

Area Name: Medina / Hunts Point / Clyde Hill  
Area Number: 033

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*Residential Revalue for 2015 Assessment Roll*



Obtained from Medina.wa.gov

There were 421 improved sales used in the Area 33 analysis. Area 33 is located on the eastern side of Lake Washington and west of the central business district of Bellevue. It includes the municipalities of Hunts Point, Yarrow Point, Medina, Clyde Hill and a portion of the City of Bellevue. Three major highways serve the area that provide access to Seattle and communities to the north, south and east. Situated along the western, southeastern and northern boundaries of Area 33 are some of the most desirable waterfront properties in King County.



**King County**

**Department of Assessments**

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***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

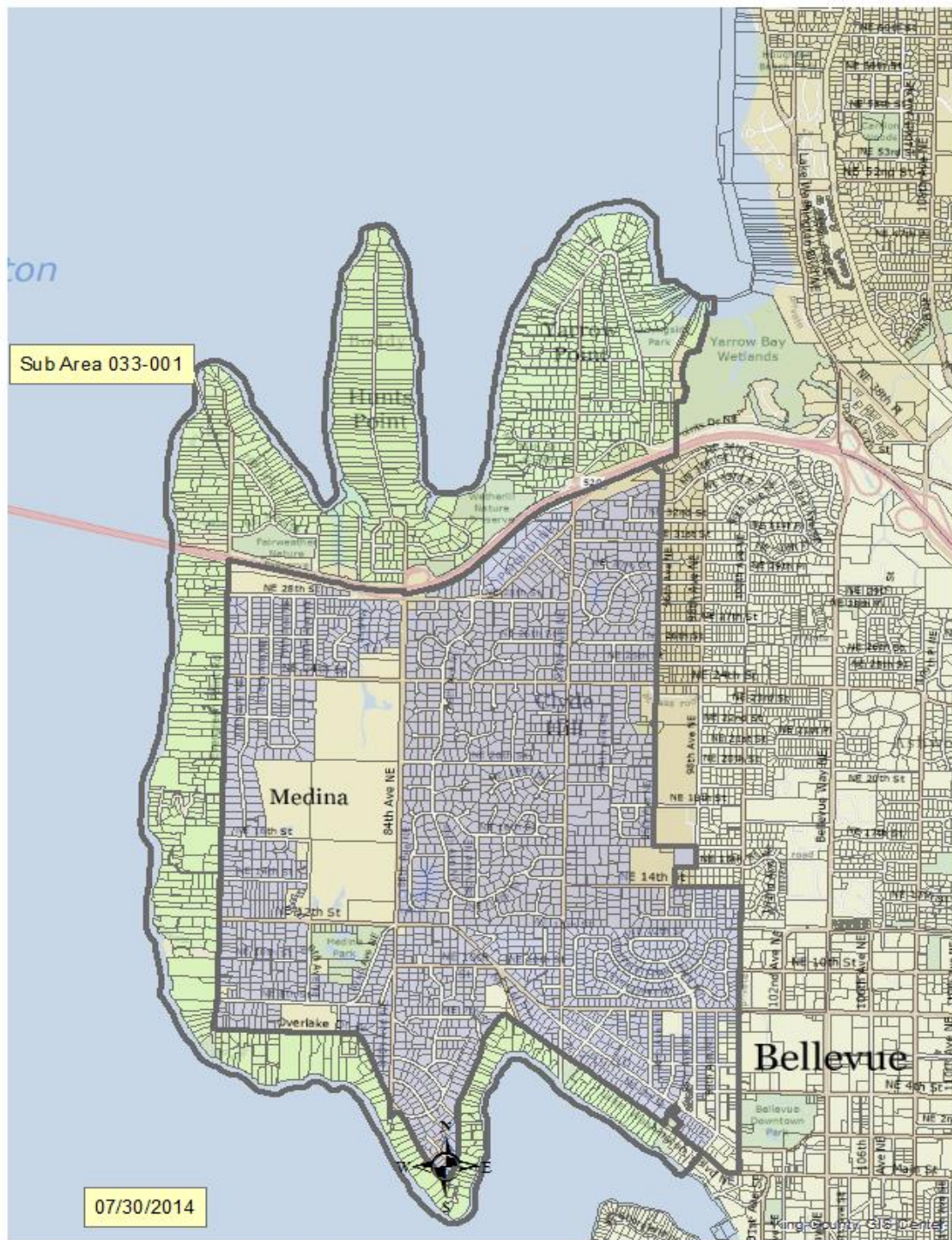
# Area033 Map



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.

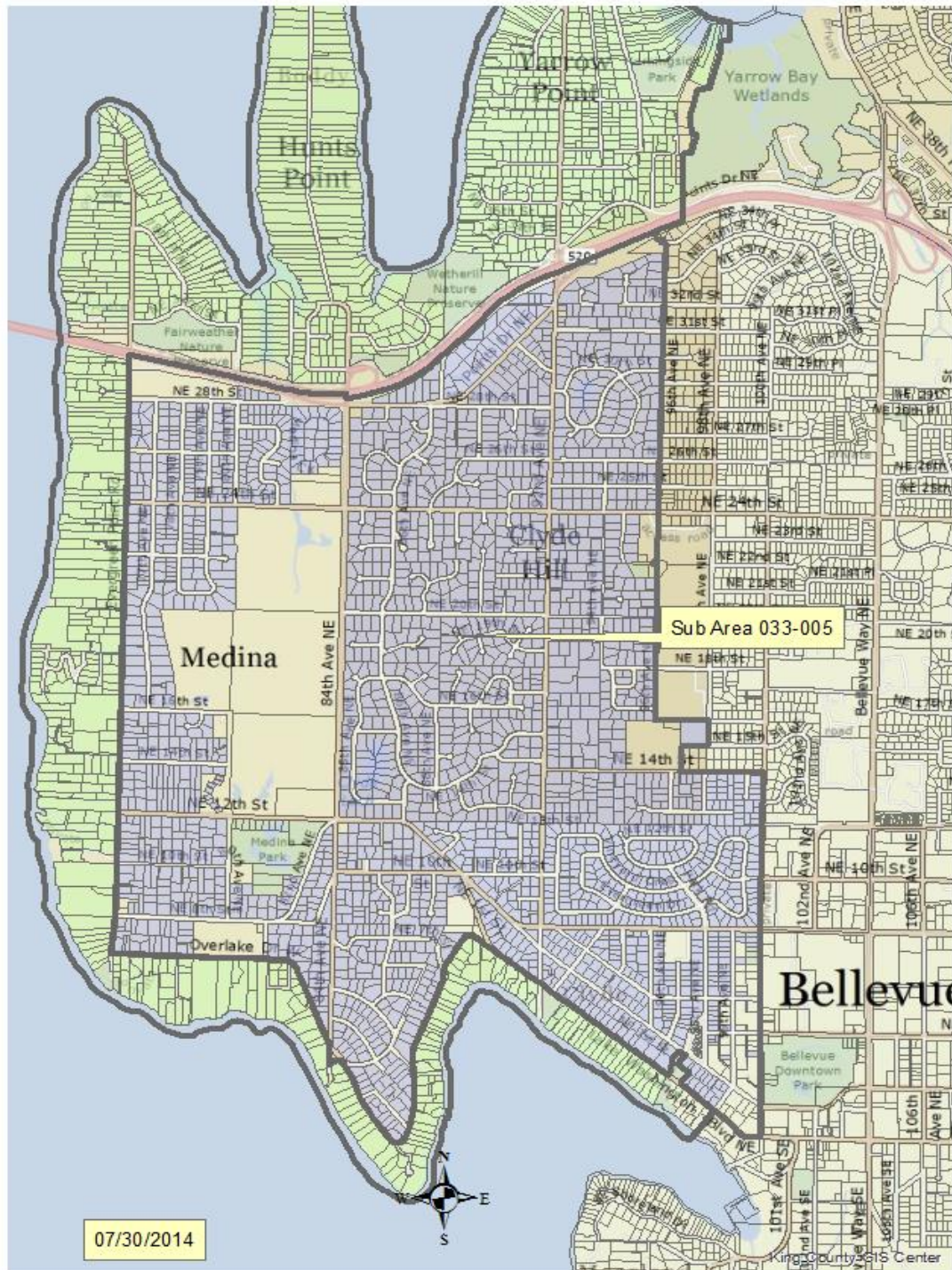


## Area 033 – Sub Area 1 Map





## Area 033 – Sub Area 5 Map





## Area 033 Housing Profile



Grade 6/Year Built 1920/ Total Living Area 1490  
Account Number 438920-1030



Grade 7/Year Built 1954/ Total Living Area 1470  
Account Number 326230-0375



Grade 8/ Year Built 2005/ Total Living Area 2850  
Account Number 362230-0915



Grade 9/ Year Built 1960/ Total Living Area 3460  
Account Number 192505-9207



Grade 10/ Year Built 1989/ Total Living Area 3430  
Account Number 054010-0855



Grade 11/ Year Built 1997/ Total Living Area 4900  
Account Number 209900-0040



Grade 12/ Year Built 2012/ Total Living Area 5240  
Account Number 192505-9045



Grade 13/ Year Built 2000/ Total Living Area 12885  
Account Number 542730-0010

# 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

## Medina/Clyde Hill/Hunts Point/Yarrow Point - Area 033

### Annual Update

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

**Previous Physical Inspection:** 2013  
**Number of Improved Sales:** 421  
**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>	\$1,073,000	\$937,800	\$2,010,800			10.11%
<b>2015 Value</b>	\$1,135,800	\$994,500	\$2,130,300	\$2,263,200	95.2%	10.11%
<b>\$ Change</b>	+\$62,800	+\$56,700	+\$119,500			
<b>% Change</b>	+5.9%	+6.0%	+5.9%			

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. No characteristic based variables were warranted, therefore there is no change to the COD. 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>	\$1,258,900	\$954,300	\$2,213,200
<b>2015 Value</b>	\$1,332,700	\$1,012,100	\$2,344,800
<b>\$ Change</b>	+\$73,800	+\$57,800	+\$131,600
<b>% Change</b>	+5.9%	+6.1%	+5.9%

**Number of one to three unit residences in the population:** 3,151

**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 area required a single standard area adjustment.

## Area 033 - Model Adjustments

### 1-3 Unit Residences

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

Standard Area Adjustment	# Parcels Adjusted	% of Population
+5.97%	3,151	100%

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.

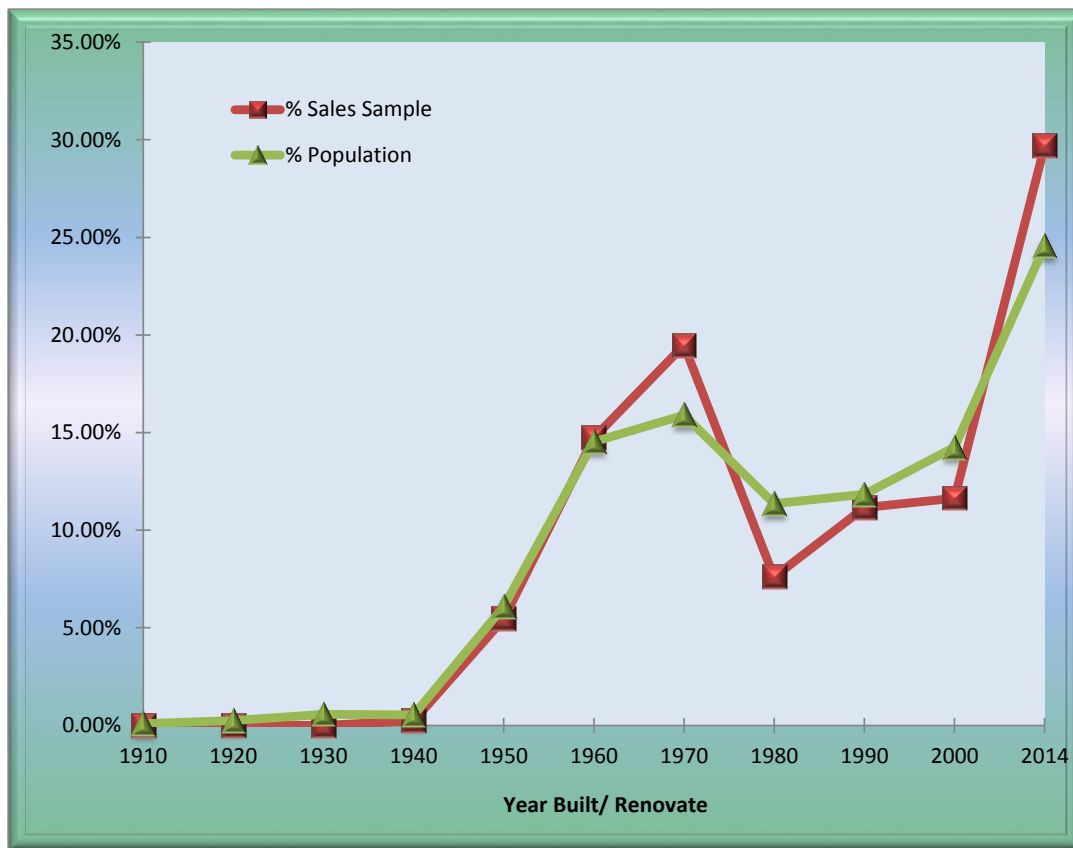
## Sample Representation of Population Year Built or Renovated

**Sales Sample**

Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	0	0.00%
1940	1	0.24%
1950	23	5.46%
1960	62	14.73%
1970	82	19.48%
1980	32	7.60%
1990	47	11.16%
2000	49	11.64%
2014	125	29.69%
421		

**Population**

Year Built/Ren	Frequency	% Population
1910	3	0.10%
1920	8	0.25%
1930	18	0.57%
1940	17	0.54%
1950	192	6.09%
1960	458	14.54%
1970	501	15.90%
1980	358	11.36%
1990	373	11.84%
2000	449	14.25%
2014	774	24.56%
3,151		



The sales sample frequency distribution follows the population distribution fairly closely with regard to Year Built or Renovated. This distribution is adequate for both accurate analysis and appraisals.



