	\$485,000	OBSOLESCENCE
6	16	604640	1300	06/09/14	\$428,000	SALE DOES NOT MATCH DATA
6	16	614560	0021	05/08/14	\$199,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
6	16	614560	0120	11/07/12	\$395,000	OBSOLESCENCE
6	16	614560	0285	01/09/14	\$208,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
6	16	614560	0285	05/29/14	\$300,000	SALE DOES NOT MATCH DATA
6	16	614560	0400	01/29/13	\$160,000	NON-REPRESENTATIVE SALE; SHORT SALE
6	16	614560	0432	11/24/12	\$252,244	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; EXEMPT FROM EXCISE TAX
6	16	614560	0740	05/14/12	\$337,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
6	16	614560	0780	09/11/14	\$335,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
6	16	614560	0785	09/23/14	\$530,000	SEGREGATION AND/OR MERGER; IMP. COUNT > 1
6	16	614560	0805	09/05/13	\$370,000	IMP. COUNT > 1
6	16	614560	0865	07/02/13	\$425,000	SEGREGATION AND/OR MERGER
6	16	614560	0880	08/12/13	\$388,000	OBSOLESCENCE
6	16	614560	0923	06/03/13	\$266,500	FORCED SALE; EXEMPT FROM EXCISE TAX
6	16	614560	0960	01/02/13	\$280,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
6	16	614560	1000	12/23/13	\$106,500	DOR RATIO; QUIT CLAIM DEED



## Improved Sales Removed in This Annual Update Analysis

### Area 006 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6	16	614560	1000	07/11/14	\$429,950	SALE DOES NOT MATCH DATA
6	16	614560	1126	11/07/12	\$217,500	OBSOLESCENCE; PREVIOUS IMP. VALUE <= 25K
6	16	614560	1195	08/02/13	\$272,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
6	16	614560	1313	10/02/14	\$300,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
6	16	614560	1314	03/28/12	\$347,392	FORCED SALE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
6	16	614560	1395	04/24/13	\$117,051	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; EXEMPT FROM EXCISE TAX
6	16	614560	1599	11/01/13	\$201,140	FORCED SALE; EXEMPT FROM EXCISE TAX
6	16	614560	1599	01/14/14	\$212,625	QUIT CLAIM DEED; STATEMENT TO DOR
6	16	614560	1725	02/27/14	\$265,100	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALED
6	16	614560	1725	11/04/14	\$345,000	SALE DOES NOT MATCH DATA
6	16	614560	1810	04/17/14	\$230,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	16	614560	1810	07/18/14	\$358,803	SALE DOES NOT MATCH DATA
6	16	614560	1845	10/23/13	\$306,374	FORCED SALE; EXEMPT FROM EXCISE TAX
6	16	614560	2080	02/25/14	\$399,000	PERCENT COMPLETE
6	16	614560	2080	10/08/13	\$527,000	PERCENT COMPLETE
6	16	614560	2310	07/09/12	\$240,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	16	614560	2355	11/14/13	\$280,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	16	614560	2385	12/14/12	\$305,000	IMP. COUNT > 1
6	16	614560	2385	05/30/13	\$450,000	IMP. COUNT > 1; RELATED PARTY, FRIEND, OR NEIGHBOR
6	16	614560	2500	12/05/13	\$249,000	IMP. COUNT > 1
6	16	643150	0036	08/10/12	\$240,500	OBSOLESCENCE; PREVIOUS IMP. VALUE <= 25K; FORCED SALE; EXEMPT FROM EXCISE TAX
6	16	643150	0120	10/19/12	\$280,000	SALE DOES NOT MATCH DATA; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
6	16	643150	0140	12/17/14	\$880,000	SALE DOES NOT MATCH DATA; ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
6	16	674970	0046	05/13/13	\$262,550	FORCED SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
6	16	926670	0140	06/08/12	\$271,755	FORCED SALE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
6	16	926670	0140	08/22/12	\$246,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
6	16	926670	0580	04/16/12	\$359,900	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
6	16	926670	1115	08/08/14	\$488,000	SALE DOES NOT MATCH DATA
6	16	926670	1250	01/14/13	\$263,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	16	946520	0210	11/26/14	\$387,000	AUCTION SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX

