

# Broadview/Blue Ridge/Shilshole

Area: 039

## *Residential Revalue for 2015 Assessment Roll*



Area 39 is located in the northwest corner of the city of Seattle. It contains the neighborhoods of Broadview, Carkeek Park, Blue Ridge, North Beach, Olympic Manor, Sunset Hill, Crown Hill and Shilshole. The northern portion is primarily made up of estate type properties offering a high degree of privacy and seclusion. The most distinguishing characteristic of area 39 are the westerly views toward Puget Sound, Olympic Mountains and Bainbridge Island. Other major attributes of this area include close proximity to Carkeek Park, Shilshole Marina, Ballard Locks and a relatively close commute to the downtown business core. A heavily used Burlington Northern railroad track spans the western border of area 39. Over 98% of the area has one unit single family dwellings. There are numerous high demand estate sized, bluff type properties along the western border of area 39.



**King County**

**Department of Assessments**

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

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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.

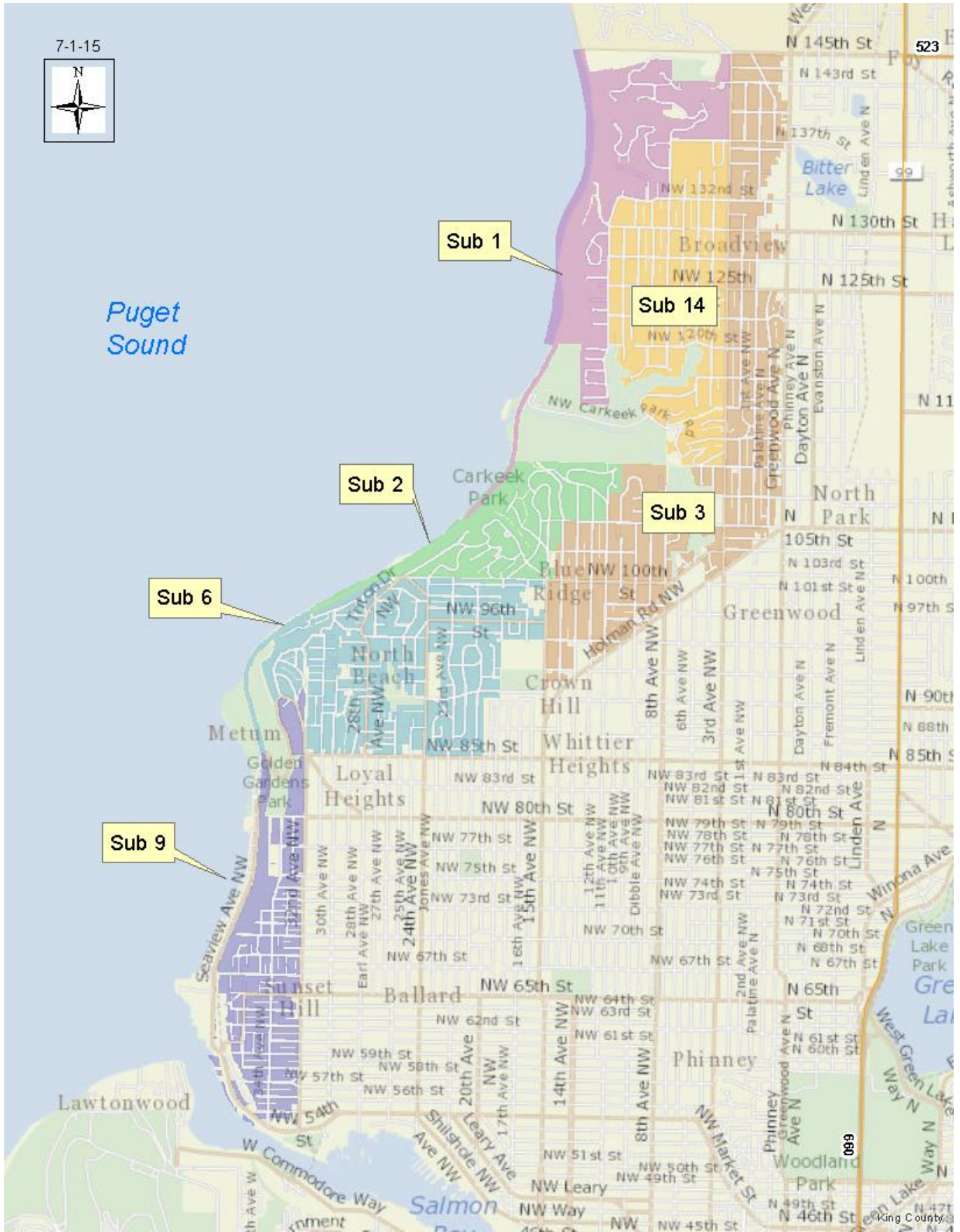
Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you.