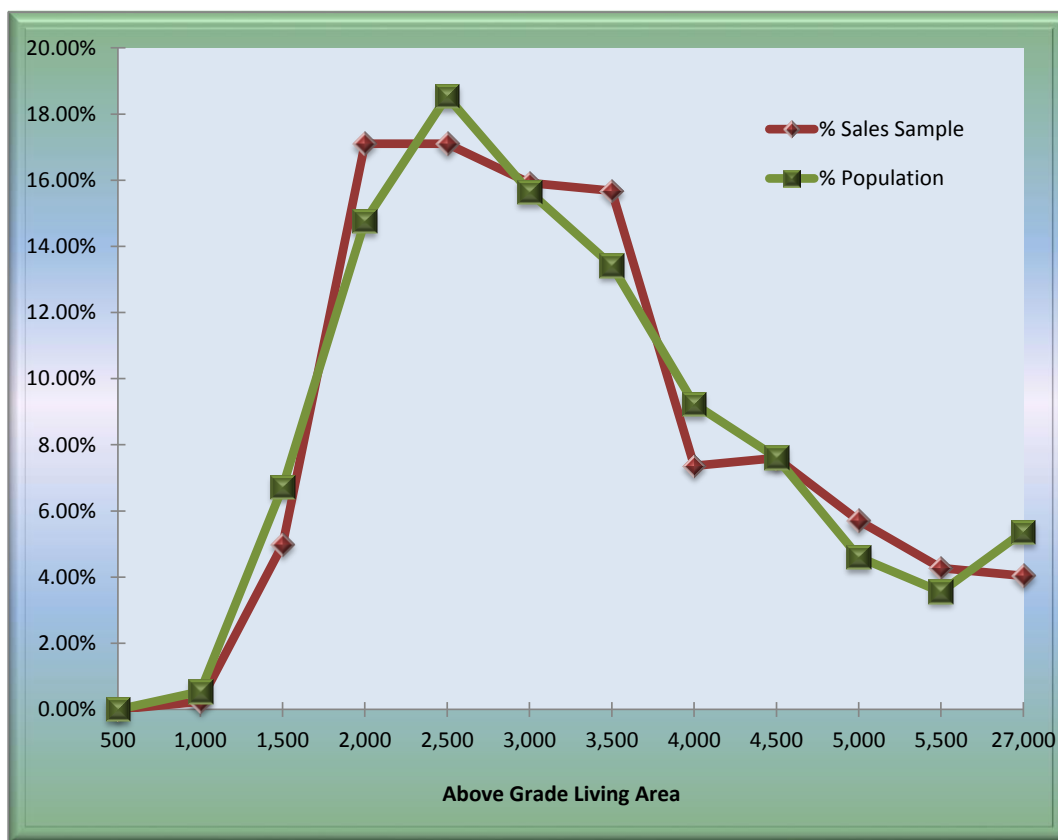
## Sales Sample Representation of Population Above Grade Living Area

**Sales Sample**

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	1	0.24%
1,500	21	4.99%
2,000	72	17.10%
2,500	72	17.10%
3,000	67	15.91%
3,500	66	15.68%
4,000	31	7.36%
4,500	32	7.60%
5,000	24	5.70%
5,500	18	4.28%
27,000	17	4.04%
421		

**Population**

AGLA	Frequency	% Population
500	0	0.00%
1,000	17	0.54%
1,500	212	6.73%
2,000	465	14.76%
2,500	584	18.53%
3,000	493	15.65%
3,500	423	13.42%
4,000	291	9.24%
4,500	240	7.62%
5,000	145	4.60%
5,500	112	3.55%
27,000	169	5.36%
3,151		



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

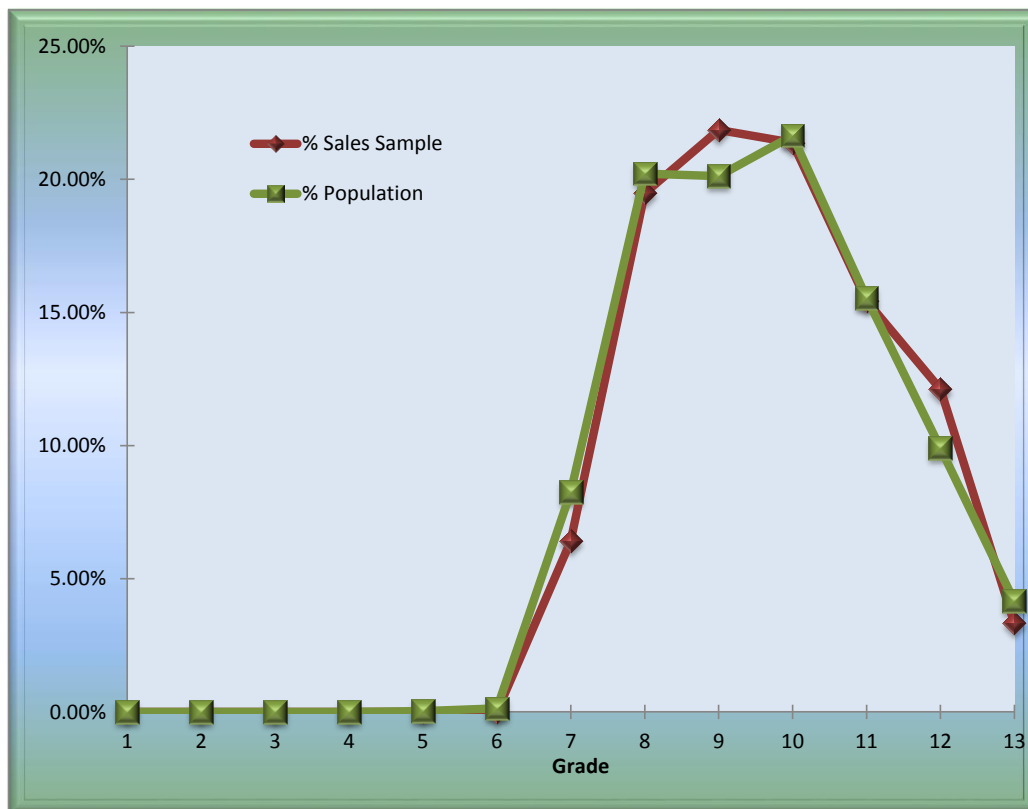
## Sales Sample Representation of Population Building Grade

**Sales Sample**

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	0	0.00%
7	27	6.41%
8	82	19.48%
9	92	21.85%
10	90	21.38%
11	65	15.44%
12	51	12.11%
13	14	3.33%
421		

**Population**

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	1	0.03%
6	4	0.13%
7	260	8.25%
8	637	20.22%
9	634	20.12%
10	682	21.64%
11	490	15.55%
12	312	9.90%
>13	131	4.16%
3,151		



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 033 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 1.068, resulting in an adjusted value of \$507,000 ( $\$475,000 \times 1.068 = \$507,300$ ) – truncated to the nearest \$1000.

SaleDate		Adjustment (Factor)	Equivalent Percent
1/1/2012		1.389	38.9%
2/1/2012		1.368	36.8%
3/1/2012		1.348	34.8%
4/1/2012		1.327	32.7%
5/1/2012		1.308	30.8%
6/1/2012		1.289	28.9%
7/1/2012		1.271	27.1%
8/1/2012		1.253	25.3%
9/1/2012		1.235	23.5%
10/1/2012		1.219	21.9%
11/1/2012		1.203	20.3%
12/1/2012		1.188	18.8%
1/1/2013		1.173	17.3%
2/1/2013		1.158	15.8%
3/1/2013		1.146	14.6%
4/1/2013		1.133	13.3%
5/1/2013		1.121	12.1%
6/1/2013		1.109	10.9%
7/1/2013		1.098	9.8%
8/1/2013		1.087	8.7%
9/1/2013		1.077	7.7%
10/1/2013		1.068	6.8%
11/1/2013		1.059	5.9%
12/1/2013		1.051	5.1%
1/1/2014		1.043	4.3%
2/1/2014		1.036	3.6%
3/1/2014		1.030	3.0%
4/1/2014		1.025	2.5%
5/1/2014		1.019	1.9%
6/1/2014		1.015	1.5%
7/1/2014		1.011	1.1%
8/1/2014		1.008	0.8%
9/1/2014		1.005	0.5%
10/1/2014		1.003	0.3%
11/1/2014		1.001	0.1%
12/1/2014		1.000	0.0%
1/1/2015		1.000	0.0%

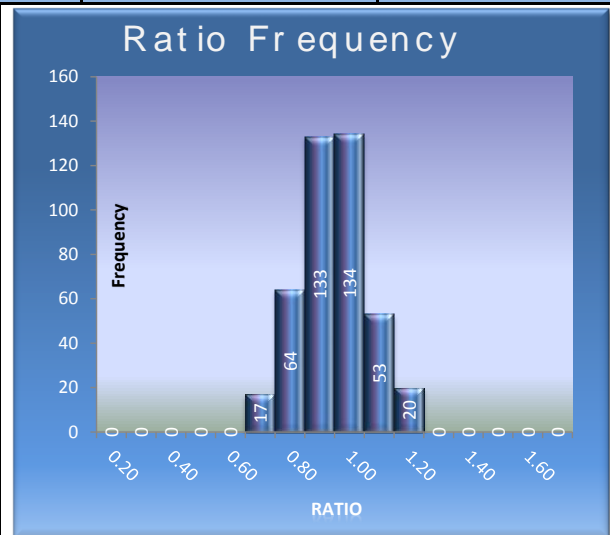


The time adjustment formula for Area 033 is:  $(.896512410540326 + 2.90683418158935E-07 * \text{SaleDaySq}) / (0.8965124105)$   
SaleDay = SaleDate - 42005  
SaleDaySq = (SaleDate - 42005)^2

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

<b>District: NE / Team: 1</b>	<b>Appr. Date:</b>	<b>Date of Report:</b>	<b>Sales Dates:</b>
<b>Area Name: Medina/Clyde Hill/Hunts</b>	<b>1/1/2014</b>	<b>4/14/2015</b>	<b>1/2012 - 12/2014</b>
<b>Point/Yarrow Point</b>	<b>Appr ID:</b>	<b>Property Type:</b>	<b>Adjusted for time?</b>
<b>Area Number: 033</b>	<b>JRAM</b>	<b>1 to 3 Unit</b>	<b>YES</b>

<b>SAMPLE STATISTICS</b>	
<b>Sample size (n)</b>	421
<b>Mean Assessed Value</b>	\$2,010,800
<b>Mean Adj. Sales Price</b>	\$2,263,200
<b>Standard Deviation AV</b>	\$1,342,240
<b>Standard Deviation SP</b>	\$1,528,868
<b>ASSESSMENT LEVEL</b>	
<b>Arithmetic Mean Ratio</b>	0.896
<b>Median Ratio</b>	0.898
<b>Weighted Mean Ratio</b>	0.888
<b>UNIFORMITY</b>	
<b>Lowest ratio</b>	0.615
<b>Highest ratio:</b>	1.174
<b>Coefficient of Dispersion</b>	10.11%
<b>Standard Deviation</b>	0.113
<b>Coefficient of Variation</b>	12.59%
<b>Price Related Differential (PRD)</b>	1.009
<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
Lower limit	0.882
Upper limit	0.910
<b>95% Confidence: Mean</b>	
Lower limit	0.886
Upper limit	0.907
<b>SAMPLE SIZE EVALUATION</b>	
<b>N (population size)</b>	3,151
<b>B (acceptable error - in decimal)</b>	0.05
<b>S (estimated from this sample)</b>	0.113
<b>Recommended minimum:</b>	20
<b>Actual sample size:</b>	421
<b>Conclusion:</b>	OK
<b>NORMALITY</b>	
<b>Binomial Test</b>	
# ratios below mean:	205
# ratios above mean:	216
z:	0.536
<b>Conclusion:</b>	<b>Normal*</b>
<b>*i.e. no evidence of non-normality</b>	



## COMMENTS:

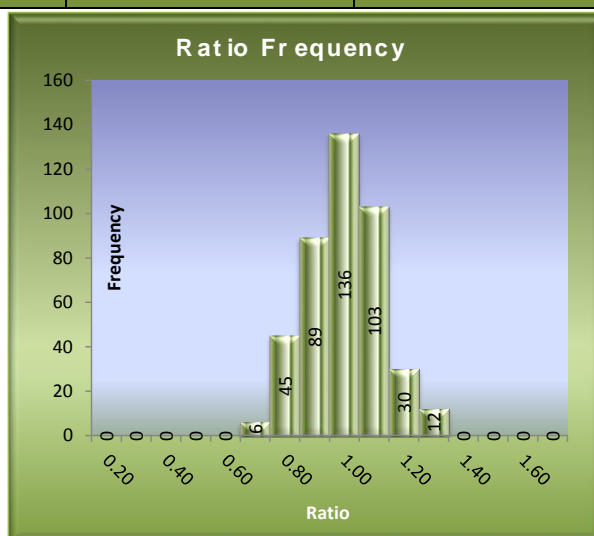
1 to 3 Unit Residences throughout Area 033

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

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

<b>District: NE / Team: 1</b>	<b>Appr. Date:</b>	<b>Date of Report:</b>	<b>Sales Dates:</b>
<b>Area Name: Medina/Clyde Hill/Hunts</b>	<b>1/1/2015</b>	<b>4/14/2015</b>	<b>1/2012 - 12/2014</b>
<b>Point/Yarrow Point</b>	<b>Appr. ID:</b>	<b>Property Type:</b>	<b>Adjusted for time?</b>
<b>Area Number: 033</b>	<b>JRAM</b>	<b>1 to 3 Unit</b>	<b>YES</b>

<b>SAMPLE STATISTICS</b>	
<b>Sample size (n)</b>	421
<b>Mean Assessed Value</b>	\$2,130,300
<b>Mean Sales Price</b>	\$2,263,200
<b>Standard Deviation AV</b>	\$1,422,326
<b>Standard Deviation SP</b>	\$1,528,868
<b>ASSESSMENT LEVEL</b>	
<b>Arithmetic Mean Ratio</b>	0.950
<b>Median Ratio</b>	0.952
<b>Weighted Mean Ratio</b>	0.941
<b>UNIFORMITY</b>	
<b>Lowest ratio</b>	0.651
<b>Highest ratio:</b>	1.244
<b>Coefficient of Dispersion</b>	10.11%
<b>Standard Deviation</b>	0.120
<b>Coefficient of Variation</b>	12.60%
<b>Price Related Differential (PRD)</b>	1.009
<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
Lower limit	0.934
Upper limit	0.964
<b>95% Confidence: Mean</b>	
Lower limit	0.938
Upper limit	0.961
<b>SAMPLE SIZE EVALUATION</b>	
<b>N (population size)</b>	3,151
<b>B (acceptable error - in decimal)</b>	0.05
<b>S (estimated from this sample)</b>	0.120
<b>Recommended minimum:</b>	23
<b>Actual sample size:</b>	421
<b>Conclusion:</b>	OK
<b>NORMALITY</b>	
<b>Binomial Test</b>	
<b># ratios below mean:</b>	207
<b># ratios above mean:</b>	214
<b>z:</b>	0.341
<b>Conclusion:</b>	Normal*
<b>*i.e. no evidence of non-normality</b>	



## COMMENTS:

1 to 3 Unit Residences throughout Area 033 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: April 14, 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 10 usable land sales available in the area and supplemented by the value increase in sales of improved parcels, a +5.9% overall increase (based on truncation) was made to the land assessment for the 2015 Assessment Year.