## Improved Sales Removed in This Annual Update Analysis

### Area 006 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6	16	946520	0405	01/16/14	\$250,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESEALED
6	16	946520	0405	08/21/14	\$412,000	SALE DOES NOT MATCH DATA
7	11	099300	0046	09/22/14	\$510,000	SALE DOES NOT MATCH DATA
7	12	099300	0135	07/10/13	\$380,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; TEAR DOWN;
7	12	099300	0135	09/24/14	\$455,000	SALE DOES NOT MATCH DATA; BUILDER OR DEVELOPER SALES
7	0	099300	0136	10/07/14	\$449,950	SALE DOES NOT MATCH DATA
7	0	099300	0137	11/12/14	\$399,950	SALE DOES NOT MATCH DATA
7	0	099300	0138	11/20/14	\$407,000	SALE DOES NOT MATCH DATA
7	12	099300	0185	07/24/13	\$460,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SEGREGATION AND/OR MERGER
7	12	099300	0285	05/06/13	\$325,000	OBSOLESCENCE
7	12	099300	0808	05/27/14	\$345,000	GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
7	12	099300	0835	09/09/14	\$372,000	OBSOLESCENCE; AUCTION SALE; EXEMPT FROM EXCISE TAX
7	12	099300	1076	04/01/14	\$437,309	SALE DOES NOT MATCH DATA
7	11	099300	1135	08/19/13	\$317,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	11	099300	1135	02/03/14	\$480,000	SALE DOES NOT MATCH DATA
7	12	099300	1465	07/21/14	\$346,678	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
7	12	099300	1629	06/04/13	\$259,895	FORCED SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
7	12	099300	1979	11/17/14	\$350,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	12	099300	2256	03/20/12	\$350,000	SALE DOES NOT MATCH DATA
7	11	099300	2315	09/13/12	\$252,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	11	191980	0090	12/15/14	\$625,000	SALE DOES NOT MATCH DATA
7	11	199720	0165	11/28/12	\$500,000	MULTI-PARCEL SALE; TEAR DOWN
7	11	237670	0041	04/24/12	\$350,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	11	295790	0075	09/20/12	\$313,000	SALE DOES NOT MATCH DATA
7	13	302230	0035	09/05/12	\$335,000	SALE DOES NOT MATCH DATA
7	11	312604	9052	03/05/12	\$335,000	GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
7	13	322604	9054	10/03/14	\$526,500	SALE DOES NOT MATCH DATA
7	11	431070	0020	05/08/14	\$292,510	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
7	12	431070	0405	08/26/13	\$370,000	DOR RATIO; OBSOLESCENCE; PREVIOUS IMP. VALUE <= 25K
7	12	431070	0415	07/11/13	\$339,500	OBSOLESCENCE; PREVIOUS IMP. VALUE <= 25K

