

Inglewood / Finn Hill / Juanita

Areas: 037

Residential Revalue for 2015 Assessment Roll



Obtained from: www.inglewoodgolfclub.com

Area 37 is located in the northwestern area of King County. The area includes Inglewood/Finn Hill/Juanita. It includes a portion of incorporated Kenmore to the north and a portion of incorporated Kirkland to the south. Major attributes in this area are the Inglewood Golf Club, St Edwards Park with Bastyr University, Denny Park and the highly desirable proximity to Lake Washington. There are over six miles of Lake Washington shoreline and nearly two miles on the Sammamish River. Though the vast majority is privately owned there are beaches and boat launches available to the general public. Amenities include numerous shopping centers and restaurants to the north on Bothell Way and on the western border along 100th Ave NE and Juanita Bay. Area 37 is located within close proximity to very desirable Market Street just south of Juanita Bay. Access to Interstate 405 is also very convenient near the eastern border.



King County

Department of Assessments

Setting values, serving the community, and pursuing excellence

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King County

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Accounting Division

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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.

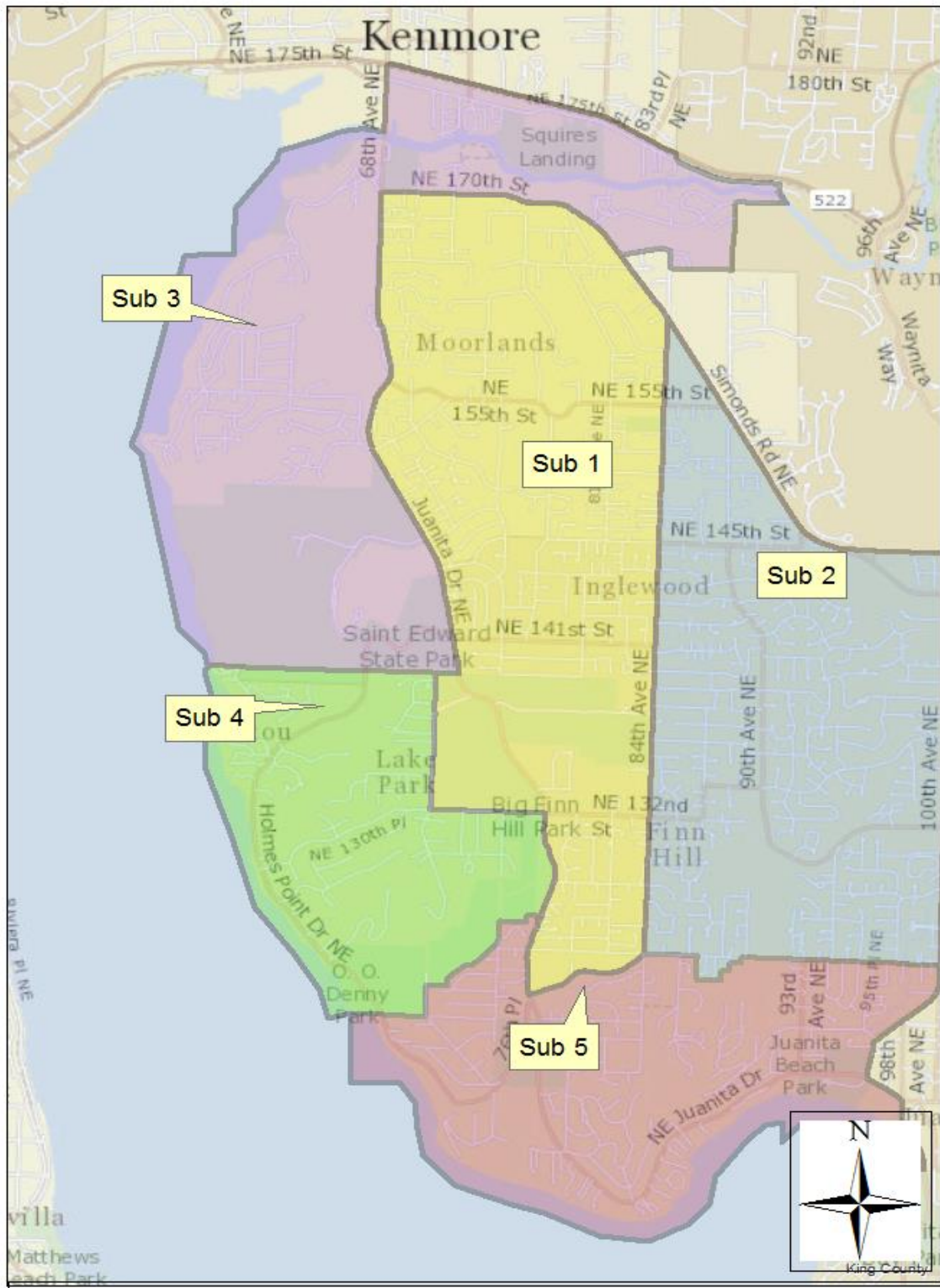
Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you.

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

Sincerely,

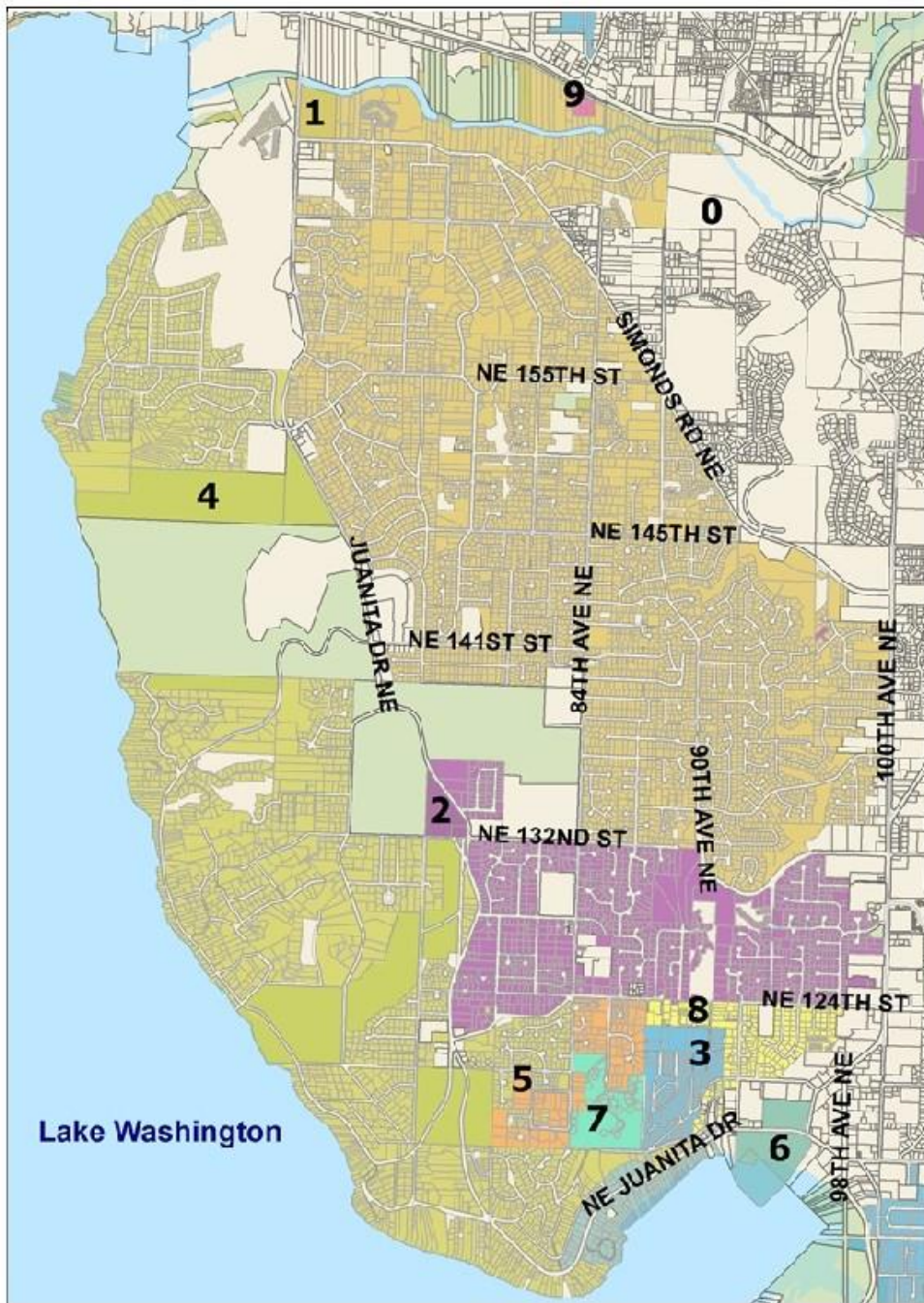
Lloyd Hara
Assessor

Area 037 Map



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Area 37 Neighborhoods



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King County

Department of Assessments



Area 037 Housing Profile



Grade 5/ Year Built 1918/ Total Living Area 900
Account Number 302605-9077



Grade 6/ Year Built 1934/ Total Living Area 1,090
Account Number 364910-0130



Grade 7/ Year Built 1977/ Total Living Area 1,650
Account Number 701800-0200



Grade 8/ Year Built 2014/ Total Living Area 2,770
Account Number 025420-0010



Grade 9/ Year Built 2001/ Total Living Area 3,760
Account Number 563450-0905



Grade 10/ Year Built 2006/ Total Living Area 2,990
Account Number 563150-0285

Area 037 Housing Profile



Grade 11/Year Built 2003/Total Living 5,260
Account Number 033310-0227



Grade 12/Year Built 2008/Total Living 6,900
Account Number 279670-0076

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

Inglewood/Finn Hill/Juanita - Area 037

Annual Update

Characteristics Based Market Adjustment for 2015 Assessment Roll

Previous Physical Inspection: 2013
Number of Improved Sales: 1117
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
2014 Value	\$242,100	\$267,400	\$509,500			8.96%
2015 Value	\$266,300	\$293,900	\$560,200	\$591,800	94.1%	8.67%
\$ Change	+\$24,200	+\$26,500	+\$50,700			
% Change	+10.0%	+9.9%	+10.0%			

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The 2015 COD of 8.67% is an improvement from the previous COD of 8.96%. 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
2014 Value	\$255,500	\$225,800	\$481,300
2015 Value	\$281,000	\$247,800	\$528,800
\$ Change	+\$25,500	+\$22,000	+\$47,500
% Change	+10.0%	+9.7%	+9.9%

Number of one to three unit residences in the population: 8,629

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that one characteristic-based and one neighborhood-based variable needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, Townhouse Plats were generally at a higher assessment level than the rest of the population, resulting in less of an upward adjustment. Sub Area 2 parcels, excluding Townhomes, were generally at lower assessment levels than the rest of the population, resulting in more of an upward adjustment. This annual update valuation model corrects for these strata differences.

Area 037 - Model Adjustments

1-3 Unit Residences

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

Standard Area Adjustment	# Parcels Adjusted	% of Population
+8.41%	5,411	63%

Due to truncating the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

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

Model Variable	Adj %	# Sales	# in Pop	% Rep
Sub 2 w/o TH	+14.79%	375	3005	12%
Townhouse Plat	+0.74%	28	213	13%

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

Generally, Sub Area 2 parcels, excluding Townhomes, were at a lower assessment level than the rest of the population, resulting in more of an upward adjustment. Townhouse Plats were at a higher assessment level than the rest of the population, resulting in less of an upward adjustment. This model corrects for these strata differences.

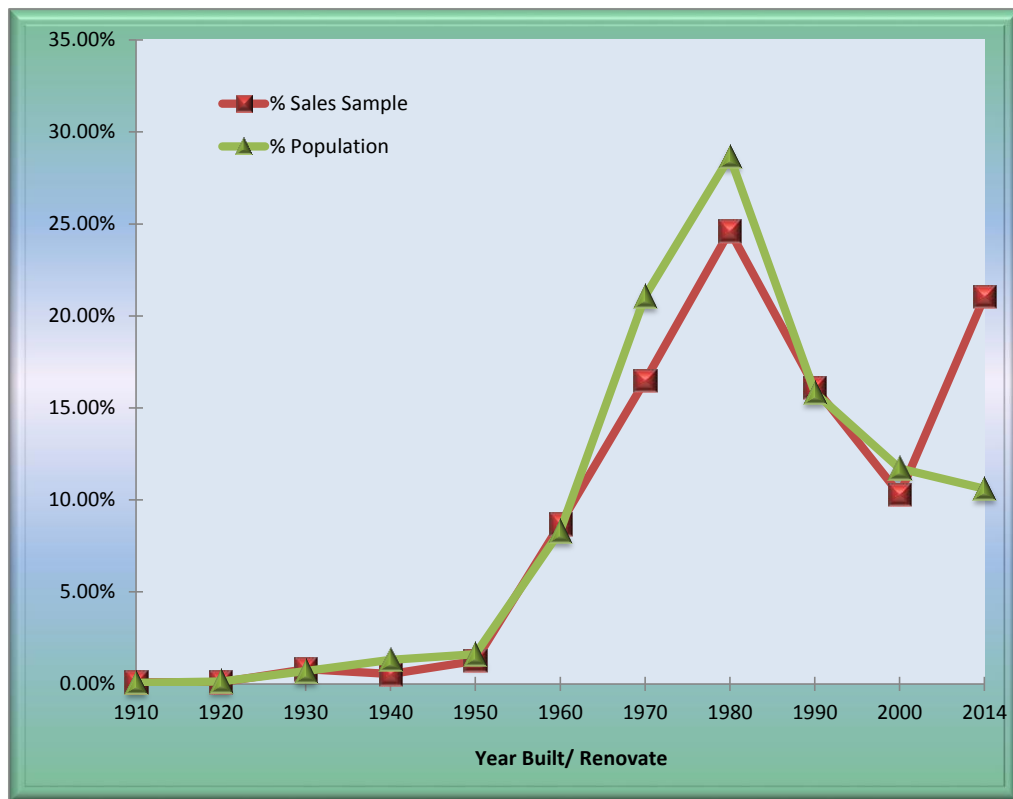
Sample Representation of Population Year Built or Renovated

Sales Sample

Year Built/Ren	Frequency	% Sales Sample
1910	1	0.09%
1920	1	0.09%
1930	9	0.81%
1940	6	0.54%
1950	14	1.25%
1960	97	8.68%
1970	184	16.47%
1980	275	24.62%
1990	180	16.11%
2000	115	10.30%
2014	235	21.04%
1,117		

Population

Year Built/Ren	Frequency	% Population
1910	5	0.06%
1920	12	0.14%
1930	60	0.70%
1940	113	1.31%
1950	139	1.61%
1960	717	8.31%
1970	1,818	21.07%
1980	2,473	28.66%
1990	1,366	15.83%
2000	1,011	11.72%
2014	915	10.60%
8,629		



Sales of new homes built over the last few years are over represented in this sample.

This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

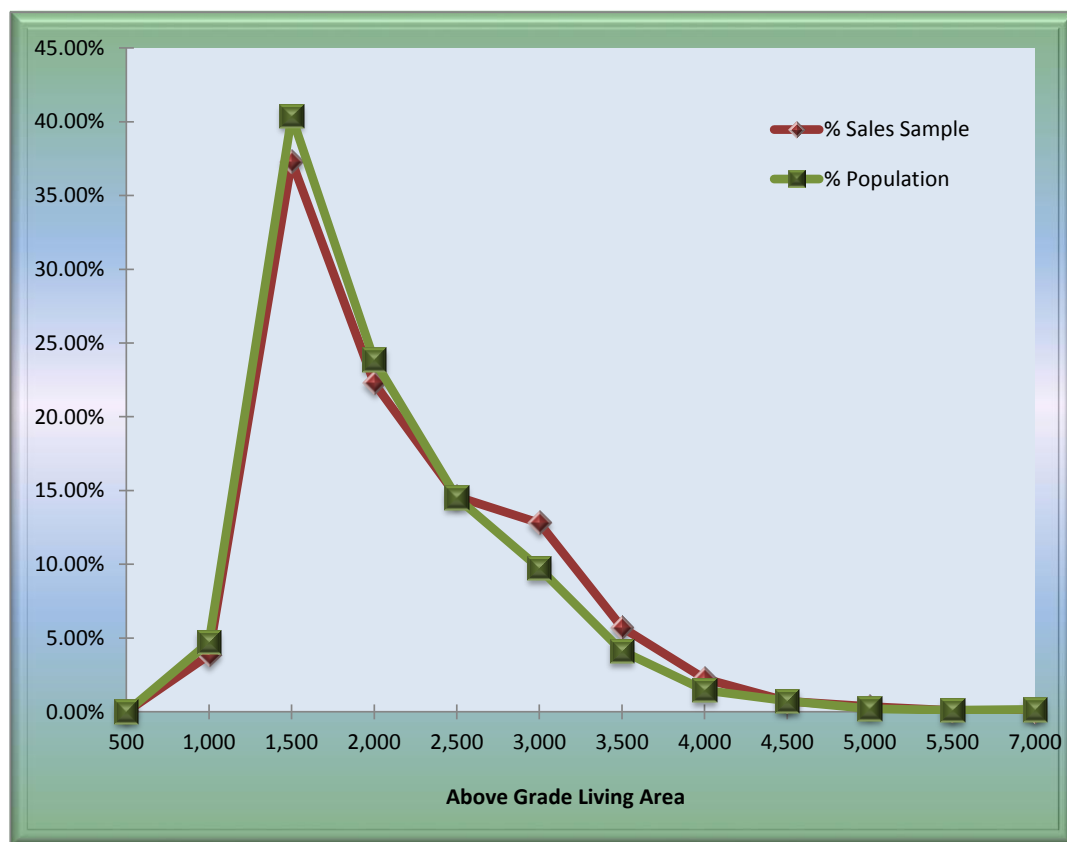
Sales Sample Representation of Population Above Grade Living Area

Sales Sample

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	43	3.85%
1,500	417	37.33%
2,000	249	22.29%
2,500	163	14.59%
3,000	143	12.80%
3,500	64	5.73%
4,000	25	2.24%
4,500	8	0.72%
5,000	4	0.36%
5,500	1	0.09%
7,000	0	0.00%
1117		

Population

AGLA	Frequency	% Population
500	0	0.00%
1,000	406	4.71%
1,500	3,485	40.39%
2,000	2,058	23.85%
2,500	1,253	14.52%
3,000	840	9.73%
3,500	356	4.13%
4,000	126	1.46%
4,500	63	0.73%
5,000	18	0.21%
5,500	10	0.12%
7,000	14	0.16%
8,629		



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

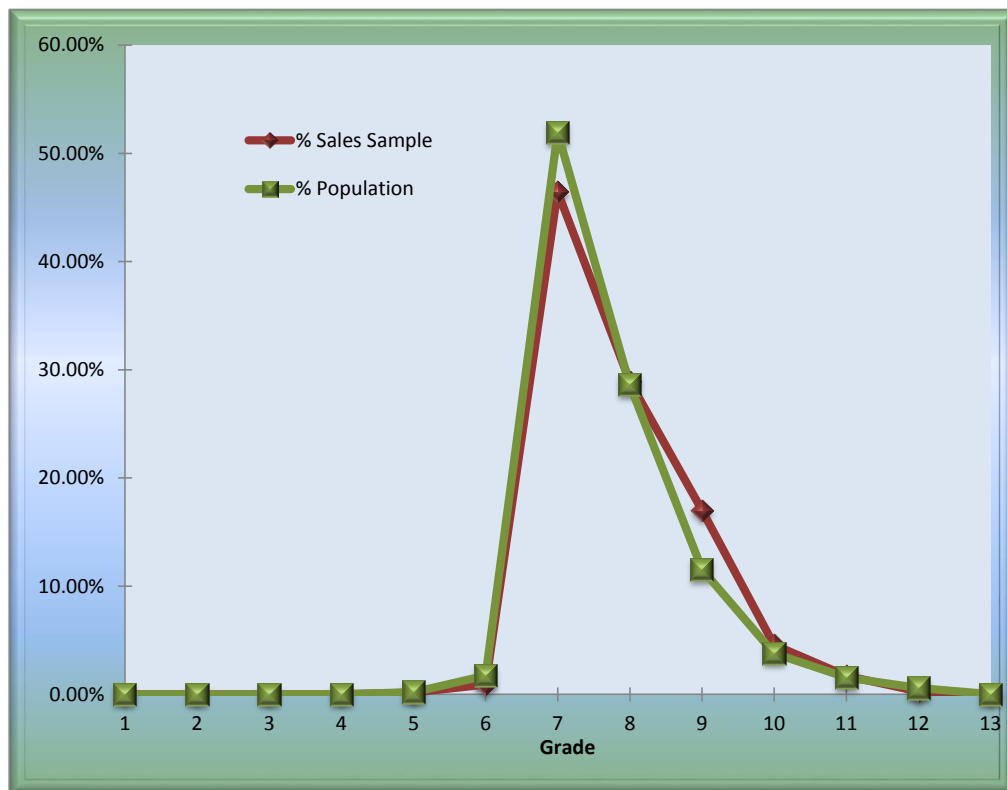
Sales Sample Representation of Population Building Grade

Sales Sample

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	2	0.18%
6	10	0.90%
7	519	46.46%
8	323	28.92%
9	190	17.01%
10	51	4.57%
11	19	1.70%
12	3	0.27%
13	0	0.00%
1117		

Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	2	0.02%
5	17	0.20%
6	150	1.74%
7	4,481	51.93%
8	2,467	28.59%
9	996	11.54%
10	328	3.80%
11	136	1.58%
12	50	0.58%
13	2	0.02%
8,629		



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

Area 037 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 1.129, resulting in an adjusted value of \$536,000 ($\$475,000 \times 1.129 = \$536,275$) – truncated to the nearest \$1000.

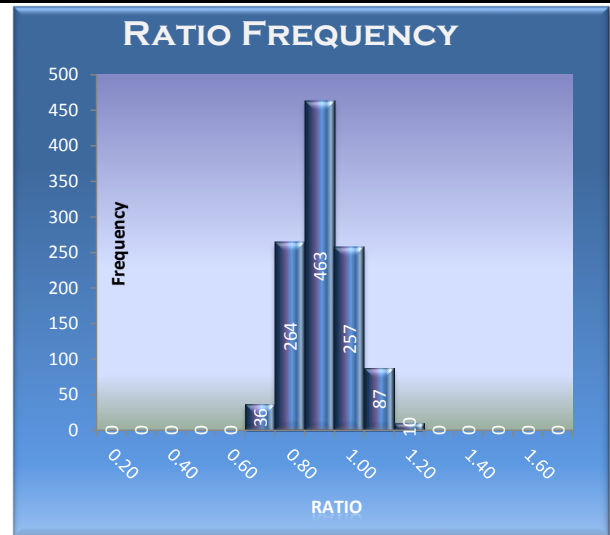
SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2012	1.406	40.6%
2/1/2012	1.390	39.0%
3/1/2012	1.375	37.5%
4/1/2012	1.359	35.9%
5/1/2012	1.345	34.5%
6/1/2012	1.330	33.0%
7/1/2012	1.315	31.5%
8/1/2012	1.301	30.1%
9/1/2012	1.287	28.7%
10/1/2012	1.273	27.3%
11/1/2012	1.259	25.9%
12/1/2012	1.246	24.6%
1/1/2013	1.233	23.3%
2/1/2013	1.220	22.0%
3/1/2013	1.209	20.9%
4/1/2013	1.196	19.6%
5/1/2013	1.185	18.5%
6/1/2013	1.173	17.3%
7/1/2013	1.162	16.2%
8/1/2013	1.150	15.0%
9/1/2013	1.139	13.9%
10/1/2013	1.129	12.9%
11/1/2013	1.118	11.8%
12/1/2013	1.108	10.8%
1/1/2014	1.098	9.8%
2/1/2014	1.088	8.8%
3/1/2014	1.080	8.0%
4/1/2014	1.070	7.0%
5/1/2014	1.062	6.2%
6/1/2014	1.053	5.3%
7/1/2014	1.045	4.5%
8/1/2014	1.037	3.7%
9/1/2014	1.029	2.9%
10/1/2014	1.021	2.1%
11/1/2014	1.014	1.4%
12/1/2014	1.007	0.7%
1/1/2015	1.000	0.0%

The time adjustment formula for Area 037 is: $(0.87634243549205 - 0.000187908399901384 * \text{SaleDay} + 1.19683308304418\text{E-}07 * \text{SaleDaySq} - 0.0487249262662863 * 0.3357207 + 0.0666782247754704 * 0.02506715) / (0.87634243549205 - 0.0487249262662863 * 0.3357207 + 0.0666782247754704 * 0.02506715)$
SaleDay = SaleDate - 42005
SaleDaySq = (SaleDate - 42005)^2

Annual Update Ratio Study Report (Before) – 2014 Assessments

District: NW / Team: 1	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Inglewood/Finn	1/1/2014	5/4/2015	1/2012 - 12/2014
Hill/Juanita	Appr ID:	Property Type:	Adjusted for
Area Number: 037	CLEW	1 to 3 Unit Residences	YES

SAMPLE STATISTICS	
<i>Sample size (n)</i>	1,117
<i>Mean Assessed Value</i>	\$509,500
<i>Mean Adj. Sales Price</i>	\$591,800
<i>Standard Deviation AV</i>	\$270,820
<i>Standard Deviation SP</i>	\$309,925
ASSESSMENT LEVEL	
<i>Arithmetic Mean Ratio</i>	0.862
<i>Median Ratio</i>	0.854
<i>Weighted Mean Ratio</i>	0.861
UNIFORMITY	
<i>Lowest ratio</i>	0.644
<i>Highest ratio:</i>	1.163
<i>Coefficient of Dispersion</i>	8.96%
<i>Standard Deviation</i>	0.096
<i>Coefficient of Variation</i>	11.09%
<i>Price Related Differential (PRD)</i>	1.001
RELIABILITY	
95% Confidence: Median	
<i>Lower limit</i>	0.849
<i>Upper limit</i>	0.860
95% Confidence: Mean	
<i>Lower limit</i>	0.856
<i>Upper limit</i>	0.867
SAMPLE SIZE EVALUATION	
<i>N (population size)</i>	8,629
<i>B (acceptable error - in decimal)</i>	0.05
<i>S (estimated from this sample)</i>	0.096
Recommended minimum:	15
<i>Actual sample size:</i>	1,117
Conclusion:	OK
NORMALITY	
Binomial Test	
<i># ratios below mean:</i>	598
<i># ratios above mean:</i>	519
<i>z:</i>	2.364
Conclusion:	Non-normal



COMMENTS:

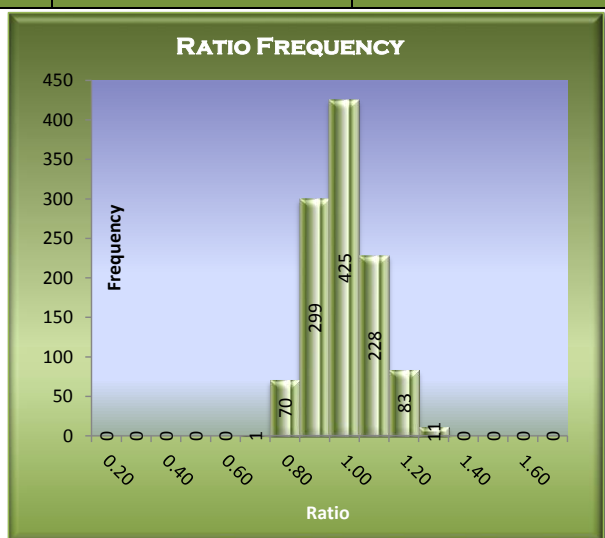
1 to 3 Unit Residences throughout Area 037

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

Annual Update Ratio Study Report (After) – 2015 Assessments

District: NW / Team: 1	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Inglewood/Finn	1/1/2015	5/4/2015	1/2012 - 12/2014
Hill/Juanita	Appr. ID:	Property Type:	Adjusted for time?
Area Number: 037	CLEW	1 to 3 Unit Residences	YES

SAMPLE STATISTICS	
Sample size (n)	1,117
Mean Assessed Value	\$560,200
Mean Sales Price	\$591,800
Standard Deviation AV	\$292,928
Standard Deviation SP	\$309,925
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.949
Median Ratio	0.941
Weighted Mean Ratio	0.947
UNIFORMITY	
Lowest ratio	0.691
Highest ratio:	1.260
Coefficient of Dispersion	8.67%
Standard Deviation	0.102
Coefficient of Variation	10.77%
Price Related Differential (PRD)	1.003
RELIABILITY	
95% Confidence: Median	
Lower limit	0.934
Upper limit	0.949
95% Confidence: Mean	
Lower limit	0.943
Upper limit	0.955
SAMPLE SIZE EVALUATION	
N (population size)	8,629
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.102
Recommended minimum:	17
Actual sample size:	1,117
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	590
# ratios above mean:	527
z:	1.885
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout Area 037

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: May 4, 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 46 usable land sales available in the area, their 2014 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall +10.0% increase in land assessments in the area for the 2015 Assessment Year. The formula is:

2015 Land Value = 2014 Land Value * 1.102, with the result truncated to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that one characteristic-based and one neighborhood-based variable needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, Townhouse Plats were generally at a higher assessment level than the rest of the population, resulting in less of an upward adjustment. Sub Area 2 parcels, excluding Townhomes, were

generally at lower assessment levels than the rest of the population, resulting in more of an upward adjustment. This annual update valuation model corrects for these strata differences.

With the exception of real property mobile home parcels and parcels with “accessory only” improvements, the new recommended values on all improved parcels were based on the analysis of the 1,117 useable residential sales in the area.