2015 Land Value = 2014 Land Value \* 1.059, 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 area required a single standard area adjustment.

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 421 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:

$$2015 \text{ Total Value} = 2014 \text{ Total Value} * (1 - 0.05) / (0.896512411)$$

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

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

## Mobile Home Update

There were no mobile homes in this area.

## Results

The resulting assessment level is 0.952. 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 +5.9%. 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) \* 1.059.
- 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) \* 1.059.
- 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 033 -- 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
1	0	980870	0604	10/18/12	\$810,000	\$980,000	1,170	7	1953	Good	11,780	N	N	4020 94TH AVE NE
1	0	362504	9079	08/01/14	\$1,350,000	\$1,360,000	1,590	7	1946	Avg	9,600	Y	N	520 EVERGREEN POINT RD
1	0	192505	9143	05/28/13	\$618,000	\$686,000	1,670	7	1952	Good	16,540	N	N	9445 POINTS DR NE
1	0	242504	9191	08/07/13	\$1,210,000	\$1,313,000	1,740	7	1955	Good	20,048	N	N	2431 76TH AVE NE
1	0	353790	0180	10/20/14	\$700,000	\$701,000	1,300	8	1959	Good	12,000	N	N	8315 HUNTS POINT CIR
1	0	353790	0190	02/26/14	\$759,000	\$782,000	1,430	8	1952	Good	12,000	N	N	2831 HUNTS POINT RD
1	0	980870	0370	06/23/14	\$899,000	\$910,000	1,480	8	1985	Good	6,978	N	N	4437 94TH AVE NE
1	0	353790	0175	03/09/12	\$500,000	\$671,000	1,580	8	1952	Good	12,000	N	N	8311 HUNTS POINT CIR
1	0	565350	0030	08/06/12	\$1,210,000	\$1,512,000	1,620	8	1968	Good	15,077	Y	N	9520 NE 42ND PL
1	0	739730	0090	03/03/14	\$3,710,000	\$3,821,000	1,850	8	1964	Fair	26,407	Y	Y	3306 78TH PL NE
1	0	980870	0355	01/28/14	\$1,010,000	\$1,047,000	1,910	8	1948	Good	14,532	N	N	4244 92ND AVE NE
1	0	242504	9061	08/25/14	\$2,200,000	\$2,212,000	2,070	8	1982	Avg	30,456	Y	N	3337 EVERGREEN POINT RD
1	0	192505	9088	07/23/13	\$1,010,000	\$1,101,000	2,490	8	1967	VGood	18,977	N	N	9414 NE POINTS DR
1	0	980870	0178	04/21/14	\$925,000	\$945,000	2,530	8	1983	Avg	10,140	N	N	9317 NE 40TH ST
1	0	739730	0231	03/07/12	\$1,050,000	\$1,411,000	3,260	8	1968	Good	23,500	N	N	3245 78TH PL NE
1	0	980810	0116	09/21/12	\$1,200,000	\$1,469,000	1,890	9	1965	Good	15,000	Y	N	4408 92ND AVE NE
1	0	866240	0060	07/18/12	\$1,100,000	\$1,387,000	1,920	9	1961	Avg	14,012	Y	N	9221 NE 37TH PL
1	0	242504	9066	06/16/14	\$1,920,000	\$1,945,000	2,070	9	1950	Good	34,412	Y	N	3257 EVERGREEN POINT RD
1	0	192505	9198	11/05/12	\$1,147,500	\$1,378,000	2,100	9	1961	Good	17,853	N	N	9100 NE 40TH PL
1	0	206800	0270	08/05/14	\$1,400,000	\$1,410,000	2,290	9	1964	Good	14,990	Y	N	9127 NE 36TH ST
1	0	980870	0747	10/25/13	\$1,310,000	\$1,390,000	2,320	9	1990	Avg	10,218	Y	N	4606 95TH AVE NE
1	0	201870	0141	04/23/12	\$1,172,000	\$1,539,000	2,380	9	1952	VGood	10,960	N	N	8223 OVERLAKE DR W
1	0	242504	9067	04/20/12	\$1,100,000	\$1,447,000	2,440	9	1931	Good	19,274	Y	N	3243 EVERGREEN POINT RD
1	0	206800	0200	06/25/12	\$1,755,000	\$2,237,000	2,650	9	1964	VGood	15,520	Y	N	8939 NE 36TH ST
1	0	920890	0066	05/02/12	\$1,300,000	\$1,700,000	2,660	9	1966	Good	20,130	N	N	1855 EVERGREEN POINT RD
1	0	242504	9102	05/15/13	\$2,950,000	\$3,290,000	2,700	9	1958	VGood	22,645	Y	Y	3405 EVERGREEN POINT RD
1	0	980870	0395	04/26/13	\$1,575,000	\$1,768,000	2,760	9	2012	Avg	9,876	N	N	4600 92ND AVE NE
1	0	739730	0211	06/05/13	\$1,750,000	\$1,938,000	2,860	9	2000	Avg	21,208	N	N	3244 76TH AVE NE
1	0	920890	0071	01/21/14	\$1,542,000	\$1,602,000	2,970	9	1991	Avg	12,645	N	N	1847 76TH AVE NE
1	0	980870	0075	12/12/13	\$1,300,000	\$1,362,000	2,970	9	1982	Good	8,190	N	N	3842 94TH AVE NE

## Improved Sales Used in This Annual Update Analysis

### Area 033 -- 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
1	0	980900	0020	05/13/14	\$1,895,000	\$1,928,000	3,120	9	1969	Good	16,672	N	N	9061 NE 40TH PL
1	0	192505	9196	05/29/13	\$1,700,000	\$1,887,000	3,750	9	2007	Avg	20,588	N	N	3624 92ND AVE NE
1	0	206800	0140	07/01/13	\$1,360,000	\$1,493,000	1,670	10	1961	Good	15,118	Y	N	8926 NE 36TH ST
1	0	249810	0060	07/23/14	\$2,540,000	\$2,562,000	1,790	10	1983	Avg	11,820	Y	Y	9457 NE LAKE WASHINGTON BLVD
1	0	980810	0192	01/18/13	\$1,390,000	\$1,619,000	2,110	10	1987	VGood	20,113	N	N	3916 95TH AVE NE
1	0	353690	0110	10/09/14	\$1,362,500	\$1,366,000	2,310	10	1996	Avg	21,318	N	N	8541 HUNTS POINT LN
1	0	242504	9137	08/12/14	\$4,000,000	\$4,026,000	2,350	10	2006	Avg	13,800	Y	Y	3654 FAIRWEATHER LN
1	0	383550	0940	07/17/12	\$1,560,000	\$1,968,000	2,350	10	1983	Good	19,748	Y	N	9 92ND AVE NE
1	0	980870	0375	10/12/12	\$1,180,000	\$1,432,000	2,460	10	1984	Good	7,305	N	N	4433 94TH AVE NE
1	0	339500	0120	03/18/14	\$1,455,000	\$1,494,000	2,490	10	1964	Good	15,139	N	N	9043 NE 37TH PL
1	0	339500	0070	09/27/14	\$1,544,500	\$1,549,000	2,560	10	1964	Good	15,139	N	N	9014 NE 37TH PL
1	0	339500	0060	04/08/13	\$1,350,000	\$1,525,000	2,590	10	1965	Good	15,139	N	N	9024 NE 37TH PL
1	0	192505	9265	01/29/14	\$1,500,000	\$1,555,000	2,620	10	1986	Avg	15,115	N	N	3458 92ND AVE NE
1	0	980870	0405	06/04/14	\$1,901,000	\$1,928,000	2,660	10	1992	Avg	13,367	Y	N	4441 94TH AVE NE
1	0	247270	0075	06/20/12	\$2,112,000	\$2,698,000	2,850	10	1965	VGood	17,261	Y	Y	3072 80TH AVE NE
1	0	739730	0115	06/14/13	\$1,678,000	\$1,852,000	2,890	10	1982	VGood	20,000	Y	N	3254 78TH PL NE
1	0	220740	0020	05/20/13	\$1,900,000	\$2,115,000	3,090	10	1966	VGood	15,001	N	N	9060 NE 41ST ST
1	0	362504	9095	03/11/13	\$4,900,000	\$5,594,000	3,120	10	1966	Good	30,826	Y	Y	7747 OVERLAKE DR W
1	0	980810	0190	04/17/14	\$1,457,500	\$1,489,000	3,160	10	1984	Avg	25,017	N	N	3926 95TH AVE NE
1	0	242504	9238	02/21/12	\$3,000,000	\$4,062,000	3,180	10	1969	Good	15,400	Y	Y	3615 EVERGREEN POINT RD
1	0	383550	0930	10/17/12	\$3,660,000	\$4,431,000	3,190	10	2004	Avg	12,776	Y	Y	5 92ND AVE NE
1	0	192505	9201	05/23/12	\$2,075,000	\$2,686,000	3,670	10	2010	Avg	15,652	N	N	3610 92ND AVE NE
1	0	353690	0020	02/10/14	\$1,891,500	\$1,956,000	3,710	10	2002	Avg	21,439	N	N	8472 HUNTS POINT LN
1	0	242504	9256	03/02/12	\$1,485,000	\$2,001,000	3,800	10	1978	Avg	28,314	Y	N	3245 EVERGREEN POINT RD
1	0	739730	0220	05/29/14	\$2,750,000	\$2,792,000	4,430	10	2007	Avg	21,000	N	N	3241 78TH PL NE
1	0	980870	0810	03/07/13	\$2,608,000	\$2,982,000	4,450	10	1980	Avg	39,199	Y	Y	4234 95TH AVE NE
1	0	192505	9163	08/09/12	\$1,745,000	\$2,178,000	4,560	10	2012	Avg	11,250	N	N	3436 92ND AVE NE
1	0	980870	0771	05/30/12	\$1,870,000	\$2,413,000	4,670	10	2011	Avg	12,038	Y	N	4434 95TH AVE NE
1	0	980870	0035	09/25/12	\$1,675,000	\$2,047,000	4,890	10	1996	Avg	21,163	N	N	3835 95TH AVE NE
1	0	206800	0250	11/16/12	\$1,719,000	\$2,055,000	2,530	11	2001	Avg	15,001	N	N	9105 NE 36TH ST



## Improved Sales Used in This Annual Update Analysis

### Area 033 -- 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
1	0	362504	9098	10/17/13	\$1,925,000	\$2,046,000	2,560	11	1965	Good	30,186	Y	N	7739 OVERLAKE DR W
1	0	980870	0200	06/13/12	\$2,050,000	\$2,627,000	2,790	11	2004	Avg	16,019	Y	N	9229 NE 40TH ST
1	0	242504	9184	04/27/12	\$1,660,000	\$2,176,000	2,970	11	2008	Avg	6,098	Y	N	3461 EVERGREEN POINT RD
1	0	920890	0050	03/08/12	\$1,677,000	\$2,253,000	3,010	11	1985	Good	20,060	N	N	2021 EVERGREEN POINT RD
1	0	353490	0300	10/26/12	\$6,900,000	\$8,321,000	3,190	11	1949	VGood	39,470	Y	Y	4308 HUNTS POINT RD
1	0	201870	0105	05/25/12	\$1,925,000	\$2,489,000	3,285	11	2012	Avg	9,265	N	N	8117 OVERLAKE DR E
1	0	920890	0011	04/25/12	\$1,720,000	\$2,257,000	3,430	11	1983	Good	20,043	N	N	2301 EVERGREEN POINT RD
1	0	192505	9224	10/24/13	\$1,630,000	\$1,730,000	3,460	11	1999	Avg	17,400	N	N	9228 NE POINTS DR
1	0	353490	0261	07/29/14	\$6,350,000	\$6,400,000	3,710	11	1995	Avg	17,269	Y	Y	4347 HUNTS POINT RD
1	0	353790	0010	07/18/13	\$2,545,000	\$2,779,000	4,010	11	2005	Avg	14,130	N	N	3133 HUNTS POINT RD
1	0	980810	0185	10/03/14	\$1,691,000	\$1,695,000	4,020	11	2001	Avg	13,515	N	N	3933 97TH AVE NE
1	0	252504	9263	07/09/14	\$2,680,000	\$2,707,000	4,290	11	1985	Good	20,445	N	N	1209 EVERGREEN POINT RD
1	0	637720	0010	12/08/14	\$2,175,000	\$2,175,000	4,750	11	1976	VGood	21,701	N	N	9092 NE 39TH PL
1	0	242504	9063	09/11/14	\$3,640,900	\$3,656,000	4,830	11	1990	Good	22,257	Y	Y	3317 EVERGREEN POINT RD
1	0	192505	9157	10/10/13	\$2,548,000	\$2,714,000	4,840	11	2012	Avg	10,948	N	N	3798 94TH AVE NE
1	0	242504	9136	11/12/14	\$9,400,000	\$9,408,000	5,020	11	1982	Avg	30,400	Y	Y	3660 FAIRWEATHER LN
1	0	206800	0180	12/21/12	\$6,725,000	\$7,922,000	3,280	12	2006	Avg	16,087	Y	Y	8907 NE 36TH ST
1	0	739730	0170	05/30/14	\$3,710,000	\$3,766,000	3,350	12	2000	Good	28,078	Y	N	3220 78TH PL NE
1	0	739730	0170	01/02/13	\$3,300,000	\$3,869,000	3,350	12	2000	Good	28,078	Y	N	3220 78TH PL NE
1	0	980870	1076	04/11/12	\$1,483,000	\$1,959,000	3,820	12	1992	Avg	15,002	N	N	4235 91ST AVE NE
1	0	353490	0335	05/29/14	\$5,900,000	\$5,990,000	3,860	12	1999	Avg	12,799	Y	Y	4341 HUNTS POINT RD
1	0	353490	0015	06/13/12	\$3,900,000	\$4,998,000	4,020	12	2001	Avg	26,792	Y	Y	3236 HUNTS POINT RD
1	0	565350	0010	04/30/12	\$2,185,000	\$2,860,000	4,280	12	1999	Avg	15,366	N	N	4200 95TH AVE NE
1	0	980870	0746	07/11/12	\$4,100,000	\$5,186,000	4,670	12	1996	Avg	15,100	Y	Y	4620 95TH AVE NE
1	0	383550	3090	08/22/14	\$7,165,300	\$7,206,000	4,690	12	1990	Avg	24,443	Y	Y	318 OVERLAKE DR E
1	0	192505	9080	02/24/14	\$6,399,000	\$6,600,000	4,880	12	2008	Avg	33,473	Y	Y	8805 NE 34TH ST
1	0	399990	0075	12/04/13	\$3,080,000	\$3,234,000	5,240	12	1990	Avg	26,540	N	N	1641 EVERGREEN POINT RD
1	0	192505	9272	02/16/12	\$1,800,000	\$2,443,000	5,370	12	2007	Avg	16,017	N	N	8928 NE 33RD ST
1	0	192505	9274	04/04/12	\$1,705,000	\$2,260,000	5,490	12	2007	Avg	19,744	N	N	8911 NE 33RD ST
1	0	353490	0140	12/14/12	\$5,500,000	\$6,498,000	5,510	12	1988	VGood	47,173	Y	Y	3622 HUNTS POINT RD