## Improved Sales Removed in This Annual Update Analysis

### Area 006 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	12	431070	0446	04/23/14	\$270,000	OBSOLESCENCE; PREVIOUS IMP. VALUE <= 25K
7	12	431070	0460	12/19/13	\$533,000	OBSOLESCENCE
7	12	431070	0775	04/01/13	\$360,000	PERCENT COMPLETE
7	12	431070	0776	12/08/14	\$557,500	SALE DOES NOT MATCH DATA; PERCENT COMPLETE
7	12	431070	1330	12/04/13	\$323,000	SALE DOES NOT MATCH DATA; DOR RATIO; OBSOLESCENCE; PREVIOUS IMP. VALUE <= 25K
7	12	431070	1410	05/07/13	\$485,000	OBSOLESCENCE
7	12	431070	1421	03/09/12	\$243,500	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
7	11	431070	1870	10/30/12	\$215,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	11	431070	2150	09/26/12	\$405,000	RELOCATION - SALE TO SERVICE
7	11	431070	2150	09/27/12	\$405,000	SALE DOES NOT MATCH DATA; RELOCATION - SALE BY SERVICE
7	11	431070	2195	10/19/12	\$360,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
7	12	431070	2588	06/11/12	\$275,643	FORCED SALE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
7	12	431070	2756	02/24/14	\$340,000	RELOCATION - SALE TO SERVICE
7	12	431070	2845	12/03/13	\$322,379	FORCED SALE; EXEMPT FROM EXCISE TAX
7	12	431070	2865	08/02/12	\$280,000	SALE DOES NOT MATCH DATA; OBSOLESCENCE; PREVIOUS IMP. VALUE <= 25K
7	12	431070	2975	09/03/14	\$519,000	OBSOLESCENCE; PREVIOUS IMP. VALUE <= 25K
7	9	435870	0050	10/02/14	\$497,500	RELOCATION - SALE TO SERVICE
7	9	435870	0075	06/19/12	\$304,000	SALE DOES NOT MATCH DATA
7	9	435870	0090	03/20/13	\$256,900	FORCED SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
7	9	435870	0105	12/23/14	\$332,000	IMP. COUNT > 1; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
7	9	435870	0105	07/19/13	\$325,000	IMP. COUNT > 1; FORCED SALE; EXEMPT FROM EXCISE TAX
7	9	435870	0126	09/16/13	\$234,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	9	435870	0126	04/18/14	\$425,000	SALE DOES NOT MATCH DATA
7	9	435870	0165	02/23/12	\$172,500	NO MARKET EXPOSURE
7	9	435870	0166	01/30/12	\$173,500	NO MARKET EXPOSURE
7	9	546430	0055	07/30/12	\$408,750	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	9	546430	0055	07/09/13	\$560,000	OBSOLESCENCE
7	9	546430	0160	09/24/13	\$425,000	SEGREGATION AND/OR MERGER; TEAR DOWN
7	9	546430	0272	03/28/13	\$519,801	ACTIVE PERMIT BEFORE SALE >25K
7	9	546430	0272	09/07/12	\$194,300	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE

## Improved Sales Removed in This Annual Update Analysis

### Area 006 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	10	630000	0211	04/11/12	\$153,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
7	10	630000	0224	12/19/12	\$267,155	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
7	10	630000	0226	06/26/14	\$240,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
7	9	630000	0291	05/21/12	\$258,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
7	9	630000	0337	05/29/14	\$550,000	SALE DOES NOT MATCH DATA
7	10	630000	0366	02/09/12	\$545,000	OBSOLESCENCE; PREVIOUS IMP. VALUE <= 25K
7	10	630000	0550	07/17/14	\$464,000	OBSOLESCENCE
7	10	630000	0687	11/03/12	\$158,500	NON-REPRESENTATIVE SALE; SHORT SALE
7	9	630050	0225	03/22/13	\$279,900	SALE DOES NOT MATCH DATA
7	10	630050	0290	02/16/12	\$218,888	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
7	10	630050	0295	07/31/13	\$190,000	ACTIVE PERMIT BEFORE SALE >25K; PARTIAL INTEREST (1/3, 1/2, ETC.)
7	10	630050	0295	12/04/12	\$165,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-PROFIT ORGANIZATION
7	9	630050	0370	05/15/14	\$399,950	SALE DOES NOT MATCH DATA; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	10	630050	0460	05/23/13	\$307,000	FORCED SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
7	10	630050	0475	07/02/13	\$285,000	NO MARKET EXPOSURE; SEGREGATION AND/OR MERGER; TEAR DOWN
7	10	630050	0476	10/01/14	\$400,000	BUILDER OR DEVELOPER SALES
7	9	630050	0820	07/05/14	\$17,227	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
7	9	630050	0840	05/16/14	\$166,000	PERCENT NET CONDITION; PREVIOUS IMP. VALUE <= 25K
7	13	802170	0815	02/10/14	\$471,750	SALE DOES NOT MATCH DATA
7	13	802170	1079	10/24/13	\$200,000	TEAR DOWN
7	13	802170	1165	04/03/14	\$347,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
7	10	873000	0040	04/03/13	\$113,332	PARTIAL INTEREST (1/3, 1/2, ETC.); QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
7	12	926720	0228	09/28/12	\$321,000	RELOCATION - SALE TO SERVICE
7	12	926720	0345	06/02/14	\$342,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	12	952410	0051	05/25/12	\$251,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
7	12	952410	0051	05/25/12	\$251,000	FORCED SALE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
7	12	952410	0061	04/08/13	\$327,135	FORCED SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
7	12	952410	0065	08/09/12	\$180,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
7	12	952410	0115	11/10/14	\$330,000	OBSOLESCENCE; PREVIOUS IMP. VALUE <= 25K
7	12	952410	0120	03/22/12	\$251,000	GOV'T TO GOV'T; SEGREGATION AND/OR MERGER; TEAR DOWN