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

The derived adjustment formula is:

$$\text{2015 Total Value} = \text{2014 Total Value} * (1 - 0.05) / (0.87634243549205 - 0.0487249262662863 * \text{Sub2WOTwnHm} + 0.0666782247754704 * \text{TownhousePlat})$$

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

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

Mobile Home Update

There were 2 sales of mobile homes within Area 037. Analysis of the mobile home sales indicated a value increase in line with the Total % Change indicated by the Area’s sales sample as reflected on the Executive Summary page of +10.0%. The adjustment formula is:

$$\begin{aligned} \text{2015 Total Value} &= \text{2014 Total Value} * 1.100 \\ \text{2015 Improvements Value} &= \text{2015 Total Value} \text{ minus } \text{2015 Land Value} \end{aligned}$$

Results

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

Application of these recommended values for the 2015 assessment year (taxes payable in 2016) results in an average total change from the 2014 assessments of +9.9%. 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) * 1.100.
- 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) * 1.100.

- 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 037 -- 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	2	185320	0080	06/19/14	\$350,000	\$367,000	850	6	1921	VGood	9,205	N	N	12411 84TH AVE NE
1	1	563150	0150	01/16/13	\$184,900	\$227,000	860	6	1941	Avg	14,700	N	N	14715 84TH AVE NE
1	1	364910	0038	08/28/13	\$295,000	\$336,000	1,220	6	1955	Good	15,750	N	N	15328 JUANITA DR NE
1	1	563150	0905	07/23/14	\$272,925	\$284,000	1,280	6	1941	VGood	5,728	N	N	8183 NE 165TH ST
1	1	563150	0915	04/23/13	\$280,000	\$333,000	1,410	6	1930	VGood	8,674	N	N	8157 NE 165TH ST
1	1	795480	0070	06/04/13	\$396,500	\$465,000	820	7	1969	VGood	7,140	N	N	14252 79TH AVE NE
1	1	321120	0250	03/26/12	\$282,000	\$384,000	830	7	1971	Good	9,601	N	N	14217 76TH PL NE
1	1	364910	0060	04/25/12	\$240,000	\$323,000	840	7	1947	Good	23,500	N	N	6852 NE 153RD PL
1	1	659950	0250	12/06/12	\$355,000	\$442,000	850	7	1975	Good	6,720	N	N	14110 77TH AVE NE
1	1	132604	9170	09/24/14	\$280,000	\$286,000	860	7	1969	Avg	9,605	N	N	15831 74TH AVE NE
1	1	321120	0140	07/10/14	\$350,000	\$365,000	860	7	1971	Avg	7,210	N	N	14230 76TH PL NE
1	1	321121	0040	08/15/13	\$301,000	\$345,000	860	7	1972	Avg	7,496	N	N	7805 NE 145TH ST
1	1	242604	9144	02/25/13	\$250,000	\$303,000	870	7	1950	Good	10,890	N	N	7803 NE 144TH ST
1	1	321120	0290	05/27/14	\$304,000	\$321,000	900	7	1972	Good	7,500	N	N	7725 NE 143RD ST
1	1	321120	0420	06/18/14	\$300,000	\$315,000	910	7	1971	Good	7,700	N	N	7712 NE 142ND PL
1	1	563150	1018	07/22/12	\$262,500	\$343,000	920	7	1983	Good	11,100	N	N	8316 NE 156TH ST
1	1	379000	0090	01/17/13	\$295,000	\$362,000	940	7	1967	VGood	8,160	N	N	14316 82ND AVE NE
1	1	769630	0120	04/23/12	\$219,000	\$295,000	960	7	1972	Avg	7,560	N	N	8126 NE 142ND PL
1	1	770850	0070	04/08/13	\$298,400	\$356,000	960	7	1969	Good	7,865	N	N	8020 NE 141ST PL
1	1	770850	0180	11/26/13	\$283,500	\$315,000	960	7	1970	Good	7,548	N	N	8010 NE 142ND ST
1	1	358110	0250	03/31/14	\$386,000	\$413,000	970	7	1967	Avg	7,380	N	N	14113 83RD PL NE
1	1	364910	0306	05/06/14	\$379,900	\$403,000	1,000	7	1955	Good	11,600	N	N	15007 75TH AVE NE
1	1	376800	0280	12/01/14	\$350,000	\$352,000	1,010	7	1967	Good	7,680	N	N	8212 NE 144TH ST
1	1	795480	0060	07/19/12	\$326,000	\$426,000	1,010	7	1969	Good	7,650	N	N	14258 79TH AVE NE
1	1	856870	0055	07/29/13	\$355,000	\$409,000	1,010	7	1959	VGood	9,800	N	N	15810 75TH AVE NE
1	1	563150	1026	01/03/14	\$275,000	\$302,000	1,030	7	1955	Good	7,200	N	N	15515 84TH AVE NE
1	1	357980	0030	12/03/12	\$349,950	\$436,000	1,040	7	1961	Good	9,960	N	N	14610 75TH AVE NE
1	1	895190	0060	02/09/12	\$240,000	\$333,000	1,040	7	1956	Avg	9,600	N	N	15714 83RD AVE NE
1	1	357980	0240	02/24/12	\$322,000	\$444,000	1,050	7	1962	VGood	8,970	N	N	7425 NE 145TH PL
1	1	176160	0180	01/03/13	\$340,000	\$419,000	1,060	7	1970	VGood	7,194	N	N	14230 82ND AVE NE

Improved Sales Used in This Annual Update Analysis

Area 037 -- 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	1	357970	0080	09/05/14	\$383,000	\$394,000	1,060	7	1962	Avg	11,090	N	N	7059 NE 145TH ST
1	1	418980	0050	05/20/14	\$335,000	\$354,000	1,060	7	1967	Good	10,050	N	N	8305 NE 148TH PL
1	1	729770	0065	12/17/13	\$289,000	\$319,000	1,060	7	1976	Good	10,500	N	N	7231 NE 158TH ST
1	1	895190	0065	09/29/14	\$315,000	\$322,000	1,070	7	1955	Avg	9,497	N	N	8305 NE 158TH ST
1	1	135730	0220	03/22/12	\$250,000	\$341,000	1,080	7	1977	Avg	7,703	N	N	14504 78TH AVE NE
1	1	358270	0035	10/28/13	\$325,000	\$364,000	1,080	7	1984	Good	7,770	N	N	15919 70TH AVE NE
1	1	563150	0248	02/08/13	\$325,000	\$396,000	1,080	7	1985	Avg	9,842	N	N	8000 NE 149TH ST
1	1	804560	0130	05/28/14	\$425,000	\$448,000	1,080	7	1979	Good	9,545	N	N	7220 NE 152ND PL
1	1	804560	0150	01/09/13	\$349,500	\$430,000	1,080	7	1979	Good	8,050	N	N	15220 72ND AVE NE
1	1	111270	0010	06/19/14	\$390,000	\$409,000	1,090	7	1979	Avg	10,240	N	N	14102 81ST PL NE
1	1	176160	0050	12/31/14	\$397,000	\$397,000	1,100	7	1969	Good	9,165	N	N	8310 NE 143RD ST
1	2	327573	0110	09/08/14	\$425,000	\$436,000	1,100	7	1974	Avg	10,500	N	N	13005 79TH PL NE
1	1	327700	0070	02/20/13	\$437,500	\$530,000	1,100	7	1960	VGood	17,930	N	N	8124 NE 157TH ST
1	1	357980	0380	07/23/12	\$339,000	\$442,000	1,100	7	1961	VGood	7,956	N	N	7481 NE 146TH ST
1	1	729770	0025	12/04/13	\$359,500	\$398,000	1,100	7	1955	VGood	18,733	N	N	7220 NE 158TH ST
1	1	563150	1161	05/06/13	\$366,500	\$433,000	1,110	7	1981	Good	16,785	N	N	16410 81ST PL NE
1	1	563150	1040	03/04/14	\$260,000	\$280,000	1,120	7	1967	Avg	11,782	N	N	8124 NE 155TH ST
1	1	358270	0050	08/22/12	\$316,000	\$408,000	1,130	7	1960	Good	12,235	N	N	6816 NE 159TH ST
1	1	563150	0168	09/30/13	\$330,000	\$373,000	1,130	7	1967	Avg	11,400	N	N	8300 NE 146TH ST
1	1	769630	0340	04/24/13	\$305,000	\$362,000	1,140	7	1975	Avg	7,276	N	N	8105 NE 142ND PL
1	1	358270	0090	09/05/13	\$380,000	\$432,000	1,150	7	1960	VGood	8,225	N	N	15812 JUANITA DR NE
1	1	563450	0166	05/11/12	\$260,000	\$348,000	1,150	7	1984	Avg	12,320	N	N	7713 NE 167TH ST
1	1	659950	0110	04/28/14	\$375,000	\$398,000	1,150	7	1975	Avg	9,000	N	N	14120 76TH PL NE
1	1	117270	0080	08/18/14	\$374,000	\$386,000	1,160	7	1992	Avg	6,973	N	N	16114 82ND PL NE
1	1	357970	0105	05/22/13	\$310,000	\$365,000	1,160	7	1962	Avg	10,492	N	N	14315 73RD AVE NE
1	1	357980	0085	08/27/13	\$420,000	\$479,000	1,160	7	1962	Good	9,600	N	N	14412 75TH AVE NE
1	1	357980	0455	03/10/14	\$450,000	\$485,000	1,160	7	1962	VGood	9,600	N	N	7322 NE 143RD ST
1	1	357990	0070	02/20/14	\$510,000	\$552,000	1,160	7	2010	Avg	9,080	N	N	7409 NE 143RD ST
1	1	358110	0050	07/12/12	\$238,000	\$312,000	1,160	7	1966	Avg	7,169	N	N	14131 82ND PL NE
1	1	358110	0120	04/10/12	\$222,000	\$301,000	1,160	7	1967	Avg	7,242	N	N	8232 NE 142ND ST

Improved Sales Used in This Annual Update Analysis

Area 037 -- 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	1	563150	0971	12/26/13	\$417,976	\$460,000	1,160	7	1972	VGood	9,664	N	N	16021 84TH AVE NE
1	1	357980	0020	07/13/12	\$295,000	\$386,000	1,170	7	1961	Avg	12,000	N	N	7470 NE 146TH ST
1	1	358270	0070	12/05/14	\$356,500	\$359,000	1,170	7	1959	Avg	9,670	N	N	15819 70TH AVE NE
1	2	376330	0005	05/20/14	\$325,000	\$343,000	1,170	7	1959	Good	9,680	N	N	12813 81ST AVE NE
1	1	357970	0010	01/28/14	\$450,000	\$490,000	1,180	7	1961	Avg	10,500	N	N	7430 NE 146TH ST
1	1	358100	0020	09/26/14	\$350,000	\$358,000	1,180	7	1964	Good	7,455	N	N	14039 75TH AVE NE
1	1	358100	0040	02/28/13	\$305,000	\$369,000	1,180	7	1964	Good	7,210	N	N	7354 NE 140TH PL
1	1	358100	0210	09/04/14	\$383,001	\$394,000	1,180	7	1963	Good	7,210	N	N	7346 NE 140TH ST
1	1	381980	0280	08/19/14	\$400,000	\$413,000	1,180	7	1984	Avg	10,800	N	N	7826 NE 140TH PL
1	1	563150	0213	05/15/14	\$342,400	\$362,000	1,180	7	1986	Avg	9,630	N	N	8121 NE 147TH PL
1	1	563150	0977	10/20/13	\$410,000	\$460,000	1,180	7	1973	Avg	41,160	N	N	15919 84TH AVE NE
1	1	357970	0100	05/27/14	\$389,000	\$410,000	1,190	7	1962	Good	10,750	N	N	14323 73RD AVE NE
1	1	357980	0035	09/26/13	\$310,000	\$350,000	1,190	7	1961	Avg	13,330	N	N	14602 75TH AVE NE
1	1	357980	0405	08/25/14	\$440,000	\$453,000	1,190	7	1961	Good	10,880	N	N	7414 NE 145TH PL
1	1	376800	0350	11/08/12	\$405,000	\$509,000	1,190	7	1967	VGood	7,272	N	N	8211 NE 145TH ST
1	1	132604	9148	03/11/14	\$406,000	\$437,000	1,200	7	1957	VGood	10,000	N	N	15525 74TH AVE NE
1	1	254083	0140	03/23/12	\$286,000	\$390,000	1,200	7	1986	Avg	7,172	N	N	8206 NE 140TH PL
1	1	321121	0170	06/19/13	\$250,000	\$292,000	1,200	7	1971	Avg	7,201	N	N	7824 NE 144TH ST
1	1	563150	0594	09/23/14	\$350,000	\$358,000	1,200	7	1987	Avg	9,929	N	N	15505 79TH AVE NE
1	1	321121	0160	12/23/13	\$300,000	\$330,000	1,210	7	1971	Good	7,201	N	N	7832 NE 144TH ST
1	1	358270	0115	07/17/13	\$299,950	\$347,000	1,210	7	1968	Good	7,547	N	N	15914 JUANITA DR NE
1	1	381980	0530	09/16/13	\$410,000	\$465,000	1,210	7	1976	Good	10,800	N	N	7704 NE 140TH ST
1	1	563150	1096	01/13/12	\$313,000	\$438,000	1,210	7	1980	Good	14,225	N	N	15918 81ST PL NE
1	1	563150	1162	09/05/13	\$230,000	\$262,000	1,210	7	1960	Fair	9,900	N	N	8135 NE 165TH ST
1	2	639600	0250	08/22/12	\$405,000	\$523,000	1,210	7	1993	Good	5,747	N	N	8135 NE 125TH ST
1	1	176160	0190	09/25/13	\$410,000	\$464,000	1,220	7	1969	VGood	7,194	N	N	14236 82ND AVE NE
1	1	321120	0380	09/06/13	\$312,000	\$355,000	1,220	7	1969	Avg	6,545	N	N	7715 NE 142ND CT
1	2	376330	0010	09/03/13	\$415,000	\$472,000	1,220	7	1959	Avg	9,900	N	N	12823 81ST AVE NE
1	1	895050	0090	05/28/13	\$284,000	\$334,000	1,220	7	1981	Avg	10,003	N	N	15939 82ND PL NE
1	1	364910	0264	08/15/14	\$405,000	\$418,000	1,230	7	1989	Avg	18,000	N	N	15339 75TH AVE NE

Improved Sales Used in This Annual Update Analysis

Area 037 -- 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	2	327573	0220	06/21/12	\$406,000	\$536,000	1,240	7	1974	VGood	7,070	N	N	8007 NE 130TH PL
1	1	357980	0350	08/09/12	\$352,000	\$457,000	1,240	7	1962	VGood	10,125	N	N	7437 NE 146TH ST
1	1	895050	0150	04/08/14	\$429,861	\$459,000	1,240	7	1981	Avg	12,676	N	N	15948 82ND PL NE
1	1	176160	0150	07/30/14	\$358,000	\$371,000	1,250	7	1969	Good	7,194	N	N	14210 82ND AVE NE
1	1	321120	0120	08/21/13	\$265,000	\$303,000	1,250	7	1970	Good	7,210	N	N	14216 76TH PL NE
1	1	321120	0180	02/16/12	\$195,900	\$271,000	1,250	7	1971	Avg	8,038	N	N	14252 76TH PL NE
1	1	321120	0280	10/20/13	\$352,500	\$396,000	1,250	7	1972	VGood	7,344	N	N	7604 NE 142ND ST
1	1	379000	0150	03/05/14	\$305,000	\$329,000	1,250	7	1966	Good	6,825	N	N	8238 NE 143RD PL
1	1	563150	0122	01/28/14	\$350,000	\$381,000	1,250	7	1956	Avg	9,000	N	N	8131 NE 155TH ST
1	2	798090	0070	03/25/14	\$370,000	\$397,000	1,250	7	1959	Good	10,150	N	N	12320 80TH AVE NE
1	2	384070	0456	12/24/12	\$310,000	\$383,000	1,260	7	1983	Good	10,986	N	N	12724 83RD CT NE
1	1	563450	0137	06/03/13	\$315,000	\$369,000	1,260	7	1969	Good	12,600	N	N	16643 76TH AVE NE
1	1	364910	0115	03/29/13	\$246,500	\$295,000	1,280	7	1951	Avg	9,968	N	N	7200 NE 153RD PL
1	1	563150	0963	06/13/13	\$303,000	\$354,000	1,280	7	1981	Good	12,477	N	N	8323 NE 162ND CT
1	1	242604	9139	08/05/13	\$512,500	\$589,000	1,290	7	1979	VGood	9,583	N	N	8129 NE 141ST ST
1	1	321121	0200	11/18/14	\$365,000	\$369,000	1,290	7	1971	Avg	7,205	N	N	7804 NE 144TH ST
1	1	364910	0315	06/25/14	\$418,800	\$438,000	1,290	7	1973	Good	9,984	N	N	14811 75TH AVE NE
1	1	563450	0067	11/20/12	\$296,500	\$371,000	1,290	7	1966	Avg	15,353	N	N	16731 74TH AVE NE
1	1	364910	0473	05/28/14	\$365,000	\$385,000	1,300	7	1963	Avg	12,240	N	N	7343 NE 150TH ST
1	1	515620	0020	09/16/13	\$344,000	\$390,000	1,300	7	1959	Good	10,000	N	N	6827 NE 149TH ST
1	1	515620	0030	07/17/12	\$234,000	\$306,000	1,300	7	1959	Avg	9,600	N	N	6834 NE 149TH ST
1	1	562840	0080	12/18/14	\$420,000	\$421,000	1,300	7	1959	Good	9,800	N	N	7217 NE 153RD ST
1	1	563150	0163	10/16/12	\$297,500	\$377,000	1,300	7	1969	Good	9,600	N	N	8301 NE 147TH ST
1	2	607650	0335	10/16/13	\$600,000	\$674,000	1,300	7	1976	Avg	26,500	N	N	12317 80TH AVE NE
1	1	254083	0120	11/20/13	\$424,000	\$471,000	1,310	7	1986	Good	7,476	N	N	8218 NE 140TH PL
1	1	358090	0090	09/02/14	\$300,000	\$309,000	1,310	7	1962	Avg	9,855	N	N	14151 75TH AVE NE
1	1	358090	0160	10/10/14	\$311,000	\$317,000	1,310	7	1962	Avg	8,370	N	N	14109 75TH AVE NE
1	1	364910	0129	06/26/12	\$301,000	\$397,000	1,310	7	1987	Good	8,995	N	N	15211 71ST PL NE
1	1	563150	0427	07/11/12	\$237,000	\$311,000	1,310	7	1957	Avg	9,828	N	N	15104 78TH AVE NE
1	1	135730	0130	11/14/13	\$335,000	\$373,000	1,320	7	1977	Good	7,213	N	N	7844 NE 146TH ST

Improved Sales Used in This Annual Update Analysis

Area 037 -- 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	1	135730	0240	10/27/14	\$333,500	\$339,000	1,320	7	1977	Good	7,200	N	N	14520 78TH AVE NE
1	2	327573	0260	08/07/13	\$360,000	\$413,000	1,320	7	1973	Good	9,680	N	N	13003 81ST AVE NE
1	1	563150	1325	12/01/12	\$339,000	\$423,000	1,320	7	1968	Good	10,580	N	N	15505 81ST AVE NE
1	1	563450	0254	10/18/13	\$345,000	\$387,000	1,320	7	1969	VGood	9,631	N	N	16715 79TH PL NE
1	2	376330	0040	10/27/14	\$400,000	\$406,000	1,330	7	1956	Avg	9,900	N	N	12846 81ST AVE NE
1	1	381980	0590	01/25/12	\$320,000	\$446,000	1,330	7	1982	Good	10,800	N	N	7820 NE 140TH ST
1	1	564700	0060	12/11/14	\$344,950	\$347,000	1,330	7	1985	Avg	7,419	N	N	7825 NE 144TH ST
1	1	562830	0060	07/09/12	\$351,000	\$460,000	1,340	7	1959	VGood	9,600	N	N	7431 NE 156TH ST
1	1	563150	1323	08/05/14	\$309,500	\$321,000	1,340	7	1968	Avg	13,560	N	N	8024 NE 155TH ST
1	1	712000	0080	07/30/12	\$226,000	\$294,000	1,340	7	1990	Avg	4,347	N	N	7835 NE 150TH ST
1	1	563150	0628	08/13/13	\$377,000	\$432,000	1,350	7	1958	VGood	12,952	N	N	15832 76TH PL NE
1	1	563150	0634	03/15/12	\$377,000	\$516,000	1,350	7	1959	Good	27,480	N	N	15924 76TH PL NE
1	1	563150	0643	05/31/13	\$390,000	\$458,000	1,350	7	1959	VGood	23,429	N	N	15936 76TH PL NE
1	1	563450	0036	08/20/14	\$459,000	\$474,000	1,350	7	1979	Good	12,987	N	N	7215 NE 165TH CT
1	2	607650	0205	06/03/13	\$390,000	\$457,000	1,350	7	1976	Good	11,680	N	N	7821 NE 124TH ST
1	1	176160	0020	04/09/14	\$358,000	\$382,000	1,360	7	1969	Good	9,870	N	N	8330 NE 143RD ST
1	1	563150	1181	06/12/12	\$370,000	\$490,000	1,370	7	1970	Good	17,960	N	N	16410 76TH CT NE
1	1	729770	0020	05/03/12	\$275,000	\$370,000	1,370	7	1955	Avg	18,748	N	N	7230 NE 158TH ST
1	1	769630	0200	07/02/13	\$335,500	\$390,000	1,370	7	1973	Good	10,200	N	N	14233 81ST AVE NE
1	1	025120	0200	06/27/14	\$464,900	\$486,000	1,380	7	1979	Good	8,424	N	N	14001 81ST PL NE
1	1	563150	1320	10/07/13	\$255,000	\$287,000	1,390	7	1968	Avg	11,592	N	N	15517 81ST AVE NE
1	2	384070	0560	08/14/14	\$450,000	\$465,000	1,400	7	1977	Avg	12,600	N	N	8106 NE 126TH PL
1	1	562840	0070	08/16/13	\$300,000	\$343,000	1,400	7	1962	Avg	9,270	N	N	7229 NE 153RD ST
1	1	769630	0100	10/21/13	\$385,000	\$432,000	1,420	7	1973	VGood	7,526	N	N	14237 82ND AVE NE
1	1	712000	0050	02/21/14	\$300,000	\$325,000	1,440	7	1990	Avg	5,498	N	N	7819 NE 150TH ST
1	1	869060	0010	12/19/13	\$270,000	\$298,000	1,440	7	2005	Avg	1,144	N	N	6816 A NE 153RD PL
1	1	357980	0175	06/25/12	\$354,000	\$467,000	1,450	7	1958	Good	11,940	N	N	7419 NE 145TH ST
1	1	358090	0150	09/13/13	\$389,000	\$441,000	1,450	7	2006	Avg	9,450	N	N	14115 75TH AVE NE
1	1	358090	0200	06/17/14	\$440,000	\$461,000	1,450	7	1962	Good	8,400	N	N	14114 75TH AVE NE
1	1	364910	0086	07/06/12	\$299,900	\$394,000	1,460	7	1959	Good	13,500	N	N	15341 70TH AVE NE

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Area 037 -- 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	1	563450	0220	11/07/12	\$329,888	\$415,000	1,460	7	1950	Good	12,600	N	N	16606 76TH AVE NE
1	1	364910	0010	03/15/12	\$355,000	\$486,000	1,470	7	1977	Good	10,018	N	N	6817 NE 154TH ST
1	1	364910	0265	05/06/13	\$390,000	\$461,000	1,470	7	1987	Avg	10,500	N	N	15335 75TH AVE NE
1	1	357980	0215	07/12/12	\$317,000	\$415,000	1,500	7	1959	Good	10,710	N	N	7440 NE 145TH ST
1	1	515620	0035	08/07/13	\$420,000	\$482,000	1,510	7	1959	Good	10,000	N	N	6826 NE 149TH ST
1	1	563450	0898	11/26/13	\$301,000	\$334,000	1,510	7	1984	Avg	7,637	N	N	6802 NE 166TH CT
1	1	132604	9130	07/02/14	\$605,000	\$632,000	1,520	7	1961	VGood	48,788	N	N	15605 72ND AVE NE
1	1	321120	0460	08/06/14	\$389,000	\$403,000	1,520	7	1971	Good	9,800	N	N	7812 NE 142ND PL
1	1	869060	0050	07/18/14	\$255,000	\$265,000	1,530	7	2005	Avg	1,116	N	N	6816 E NE 153RD PL
1	1	712000	0030	10/31/13	\$316,000	\$353,000	1,540	7	1990	Avg	6,829	N	N	7807 NE 150TH ST
1	1	563150	0740	06/11/12	\$303,000	\$401,000	1,550	7	1968	Good	29,100	N	N	15619 76TH PL NE
1	1	563150	0374	03/19/13	\$350,000	\$421,000	1,560	7	1996	Avg	7,500	N	N	8029 NE 153RD PL
1	1	357980	0270	08/13/13	\$412,500	\$473,000	1,570	7	1959	Good	9,360	N	N	7355 NE 145TH PL
1	1	418980	0020	08/20/14	\$367,500	\$379,000	1,570	7	1963	Avg	10,050	N	N	8304 NE 148TH PL
1	1	364910	0367	04/03/14	\$465,000	\$497,000	1,580	7	1955	Avg	11,200	N	N	15030 75TH AVE NE
1	1	364910	0434	10/10/12	\$348,000	\$442,000	1,600	7	1986	Good	9,170	N	N	14740 72ND PL NE
1	2	798090	0072	06/17/13	\$350,500	\$409,000	1,600	7	1948	Good	15,225	N	N	8005 NE 124TH ST
1	2	384070	0566	08/14/13	\$405,000	\$464,000	1,610	7	1968	Good	12,600	N	N	8123 NE 126TH PL
1	1	376800	0150	08/01/12	\$296,000	\$385,000	1,630	7	1967	Good	7,000	N	N	14427 83RD PL NE
1	2	607650	0364	09/10/14	\$375,000	\$385,000	1,630	7	1988	Avg	16,170	N	N	12225 80TH AVE NE
1	1	562830	0015	11/06/14	\$375,000	\$380,000	1,640	7	1959	Avg	9,750	N	N	7420 NE 156TH ST
1	2	384070	0455	05/23/14	\$410,000	\$433,000	1,650	7	1983	Avg	9,641	N	N	12720 83RD CT NE
1	2	384070	0131	12/12/13	\$340,000	\$376,000	1,670	7	1963	Avg	14,400	N	N	12849 82ND AVE NE
1	1	561210	0065	05/29/14	\$400,000	\$422,000	1,670	7	1955	Avg	12,056	N	N	7229 NE 156TH ST
1	1	358210	0050	06/20/12	\$385,000	\$508,000	1,680	7	1994	Avg	6,193	N	N	7119 NE 165TH PL
1	1	769630	0180	07/03/14	\$410,000	\$428,000	1,700	7	1972	VGood	9,000	N	N	14236 81ST AVE NE
1	1	364910	0276	06/09/14	\$368,000	\$387,000	1,710	7	1958	Good	10,800	N	N	15303 75TH AVE NE
1	2	327574	0200	06/28/12	\$380,000	\$500,000	1,730	7	1977	Good	6,825	N	N	12916 79TH PL NE
1	1	364910	0020	12/01/14	\$395,000	\$398,000	1,740	7	1974	Avg	19,886	N	N	15368 JUANITA DR NE
1	2	639600	0120	02/28/13	\$433,000	\$524,000	1,750	7	1993	Avg	7,026	N	N	12528 81ST PL NE

Improved Sales Used in This Annual Update Analysis

Area 037 -- 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	2	327574	0030	05/07/14	\$420,000	\$445,000	1,770	7	1977	Avg	8,165	N	N	12921 79TH PL NE
1	1	242604	9125	11/14/14	\$488,000	\$493,000	1,800	7	1978	VGood	10,890	N	N	7620 NE 143RD ST
1	2	135790	0060	06/10/14	\$515,000	\$541,000	1,800	7	1996	Avg	5,001	N	N	8230 NE 125TH CT
1	1	381980	0150	07/10/13	\$435,000	\$504,000	1,810	7	1963	Good	10,800	N	N	7613 NE 141ST ST
1	1	563150	0961	10/25/13	\$400,000	\$448,000	1,810	7	1981	Good	13,027	N	N	8315 NE 162ND CT
1	1	242604	9174	10/29/14	\$481,500	\$488,000	1,840	7	1993	Avg	10,500	N	N	8019 NE 145TH ST
1	2	798090	0062	05/21/13	\$312,900	\$368,000	1,840	7	1942	Good	11,775	N	N	8018 NE 123RD ST
1	1	242604	9142	12/06/12	\$430,000	\$535,000	1,870	7	1930	VGood	17,424	N	N	8023 NE 141ST ST
1	1	358220	0200	02/11/13	\$349,000	\$424,000	1,890	7	1940	Good	17,239	N	N	16713 72ND AVE NE
1	1	769630	0080	09/14/14	\$340,000	\$349,000	1,900	7	1973	Avg	7,313	N	N	14303 82ND AVE NE
1	1	358210	0080	09/02/12	\$326,000	\$419,000	1,920	7	1994	Avg	7,307	N	N	7133 NE 165TH PL
1	1	242604	9140	02/19/14	\$476,000	\$515,000	1,980	7	1979	VGood	8,276	N	N	14056 80TH AVE NE
1	1	364910	0483	08/06/13	\$363,000	\$417,000	2,020	7	1984	Avg	9,732	N	N	7329 NE 150TH ST
1	1	563450	0141	01/30/14	\$412,500	\$449,000	2,050	7	1948	VGood	20,560	N	N	16701 76TH AVE NE
1	1	381980	0310	04/02/13	\$461,000	\$551,000	2,070	7	1984	Avg	10,800	N	N	7850 NE 140TH PL
1	1	381980	0580	12/04/14	\$400,000	\$402,000	2,070	7	1982	Avg	10,800	N	N	7812 NE 140TH ST
1	1	364910	0005	12/13/12	\$440,000	\$546,000	2,090	7	1977	VGood	18,295	N	N	6816 NE 154TH CT
1	2	639600	0020	11/26/12	\$424,042	\$529,000	2,290	7	1995	VGood	7,361	N	N	12521 80TH PL NE
1	1	151530	0050	02/28/14	\$390,000	\$421,000	2,350	7	1959	Good	14,365	N	N	7811 NE 156TH ST
1	1	364910	0366	07/16/13	\$450,000	\$520,000	2,400	7	1982	Avg	21,577	N	N	15024 75TH AVE NE
1	1	364910	0126	07/18/13	\$434,000	\$501,000	2,440	7	2005	Avg	6,236	N	N	7021 NE 153RD PL
1	1	804560	0050	06/06/13	\$428,000	\$501,000	2,640	7	1954	Good	9,500	N	N	7209 NE 152ND PL
1	1	730840	0020	01/25/12	\$305,000	\$425,000	3,050	7	1950	Good	9,559	N	N	15516 73RD PL NE
1	1	660025	0010	12/21/12	\$364,500	\$451,000	880	8	1981	Good	10,611	Y	N	7126 NE 159TH ST
1	1	381980	0330	10/25/12	\$370,000	\$467,000	1,120	8	1983	Good	11,475	N	N	7857 NE 140TH PL
1	1	083700	0070	08/06/13	\$382,000	\$439,000	1,170	8	1987	Good	8,625	N	N	7216 NE 149TH PL
1	2	384070	0653	12/12/14	\$436,000	\$438,000	1,240	8	1979	Avg	9,600	N	N	12718 79TH CT NE
1	1	132604	9035	11/01/13	\$405,000	\$453,000	1,250	8	1978	Avg	18,304	Y	N	7304 NE 162ND ST
1	1	358270	0055	07/03/13	\$450,000	\$522,000	1,320	8	1961	VGood	9,100	N	N	6817 NE 159TH ST
1	1	364910	0631	06/24/13	\$415,000	\$483,000	1,330	8	1978	Good	12,000	N	N	14837 72ND PL NE