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

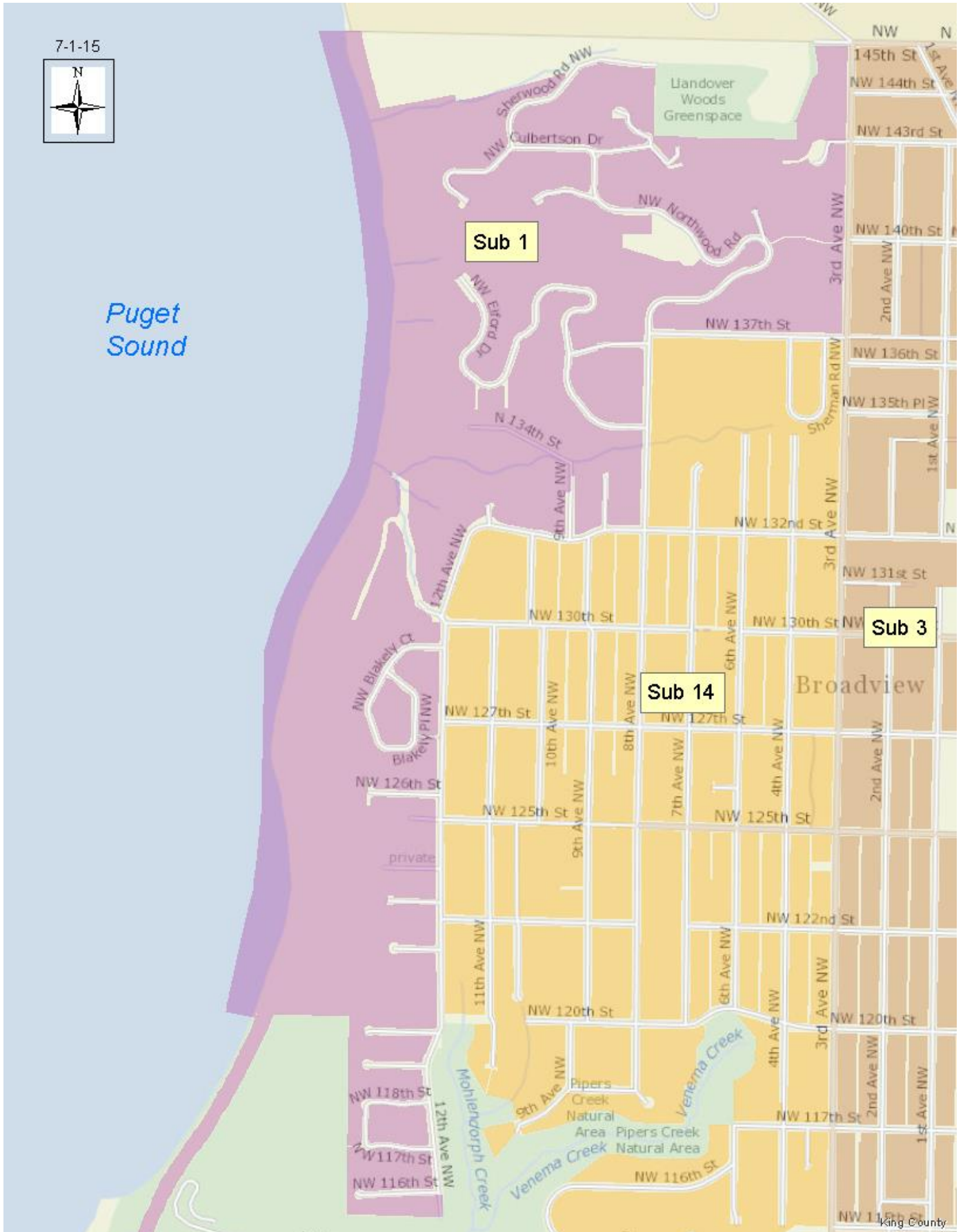
## Area 039 Map



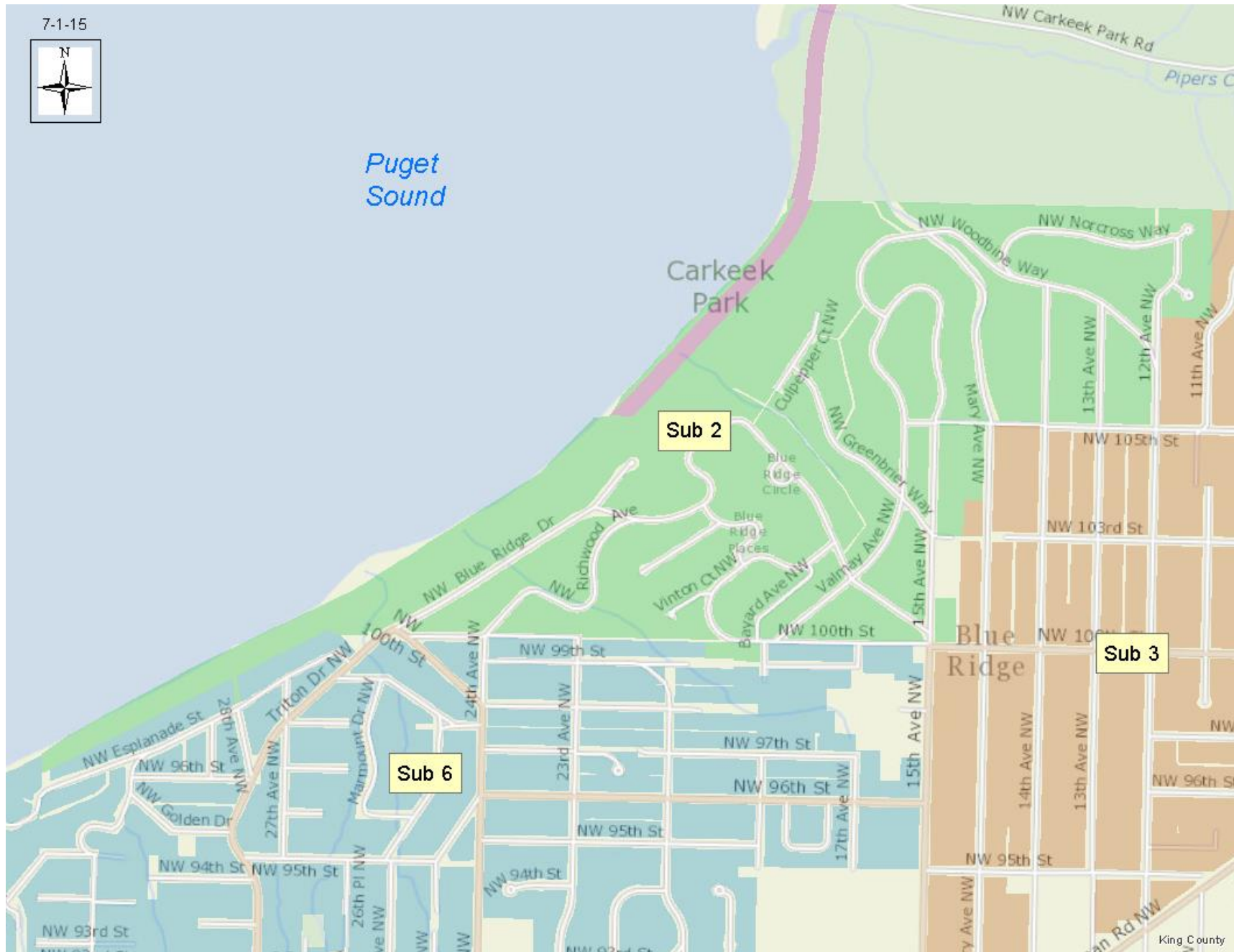
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## Sub Area 1 Map