## Improved Sales Removed in This Annual Update Analysis

### Area 006 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	12	952410	0120	05/24/12	\$335,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SEGREGATION AND/OR MERGER; TEAR DOWN
7	12	952410	0168	03/27/12	\$210,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
7	0	952410	0170	05/07/14	\$357,950	PERCENT COMPLETE
7	0	952410	0172	04/23/14	\$382,081	PERCENT COMPLETE
7	12	952410	0198	12/19/12	\$153,000	FORCED SALE; EXEMPT FROM EXCISE TAX
7	12	952410	0312	03/26/12	\$269,950	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
7	12	952410	0313	03/26/12	\$269,950	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
7	12	952410	0319	05/03/13	\$53,797	PARTIAL INTEREST (1/3, 1/2, ETC.); QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
7	12	952410	0360	03/19/13	\$175,000	SEGREGATION AND/OR MERGER
7	12	952410	0370	05/16/13	\$145,800	OBSOLESCENCE
7	12	952410	0375	07/17/13	\$277,000	OBSOLESCENCE; PREVIOUS IMP. VALUE <= 25K
7	12	952410	0375	01/29/13	\$368,710	OBSOLESCENCE; PREVIOUS IMP. VALUE <= 25K; FORCED SALE; EXEMPT FROM EXCISE TAX
8	18	053400	0080	12/11/12	\$313,264	FORCED SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
8	18	053400	0105	02/25/13	\$186,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED; SHORT SALE
8	18	094600	0295	12/10/14	\$469,000	SALE DOES NOT MATCH DATA
8	18	094600	0295	05/29/13	\$285,000	SEGREGATION AND/OR MERGER; TEAR DOWN
8	18	094600	0297	11/17/14	\$475,500	SALE DOES NOT MATCH DATA; PERCENT COMPLETE; BUILDER OR DEVELOPER SALES
8	18	101400	0075	10/03/14	\$276,899	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE
8	18	158860	0020	10/19/12	\$148,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	18	158860	0045	12/15/14	\$459,000	SALE DOES NOT MATCH DATA
8	18	158860	0190	09/16/13	\$232,500	NO MARKET EXPOSURE
8	18	158860	0200	05/06/12	\$335,000	NO MARKET EXPOSURE
8	18	186240	0201	07/29/14	\$315,000	GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
8	18	186240	0211	12/10/14	\$770,043	SALE DOES NOT MATCH DATA; ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
8	18	186240	0213	12/15/14	\$775,000	SALE DOES NOT MATCH DATA; PERCENT COMPLETE; BUILDER OR DEVELOPER SALES
8	18	186240	0310	08/06/13	\$80,664	PARTIAL INTEREST (1/3, 1/2, ETC.); RELATED PARTY, FRIEND, OR NEIGHBOR
8	18	186240	0351	07/18/13	\$137,500	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
8	18	186240	0381	05/29/13	\$211,000	OBSOLESCENCE; PREVIOUS IMP. VALUE <= 25K
8	18	186240	0423	11/12/14	\$3,999,600	OBSOLESCENCE; PREVIOUS IMP. VALUE <= 25K
8	18	211770	0015	07/27/12	\$320,500	FORCED SALE; EXEMPT FROM EXCISE TAX