Improved Sales Used in This Annual Update Analysis

Area 037 -- 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	1	358280	0080	09/20/12	\$258,000	\$330,000	1,380	8	1956	Avg	11,100	N	N	15508 70TH AVE NE
1	1	025120	0240	07/25/14	\$491,500	\$510,000	1,400	8	1979	Avg	7,236	N	N	14014 81ST PL NE
1	1	025120	0320	07/19/12	\$450,000	\$588,000	1,400	8	1980	Good	6,700	N	N	8100 NE 140TH PL
1	1	563150	1073	06/25/14	\$374,500	\$392,000	1,400	8	1984	Avg	11,400	N	N	8133 NE 158TH ST
1	1	358280	0075	03/04/14	\$399,500	\$431,000	1,410	8	1957	Avg	11,830	N	N	15507 70TH AVE NE
1	1	364910	0586	08/29/14	\$483,000	\$497,000	1,440	8	1978	Good	10,454	N	N	14712 70TH CT NE
1	1	364910	0626	11/08/12	\$299,000	\$376,000	1,440	8	1978	Avg	10,000	N	N	7028 NE 148TH PL
1	1	242604	9166	02/25/14	\$380,000	\$411,000	1,510	8	1991	Avg	7,217	N	N	14441 82ND AVE NE
1	1	364910	0651	09/26/12	\$307,300	\$392,000	1,520	8	1964	Avg	12,000	N	N	14851 72ND PL NE
1	1	242604	9168	10/17/14	\$447,450	\$455,000	1,570	8	1991	Avg	7,200	N	N	8111 NE 145TH ST
1	1	242604	9169	03/04/13	\$365,000	\$441,000	1,620	8	1992	Avg	8,583	N	N	8107 NE 145TH ST
1	1	364910	0612	05/10/12	\$345,000	\$462,000	1,630	8	1977	Avg	10,890	N	N	7126 NE 147TH PL
1	1	563450	0180	05/14/14	\$574,999	\$608,000	1,670	8	2014	Avg	10,035	N	N	16553 79TH PL NE
1	1	083700	0130	03/13/12	\$375,000	\$513,000	1,730	8	1978	Good	7,410	N	N	7211 NE 150TH ST
1	1	364910	0304	08/19/14	\$400,000	\$413,000	1,740	8	1980	Avg	11,040	N	N	14846 74TH PL NE
1	1	083702	0020	07/24/13	\$375,000	\$432,000	1,760	8	1981	Avg	8,800	N	N	14939 73RD AVE NE
1	1	242604	9023	12/02/13	\$464,000	\$514,000	1,768	8	1997	Avg	7,800	N	N	14112 80TH AVE NE
1	1	025120	0330	12/10/12	\$425,000	\$528,000	1,790	8	1980	Good	7,254	N	N	8018 NE 140TH PL
1	2	254080	0390	09/04/14	\$469,000	\$482,000	1,820	8	1978	Avg	8,446	N	N	13314 78TH PL NE
1	1	357820	0080	05/03/12	\$372,000	\$500,000	1,860	8	1998	Avg	5,285	N	N	7862 NE 148TH ST
1	2	639600	0357	09/21/12	\$442,000	\$565,000	1,860	8	1997	VGood	5,301	N	N	7847 NE 125TH ST
1	1	357900	0700	05/16/13	\$452,500	\$533,000	1,930	8	1984	Good	9,402	N	N	6901 NE 163RD ST
1	1	357900	0410	09/05/14	\$500,000	\$514,000	2,010	8	1985	Avg	7,447	N	N	6919 NE 164TH ST
1	2	185320	0060	06/26/13	\$475,000	\$553,000	2,040	8	1999	Avg	6,175	N	N	8251 NE 124TH PL
1	1	563450	0235	01/16/14	\$470,000	\$514,000	2,050	8	2013	Avg	5,858	N	N	7613 NE 169TH LN
1	1	242604	9180	10/14/14	\$515,100	\$524,000	2,074	8	1997	Avg	4,900	N	N	14426 81ST AVE NE
1	1	357970	0055	05/20/13	\$388,850	\$458,000	2,080	8	1962	Good	9,450	N	N	7068 NE 145TH ST
1	1	214070	0170	04/02/14	\$520,000	\$556,000	2,080	8	1997	Avg	8,711	N	N	7235 NE 147TH PL
1	1	357820	0050	06/14/12	\$363,000	\$480,000	2,090	8	1999	Avg	3,636	N	N	7847 NE 148TH ST
1	1	025420	0040	04/22/14	\$562,741	\$599,000	2,090	8	2014	Avg	5,796	N	N	7722 NE 151ST LN

Improved Sales Used in This Annual Update Analysis

Area 037 -- 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	1	025420	0060	04/14/14	\$550,490	\$587,000	2,090	8	2014	Avg	4,808	N	N	7718 NE 151ST LN
1	1	025420	0070	02/25/14	\$542,990	\$587,000	2,090	8	2014	Avg	5,242	N	N	7716 NE 151ST LN
1	1	025420	0110	07/03/14	\$551,306	\$576,000	2,090	8	2014	Avg	4,754	N	N	7729 NE 151ST LN
1	1	357900	0010	08/14/14	\$428,040	\$442,000	2,150	8	1988	Avg	9,266	N	N	16004 70TH AVE NE
1	1	660025	0050	09/03/14	\$518,000	\$533,000	2,160	8	1983	Avg	9,750	N	N	15908 71ST AVE NE
1	1	364910	0110	11/26/13	\$399,000	\$443,000	2,170	8	1998	Avg	9,649	N	N	7046 NE 153RD PL
1	1	730840	0070	04/06/12	\$385,000	\$522,000	2,170	8	2002	Avg	4,502	N	N	15511 73RD PL NE
1	1	318280	0060	09/11/13	\$501,799	\$570,000	2,195	8	2013	Avg	6,410	N	N	8305 NE 161ST ST
1	1	083700	0100	06/17/13	\$424,900	\$496,000	2,200	8	1978	Good	8,625	N	N	14910 72ND PL NE
1	1	357900	0160	12/23/13	\$405,000	\$446,000	2,230	8	1984	Good	8,602	N	N	7007 NE 163RD ST
1	2	325948	0070	04/21/14	\$516,500	\$550,000	2,230	8	2003	Avg	4,161	N	N	8036 NE 131ST CT
1	1	563150	0992	05/15/14	\$390,000	\$413,000	2,240	8	1996	Avg	10,800	N	N	15839 84TH AVE NE
1	1	214070	0145	08/23/12	\$422,000	\$545,000	2,240	8	1999	Avg	5,250	N	N	14709 75TH AVE NE
1	1	563450	0236	02/26/14	\$514,990	\$557,000	2,250	8	2013	Avg	5,004	N	N	7609 NE 169TH LN
1	1	563150	1168	06/24/13	\$416,000	\$484,000	2,250	8	2006	Avg	5,997	N	N	8143 NE 165TH ST
1	1	318280	0020	09/11/13	\$517,804	\$588,000	2,260	8	2013	Avg	5,790	N	N	8321 NE 161ST ST
1	1	357900	0290	11/08/13	\$445,000	\$497,000	2,280	8	1988	Avg	10,447	Y	N	7060 NE 163RD ST
1	1	357900	0440	08/13/14	\$520,000	\$537,000	2,280	8	1987	Good	8,798	N	N	7001 NE 164TH ST
1	1	357900	0650	10/12/12	\$399,950	\$507,000	2,290	8	1984	Good	7,264	N	N	16311 69TH AVE NE
1	1	563150	0795	04/23/12	\$445,000	\$600,000	2,290	8	1994	Good	16,250	N	N	16041 76TH PL NE
1	1	364910	0242	01/23/13	\$446,000	\$546,000	2,310	8	2012	Avg	5,402	N	N	77313 NE 155TH ST
1	1	113761	0140	03/15/12	\$403,000	\$551,000	2,340	8	1995	Avg	5,957	N	N	7815 NE 147TH ST
1	1	113761	0140	06/10/14	\$505,000	\$531,000	2,340	8	1995	Avg	5,957	N	N	7815 NE 147TH ST
1	1	358210	0070	11/26/12	\$494,950	\$618,000	2,360	8	1994	Good	6,545	N	N	7127 NE 165TH PL
1	1	563150	0866	05/06/14	\$563,000	\$597,000	2,400	8	1996	Avg	15,480	N	N	7422 NE 163RD ST
1	1	563150	0505	06/16/14	\$576,000	\$604,000	2,440	8	2002	Avg	28,405	N	N	15125 78TH AVE NE
1	1	357900	0770	08/27/13	\$480,000	\$548,000	2,450	8	1988	Avg	9,816	N	N	16013 70TH AVE NE
1	1	214070	0140	05/22/12	\$427,500	\$570,000	2,460	8	1997	Avg	6,156	N	N	14711 75TH AVE NE
1	1	563450	0247	05/10/12	\$435,000	\$583,000	2,470	8	2002	Avg	12,052	N	N	7709 NE 170TH ST
1	1	318280	0040	08/26/13	\$503,798	\$575,000	2,500	8	2013	Avg	6,000	N	N	8313 NE 161ST PL

Improved Sales Used in This Annual Update Analysis

Area 037 -- 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	1	025420	0080	03/10/14	\$582,735	\$628,000	2,510	8	2014	Avg	5,104	N	N	7719 NE 151ST LN
1	1	025420	0100	06/27/14	\$600,299	\$628,000	2,510	8	2014	Avg	4,876	N	N	7725 NE 151ST LN
1	1	214070	0060	11/07/13	\$539,000	\$602,000	2,520	8	1997	Avg	8,138	N	N	7238 NE 147TH PL
1	1	563150	0366	06/04/12	\$520,000	\$691,000	2,530	8	2009	Avg	7,362	N	N	15447 81ST AVE NE
1	1	242604	9190	03/29/13	\$557,000	\$667,000	2,540	8	2012	Avg	4,672	N	N	7603 NE 143RD CT
1	1	242604	9189	02/23/13	\$562,000	\$681,000	2,560	8	2012	Avg	5,594	N	N	7615 NE 143RD CT
1	1	242604	9196	07/29/13	\$579,900	\$668,000	2,560	8	2013	Avg	7,500	N	N	7812 NE 143RD ST
1	1	242604	9056	01/11/13	\$509,000	\$626,000	2,570	8	2012	Avg	4,218	N	N	7607 NE 143RD CT
1	1	025420	0050	03/17/14	\$651,490	\$700,000	2,570	8	2014	Avg	5,211	N	N	7720 NE 151ST LN
1	1	242604	9188	04/11/13	\$518,000	\$618,000	2,570	8	2012	Avg	5,119	N	N	7611 NE 143RD CT
1	1	242604	9192	09/27/12	\$470,000	\$599,000	2,600	8	2012	Avg	4,411	N	N	7626 NE 143RD CT
1	1	318280	0030	10/08/13	\$511,030	\$576,000	2,600	8	2013	Avg	6,000	N	N	8317 NE 161ST ST
1	1	318280	0050	11/15/13	\$551,000	\$613,000	2,600	8	2013	Avg	6,000	N	N	8309 NE 161ST ST
1	1	242604	9073	06/26/12	\$540,000	\$712,000	2,630	8	2012	Avg	7,187	N	N	7618 NE 143RD CT
1	1	364910	0112	09/11/12	\$486,500	\$624,000	2,630	8	2012	Avg	7,559	N	N	7050 NE 153RD ST
1	1	242604	9191	07/16/13	\$569,000	\$658,000	2,630	8	2012	Avg	6,308	N	N	7630 NE 143RD CT
1	1	242604	9191	09/12/12	\$498,275	\$639,000	2,630	8	2012	Avg	6,308	N	N	7630 NE 143RD CT
1	1	242604	9193	10/10/12	\$539,250	\$684,000	2,630	8	2012	Avg	6,869	N	N	7622 NE 143RD CT
1	1	563450	0171	10/23/12	\$515,950	\$652,000	2,646	8	2012	Avg	10,720	N	N	7803 NE 167TH ST
1	2	185320	0190	11/03/14	\$612,000	\$620,000	2,670	8	1999	Avg	5,974	N	N	8238 NE 124TH PL
1	1	563150	0710	05/14/13	\$500,000	\$590,000	2,720	8	2010	Avg	7,200	N	N	7514 NE 155TH ST
1	2	384070	0452	01/27/14	\$619,000	\$675,000	2,740	8	2014	Avg	4,079	N	N	12712 83RD LN NE
1	2	384070	0450	09/25/13	\$629,000	\$711,000	2,760	8	2013	Avg	5,382	N	N	12726 83RD LN NE
1	1	025420	0010	06/19/14	\$577,557	\$605,000	2,770	8	2014	Avg	4,838	N	N	7728 NE 151ST LN
1	1	242604	9197	07/30/13	\$609,900	\$702,000	2,780	8	2013	Avg	9,613	N	N	7804 NE 143RD ST
1	2	384070	0453	01/28/14	\$655,000	\$714,000	2,790	8	2014	Avg	5,126	N	N	12708 83RD LN NE
1	1	563150	1240	08/12/13	\$642,500	\$736,000	2,835	8	2013	Avg	30,492	N	N	16115 81ST PL NE
1	2	384070	0757	06/19/14	\$585,000	\$613,000	2,840	8	2001	Avg	11,044	N	N	12458 JUANITA DR NE
1	1	563150	0820	02/25/13	\$533,000	\$645,000	2,900	8	2012	Avg	8,625	N	N	15830 174TH AVE NE
1	1	563150	0821	04/11/13	\$550,000	\$656,000	2,900	8	2013	Avg	6,375	N	N	15834 74TH AVE NE

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Area 037 -- 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	1	025420	0020	06/18/14	\$660,002	\$692,000	2,920	8	2014	Avg	4,749	N	N	7726 NE 151ST LN
1	1	731350	0040	10/09/13	\$502,000	\$565,000	2,950	8	2010	Avg	5,051	N	N	16318 82ND LN NE
1	1	242604	9199	08/22/13	\$629,900	\$720,000	2,960	8	2012	Avg	7,297	N	N	7819 NE 143RD ST
1	1	242604	9198	10/07/13	\$630,000	\$710,000	3,000	8	2012	Avg	7,297	N	N	7815 NE 144TH ST
1	2	384070	0449	12/30/13	\$649,000	\$713,000	3,050	8	2014	Avg	4,419	N	N	12722 83RD LN NE
1	0	384070	0454	01/28/14	\$669,000	\$729,000	3,050	8	2014	Avg	6,180	N	N	12717 83RD LN NE
1	1	563150	0369	05/21/14	\$520,000	\$549,000	3,290	8	1992	Avg	11,446	N	N	8008 NE 153RD PL
1	1	563150	0823	12/16/12	\$539,950	\$670,000	3,310	8	2013	Avg	11,850	N	N	15836 74TH AVE NE
1	1	083702	0055	08/23/12	\$350,000	\$452,000	1,490	9	1991	Avg	7,306	N	N	14931 73RD AVE NE
1	1	357900	0180	12/29/14	\$495,000	\$495,000	1,530	9	1988	Avg	14,861	Y	N	7035 NE 163RD ST
1	1	357900	0800	10/24/14	\$509,000	\$517,000	1,840	9	1983	Avg	9,355	N	N	6818 NE 160TH ST
1	1	427660	0010	10/16/13	\$455,000	\$511,000	2,060	9	2000	Avg	5,183	N	N	8038 NE 162ND CT
1	1	563150	0640	03/18/14	\$585,000	\$629,000	2,090	9	2006	Avg	20,730	N	N	15930 76TH PL NE
1	1	619050	0440	10/24/13	\$454,000	\$509,000	2,130	9	1998	Avg	7,115	N	N	7822 NE 150TH ST
1	1	364910	0216	07/01/13	\$448,750	\$521,000	2,150	9	2005	Avg	7,526	N	N	15328 72ND AVE NE
1	1	132604	9191	01/06/14	\$530,000	\$581,000	2,330	9	1989	Avg	10,535	Y	N	7115 NE 159TH ST
1	1	619050	0470	10/05/12	\$410,000	\$521,000	2,380	9	1998	Avg	7,216	N	N	7806 NE 150TH ST
1	1	364910	0672	11/15/13	\$450,000	\$501,000	2,400	9	2003	Avg	5,866	N	N	15222 69TH LN NE
1	1	563150	0254	10/07/14	\$519,900	\$530,000	2,403	9	1999	Avg	6,172	N	N	8012 NE 148TH LN
1	1	619050	0460	07/16/13	\$481,500	\$557,000	2,410	9	1998	Avg	6,825	N	N	7812 NE 150TH ST
1	1	563150	0646	06/17/13	\$599,950	\$700,000	2,450	9	2013	Avg	18,029	N	N	15956 76TH PL NE
1	1	619050	0430	12/11/12	\$510,715	\$634,000	2,480	9	1998	Avg	7,690	N	N	7826 NE 150TH ST
1	1	660026	0040	01/15/14	\$519,000	\$568,000	2,540	9	1981	Avg	10,176	Y	N	7065 NE 161ST ST
1	1	111710	0100	03/25/13	\$441,445	\$529,000	2,540	9	2007	Avg	4,582	N	N	8145 NE 149TH ST
1	1	364910	0676	04/27/12	\$450,000	\$606,000	2,590	9	2003	Avg	7,910	N	N	15126 69TH LN NE
1	1	147233	0040	05/07/13	\$569,000	\$673,000	2,650	9	2004	Avg	5,775	N	N	7126 NE 167TH ST
1	1	111710	0030	12/31/12	\$509,000	\$628,000	2,660	9	2007	Avg	4,762	N	N	8119 NE 149TH ST
1	1	111710	0110	01/24/14	\$579,800	\$632,000	2,660	9	2007	Avg	7,222	N	N	8128 NE 149TH ST
1	1	619050	0380	10/27/14	\$546,200	\$554,000	2,678	9	1998	Avg	6,607	N	N	15119 80TH AVE NE
1	1	563150	0978	10/25/12	\$462,500	\$584,000	2,680	9	2006	Avg	6,454	N	N	8329 NE 161ST PL

Improved Sales Used in This Annual Update Analysis

Area 037 -- 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	1	619050	0240	06/11/12	\$520,000	\$689,000	2,720	9	1999	Avg	8,058	N	N	15260 80TH AVE NE
1	1	619050	0240	01/03/13	\$520,000	\$641,000	2,720	9	1999	Avg	8,058	N	N	15260 80TH AVE NE
1	1	364910	0286	09/21/14	\$562,000	\$575,000	2,770	9	2010	Avg	5,639	N	N	15047 75TH AVE NE
1	1	364910	0286	10/30/12	\$490,000	\$618,000	2,770	9	2010	Avg	5,639	N	N	15047 75TH AVE NE
1	1	563150	1151	04/02/13	\$494,500	\$591,000	2,790	9	2008	Avg	4,500	N	N	16300 81ST PL NE
1	1	619050	0340	05/09/14	\$580,000	\$615,000	2,840	9	1998	Avg	6,268	N	N	15217 80TH AVE NE
1	1	445860	0080	02/15/13	\$509,000	\$618,000	2,860	9	2009	Avg	5,008	N	N	8134 NE 147TH ST
1	1	563450	0101	03/06/13	\$523,000	\$631,000	2,870	9	2005	Avg	7,702	N	N	16630 74TH AVE NE
1	1	163550	0250	11/24/14	\$570,000	\$575,000	2,890	9	2005	Avg	5,801	N	N	14703 78TH AVE NE
1	1	029361	0100	04/12/13	\$568,500	\$678,000	2,900	9	2007	Avg	6,212	N	N	14916 81ST AVE NE
1	1	619050	0090	12/18/13	\$560,000	\$617,000	2,950	9	1998	Avg	6,251	N	N	8024 NE NE 151ST CT
1	1	619050	0180	06/05/13	\$600,000	\$703,000	2,950	9	1998	Avg	7,947	N	N	8022 NE 152ND CT
1	1	029361	0030	06/26/12	\$545,000	\$718,000	2,950	9	2007	Avg	5,803	N	N	8119 NE 150TH ST
1	1	563150	0946	04/07/14	\$600,000	\$641,000	2,970	9	2009	Avg	10,500	N	N	16225 SIMONDS RD NE
1	1	563150	0941	07/15/14	\$740,000	\$770,000	3,050	9	2007	Avg	8,000	N	N	16307 SIMONDS RD NE
1	1	111710	0060	08/29/13	\$575,000	\$656,000	3,050	9	2007	Avg	4,602	N	N	8133 NE 149TH ST
1	1	563150	0942	08/16/14	\$630,000	\$651,000	3,050	9	2007	Avg	8,000	N	N	16311 SIMONDS RD NE
1	1	445860	0010	06/17/13	\$550,000	\$642,000	3,060	9	2007	Avg	5,979	N	N	8107 NE 147TH ST
1	1	163550	0020	08/03/12	\$530,000	\$689,000	3,080	9	2006	Avg	5,607	N	N	7712 NE 148TH PL
1	1	163550	0140	05/03/12	\$555,000	\$746,000	3,080	9	2005	Avg	8,069	N	N	14705 77TH PL NE
1	1	563150	1072	08/02/13	\$659,000	\$758,000	3,170	9	2013	Avg	11,200	N	N	8123 NE 158TH ST
1	1	163550	0050	05/01/14	\$625,000	\$664,000	3,170	9	2006	Avg	5,673	N	N	7622 NE 148TH PL
1	1	083702	0080	07/15/13	\$540,000	\$624,000	3,190	9	1985	Avg	7,500	N	N	14923 73RD AVE NE
1	2	384070	0570	07/17/13	\$766,800	\$886,000	3,680	9	2005	Avg	7,559	N	N	12605 82ND AVE NE
1	1	563150	0285	11/21/14	\$659,950	\$666,000	2,990	10	2006	Avg	9,413	N	N	8022 NE 145TH PL
2	2	319100	0300	09/03/13	\$370,000	\$421,000	1,450	5	1934	Good	10,648	N	N	12605 94TH AVE NE
2	1	667550	0130	06/06/13	\$213,000	\$249,000	840	6	1951	Avg	8,530	N	N	8644 NE 141ST ST
2	2	375520	0220	07/18/14	\$334,009	\$347,000	1,650	6	1960	Good	9,305	N	N	9607 NE 132ND ST
2	2	302605	9315	09/20/12	\$310,000	\$396,000	1,800	6	1946	Avg	13,760	N	N	9835 NE 128TH ST
2	1	514510	0030	05/21/13	\$380,000	\$447,000	790	7	1971	Good	7,193	N	N	9018 NE 141ST ST

Improved Sales Used in This Annual Update Analysis

Area 037 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	1	514510	0150	08/16/13	\$345,000	\$395,000	790	7	1969	Good	8,197	N	N	14010 91ST PL NE
2	1	514510	0280	09/30/13	\$349,000	\$394,000	790	7	1969	Good	7,404	N	N	14022 90TH PL NE
2	2	113800	0770	06/27/12	\$310,000	\$408,000	820	7	1969	Good	7,723	N	N	9724 NE 124TH ST
2	2	173610	0040	06/04/13	\$387,000	\$453,000	820	7	1970	Good	7,560	N	N	9425 NE 126TH PL
2	1	289660	0180	05/01/14	\$357,000	\$379,000	820	7	1969	Avg	6,966	N	N	9036 NE 137TH ST
2	1	289660	0190	05/11/12	\$260,000	\$348,000	820	7	1969	Good	8,502	N	N	9035 NE 137TH ST
2	2	113801	0170	08/01/14	\$350,000	\$363,000	860	7	1973	Avg	7,030	N	N	12806 97TH PL NE
2	1	564900	0150	06/10/14	\$385,000	\$404,000	860	7	1971	Avg	8,750	N	N	9807 NE 140TH ST
2	1	289661	0160	07/16/14	\$335,000	\$349,000	900	7	1970	Avg	6,778	N	N	13815 91ST PL NE
2	1	667550	0133	08/22/14	\$325,000	\$335,000	900	7	1984	Avg	8,374	N	N	8642 NE 141ST ST
2	2	113800	0290	06/17/13	\$315,500	\$368,000	910	7	1972	Avg	7,215	N	N	9775 NE 127TH PL
2	1	514510	0440	04/09/14	\$327,500	\$350,000	910	7	1969	Avg	7,209	N	N	14018 90TH AVE NE
2	2	113800	0320	10/19/12	\$315,000	\$399,000	940	7	1972	VGood	8,191	N	N	9784 NE 126TH PL
2	1	375500	0020	09/17/14	\$342,500	\$351,000	940	7	1966	Good	10,500	N	N	8410 NE 140TH ST
2	1	289661	0210	09/25/14	\$319,000	\$326,000	960	7	1971	Avg	8,556	N	N	13751 91ST PL NE
2	1	039530	0140	02/06/14	\$494,000	\$537,000	970	7	2014	Avg	9,514	N	N	13904 87TH AVE NE
2	1	894780	0080	11/05/14	\$300,000	\$304,000	970	7	1982	Avg	12,300	N	N	8450 NE 145TH ST
2	2	113800	0410	09/15/14	\$307,500	\$315,000	980	7	1969	Avg	6,530	N	N	9755 NE 126TH PL
2	2	113800	0680	09/05/13	\$329,000	\$374,000	1,000	7	1969	Good	7,910	N	N	9752 NE 124TH PL
2	1	865173	0100	12/13/13	\$433,000	\$478,000	1,000	7	1982	Good	9,075	N	N	14334 93RD AVE NE
2	1	856460	0040	04/25/13	\$250,000	\$297,000	1,010	7	1966	Avg	10,175	N	N	13754 87TH AVE NE
2	1	357811	0240	05/15/12	\$340,000	\$455,000	1,030	7	1983	VGood	8,797	N	N	14120 88TH PL NE
2	1	856450	0310	09/05/12	\$310,000	\$398,000	1,030	7	1961	Good	10,181	N	N	8413 NE 137TH ST
2	1	861530	0060	02/25/14	\$443,000	\$479,000	1,030	7	1983	Avg	11,839	N	N	14143 87TH PL NE
2	2	142020	0020	05/28/13	\$334,000	\$392,000	1,040	7	1982	Avg	7,469	N	N	12413 95TH AVE NE
2	1	172750	0140	11/19/13	\$339,000	\$377,000	1,040	7	1972	Avg	6,600	N	N	13224 94TH AVE NE
2	1	172750	0390	10/30/14	\$450,000	\$456,000	1,040	7	1972	Good	7,000	N	N	9300 NE 132ND PL
2	2	173610	0090	12/14/14	\$339,888	\$341,000	1,040	7	1969	Avg	7,490	N	N	12604 95TH PL NE
2	2	229741	0080	07/18/13	\$350,000	\$404,000	1,040	7	1976	Avg	7,900	N	N	13118 88TH PL NE
2	1	357811	0340	08/26/13	\$350,000	\$399,000	1,050	7	1982	Good	7,709	N	N	14212 90TH AVE NE