## Improved Sales Used in This Annual Update Analysis

### Area 033 -- 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
1	0	920890	0005	02/24/14	\$9,750,000	\$10,056,000	5,580	12	2003	Avg	52,345	Y	Y	2403 76TH AVE NE
1	0	980870	0844	05/15/14	\$4,350,000	\$4,425,000	6,010	12	2009	Avg	23,059	Y	N	4663 95TH AVE NE
1	0	194230	0030	09/24/13	\$3,475,000	\$3,718,000	6,025	12	2000	Avg	25,000	N	N	1251 EVERGREEN POINT RD
1	0	220740	0010	05/10/12	\$2,775,000	\$3,615,000	3,500	13	2005	Avg	15,013	Y	N	9072 NE 41ST ST
1	0	249810	0070	06/13/12	\$5,404,000	\$6,926,000	3,600	13	1999	Avg	29,814	Y	Y	9449 NE LAKE WASHINGTON BLVD
1	0	242504	9186	01/27/14	\$2,275,000	\$2,360,000	4,740	13	1997	Avg	19,166	Y	N	3421 EVERGREEN POINT RD
1	0	242504	9062	08/26/13	\$7,250,000	\$7,821,000	4,990	13	2003	Avg	27,418	Y	Y	3329 EVERGREEN POINT RD
1	0	781940	0020	06/18/14	\$11,320,000	\$11,462,000	5,550	13	1986	Avg	28,335	Y	Y	8905 GROAT POINT DR
1	0	920890	0037	09/19/14	\$6,885,000	\$6,909,000	8,860	13	2001	Avg	31,374	Y	N	2203 EVERGREEN POINT RD
1	0	920890	0051	10/25/12	\$11,300,000	\$13,633,000	9,080	13	2007	Avg	63,048	Y	Y	2033 EVERGREEN POINT RD
5	0	383550	2180	07/17/14	\$1,065,000	\$1,075,000	1,000	7	1950	Avg	9,880	Y	N	602 UPLAND RD
5	0	302505	9136	08/13/14	\$800,000	\$805,000	1,050	7	1951	Good	8,750	N	N	2112 94TH AVE NE
5	0	302530	0205	05/28/13	\$825,000	\$916,000	1,050	7	1951	Good	8,313	Y	N	7858 NE 14TH ST
5	0	542570	0150	08/04/14	\$787,500	\$793,000	1,080	7	1963	Avg	9,382	N	N	8037 NE 28TH ST
5	0	896480	0700	11/01/12	\$880,000	\$1,059,000	1,130	7	1948	Good	11,788	N	N	1022 SUNSET WAY
5	0	438920	1057	02/13/13	\$614,000	\$708,000	1,180	7	1951	Good	8,467	N	N	730 95TH AVE NE
5	0	438920	0946	04/08/13	\$895,000	\$1,011,000	1,200	7	1948	Good	21,321	N	N	9705 NE 1ST ST
5	0	326230	0940	11/07/14	\$875,000	\$876,000	1,220	7	1955	Good	8,119	N	N	2426 78TH AVE NE
5	0	542570	0052	05/20/13	\$1,000,000	\$1,113,000	1,230	7	1963	Good	15,388	N	N	2610 82ND AVE NE
5	0	165350	0005	01/28/13	\$779,000	\$904,000	1,280	7	1953	Good	12,209	N	N	9140 NE 21ST PL
5	0	542570	0160	04/18/12	\$690,000	\$908,000	1,320	7	1967	VGood	9,382	N	N	8049 NE 28TH ST
5	0	438920	1058	01/15/14	\$699,000	\$727,000	1,330	7	1951	VGood	7,302	N	N	733 96TH AVE NE
5	0	054010	0840	02/14/14	\$662,500	\$685,000	1,390	7	1955	Good	10,262	N	N	2807 88TH AVE NE
5	0	438920	1064	07/03/14	\$810,000	\$819,000	1,520	7	1954	Good	9,041	N	N	511 96TH AVE NE
5	0	302530	0170	06/03/13	\$1,185,000	\$1,313,000	1,640	7	2004	Avg	19,852	Y	N	7657 NE 14TH ST
5	0	201870	0060	02/27/14	\$965,000	\$995,000	1,680	7	1955	Avg	21,625	Y	N	619 84TH AVE NE
5	0	326230	1095	12/26/13	\$900,000	\$940,000	1,700	7	1955	Good	8,119	N	N	2235 79TH AVE NE
5	0	302505	9102	04/04/12	\$799,000	\$1,059,000	1,790	7	1952	Good	21,510	N	N	2212 92ND AVE NE
5	0	438920	1201	05/29/12	\$673,500	\$869,000	1,830	7	1949	Good	8,316	N	N	9220 NE 5TH ST
5	0	383550	2535	10/23/12	\$1,047,500	\$1,265,000	1,870	7	1948	Avg	15,180	Y	N	8733 NE 4TH ST

## Improved Sales Used in This Annual Update Analysis

### Area 033 -- 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	0	155210	0080	09/06/12	\$860,000	\$1,060,000	1,950	7	1953	Good	11,184	Y	N	9719 NE 13TH ST
5	0	326230	0385	01/13/14	\$1,025,000	\$1,066,000	1,970	7	1953	Good	8,118	N	N	2039 77TH AVE NE
5	0	332350	0030	06/04/14	\$1,270,000	\$1,288,000	2,160	7	1952	Avg	17,204	N	N	8726 NE 11TH ST
5	0	542630	0060	10/08/14	\$1,000,000	\$1,002,000	1,150	8	1963	Good	15,952	N	N	8080 NE 24TH ST
5	0	896480	0920	06/06/13	\$1,200,000	\$1,328,000	1,240	8	1952	VGood	18,452	N	N	901 SUNSET WAY
5	0	542570	0050	07/19/12	\$895,000	\$1,128,000	1,250	8	1963	Good	15,625	N	N	2618 82ND AVE NE
5	0	896480	0390	05/08/14	\$1,500,000	\$1,528,000	1,340	8	1952	Good	12,757	Y	N	9848 NE 12TH ST
5	0	192505	9073	10/10/14	\$1,300,000	\$1,303,000	1,500	8	1968	Avg	19,180	N	N	3025 96TH AVE NE
5	0	063200	0065	06/11/14	\$1,989,000	\$2,016,000	1,520	8	1950	VGood	13,500	Y	N	9235 NE 20TH ST
5	0	542470	0230	03/04/13	\$1,645,000	\$1,883,000	1,520	8	1987	Avg	16,621	Y	N	8405 NE 7TH ST
5	0	326230	1610	11/18/14	\$865,000	\$866,000	1,530	8	1955	Good	10,827	N	N	7979 NE 28TH ST
5	0	542570	0240	11/18/12	\$850,000	\$1,015,000	1,530	8	1953	Good	13,370	N	N	8021 NE 27TH ST
5	0	438920	1247	06/06/12	\$815,000	\$1,048,000	1,550	8	1948	Avg	11,700	N	N	9232 NE 1ST ST
5	0	252504	9246	10/17/14	\$1,550,000	\$1,553,000	1,560	8	1986	Good	15,593	N	N	7809 NE 12TH ST
5	0	438920	0820	04/30/13	\$1,220,000	\$1,368,000	1,560	8	1993	Avg	12,730	Y	N	9521 NE 1ST ST
5	0	542570	0215	09/19/12	\$925,000	\$1,134,000	1,580	8	1963	Avg	16,505	N	N	2635 82ND AVE NE
5	0	896480	0795	11/23/13	\$1,205,000	\$1,269,000	1,580	8	1950	Good	12,000	Y	N	1011 EVERGREEN DR
5	0	180200	0060	06/12/14	\$1,325,000	\$1,343,000	1,600	8	1965	Avg	20,158	N	N	2209 95TH AVE NE
5	0	438920	0835	09/17/12	\$780,000	\$957,000	1,600	8	1950	Avg	12,740	N	N	9526 NE LAKE WASHINGTON BLVD
5	0	201870	0005	01/13/14	\$1,265,000	\$1,316,000	1,645	8	1961	Good	21,625	N	N	625 84TH AVE NE
5	0	187290	0076	06/20/14	\$979,000	\$991,000	1,700	8	1954	Good	14,133	Y	N	9002 NE LAKE WASHINGTON BLVD
5	0	155210	0090	01/09/14	\$1,350,000	\$1,406,000	1,720	8	1953	Avg	12,582	Y	N	9803 NE 13TH ST
5	0	155210	0090	07/12/12	\$1,200,000	\$1,517,000	1,720	8	1953	Avg	12,582	Y	N	9803 NE 13TH ST
5	0	165150	0060	09/29/14	\$845,000	\$847,000	1,720	8	1951	Good	9,972	N	N	3007 92ND PL NE
5	0	155210	0135	06/09/14	\$1,150,000	\$1,166,000	1,730	8	1954	Good	10,474	Y	N	9812 NE 13TH ST
5	0	410710	0124	10/06/14	\$1,915,000	\$1,920,000	1,730	8	1962	Avg	23,079	Y	N	1400 92ND AVE NE
5	0	896480	0215	02/10/13	\$1,200,000	\$1,385,000	1,740	8	1951	Good	23,123	Y	N	9670 NE 12TH ST
5	0	896480	0355	05/14/13	\$1,175,000	\$1,311,000	1,740	8	1950	Good	11,065	N	N	1031 BELFAIR RD
5	0	896480	0355	05/17/12	\$1,080,000	\$1,402,000	1,740	8	1950	Good	11,065	N	N	1031 BELFAIR RD
5	0	362504	9059	03/11/13	\$1,350,000	\$1,541,000	1,750	8	2007	Avg	16,212	N	N	631 84TH AVE NE

## Improved Sales Used in This Annual Update Analysis

### Area 033 -- 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	0	896480	0115	04/12/13	\$1,050,000	\$1,185,000	1,760	8	1951	Good	10,689	Y	N	9640 VINEYARD CREST
5	0	302505	9098	04/11/12	\$1,100,000	\$1,453,000	1,780	8	1965	VGood	26,400	N	N	9221 NE 24TH ST
5	0	896480	0370	10/22/14	\$1,375,000	\$1,377,000	1,850	8	1953	Good	10,572	Y	N	1005 BELFAIR RD
5	0	896480	0436	02/10/14	\$1,150,000	\$1,189,000	1,880	8	1949	Avg	12,433	N	N	9837 BELFAIR RD
5	0	805600	0075	05/21/14	\$1,065,000	\$1,082,000	1,890	8	1987	Avg	9,466	N	N	130 97TH AVE NE
5	0	644730	0242	05/18/12	\$1,450,000	\$1,881,000	1,910	8	1999	Avg	11,289	Y	N	8605 NE 5TH ST
5	0	896480	0940	01/25/12	\$780,000	\$1,071,000	1,918	8	1949	Good	10,711	N	N	9327 SUNSET WAY
5	0	549400	0040	12/01/14	\$1,444,000	\$1,444,000	1,930	8	2006	Avg	9,547	Y	N	19 94TH AVE NE
5	0	438920	0955	09/16/13	\$1,250,000	\$1,340,000	1,980	8	1992	Avg	17,789	N	N	102 96TH AVE NE
5	0	201870	0170	12/29/12	\$1,165,000	\$1,368,000	1,990	8	1947	Good	15,606	N	N	8300 OVERLAKE DR W
5	0	105100	0030	04/08/13	\$1,375,000	\$1,554,000	2,000	8	1968	Good	20,053	N	N	9528 NE 32ND ST
5	0	362504	9108	08/27/13	\$1,380,000	\$1,488,000	2,040	8	1979	Avg	16,034	N	N	7742 OVERLAKE DR W
5	0	383550	0005	05/28/14	\$1,100,000	\$1,117,000	2,050	8	1950	Good	11,900	N	N	1060 91ST AVE NE
5	0	808490	0070	08/28/13	\$1,305,000	\$1,407,000	2,050	8	1967	Good	17,442	Y	N	9201 NE 26TH ST
5	0	808490	0195	11/21/14	\$1,646,000	\$1,647,000	2,090	8	1990	Avg	16,200	N	N	9320 NE 24TH ST
5	0	931390	0015	08/29/14	\$1,475,000	\$1,482,000	2,100	8	1952	VGood	13,200	N	N	8446 NE 9TH ST
5	0	931390	0015	08/13/13	\$1,225,000	\$1,327,000	2,100	8	1952	VGood	13,200	N	N	8446 NE 9TH ST
5	0	931390	0015	04/24/13	\$1,218,000	\$1,368,000	2,100	8	1952	VGood	13,200	N	N	8446 NE 9TH ST
5	0	326230	0655	03/20/14	\$1,380,000	\$1,417,000	2,110	8	1967	Good	16,238	N	N	7720 NE 24TH ST
5	0	165250	0040	04/11/14	\$1,460,000	\$1,493,000	2,130	8	1965	Avg	20,500	N	N	2626 90TH AVE NE
5	0	553610	0020	12/15/14	\$987,000	\$987,000	2,160	8	1951	Avg	15,788	N	N	9977 NE 14TH ST
5	0	896480	0320	01/14/14	\$1,228,000	\$1,277,000	2,160	8	1952	Good	13,508	N	N	1044 BELFAIR RD
5	0	896480	0380	03/08/12	\$1,265,000	\$1,699,000	2,160	8	1955	Avg	10,758	Y	N	9832 BELFAIR LN
5	0	332350	0035	07/09/13	\$1,050,000	\$1,150,000	2,180	8	1954	Avg	16,654	N	N	8712 NE 11TH ST
5	0	192505	9194	12/09/14	\$1,145,000	\$1,145,000	2,240	8	1972	Avg	20,242	N	N	9247 NE 32ND ST
5	0	180200	0010	11/11/13	\$1,200,000	\$1,267,000	2,260	8	1966	Avg	20,213	N	N	2261 95TH AVE NE
5	0	249810	0035	10/10/13	\$1,150,000	\$1,225,000	2,280	8	1988	Good	11,985	N	N	9440 NE LAKE WASHINGTON BLVD
5	0	054010	0060	05/30/13	\$825,000	\$915,000	2,340	8	1953	Good	10,800	N	N	9056 NE POINTS DR
5	0	192505	9199	12/17/13	\$1,067,000	\$1,117,000	2,340	8	1970	Good	12,920	N	N	9401 NE 32ND ST
5	0	326230	1515	11/19/13	\$980,000	\$1,033,000	2,400	8	1964	Good	16,240	N	N	2650 79TH AVE NE