## Improved Sales Removed in This Annual Update Analysis

### Area 006 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	18	250800	0020	07/25/12	\$219,000	NO MARKET EXPOSURE
8	18	250800	0025	07/24/12	\$410,000	ACTIVE PERMIT BEFORE SALE >25K; IMP. COUNT > 1
8	18	250800	0025	07/08/14	\$500,000	ACTIVE PERMIT BEFORE SALE >25K; IMP. COUNT > 1; NO MARKET EXPOSURE
8	18	250800	0070	05/15/12	\$330,000	SALE DOES NOT MATCH DATA
8	18	250800	0205	02/24/12	\$210,000	FORCED SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
8	18	268810	0075	09/23/13	\$308,000	FINANCIAL INSTITUTION RESALE; IMPS. CHARACTERISTICS CHANGED SINCE SALE
8	18	268810	0075	05/06/14	\$488,000	SALE DOES NOT MATCH DATA
8	18	270560	0056	10/25/12	\$600,000	OBSOLESCENCE
8	18	270560	0057	07/03/13	\$682,500	OBSOLESCENCE
8	18	270560	0060	04/17/13	\$605,000	OBSOLESCENCE
8	18	270560	0071	05/24/13	\$250,000	PERCENT COMPLETE
8	18	277660	0082	01/10/13	\$268,987	FORCED SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
8	18	291470	0260	07/18/12	\$221,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
8	18	291470	0415	05/01/13	\$510,000	OBSOLESCENCE
8	18	291470	0465	07/16/14	\$240,000	ACTIVE PERMIT BEFORE SALE >25K
8	18	291470	0465	11/26/12	\$90,001	FORCED SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
8	18	291520	0180	09/27/12	\$180,000	NO MARKET EXPOSURE
8	18	291520	0210	12/05/14	\$500,000	SALE DOES NOT MATCH DATA
8	18	291520	0230	03/26/12	\$130,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	18	292070	0041	02/11/13	\$169,500	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; EXEMPT FROM EXCISE TAX
8	18	292070	0085	02/25/14	\$242,000	SALE DOES NOT MATCH DATA
8	18	292070	0165	01/27/14	\$442,848	SALE DOES NOT MATCH DATA; ACTIVE PERMIT BEFORE SALE >25K
8	18	292070	0245	12/17/13	\$250,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
8	18	292070	0245	11/07/14	\$599,000	ACTIVE PERMIT BEFORE SALE >25K
8	18	292070	0245	04/23/14	\$270,000	NO MARKET EXPOSURE
8	18	292070	0270	05/21/12	\$285,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
8	18	344200	0025	11/22/13	\$376,450	OBSOLESCENCE
8	18	350110	0010	08/08/14	\$296,100	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
8	18	350110	0050	12/10/14	\$125,000	TEAR DOWN; PREVIOUS IMP. VALUE <= 25K
8	18	350160	0235	05/05/14	\$585,000	SALE DOES NOT MATCH DATA