Improved Sales Used in This Annual Update Analysis

Area 037 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	1	790538	0440	09/13/13	\$361,000	\$410,000	1,050	7	1971	Good	6,965	N	N	13522 92ND PL NE
2	1	039530	0250	05/14/12	\$214,000	\$286,000	1,060	7	1963	Avg	9,514	N	N	8405 NE 139TH ST
2	1	039530	0650	07/21/14	\$326,250	\$339,000	1,060	7	1967	Avg	9,663	N	N	8623 NE 138TH ST
2	1	212100	0250	05/09/14	\$303,500	\$322,000	1,060	7	1973	Good	10,464	N	N	14320 84TH AVE NE
2	1	375510	0480	08/24/13	\$403,000	\$460,000	1,060	7	1966	Good	10,787	N	N	13235 86TH PL NE
2	1	375510	0540	11/05/13	\$299,950	\$335,000	1,060	7	1966	Avg	10,609	N	N	13248 85TH AVE NE
2	1	563250	0070	07/01/13	\$265,000	\$308,000	1,060	7	1961	Good	11,900	N	N	9005 NE 147TH ST
2	1	894780	0050	10/01/13	\$420,000	\$474,000	1,060	7	1962	VGood	12,300	N	N	8432 NE 145TH ST
2	2	113802	0200	09/03/14	\$435,000	\$447,000	1,070	7	1970	Avg	6,460	N	N	12423 95TH PL NE
2	1	172750	0340	06/14/14	\$397,500	\$417,000	1,070	7	1972	Avg	6,710	N	N	9325 NE 133RD ST
2	1	265100	0120	04/04/13	\$320,000	\$382,000	1,070	7	1968	VGood	9,887	N	N	8815 NE 137TH PL
2	1	667550	0072	04/17/14	\$325,000	\$346,000	1,070	7	1987	Avg	9,137	N	N	8621 NE 142ND ST
2	1	563200	0100	08/20/13	\$378,300	\$433,000	1,080	7	1987	Good	8,200	N	N	15448 85TH AVE NE
2	1	918490	0060	08/12/13	\$420,000	\$481,000	1,080	7	1982	VGood	7,497	N	N	9830 NE 140TH PL
2	2	113800	0210	04/15/13	\$360,000	\$429,000	1,090	7	1969	Good	6,970	N	N	9764 NE 127TH PL
2	2	113801	0510	12/12/14	\$415,000	\$417,000	1,090	7	1974	Avg	7,275	N	N	9607 NE 128TH ST
2	2	113801	0520	06/01/14	\$459,000	\$483,000	1,090	7	1974	Good	7,330	N	N	9613 NE 128TH ST
2	1	667550	0161	10/14/13	\$389,000	\$437,000	1,090	7	1968	Good	9,561	N	N	8641 NE 141ST ST
2	1	542251	0120	10/23/13	\$275,000	\$308,000	1,100	7	1973	Avg	7,262	N	N	9136 NE 139TH ST
2	1	667550	0163	07/11/13	\$390,000	\$452,000	1,100	7	1968	Good	7,542	N	N	8645 NE 141ST ST
2	1	076690	0280	09/04/13	\$346,000	\$394,000	1,110	7	1991	Good	8,909	N	N	15010 87TH AVE NE
2	2	113800	0160	09/08/14	\$343,000	\$352,000	1,120	7	1972	Good	7,250	N	N	12700 98TH AVE NE
2	1	039530	0330	12/11/14	\$354,000	\$356,000	1,130	7	1965	Avg	11,250	N	N	8449 NE 139TH ST
2	1	254150	0090	12/09/14	\$416,900	\$419,000	1,130	7	1979	Avg	7,385	N	N	9009 NE 139TH ST
2	2	302605	9318	08/05/13	\$380,000	\$437,000	1,130	7	1980	Good	6,740	N	N	9505 NE 128TH ST
2	1	514500	0130	09/25/14	\$450,000	\$460,000	1,130	7	1968	VGood	10,247	N	N	14002 89TH AVE NE
2	1	856450	0240	05/27/14	\$415,000	\$438,000	1,130	7	1961	Avg	10,226	N	N	8611 NE 137TH ST
2	1	212541	0130	04/19/12	\$310,000	\$419,000	1,140	7	1986	Good	13,652	N	N	9712 NE 141ST CT
2	1	514510	0460	09/24/14	\$469,500	\$480,000	1,140	7	2001	Good	7,241	N	N	14004 90TH AVE NE
2	1	076690	0230	07/18/12	\$321,000	\$420,000	1,150	7	1990	Good	6,038	N	N	15011 87TH AVE NE

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Area 037 -- 1 to 3 Unit Residences

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2	2	113801	0540	03/26/14	\$364,000	\$390,000	1,150	7	1970	Avg	7,187	N	N	9703 NE 128TH ST
2	1	288800	0030	09/26/14	\$500,000	\$511,000	1,150	7	1963	VGood	8,196	N	N	8601 NE 135TH ST
2	1	357480	0300	03/15/12	\$325,000	\$445,000	1,150	7	1978	Good	7,350	N	N	14447 89TH PL NE
2	1	514510	0180	09/17/14	\$325,000	\$333,000	1,150	7	1970	Avg	7,486	N	N	14009 91ST PL NE
2	1	076690	0270	06/26/12	\$303,000	\$399,000	1,160	7	1990	Good	10,925	N	N	15006 87TH AVE NE
2	1	290950	0120	12/30/13	\$375,000	\$412,000	1,160	7	1971	Avg	7,041	N	N	9214 NE 136TH PL
2	1	357480	0520	06/20/14	\$441,000	\$462,000	1,160	7	1979	Avg	7,280	N	N	14412 88TH AVE NE
2	1	375500	0060	09/30/14	\$315,500	\$322,000	1,160	7	1966	Good	10,500	N	N	8442 NE 140TH ST
2	1	375500	0310	12/17/14	\$325,000	\$326,000	1,160	7	1966	Avg	11,799	N	N	8405 NE 140TH ST
2	1	563250	0110	07/16/14	\$351,000	\$365,000	1,160	7	1960	Avg	10,518	N	N	9027 NE 147TH ST
2	1	755830	0170	12/12/14	\$439,000	\$441,000	1,170	7	1981	Good	13,477	Y	N	9743 NE 138TH PL
2	1	790538	0130	09/10/13	\$400,000	\$454,000	1,170	7	1971	Good	7,172	N	N	9405 NE 135TH LN
2	1	790538	0260	04/29/13	\$488,800	\$579,000	1,170	7	2013	Avg	8,102	N	N	13458 92ND PL NE
2	1	790538	0800	08/28/12	\$333,000	\$429,000	1,170	7	1971	Good	8,932	Y	N	13525 95TH AVE NE
2	2	172751	0030	05/24/12	\$410,000	\$547,000	1,180	7	1973	VGood	7,262	N	N	12523 87TH PL NE
2	2	229740	0260	11/08/13	\$332,500	\$371,000	1,180	7	1976	Avg	8,030	N	N	13038 87TH PL NE
2	1	357480	1790	08/07/14	\$410,000	\$424,000	1,180	7	1979	Avg	7,112	N	N	14309 85TH PL NE
2	1	375480	0060	04/13/13	\$350,000	\$417,000	1,180	7	1963	Good	9,180	N	N	8626 NE 132ND PL
2	1	755830	0160	01/29/13	\$396,450	\$484,000	1,180	7	1981	Good	13,878	N	N	9739 NE 138TH PL
2	1	790538	0770	12/11/13	\$370,000	\$409,000	1,180	7	1975	Good	6,319	Y	N	9404 NE 135TH LN
2	1	172750	0230	11/19/14	\$415,000	\$419,000	1,190	7	1972	Avg	6,435	N	N	9218 NE 133RD ST
2	1	357811	0170	07/24/13	\$395,000	\$455,000	1,190	7	1983	Good	8,281	N	N	8911 NE 142ND WAY
2	1	509790	0270	12/09/13	\$350,000	\$387,000	1,190	7	1976	Avg	7,200	N	N	13511 90TH AVE NE
2	1	790537	0520	09/18/13	\$370,000	\$419,000	1,200	7	1975	VGood	11,600	N	N	9753 NE 135TH PL
2	2	141970	0270	05/07/14	\$503,000	\$533,000	1,210	7	1980	VGood	6,760	N	N	9634 NE 129TH PL
2	1	229670	0050	10/10/14	\$475,000	\$484,000	1,210	7	1969	VGood	8,284	N	N	13311 91ST PL NE
2	1	357480	0330	05/15/12	\$375,000	\$502,000	1,210	7	1978	VGood	8,292	N	N	8834 NE 144TH PL
2	1	357480	1310	12/16/14	\$434,000	\$436,000	1,210	7	1987	Avg	9,353	N	N	8606 NE 143RD ST
2	1	790539	0080	01/11/12	\$335,000	\$469,000	1,210	7	1972	Good	9,014	Y	N	9529 NE 137TH ST
2	1	229670	0800	01/13/12	\$247,000	\$346,000	1,220	7	1968	Avg	7,350	N	N	9019 NE 136TH ST

Improved Sales Used in This Annual Update Analysis

Area 037 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	2	229740	0020	09/02/14	\$392,000	\$403,000	1,220	7	1974	Avg	7,125	N	N	13105 87TH AVE NE
2	2	229740	0050	05/30/13	\$400,000	\$469,000	1,220	7	1974	Good	7,125	N	N	13035 87TH AVE NE
2	2	229740	0250	12/17/14	\$445,000	\$446,000	1,220	7	1976	Good	7,200	N	N	13032 87TH PL NE
2	1	265110	0070	06/21/13	\$330,000	\$385,000	1,220	7	1968	Good	7,425	N	N	13703 90TH PL NE
2	1	357480	1490	06/09/14	\$385,000	\$405,000	1,230	7	1987	Avg	7,500	N	N	14407 88TH AVE NE
2	1	865174	0100	03/18/13	\$440,000	\$529,000	1,230	7	1979	Good	8,000	N	N	14013 92ND PL NE
2	2	141970	0190	04/23/14	\$450,000	\$479,000	1,240	7	1980	Avg	7,416	N	N	9711 NE 130TH PL
2	1	192605	9213	11/13/12	\$295,000	\$370,000	1,240	7	1991	Avg	12,525	N	N	8416 NE 137TH CT
2	1	357810	0240	03/18/14	\$375,000	\$403,000	1,240	7	1976	Avg	6,926	N	N	14167 91ST CT NE
2	1	357811	0200	06/23/14	\$440,000	\$461,000	1,250	7	1983	Avg	7,207	N	N	8923 NE 142ND WAY
2	1	563050	0082	11/04/13	\$450,000	\$503,000	1,250	7	1978	Good	29,900	N	N	8845 NE 147TH ST
2	1	212100	0100	06/04/12	\$304,000	\$404,000	1,260	7	1978	VGood	10,843	N	N	8435 NE 144TH PL
2	1	229670	0480	08/15/13	\$431,000	\$494,000	1,260	7	1969	VGood	7,700	N	N	13520 91ST PL NE
2	1	856460	0110	02/13/13	\$325,000	\$395,000	1,260	7	1966	Good	9,874	N	N	8514 NE 137TH PL
2	2	278360	0210	09/16/14	\$445,000	\$456,000	1,280	7	1980	Good	16,863	N	N	8712 NE 129TH CT
2	2	302605	9247	05/01/14	\$520,000	\$552,000	1,280	7	1969	Avg	27,560	Y	N	12933 94TH AVE NE
2	1	357480	1660	08/05/13	\$375,450	\$431,000	1,280	7	1987	Avg	7,159	N	N	14438 86TH PL NE
2	1	357480	1510	08/13/14	\$442,573	\$457,000	1,290	7	1980	Avg	7,567	N	N	8712 NE 144TH ST
2	1	357810	0120	11/12/13	\$390,000	\$435,000	1,290	7	1976	Good	7,249	N	N	9121 NE 141ST PL
2	1	790538	0030	08/09/13	\$405,000	\$465,000	1,290	7	1972	Good	11,360	Y	N	13516 95TH AVE NE
2	1	357480	0880	07/16/13	\$400,000	\$462,000	1,300	7	1977	Avg	13,439	N	N	9230 NE 143RD PL
2	1	358521	0160	04/19/13	\$301,000	\$358,000	1,300	7	1967	Good	8,051	N	N	8801 NE 138TH ST
2	1	358521	0280	04/11/12	\$311,000	\$421,000	1,300	7	1967	Good	8,550	N	N	13820 88TH AVE NE
2	1	514500	0010	02/20/12	\$227,500	\$314,000	1,300	7	1968	Avg	7,542	N	N	14033 90TH AVE NE
2	1	790537	0230	04/23/14	\$420,000	\$447,000	1,300	7	1975	Avg	8,160	N	N	9783 NE 134TH ST
2	1	790537	0440	10/10/14	\$469,950	\$479,000	1,300	7	1975	Avg	8,303	N	N	9758 NE 134TH PL
2	1	290950	0050	11/12/13	\$435,000	\$485,000	1,310	7	1971	Good	7,300	N	N	9225 NE 136TH PL
2	1	375510	0220	08/19/14	\$300,000	\$310,000	1,310	7	1967	Avg	9,761	N	N	8507 NE 135TH ST
2	1	563250	0040	10/25/12	\$299,900	\$379,000	1,310	7	1960	Good	9,940	N	N	9020 NE 147TH ST
2	1	750300	0050	08/07/14	\$390,000	\$404,000	1,310	7	1991	Avg	10,113	N	N	8826 NE 152ND ST

Improved Sales Used in This Annual Update Analysis

Area 037 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	2	113800	0070	11/13/14	\$370,000	\$374,000	1,320	7	1971	Avg	7,201	N	N	12442 98TH AVE NE
2	1	357480	0700	01/24/13	\$407,000	\$498,000	1,320	7	1979	VGood	9,620	N	N	14404 91ST AVE NE
2	1	375500	0090	10/06/14	\$350,000	\$357,000	1,320	7	1966	Avg	10,500	N	N	8616 NE 140TH ST
2	1	514510	0260	03/27/13	\$283,000	\$339,000	1,320	7	1969	Good	7,403	N	N	14036 90TH PL NE
2	1	563250	0140	01/31/12	\$205,000	\$285,000	1,320	7	1960	Avg	10,865	N	N	9047 NE 147TH ST
2	1	856460	0070	08/31/12	\$262,227	\$338,000	1,320	7	1966	Avg	10,235	N	N	8546 NE 137TH PL
2	1	357480	1740	07/28/14	\$402,200	\$417,000	1,330	7	1980	Avg	6,980	N	N	14335 85TH PL NE
2	1	509790	0340	11/11/14	\$355,095	\$359,000	1,330	7	1976	Avg	10,371	N	N	8824 NE 137TH ST
2	1	039530	0470	03/11/14	\$385,000	\$415,000	1,340	7	1966	Avg	11,250	N	N	8612 NE 138TH ST
2	2	113801	0470	04/24/13	\$381,650	\$453,000	1,340	7	1970	Good	10,260	N	N	12817 95TH AVE NE
2	1	192605	9094	08/12/14	\$330,000	\$341,000	1,340	7	1961	Good	10,276	N	N	8904 NE 134TH ST
2	1	212540	0160	11/14/14	\$427,800	\$432,000	1,340	7	1985	Avg	13,241	Y	N	9611 NE 140TH CT
2	1	357811	0230	05/03/13	\$325,000	\$385,000	1,340	7	1984	VGood	7,216	N	N	14114 88TH PL NE
2	1	790539	0220	06/23/14	\$449,500	\$471,000	1,340	7	1972	Avg	7,280	Y	N	9426 NE 137TH ST
2	2	254085	0160	11/05/14	\$449,500	\$455,000	1,350	7	1984	VGood	7,275	N	N	12719 86TH PL NE
2	1	375500	0030	04/04/12	\$240,000	\$326,000	1,350	7	1966	Avg	10,500	N	N	8418 NE 140TH ST
2	1	563050	0335	04/18/13	\$365,000	\$434,000	1,350	7	1993	Avg	22,846	N	N	14628 84TH AVE NE
2	1	769000	0020	09/18/13	\$340,000	\$385,000	1,350	7	1959	VGood	10,265	N	N	15248 88TH AVE NE
2	1	290950	0380	06/18/13	\$335,000	\$391,000	1,360	7	1971	Good	7,140	N	N	13629 92ND PL NE
2	1	357480	0090	12/02/14	\$446,950	\$450,000	1,360	7	1977	Good	7,945	N	N	8920 NE 144TH ST
2	1	212540	0110	06/27/12	\$366,000	\$482,000	1,370	7	1984	Good	8,310	Y	N	9622 NE 140TH CT
2	1	265110	0160	01/07/13	\$295,000	\$363,000	1,370	7	1969	Good	8,755	N	N	13737 90TH PL NE
2	1	357480	1130	11/27/12	\$344,000	\$429,000	1,370	7	1978	Good	8,864	N	N	9021 NE 143RD ST
2	1	542251	0200	01/17/12	\$270,000	\$377,000	1,380	7	1973	Avg	8,061	N	N	9225 NE 139TH ST
2	1	563050	0446	06/04/12	\$315,000	\$418,000	1,380	7	1982	Avg	19,103	N	N	8431 NE 150TH ST
2	1	111900	0160	06/13/13	\$429,500	\$502,000	1,390	7	1971	VGood	9,112	N	N	13187 92ND AVE NE
2	2	113800	0580	04/22/13	\$367,750	\$437,000	1,390	7	1972	Good	7,215	N	N	9769 NE 125TH PL
2	1	357480	1110	11/25/14	\$405,000	\$408,000	1,390	7	1978	Avg	7,716	N	N	9005 NE 143RD ST
2	1	685510	0010	09/23/14	\$505,000	\$517,000	1,390	7	1977	VGood	9,601	N	N	9742 NE 139TH ST
2	1	790539	0160	02/24/12	\$400,000	\$551,000	1,390	7	1972	Good	9,000	Y	N	13731 97TH AVE NE

Improved Sales Used in This Annual Update Analysis

Area 037 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	2	254085	0380	07/31/12	\$342,000	\$445,000	1,400	7	1981	Good	8,181	N	N	8637 NE 126TH PL
2	1	357480	1350	11/20/14	\$410,000	\$414,000	1,410	7	1987	Avg	8,088	N	N	14306 85TH PL NE
2	1	229670	0400	10/02/12	\$372,000	\$473,000	1,420	7	1969	Good	7,713	N	N	9114 NE 134TH ST
2	1	229671	0150	09/23/13	\$492,000	\$557,000	1,420	7	1969	Good	9,255	N	N	13150 91ST PL NE
2	2	302605	9250	03/13/14	\$401,750	\$432,000	1,420	7	1967	Avg	17,930	N	N	12445 100TH AVE NE
2	1	357480	0160	02/06/12	\$300,000	\$416,000	1,420	7	1978	Good	7,830	N	N	14428 90TH CT NE
2	1	357480	1690	04/03/12	\$342,500	\$465,000	1,420	7	1983	Good	7,198	N	N	14447 86TH PL NE
2	1	375510	0050	01/04/12	\$297,500	\$418,000	1,420	7	1966	Good	11,505	N	N	8520 NE 136TH ST
2	1	375510	0090	01/30/12	\$300,000	\$417,000	1,420	7	1967	Good	10,167	N	N	8523 NE 136TH ST
2	2	113800	0450	10/16/14	\$355,000	\$361,000	1,440	7	1969	Avg	7,215	N	N	9777 NE 126TH PL
2	2	113801	0610	01/23/13	\$354,000	\$433,000	1,440	7	1974	Good	7,262	N	N	12759 98TH PL NE
2	1	192605	9027	03/28/14	\$380,000	\$407,000	1,440	7	1928	Avg	33,747	N	N	13600 98TH AVE NE
2	1	290950	0400	07/05/12	\$291,500	\$383,000	1,440	7	1970	Good	7,140	N	N	13617 92ND PL NE
2	1	357480	1470	12/14/12	\$344,000	\$427,000	1,440	7	1987	Good	9,375	N	N	14419 88TH AVE NE
2	1	755830	0150	12/21/12	\$379,000	\$469,000	1,440	7	1981	Good	10,386	N	N	9735 NE 138TH PL
2	1	229671	0010	10/16/13	\$500,000	\$562,000	1,450	7	1971	VGood	7,800	N	N	9090 NE 131ST PL
2	1	667550	0070	11/19/14	\$391,500	\$395,000	1,450	7	1987	Avg	9,132	N	N	8609 NE 142ND ST
2	1	229671	0180	06/20/12	\$325,000	\$429,000	1,460	7	1969	VGood	7,200	N	N	13166 91ST PL NE
2	1	563050	0162	03/05/14	\$425,000	\$458,000	1,460	7	1966	Avg	80,586	N	N	14849 88TH AVE NE
2	1	790539	0110	04/02/13	\$505,000	\$604,000	1,460	7	1974	VGood	8,640	Y	N	13716 97TH AVE NE
2	1	357480	1720	10/22/14	\$400,000	\$406,000	1,470	7	1987	Avg	6,682	N	N	14429 86TH PL NE
2	1	865171	0080	02/14/14	\$436,000	\$473,000	1,470	7	1977	Avg	7,980	N	N	9315 NE 141ST PL
2	1	290950	0110	03/04/14	\$421,000	\$454,000	1,480	7	1970	Avg	7,475	Y	N	9222 NE 136TH PL
2	1	357480	0020	03/14/13	\$435,000	\$524,000	1,480	7	1978	VGood	7,203	N	N	14449 91ST AVE NE
2	1	358521	0360	02/25/13	\$309,950	\$375,000	1,480	7	1967	Good	7,236	N	N	13824 89TH AVE NE
2	1	685510	0020	09/24/12	\$425,000	\$542,000	1,480	7	1970	VGood	10,346	Y	N	9734 NE 139TH ST
2	1	790538	0380	12/09/14	\$348,500	\$350,000	1,480	7	1972	Avg	7,575	N	N	9216 NE 134TH ST
2	1	192605	9200	06/01/12	\$372,000	\$495,000	1,490	7	1980	Good	20,132	Y	N	9717 NE 140TH ST
2	1	750300	0080	02/08/13	\$340,000	\$414,000	1,490	7	1960	VGood	11,440	N	N	15023 SIMONDS RD NE
2	1	111900	0210	12/18/12	\$445,500	\$552,000	1,500	7	1974	Good	6,460	N	N	13176 92ND AVE NE

Improved Sales Used in This Annual Update Analysis

Area 037 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	1	357810	0180	02/16/12	\$330,991	\$457,000	1,500	7	1975	VGood	7,931	N	N	9114 NE 141ST PL
2	1	865172	0470	09/10/14	\$506,500	\$520,000	1,500	7	1978	Good	7,200	N	N	9211 NE 142ND ST
2	1	667550	0035	06/13/14	\$435,000	\$457,000	1,500	7	1997	Avg	8,173	N	N	8528 NE 142ND ST
2	1	039530	0660	02/22/13	\$323,000	\$391,000	1,510	7	1967	VGood	9,285	N	N	13753 87TH AVE NE
2	2	141970	0100	07/30/12	\$399,000	\$519,000	1,510	7	1980	Good	7,162	N	N	13001 96TH PL NE
2	1	357480	0860	10/07/14	\$440,000	\$449,000	1,510	7	1978	Avg	7,641	N	N	9211 NE 143RD PL
2	1	358521	0200	06/02/14	\$366,000	\$385,000	1,510	7	1967	Avg	8,301	N	N	8827 NE 138TH ST
2	2	807880	0230	04/16/14	\$465,000	\$496,000	1,510	7	1918	VGood	7,925	N	N	12405 93RD AVE NE
2	1	856460	0220	11/27/13	\$344,000	\$382,000	1,510	7	1967	Good	10,187	N	N	13720 87TH AVE NE
2	1	856450	0080	06/14/13	\$425,000	\$496,000	1,530	7	1962	Good	10,219	N	N	8604 NE 137TH ST
2	1	212100	0130	11/25/13	\$425,000	\$472,000	1,540	7	1950	Good	10,464	N	N	8420 NE 144TH ST
2	1	357480	1010	08/20/13	\$485,000	\$555,000	1,540	7	1978	Good	7,347	N	N	9109 NE 143RD PL
2	2	172751	0020	04/17/13	\$459,950	\$547,000	1,550	7	1974	Good	7,877	N	N	12527 87TH PL NE
2	1	865171	0190	10/24/14	\$502,000	\$510,000	1,550	7	1977	Avg	10,943	N	N	14042 95TH AVE NE
2	2	229740	0110	10/03/13	\$450,000	\$508,000	1,560	7	1975	Good	7,884	N	N	13010 87TH AVE NE
2	1	667550	0219	12/13/13	\$314,950	\$348,000	1,560	7	1966	Good	11,200	N	N	8404 NE 141ST ST
2	1	212541	0160	04/21/14	\$477,500	\$508,000	1,570	7	1987	Avg	9,558	N	N	14128 97TH AVE NE
2	1	357480	0630	09/19/12	\$353,000	\$451,000	1,570	7	1978	Good	8,052	N	N	8835 NE 144TH ST
2	1	212541	0210	12/06/14	\$430,000	\$432,000	1,580	7	1987	Good	6,527	N	N	14137 97TH AVE NE
2	2	254085	0280	03/19/12	\$337,500	\$461,000	1,580	7	1984	Avg	7,140	N	N	8618 NE 126TH PL
2	1	357811	0100	06/26/13	\$429,950	\$500,000	1,580	7	1983	Good	12,675	N	N	8905 NE 142ND ST
2	1	514510	0220	01/23/12	\$305,000	\$425,000	1,580	7	1969	Good	7,198	N	N	14037 91ST PL NE
2	1	856460	0080	11/06/14	\$395,000	\$400,000	1,590	7	1966	Avg	10,229	N	N	8538 NE 137TH PL
2	2	278360	0020	10/19/12	\$438,000	\$554,000	1,600	7	1980	VGood	7,347	N	N	12911 87TH AVE NE
2	1	542251	0130	04/11/13	\$412,500	\$492,000	1,600	7	1973	Avg	7,280	N	N	9130 NE 139TH ST
2	1	667550	0082	08/12/14	\$455,000	\$470,000	1,600	7	1987	Avg	7,829	N	N	8603 NE 142ND ST
2	1	790538	0280	08/22/14	\$436,000	\$450,000	1,600	7	1972	Avg	15,044	N	N	13450 92ND PL NE
2	2	172751	0100	07/12/13	\$420,000	\$486,000	1,630	7	1974	VGood	7,368	N	N	12508 87TH PL NE
2	1	865172	0150	07/21/14	\$492,500	\$512,000	1,630	7	1978	Avg	18,306	Y	N	9420 NE 143RD ST
2	1	865170	0190	10/21/13	\$439,950	\$494,000	1,640	7	1976	VGood	9,100	N	N	9518 NE 140TH ST

Improved Sales Used in This Annual Update Analysis

Area 037 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	1	212540	0190	11/04/13	\$369,900	\$413,000	1,660	7	1982	Avg	8,262	N	N	14033 97TH AVE NE
2	1	357811	0060	08/13/14	\$440,500	\$455,000	1,660	7	1983	Avg	7,821	N	N	8806 NE 142ND ST
2	1	865171	0350	04/17/13	\$402,900	\$480,000	1,660	7	1977	Good	8,050	N	N	9326 NE 141ST PL
2	2	113800	0470	03/03/14	\$425,000	\$459,000	1,670	7	1971	Avg	8,172	N	N	9790 NE 125TH PL
2	1	563050	0101	09/25/12	\$310,000	\$395,000	1,680	7	1958	Good	17,365	N	N	8908 NE 145TH ST
2	1	542250	0110	07/25/14	\$455,000	\$472,000	1,750	7	1973	Avg	6,850	N	N	9214 NE 138TH PL
2	2	113801	0300	03/07/13	\$349,950	\$422,000	1,760	7	1974	VGood	8,980	N	N	12813 97TH AVE NE
2	1	172750	0280	08/20/14	\$480,000	\$495,000	1,770	7	1972	VGood	7,000	N	N	9215 NE 133RD ST
2	2	172751	0110	10/21/13	\$412,000	\$462,000	1,780	7	1974	Good	7,390	N	N	12514 87TH PL NE
2	1	790537	0200	08/05/13	\$391,000	\$449,000	1,820	7	1972	VGood	8,472	N	N	13400 98TH AVE NE
2	1	750300	0020	05/07/14	\$415,000	\$440,000	1,830	7	1991	Avg	9,548	N	N	15204 88TH AVE NE
2	1	865174	0150	10/28/13	\$425,000	\$476,000	1,840	7	1979	VGood	7,770	N	N	14022 92ND PL NE
2	1	357480	1400	02/07/14	\$440,000	\$478,000	1,850	7	1987	Avg	7,969	N	N	8611 NE 144TH ST
2	1	111900	0140	06/11/12	\$440,000	\$583,000	1,890	7	1974	Good	7,200	N	N	9204 NE 131ST PL
2	1	229670	0620	07/30/13	\$311,500	\$359,000	1,940	7	1968	Avg	7,784	N	N	13432 90TH PL NE
2	1	865173	0290	08/05/14	\$445,000	\$461,000	1,960	7	1979	Avg	7,200	N	N	9230 NE 142ND CT
2	1	865173	0410	04/01/14	\$435,000	\$466,000	1,960	7	1982	Good	7,931	N	N	14226 93RD AVE NE
2	1	685500	0160	10/15/13	\$345,000	\$388,000	2,050	7	1968	Avg	9,522	N	N	9855 NE 139TH ST
2	1	865170	0510	03/14/12	\$432,000	\$591,000	2,060	7	1976	Good	12,097	N	N	9509 NE 139TH ST
2	1	865171	0430	06/06/14	\$465,000	\$489,000	2,070	7	1977	Good	7,500	N	N	14025 93RD AVE NE
2	1	865170	0490	08/02/13	\$439,000	\$505,000	2,080	7	1976	Good	8,872	N	N	9423 NE 139TH ST
2	1	514500	0340	12/11/12	\$315,000	\$391,000	2,100	7	1968	Good	8,047	N	N	8705 NE 141ST ST
2	1	375680	0030	07/11/13	\$575,000	\$666,000	2,410	7	2008	Avg	14,684	N	N	8704 NE 134TH ST
2	0	357477	0010	07/23/14	\$583,000	\$606,000	2,990	7	2014	Avg	5,263	N	N	15457 87TH PL NE
2	2	254086	0110	02/27/12	\$290,000	\$399,000	1,090	8	1986	Avg	8,889	N	N	12443 86TH PL NE
2	2	807880	0210	04/01/14	\$477,000	\$511,000	1,140	8	1989	Avg	6,848	N	N	12415 93RD AVE NE
2	2	376305	0080	11/26/13	\$532,000	\$590,000	1,160	8	1987	Good	8,074	N	N	9423 NE 129TH PL
2	2	376305	0090	07/16/13	\$435,000	\$503,000	1,160	8	1987	Avg	11,343	N	N	9419 NE 129TH PL
2	1	790539	0410	10/22/12	\$404,800	\$512,000	1,200	8	1977	VGood	7,650	N	N	9604 NE 136TH ST
2	1	865173	0300	07/12/12	\$371,500	\$487,000	1,220	8	1979	Good	8,857	N	N	9224 NE 142ND CT