## Improved Sales Used in This Annual Update Analysis

### Area 033 -- 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	0	252504	9247	05/29/13	\$1,175,000	\$1,304,000	2,410	8	1976	Avg	17,904	N	N	850 80TH AVE NE
5	0	326230	0580	05/29/12	\$1,800,000	\$2,323,000	2,460	8	1965	VGood	32,485	N	N	2231 78TH AVE NE
5	0	931560	0090	05/24/12	\$975,000	\$1,262,000	2,490	8	1968	VGood	20,484	N	N	8411 NE 21ST PL
5	0	165180	0010	07/02/14	\$1,300,000	\$1,314,000	2,610	8	1966	Good	21,600	N	N	1509 85TH AVE NE
5	0	252504	9095	02/27/14	\$1,400,000	\$1,443,000	2,620	8	1974	Good	15,000	N	N	822 76TH AVE NE
5	0	054010	0056	06/01/14	\$843,500	\$856,000	2,630	8	1953	Good	16,475	N	N	9023 NE 32ND ST
5	0	438920	0721	07/03/13	\$1,370,000	\$1,503,000	2,650	8	2005	Avg	8,570	N	N	709 99TH AVE NE
5	0	252504	9144	03/18/13	\$1,130,000	\$1,287,000	2,660	8	1972	Good	24,927	N	N	7720 NE 8TH ST
5	0	896480	0515	12/30/13	\$1,565,000	\$1,633,000	2,680	8	1949	Good	16,386	Y	N	9812 BELFAIR RD
5	0	326230	0235	11/26/14	\$1,555,000	\$1,556,000	2,870	8	1962	Good	16,238	N	N	2222 76TH AVE NE
5	0	252504	9230	02/22/13	\$1,390,000	\$1,597,000	2,980	8	1966	VGood	13,816	N	N	830 80TH AVE NE
5	0	302530	0242	06/24/13	\$1,501,000	\$1,651,000	3,030	8	1967	VGood	19,827	N	N	7814 NE 14TH ST
5	0	165350	0070	05/12/14	\$927,000	\$943,000	3,300	8	1953	Avg	12,090	N	N	9155 NE 21ST PL
5	0	302505	9072	07/25/14	\$1,749,000	\$1,764,000	3,910	8	2003	Avg	22,710	N	N	2108 92ND AVE NE
5	0	546130	0260	06/14/13	\$1,275,000	\$1,407,000	1,620	9	1958	Good	18,898	Y	N	9026 NE 19TH ST
5	0	302530	0207	07/26/13	\$1,325,000	\$1,443,000	1,640	9	2006	Avg	9,903	Y	N	1427 80TH AVE NE
5	0	546130	0150	12/11/14	\$1,795,000	\$1,795,000	1,660	9	1959	Good	20,274	Y	N	8818 NE 19TH ST
5	0	165180	0380	10/29/12	\$1,000,000	\$1,204,000	1,670	9	1967	Good	20,828	N	N	1409 88TH AVE NE
5	0	808490	0100	03/18/14	\$1,342,400	\$1,379,000	1,670	9	1966	Good	16,200	N	N	2501 94TH AVE NE
5	0	025150	0220	03/21/14	\$1,222,000	\$1,254,000	1,780	9	1969	Avg	18,469	N	N	3007 93RD PL NE
5	0	896480	0635	10/17/13	\$2,000,000	\$2,126,000	1,780	9	2000	Avg	13,356	Y	N	9421 VINEYARD CREST
5	0	439560	0060	06/30/14	\$935,000	\$945,000	1,780	9	1974	VGood	2,067	N	N	223 98TH AVE NE
5	0	326230	1355	07/25/14	\$1,320,000	\$1,331,000	1,820	9	1964	VGood	20,104	N	N	7900 NE 22ND ST
5	0	438920	0796	05/22/14	\$1,600,000	\$1,626,000	1,820	9	1966	Good	12,824	Y	N	9410 NE LAKE WASHINGTON BLVD
5	0	929090	0220	01/16/12	\$859,000	\$1,184,000	1,830	9	1974	Avg	20,230	N	N	8610 NE 20TH ST
5	0	439560	0030	05/14/12	\$780,000	\$1,014,000	1,880	9	1974	Good	1,903	N	N	119 98TH AVE NE
5	0	094280	0045	07/08/14	\$1,287,500	\$1,301,000	1,890	9	1965	Avg	24,176	N	N	1837 96TH AVE NE
5	0	546140	0015	04/01/14	\$1,550,000	\$1,588,000	1,930	9	1959	Good	20,220	Y	N	1905 89TH PL NE
5	0	896480	0975	07/31/14	\$1,650,000	\$1,663,000	1,940	9	1992	Good	14,904	Y	N	9611 EVERGREEN DR
5	0	054010	0125	01/30/14	\$1,637,500	\$1,697,000	1,970	9	2008	Avg	17,210	N	N	8888 POINTS DR NE



## Improved Sales Used in This Annual Update Analysis

### Area 033 -- 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	0	302530	0200	05/07/12	\$890,000	\$1,161,000	2,010	9	1968	Good	19,864	N	N	7829 NE 14TH ST
5	0	896480	0020	05/19/14	\$1,680,000	\$1,708,000	2,010	9	1950	Avg	14,844	Y	N	9641 HILLTOP RD
5	0	165250	0060	07/11/14	\$1,650,000	\$1,666,000	2,020	9	1962	Good	20,666	N	N	9014 NE 26TH ST
5	0	247000	0180	11/29/12	\$1,600,000	\$1,902,000	2,030	9	1962	Avg	31,082	N	N	1686 77TH AVE NE
5	0	932380	0115	06/06/13	\$2,030,000	\$2,247,000	2,050	9	1963	VGood	12,173	Y	N	9029 NE 16TH ST
5	0	808490	0165	07/12/12	\$1,200,000	\$1,517,000	2,070	9	1964	Good	16,200	Y	N	9235 NE 25TH ST
5	0	931570	0010	04/01/14	\$1,600,000	\$1,639,000	2,080	9	2007	Avg	19,992	N	N	8619 NE 24TH ST
5	0	025150	0260	01/03/12	\$1,365,000	\$1,895,000	2,090	9	2005	Avg	20,185	N	N	2845 93RD AVE NE
5	0	165180	0430	06/04/13	\$1,550,000	\$1,717,000	2,110	9	1992	Avg	20,100	Y	N	1461 88TH AVE NE
5	0	094280	0035	04/08/13	\$1,333,750	\$1,507,000	2,120	9	1976	Good	20,660	N	N	1918 94TH AVE NE
5	0	201870	0125	02/25/13	\$1,550,000	\$1,779,000	2,220	9	1983	Good	10,812	Y	N	417 84TH AVE NE
5	0	896480	0045	12/23/14	\$2,000,000	\$2,000,000	2,300	9	1951	VGood	12,115	Y	N	9642 HILLTOP RD
5	0	896480	0045	06/12/12	\$1,170,000	\$1,500,000	2,300	9	1951	VGood	12,115	Y	N	9642 HILLTOP RD
5	0	932020	0050	12/16/14	\$1,500,000	\$1,500,000	2,310	9	1964	Good	25,697	N	N	8610 NE 17TH ST
5	0	165250	0030	11/02/12	\$1,210,000	\$1,455,000	2,320	9	1964	Good	20,500	N	N	2634 90TH AVE NE
5	0	165200	0060	10/04/12	\$1,900,000	\$2,313,000	2,330	9	1961	Good	20,085	Y	N	1736 89TH PL NE
5	0	931560	0040	03/30/12	\$1,175,000	\$1,561,000	2,380	9	1963	VGood	20,772	N	N	2001 86TH AVE NE
5	0	094280	0041	06/11/13	\$1,400,000	\$1,547,000	2,400	9	1969	Good	20,660	N	N	1902 94TH AVE NE
5	0	302505	9138	08/29/13	\$1,295,000	\$1,396,000	2,400	9	1953	Avg	12,327	N	N	9010 NE 20TH ST
5	0	896480	0150	03/27/12	\$1,550,000	\$2,063,000	2,430	9	2005	Avg	11,689	Y	N	9424 VINEYARD CREST
5	0	896480	0945	08/06/13	\$1,675,000	\$1,818,000	2,450	9	2007	Avg	10,918	N	N	9335 SUNSET WAY
5	0	931560	0170	09/12/13	\$1,275,000	\$1,369,000	2,460	9	1965	Good	18,959	N	N	8425 NE 22ND PL
5	0	542570	0205	05/20/14	\$1,800,000	\$1,830,000	2,550	9	1994	Avg	16,953	N	N	2605 82ND AVE NE
5	0	542680	0060	10/18/13	\$1,025,000	\$1,089,000	2,550	9	1974	Good	5,287	N	N	1260 80TH PL NE
5	0	546130	0270	12/10/13	\$1,680,000	\$1,762,000	2,550	9	1959	Good	20,436	Y	N	9032 NE 19TH ST
5	0	932020	0110	08/28/13	\$1,255,000	\$1,353,000	2,560	9	1964	Avg	18,006	N	N	1615 85TH AVE NE
5	0	644730	0225	11/06/14	\$1,880,000	\$1,882,000	2,620	9	1949	Good	17,919	Y	N	8404 MIDLAND RD
5	0	255900	0060	06/12/13	\$1,550,000	\$1,712,000	2,640	9	1962	Good	20,237	Y	N	2310 91ST PL NE
5	0	438920	1225	06/13/13	\$1,235,000	\$1,364,000	2,680	9	1952	Good	9,490	N	N	9206 NE 1ST ST
5	0	542680	0050	04/30/13	\$1,140,000	\$1,278,000	2,680	9	1974	Good	5,291	N	N	1250 80TH PL NE

## Improved Sales Used in This Annual Update Analysis

### Area 033 -- 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	0	062690	0010	11/22/13	\$1,330,000	\$1,401,000	2,700	9	1958	Good	11,232	N	N	932 87TH AVE NE
5	0	896480	0140	10/17/14	\$2,200,000	\$2,204,000	2,730	9	2001	Avg	11,774	Y	N	9446 VINEYARD CREST
5	0	542711	0040	06/09/14	\$1,225,000	\$1,242,000	2,740	9	1984	Avg	16,007	N	N	2557 MEDINA CIR
5	0	256630	0120	12/26/12	\$1,240,000	\$1,458,000	2,780	9	1954	VGood	15,054	N	N	9420 NE 17TH ST
5	0	808490	0170	10/23/14	\$1,562,000	\$1,564,000	2,890	9	1960	Good	16,200	N	N	9221 NE 25TH ST
5	0	192505	9104	05/17/13	\$1,139,000	\$1,269,000	2,900	9	1982	Good	15,234	N	N	3037 92ND AVE NE
5	0	221050	0052	06/28/12	\$1,325,000	\$1,686,000	2,920	9	2007	Avg	11,130	N	N	958 87TH AVE NE
5	0	896480	0840	02/19/14	\$1,499,500	\$1,548,000	2,980	9	1999	Avg	17,746	N	N	1047 SUNSET WAY
5	0	362504	9041	04/22/13	\$1,420,000	\$1,596,000	2,990	9	1995	VGood	10,000	N	N	7614 OVERLAKE DR W
5	0	302530	0225	10/31/14	\$1,450,000	\$1,452,000	3,090	9	1953	Good	19,865	N	N	7836 NE 14TH ST
5	0	062690	0051	05/02/13	\$1,356,000	\$1,519,000	3,140	9	1955	Good	17,030	N	N	911 87TH AVE NE
5	0	896480	0035	07/26/13	\$1,940,000	\$2,113,000	3,210	9	1995	Avg	16,060	Y	N	9671 HILLTOP RD
5	0	221050	0050	11/18/13	\$1,320,000	\$1,392,000	3,250	9	1951	Good	20,049	N	N	8623 NE 10TH ST
5	0	438920	1187	04/12/13	\$1,300,000	\$1,467,000	3,250	9	2012	Avg	7,513	N	N	520 94TH AVE NE
5	0	542710	0150	06/26/14	\$1,410,000	\$1,426,000	3,250	9	1979	Avg	16,684	N	N	2516 MEDINA CIR
5	0	410710	0261	06/18/13	\$1,480,000	\$1,632,000	3,280	9	1999	Avg	10,125	N	N	9711 NE 14TH ST
5	0	165180	0100	10/24/13	\$1,506,500	\$1,599,000	3,300	9	1966	VGood	21,120	N	N	1501 86TH AVE NE
5	0	326230	1205	01/10/14	\$1,300,000	\$1,353,000	3,340	9	1952	Good	16,378	N	N	2055 79TH AVE NE
5	0	546130	0310	03/13/14	\$1,900,000	\$1,953,000	3,360	9	1955	VGood	19,020	Y	N	1940 91ST PL NE
5	0	808490	0005	01/29/14	\$1,755,000	\$1,820,000	3,510	9	2001	Good	16,614	N	N	9525 NE 26TH ST
5	0	302530	0226	05/15/14	\$2,100,000	\$2,136,000	3,550	9	2002	Avg	19,865	N	N	7838 NE 14TH ST
5	0	326230	0480	08/22/13	\$1,500,000	\$1,620,000	3,560	9	2007	Avg	8,118	N	N	2033 78TH AVE NE
5	0	438920	1075	07/31/14	\$1,900,000	\$1,915,000	3,680	9	1982	VGood	13,351	Y	N	9511 NE 5TH ST
5	0	326230	0015	10/14/13	\$1,580,000	\$1,681,000	3,850	9	1993	Avg	16,050	N	N	2710 EVERGREEN POINT RD
5	0	383550	0585	10/16/14	\$1,900,000	\$1,904,000	3,900	9	2008	Avg	12,668	N	N	903 91ST AVE NE
5	0	252504	9041	08/13/13	\$1,575,000	\$1,706,000	4,020	9	1992	Good	13,099	N	N	7626 NE 8TH ST
5	0	254070	0300	05/15/13	\$1,660,000	\$1,851,000	4,240	9	1974	VGood	8,100	N	N	8420 NE 10TH ST
5	0	438920	0765	06/25/14	\$2,300,000	\$2,327,000	4,250	9	2004	Avg	8,570	N	N	511 98TH AVE NE
5	0	438920	1105	02/21/14	\$2,120,000	\$2,188,000	5,030	9	1987	Good	18,943	Y	N	103 96TH AVE NE
5	0	165600	0040	04/25/14	\$1,650,000	\$1,684,000	1,800	10	2005	Avg	20,005	N	N	9060 NE 26TH ST