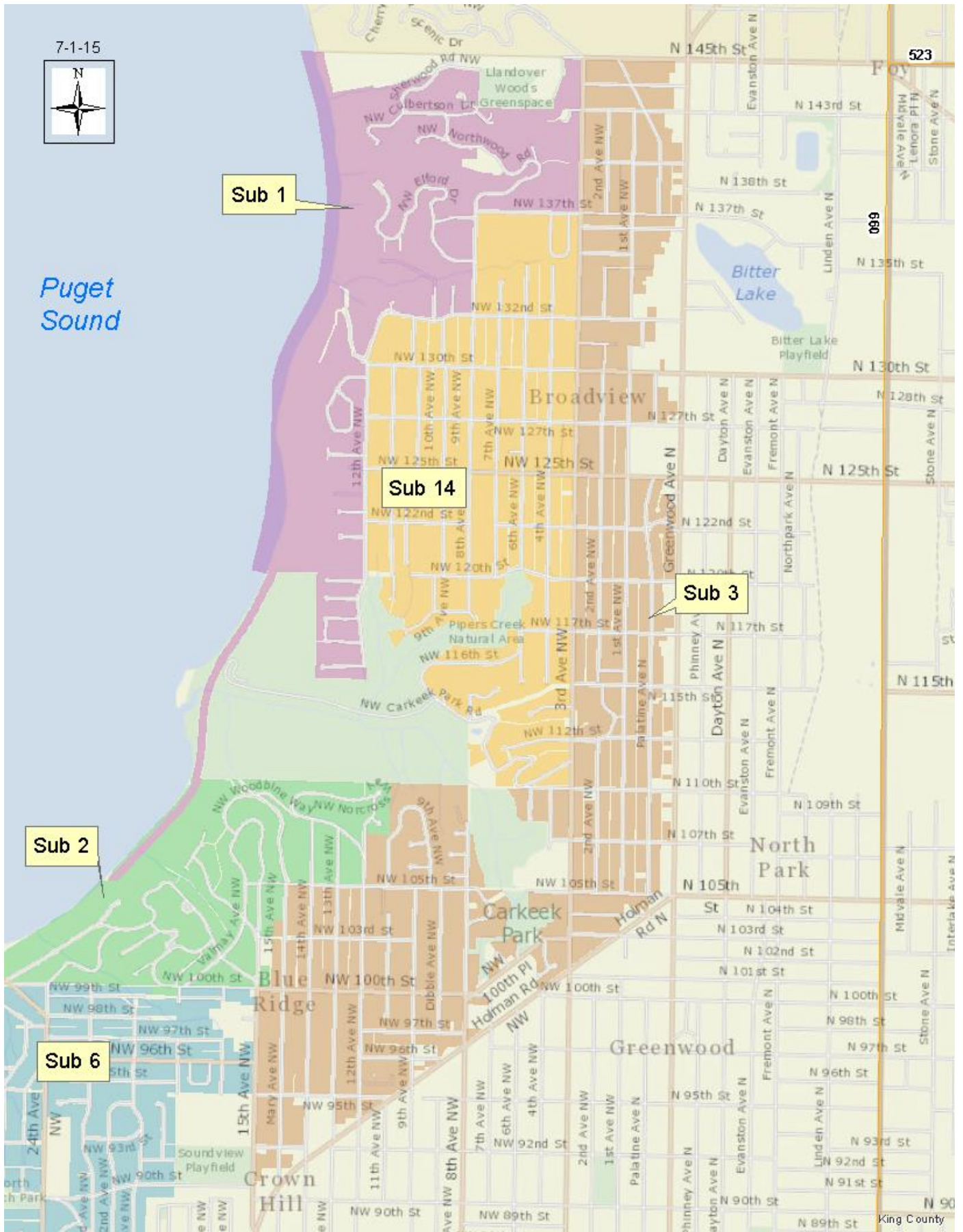


## Sub Area 2 Map

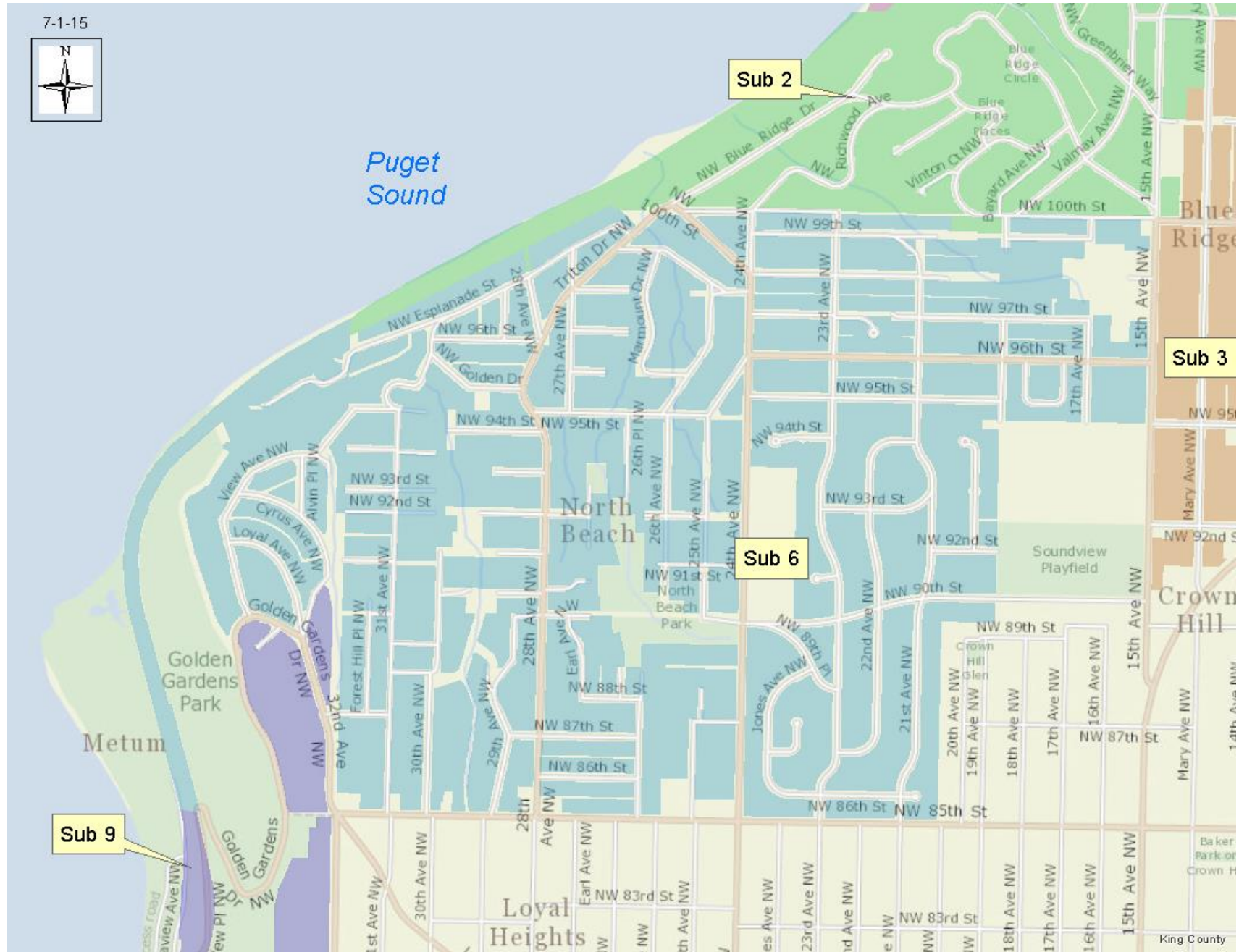




### Sub Area 3 Map



## Sub Area 6 Map





## Sub Area 9 Map





## Sub Area 14 Map



A detailed map of the Ballard neighborhood in Seattle, Washington, divided into 13 sub-neighborhoods. The map includes a compass rose in the top left corner and a scale bar indicating distances from 0 to 1/4 mile. The sub-neighborhoods are color-coded and labeled with callouts: Neighborhood 1 (dark blue), Neighborhood 2 (light blue), Neighborhood 3 (red), Neighborhood 4 (orange), Neighborhood 5 (yellow), Neighborhood 6 (green), Neighborhood 7 (pink), Neighborhood 8 (purple), Neighborhood 9 (brown), Neighborhood 10 (dark green), Neighborhood 11 (light green), Neighborhood 12 (dark purple), and Neighborhood 13 (light purple). The map also shows major streets, parks, and surrounding areas like Lawtonwood, Phinney, and Woodland Park.