Improved Sales Used in This Annual Update Analysis

Area 037 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	1	865173	0470	11/28/12	\$370,000	\$462,000	1,220	8	1979	Good	8,400	N	N	14266 92ND PL NE
2	1	865174	0060	11/19/12	\$317,500	\$397,000	1,230	8	1979	Avg	7,350	N	N	14035 92ND PL NE
2	1	357810	0150	07/15/13	\$347,000	\$401,000	1,240	8	1976	Avg	8,276	N	N	9130 NE 141ST PL
2	1	357810	0400	06/21/12	\$354,000	\$467,000	1,240	8	1976	Good	11,560	N	N	9012 NE 142ND WAY
2	2	661991	0060	07/18/13	\$486,500	\$562,000	1,240	8	1975	Good	11,159	Y	N	8908 NE 127TH ST
2	1	865171	0240	10/11/13	\$455,000	\$512,000	1,270	8	1977	VGood	11,625	N	N	9519 NE 141ST PL
2	1	865171	0020	07/12/13	\$522,000	\$604,000	1,310	8	1977	Good	7,488	N	N	14020 93RD AVE NE
2	1	865172	0310	04/09/14	\$439,000	\$469,000	1,310	8	1978	Avg	8,343	N	N	14229 95TH AVE NE
2	1	755830	0140	06/12/12	\$375,000	\$497,000	1,330	8	1981	Good	15,001	N	N	9727 NE 138TH PL
2	2	319100	0040	04/16/12	\$400,000	\$541,000	1,350	8	1983	Good	7,282	N	N	9243 NE 126TH PL
2	1	865170	0120	07/19/13	\$440,000	\$508,000	1,350	8	1975	Good	9,310	N	N	9417 NE 140TH ST
2	1	357480	1950	12/27/12	\$420,000	\$519,000	1,400	8	1978	Good	8,126	N	N	14248 87TH CT NE
2	2	661991	0230	06/16/14	\$545,000	\$572,000	1,440	8	1975	Avg	9,775	Y	N	12710 89TH PL NE
2	2	319100	0160	04/29/13	\$465,000	\$551,000	1,460	8	1983	Good	7,998	N	N	9242 NE 126TH PL
2	1	865170	0080	12/24/12	\$475,000	\$587,000	1,460	8	1975	VGood	7,000	Y	N	13916 94TH AVE NE
2	2	254086	0100	11/26/12	\$399,000	\$498,000	1,510	8	1987	Good	7,275	N	N	12447 86TH PL NE
2	1	685500	0080	06/26/13	\$380,000	\$442,000	1,530	8	1967	Avg	9,569	N	N	9802 NE 139TH ST
2	2	661992	0070	02/09/12	\$450,000	\$624,000	1,540	8	1976	Avg	12,060	Y	N	12528 89TH PL NE
2	1	755830	0090	04/08/13	\$565,000	\$674,000	1,540	8	1981	Good	11,643	Y	N	13815 97TH AVE NE
2	1	086640	0020	12/17/13	\$562,500	\$620,000	1,580	8	2009	Avg	5,804	N	N	14054 84TH CT NE
2	1	086640	0040	10/13/14	\$540,000	\$550,000	1,580	8	2009	Avg	5,590	N	N	14051 84TH CT NE
2	1	111900	0080	04/09/13	\$425,000	\$507,000	1,590	8	1971	Good	13,080	N	N	13168 93RD AVE NE
2	1	865172	0020	05/12/14	\$505,000	\$535,000	1,590	8	1978	Avg	6,369	N	N	9311 NE 142ND ST
2	1	865172	0320	02/18/14	\$442,000	\$479,000	1,610	8	1979	Good	7,446	N	N	14221 95TH AVE NE
2	1	865174	0010	03/07/13	\$510,000	\$615,000	1,610	8	1979	Good	7,200	N	N	9212 NE 141ST ST
2	2	319100	0270	10/10/13	\$434,950	\$490,000	1,630	8	1984	Avg	7,202	N	N	12620 93RD PL NE
2	2	661991	0240	06/25/14	\$505,000	\$528,000	1,640	8	1975	Avg	10,695	Y	N	12718 89TH PL NE
2	1	375510	0010	11/13/12	\$500,000	\$627,000	1,670	8	2012	Avg	9,627	N	N	8420 NE 136TH ST
2	2	376439	0010	09/23/13	\$320,000	\$362,000	1,670	8	1991	Avg	2,657	N	N	9324 NE 128TH LN
2	2	376439	0020	07/14/14	\$347,000	\$361,000	1,670	8	1991	Avg	2,727	N	N	9320 NE 128TH LN

Improved Sales Used in This Annual Update Analysis

Area 037 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	1	865171	0290	06/18/12	\$395,000	\$522,000	1,670	8	1977	Good	16,190	N	N	9524 NE 141ST PL
2	2	630180	0280	12/16/13	\$365,000	\$403,000	1,680	8	1991	Avg	8,998	N	N	12907 85TH AVE NE
2	2	661991	0090	06/26/12	\$475,000	\$626,000	1,700	8	1975	Good	11,710	Y	N	8923 NE 127TH ST
2	1	212541	0050	05/03/13	\$534,000	\$632,000	1,710	8	2009	Avg	8,443	N	N	9731 NE 141ST CT
2	2	661990	0040	12/28/12	\$500,000	\$617,000	1,790	8	1978	Good	12,143	Y	N	8822 NE 124TH ST
2	1	357811	0020	10/01/14	\$436,000	\$445,000	1,800	8	1983	Avg	6,680	N	N	8908 NE 142ND ST
2	2	376439	0100	07/22/14	\$434,000	\$451,000	1,830	8	1991	Avg	3,200	N	N	9207 NE 128TH LN
2	2	630180	0020	05/06/14	\$535,000	\$567,000	1,850	8	1991	Avg	10,109	N	N	8409 NE 129TH PL
2	2	375520	0270	02/05/13	\$436,000	\$531,000	1,860	8	1989	Good	7,453	N	N	13012 96TH PL NE
2	1	020030	0230	01/30/14	\$445,000	\$485,000	1,950	8	1995	Avg	7,444	N	N	8812 NE 150TH ST
2	1	357480	1000	02/03/12	\$390,000	\$542,000	1,960	8	1978	Good	9,833	N	N	9106 NE 143RD PL
2	1	020030	0200	11/27/13	\$438,000	\$486,000	1,970	8	1993	Good	7,200	N	N	8830 NE 150TH ST
2	2	319100	0210	08/29/12	\$370,300	\$477,000	1,970	8	1985	Avg	9,181	Y	N	12653 93RD PL NE
2	1	070445	0070	07/07/14	\$450,000	\$469,000	1,990	8	1993	Avg	12,793	N	N	14540 86TH PL NE
2	1	020030	0210	07/01/14	\$515,000	\$538,000	2,010	8	1994	Avg	7,200	N	N	8824 NE 150TH ST
2	2	894300	0030	06/19/13	\$495,000	\$577,000	2,010	8	2006	Avg	9,632	N	N	12407 94TH AVE NE
2	1	357490	0150	08/06/13	\$486,500	\$559,000	2,040	8	1991	Good	8,913	N	N	8703 NE 144TH CT
2	1	563050	0321	06/05/13	\$415,000	\$486,000	2,060	8	1953	Avg	18,300	N	N	14522 84TH AVE NE
2	2	942900	0050	06/01/12	\$438,000	\$582,000	2,090	8	1993	Good	7,667	N	N	13121 86TH PL NE
2	1	070450	0100	12/11/12	\$425,000	\$528,000	2,110	8	1992	Good	6,760	N	N	9044 NE 145TH PL
2	1	070450	0020	05/16/13	\$455,100	\$537,000	2,120	8	1991	Good	7,695	N	N	9017 NE 145TH PL
2	1	020030	0170	07/09/12	\$369,000	\$484,000	2,170	8	1993	Avg	7,202	N	N	8848 NE 150TH ST
2	1	563050	0187	11/16/13	\$509,000	\$567,000	2,170	8	1999	Good	9,887	N	N	14831 88TH AVE NE
2	2	302605	9341	12/11/14	\$549,950	\$553,000	2,190	8	1991	Avg	10,510	N	N	9418 NE 130TH PL
2	2	942900	0110	09/14/12	\$478,000	\$612,000	2,220	8	1993	Good	8,255	N	N	13106 86TH PL NE
2	2	942900	0020	08/21/12	\$487,000	\$629,000	2,280	8	1994	Good	7,200	N	N	13133 86TH PL NE
2	2	630180	0260	05/13/14	\$504,200	\$534,000	2,290	8	1992	Avg	6,986	N	N	12916 85TH AVE NE
2	1	357490	0170	10/03/14	\$562,500	\$574,000	2,320	8	1991	Avg	8,721	N	N	8731 NE 144TH CT
2	1	375680	0080	11/29/12	\$480,000	\$599,000	2,330	8	1961	VGood	10,077	N	N	13512 87TH AVE NE
2	2	630180	0160	08/27/13	\$535,000	\$610,000	2,350	8	1991	Avg	7,739	N	N	12920 86TH AVE NE

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Area 037 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	2	025110	0020	05/21/14	\$600,000	\$634,000	2,360	8	2001	Avg	5,226	N	N	8410 NE 124TH ST
2	2	375520	0030	03/14/13	\$422,500	\$509,000	2,380	8	1989	Good	7,200	N	N	9430 NE 130TH PL
2	2	942900	0190	11/13/12	\$485,000	\$608,000	2,380	8	1993	Good	8,852	N	N	13160 86TH PL NE
2	2	942900	0170	04/21/14	\$565,000	\$602,000	2,410	8	1997	Avg	7,950	N	N	13148 86TH PL NE
2	1	357490	0230	12/16/13	\$535,000	\$590,000	2,420	8	1991	Good	10,679	N	N	8753 NE 144TH CT
2	2	025110	0090	09/11/13	\$539,000	\$612,000	2,440	8	2001	Good	5,340	N	N	12428 84TH AVE NE
2	1	077690	0050	08/17/12	\$411,000	\$532,000	2,460	8	2003	Avg	5,105	N	N	8426 NE 153RD ST
2	2	376305	0040	08/10/12	\$459,250	\$596,000	2,480	8	1987	Good	7,246	N	N	9445 NE 129TH PL
2	1	077690	0360	01/07/13	\$513,500	\$632,000	2,490	8	2004	Good	4,504	N	N	15110 85TH AVE NE
2	1	563050	0260	08/22/13	\$550,000	\$628,000	2,520	8	1983	Avg	11,700	N	N	14541 88TH AVE NE
2	5	302605	9360	10/12/12	\$526,000	\$667,000	2,520	8	2007	Avg	5,112	N	N	12316 87TH CT NE
2	1	232972	0230	04/05/12	\$375,000	\$509,000	2,580	8	2003	Avg	4,604	N	N	8910 NE 148TH PL
2	1	232972	0040	06/30/14	\$515,000	\$538,000	2,600	8	2003	Avg	4,506	N	N	14811 89TH PL NE
2	1	232972	0190	04/22/13	\$486,500	\$578,000	2,600	8	2003	Good	4,521	N	N	8934 NE 148TH PL
2	2	661990	0120	12/08/14	\$670,000	\$674,000	2,660	8	1973	Good	9,600	Y	N	12624 88TH PL NE
2	1	070445	0270	06/06/12	\$452,000	\$600,000	2,700	8	1993	Good	6,499	N	N	14513 86TH PL NE
2	1	077690	0090	08/23/13	\$531,000	\$607,000	2,710	8	2003	Avg	5,737	N	N	15217 85TH AVE NE
2	1	077690	0300	06/06/13	\$521,000	\$610,000	2,710	8	2004	Avg	5,816	N	N	15115 85TH AVE NE
2	1	077690	0020	06/18/13	\$538,000	\$628,000	2,740	8	2003	Avg	4,500	N	N	8410 NE 153RD ST
2	1	070445	0180	05/21/12	\$399,000	\$533,000	2,750	8	1993	Avg	7,366	N	N	14567 86TH PL NE
2	2	661990	0140	06/13/12	\$628,000	\$831,000	2,750	8	1973	Good	9,400	Y	N	12640 88TH PL NE
2	2	942900	0180	11/15/12	\$544,500	\$682,000	2,830	8	1994	Good	8,078	N	N	13154 86TH PL NE
2	1	192605	9049	12/08/14	\$710,000	\$714,000	2,850	8	1991	Avg	7,376	N	N	9902 NE 135TH PL
2	1	563050	0084	05/13/14	\$527,000	\$558,000	2,860	8	1990	Avg	13,955	N	N	8843 NE 147TH ST
2	1	077690	0320	06/24/13	\$499,999	\$582,000	2,870	8	2003	Avg	5,814	N	N	15109 85TH AVE NE
2	1	357480	1500	09/26/14	\$490,000	\$501,000	3,000	8	1985	Avg	8,645	N	N	8720 NE 144TH ST
2	2	302605	9379	02/24/14	\$689,921	\$746,000	3,010	8	2014	Avg	4,400	N	N	12707 90TH PL NE
2	1	192605	9099	12/08/14	\$708,000	\$712,000	3,060	8	2004	Avg	11,778	N	N	13420 89TH AVE NE
2	1	357475	0150	05/14/14	\$511,000	\$541,000	1,820	9	2005	Avg	4,883	N	N	8808 NE 148TH PL
2	2	564945	0070	03/12/14	\$650,000	\$700,000	2,360	9	1998	Avg	35,643	Y	N	9283 NE 125TH PL

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Area 037 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	1	357860	0141	09/23/14	\$550,000	\$563,000	2,470	9	2006	Avg	7,539	N	N	8614 NE 155TH ST
2	1	192605	9235	06/14/13	\$653,000	\$763,000	2,490	9	2013	Avg	6,633	N	N	14007 90TH AVE NE
2	1	111900	0040	12/02/13	\$732,000	\$811,000	2,510	9	1973	Good	16,250	Y	N	9219 NE 131ST CT
2	1	563050	0387	08/06/12	\$480,000	\$623,000	2,520	9	2001	Avg	7,540	N	N	8428 NE 147TH PL
2	2	302605	9372	02/24/13	\$699,950	\$848,000	2,600	9	2012	Avg	3,809	N	N	9030 NE 127TH PL
2	1	192605	9010	06/28/13	\$649,950	\$756,000	2,620	9	2013	Avg	6,633	N	N	14011 90TH AVE NE
2	1	357475	0100	06/25/12	\$494,950	\$652,000	2,660	9	2006	Avg	4,500	N	N	8834 NE 148TH PL
2	1	192605	9035	12/11/14	\$773,225	\$777,000	2,690	9	2014	Avg	5,981	N	N	13325 89TH AVE NE
2	1	192605	9237	10/17/14	\$779,950	\$794,000	2,690	9	2014	Avg	5,077	N	N	13315 89TH AVE NE
2	1	357475	0020	06/25/14	\$594,000	\$622,000	2,720	9	2005	Avg	4,613	N	N	8815 NE 148TH PL
2	2	302605	9175	08/30/12	\$560,000	\$721,000	2,760	9	1997	Good	7,696	Y	N	9324 NE 125TH ST
2	2	302605	9204	05/30/14	\$825,500	\$870,000	2,780	9	2009	Avg	11,964	N	N	12449 94TH AVE NE
2	1	357475	0090	02/14/13	\$478,000	\$581,000	2,780	9	2006	Avg	4,613	N	N	8836 NE 148TH PL
2	1	192605	9238	09/08/14	\$799,950	\$821,000	2,780	9	2014	Avg	5,733	N	N	13311 89TH AVE NE
2	1	192605	9239	12/15/14	\$785,000	\$788,000	2,780	9	2014	Avg	7,429	N	N	13310 89TH AVE NE
2	1	192605	9231	06/20/13	\$677,500	\$790,000	2,870	9	2005	Avg	9,003	N	N	14151 97TH AVE NE
2	2	302605	9374	06/03/13	\$796,415	\$933,000	2,930	9	2012	Avg	4,783	N	N	12708 90TH PL NE
2	2	302605	9371	04/05/13	\$815,000	\$974,000	2,940	9	2012	Avg	6,372	N	N	9026 NE 127TH PL
2	1	192605	9241	05/13/14	\$719,950	\$762,000	2,950	9	2014	Avg	7,342	N	N	13318 89TH AVE NE
2	1	192605	9242	04/23/14	\$719,950	\$766,000	2,950	9	2014	Avg	5,119	N	N	13326 89TH AVE NE
2	1	192605	9243	03/28/14	\$724,950	\$777,000	2,950	9	2014	Avg	5,970	N	N	13330 89TH AVE NE
2	1	769000	0090	07/26/12	\$390,000	\$508,000	2,960	9	1994	Avg	6,876	N	N	15127 SIMONDS RD NE
2	1	288800	0025	11/17/14	\$750,000	\$758,000	3,016	9	2014	Avg	6,912	N	N	8603 NE 135TH ST
2	2	302605	9384	12/22/14	\$829,950	\$832,000	3,020	9	2014	Avg	4,600	N	N	12416 87TH CT NE
2	2	302605	9388	05/16/14	\$829,950	\$878,000	3,060	9	2013	Avg	5,876	N	N	12049 87TH CT NE
2	2	564945	0030	07/08/13	\$785,000	\$910,000	3,110	9	1999	Avg	35,728	Y	N	9280 NE 125TH PL
2	2	302605	9383	08/25/14	\$860,000	\$886,000	3,140	9	2014	Avg	4,593	N	N	12410 87TH CT NE
2	2	937900	0020	09/20/13	\$575,000	\$651,000	3,170	9	2003	Avg	6,032	N	N	12938 85TH AVE NE
2	2	937900	0020	06/25/12	\$525,000	\$692,000	3,170	9	2003	Avg	6,032	N	N	12938 85TH AVE NE
2	2	302605	9098	06/25/14	\$844,950	\$884,000	3,190	9	2014	Avg	4,939	N	N	12404 87TH CT NE

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Area 037 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	2	302605	9373	05/28/13	\$834,950	\$981,000	3,190	9	2012	Avg	8,398	N	N	9034 NE 127TH PL
2	2	182830	0080	04/15/14	\$685,088	\$731,000	3,300	9	2003	Avg	9,236	N	N	8530 NE 128TH ST
2	1	192605	9039	10/06/14	\$799,950	\$816,000	3,320	9	2014	Avg	7,429	N	N	8722 NE 132ND ST
2	0	192605	9246	06/18/14	\$849,950	\$891,000	3,320	9	2014	Avg	7,429	N	N	8718 NE 132ND ST
2	2	302605	9369	10/23/13	\$792,387	\$888,000	3,700	9	2013	Avg	16,214	N	N	9018 NE 127TH PL
2	1	749101	0060	07/17/13	\$682,500	\$789,000	2,250	10	2001	Avg	5,638	N	N	13328 88TH PL NE
2	1	749101	0060	10/22/14	\$730,000	\$742,000	2,250	10	2001	Avg	5,638	N	N	13328 88TH PL NE
2	2	302605	9223	08/23/13	\$842,000	\$962,000	2,330	10	2012	Avg	8,661	Y	N	12714 90TH PL NE
2	2	302605	9370	07/11/13	\$818,745	\$948,000	2,460	10	2013	Avg	7,737	N	N	9022 NE 127TH PL
2	2	302605	9366	11/07/13	\$723,052	\$807,000	2,820	10	2012	Avg	4,148	N	N	9006 NE 127TH PL
2	2	302605	9378	12/30/13	\$720,700	\$792,000	2,930	10	2012	Avg	5,999	N	N	12703 90TH PL NE
2	1	563050	0071	04/15/14	\$730,000	\$778,000	3,270	10	2007	Avg	13,870	N	N	8827 NE 147TH LN
2	2	302605	9381	03/26/14	\$842,231	\$903,000	3,560	10	2014	Avg	6,203	N	N	12719 90TH PL NE
3	9	415670	0070	08/21/13	\$268,900	\$307,000	830	6	1939	VGood	14,375	N	N	8311 NE 175TH ST
3	1	940650	0030	04/25/12	\$214,000	\$288,000	1,010	7	1990	Good	1,428	N	N	7129 171ST LN NE
3	1	701800	0410	03/28/14	\$340,500	\$365,000	1,030	7	1976	Good	10,500	N	N	8429 NE 169TH PL
3	1	940650	0050	08/15/12	\$197,000	\$255,000	1,050	7	1990	Avg	1,175	N	N	7123 171ST LN NE
3	1	940650	0540	06/30/14	\$243,000	\$254,000	1,068	7	1990	Avg	1,758	N	N	7231 171ST LN NE
3	1	940650	0310	11/19/14	\$240,000	\$242,000	1,078	7	1990	Avg	1,263	N	N	7220 171ST LN NE
3	1	563450	0583	10/23/12	\$260,000	\$328,000	1,080	7	1982	Avg	11,111	N	N	8121 NE 169TH ST
3	4	871850	0665	07/24/14	\$375,000	\$390,000	1,090	7	1975	Avg	11,250	N	N	6419 NE 153RD ST
3	1	940650	0060	07/02/13	\$225,000	\$261,000	1,090	7	1990	Avg	1,741	N	N	7121 171ST LN NE
3	1	940650	0090	12/04/12	\$207,000	\$258,000	1,090	7	1990	Avg	2,443	N	N	7115 171ST LN NE
3	1	940650	0530	09/12/14	\$249,000	\$255,000	1,090	7	1990	Avg	1,357	N	N	7233 171ST LN NE
3	4	871850	0555	09/15/14	\$450,000	\$461,000	1,140	7	1956	Avg	9,711	N	N	6621 NE 154TH ST
3	4	871850	0610	05/26/14	\$379,950	\$401,000	1,140	7	1956	Good	9,144	N	N	6601 NE 153RD PL
3	4	871850	0260	07/23/14	\$485,000	\$504,000	1,210	7	1958	VGood	10,603	N	N	6240 NE 154TH ST
3	4	871850	0275	07/15/14	\$390,000	\$406,000	1,250	7	1956	Avg	12,240	N	N	6264 NE 154TH ST
3	4	871850	0495	07/30/14	\$375,000	\$389,000	1,250	7	1959	Good	9,225	N	N	6410 NE 153RD ST
3	1	563450	0680	07/17/13	\$390,000	\$451,000	1,260	7	1978	Good	22,826	N	N	16912 81ST AVE NE

Improved Sales Used in This Annual Update Analysis

Area 037 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	4	871850	0210	03/06/14	\$410,000	\$442,000	1,270	7	1958	Good	9,475	N	N	15424 63RD AVE NE
3	4	871850	0075	11/17/14	\$396,000	\$400,000	1,300	7	1956	VGood	8,280	N	N	15406 64TH AVE NE
3	4	871850	0225	03/21/13	\$290,000	\$348,000	1,330	7	1958	Avg	12,824	N	N	15404 63RD AVE NE
3	4	871850	0345	08/08/12	\$434,950	\$564,000	1,360	7	1958	Good	9,466	Y	N	15325 62ND PL NE
3	4	871850	0440	04/19/14	\$300,000	\$320,000	1,370	7	1956	Avg	10,781	N	N	6465 NE 154TH ST
3	4	871850	0415	10/14/13	\$370,000	\$416,000	1,470	7	1956	Good	10,050	N	N	6273 NE 154TH ST
3	4	871850	0515	10/24/13	\$315,000	\$353,000	1,510	7	1957	Avg	10,789	N	N	6438 NE 153RD ST
3	4	871850	0080	09/12/12	\$330,000	\$423,000	1,540	7	1957	Avg	8,799	N	N	6414 NE 154TH ST
3	4	871850	0480	01/06/14	\$338,500	\$371,000	1,570	7	1956	Avg	7,497	N	N	6409 NE 154TH ST
3	1	701800	0110	09/16/13	\$404,000	\$458,000	1,580	7	1966	Good	10,200	N	N	8442 NE 169TH PL
3	4	871850	0560	06/27/14	\$300,000	\$314,000	1,590	7	1956	Avg	8,911	N	N	6615 NE 154TH ST
3	1	563450	0490	05/21/13	\$400,800	\$472,000	1,600	7	1940	Good	33,102	N	N	8220 NE 166TH ST
3	4	871850	0435	03/07/13	\$336,600	\$406,000	1,610	7	1955	Good	9,469	N	N	6473 NE 154TH ST
3	1	416410	0160	07/16/14	\$450,000	\$468,000	1,750	7	1949	Avg	23,899	N	N	7721 NE 175TH ST
3	4	871850	0320	06/04/14	\$435,000	\$458,000	1,880	7	1958	Good	7,881	N	N	15413 63RD AVE NE
3	4	871850	0155	11/26/13	\$406,560	\$451,000	2,110	7	1955	Avg	12,472	N	N	6653 NE ARROWHEAD DR
3	4	871850	0180	08/02/12	\$399,000	\$519,000	2,190	7	1959	Good	12,188	N	N	6327 NE ARROWHEAD DR
3	4	871850	0355	05/02/12	\$495,000	\$665,000	2,290	7	1958	Good	11,041	Y	N	15309 62ND PL NE
3	4	358330	0145	02/25/13	\$459,000	\$556,000	2,460	7	1962	Good	11,000	N	N	6265 NE 159TH ST
3	1	563450	0775	12/19/13	\$485,000	\$535,000	2,650	7	1930	Good	34,000	Y	Y	7716 NE 170TH ST
3	1	701800	0210	04/24/14	\$370,000	\$394,000	1,310	8	1977	Avg	10,550	N	N	8628 NE 169TH ST
3	4	358330	0075	11/03/14	\$599,950	\$608,000	1,340	8	1976	Avg	13,292	N	N	15621 64TH AVE NE
3	4	358330	0135	05/13/14	\$460,000	\$487,000	1,390	8	1977	Avg	10,450	N	N	15801 63RD AVE NE
3	4	142604	9054	07/01/14	\$450,000	\$470,000	1,400	8	1963	Avg	13,775	N	N	6217 NE 156TH ST
3	4	358290	0185	11/29/12	\$455,000	\$568,000	1,460	8	1956	Avg	13,875	Y	N	15530 62ND AVE NE
3	4	358290	0190	04/27/12	\$495,000	\$667,000	1,460	8	1977	Good	12,681	Y	N	6256 NE 159TH ST
3	1	563450	0684	09/12/12	\$547,500	\$702,000	1,460	8	1985	VGood	15,080	Y	N	16926 81ST AVE NE
3	4	358330	0125	01/07/13	\$510,000	\$628,000	1,540	8	1955	Good	10,450	N	N	15715 63RD AVE NE
3	4	358200	0110	12/08/14	\$555,000	\$558,000	1,600	8	1973	Good	11,728	Y	N	15425 62ND PL NE
3	1	358275	0050	07/22/13	\$440,000	\$508,000	1,600	8	1974	Good	2,162	N	N	17050 66TH PL NE

Improved Sales Used in This Annual Update Analysis

Area 037 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	1	358275	0330	10/23/12	\$305,000	\$385,000	1,620	8	1974	Good	1,992	N	N	6500 NE 171ST PL
3	1	358275	0220	07/31/13	\$330,000	\$380,000	1,630	8	1974	Good	2,128	N	N	6522 NE 171ST PL
3	1	358275	0120	07/15/14	\$409,000	\$426,000	1,640	8	1974	Good	2,128	N	N	17102 66TH PL NE
3	1	358275	0170	01/07/14	\$330,000	\$362,000	1,660	8	1974	Good	2,128	N	N	6532 NE 171ST PL
3	1	358275	0310	12/11/12	\$310,000	\$385,000	1,660	8	1974	VGood	2,128	N	N	6504 NE 171ST PL
3	1	358275	0190	03/06/13	\$325,000	\$392,000	1,680	8	1974	Good	2,128	N	N	6528 NE 171ST PL
3	1	563450	0415	07/15/14	\$431,000	\$449,000	1,710	8	1996	Avg	12,677	N	N	8007 NE 169TH ST
3	4	871850	0300	01/15/14	\$430,000	\$470,000	1,770	8	1976	Avg	10,198	N	N	15445 63RD AVE NE
3	1	358276	0240	06/12/13	\$335,000	\$392,000	1,800	8	1982	Good	2,240	N	N	16972 65TH LN NE
3	4	358290	0225	04/25/12	\$660,000	\$889,000	1,820	8	1957	VGood	10,000	Y	N	15733 62ND AVE NE
3	1	358276	0280	06/11/12	\$350,000	\$464,000	1,870	8	1982	Good	2,240	N	N	16980 65TH LN NE
3	4	358330	0330	09/24/12	\$655,000	\$836,000	1,890	8	1960	Good	12,000	N	N	15822 64TH AVE NE
3	4	530240	0630	12/02/13	\$600,000	\$665,000	1,960	8	1985	Good	38,069	Y	N	6213 NE 152ND ST
3	1	563450	0425	11/09/12	\$433,000	\$544,000	1,970	8	1998	Avg	12,160	N	N	8019 NE 169TH ST
3	4	358330	0325	10/25/13	\$830,000	\$930,000	1,980	8	1957	VGood	12,700	N	N	15832 64TH AVE NE
3	1	317550	0120	04/25/14	\$495,000	\$526,000	2,010	8	2011	Avg	5,821	N	N	16510 85TH PL NE
3	4	357700	0036	06/11/13	\$715,000	\$836,000	2,100	8	1956	VGood	13,200	N	N	16300 INGLEWOOD PL NE
3	4	358330	0290	05/01/14	\$632,000	\$671,000	2,100	8	1962	Good	13,011	N	N	6336 NE 159TH ST
3	4	358200	0130	08/03/12	\$423,900	\$551,000	2,140	8	1976	Good	11,289	N	N	15424 62ND PL NE
3	4	028061	0060	11/20/12	\$520,000	\$651,000	2,150	8	1990	VGood	17,479	N	N	15004 61ST PL NE
3	1	317550	0060	04/11/14	\$502,000	\$536,000	2,170	8	2010	Avg	8,917	Y	N	8410 NE 165TH ST
3	1	317550	0190	12/14/12	\$470,000	\$583,000	2,300	8	2010	Avg	5,295	N	N	8414 NE 166TH PL
3	4	530240	0420	06/24/13	\$595,000	\$693,000	2,440	8	1986	Avg	12,509	N	N	15133 65TH AVE NE
3	4	358290	0055	10/05/12	\$563,000	\$716,000	2,850	8	1968	VGood	11,000	N	N	6251 NE 159TH ST
3	4	357760	0150	07/10/13	\$910,000	\$1,054,000	1,480	9	1971	VGood	17,211	Y	N	15339 61ST PL NE
3	4	358340	0130	10/14/14	\$692,500	\$705,000	1,710	9	2004	Avg	9,900	N	N	15514 64TH AVE NE
3	4	530240	0030	12/04/12	\$435,200	\$542,000	1,740	9	1983	Avg	15,344	N	N	6607 NE 151ST ST
3	4	357760	0120	04/27/12	\$596,250	\$803,000	1,880	9	1977	Avg	11,022	Y	N	15322 61ST PL NE
3	4	530240	0490	08/13/12	\$619,000	\$802,000	1,910	9	1986	VGood	12,035	N	N	15140 65TH AVE NE
3	4	530240	0080	10/15/14	\$535,000	\$545,000	1,920	9	1986	Avg	15,008	N	N	15014 66TH CT NE