## Improved Sales Removed in This Annual Update Analysis

### Area 006 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	18	362603	9060	01/16/13	\$359,950	OBSOLESCENCE
8	18	362603	9152	01/15/13	\$205,000	MULTI-PARCEL SALE; QUIT CLAIM DEED
8	18	362603	9268	05/16/14	\$540,000	SALE DOES NOT MATCH DATA
8	18	362603	9319	07/11/12	\$322,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	18	362603	9319	10/07/13	\$775,000	SALE DOES NOT MATCH DATA
8	18	362603	9325	11/21/14	\$740,500	OBSOLESCENCE
8	18	362603	9341	02/23/12	\$24,800	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
8	18	362603	9408	10/24/13	\$400,000	NO MARKET EXPOSURE; STATEMENT TO DOR
8	18	365420	0010	12/07/12	\$337,000	OBSOLESCENCE; QUIT CLAIM DEED
8	18	617090	0040	03/16/12	\$205,000	NO MARKET EXPOSURE
8	18	617090	0115	02/23/12	\$183,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
8	18	618470	0100	09/26/14	\$599,000	SALE DOES NOT MATCH DATA
8	18	618470	0165	07/02/13	\$293,215	FORCED SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
8	18	663890	0155	03/25/13	\$122,399	PARTIAL INTEREST (1/3, 1/2, ETC.); QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
8	18	663890	0215	01/12/12	\$200,000	NO MARKET EXPOSURE; SEGREGATION AND/OR MERGER; TEAR DOWN;
8	18	663890	0265	09/25/14	\$812,000	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
8	18	663890	0405	12/08/14	\$405,000	SALE DOES NOT MATCH DATA
8	18	663890	0450	05/28/13	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	18	663890	0450	01/10/14	\$395,000	SALE DOES NOT MATCH DATA
8	18	663890	0501	05/04/12	\$275,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	18	663890	0570	04/25/14	\$230,000	TEAR DOWN
8	18	751500	0075	05/10/13	\$330,000	SALE DOES NOT MATCH DATA; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	18	751500	0147	09/05/14	\$387,288	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
8	18	759570	0025	07/25/14	\$430,000	SALE DOES NOT MATCH DATA
8	18	759570	0060	05/17/13	\$15,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
8	18	759570	0280	10/22/14	\$650,000	BUILDER OR DEVELOPER SALES
8	18	759570	0305	03/20/14	\$316,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	18	923240	0005	09/21/12	\$81,607	PARTIAL INTEREST (1/3, 1/2, ETC.); QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
8	18	923290	0045	02/16/12	\$370,199	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
8	18	923290	0050	08/06/14	\$300,000	SALE DOES NOT MATCH DATA; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

## Improved Sales Removed in This Annual Update Analysis

### Area 006 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	18	923290	0165	03/17/12	\$194,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
8	18	926820	0030	06/20/12	\$96,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
8	18	926820	0065	11/21/13	\$60,341	PARTIAL INTEREST (1/3, 1/2, ETC.); QUIT CLAIM DEED
8	18	926820	0301	08/23/12	\$425,000	SEGREGATION AND/OR MERGER
8	18	926820	0315	03/20/12	\$413,500	SALE DOES NOT MATCH DATA
8	18	926820	0315	08/28/14	\$456,000	SALE DOES NOT MATCH DATA
8	18	926820	0348	01/22/13	\$88,500	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
8	18	926820	0348	10/28/14	\$439,000	SALE DOES NOT MATCH DATA
8	18	926820	0380	06/26/12	\$427,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	18	926820	0380	11/18/14	\$505,000	SALE DOES NOT MATCH DATA
8	18	926820	0585	09/03/14	\$555,950	SALE DOES NOT MATCH DATA
8	18	926820	0600	05/19/14	\$413,500	SALE DOES NOT MATCH DATA
8	18	926820	0650	01/28/14	\$280,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

## Vacant Sales Used in this Annual Update Analysis

### Area 006

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
4	14	701720	0025	09/27/13	\$330,000	7,500	N	N
5	0	303420	0037	04/15/14	\$145,000	9,525	N	N
5	8	303420	0549	12/05/13	\$220,000	10,360	N	N
6	16	554080	0090	12/20/13	\$343,500	3,787	N	N
6	16	643150	0130	06/16/14	\$235,000	5,086	N	N
8	18	759570	0030	01/14/13	\$167,500	4,920	N	N