Area 039  
2015 Annual Update



## Area 039 Housing Profile



Grade 6/ Year Built 1928/ Total Living Area 870  
Account Number 282860-0120



Grade 7/ Year Built 1947/ Total Living Area 1830  
Account Number 092400-0050



Grade 8/ Year Built 1926/ Total Living Area 1760  
Account Number 117600-0295



Grade 9/ Year Built 1926/ Total Living Area 2260  
Account Number 086800-1710



Grade 10/ Year Built 2014/ Total Living Area 3500  
Account Number 690820-0328



Grade 11/ Year Built 2014/ Total Living Area 4570  
Account Number 05340-0160

# 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

## Broadview/Blue Ridge/Shilshole - Area 039

### Annual Update

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

**Previous Physical Inspection:** 2014

**Number of Improved Sales:** 786

**Range of Sale Dates:** 1/1/2012 – 12/31/2014 Sales were time adjusted to 1/1/2015

Sales - Improved Valuation Change Summary:						
	Land	Improvements	Total	Mean Sale Price	Ratio	COD
<b>2014 Value</b>	\$279,100	\$314,800	\$593,900			8.04%
<b>2015 Value</b>	\$310,100	\$349,300	\$659,400	\$699,800	94.8%	8.04%
<b>\$ Change</b>	+\$31,000	+\$34,500	+\$65,500			
<b>% Change</b>	+11.1%	+11.0%	+11.0%			

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. No characteristic based variables were warranted, therefore there is no change to the COD. The lower the COD, the more uniform are the predicted assessed values. Assessment standards prescribed by the International Association of Assessing Officers identify that the COD in rural or diverse neighborhoods should be no more than 20%. The resulting COD meets or exceeds the industry assessment standards.

Population - Improved Valuation Change Summary:			
	Land	Improvements	Total
<b>2014 Value</b>	\$296,800	\$284,800	\$581,600
<b>2015 Value</b>	\$329,800	\$315,900	\$645,700
<b>\$ Change</b>	+\$33,000	+\$31,100	+\$64,100
<b>% Change</b>	+11.1%	+10.9%	+11.0%

**Number of one to three unit residences in the population:** 6,621

**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The area required a single standard area adjustment.

## Area 039 - Model Adjustments 1-3 Unit Residences

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

Standard Area Adjustment	# Parcels Adjusted	% of Population
+11.12%	6,621	100%

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



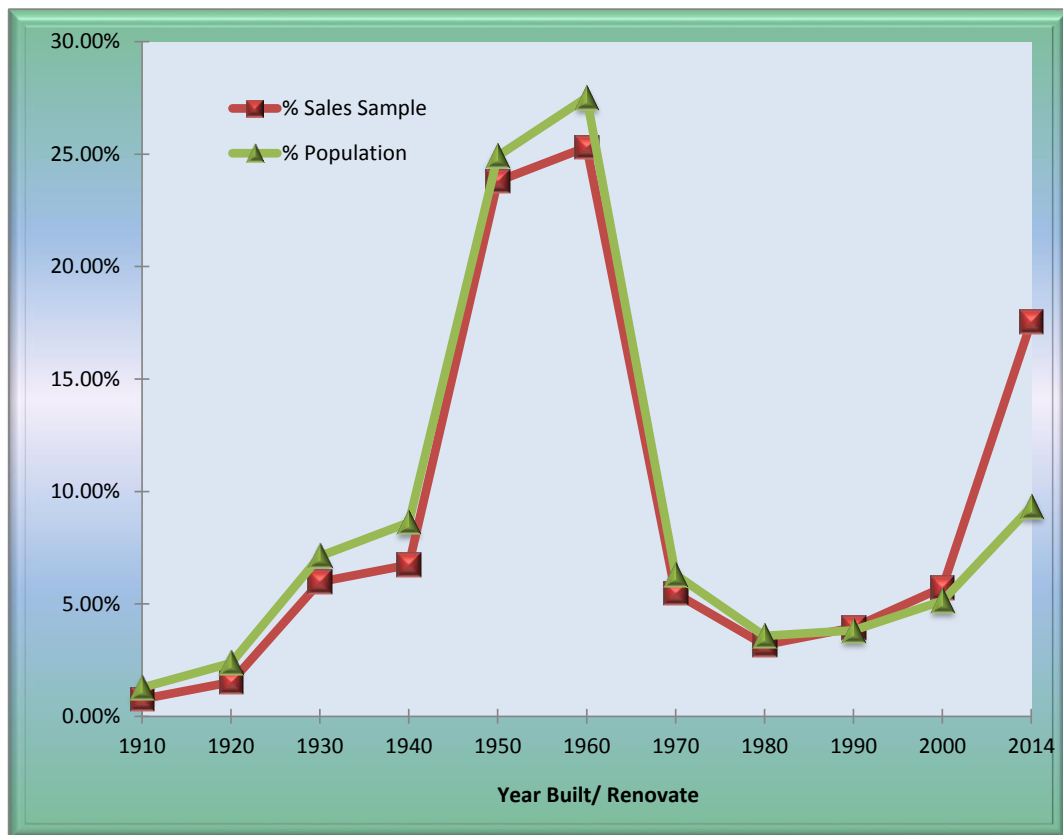
## Sample Representation of Population Year Built or Renovated

**Sales Sample**

Year Built/Ren	Frequency	% Sales Sample
1910	6	0.76%
1920	12	1.53%
1930	47	5.98%
1940	53	6.74%
1950	187	23.79%
1960	199	25.32%
1970	43	5.47%
1980	25	3.18%
1990	31	3.94%
2000	45	5.73%
2014	138	17.56%
786		

**Population**

Year Built/Ren	Frequency	% Population
1910	84	1.27%
1920	157	2.37%
1930	472	7.13%
1940	571	8.62%
1950	1,650	24.92%
1960	1,822	27.52%
1970	417	6.30%
1980	237	3.58%
1990	253	3.82%
2000	340	5.14%
2014	618	9.33%
6,621		



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.