Improved Sales Used in This Annual Update Analysis

Area 037 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	4	740320	0110	03/27/12	\$1,100,000	\$1,498,000	1,990	9	1982	VGood	23,707	Y	Y	15533 61ST AVE NE
3	4	572920	0030	07/07/14	\$747,500	\$780,000	2,350	9	1977	Good	18,600	N	N	16327 INGLEWOOD PL NE
3	4	142604	9071	09/27/12	\$1,037,500	\$1,323,000	2,490	9	1974	Good	36,732	Y	Y	5936 NE ARROWHEAD DR
3	4	530240	0340	04/24/13	\$560,000	\$665,000	2,740	9	1985	Avg	12,551	N	N	15107 64TH CT NE
3	4	358290	0200	10/28/14	\$618,000	\$627,000	3,200	9	1977	Avg	12,682	Y	N	6206 NE 159TH ST
3	4	142604	9089	04/11/14	\$2,150,000	\$2,295,000	3,250	9	1928	VGood	19,261	Y	Y	14921 58TH LN NE
3	1	563450	0560	12/24/12	\$520,000	\$643,000	3,260	9	2008	Avg	54,872	N	N	8209 NE 169TH ST
3	1	563450	0570	12/27/12	\$515,000	\$636,000	3,260	9	2008	Avg	52,253	N	N	8203 NE 169TH ST
3	4	357700	0107	10/04/13	\$1,260,000	\$1,421,000	3,900	9	1998	Avg	15,533	Y	Y	16335 INGLEWOOD RD NE
3	4	357700	0180	10/05/12	\$800,000	\$1,017,000	4,050	9	1991	Avg	20,945	Y	N	16066 INGLEWOOD RD NE
3	4	142604	9095	06/25/12	\$749,000	\$987,000	1,570	10	1990	Good	26,445	Y	N	5970 NE ARROWHEAD DR
3	4	740320	0050	11/13/14	\$1,600,000	\$1,618,000	1,920	10	1980	Avg	23,065	Y	Y	15717 61ST AVE NE
3	4	142604	9083	10/22/14	\$830,000	\$843,000	2,000	10	1991	Avg	11,287	Y	N	15219 61ST PL NE
3	4	357700	0105	05/14/13	\$1,030,000	\$1,215,000	2,390	10	1955	Avg	30,026	Y	Y	16403 INGLEWOOD RD NE
3	4	028061	0020	09/02/14	\$825,000	\$848,000	2,570	10	1979	Good	14,219	Y	N	15029 61ST PL NE
3	4	358330	0310	06/05/13	\$829,950	\$972,000	2,580	10	2013	Avg	7,800	N	N	6410 NE 159TH ST
3	4	028061	0120	05/16/12	\$650,000	\$869,000	2,940	10	1988	Avg	12,411	Y	N	6131 NE 152ND ST
3	1	415670	0052	10/21/13	\$758,000	\$850,000	3,130	10	2003	Avg	17,962	N	N	17415 82ND CT NE
3	4	572920	0040	12/24/13	\$800,000	\$881,000	3,330	10	1977	Good	19,400	N	N	16315 INGLEWOOD PL NE
3	4	142604	9098	10/26/12	\$705,460	\$890,000	3,640	10	1990	Avg	18,700	Y	N	15306 61ST PL NE
3	4	028060	0030	10/26/12	\$1,075,000	\$1,357,000	2,740	11	2006	Avg	12,758	Y	N	6110 NE 152ND ST
4	4	405700	0030	03/21/14	\$390,000	\$419,000	1,220	7	1957	Good	11,422	N	N	7035 NE 132ND ST
4	4	409330	0310	06/24/13	\$450,000	\$524,000	1,240	7	1962	Avg	9,600	N	N	7053 NE 137TH ST
4	4	957312	0380	05/25/12	\$355,550	\$474,000	1,260	7	1977	Avg	10,039	N	N	6987 NE 139TH ST
4	4	405570	0090	08/20/13	\$590,000	\$675,000	1,400	7	1989	Good	23,537	Y	N	13048 HOLMES POINT DR NE
4	4	405570	0751	10/23/13	\$326,000	\$365,000	1,470	7	1951	Avg	22,000	N	N	12936 72ND AVE NE
4	4	409330	0100	01/12/12	\$365,000	\$511,000	1,540	7	1962	Avg	9,625	N	N	7023 NE 138TH ST
4	4	867790	0123	06/12/14	\$510,000	\$535,000	1,600	7	1967	Good	19,200	N	N	6916 NE 133RD ST
4	4	957312	0340	04/23/12	\$420,000	\$566,000	1,850	7	1971	Avg	14,020	Y	N	6950 NE 139TH ST
4	4	957312	0410	12/23/13	\$649,000	\$715,000	1,916	7	1989	VGood	13,980	Y	N	13833 70TH AVE NE

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Area 037 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	4	867790	0120	11/21/14	\$530,000	\$535,000	2,100	7	1955	Good	20,150	N	N	6925 NE 134TH ST
4	4	405570	0215	05/31/13	\$535,000	\$628,000	2,130	7	1987	Good	15,054	N	N	12916 HOLMES POINT DR NE
4	4	405570	0925	04/05/12	\$360,000	\$489,000	2,340	7	1958	Avg	100,623	Y	N	12815 72ND AVE NE
4	4	957312	0260	06/10/14	\$650,000	\$683,000	2,560	7	1973	Good	9,731	N	N	7014 NE 139TH ST
4	4	867790	0046	03/18/14	\$518,000	\$557,000	1,340	8	1961	Avg	12,480	N	N	13220 68TH PL NE
4	4	957300	0030	04/29/13	\$475,000	\$563,000	1,340	8	1961	Avg	15,093	Y	N	13233 67TH AVE NE
4	4	197380	0020	10/02/13	\$490,000	\$553,000	1,560	8	1971	Good	14,577	N	N	12959 74TH AVE NE
4	4	405570	1200	10/06/14	\$1,748,000	\$1,783,000	1,560	8	1963	Good	7,898	Y	Y	13031 HOLMES POINT DR NE
4	4	405570	0345	07/14/14	\$497,000	\$518,000	1,620	8	1956	Avg	28,750	N	N	12531 64TH AVE NE
4	4	197380	0070	05/17/13	\$431,430	\$508,000	1,650	8	1961	Avg	14,604	N	N	12904 74TH AVE NE
4	4	867800	0020	09/18/13	\$525,000	\$595,000	1,710	8	1978	VGood	12,852	N	N	13313 69TH AVE NE
4	4	197370	0020	04/25/13	\$439,410	\$522,000	1,740	8	1961	Good	12,042	N	N	6620 NE 129TH ST
4	4	867790	0481	08/15/12	\$450,000	\$582,000	1,750	8	1963	VGood	15,120	N	N	7126 NE 135TH ST
4	4	405570	0783	12/11/13	\$492,500	\$544,000	1,750	8	1963	Avg	17,838	N	N	12945 76TH AVE NE
4	4	867800	0030	02/14/12	\$439,000	\$607,000	1,770	8	1969	Good	12,852	N	N	13233 69TH AVE NE
4	4	376170	0130	03/26/14	\$1,083,000	\$1,161,000	1,800	8	1936	Avg	34,800	Y	Y	13619 62ND AVE NE
4	4	405570	0540	05/17/12	\$552,000	\$738,000	1,800	8	1959	Good	17,800	Y	N	12434 68TH AVE NE
4	4	867790	0042	08/24/12	\$380,000	\$490,000	1,830	8	1958	Good	12,154	N	N	13302 68TH PL NE
4	4	197370	0221	05/22/12	\$590,475	\$788,000	1,910	8	1961	Good	12,339	Y	N	6603 NE 129TH PL
4	4	405570	0103	03/27/14	\$709,100	\$760,000	1,930	8	1968	Good	13,868	Y	N	13030 HOLMES POINT DR NE
4	4	405570	0625	03/05/13	\$450,000	\$543,000	1,940	8	1976	Avg	15,140	Y	N	13133 66TH PL NE
4	4	867790	0010	10/08/13	\$585,000	\$659,000	1,960	8	1977	VGood	11,210	Y	N	13225 68TH PL NE
4	4	405570	0163	09/26/13	\$735,000	\$831,000	2,050	8	1967	Good	12,600	Y	N	6033 NE 130TH PL
4	4	405570	0778	11/14/14	\$523,000	\$529,000	2,120	8	1967	Avg	20,870	N	N	12935 76TH AVE NE
4	4	405570	0785	08/07/13	\$540,000	\$620,000	2,210	8	1959	Avg	22,294	N	N	12965 76TH AVE NE
4	4	197370	0190	07/17/12	\$525,000	\$687,000	2,590	8	1976	Avg	17,531	Y	N	6448 NE 129TH PL
4	4	254082	0020	02/17/12	\$560,000	\$774,000	2,660	8	2011	Avg	7,910	N	N	7126 NE 132ND LN
4	4	254082	0030	01/20/12	\$570,000	\$796,000	2,740	8	2011	Avg	9,314	N	N	7118 NE 132ND LN
4	4	867790	0200	12/05/12	\$440,000	\$548,000	1,460	9	1977	Good	9,440	N	N	13324 70TH PL NE
4	4	938810	0058	08/13/13	\$561,000	\$643,000	1,460	9	1986	Avg	17,513	N	N	6209 NE 137TH ST

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Area 037 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	4	405570	0675	03/26/13	\$712,500	\$854,000	1,680	9	1958	Good	27,360	Y	N	6816 NE 130TH PL
4	4	867790	0205	05/16/12	\$460,000	\$615,000	1,680	9	1977	Good	11,658	N	N	13303 70TH PL NE
4	4	330390	0270	01/16/13	\$749,000	\$919,000	1,690	9	1977	Avg	12,226	Y	N	13468 64TH TER NE
4	4	405570	0166	04/09/12	\$725,000	\$983,000	1,720	9	1956	VGood	10,500	Y	N	12927 63RD AVE NE
4	4	330390	0090	10/23/14	\$898,000	\$912,000	1,770	9	1977	Avg	12,845	Y	N	13463 64TH TER NE
4	4	405570	0535	05/24/13	\$870,000	\$1,023,000	1,780	9	1973	Good	22,500	Y	N	12450 68TH AVE NE
4	4	405570	0286	10/18/12	\$842,000	\$1,066,000	1,820	9	1978	Good	15,003	Y	N	6215 NE 129TH ST
4	4	405570	0301	10/29/12	\$620,000	\$782,000	1,820	9	1975	VGood	17,797	Y	N	12532 HOLMES POINT DR NE
4	4	957300	0090	12/12/13	\$900,000	\$994,000	1,980	9	1971	VGood	17,097	Y	N	6653 NE 132ND ST
4	4	405570	0167	08/14/14	\$760,000	\$785,000	1,990	9	1974	Good	13,554	Y	N	12948 HOLMES POINT DR NE
4	4	329150	0050	04/23/13	\$570,000	\$677,000	2,160	9	1986	Avg	24,800	N	N	7235 NE 131ST PL
4	4	867790	0324	10/16/12	\$445,000	\$564,000	2,220	9	1995	Avg	16,924	N	N	7124 NE 132ND ST
4	4	330391	0140	02/21/12	\$405,000	\$559,000	2,250	9	1977	Avg	16,787	N	N	6472 NE 135TH PL
4	4	376170	0251	05/28/14	\$600,000	\$632,000	2,510	9	1960	Avg	38,141	N	N	6060 NE 135TH ST
4	4	405570	0735	12/11/13	\$875,000	\$967,000	2,730	9	1958	Good	46,609	Y	N	13110 70TH LN NE
4	4	867790	0325	03/16/12	\$620,000	\$848,000	2,810	9	1995	Good	16,608	N	N	7102 NE 132ND ST
4	4	405570	0505	06/20/13	\$720,000	\$839,000	2,820	9	2013	Avg	17,104	N	N	6831 NE 129TH ST
4	4	405570	0506	02/19/14	\$781,500	\$846,000	2,920	9	2014	Avg	19,956	N	N	6837 NE 129TH ST
4	4	197380	0194	03/01/12	\$770,000	\$1,059,000	3,240	9	2007	Avg	9,200	N	N	12958 74TH PL NE
4	4	405570	0784	08/15/14	\$720,000	\$744,000	3,420	9	2007	Avg	17,038	N	N	12941 76TH AVE NE
4	4	376170	0248	07/24/12	\$544,126	\$710,000	3,590	9	2005	Avg	8,667	N	N	6050 NE 135TH ST
4	4	405570	0250	05/23/13	\$775,000	\$912,000	3,700	9	1980	Avg	18,514	N	N	12939 64TH AVE NE
4	4	405570	1230	06/08/12	\$1,750,000	\$2,321,000	3,770	9	1959	Good	14,657	Y	Y	12959 HOLMES POINT DR NE
4	4	405570	0478	12/11/12	\$892,950	\$1,109,000	1,760	10	2012	Avg	9,576	N	N	12879 64TH CT NE
4	4	405570	0653	07/08/13	\$617,500	\$716,000	1,830	10	1990	Avg	21,245	N	N	13015 66TH PL NE
4	4	938810	0015	11/19/14	\$740,000	\$747,000	2,000	10	1978	Avg	18,480	Y	N	6202 NE 138TH PL
4	4	938810	0024	09/19/12	\$610,500	\$781,000	2,380	10	1979	Avg	20,037	Y	N	6221 NE 138TH PL
4	4	938810	0013	01/31/13	\$890,000	\$1,086,000	2,450	10	1990	Avg	20,066	Y	N	6332 NE 138TH PL
4	4	938810	0029	01/18/12	\$724,000	\$1,011,000	2,730	10	1989	Avg	21,158	Y	N	6227 NE 138TH PL
4	4	405570	0471	06/20/12	\$775,000	\$1,023,000	2,910	10	2011	Avg	8,816	N	N	6425 NE 129TH ST

Improved Sales Used in This Annual Update Analysis

Area 037 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	4	405570	0475	06/24/13	\$899,950	\$1,048,000	3,160	10	2013	Avg	16,782	N	N	12855 64TH CT NE
4	4	405570	0470	10/11/13	\$952,705	\$1,072,000	3,340	10	2013	Avg	7,687	N	N	6431 NE 129TH ST
4	4	214125	0080	03/22/13	\$736,500	\$884,000	3,350	10	1989	Avg	16,566	Y	N	13808 64TH PL NE
4	4	405570	0733	04/17/13	\$1,125,000	\$1,339,000	3,510	10	2010	Avg	37,089	N	N	6850 NE 129TH ST
4	4	376170	0112	12/10/13	\$2,000,000	\$2,210,000	3,540	10	1983	Avg	11,736	Y	Y	6019 NE 135TH ST
4	4	405570	0161	07/24/13	\$1,387,000	\$1,599,000	4,200	10	2006	Avg	23,453	Y	N	12956 HOLMES POINT DR NE
4	4	376170	0087	07/22/12	\$900,000	\$1,175,000	4,270	10	2001	Good	10,622	Y	N	6059 NE 135TH ST
4	4	405570	0260	10/22/13	\$1,510,000	\$1,693,000	4,900	10	2002	Good	31,648	N	N	12915 64TH AVE NE
4	4	405570	0378	10/09/14	\$1,415,000	\$1,442,000	3,310	11	1991	Avg	38,016	Y	N	6301 NE 125TH ST
4	4	405570	0645	09/25/13	\$1,100,000	\$1,244,000	3,540	11	2001	Avg	19,688	Y	N	6408 NE 130TH PL
4	4	405570	0650	01/09/12	\$1,234,000	\$1,730,000	4,440	11	2005	Avg	76,319	Y	N	13108 66TH PL NE
4	4	938810	0042	04/21/14	\$1,291,000	\$1,374,000	2,700	12	1997	Avg	15,344	Y	N	6412 NE 138TH PL
4	4	938810	0038	04/26/12	\$1,200,000	\$1,617,000	4,460	12	1987	Avg	31,988	Y	N	6415 NE 138TH PL
5	8	302605	9111	08/28/13	\$312,000	\$356,000	1,020	5	1934	VGood	7,200	Y	N	11611 91ST PL NE
5	8	919410	1388	09/19/14	\$540,000	\$553,000	1,760	6	1909	Good	16,671	N	N	12117 93RD AVE NE
5	8	376010	0430	01/20/14	\$409,000	\$447,000	1,040	7	1962	Good	9,605	N	N	12205 95TH PL NE
5	8	376010	0390	11/25/13	\$360,000	\$400,000	1,050	7	1961	Avg	10,868	N	N	9464 NE 121ST PL
5	8	376010	0200	10/06/14	\$395,000	\$403,000	1,060	7	1961	Avg	9,599	N	N	9400 NE 121ST PL
5	4	376290	0130	07/15/14	\$350,000	\$364,000	1,080	7	1984	Good	7,242	N	N	11909 80TH PL NE
5	8	510450	0020	06/17/14	\$250,000	\$262,000	1,088	7	1983	Avg	1,360	N	N	9605 NE 121ST LN
5	8	510450	0090	12/04/12	\$187,000	\$233,000	1,088	7	1983	Avg	1,530	N	N	9623 NE 121ST LN
5	8	376010	0360	03/17/12	\$325,500	\$445,000	1,090	7	1961	Good	9,610	N	N	12120 94TH PL NE
5	8	182235	0220	05/18/12	\$327,500	\$438,000	1,150	7	1986	Good	11,304	N	N	9313 NE 123RD CT
5	3	375450	1410	03/18/13	\$430,000	\$517,000	1,150	7	1926	Good	19,034	Y	N	8933 NE 117TH PL
5	8	432600	0020	11/22/13	\$320,000	\$356,000	1,150	7	1961	VGood	9,519	N	N	12326 97TH PL NE
5	8	376010	0060	11/06/12	\$340,000	\$427,000	1,160	7	1962	Good	9,350	N	N	12204 95TH PL NE
5	8	510450	0170	01/18/12	\$200,000	\$279,000	1,175	7	1983	VGood	1,320	N	N	9647 NE 121ST LN
5	8	376010	0170	03/27/12	\$295,000	\$402,000	1,180	7	1961	Avg	12,967	N	N	9413 NE 121ST PL
5	8	376010	0270	01/07/14	\$413,000	\$453,000	1,180	7	1962	Avg	9,609	N	N	12229 94TH PL NE
5	8	376010	0100	07/23/14	\$425,000	\$442,000	1,190	7	1962	Avg	11,583	N	N	12104 95TH PL NE

Improved Sales Used in This Annual Update Analysis

Area 037 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	8	919410	1390	06/04/12	\$295,000	\$392,000	1,190	7	1959	Avg	16,125	N	N	12135 93RD AVE NE
5	4	376290	0020	06/24/14	\$342,500	\$359,000	1,210	7	1982	Avg	7,507	N	N	11952 80TH PL NE
5	6	376050	0075	05/23/12	\$890,000	\$1,187,000	1,260	7	1979	Avg	9,947	Y	Y	8857 NE JUANITA LN
5	6	376050	0470	05/08/13	\$600,000	\$709,000	1,260	7	1977	Good	15,720	Y	N	8407 NE 110TH PL
5	8	432600	0220	10/20/14	\$321,000	\$326,000	1,290	7	1961	Avg	9,526	N	N	12238 96TH PL NE
5	8	182235	0120	06/24/13	\$442,000	\$515,000	1,300	7	1985	Good	6,152	N	N	9310 NE 121ST CT
5	8	182235	0090	07/25/12	\$340,000	\$443,000	1,320	7	1986	Good	6,327	N	N	9319 NE 121ST CT
5	8	182235	0180	12/11/14	\$375,000	\$377,000	1,330	7	1985	Avg	8,004	N	N	12208 93RD AVE NE
5	8	376000	0005	03/21/12	\$291,504	\$398,000	1,390	7	1959	Avg	9,536	N	N	9365 NE 120TH PL
5	4	376110	0080	10/21/13	\$1,050,000	\$1,178,000	1,400	7	1923	Good	11,488	Y	Y	11055 CHAMPAGNE POINT RD NE
5	8	432600	0190	12/27/12	\$287,000	\$355,000	1,540	7	1961	Good	9,541	N	N	12208 96TH PL NE
5	8	432600	0190	08/28/14	\$370,000	\$381,000	1,540	7	1961	Good	9,541	N	N	12208 96TH PL NE
5	4	376050	0415	06/11/13	\$668,950	\$782,000	1,550	7	1952	VGood	16,263	Y	N	8229 NE 110TH PL
5	8	510450	0210	03/11/13	\$322,600	\$389,000	1,637	7	1983	Good	3,638	N	N	9642 NE 121ST LN
5	8	376000	0020	10/22/14	\$360,000	\$366,000	1,660	7	1963	Avg	9,600	N	N	9364 NE 120TH ST
5	8	182235	0160	05/22/13	\$461,000	\$542,000	1,710	7	1985	Avg	9,351	N	N	12128 93RD AVE NE
5	4	033310	0200	06/08/13	\$580,000	\$679,000	1,730	7	1959	VGood	21,560	N	N	11250 CHAMPAGNE POINT RD NE
5	8	182235	0100	08/02/13	\$495,000	\$569,000	1,760	7	1986	Good	7,946	N	N	9318 NE 121ST CT
5	4	376050	0416	02/07/13	\$534,000	\$650,000	2,100	7	1968	Good	13,140	Y	N	8237 NE 110TH PL
5	4	376290	0010	07/15/14	\$473,000	\$492,000	2,180	7	1982	Good	7,200	N	N	8101 NE 120TH ST
5	8	376000	0030	10/30/14	\$669,950	\$680,000	2,380	7	1960	Good	14,062	N	N	9394 NE 120TH PL
5	8	375690	0027	11/25/14	\$575,000	\$580,000	2,530	7	1961	Avg	15,990	N	N	9801 NE 124TH ST
5	4	376050	0370	05/28/13	\$525,000	\$617,000	1,180	8	1977	VGood	7,351	Y	N	8023 NE 112TH ST
5	4	197440	0020	12/06/13	\$488,000	\$540,000	1,190	8	1974	Good	9,576	N	N	7311 NE 118TH PL
5	4	376290	0200	08/21/12	\$400,000	\$517,000	1,190	8	1983	Good	7,311	N	N	8005 NE 120TH ST
5	4	376050	0650	03/19/13	\$585,000	\$703,000	1,230	8	1978	Avg	15,880	Y	N	11224 83RD PL NE
5	4	375530	0040	01/02/13	\$400,000	\$493,000	1,260	8	1977	Good	8,320	N	N	8011 NE 121ST ST
5	4	952700	0410	03/06/14	\$475,000	\$512,000	1,260	8	1976	Avg	7,000	N	N	8306 NE 121ST PL
5	4	376110	0247	06/21/13	\$535,000	\$623,000	1,270	8	1985	Avg	11,561	Y	N	11133 CHAMPAGNE POINT RD NE
5	4	375530	0080	04/21/14	\$460,000	\$490,000	1,280	8	1977	Avg	7,500	N	N	8006 NE 120TH ST

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Area 037 -- 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	4	952700	0040	10/02/14	\$429,950	\$439,000	1,300	8	1977	Avg	9,758	N	N	8310 NE 122ND PL
5	4	952700	0490	07/30/14	\$432,100	\$448,000	1,310	8	1976	Avg	7,350	N	N	8324 NE 120TH PL
5	4	952701	0190	05/17/12	\$399,900	\$535,000	1,330	8	1978	Good	7,600	N	N	12003 81ST AVE NE
5	4	206340	0060	06/10/13	\$410,000	\$479,000	1,350	8	1969	Good	9,608	N	N	12004 78TH PL NE
5	4	033310	0080	04/02/12	\$339,500	\$461,000	1,360	8	1977	Good	10,800	N	N	11403 80TH AVE NE
5	4	952700	0430	04/24/12	\$408,500	\$551,000	1,400	8	1976	Good	7,500	N	N	8303 NE 121ST PL
5	4	197440	0090	07/20/12	\$375,000	\$490,000	1,460	8	1969	Avg	9,600	N	N	7449 NE 118TH PL
5	4	952700	0180	07/11/14	\$625,000	\$651,000	1,470	8	1976	Avg	5,625	N	N	8111 NE 122ND PL
5	4	376110	0292	03/21/13	\$565,000	\$678,000	1,480	8	1968	VGood	10,875	N	N	11253 CHAMPAGNE POINT RD NE
5	4	376110	0341	08/28/14	\$545,000	\$561,000	1,560	8	1956	Good	8,990	N	N	11223 CHAMPAGNE POINT RD NE
5	4	326101	0210	12/24/12	\$516,000	\$638,000	1,590	8	1977	Good	7,700	Y	N	8215 NE 115TH PL
5	4	326101	0350	06/11/13	\$519,000	\$607,000	1,590	8	1977	Good	12,150	Y	N	8136 NE 115TH CT
5	4	326100	0070	11/07/12	\$499,000	\$627,000	1,610	8	1976	Good	9,600	N	N	11312 81ST AVE NE
5	4	326100	0140	08/11/14	\$558,000	\$577,000	1,610	8	1976	Avg	9,882	N	N	11432 81ST AVE NE
5	4	326100	0280	12/21/12	\$400,000	\$495,000	1,610	8	1976	Good	11,050	N	N	11420 80TH AVE NE
5	4	326102	0370	06/05/14	\$653,000	\$687,000	1,610	8	1979	Good	9,750	N	N	8236 NE 115TH WAY
5	4	952701	0220	06/02/13	\$430,000	\$504,000	1,610	8	1978	Good	8,670	N	N	12020 81ST AVE NE
5	4	197420	0080	06/15/13	\$600,000	\$701,000	1,620	8	1965	VGood	9,964	N	N	7623 NE 123RD ST
5	4	326100	0200	10/30/13	\$546,000	\$611,000	1,620	8	1975	Good	10,858	Y	N	11417 81ST AVE NE
5	4	326101	0070	10/30/13	\$679,000	\$760,000	1,620	8	1977	Avg	9,720	Y	N	8131 NE 115TH WAY
5	4	376290	0160	07/09/13	\$449,500	\$521,000	1,630	8	1983	Avg	7,350	N	N	11927 80TH PL NE
5	4	405570	1445	05/16/13	\$1,450,000	\$1,709,000	1,650	8	1950	Avg	11,651	Y	Y	11847 HOLMES POINT DR NE
5	4	326102	0080	12/24/14	\$539,500	\$540,000	1,660	8	1977	Avg	8,550	N	N	11227 83RD PL NE
5	4	405570	1035	09/18/12	\$393,000	\$503,000	1,680	8	1975	Avg	10,000	N	N	11733 76TH AVE NE
5	4	376050	0625	02/05/13	\$540,000	\$658,000	1,700	8	1989	Avg	16,659	Y	N	11328 83RD PL NE
5	4	279670	0070	02/11/14	\$909,375	\$987,000	1,720	8	1970	Avg	7,630	Y	Y	11615 HOLMES POINT DR NE
5	4	326101	0370	03/24/14	\$620,000	\$665,000	1,730	8	1977	Good	9,000	Y	N	8126 NE 115TH CT
5	4	197420	0070	10/17/12	\$375,000	\$475,000	1,760	8	1966	Good	10,070	N	N	7615 NE 123RD ST
5	4	952701	0140	07/19/13	\$456,000	\$527,000	1,770	8	1977	Avg	9,595	N	N	8104 NE 121ST ST
5	4	326102	0340	09/24/12	\$500,000	\$638,000	1,780	8	1978	Good	9,912	Y	N	11521 84TH AVE NE