## Improved Sales Used in This Annual Update Analysis

### Area 033 -- 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	0	644800	0100	06/17/14	\$1,728,000	\$1,750,000	1,850	10	1976	Good	20,570	N	N	1211 88TH PL NE
5	0	247000	0190	09/03/13	\$2,200,000	\$2,368,000	1,920	10	1962	Good	29,250	N	N	1800 77TH AVE NE
5	0	929090	0100	05/03/13	\$1,526,000	\$1,709,000	2,110	10	1967	Good	22,247	N	N	8704 NE 21ST ST
5	0	025150	0330	10/14/14	\$1,775,000	\$1,779,000	2,160	10	1972	Good	19,225	N	Y	9335 NE 30TH ST
5	0	929090	0200	07/01/13	\$1,815,000	\$1,992,000	2,160	10	1966	Good	19,683	N	N	8630 NE 20TH ST
5	0	247020	0020	05/14/14	\$1,880,000	\$1,913,000	2,170	10	1968	Good	19,542	N	N	1525 79TH PL NE
5	0	164800	0070	04/29/13	\$1,515,000	\$1,699,000	2,260	10	1978	Good	20,266	N	N	2305 86TH AVE NE
5	0	890750	0005	08/20/13	\$1,500,000	\$1,621,000	2,320	10	1963	Avg	19,875	Y	N	9126 NE 15TH ST
5	0	644800	0090	05/12/14	\$1,575,000	\$1,603,000	2,360	10	1975	Good	20,150	N	N	1229 88TH PL NE
5	0	025160	0100	03/28/13	\$1,450,000	\$1,645,000	2,470	10	1969	VGood	20,008	Y	N	9244 NE 26TH ST
5	0	094260	0025	02/07/14	\$1,655,000	\$1,713,000	2,470	10	1977	Good	19,916	N	N	1800 94TH AVE NE
5	0	955740	0100	01/22/14	\$1,215,000	\$1,262,000	2,490	10	1969	Good	20,670	N	N	8611 NE 26TH PL
5	0	302505	9193	09/04/13	\$1,680,000	\$1,808,000	2,520	10	1991	Good	18,551	Y	N	2045 94TH AVE NE
5	0	980600	0050	06/24/12	\$1,350,000	\$1,721,000	2,580	10	1984	VGood	19,885	N	N	2790 91ST PL NE
5	0	025150	0060	05/22/13	\$1,645,000	\$1,830,000	2,590	10	2005	Avg	20,469	Y	N	2817 95TH AVE NE
5	0	410710	0204	02/22/12	\$1,620,000	\$2,193,000	2,630	10	1975	Good	17,820	Y	N	9409 NE 14TH ST
5	0	410710	0204	08/21/14	\$2,135,000	\$2,147,000	2,630	10	1975	Good	17,820	Y	N	9409 NE 14TH ST
5	0	054010	0475	04/28/14	\$1,652,000	\$1,685,000	2,700	10	1986	Avg	21,203	N	N	9038 NE 28TH ST
5	0	221050	0008	04/20/12	\$1,195,000	\$1,572,000	2,750	10	1987	Avg	15,210	N	N	802 84TH AVE NE
5	0	302505	9112	07/11/13	\$1,130,000	\$1,236,000	2,770	10	1978	Good	16,544	N	N	2200 92ND AVE NE
5	0	165200	0050	10/02/13	\$3,150,000	\$3,362,000	2,790	10	1965	VGood	21,041	Y	N	1746 89TH PL NE
5	0	383550	2315	05/13/13	\$1,400,000	\$1,562,000	2,790	10	1990	Avg	6,534	Y	N	531 OVERLAKE DR E
5	0	438920	0753	08/19/14	\$1,565,000	\$1,574,000	2,810	10	1993	Avg	8,570	N	N	530 97TH AVE NE
5	0	302505	9130	07/11/13	\$1,815,000	\$1,986,000	2,840	10	2001	Avg	12,880	N	N	9120 NE 17TH ST
5	0	252504	9146	01/02/12	\$1,230,000	\$1,708,000	2,900	10	2003	Avg	8,424	N	N	7615 NE 12TH ST
5	0	500650	0030	11/08/13	\$1,735,000	\$1,834,000	2,950	10	1974	Good	20,083	Y	N	9242 NE 14TH ST
5	0	896480	0090	01/08/13	\$1,802,000	\$2,107,000	3,000	10	1950	Good	13,095	Y	N	9605 HILLTOP RD
5	0	410710	0281	08/20/12	\$1,060,000	\$1,317,000	3,020	10	1996	Avg	9,450	N	N	9819 NE 14TH ST
5	0	252504	9266	08/21/14	\$1,762,000	\$1,772,000	3,060	10	1988	Avg	16,000	N	N	909 82ND AVE NE
5	0	165180	0270	03/15/12	\$1,195,000	\$1,600,000	3,070	10	1972	VGood	23,000	N	Y	1340 85TH AVE NE

## Improved Sales Used in This Annual Update Analysis

### Area 033 -- 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	0	438920	0640	11/19/13	\$1,520,000	\$1,602,000	3,070	10	2001	Avg	8,570	N	N	517 99TH AVE NE
5	0	438920	1047	04/23/14	\$1,640,000	\$1,674,000	3,130	10	1994	Avg	10,000	N	N	727 96TH AVE NE
5	0	247000	0100	10/04/13	\$1,650,000	\$1,760,000	3,140	10	1968	VGood	23,805	N	N	1885 77TH AVE NE
5	0	254070	0166	07/11/13	\$1,540,000	\$1,685,000	3,170	10	1983	Good	16,037	N	N	8606 NE 10TH ST
5	0	165180	0110	09/28/12	\$1,635,000	\$1,996,000	3,220	10	1998	Avg	24,360	N	Y	1376 85TH AVE NE
5	0	955740	0090	02/04/14	\$1,300,000	\$1,346,000	3,230	10	1972	Avg	18,891	N	N	8623 NE 26TH PL
5	0	955740	0050	06/11/12	\$1,200,000	\$1,539,000	3,260	10	1970	Good	20,550	N	N	8620 NE 26TH PL
5	0	955740	0050	09/10/13	\$1,375,000	\$1,477,000	3,260	10	1970	Good	20,550	N	N	8620 NE 26TH PL
5	0	025162	0090	05/30/14	\$2,400,000	\$2,436,000	3,300	10	2005	Avg	20,734	Y	N	9415 NE 27TH ST
5	0	247020	0010	03/14/13	\$2,398,000	\$2,735,000	3,330	10	2005	Avg	19,900	N	N	1535 79TH PL NE
5	0	438920	0710	08/29/12	\$1,330,998	\$1,646,000	3,380	10	2000	Avg	8,570	N	N	720 98TH AVE NE
5	0	929090	0160	09/11/14	\$1,430,000	\$1,436,000	3,380	10	1966	Avg	27,589	N	N	8619 NE 21ST PL
5	0	896480	0525	04/23/12	\$1,850,000	\$2,430,000	3,390	10	2001	Avg	14,346	Y	N	9805 VINEYARD CREST
5	0	383550	2250	07/25/12	\$2,770,000	\$3,481,000	3,450	10	2004	Avg	22,935	Y	N	508 UPLAND RD
5	0	221050	0226	11/21/12	\$1,475,000	\$1,759,000	3,510	10	1988	Good	24,331	N	N	8650 NE 10TH ST
5	0	438920	0705	07/25/12	\$1,390,000	\$1,747,000	3,640	10	2001	Avg	8,570	N	N	721 99TH AVE NE
5	0	890750	0035	02/13/13	\$2,200,000	\$2,537,000	3,670	10	1956	Good	21,525	Y	N	8962 NE 14TH ST
5	0	749000	0040	07/18/14	\$2,535,000	\$2,558,000	3,730	10	1963	Good	10,626	Y	N	1506 90TH PL NE
5	0	247010	0170	04/19/13	\$3,250,000	\$3,658,000	3,740	10	2012	Avg	29,523	N	N	2242 79TH AVE NE
5	0	326230	0205	08/31/12	\$1,595,000	\$1,971,000	3,750	10	1979	VGood	16,104	N	N	2254 EVERGREEN POINT RD
5	0	326230	0575	09/18/13	\$1,810,000	\$1,940,000	3,790	10	2004	Avg	8,119	N	N	2227 78TH AVE NE
5	0	302505	9115	11/20/13	\$1,900,000	\$2,002,000	3,840	10	2005	Avg	11,364	N	N	9460 NE 20TH ST
5	0	164800	0040	03/16/12	\$1,240,000	\$1,659,000	3,880	10	1977	Good	21,477	N	N	2320 85TH PL NE
5	0	410710	0061	02/21/12	\$2,180,000	\$2,952,000	4,030	10	1988	Good	19,375	Y	N	9418 NE 14TH ST
5	0	252504	9113	07/25/14	\$1,950,000	\$1,966,000	4,065	10	1987	Good	18,713	N	N	7715 NE 12TH ST
5	0	410710	0241	02/21/12	\$1,500,000	\$2,031,000	4,130	10	1999	Avg	21,000	Y	N	9615 NE 14TH ST
5	0	165200	0040	07/07/12	\$1,575,000	\$1,996,000	4,150	10	1960	VGood	22,390	Y	N	1745 89TH PL NE
5	0	252504	9259	08/12/14	\$2,187,730	\$2,202,000	4,240	10	2004	Avg	13,162	N	N	1000 82ND AVE NE
5	0	808490	0065	05/22/12	\$1,895,000	\$2,454,000	4,290	10	1998	Avg	16,312	Y	N	9219 NE 26TH ST
5	0	165150	0040	08/01/14	\$1,980,000	\$1,995,000	4,360	10	2007	Avg	12,081	N	N	3028 92ND PL NE

## Improved Sales Used in This Annual Update Analysis

### Area 033 -- 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	0	438920	1250	05/13/14	\$2,450,000	\$2,493,000	4,430	10	2013	Avg	9,000	N	N	9227 NE 5TH ST
5	0	209900	0070	04/24/12	\$2,700,000	\$3,544,000	4,960	10	2006	Good	22,412	Y	N	9514 NE 13TH ST
5	0	896480	0480	05/17/12	\$2,000,000	\$2,596,000	2,190	11	2006	Avg	13,315	Y	N	9851 BELFAIR LN
5	0	221050	0016	02/26/14	\$2,425,000	\$2,500,000	2,330	11	2007	Avg	17,889	Y	N	830 84TH AVE NE
5	0	890762	0090	01/23/12	\$2,210,000	\$3,037,000	2,670	11	2004	Avg	20,340	Y	N	8935 NE 13TH ST
5	0	165190	0230	07/26/13	\$1,130,000	\$1,231,000	2,840	11	1978	Avg	20,015	N	N	8535 NE 25TH ST
5	0	644730	0175	06/12/14	\$4,535,000	\$4,596,000	2,860	11	2013	Avg	11,808	Y	N	8477 RIDGE RD
5	0	064320	0100	03/19/13	\$2,155,000	\$2,453,000	2,880	11	1986	Avg	18,772	Y	N	2425 91ST PL NE
5	0	165180	0030	08/29/14	\$1,650,000	\$1,658,000	2,920	11	1966	Good	20,400	N	N	1373 85TH AVE NE
5	0	890762	0020	02/22/13	\$2,000,000	\$2,298,000	2,940	11	1977	VGood	20,000	Y	N	8930 NE 13TH ST
5	0	063200	0120	06/28/12	\$2,463,000	\$3,135,000	3,010	11	2001	Avg	19,000	Y	N	9214 NE 19TH ST
5	0	896480	0410	10/22/12	\$2,525,000	\$3,050,000	3,020	11	2012	Avg	10,155	Y	N	920 BELFAIR RD
5	0	302530	0175	05/08/13	\$2,000,000	\$2,236,000	3,030	11	2006	Avg	19,854	N	N	7661 NE 14TH ST
5	0	221050	0150	01/09/14	\$1,420,625	\$1,479,000	3,070	11	1990	Avg	16,078	N	N	8809 NE 10TH ST
5	0	201870	0095	03/03/14	\$2,995,000	\$3,085,000	3,080	11	1997	Good	23,384	N	N	8106 OVERLAKE DR W
5	0	932380	0025	04/17/12	\$1,825,000	\$2,404,000	3,100	11	1995	Avg	14,270	Y	N	9006 NE 17TH ST
5	0	896480	0170	02/21/13	\$2,395,000	\$2,753,000	3,120	11	1987	Good	14,959	Y	N	9500 HILLTOP RD
5	0	247000	0240	03/20/13	\$2,196,750	\$2,500,000	3,160	11	1965	Good	28,868	N	N	2012 77TH AVE NE
5	0	247000	0210	04/08/13	\$2,100,000	\$2,373,000	3,290	11	1963	VGood	25,586	N	N	1848 77TH AVE NE
5	0	542470	0035	08/06/13	\$1,962,000	\$2,129,000	3,350	11	2001	Avg	11,407	N	N	8446 NE 7TH ST
5	0	438920	1241	12/30/14	\$1,945,000	\$1,945,000	3,480	11	2001	Avg	6,900	N	N	190 94TH AVE NE
5	0	644730	0160	03/27/14	\$2,450,000	\$2,512,000	3,480	11	1991	Avg	11,088	Y	N	8455 RIDGE RD
5	0	644730	0270	05/01/13	\$3,970,000	\$4,449,000	3,710	11	2011	Avg	25,632	Y	N	8400 NE 4TH ST
5	0	247020	0060	08/16/13	\$2,268,000	\$2,454,000	3,760	11	1965	VGood	19,975	Y	N	1556 79TH PL NE
5	0	438920	1066	11/01/12	\$1,701,000	\$2,046,000	3,930	11	2001	Avg	10,302	N	N	501 96TH AVE NE
5	0	252504	9086	10/03/14	\$2,720,000	\$2,727,000	3,990	11	1989	Good	18,115	N	N	8234 NE 8TH ST
5	0	180300	0020	04/09/14	\$1,820,000	\$1,862,000	4,070	11	1966	Good	20,074	N	N	9025 NE 22ND PL
5	0	025162	0110	07/02/14	\$2,288,000	\$2,313,000	4,080	11	1983	Good	18,362	Y	N	2710 95TH AVE NE
5	0	254070	0075	07/02/13	\$2,000,000	\$2,195,000	4,080	11	1995	Good	18,141	N	N	1034 84TH AVE NE
5	0	438920	0745	04/18/14	\$2,106,000	\$2,151,000	4,100	11	2007	Avg	8,570	N	N	526 97TH AVE NE