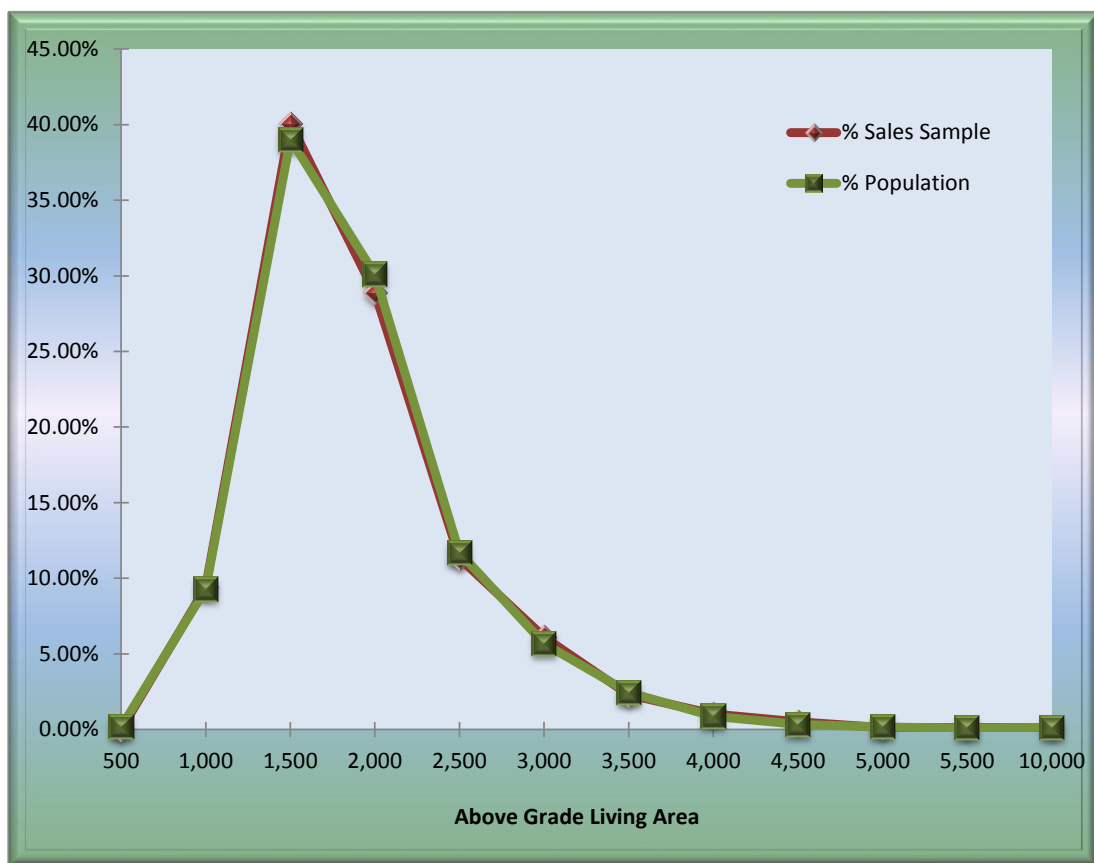
## Sales Sample Representation of Population Above Grade Living Area

**Sales Sample**

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	74	9.41%
1,500	315	40.08%
2,000	227	28.88%
2,500	89	11.32%
3,000	48	6.11%
3,500	18	2.29%
4,000	8	1.02%
4,500	4	0.51%
5,000	1	0.13%
5,500	1	0.13%
10,000	1	0.13%
786		

**Population**

AGLA	Frequency	% Population
500	11	0.17%
1,000	615	9.29%
1,500	2,584	39.03%
2,000	1,993	30.10%
2,500	775	11.71%
3,000	375	5.66%
3,500	162	2.45%
4,000	58	0.88%
4,500	22	0.33%
5,000	11	0.17%
5,500	6	0.09%
10,000	9	0.14%
6,621		



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.

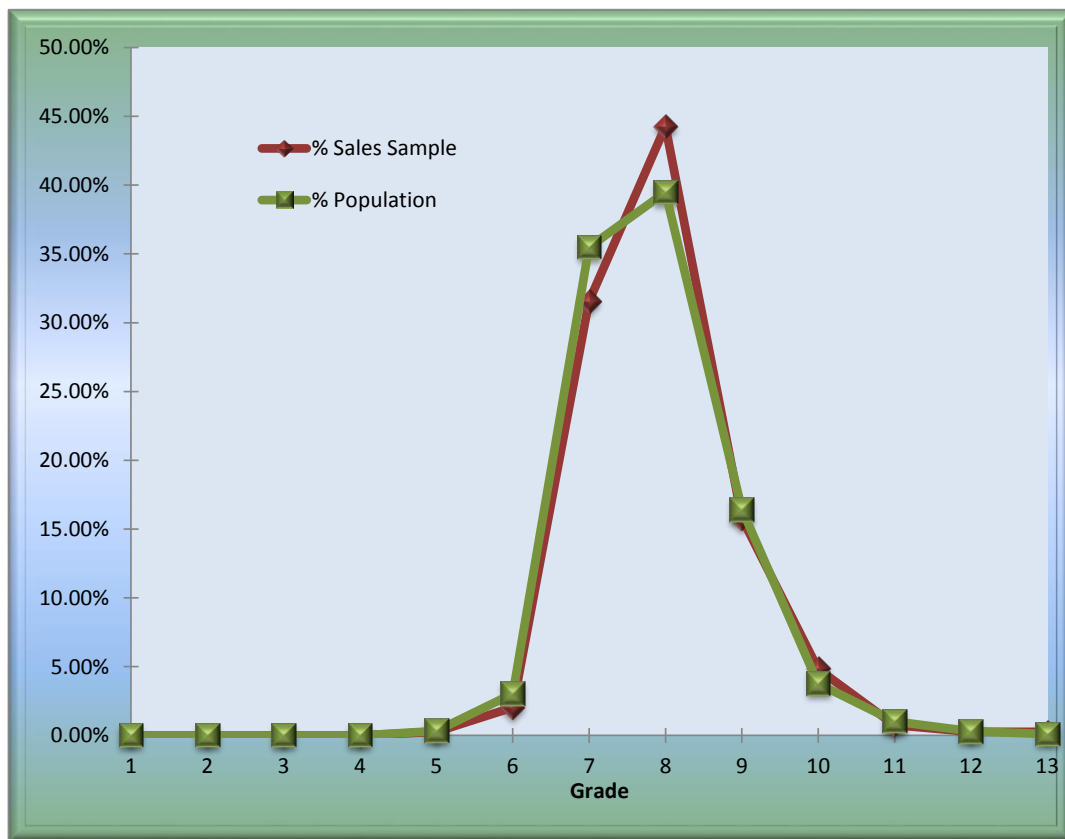
## Sales Sample Representation of Population Building Grade