## Vacant Sales Removed in this Annual Update Analysis

### Area 006

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
4	12	016400	0175	07/25/13	\$280,000	NO MARKET EXPOSURE
5	8	678120	0045	02/12/14	\$272,000	NO MARKET EXPOSURE; TEAR DOWN
5	8	678120	0045	03/18/13	\$240,000	NO MARKET EXPOSURE; SEGREGATION AND/OR MERGER; TEAR DOWN; AND OTHER WARNINGS
6	16	614560	1701	03/19/13	\$38,500	FORCED SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
6	16	643150	0028	11/29/12	\$362,500	FINANCIAL INSTITUTION RESALE; SEGREGATION AND/OR MERGER; CHANGE OF USE



# Uniform Standards of Professional Appraisal Practice Compliance

## Client and Intended Use of the Appraisal:

This mass appraisal report is intended for use by the public, King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others for other purposes is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a mass appraisal report as stated in USPAP SR 6-8. To fully understand this report the reader may need to refer to the Assessor's Property Record Files, Assessors Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan and the statutes.

The purpose of this report is to explain and document the methods, data and analysis used in the revaluation of King County. King County is on a six year physical inspection cycle with annual statistical updates. The revaluation plan is approved by Washington State Department of Revenue. The Revaluation Plan is subject to their periodic review.

## Definition and date of value estimate:

### Market Value

The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65).

The true and fair value of a property in money for property tax valuation purposes is its "market value" or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)

Retrospective market values are reported herein because the date of the report is subsequent to the effective date of valuation. The analysis reflects market conditions that existed on the effective date of appraisal.

### Highest and Best Use

#### **RCW 84.40.030**

*All property shall be valued at one hundred percent of its true and fair value in money and assessed on the same basis unless specifically provided otherwise by law.*

*An assessment may not be determined by a method that assumes a land usage or highest and best use not permitted, for that property being appraised, under existing zoning or land use planning ordinances or statutes or other government restrictions.*

**WAC 458-07-030 (3) True and fair value -- Highest and best use.**

*Unless specifically provided otherwise by statute, all property shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Any reasonable use to which the property may be put may be taken into consideration and if it is peculiarly adapted to some particular use, that fact may be taken into consideration. Uses that are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in valuing property at its highest and best use.*

If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Samish Gun Club v. Skagit County, 118 Wash. 578 (1922))

The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922))

The fact that the owner of the property chooses to use it for less productive purposes than similar land is being used shall be ignored in the highest and best use estimate. (Samish Gun Club v. Skagit County, 118 Wash. 578 (1922))

Where land has been classified or zoned as to its use, the county assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64)

**Date of Value Estimate**

**RCW 84.36.005**

*All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law.*

**RCW 36.21.080**

*The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year.*

Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date of valuation. If market conditions have changed then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.

## Property Rights Appraised: Fee Simple

### **Wash Constitution Article 7 § 1 Taxation:**

*All taxes shall be uniform upon the same class of property within the territorial limits of the authority levying the tax and shall be levied and collected for public purposes only. The word "property" as used herein shall mean and include everything, whether tangible or intangible, subject to ownership. All real estate shall constitute one class.*

### **Trimble v. Seattle, 231 U.S. 683, 689, 58 L. Ed. 435, 34 S. Ct. 218 (1914)**

*...the entire [fee] estate is to be assessed and taxed as a unit...*

### **Folsom v. Spokane County, 111 Wn. 2d 256 (1988)**

*...the ultimate appraisal should endeavor to arrive at the fair market value of the property as if it were an unencumbered fee...*

### **The Dictionary of Real Estate Appraisal, 3rd Addition, Appraisal Institute.**

*Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.*

## Assumptions and Limiting Conditions:

1. No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.
2. No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.
3. No responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.
4. Rental areas herein discussed have been calculated in accord with generally accepted industry standards.
5. The projections included in this report are utilized to assist in the valuation process and are based on current market conditions and anticipated short term supply demand factors. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.
6. The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.
7. The appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in this analysis to any potential diminution in value should such hazardous materials be found (unless specifically noted). We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.