## Improved Sales Used in This Annual Update Analysis

### Area 033 -- 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	0	758370	0070	05/16/14	\$2,399,950	\$2,441,000	4,250	11	2013	Avg	12,669	N	N	825 92ND AVE NE
5	0	302530	0095	10/09/14	\$2,500,000	\$2,506,000	4,300	11	1999	Avg	19,844	N	N	7640 NE 12TH ST
5	0	302530	0341	04/19/13	\$2,870,000	\$3,230,000	4,400	11	2007	Avg	13,360	N	N	1444 76TH AVE NE
5	0	383550	0295	12/09/13	\$2,925,000	\$3,068,000	4,490	11	2013	Avg	10,500	N	N	1011 91ST AVE NE
5	0	383550	2655	01/04/12	\$1,718,000	\$2,383,000	4,540	11	1988	Avg	14,406	Y	N	8812 NE 2ND PL
5	0	302505	9084	03/26/14	\$3,498,000	\$3,588,000	4,550	11	2013	Avg	30,900	N	N	2119 94TH AVE NE
5	0	438920	1195	05/22/14	\$3,365,000	\$3,420,000	4,555	11	2013	Avg	12,121	N	N	9420 NE 5TH ST
5	0	542470	0225	07/13/12	\$3,400,000	\$4,297,000	4,590	11	1986	Good	26,794	Y	N	8443 NE 6TH ST
5	0	221050	0010	09/30/14	\$2,450,000	\$2,457,000	4,670	11	1992	Avg	23,115	Y	N	834 84TH AVE NE
5	0	254070	0111	08/14/12	\$1,920,000	\$2,391,000	4,750	11	2001	Avg	16,000	N	N	8629 LAKE WASHINGTON BLVD
5	0	025150	0080	08/26/14	\$3,204,000	\$3,221,000	4,810	11	2007	Avg	18,851	Y	N	2828 95TH AVE NE
5	0	410710	0105	11/20/12	\$3,450,000	\$4,117,000	4,880	11	2011	Avg	15,673	Y	N	1488 92ND AVE NE
5	0	054010	0541	12/30/14	\$2,740,000	\$2,740,000	4,910	11	2013	Avg	20,724	N	N	9022 NE 28TH ST
5	0	326230	0120	09/24/14	\$2,880,000	\$2,889,000	5,150	11	2013	Avg	16,015	N	N	2432 EVERGREEN POINT RD
5	0	326230	0555	07/08/14	\$2,458,000	\$2,483,000	5,180	11	2001	Avg	14,986	N	N	2205 78TH AVE NE
5	0	383550	0070	08/16/13	\$2,600,000	\$2,813,000	5,190	11	2005	Avg	11,025	N	N	1020 91ST AVE NE
5	0	252504	9148	10/07/14	\$3,418,800	\$3,427,000	5,450	11	2014	Avg	20,412	N	N	7635 NE 12TH ST
5	0	155210	0085	08/06/14	\$3,128,000	\$3,150,000	5,470	11	2013	Avg	12,582	Y	N	9723 NE 13TH ST
5	0	326230	0122	09/08/14	\$3,100,000	\$3,113,000	5,550	11	2013	Avg	16,002	N	N	2434 EVERGREEN POINT RD
5	0	302505	9120	12/20/12	\$2,525,000	\$2,976,000	5,580	11	2003	Avg	26,143	N	N	2226 92ND AVE NE
5	0	302505	9124	08/28/14	\$3,168,750	\$3,185,000	2,090	12	2008	Avg	11,979	Y	N	1615 92ND AVE NE
5	0	644730	0200	07/23/12	\$4,063,000	\$5,111,000	2,570	12	2012	Avg	12,848	Y	N	8448 MIDLAND RD
5	0	896480	0415	09/20/12	\$2,400,000	\$2,940,000	2,950	12	2011	Avg	9,546	Y	N	916 BELFAIR RD
5	0	890750	0040	01/03/13	\$3,853,000	\$4,515,000	3,110	12	2010	Avg	19,767	Y	N	9125 NE 15TH ST
5	0	438920	0402	08/07/12	\$1,632,500	\$2,040,000	3,130	12	1997	Avg	7,500	N	N	9741 NE 1ST ST
5	0	180200	0030	04/04/14	\$3,050,000	\$3,123,000	3,260	12	2006	Avg	20,054	N	N	2241 95TH AVE NE
5	0	890750	0055	05/30/12	\$3,600,000	\$4,645,000	3,290	12	2006	Avg	23,621	Y	N	9026 NE 14TH ST
5	0	187290	0035	05/17/13	\$3,100,000	\$3,455,000	3,320	12	2005	Avg	17,376	Y	N	9027 NE 1ST ST
5	0	890760	0110	09/20/12	\$3,898,000	\$4,775,000	3,380	12	2006	Avg	23,200	Y	N	8830 NE 14TH ST
5	0	180200	0040	06/27/13	\$2,725,000	\$2,995,000	3,470	12	2006	Avg	20,319	N	N	2231 95TH AVE NE

## Improved Sales Used in This Annual Update Analysis

### Area 033 -- 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	0	644730	0320	08/07/12	\$2,900,000	\$3,623,000	3,470	12	2008	Avg	17,094	Y	N	8715 MIDLAND RD
5	0	410710	0163	11/20/13	\$2,520,000	\$2,655,000	3,820	12	2000	Avg	13,200	N	N	9207 NE 13TH ST
5	0	438920	1121	05/09/12	\$2,525,000	\$3,291,000	3,850	12	2004	Avg	7,800	Y	N	9433 NE 5TH ST
5	0	302530	0245	09/13/13	\$1,950,000	\$2,093,000	3,960	12	1992	Good	19,857	N	N	7804 NE 14TH ST
5	0	890762	0050	09/19/13	\$3,588,000	\$3,844,000	4,110	12	2007	Avg	20,800	N	N	1311 89TH AVE NE
5	0	383550	0425	04/05/13	\$3,360,000	\$3,801,000	4,200	12	2009	Avg	17,225	Y	N	1044 89TH AVE NE
5	0	410710	0206	09/04/13	\$3,750,000	\$4,035,000	4,200	12	2000	Avg	21,060	Y	N	9427 NE 14TH ST
5	0	054010	0540	04/23/13	\$3,100,000	\$3,484,000	4,260	12	2012	Avg	23,604	N	N	9020 NE 28TH ST
5	0	247010	0050	08/25/14	\$5,380,000	\$5,409,000	4,630	12	2009	Avg	28,549	N	N	2015 78TH AVE NE
5	0	362504	9014	08/29/14	\$2,950,000	\$2,965,000	4,860	12	1996	Avg	23,885	N	N	8115 NE 8TH ST
5	0	187290	0025	10/29/12	\$2,500,000	\$3,011,000	4,870	12	2010	Avg	18,750	N	N	9021 NE 1ST ST
5	0	302505	9093	09/26/13	\$2,900,000	\$3,101,000	5,090	12	2006	Avg	23,669	N	N	2115 94TH AVE NE
5	0	302505	9093	07/29/14	\$3,100,000	\$3,124,000	5,090	12	2006	Avg	23,669	N	N	2115 94TH AVE NE
5	0	302505	9077	03/08/13	\$2,260,000	\$2,583,000	5,250	12	2003	Avg	22,605	N	N	2111 94TH AVE NE
5	0	326230	0815	12/13/13	\$2,975,000	\$3,117,000	5,320	12	2007	Avg	15,564	N	N	2656 78TH AVE NE
5	0	087800	0070	08/02/12	\$2,300,000	\$2,880,000	5,350	12	2005	Avg	19,999	N	N	9420 NE 31ST ST
5	0	326230	0170	02/13/12	\$2,600,000	\$3,535,000	5,370	12	2009	Avg	16,694	N	N	2436 EVERGREEN POINT RD
5	0	247010	0040	06/24/13	\$3,775,000	\$4,153,000	5,470	12	2008	Avg	20,294	N	N	2038 78TH AVE NE
5	0	362504	9042	10/11/14	\$3,635,000	\$3,643,000	5,490	12	2005	Avg	19,897	N	N	7728 OVERLAKE DR W
5	0	644730	0265	10/14/14	\$4,000,000	\$4,008,000	5,760	12	2008	Avg	16,573	N	N	515 UPLAND RD
5	0	025150	0170	09/19/12	\$2,361,000	\$2,893,000	6,300	12	2005	Avg	18,423	N	N	9350 NE 30TH ST
5	0	025150	0170	09/20/13	\$2,650,000	\$2,838,000	6,300	12	2005	Avg	18,423	N	N	9350 NE 30TH ST
5	0	383550	0195	06/18/14	\$4,489,000	\$4,545,000	6,430	12	2001	Avg	27,517	N	N	1055 91ST AVE NE
5	0	087800	0050	02/25/13	\$3,100,000	\$3,558,000	7,030	12	2007	Avg	20,002	N	N	9516 NE 31ST ST
5	0	932380	0070	09/12/13	\$3,000,000	\$3,220,000	2,810	13	2007	Avg	10,072	Y	N	9007 NE 17TH ST
5	0	332350	0020	01/08/13	\$3,000,000	\$3,508,000	3,240	13	2012	Avg	15,732	Y	N	1022 88TH AVE NE
5	0	302505	9027	07/24/13	\$4,050,000	\$4,413,000	4,240	13	2008	Avg	19,073	Y	N	1442 88TH AVE NE
5	0	085320	0010	07/01/14	\$3,800,000	\$3,842,000	4,320	13	1978	Good	42,840	Y	N	1365 91ST AVE NE
5	0	247010	0110	08/04/14	\$5,570,000	\$5,611,000	6,200	13	2001	Avg	35,069	N	N	2010 79TH AVE NE
5	0	247010	0110	09/07/13	\$5,900,000	\$6,343,000	6,200	13	2001	Avg	35,069	N	N	2010 79TH AVE NE

## Improved Sales Used in This Annual Update Analysis

### Area 033 -- 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	0	302505	9179	11/05/13	\$5,850,000	\$6,188,000	7,600	13	1993	VGood	63,597	Y	N	1750 92ND AVE NE

## Improved Sales Removed in This Annual Update Analysis

### Area 033 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	0	192505	9015	11/05/14	\$4,700,000	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE; BUILDER OR DEVELOPER SALES
1	0	192505	9058	02/24/12	\$2,210,000	EXEMPT FROM EXCISE TAX
1	0	192505	9058	03/14/12	\$2,210,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
1	0	192505	9079	08/15/13	\$5,150,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	0	192505	9108	10/22/14	\$900,000	PREVIOUS IMP. VALUE <= 25K
1	0	192505	9109	07/23/13	\$400,000	DOR RATIO; QUIT CLAIM DEED
1	0	192505	9109	06/12/14	\$965,000	PREVIOUS IMP. VALUE <= 25K
1	0	192505	9173	03/22/13	\$2,725,000	OBSOLESCENCE; BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED; SHORT SALE
1	0	192505	9226	06/05/12	\$7,640,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	0	192505	9260	08/18/14	\$1,080,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
1	0	194230	0010	06/22/12	\$1,495,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	0	201870	0235	04/09/14	\$5,388,889	IMP. COUNT > 1
1	0	206800	0220	05/28/13	\$1,576,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	0	242504	9060	08/22/14	\$5,000,000	DIAGNOSTIC OUTLIER
1	0	242504	9186	10/02/13	\$2,965,450	NO MARKET EXPOSURE
1	0	242504	9212	12/11/13	\$2,180,000	UNFINISHED AREA
1	0	242504	9237	12/15/14	\$4,140,000	NO MARKET EXPOSURE
1	0	242504	9256	03/02/12	\$1,485,000	RELOCATION - SALE TO SERVICE
1	0	247270	0025	05/19/14	\$153,540	DOR RATIO; MULTI-PARCEL SALE
1	0	247270	0065	07/31/14	\$350,000	DOR RATIO; MULTI-PARCEL SALE
1	0	247270	0070	07/12/13	\$35,000	PARTIAL INTEREST (1/3, 1/2, ETC.); RELATED PARTY, FRIEND, OR NEIGHBOR
1	0	247270	0070	05/11/13	\$35,000	PARTIAL INTEREST (1/3, 1/2, ETC.); RELATED PARTY, FRIEND, OR NEIGHBOR
1	0	247270	0070	05/01/13	\$35,000	PARTIAL INTEREST (1/3, 1/2, ETC.); RELATED PARTY, FRIEND, OR NEIGHBOR
1	0	252504	9222	08/06/12	\$2,396,880	DOR RATIO; IMP. COUNT > 1; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
1	0	353490	0005	12/24/13	\$3,600,000	DIAGNOSTIC OUTLIER
1	0	353490	0215	06/19/12	\$6,495,000	MODEL DEVELOPMENT EXCLUSION
1	0	353490	0220	06/30/14	\$8,000,000	IMP. COUNT > 1
1	0	353490	0325	05/22/13	\$6,255,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	0	353490	0445	04/23/14	\$7,100,000	IMP. COUNT > 1