**Sales Sample**

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	2	0.25%
6	16	2.04%
7	248	31.55%
8	348	44.27%
9	124	15.78%
10	38	4.83%
11	6	0.76%
12	2	0.25%
13	2	0.25%
786		

**Population**

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	22	0.33%
6	201	3.04%
7	2,350	35.49%
8	2,615	39.50%
9	1,088	16.43%
10	250	3.78%
11	68	1.03%
12	20	0.30%
13	7	0.11%
6,621		



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 039 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 1.133, resulting in an adjusted value of \$538,000 ( $\$475,000 \times 1.133 = \$538,175$ ) – truncated to the nearest \$1000.

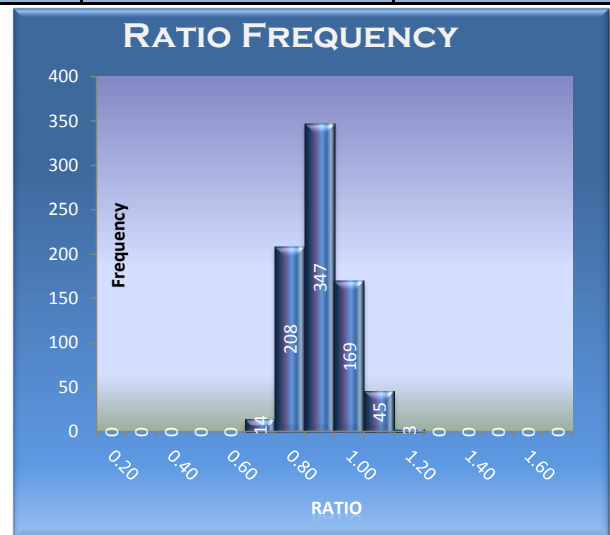
SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2012	1.318	31.8%
2/1/2012	1.309	30.9%
3/1/2012	1.301	30.1%
4/1/2012	1.292	29.2%
5/1/2012	1.283	28.3%
6/1/2012	1.274	27.4%
7/1/2012	1.265	26.5%
8/1/2012	1.256	25.6%
9/1/2012	1.247	24.7%
10/1/2012	1.239	23.9%
11/1/2012	1.230	23.0%
12/1/2012	1.221	22.1%
1/1/2013	1.212	21.2%
2/1/2013	1.203	20.3%
3/1/2013	1.195	19.5%
4/1/2013	1.186	18.6%
5/1/2013	1.177	17.7%
6/1/2013	1.168	16.8%
7/1/2013	1.159	15.9%
8/1/2013	1.150	15.0%
9/1/2013	1.141	14.1%
10/1/2013	1.133	13.3%
11/1/2013	1.124	12.4%
12/1/2013	1.115	11.5%
1/1/2014	1.106	10.6%
2/1/2014	1.097	9.7%
3/1/2014	1.089	8.9%
4/1/2014	1.080	8.0%
5/1/2014	1.071	7.1%
6/1/2014	1.062	6.2%
7/1/2014	1.053	5.3%
8/1/2014	1.044	4.4%
9/1/2014	1.035	3.5%
10/1/2014	1.027	2.7%
11/1/2014	1.018	1.8%
12/1/2014	1.009	0.9%
1/1/2015	1.000	0.0%

The time adjustment formula for Area 039 is:  $(.85496314776967 - 0.000248342915247747 * \text{SaleDay}) / (0.85496314776967)$   
 $\text{SaleDay} = \text{SaleDate} - 42005$

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

<b>District: NW / Team: 2</b>	<b>Appr. Date:</b>	<b>Date of Report:</b>	<b>Sales Dates:</b>
<b>Area Name: Broadview/Blue</b>	<b>1/1/2014</b>	<b>6/24/2015</b>	<b>1/2012 - 12/2014</b>
<b>Ridge/Shilshole</b>	<b>Appr ID:</b>	<b>Property Type:</b>	<b>Adjusted for</b>
<b>Area Number: 039</b>	<b>SELL</b>	<b>1 to 3 Unit Residences</b>	<b>YES</b>