8. No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.
9. Maps, plats and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.
10. The appraisal is the valuation of the fee simple interest. Unless shown on the Assessor's parcel maps, easements adversely affecting property value were not considered.
11. An attempt to segregate personal property from the real estate in this appraisal has been made.
12. Items which are considered to be "typical finish" and generally included in a real property transfer, but are legally considered leasehold improvements are included in the valuation unless otherwise noted.
13. The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.
14. I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.
15. Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.

### **Scope of Work Performed:**

Research and analyses performed are identified in the body of the revaluation report. The assessor has no access to title reports and other documents. Because of legal limitations we did not research such items as easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations and special assessments. Disclosure of interior home features and, actual income and expenses by property owners is not a requirement by law therefore attempts to obtain and analyze this information are not always successful. The mass appraisal performed must be completed in the time limits indicated in the Revaluation Plan and as budgeted. The scope of work performed and disclosure of research and analyses not performed are identified throughout the body of the report.

## Certification:

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- The area(s) physically inspected for purposes of this revaluation are outlined in the body of this report.
- The individuals listed below were part of the "appraisal team" and provided significant real property appraisal assistance to the person signing this certification. Any services regarding the subject area performed by the appraiser within the prior three years, as an appraiser or in any other capacity is listed adjacent their name.

None

Any services regarding the subject area performed by me within the prior three years, as an appraiser or in any other capacity is listed below:

To the best of my knowledge the following services were performed by me within the subject area in the last three years:

- Annual Update Model Development and Report Preparation
- Data Collection
- Sales Verification



Appraiser II

08-24-2015

Date



## King County

**Department of Assessments**  
King County Administration Bldg.  
500 Fourth Avenue, ADM-AS-0708  
Seattle, WA 98104-2384  
(206) 296-5195 FAX (206) 296-0595  
Email: [assessor.info@kingcounty.gov](mailto:assessor.info@kingcounty.gov)

**Lloyd Hara**  
**Assessor**

As we start preparations for the 2015 property assessments, it is helpful to remember that the mission and work of the Assessor's Office sets the foundation for efficient and effective government and is vital to ensure adequate funding for services in our communities. Maintaining the public's confidence in our property tax system requires that we build on a track record of fairness, equity, and uniformity in property assessments. Though we face ongoing economic challenges, I challenge each of us to seek out strategies for continuous improvement in our business processes.

Please follow these standards as you perform your tasks.

- Use all appropriate mass appraisal techniques as stated in Washington State Laws, Washington State Administrative Codes, Uniform Standards of Professional Appraisal Practice (USPAP), and accepted International Association of Assessing Officers (IAAO) standards and practices.
- Work with your supervisor on the development of the annual valuation plan and develop the scope of work for your portion of appraisal work assigned, including physical inspections and statistical updates of properties;
- Where applicable, validate correctness of physical characteristics and sales of all vacant and improved properties.
- Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total in compliance with applicable laws, codes and DOR guidelines. The Jurisdictional Exception is applied in cases where Federal, State or local laws or regulations preclude compliance with USPAP;
- Develop and validate valuation models as delineated by IAAO standards: Standard on Mass Appraisal of Real Property and Standard on Ratio Studies. Apply models uniformly to sold and unsold properties, so that ratio statistics can be accurately inferred to the entire population.
- Time adjust sales to January 1, 2015 in conformance with generally accepted appraisal practices.
- Prepare written reports in compliance with USPAP Standard 6 for Mass Appraisals. The intended users of your appraisals and the written reports include the public, Assessor, the Boards of Equalization and Tax Appeals, and potentially other governmental jurisdictions. The intended use of the appraisals and the written reports is the administration of ad valorem property taxation.

Lloyd Hara  
King County Assessor