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Area 037 -- 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	4	952700	0330	08/11/14	\$508,000	\$525,000	1,830	8	1976	Good	7,500	N	N	12212 83RD PL NE
5	3	919410	2420	01/22/14	\$465,000	\$508,000	1,840	8	2000	Avg	5,375	N	N	12009 89TH PL NE
5	4	326102	0140	02/06/14	\$429,000	\$466,000	1,860	8	1977	Avg	9,840	N	N	11234 82ND PL NE
5	4	197430	0140	10/23/12	\$446,000	\$563,000	1,890	8	1968	Good	10,918	N	N	7430 NE 120TH ST
5	4	197430	0060	09/23/14	\$570,000	\$583,000	1,900	8	1986	Avg	10,918	N	N	7403 NE 120TH PL
5	4	326100	0090	11/25/14	\$492,200	\$496,000	1,940	8	1976	Good	9,520	N	N	11402 81ST AVE NE
5	6	376050	0020	10/28/13	\$1,775,000	\$1,987,000	1,940	8	1945	Avg	14,376	Y	Y	9021 NE JUANITA LN
5	4	197430	0030	09/04/13	\$445,000	\$506,000	1,960	8	1967	Good	11,500	N	N	7432 NE 120TH PL
5	4	384070	0859	02/15/13	\$449,950	\$546,000	2,110	8	1988	Good	9,612	N	N	7622 NE 124TH ST
5	3	919410	2188	10/09/14	\$675,000	\$688,000	2,120	8	1999	Avg	6,875	Y	N	12018 89TH PL NE
5	3	919410	2196	04/25/13	\$697,500	\$828,000	2,140	8	1999	Avg	8,063	Y	N	12002 89TH PL NE
5	4	197390	0040	11/08/13	\$539,000	\$601,000	2,160	8	1963	Good	11,700	N	N	7416 NE 122ND ST
5	4	197390	0330	10/24/13	\$456,000	\$511,000	2,180	8	1963	Avg	9,975	N	N	7259 NE 122ND ST
5	4	279670	0086	04/24/13	\$727,000	\$863,000	2,180	8	1923	Good	17,482	Y	N	11614 HOLMES POINT DR NE
5	4	326102	0310	04/23/13	\$545,000	\$647,000	2,190	8	1978	Good	14,365	N	N	11538 84TH AVE NE
5	6	376050	0070	07/09/12	\$1,190,000	\$1,561,000	2,190	8	1983	Good	11,155	Y	Y	8873 NE JUANITA LN
5	4	326102	0070	09/06/13	\$530,000	\$603,000	2,220	8	1979	Avg	9,090	N	N	11305 83RD PL NE
5	3	919410	2340	01/14/13	\$545,000	\$669,000	2,240	8	2001	Avg	5,375	Y	N	12033 89TH PL NE
5	3	919410	2350	04/17/12	\$550,000	\$743,000	2,240	8	2001	Avg	5,375	Y	N	12029 89TH PL NE
5	4	254110	0010	07/08/14	\$600,000	\$626,000	2,250	8	1991	Avg	11,370	N	N	12362 76TH CT NE
5	4	254110	0050	07/31/14	\$572,650	\$594,000	2,250	8	1991	Avg	11,349	N	N	12353 76TH CT NE
5	3	375450	0375	04/10/14	\$980,000	\$1,046,000	2,270	8	1988	Avg	9,400	Y	N	11719 90TH AVE NE
5	4	607650	0160	12/23/14	\$705,000	\$706,000	2,350	8	1976	Good	20,946	N	N	12014 76TH AVE NE
5	4	254111	0120	12/03/12	\$373,405	\$465,000	2,390	8	1993	Avg	6,371	N	N	7664 NE 125TH ST
5	4	254111	0020	03/20/12	\$400,000	\$546,000	2,430	8	1993	Avg	11,897	N	N	7624 NE 125TH ST
5	5	540600	0100	04/29/13	\$600,000	\$711,000	2,670	8	1996	Avg	7,969	N	N	8417 NE 121ST PL
5	5	540600	0090	10/18/13	\$650,000	\$730,000	2,760	8	1995	Avg	9,355	N	N	8425 NE 121ST PL
5	4	326101	0140	06/26/13	\$572,000	\$665,000	3,080	8	1976	Good	7,200	Y	N	8225 NE 115TH WAY
5	4	405570	1110	06/12/14	\$795,000	\$835,000	1,500	9	1979	VGood	17,859	Y	N	7215 NE 119TH PL
5	5	697700	0040	08/23/14	\$625,000	\$644,000	1,520	9	1989	Avg	12,825	N	N	8434 NE 122ND ST

Improved Sales Used in This Annual Update Analysis

Area 037 -- 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	4	405570	1092	08/05/13	\$500,000	\$574,000	1,640	9	1977	Good	16,200	N	N	7122 NE 118TH ST
5	4	376050	0335	11/26/12	\$620,000	\$774,000	1,750	9	1984	Avg	13,415	Y	N	10916 80TH PL NE
5	6	376050	0475	11/06/14	\$926,500	\$938,000	1,750	9	1981	Avg	17,802	Y	N	8415 NE 110TH PL
5	6	376050	0514	09/12/14	\$853,505	\$876,000	1,770	9	1985	Avg	14,890	Y	N	8538 NE JUANITA DR
5	4	376110	0220	01/15/14	\$840,000	\$919,000	1,800	9	1987	Good	7,760	Y	N	11151 CHAMPAGNE POINT RD NE
5	8	376000	0035	04/16/13	\$640,000	\$762,000	1,910	9	2002	Good	10,489	N	N	9376 NE 120TH PL
5	5	252604	9030	08/15/13	\$1,150,000	\$1,317,000	1,950	9	1964	Good	34,848	Y	N	8221 NE 117TH ST
5	4	405570	1066	10/17/14	\$695,000	\$707,000	1,980	9	1979	Avg	18,730	Y	N	11814 HOLMES POINT DR NE
5	3	375450	1060	09/18/14	\$910,000	\$932,000	2,000	9	1992	Avg	5,150	Y	N	8927 NE 118TH PL
5	3	375450	0566	11/20/14	\$749,950	\$757,000	2,080	9	2008	Avg	2,971	Y	N	11825 89TH PL NE
5	4	376050	0222	06/03/14	\$830,000	\$874,000	2,080	9	2004	Avg	10,521	N	N	8359 NE JUANITA DR
5	4	376110	0260	10/08/12	\$836,000	\$1,062,000	2,150	9	1954	Avg	66,125	Y	N	11530 HOLMES POINT DR NE
5	4	033310	0257	06/23/14	\$885,532	\$927,000	2,180	9	2014	Avg	3,721	Y	N	11154 78TH LN NE
5	3	375450	1020	06/10/13	\$770,000	\$900,000	2,200	9	2009	Avg	7,549	Y	N	8822 NE 118TH PL
5	4	029391	0150	09/06/13	\$546,000	\$621,000	2,240	9	2002	Avg	3,798	N	N	11936 82ND PL NE
5	5	697700	0080	07/21/14	\$560,000	\$582,000	2,280	9	1989	Avg	9,874	N	N	8411 NE 122ND ST
5	5	252604	9037	04/08/13	\$900,000	\$1,074,000	2,310	9	1988	Avg	17,934	Y	N	8305 NE 117TH ST
5	4	153150	0090	09/21/12	\$742,990	\$949,000	2,320	9	2012	Avg	5,001	Y	N	11711 82ND AVE NE
5	4	153150	0110	01/01/12	\$699,950	\$984,000	2,340	9	2011	Avg	5,000	Y	N	8165 NE 117TH PL
5	4	376230	0105	01/24/14	\$870,000	\$949,000	2,351	9	2009	Avg	7,760	N	N	11259 CHAMPAGNE POINT LN NE
5	4	376110	0240	10/27/14	\$901,000	\$915,000	2,360	9	1973	Avg	18,400	Y	N	11139 CHAMPAGNE POINT RD NE
5	4	405570	1105	08/20/12	\$825,000	\$1,066,000	2,360	9	1985	Good	27,442	Y	N	11909 73RD PL NE
5	8	375450	0010	06/16/14	\$899,950	\$944,000	2,360	9	2006	Avg	5,414	Y	N	11672 91ST PL NE
5	4	952235	0050	01/30/12	\$589,000	\$819,000	2,410	9	1994	Good	9,585	N	N	8018 NE 122ND PL
5	4	952235	0090	11/06/14	\$635,000	\$643,000	2,410	9	1993	Avg	7,069	N	N	8037 NE 122ND PL
5	4	865030	0020	08/29/12	\$515,000	\$663,000	2,430	9	1999	Good	4,365	N	N	11459 79TH WAY NE
5	8	919410	1677	08/13/13	\$660,000	\$756,000	2,450	9	1990	VGood	8,284	N	N	12015 93RD PL NE
5	4	029391	0070	07/23/14	\$653,750	\$679,000	2,460	9	2003	Avg	4,166	N	N	11915 82ND PL NE
5	4	865030	0040	10/10/12	\$515,000	\$654,000	2,530	9	2000	Good	4,365	N	N	11447 79TH WAY NE
5	5	687000	0110	06/11/12	\$547,450	\$725,000	2,530	9	2004	Avg	3,912	N	N	8654 NE 123RD PL

Improved Sales Used in This Annual Update Analysis

Area 037 -- 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	4	865030	0130	09/08/14	\$630,000	\$647,000	2,540	9	1999	Avg	4,727	N	N	11438 79TH WAY NE
5	4	865030	0170	09/19/13	\$569,000	\$645,000	2,540	9	1999	Good	5,157	N	N	11514 79TH WAY NE
5	4	865030	0190	05/21/14	\$567,000	\$599,000	2,540	9	1999	Avg	6,093	N	N	11506 79TH WAY NE
5	5	687000	0100	03/18/14	\$647,950	\$696,000	2,540	9	2004	Avg	3,596	N	N	8660 NE 123RD PL
5	4	952235	0010	08/12/13	\$581,000	\$666,000	2,550	9	1993	Avg	7,184	N	N	8038 NE 122ND PL
5	4	029391	0030	10/08/14	\$655,000	\$668,000	2,570	9	2001	Avg	4,412	N	N	11941 82ND PL NE
5	4	029391	0190	08/01/13	\$576,000	\$663,000	2,570	9	2001	Avg	5,470	N	N	11952 82ND PL NE
5	4	153150	0080	04/08/13	\$779,950	\$931,000	2,730	9	2013	Avg	5,668	Y	N	11717 82ND AVE NE
5	4	153150	0140	04/22/13	\$779,950	\$927,000	2,760	9	2013	Avg	6,000	N	N	8145 NE 117TH PL
5	5	687000	0150	12/18/14	\$677,000	\$679,000	2,820	9	2004	Avg	4,174	N	N	8632 NE 123RD PL
5	5	687000	0090	07/26/13	\$635,000	\$732,000	2,830	9	2004	Avg	5,728	N	N	8664 NE 123RD PL
5	4	153150	0040	04/24/12	\$669,950	\$903,000	2,890	9	2012	Avg	5,511	N	N	8156 NE 117TH PL
5	4	153150	0010	10/18/12	\$669,950	\$848,000	2,910	9	2012	Avg	6,061	N	N	8132 NE 117TH PL
5	3	375450	1090	01/25/13	\$1,015,000	\$1,242,000	2,920	9	1987	Avg	11,100	Y	N	8921 NE 118TH PL
5	4	279670	0170	06/05/12	\$699,950	\$929,000	3,010	9	1989	Good	15,033	N	N	7230 NE 116TH ST
5	4	376050	0730	07/28/14	\$1,085,500	\$1,126,000	3,010	9	1980	Good	10,830	Y	N	8122 NE 110TH PL
5	4	153150	0120	02/23/12	\$769,950	\$1,061,000	3,010	9	2011	Avg	5,000	Y	N	8157 NE 117TH PL
5	5	390260	0100	02/17/12	\$541,000	\$747,000	3,050	9	2008	Avg	4,169	N	N	8517 NE 123RD PL
5	4	153150	0100	08/20/12	\$769,950	\$995,000	3,050	9	2012	Avg	5,501	Y	N	11705 82ND AVE NE
5	4	033310	0261	05/28/14	\$949,950	\$1,001,000	3,080	9	2014	Avg	6,000	Y	N	11142 78TH LN NE
5	4	153150	0020	11/07/12	\$684,950	\$861,000	3,090	9	2012	Avg	6,061	N	N	8140 NE 117TH PL
5	4	153150	0050	03/25/12	\$674,950	\$920,000	3,090	9	2012	Avg	5,511	N	N	8164 NE 117TH PL
5	4	033310	0265	09/24/14	\$1,250,000	\$1,279,000	3,160	9	2011	Avg	10,043	Y	N	11133 78TH LN NE
5	4	153150	0030	03/22/13	\$715,000	\$858,000	3,190	9	2013	Avg	5,510	N	N	8148 NE 117TH PL
5	4	153150	0130	05/08/12	\$679,950	\$912,000	3,200	9	2012	Avg	6,860	Y	N	8153 NE 117TH PL
5	5	390260	0020	02/17/12	\$615,000	\$850,000	3,300	9	2011	Avg	4,377	N	N	8410 NE 123RD PL
5	5	376730	0060	12/04/12	\$797,990	\$994,000	3,390	9	2012	Avg	8,638	Y	N	8210 NE 117TH ST
5	4	376730	0062	12/28/12	\$770,000	\$951,000	3,390	9	2012	Avg	11,403	Y	N	8220 NE 117TH ST
5	5	390260	0150	08/20/14	\$834,800	\$861,000	3,470	9	2008	Avg	4,171	N	N	8427 NE 123RD PL
5	4	376730	0061	12/20/12	\$784,500	\$971,000	3,470	9	2012	Avg	8,004	Y	N	8216 NE 117TH ST

Improved Sales Used in This Annual Update Analysis

Area 037 -- 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	5	390260	0110	08/22/12	\$670,000	\$865,000	3,500	9	2008	Avg	4,168	N	N	8511 NE 123RD PL
5	5	390260	0010	04/17/12	\$580,000	\$784,000	3,580	9	2011	Avg	4,673	N	N	8404 NE 123RD PL
5	5	390260	0010	05/17/13	\$680,000	\$801,000	3,580	9	2011	Avg	4,673	N	N	8404 NE 123RD PL
5	4	376730	0063	01/14/13	\$755,000	\$927,000	3,650	9	2013	Avg	10,875	N	N	8226 NE 117TH ST
5	4	376050	0260	09/08/14	\$950,000	\$976,000	2,260	10	1982	Avg	18,874	Y	N	8305 NE JUANITA DR
5	4	376050	0223	01/28/13	\$912,000	\$1,114,000	2,410	10	1994	Avg	10,294	Y	N	8351 NE JUANITA DR
5	3	375450	1235	10/01/14	\$1,185,000	\$1,210,000	2,510	10	2006	Avg	4,600	Y	N	8840 NE 117TH PL
5	4	405570	0955	06/22/14	\$874,150	\$915,000	2,570	10	1987	Avg	14,406	Y	N	7321 NE 120TH ST
5	5	302605	9220	01/13/12	\$880,000	\$1,232,000	2,750	10	1980	Good	21,780	Y	N	11918 86TH AVE NE
5	4	376050	0401	07/02/12	\$875,000	\$1,151,000	2,930	10	2008	Avg	6,941	Y	N	8124 NE JUANITA DR
5	3	375450	1185	02/04/14	\$1,050,000	\$1,142,000	2,990	10	2014	Avg	6,000	Y	N	8806 NE 117TH PL
5	3	375450	1180	05/16/14	\$1,400,000	\$1,481,000	3,050	10	2014	Avg	5,892	Y	N	8804 NE 117TH PL
5	3	375450	0307	01/06/14	\$1,380,000	\$1,513,000	3,120	10	2004	Avg	7,760	Y	N	11846 89TH PL NE
5	5	376730	0041	08/26/14	\$920,000	\$948,000	3,140	10	2006	Avg	7,258	Y	N	11738 82ND AVE NE
5	4	376050	0290	07/17/13	\$1,185,000	\$1,369,000	3,280	10	2006	Avg	13,184	Y	N	8233 NE JUANITA DR
5	4	279670	0156	09/28/12	\$729,000	\$929,000	3,670	10	1978	Avg	16,341	Y	N	11643 73RD PL NE
5	4	279670	0133	03/07/13	\$849,000	\$1,024,000	3,690	10	2006	Avg	15,181	N	N	7231 NE 118TH ST
5	3	375450	1135	10/08/14	\$1,599,000	\$1,630,000	3,720	10	2001	Good	6,000	Y	N	8805 NE 118TH PL
5	4	376110	0045	06/18/14	\$3,000,000	\$3,145,000	3,850	10	1989	VGood	12,445	Y	Y	11027 CHAMPAGNE POINT RD NE
5	4	376050	0221	03/21/14	\$2,507,000	\$2,692,000	3,900	10	1982	Good	11,840	Y	Y	8363 NE JUANITA DR
5	4	376110	0257	07/14/14	\$1,215,000	\$1,265,000	4,040	10	2001	Avg	16,339	Y	N	11125 CHAMPAGNE POINT RD NE
5	7	254090	0180	05/08/13	\$1,170,000	\$1,383,000	2,000	11	2000	Avg	11,310	Y	N	8521 NE 119TH ST
5	5	252604	9040	10/16/12	\$859,000	\$1,088,000	2,640	11	1998	Avg	22,104	Y	N	11625 82ND AVE NE
5	5	127000	0060	12/10/13	\$875,000	\$967,000	2,690	11	1985	Avg	38,353	Y	N	12100 87TH AVE NE
5	3	375450	0235	08/14/12	\$1,150,000	\$1,489,000	3,490	11	2008	Avg	6,562	Y	N	11908 89TH PL NE
5	6	952230	0050	03/12/14	\$1,250,000	\$1,346,000	3,610	11	1996	Avg	10,277	N	N	8413 NE WOODLAND COVE DR
5	4	376050	0407	05/21/14	\$1,030,000	\$1,088,000	3,700	11	2009	Avg	13,095	Y	N	8150 NE JUANITA DR
5	4	376050	0407	10/08/12	\$950,000	\$1,206,000	3,700	11	2009	Avg	13,095	Y	N	8150 NE JUANITA DR
5	4	638997	0070	09/07/12	\$1,031,000	\$1,324,000	3,760	11	2003	Avg	9,540	Y	N	7339 NE 120TH PL
5	6	952230	0250	08/14/12	\$1,195,000	\$1,547,000	3,780	11	1997	Good	11,113	Y	N	8493 NE WOODLAND COVE DR

Improved Sales Used in This Annual Update Analysis

Area 037 -- 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	4	033310	0235	07/27/12	\$1,250,000	\$1,629,000	4,090	11	1999	Good	10,656	Y	N	11144 79TH PL NE
5	4	638997	0030	07/15/14	\$1,600,000	\$1,666,000	4,430	11	2013	Avg	9,650	Y	N	12028 72ND AVE NE
5	4	638997	0130	02/11/12	\$1,385,000	\$1,918,000	4,640	11	2006	Avg	8,940	Y	N	7320 NE 120TH PL
5	5	302605	9193	04/16/14	\$1,560,000	\$1,663,000	4,700	11	2007	Avg	20,908	Y	N	11904 84TH AVE NE
5	4	638997	0140	07/17/13	\$1,400,000	\$1,618,000	4,790	11	2013	Avg	9,539	Y	N	7330 NE 120TH PL
5	6	376050	0102	09/06/12	\$3,250,000	\$4,174,000	5,210	11	2005	Avg	20,698	Y	Y	8825 NE JUANITA DR
5	4	376050	0320	08/16/13	\$2,350,000	\$2,690,000	3,860	12	1989	Avg	13,141	Y	Y	10910 81ST PL NE

Improved Sales Removed in This Annual Update Analysis

Area 037 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	1	025420	0030	11/07/14	\$630,000	ACTIVE PERMIT BEFORE SALE >25K; BUILDER OR DEVELOPER SALES
1	1	111270	0070	03/18/13	\$392,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	1	111270	0130	02/15/12	\$255,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
1	1	111710	0030	11/01/12	\$512,250	RELOCATION - SALE TO SERVICE
1	1	117270	0030	01/11/13	\$234,000	FORCED SALE; EXEMPT FROM EXCISE TAX
1	1	117270	0080	03/05/14	\$385,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
1	1	132604	9043	08/22/13	\$325,000	PREVIOUS IMP. VALUE <= 25K
1	1	132604	9146	02/27/13	\$161,174	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
1	1	132604	9160	06/23/12	\$290,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	1	132604	9191	12/30/13	\$544,170	RELOCATION - SALE TO SERVICE
1	1	176160	0180	09/07/12	\$205,199	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
1	2	185320	0090	05/20/13	\$234,279	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
1	1	242604	9038	06/06/13	\$333,300	FORCED SALE; EXEMPT FROM EXCISE TAX
1	1	242604	9066	10/24/13	\$589,900	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
1	1	242604	9078	09/12/13	\$270,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
1	1	242604	9078	07/16/14	\$443,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
1	1	242604	9079	11/06/13	\$175,000	PREVIOUS IMP. VALUE <= 25K
1	1	242604	9118	08/27/13	\$355,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	1	242604	9139	03/26/13	\$350,000	FINANCIAL INSTITUTION RESALE; IMP. CHARACTERISTICS CHANGED SINCE SALE
1	1	242604	9139	02/27/13	\$432,302	FORCED SALE; EXEMPT FROM EXCISE TAX
1	1	254083	0120	05/23/13	\$311,501	FORCED SALE; EXEMPT FROM EXCISE TAX
1	1	318280	0010	10/01/12	\$127,500	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); CORPORATE AFFILIATES
1	1	321120	0420	05/29/13	\$253,750	FORCED SALE; EXEMPT FROM EXCISE TAX
1	1	321121	0020	09/25/13	\$285,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	1	321121	0170	01/02/13	\$191,805	FORCED SALE; EXEMPT FROM EXCISE TAX
1	1	321121	0210	01/03/13	\$246,000	FORCED SALE; EXEMPT FROM EXCISE TAX
1	2	327573	0120	01/28/14	\$310,000	FINANCIAL INSTITUTION RESALE; IMP. CHARACTERISTICS CHANGED SINCE SALE
1	2	327573	0120	11/26/13	\$316,606	FORCED SALE; EXEMPT FROM EXCISE TAX
1	2	327573	0120	08/18/14	\$446,000	SALE DATA DOES NOT MATCH ASSESSED VALUE



Improved Sales Removed in This Annual Update Analysis

Area 037 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	1	327700	0070	07/12/12	\$280,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	1	357900	0650	07/16/12	\$260,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
1	1	357970	0090	04/27/12	\$200,000	SHORT SALE; NON-REPRESENTATIVE SALE
1	1	357980	0060	09/16/13	\$282,500	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
1	1	357980	0290	07/25/12	\$230,000	SHORT SALE; NON-REPRESENTATIVE SALE
1	1	357980	0350	03/14/12	\$181,000	DOR RATIO; CORPORATE AFFILIATES; FINANCIAL INSTITUTION RESALE
1	1	357980	0455	06/27/13	\$274,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	1	358090	0260	07/05/12	\$302,489	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
1	1	358090	0260	10/09/12	\$236,000	FINANCIAL INSTITUTION RESALE; IMP. CHARACTERISTICS CHANGED SINCE SALE
1	1	358090	0260	05/05/14	\$340,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
1	1	358100	0040	08/29/12	\$157,400	DOR RATIO; NON-REPRESENTATIVE SALE
1	1	358100	0130	12/09/14	\$278,000	AUCTION SALE; EXEMPT FROM EXCISE TAX
1	1	358110	0120	12/14/13	\$106,500	DOR RATIO; QUIT CLAIM DEED
1	1	358110	0330	04/23/14	\$264,000	AUCTION SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
1	1	358110	0330	08/04/14	\$375,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
1	1	358110	0380	04/03/14	\$345,000	FINANCIAL INSTITUTION RESALE; SALE DATA DOES NOT MATCH ASSESSED VALUE
1	1	358110	0380	10/21/13	\$383,140	FORCED SALE; EXEMPT FROM EXCISE TAX
1	1	358270	0030	05/01/13	\$297,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
1	1	358270	0155	09/17/13	\$337,381	FORCED SALE; EXEMPT FROM EXCISE TAX
1	1	358270	0155	10/11/13	\$337,381	FORCED SALE; GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE
1	1	364910	0005	07/17/12	\$267,500	DOR RATIO; IMP. CHAR CHANGED SINCE SALE; ESTATE ADM, GUARDIAN, OR EXECUTOR
1	1	364910	0015	11/14/13	\$303,950	SHORT SALE; NON-REPRESENTATIVE SALE
1	1	364910	0020	05/21/14	\$432,515	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
1	1	364910	0094	07/03/12	\$224,950	NON-REPRESENTATIVE SALE
1	1	364910	0103	07/17/14	\$252,000	SHORT SALE; QUIT CLAIM DEED
1	1	364910	0158	08/17/12	\$318,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	1	364910	0245	05/31/12	\$212,850	DOR RATIO; GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
1	1	364910	0315	03/30/12	\$206,900	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
1	1	364910	0672	03/20/13	\$438,500	FORCED SALE; EXEMPT FROM EXCISE TAX

Improved Sales Removed in This Annual Update Analysis

Area 037 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	1	376800	0030	03/21/14	\$266,000	CORRECTION DEED; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
1	1	376800	0030	07/14/14	\$325,000	FINANCIAL INSTITUTION RESALE; SALE DATA DOES NOT MATCH ASSESSED VALUE
1	1	376800	0030	03/28/14	\$266,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
1	1	376800	0280	09/09/14	\$287,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INST RESALE; EXEMPT FROM EXCISE TAX
1	1	381980	0010	05/22/14	\$320,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
1	2	384070	0003	07/29/12	\$55,000	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
1	2	384070	0105	04/17/12	\$235,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
1	2	384070	0205	11/18/14	\$293,000	AUCTION SALE; EXEMPT FROM EXCISE TAX
1	2	384070	0450	12/12/12	\$761,472	SEGREGATION AND/OR MERGER; TEAR DOWN;
1	2	384070	0460	03/27/14	\$750,000	DOR RATIO
1	2	384070	0481	10/22/13	\$347,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	2	384070	0512	11/21/13	\$375,000	TEAR DOWN
1	2	384070	0561	04/18/13	\$350,001	FORCED SALE; EXEMPT FROM EXCISE TAX
1	2	384070	0651	11/05/13	\$381,500	FORCED SALE; EXEMPT FROM EXCISE TAX
1	1	445860	0010	02/11/13	\$650,602	FORCED SALE; EXEMPT FROM EXCISE TAX
1	1	445860	0010	03/12/13	\$650,603	FORCED SALE; EXEMPT FROM EXCISE TAX
1	1	556950	0050	09/26/14	\$134,000	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
1	1	562830	0030	03/13/12	\$215,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
1	1	562830	0060	03/20/12	\$190,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
1	1	563150	0032	11/18/14	\$273,808	AUCTION SALE; EXEMPT FROM EXCISE TAX
1	1	563150	0150	08/29/12	\$338,155	FORCED SALE; EXEMPT FROM EXCISE TAX
1	1	563150	0370	06/20/12	\$240,000	FORCED SALE; EXEMPT FROM EXCISE TAX
1	1	563150	0371	11/07/13	\$350,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
1	1	563150	0427	03/06/12	\$200,000	FORCED SALE; EXEMPT FROM EXCISE TAX
1	1	563150	0460	03/27/14	\$555,000	NO MARKET EXPOSURE; SALE DATA DOES NOT MATCH ASSESSED VALUE
1	1	563150	0615	10/10/14	\$615,000	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
1	0	563150	0616	09/24/14	\$625,000	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
1	1	563150	0628	02/12/13	\$241,000	FORCED SALE; EXEMPT FROM EXCISE TAX
1	1	563150	0695	09/24/14	\$255,000	QUIT CLAIM DEED



Improved Sales Removed in This Annual Update Analysis

Area 037 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	1	563150	0942	08/16/14	\$630,000	RELOCATION - SALE TO SERVICE
1	1	563150	0950	04/06/12	\$305,000	DOR RATIO
1	1	563150	0967	10/06/14	\$361,200	AUCTION SALE; EXEMPT FROM EXCISE TAX
1	1	563150	1040	10/01/13	\$316,092	FORCED SALE; EXEMPT FROM EXCISE TAX
1	1	563150	1131	07/08/14	\$301,000	SHORT SALE; NON-REPRESENTATIVE SALE
1	1	563150	1150	10/29/12	\$370,000	FINANCIAL INSTITUTION RESALE; NON-REPRESENTATIVE SALE
1	1	563150	1205	07/24/13	\$239,000	PREVIOUS IMP. VALUE <= 25K
1	1	563150	1255	09/05/12	\$225,000	NON-REPRESENTATIVE SALE; SHORT SALE
1	1	563150	1285	03/04/14	\$425,000	ACTIVE PERMIT BEFORE SALE >25K
1	1	563450	0141	05/02/13	\$160,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	1	563450	0145	02/06/12	\$250,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
1	1	563450	0147	10/08/13	\$310,000	IMP. COUNT > 1
1	1	563450	0167	05/10/13	\$319,196	FORCED SALE; EXEMPT FROM EXCISE TAX
1	1	563450	0170	08/19/14	\$250,000	PREVIOUS IMP. VALUE <= 25K
1	1	563450	0179	12/15/14	\$424,500	SALE DATA DOES NOT MATCH ASSESSED VALUE
1	1	563450	0182	07/15/14	\$396,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
1	1	563450	0182	05/30/12	\$277,800	SALE DATA DOES NOT MATCH ASSESSED VALUE
1	1	563450	0254	05/24/13	\$217,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	1	564700	0020	11/19/13	\$248,000	FORCED SALE; EXEMPT FROM EXCISE TAX
1	2	607650	0220	05/14/14	\$305,000	FINANCIAL INSTITUTION RESALE; IMP. CHARACTERISTICS CHANGED SINCE SALE
1	2	607650	0220	07/25/13	\$327,584	FORCED SALE; EXEMPT FROM EXCISE TAX
1	2	607650	0220	09/03/14	\$400,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
1	2	639600	0020	04/10/12	\$269,199	DOR RATIO; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
1	1	660025	0050	04/15/14	\$330,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
1	1	712000	0010	05/21/13	\$200,000	SHORT SALE; NON-REPRESENTATIVE SALE
1	1	729770	0010	11/18/14	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	1	729770	0025	07/15/13	\$192,500	DOR RATIO; FORCED SALE; EXEMPT FROM EXCISE TAX
1	1	731350	0020	03/01/12	\$379,000	SHORT SALE; NON-REPRESENTATIVE SALE
1	1	770850	0020	06/27/12	\$187,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE



Improved Sales Removed in This Annual Update Analysis

Area 037 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	1	795480	0060	03/26/12	\$210,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
1	1	795480	0070	11/20/12	\$239,000	FORCED SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	1	804560	0020	02/14/13	\$283,000	QUIT CLAIM DEED
1	1	856870	0015	09/22/14	\$275,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
1	1	856870	0015	06/18/14	\$375,367	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
1	1	869060	0010	07/24/13	\$191,500	FORCED SALE; EXEMPT FROM EXCISE TAX
1	1	869060	0020	03/15/12	\$145,000	DOR RATIO; GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
1	1	894630	0070	11/05/14	\$206,500	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); RELATED PARTY, FRIEND, OR NEIGHBOR
2	1	039530	0100	04/18/12	\$334,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	1	039530	0100	05/14/14	\$489,200	SALE DATA DOES NOT MATCH ASSESSED VALUE
2	1	039530	0140	09/03/13	\$330,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	1	039530	0660	11/13/12	\$180,000	DOR RATIO; IMP. CHAR CHANGED SINCE SALE; NO MARKET EXP; CORPORATE AFFILIATES
2	1	070445	0270	01/05/12	\$340,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
2	1	070445	0290	04/18/13	\$420,000	FINANCIAL INSTITUTION RESALE; SALE DATA DOES NOT MATCH ASSESSED VALUE
2	1	070445	0290	07/27/12	\$504,873	FORCED SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	1	070450	0100	06/12/12	\$478,064	FORCED SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	1	076690	0250	08/27/13	\$330,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	1	086640	0020	12/17/13	\$562,500	RELOCATION - SALE TO SERVICE
2	1	111900	0040	03/23/12	\$612,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	2	113800	0250	05/21/14	\$350,000	OBSOLESCENCE
2	2	113800	0370	03/11/14	\$330,500	SALE DATA DOES NOT MATCH ASSESSED VALUE
2	2	113800	0370	10/29/13	\$240,000	SHORT SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	2	113800	0550	07/23/13	\$312,149	FORCED SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
2	2	113800	0610	06/29/12	\$280,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	2	113800	0690	02/03/14	\$373,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
2	2	113800	0690	04/19/13	\$242,000	SHORT SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	2	113800	0830	09/09/14	\$310,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
2	2	113801	0270	02/27/13	\$315,100	FINANCIAL INSTITUTION RESALE; SALE DATA DOES NOT MATCH ASSESSED VALUE
2	2	113801	0280	03/28/14	\$378,100	FINANCIAL INSTITUTION RESALE; IMP. CHARACTERISTICS CHANGED SINCE SALE



Improved Sales Removed in This Annual Update Analysis

Area 037 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	2	141970	0100	05/18/12	\$285,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	2	141970	0140	07/02/12	\$339,500	RELATED PARTY, FRIEND, OR NEIGHBOR
2	2	141970	0270	08/29/13	\$312,299	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	1	172750	0220	11/19/12	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
2	1	172750	0230	09/09/13	\$106,250	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); QCD; RELATED PARTY, FRIEND, OR NGHBR
2	2	172751	0030	03/05/12	\$145,500	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	2	172751	0060	06/18/12	\$266,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	2	173610	0050	10/17/14	\$333,250	AUCTION SALE; EXEMPT FROM EXCISE TAX
2	2	173610	0130	10/15/12	\$172,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	1	192605	9035	05/22/12	\$855,000	NO MARKET EXPOSURE; SEGREGATION AND/OR MERGER; TEAR DOWN
2	1	192605	9064	09/19/14	\$350,000	NO MARKET EXPOSURE; TEAR DOWN
2	1	192605	9178	05/30/12	\$215,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
2	1	192605	9236	10/10/14	\$799,950	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
2	1	192605	9240	09/25/14	\$779,950	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
2	1	212100	0100	03/28/12	\$192,417	DOR RATIO
2	1	212540	0010	09/12/14	\$490,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
2	1	212540	0220	04/04/12	\$245,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	1	212540	0290	01/10/13	\$250,900	DOR RATIO; OBSOLESCENCE; BANKRUPTCY - RECEIVER OR TRUSTEE; SHORT SALE
2	1	212541	0180	05/29/14	\$349,950	ACTIVE PERMIT BEFORE SALE >25K; OBSOLESCENCE; IMP. CHAR CHANGED SINCE SALE
2	1	229670	0170	03/20/14	\$450,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
2	1	229670	0260	06/26/14	\$460,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
2	1	229670	0270	04/11/12	\$255,000	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
2	1	229670	0330	10/14/14	\$515,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
2	1	229670	0470	11/06/14	\$465,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
2	1	229670	0520	10/28/13	\$391,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	2	229740	0270	06/08/12	\$252,500	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	2	229741	0090	08/13/12	\$346,000	FINANCIAL INSTITUTION RESALE; SHORT SALE; EXEMPT FROM EXCISE TAX
2	2	229741	0090	05/23/12	\$392,816	FORCED SALE; EXEMPT FROM EXCISE TAX
2	1	229742	0020	12/30/14	\$312,000	AUCTION SALE; EXEMPT FROM EXCISE TAX



Improved Sales Removed in This Annual Update Analysis

Area 037 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	2	254085	0380	01/26/12	\$340,845	FORCED SALE; EXEMPT FROM EXCISE TAX
2	1	254150	0090	12/09/14	\$420,000	FINANCIAL INSTITUTION RESALE; SALE DATA DOES NOT MATCH ASSESSED VALUE
2	1	265100	0120	09/24/12	\$185,000	DOR RATIO
2	1	265100	0120	06/05/12	\$268,966	FORCED SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
2	1	265100	0120	06/19/12	\$226,089	FORCED SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
2	1	265110	0050	01/02/14	\$280,225	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INST RESALE; EXEMPT FROM EXCISE TAX
2	1	265110	0070	08/20/12	\$422,924	FORCED SALE; EXEMPT FROM EXCISE TAX
2	1	265110	0160	09/11/12	\$169,000	DOR RATIO
2	1	285400	0030	10/16/12	\$388,000	IMP. COUNT > 1
2	1	289660	0020	07/29/13	\$255,000	FINANCIAL INSTITUTION RESALE; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	1	289660	0120	11/20/14	\$380,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	1	290950	0110	12/30/13	\$300,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
2	1	290950	0270	06/06/13	\$353,391	FORCED SALE; EXEMPT FROM EXCISE TAX
2	1	290950	0270	12/30/13	\$405,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	2	302605	9004	05/21/14	\$264,594	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
2	5	302605	9011	08/13/14	\$825,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
2	2	302605	9115	02/06/14	\$718,712	PERCENT COMPLETE
2	2	302605	9318	07/17/13	\$380,000	NO MARKET EXPOSURE; RELOCATION - SALE TO SERVICE
2	2	302605	9368	07/11/14	\$814,842	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
2	2	302605	9375	09/26/14	\$930,560	ACTIVE PERMIT BEFORE SALE >25K
2	2	302605	9380	03/26/14	\$681,597	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
2	2	319100	0030	06/19/14	\$489,950	SALE DATA DOES NOT MATCH ASSESSED VALUE
2	2	319100	0030	03/27/14	\$380,000	SHORT SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	2	319100	0240	06/12/14	\$400,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
2	0	357477	0020	08/05/14	\$586,550	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
2	0	357477	0030	08/28/14	\$564,950	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
2	0	357477	0040	08/18/14	\$561,250	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
2	0	357477	0050	05/27/14	\$574,950	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
2	0	357477	0060	06/06/14	\$609,950	DIAGNOSTIC OUTLIER; ANOMALY DETECTION



Improved Sales Removed in This Annual Update Analysis

Area 037 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	357477	0070	06/23/14	\$534,950	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
2	0	357477	0080	08/26/14	\$534,950	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
2	1	357480	0330	02/09/12	\$227,000	DOR RATIO
2	1	357480	0700	09/05/12	\$270,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	1	357480	1120	01/29/14	\$417,363	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE
2	1	357480	1120	12/10/13	\$249,000	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE
2	1	357480	1780	05/05/14	\$485,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
2	1	357480	1780	09/25/13	\$337,000	SHORT SALE; SALE DATA DOES NOT MATCH ASSESSED VALUE
2	1	357810	0330	09/16/13	\$294,500	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
2	1	357810	0330	05/07/13	\$250,000	SHORT SALE; NON-REPRESENTATIVE SALE
2	1	357811	0070	03/09/12	\$138,404	DOR RATIO; NO MARKET EXPOSURE; QCD; RELATED PARTY, FRIEND, OR NEIGHBOR
2	1	357811	0220	08/23/12	\$250,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
2	1	357811	0320	03/11/13	\$165,000	DOR RATIO; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	1	357860	0062	05/12/14	\$270,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
2	1	357860	0105	03/25/14	\$680,000	OBSOLESCENCE; PREVIOUS IMP. VALUE <= 25K
2	1	357860	0127	02/25/13	\$299,000	SHORT SALE; NON-REPRESENTATIVE SALE
2	1	358521	0290	06/19/13	\$173,038	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE
2	1	358521	0290	06/19/13	\$173,038	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
2	1	358521	0370	06/17/12	\$225,000	OBSOLESCENCE
2	1	375500	0110	12/02/13	\$270,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
2	1	375500	0130	07/12/12	\$223,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
2	1	375500	0140	02/12/13	\$261,250	FORCED SALE; EXEMPT FROM EXCISE TAX
2	1	375510	0005	07/30/14	\$310,000	ACTIVE PERMIT BEFORE SALE >25K
2	1	375510	0070	02/06/14	\$235,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
2	1	375510	0130	06/12/12	\$175,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
2	1	375510	0300	04/04/12	\$240,000	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
2	1	375510	0340	06/19/12	\$136,357	DOR RATIO; NO MARKET EXPOSURE; QCD; RELATED PARTY, FRIEND, OR NEIGHBOR
2	1	375510	0540	07/25/14	\$431,200	SALE DATA DOES NOT MATCH ASSESSED VALUE
2	2	375520	0110	12/06/13	\$261,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR



Improved Sales Removed in This Annual Update Analysis

Area 037 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	1	375680	0080	07/26/12	\$323,105	FORCED SALE; EXEMPT FROM EXCISE TAX
2	2	376439	0010	02/19/13	\$450,252	FORCED SALE; EXEMPT FROM EXCISE TAX
2	2	376439	0010	02/26/13	\$450,252	FORCED SALE; EXEMPT FROM EXCISE TAX
2	2	376439	0020	12/06/13	\$487,103	FORCED SALE; EXEMPT FROM EXCISE TAX
2	1	509790	0380	11/15/12	\$60,077	DOR RATIO; NO MARKET EXPOSURE; QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
2	1	514500	0050	08/23/13	\$257,100	CORRECTION DEED; FORCED SALE; EXEMPT FROM EXCISE TAX
2	1	514500	0050	09/10/13	\$257,100	FORCED SALE; EXEMPT FROM EXCISE TAX
2	1	514500	0190	11/03/14	\$369,950	SALE DATA DOES NOT MATCH ASSESSED VALUE
2	1	514500	0310	06/04/12	\$173,000	NON-REPRESENTATIVE SALE; SHORT SALE
2	1	514510	0080	01/22/14	\$100,000	DOR RATIO; NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	1	514510	0300	09/18/14	\$465,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
2	1	514510	0410	12/18/12	\$270,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	1	514510	0410	06/17/12	\$247,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	1	542250	0180	11/14/12	\$234,250	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
2	1	563050	0084	05/13/14	\$527,000	RELOCATION - SALE TO SERVICE
2	1	563050	0098	09/29/14	\$383,800	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
2	1	563250	0040	10/23/12	\$229,900	NO MARKET EXPOSURE; RELOCATION - SALE TO SERVICE
2	1	667550	0105	07/29/14	\$306,000	OBSOLESCENCE
2	1	685510	0010	02/04/14	\$370,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX;
2	1	790537	0390	10/09/14	\$475,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
2	1	790538	0260	12/04/12	\$335,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	1	790539	0390	01/02/14	\$380,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
2	1	790539	0390	04/25/13	\$239,900	SHORT SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	1	790539	0410	06/26/12	\$305,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	1	856450	0030	03/27/13	\$313,300	OBSOLESCENCE; FORCED SALE; EXEMPT FROM EXCISE TAX
2	1	856450	0100	06/20/14	\$334,998	FINANCIAL INSTITUTION RESALE; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	1	865171	0350	04/15/13	\$402,900	NO MARKET EXPOSURE; RELOCATION - SALE TO SERVICE
2	2	894300	0020	04/08/14	\$326,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
2	1	894780	0060	08/01/13	\$15,000	DOR RATIO; EASEMENT OR RIGHT-OF-WAY



Improved Sales Removed in This Annual Update Analysis

Area 037 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	1	918490	0060	01/10/13	\$251,000	FORCED SALE; EXEMPT FROM EXCISE TAX
2	1	918490	0100	04/21/14	\$447,900	SALE DATA DOES NOT MATCH ASSESSED VALUE
2	2	937900	0060	06/20/12	\$475,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
3	4	028061	0030	03/09/12	\$731,106	FORCED SALE; EXEMPT FROM EXCISE TAX
3	4	028061	0040	04/25/14	\$5,000	DOR RATIO; EASEMENT OR RIGHT-OF-WAY
3	1	072605	9172	05/25/12	\$370,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
3	1	072605	9185	07/12/13	\$810,000	IMP. COUNT > 1
3	4	357700	0072	01/28/14	\$700,000	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
3	4	358200	0100	01/02/14	\$508,000	ESTATE ADM, GUARDIAN, OR EXECUTOR; SALE DATA DOES NOT MATCH ASSESSED VALUE
3	1	358275	0320	11/02/12	\$220,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
3	1	358276	0010	06/27/14	\$467,500	RELATED PARTY, FRIEND, OR NEIGHBOR
3	1	358276	0040	04/02/14	\$505,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
3	4	358290	0280	06/06/14	\$1,120,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
3	1	415670	0052	10/11/13	\$782,500	RELOCATION - SALE TO SERVICE
3	1	563450	0520	06/08/12	\$185,000	NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
3	1	563450	0603	12/11/14	\$745,000	SHORT SALE; OBSERVATION OUTSIDE THE NORM
3	1	563450	0611	04/14/14	\$700,000	SHORT SALE; QUESTIONABLE PER APPRAISAL
3	1	563450	0670	12/18/12	\$640,000	IMP. COUNT > 1; PREVIOUS IMP. VALUE <= 25K
3	1	563450	0698	11/25/13	\$237,234	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	1	701800	0090	02/21/12	\$230,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	1	701800	0110	09/06/13	\$404,000	RELOCATION - SALE TO SERVICE
3	1	701800	0330	05/07/12	\$266,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
3	4	871850	0005	04/10/12	\$215,000	SHORT SALE; NON-REPRESENTATIVE SALE
3	4	871850	0155	11/25/13	\$406,560	RELOCATION - SALE TO SERVICE
3	4	871850	0225	12/10/12	\$333,373	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	4	871850	0290	07/30/14	\$125,000	DOR RATIO; QUIT CLAIM DEED
3	4	871850	0585	10/17/14	\$194,772	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	4	871850	0620	01/24/13	\$235,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
3	1	940650	0180	09/02/14	\$245,500	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INST RESALE; EXEMPT FROM EXCISE TAX



Improved Sales Removed in This Annual Update Analysis

Area 037 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	1	940650	0350	12/29/14	\$207,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
3	1	940650	0600	08/14/14	\$188,001	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INST RESALE; EXEMPT FROM EXCISE TAX
4	4	197370	0020	03/22/13	\$1,256	DOR RATIO; QUIT CLAIM DEED; SEGREGATION AND/OR MERGER
4	4	197370	0020	03/22/13	\$1,414	DOR RATIO; QUIT CLAIM DEED; SEGREGATION AND/OR MERGER
4	4	197370	0140	07/11/12	\$477,000	PREVIOUS IMP. VALUE <= 25K
4	4	197370	0240	04/23/13	\$507,000	SHORT SALE; NON-REPRESENTATIVE SALE
4	4	339160	0110	07/19/13	\$133,568	DOR RATIO; PARTIAL INT (1/3, 1/2, ETC.); QCD; RELATED PARTY, FRIEND, OR NEIGHBOR
4	4	376170	0105	08/07/14	\$950,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	4	376170	0155	11/02/13	\$1,200,000	UNFINISHED AREA
4	4	376170	0155	11/02/13	\$1,200,000	UNFINISHED AREA
4	4	376170	0250	09/20/13	\$388,000	FORCED SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
4	4	376170	0250	04/25/14	\$599,950	SALE DATA DOES NOT MATCH ASSESSED VALUE
4	4	376170	0260	06/02/14	\$6,863	DOR RATIO; PARTIAL INT (1/3, 1/2, ETC.); QCD; RELATED PARTY, FRIEND, OR NEIGHBOR
4	4	405570	0126	04/05/12	\$340,000	IMP. COUNT > 1; IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
4	4	405570	0285	03/12/12	\$800,000	NON-REPRESENTATIVE SALE
4	4	405570	0385	03/19/12	\$480,000	PREVIOUS IMP. VALUE <= 25K
4	4	405570	0472	12/04/12	\$879,950	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
4	4	405570	0651	09/20/12	\$436,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	4	405570	0730	10/14/14	\$805,000	NO MARKET EXPOSURE; SALE DATA DOES NOT MATCH ASSESSED VALUE
4	4	405570	0835	02/25/13	\$405,000	FINANCIAL INSTITUTION RESALE; SHORT SALE
4	4	405570	0920	10/07/14	\$750,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
4	4	405570	1305	08/02/12	\$876,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
4	4	405570	1370	01/09/12	\$1,500,000	DOR RATIO
4	4	409330	0310	06/24/13	\$450,000	RELOCATION - SALE TO SERVICE
4	4	938810	0040	11/09/12	\$315,000	SHORT SALE; NON-REPRESENTATIVE SALE
4	4	957312	0030	08/23/13	\$419,250	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
5	4	029390	0010	10/29/14	\$1,500,000	BUILDER OR DEVELOPER SALES
5	4	029390	0010	04/18/13	\$980,000	FINANCIAL INSTITUTION RESALE; NO MARKET EXPOSURE
5	4	029390	0010	10/17/12	\$865,000	FORCED SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX



Improved Sales Removed in This Annual Update Analysis

Area 037 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	4	029391	0190	07/31/13	\$576,000	RELOCATION - SALE TO SERVICE
5	4	033310	0060	05/25/12	\$305,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
5	4	033310	0156	02/06/12	\$438,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	4	033310	0156	03/14/14	\$640,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
5	4	033310	0258	10/22/14	\$971,908	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
5	4	033310	0259	12/02/14	\$906,250	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
5	4	033310	0265	04/25/12	\$974,950	QUIT CLAIM DEED
5	4	033310	0266	06/19/12	\$950,000	QUIT CLAIM DEED
5	4	033310	0267	08/27/12	\$1,000,000	QUIT CLAIM DEED;
5	4	033310	0269	12/11/12	\$4,000,000	IMP. COUNT > 1; PREVIOUS IMP. VALUE <= 25K
5	4	033310	0295	11/24/14	\$3,120,000	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
5	4	033310	0300	11/14/12	\$1,160,000	PREVIOUS IMP. VALUE <= 25K; NO MARKET EXP; RELATED PARTY, FRIEND, OR NGHBR
5	5	127000	0020	03/26/14	\$1,850,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
5	8	182235	0090	02/10/12	\$254,500	FORCED SALE; EXEMPT FROM EXCISE TAX
5	8	182235	0260	06/27/14	\$366,100	AFFORDABLE HOUSING SALES
5	4	197430	0020	08/27/14	\$380,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
5	4	206340	0090	07/01/13	\$475,000	PREVIOUS IMP. VALUE <= 25K; MULTI-PARCEL SALE; SHORT SALE
5	5	252604	9024	05/30/12	\$385,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	5	252604	9024	10/15/14	\$510,000	OBSOLESCENCE; QUIT CLAIM DEED
5	5	252604	9027	07/24/12	\$710,000	IMP. CHAR CHANGED SINCE SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	4	254111	0120	08/29/12	\$472,124	FORCED SALE; EXEMPT FROM EXCISE TAX
5	4	254111	0120	09/16/12	\$472,124	FORCED SALE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
5	4	279670	0080	01/20/12	\$1,195,389	FORCED SALE; EXEMPT FROM EXCISE TAX
5	4	279670	0160	08/29/13	\$600,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
5	5	302605	9168	08/18/14	\$1,715,000	DOR RATIO; PREVIOUS IMP. VALUE <= 25K
5	5	302605	9193	04/14/14	\$1,560,000	RELOCATION - SALE TO SERVICE
5	6	312605	9032	07/30/13	\$810,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
5	3	375450	0265	04/25/14	\$1,000,000	DOR RATIO; PREVIOUS IMP. VALUE <= 25K
5	3	375450	0370	01/22/14	\$794,981	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED



Improved Sales Removed in This Annual Update Analysis

Area 037 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	3	375450	0377	11/10/14	\$775,000	RELOCATION - SALE BY SERVICE; SALE DATA DOES NOT MATCH ASSESSED VALUE
5	3	375450	0377	10/18/14	\$775,000	RELOCATION - SALE TO SERVICE
5	3	375450	1135	12/19/12	\$260,000	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
5	3	375450	1135	10/06/14	\$1,599,000	RELOCATION - SALE TO SERVICE
5	3	375450	1195	08/30/12	\$213,292	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); QCD; EXEMPT FROM EXCISE TAX
5	3	375450	1220	02/19/13	\$849,500	ACTIVE PERMIT BEFORE SALE >25K
5	3	375450	1221	06/03/13	\$875,000	ACTIVE PERMIT BEFORE SALE >25K
5	4	375530	0060	06/03/13	\$350,000	FORCED SALE; EXEMPT FROM EXCISE TAX
5	4	375530	0070	05/14/13	\$357,000	SHORT SALE; NON-REPRESENTATIVE SALE
5	8	376000	0005	10/23/12	\$136,588	DOR RATIO; QUIT CLAIM DEED
5	8	376000	0015	05/23/14	\$415,000	FINANCIAL INSTITUTION RESALE; SALE DATA DOES NOT MATCH ASSESSED VALUE
5	8	376000	0015	02/28/13	\$289,851	FORCED SALE; EXEMPT FROM EXCISE TAX
5	8	376000	0035	09/26/12	\$466,000	FINANCIAL INSTITUTION RESALE; IMP. CHARACTERISTICS CHANGED SINCE SALE
5	8	376010	0140	11/21/14	\$360,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	6	376050	0116	11/20/14	\$3,070,000	IMP. COUNT > 1; PREVIOUS IMP. VALUE <= 25K
5	6	376050	0119	07/23/13	\$1,934,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
5	6	376050	0120	06/25/13	\$1,995,000	IMP. COUNT > 1
5	4	376050	0242	11/12/14	\$2,000,000	PREVIOUS IMP. VALUE <= 25K
5	4	376050	0280	10/14/14	\$1,950,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
5	4	376050	0290	05/30/12	\$932,149	EASEMENT OR RIGHT-OF-WAY; FORCED SALE; EXEMPT FROM EXCISE TAX
5	4	376050	0296	06/19/13	\$983,900	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
5	4	376050	0336	11/26/14	\$2,125,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
5	4	376050	0407	01/06/12	\$1,382,072	FORCED SALE; EXEMPT FROM EXCISE TAX
5	4	376050	0407	06/04/12	\$779,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
5	6	376050	0478	06/05/14	\$697,500	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE
5	6	376050	0516	04/01/13	\$470,000	ESTATE ADM, GUARDIAN, OR EXECUTOR; IMP. CHARACTERISTICS CHANGED SINCE SALE
5	6	376050	0516	07/24/14	\$835,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
5	4	376110	0180	09/17/14	\$1,595,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
5	4	376110	0246	11/22/12	\$1,250,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE



Improved Sales Removed in This Annual Update Analysis

Area 037 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	8	510450	0060	06/03/13	\$191,000	RELATED PARTY, FRIEND, OR NEIGHBOR; ESTATE ADM, GUARDIAN, OR EXECUTOR
5	4	607650	0421	08/05/13	\$475,000	IMP. COUNT > 1; PREVIOUS IMP. VALUE <= 25K
5	8	919410	0141	11/26/14	\$659,950	PERCENT COMPLETE
5	3	919410	2188	01/16/14	\$542,734	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
5	6	952230	0080	12/10/13	\$2,145,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
5	4	952700	0240	12/21/12	\$302,000	SHORT SALE; NON-REPRESENTATIVE SALE
5	4	952700	0590	09/22/14	\$450,000	QUIT CLAIM DEED

Vacant Sales Used in this Annual Update Analysis

Area 037

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
1	1	242604	9062	12/30/13	\$300,000	11,932	N	N
1	1	242604	9194	06/16/14	\$285,000	7,250	N	N
1	1	242604	9195	02/10/14	\$290,000	9,425	N	N
1	1	364910	0112	02/01/12	\$130,000	7,559	N	N
1	1	364910	0144	04/17/12	\$125,000	12,600	N	N
1	1	364910	0373	08/25/14	\$75,000	15,111	N	N
1	1	364910	0375	08/22/14	\$98,000	10,890	N	N
1	1	563150	0713	07/31/14	\$200,000	7,000	N	N
1	1	563150	1072	07/27/12	\$115,000	11,200	N	N
1	1	563150	1240	08/16/12	\$210,000	30,492	N	N
1	1	563450	0144	12/05/14	\$230,000	7,425	N	N
1	1	563450	0180	05/28/13	\$220,000	10,035	N	N
1	2	607650	0344	10/10/13	\$149,500	7,894	N	N
2	1	192605	9013	11/11/14	\$202,500	10,360	N	N
2	1	192605	9071	09/08/14	\$290,000	19,822	N	N
2	2	564945	0010	11/21/14	\$275,000	88,338	Y	N
2	1	667550	0180	02/10/14	\$200,000	9,000	N	N
3	1	072605	9174	12/11/13	\$212,500	14,819	Y	Y
3	4	357700	0115	09/25/14	\$290,000	10,260	Y	N
3	4	357700	0125	12/03/14	\$668,000	32,765	Y	Y
3	4	358330	0310	05/30/12	\$215,000	7,800	N	N
4	4	197370	0132	05/13/13	\$250,000	8,684	N	N
4	4	214125	0100	04/22/13	\$310,000	15,078	Y	N
4	4	376170	0227	09/21/12	\$260,000	7,350	Y	N
4	4	405570	0473	02/27/12	\$325,000	11,417	Y	N
4	4	405570	0474	08/24/12	\$325,000	12,737	N	N
4	4	405570	0476	01/24/12	\$295,000	16,448	N	N
4	4	405570	0477	04/25/12	\$325,000	14,874	Y	N
4	4	405570	0480	11/25/13	\$250,000	21,144	Y	N
4	4	405570	0506	05/13/13	\$199,950	19,956	N	N
4	4	405570	0935	06/15/12	\$185,000	103,237	N	N



King County

Department of Assessments

Vacant Sales Used in this Annual Update Analysis

Area 037

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
4	4	405570	1405	03/20/12	\$305,000	1,432	Y	Y
4	4	405700	0038	02/07/14	\$110,000	77,972	N	N
4	4	409330	0090	10/11/12	\$192,000	9,642	N	N
4	4	938810	0016	03/24/14	\$160,000	27,984	Y	N
5	4	033310	0238	03/28/12	\$1,200,000	13,689	Y	Y
5	4	279670	0115	02/13/14	\$699,000	42,941	N	N
5	4	279670	0157	05/15/14	\$265,000	15,280	N	N
5	8	302605	9089	11/15/13	\$250,000	10,019	N	N
5	3	375450	0445	02/07/14	\$150,000	7,537	Y	N
5	6	376050	0151	04/23/12	\$399,999	9,161	Y	N
5	6	376050	0154	12/18/14	\$330,000	8,670	Y	N
5	6	376050	0476	10/17/12	\$415,000	11,906	Y	N
5	4	376050	0590	07/02/14	\$585,000	36,680	Y	N
5	4	376050	0610	07/24/12	\$185,000	16,962	Y	N
5	5	376730	0030	06/25/13	\$280,000	9,152	N	N

Vacant Sales Removed in this Annual Update Analysis

Area 037

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	1	132604	9014	07/31/12	\$12,240	SEGREGATION AND/OR MERGER; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	1	242604	9047	07/31/12	\$12,240	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	1	242604	9075	03/28/12	\$1,000	QUIT CLAIM DEED; \$1,000 SALE OR LESS
1	1	364910	0242	05/31/12	\$90,000	BUILDER OR DEVELOPER SALES
1	1	364910	0400	07/31/12	\$12,240	SEGREGATION AND/OR MERGER; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	1	563150	0615	12/11/13	\$149,000	SEGREGATION AND/OR MERGER; TEAR DOWN
1	1	563150	0615	12/11/13	\$199,000	SEGREGATION AND/OR MERGER; TEAR DOWN
1	1	563150	0712	01/21/14	\$200,000	QUIT CLAIM DEED; CORPORATE AFFILIATES
1	1	563450	0171	02/14/12	\$137,000	NO MARKET EXPOSURE; TEAR DOWN; FINANCIAL INSTITUTION RESALE
2	1	192605	9039	05/29/13	\$230,000	SEGREGATION AND/OR MERGER; TEAR DOWN; SALE DATA DOES NOT MATCH ASSESSED VALUE
2	1	192605	9071	08/26/14	\$205,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	2	302605	9377	12/16/14	\$980,187	SALE DATA DOES NOT MATCH ASSESSED VALUE
2	1	357860	0075	10/08/13	\$385,000	SEGREGATION AND/OR MERGER; DATA DOES NOT MATCH ASSESSED VALUE
4	4	197370	0030	10/26/12	\$125,000	NO MARKET EXPOSURE
4	4	405570	0107	04/25/13	\$1,000	NO MARKET EXPOSURE; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
4	4	405570	0505	06/22/12	\$140,000	SEGREGATION AND/OR MERGER
5	4	312605	9003	04/24/13	\$798,233	CONTRACT OR CASH SALE
5	3	375450	0190	02/13/14	\$25,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	3	375450	0220	02/20/14	\$26,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
5	3	375450	0265	09/03/13	\$125,000	NO MARKET EXPOSURE
5	3	375450	0265	03/26/13	\$100,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
5	3	375450	0445	01/24/13	\$207,400	FORCED SALE; EXEMPT FROM EXCISE TAX
5	8	919410	0460	07/18/14	\$10,000	NON-GOV'T TO GOV'T; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

Mobile Home Sales Used in this Annual Update Analysis Area 037

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Living Area	Class	Year Built	Cond	Lot Size	View	Situs Address
2	2	894300	0052	01/02/14	\$345,000	1,460	Avg	1983	Good	7,230	N	12425 93RD PL NE
3	1	416410	0216	06/26/14	\$640,000	1,620	Avg	1987	Avg	28,300	Y	7353 NE 175TH ST

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:

- 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



Appraiser II

05/05/2015

Date



King County

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

Lloyd Hara
Assessor

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

Please follow these standards as you perform your tasks.

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

Lloyd Hara
King County Assessor