## Improved Sales Removed in This Annual Update Analysis

### Area 033 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	0	353490	0460	01/22/12	\$10,975,000	IMP. COUNT > 1
1	0	353490	0495	09/06/13	\$8,300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	0	353490	0505	01/26/12	\$4,500,000	IMP. COUNT > 1
1	0	362504	9040	08/19/13	\$1,390,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	0	362504	9088	07/02/14	\$2,271,150	DIAGNOSTIC OUTLIER
1	0	383550	2910	03/10/12	\$1,880,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	0	542730	0040	11/12/14	\$7,700,000	NON-NORMAL DISTRIBUTION
1	0	542730	0060	03/25/14	\$3,400,000	NO MARKET EXPOSURE
1	0	644730	0050	01/13/12	\$12,224,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
1	0	739730	0090	05/08/12	\$3,665,000	QUESTIONABLE PER APPRAISAL
1	0	739730	0120	03/29/13	\$9,750,000	IMP. COUNT > 1
1	0	739730	0241	03/27/14	\$1,050,000	NO MARKET EXPOSURE
1	0	866240	0050	09/29/13	\$1,335,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	0	920890	0076	04/20/12	\$1,990,000	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.)
1	0	920890	0076	04/25/12	\$1,990,000	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.)
1	0	920890	0080	05/31/12	\$2,850,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	0	980850	0040	01/10/12	\$1,300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	0	980870	0110	01/14/13	\$20,000	DOR RATIO; QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
1	0	980870	0230	02/07/14	\$3,500,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	0	980870	0395	06/22/12	\$915,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	0	980870	0495	12/10/13	\$1,474,550	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	0	980870	0676	07/03/13	\$930,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	0	980870	0762	06/11/14	\$7,062,500	IMP. COUNT > 1
1	0	980870	0847	11/20/12	\$360,800	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.)
1	0	980870	0850	10/02/14	\$4,000,000	OBSOLESCENCE
1	0	980870	0900	07/16/13	\$2,200,000	OBSOLESCENCE
5	0	025150	0170	01/14/13	\$2,800,000	RELOCATION - SALE TO SERVICE
5	0	025150	0200	07/03/13	\$1,040,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	025162	0180	06/25/12	\$950,000	IMP. CHARACTERISTICS CHANGED SINCE SALE





## Improved Sales Removed in This Annual Update Analysis

### Area 033 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	0	054010	0060	03/14/13	\$706,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
5	0	054010	0545	11/26/12	\$865,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	062690	0050	02/10/14	\$1,090,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	064320	0070	03/07/12	\$1,800,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	064320	0090	09/21/13	\$2,098,000	DIAGNOSTIC OUTLIER
5	0	087800	0010	03/18/13	\$1,485,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	155210	0015	05/30/12	\$810,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	155210	0030	07/18/12	\$839,000	PREVIOUS IMP. VALUE <= 25K
5	0	155210	0160	10/15/13	\$1,599,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
5	0	164800	0050	01/14/14	\$1,428,000	DIAGNOSTIC OUTLIER
5	0	165180	0020	11/06/14	\$1,525,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	165180	0020	03/18/14	\$1,000,000	NO MARKET EXPOSURE
5	0	165180	0190	07/03/13	\$1,225,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	165190	0020	09/18/12	\$1,570,000	IMP. COUNT > 1
5	0	165190	0090	07/02/13	\$985,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
5	0	165350	0035	10/10/14	\$1,225,000	BUILDER OR DEVELOPER SALES
5	0	192505	9049	01/02/13	\$3,000	DOR RATIO; EXEMPT FROM EXCISE TAX
5	0	192505	9049	07/21/14	\$775,000	PREVIOUS IMP. VALUE <= 25K
5	0	192505	9148	11/24/13	\$3,000	DOR RATIO
5	0	192505	9150	07/05/13	\$584,100	PREVIOUS IMP. VALUE <= 25K
5	0	192505	9150	10/19/12	\$495,000	RELOCATION - SALE TO SERVICE
5	0	192505	9154	01/27/12	\$1,681,077	PERCENT COMPLETE; BANKRUPTCY - RECEIVER OR TRUSTEE
5	0	192505	9159	10/24/13	\$1,000	DOR RATIO; MULTI-PARCEL SALE; QUIT CLAIM DEED
5	0	221050	0052	06/28/12	\$1,325,000	RELOCATION - SALE TO SERVICE; STATEMENT TO DOR
5	0	247000	0040	04/09/12	\$1,560,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	247000	0155	07/06/12	\$1,600,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	247010	0130	09/13/13	\$1,600,000	NO MARKET EXPOSURE
5	0	247010	0170	01/27/12	\$1,400,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	249810	0020	03/28/12	\$800,000	IMP. CHARACTERISTICS CHANGED SINCE SALE



## Improved Sales Removed in This Annual Update Analysis

### Area 033 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	0	249810	0025	09/09/13	\$1,080,000	CORPORATE AFFILIATES
5	0	249810	0025	02/07/13	\$980,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	252504	9085	03/16/12	\$1,763,000	QUESTIONABLE PER APPRAISAL
5	0	252504	9107	04/15/14	\$1,300,000	STATISTICAL OUTLIER
5	0	252504	9158	04/18/13	\$1,715,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	252504	9168	02/07/13	\$1,680,000	UNFINISHED AREA
5	0	256630	0036	12/19/12	\$1,068,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	302505	9073	01/17/12	\$3,800,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	302505	9075	06/26/13	\$1,600,000	PREVIOUS IMP. VALUE <= 25K
5	0	302505	9121	02/28/14	\$1,400,000	DIAGNOSTIC OUTLIER
5	0	302530	0145	12/15/13	\$1,845,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	302530	0145	12/14/13	\$1,845,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; RELOCATION - SALE TO SERVICE
5	0	302530	0211	12/01/14	\$1,150,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; STATEMENT TO DOR
5	0	302530	0235	10/07/14	\$1,068,000	NO MARKET EXPOSURE
5	0	302530	0351	11/26/12	\$1,290,000	PREVIOUS IMP. VALUE <= 25K
5	0	302530	0370	05/29/12	\$2,275,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	326230	0245	07/09/13	\$2,690,000	UNFINISHED AREA
5	0	326230	0410	10/08/13	\$2,850,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	326230	0950	06/11/13	\$630,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
5	0	326230	1520	06/13/12	\$1,075,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	362504	9041	07/26/12	\$1,020,411	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
5	0	362504	9085	03/29/12	\$1,725,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	362504	9101	07/02/12	\$1,096,550	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	362504	9106	09/25/12	\$1,370,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	365200	0020	10/27/14	\$1,300,000	NO MARKET EXPOSURE
5	0	383550	1955	01/23/13	\$991,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	383550	2325	06/12/13	\$950,000	NO MARKET EXPOSURE
5	0	383550	2725	07/07/12	\$1,866,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	383550	2815	09/25/14	\$1,260,000	PERCENT NET CONDITION



## Improved Sales Removed in This Annual Update Analysis

### Area 033 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	0	410710	0141	02/27/14	\$1,850,000	PREVIOUS IMP. VALUE <= 25K
5	0	410710	0144	07/31/12	\$1,310,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	410710	0189	06/17/13	\$300,000	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	410710	0192	12/27/13	\$1,600,000	NON-REPRESENTATIVE SALE
5	0	410710	0304	04/23/12	\$675,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	438920	0015	12/30/14	\$2,600,000	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE; BUILDER OR DEVELOPER SALES
5	0	438920	0610	12/01/14	\$903,000	PREVIOUS IMP. VALUE <= 25K
5	0	438920	0665	06/19/14	\$1,450,000	IMP. COUNT > 1; OBSOLESCENCE
5	0	438920	0705	07/24/12	\$1,390,000	RELOCATION - SALE TO SERVICE
5	0	438920	0726	06/10/13	\$860,000	IMP. COUNT > 1; PREVIOUS IMP. VALUE <= 25K
5	0	438920	0760	12/09/13	\$350,000	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	438920	0786	11/15/13	\$1,386,000	DIAGNOSTIC OUTLIER
5	0	438920	0876	07/01/14	\$1,565,000	MODEL DEVELOPMENT EXCLUSION
5	0	438920	0955	07/30/13	\$900,000	SHORT SALE; NO MARKET EXPOSURE
5	0	438920	0961	01/11/12	\$2,282,500	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED; SHORT SALE
5	0	438920	1021	07/01/14	\$1,014,250	PREVIOUS IMP. VALUE <= 25K
5	0	438920	1051	05/23/12	\$858,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	438920	1084	10/04/13	\$875,000	NON-REPRESENTATIVE SALE; STATEMENT TO DOR
5	0	438920	1110	06/04/13	\$1,800,000	PREVIOUS IMP. VALUE <= 25K
5	0	438920	1192	01/12/12	\$1,150,000	DOR RATIO; SHORT SALE
5	0	542470	0080	12/16/14	\$2,688,800	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
5	0	542470	0145	07/13/12	\$1,375,000	OBSOLESCENCE
5	0	542570	0175	01/08/14	\$750,000	NO MARKET EXPOSURE
5	0	542630	0025	05/01/14	\$850,000	TEAR DOWN; NO MARKET EXPOSURE
5	0	542710	0120	09/17/12	\$875,000	SHORT SALE; NO MARKET EXPOSURE
5	0	542710	0130	06/20/13	\$1,295,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	542711	0030	06/23/12	\$935,750	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	546140	0005	08/26/13	\$825,000	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.)
5	0	546140	0005	08/26/13	\$825,000	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.)



## Improved Sales Removed in This Annual Update Analysis

### Area 033 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	0	546140	0015	02/27/13	\$897,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	0	553610	0005	08/08/14	\$2,300,000	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
5	0	644730	0096	01/28/13	\$1,090,000	DOR RATIO; QUIT CLAIM DEED
5	0	644730	0135	08/07/13	\$2,200,000	NO MARKET EXPOSURE
5	0	644730	0280	07/10/13	\$2,250,000	NO MARKET EXPOSURE
5	0	644730	0365	11/13/14	\$2,900,000	DIAGNOSTIC OUTLIER
5	0	644730	0366	07/17/12	\$985,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	644760	0010	05/13/13	\$670,000	SHORT SALE; QUESTIONABLE PER APPRAISAL
5	0	644760	0020	12/05/12	\$900,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	644800	0020	08/08/12	\$1,099,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	644800	0030	12/07/12	\$1,006,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	644800	0050	11/05/12	\$1,435,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	644860	0150	06/15/12	\$1,600,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	796090	0012	06/19/12	\$2,445,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	805600	0013	10/20/14	\$1,492,821	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE; BUILDER OR DEVELOPER SALES
5	0	805600	0014	12/15/14	\$1,413,593	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE; BUILDER OR DEVELOPER SALES
5	0	805600	0015	10/28/14	\$1,392,408	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
5	0	808490	0140	12/02/13	\$660,000	PREVIOUS IMP. VALUE <= 25K; NO MARKET EXPOSURE
5	0	890762	0050	09/19/13	\$3,588,000	RELOCATION - SALE TO SERVICE
5	0	896480	0120	03/07/12	\$1,850,000	UNFINISHED AREA
5	0	896480	0130	01/12/12	\$1,475,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	896480	0145	07/09/13	\$1,700,000	OBSOLESCENCE
5	0	896480	0215	08/22/14	\$1,880,000	NO MARKET EXPOSURE
5	0	896480	0275	06/12/12	\$1,696,800	STATISTICAL OUTLIER
5	0	896480	0600	11/19/14	\$1,445,000	BUILDER OR DEVELOPER SALES
5	0	896480	0770	09/29/12	\$1,065,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	896480	0820	09/20/12	\$850,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	929090	0060	03/20/13	\$1,130,000	SHORT SALE; NO MARKET EXPOSURE
5	0	929090	0150	01/23/13	\$996,000	IMP. CHARACTERISTICS CHANGED SINCE SALE



## Improved Sales Removed in This Annual Update Analysis

### Area 033 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	0	931570	0070	10/15/13	\$1,950,000	IMP. COUNT > 1
5	0	932030	0070	02/27/13	\$1,225,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	932030	0070	01/15/14	\$1,632,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	932380	0030	04/24/12	\$1,335,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	932380	0045	03/25/13	\$1,500,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	932380	0090	08/26/13	\$1,450,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	941590	0020	06/15/13	\$1,150,000	STATISTICAL OUTLIER
5	0	955740	0050	01/23/12	\$635,000	DOR RATIO; QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX



## Vacant Sales Used in this Annual Update Analysis

### Area 033

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
1	0	242504	9189	04/07/14	\$12,000	4,356	N	N
1	0	362504	9066	11/25/14	\$1,200,000	9,600	Y	N
5	0	155210	0040	04/24/13	\$924,000	10,505	Y	N
5	0	252504	9271	10/22/14	\$1,500,000	16,001	N	N
5	0	252504	9271	07/18/14	\$1,400,000	16,001	N	N
5	0	326230	0835	08/27/13	\$752,500	8,120	N	N
5	0	326230	0835	11/07/12	\$750,000	8,120	N	N
5	0	332350	0015	08/26/13	\$1,075,000	22,284	N	N
5	0	546130	0140	07/17/13	\$1,910,000	23,672	Y	N
5	0	758370	0005	10/09/13	\$567,500	12,794	N	N

## Vacant Sales Removed in this Annual Update Analysis

### Area 033

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	0	242504	9270	04/20/12	\$625,000	PLOTTAGE
1	0	980870	0145	04/11/14	\$1,900,000	SEGREGATION AND/OR MERGER
5	0	155210	0040	11/05/12	\$742,007	SHORT SALE; NO MARKET EXPOSURE
5	0	438920	0942	03/08/13	\$721,775	FORCED SALE; NO MARKET EXPOSURE
5	0	896480	0865	09/11/12	\$1,310,000	RELOCATION - SALE TO SERVICE; NO MARKET EXPOSURE

# 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
- Appeals Response Preparation / Review
- Appeal Hearing Attendance
- Physical Inspection Model Development and Report Preparation
- Land and total Valuation
- New Construction Evaluation



4/14/2015

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Appraiser II

Date