<b>SAMPLE STATISTICS</b>	
<b>Sample size (n)</b>	786
<b>Mean Assessed Value</b>	\$593,900
<b>Mean Adj. Sales Price</b>	\$699,800
<b>Standard Deviation AV</b>	\$284,205
<b>Standard Deviation SP</b>	\$343,959
<b>ASSESSMENT LEVEL</b>	
<b>Arithmetic Mean Ratio</b>	0.855
<b>Median Ratio</b>	0.853
<b>Weighted Mean Ratio</b>	0.849
<b>UNIFORMITY</b>	
<b>Lowest ratio</b>	0.649
<b>Highest ratio:</b>	1.149
<b>Coefficient of Dispersion</b>	8.04%
<b>Standard Deviation</b>	0.086
<b>Coefficient of Variation</b>	10.08%
<b>Price Related Differential (PRD)</b>	1.007
<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
Lower limit	0.846
Upper limit	0.861
<b>95% Confidence: Mean</b>	
Lower limit	0.849
Upper limit	0.861
<b>SAMPLE SIZE EVALUATION</b>	
<b>N (population size)</b>	6,621
<b>B (acceptable error - in decimal)</b>	0.05
<b>S (estimated from this sample)</b>	0.086
<b>Recommended minimum:</b>	12
<b>Actual sample size:</b>	786
<b>Conclusion:</b>	OK
<b>NORMALITY</b>	
<b>Binomial Test</b>	
# ratios below mean:	406
# ratios above mean:	380
z:	0.927
<b>Conclusion:</b>	<b>Normal*</b>
<b>*i.e. no evidence of non-normality</b>	



## COMMENTS:

1 to 3 Unit Residences throughout Area 039

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



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

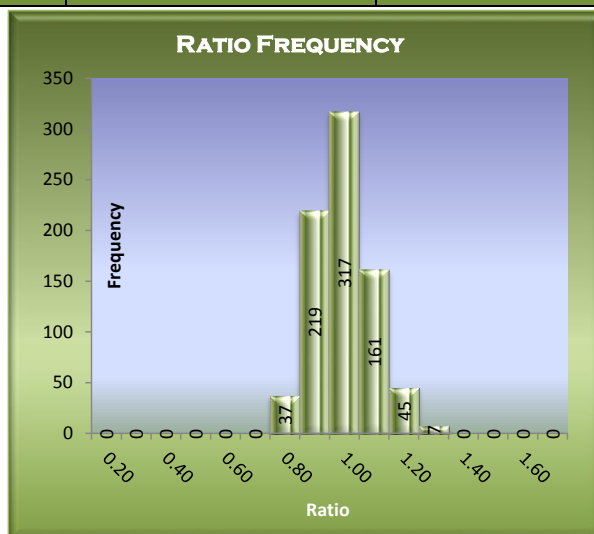
District: NW / Team: 2		Appr. Date:	Date of Report:	Sales Dates:
Area Name: Broadview/Blue		1/1/2015	6/24/2015	1/2012 - 12/2014
Ridge/Shilshole		Appr. ID:	Property Type:	Adjusted for
Area Number: 039		SELL	1 to 3 Unit Residences	YES
SAMPLE STATISTICS				
Sample size (n)		786		
Mean Assessed Value		\$659,400		
Mean Sales Price		\$699,800		
Standard Deviation AV		\$315,771		
Standard Deviation SP		\$343,959		
ASSESSMENT LEVEL				
Arithmetic Mean Ratio		0.949		
Median Ratio		0.948		
Weighted Mean Ratio		0.942		
UNIFORMITY				
Lowest ratio		0.721		
Highest ratio:		1.277		
Coefficient of Dispersion		8.04%		
Standard Deviation		0.096		
Coefficient of Variation		10.08%		
Price Related Differential (PRD)		1.007		
RELIABILITY				
95% Confidence: Median				
Lower limit		0.939		
Upper limit		0.956		
95% Confidence: Mean				
Lower limit		0.943		
Upper limit		0.956		
SAMPLE SIZE EVALUATION				
N (population size)		6,621		
B (acceptable error - in decimal)		0.05		
S (estimated from this sample)		0.096		
Recommended minimum:		15		
Actual sample size:		786		
Conclusion:		OK		
NORMALITY				
Binomial Test				
# ratios below mean:		406		
# ratios above mean:		380		
z:		0.927		
Conclusion:		Normal*		
*i.e. no evidence of non-normality				

**RATIO FREQUENCY**

Ratio	Frequency
0.75	37
0.85	219
0.95	317
1.05	161
1.15	45
1.25	7
1.35	0
1.45	0
1.55	0

COMMENTS:

1 to 3 Unit Residences throughout Area 039 Sales Prices are adjusted for time to the Assessment Date of 1/1/2015.



### COMMENTS:

1 to 3 Unit Residences throughout Area 039 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: June 24, 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 42 usable land sales available in the area, their 2014 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall +11.1% increase in land assessments in the area for the 2015 Assessment Year. The formula is:

2015 Land Value = 2014 Land Value \* 1.113, with the result truncated to the next \$1,000.

## Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The area required a single standard area adjustment.

With the exception of real property mobile home parcels and parcels with "accessory only" improvements, the new recommended values on all improved parcels were based on the analysis of the 786 useable residential sales in the area.

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

The derived adjustment formula is:

$$2015 \text{ Total Value} = 2014 \text{ Total Value} * (1 - 0.05) / (0.85496314776967)$$

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

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

## Mobile Home Update

There were no mobile homes in this area.

## Results

The resulting assessment level is 94.8%. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10.

Application of these recommended values for the 2015 assessment year (taxes payable in 2016) results in an average total change from the 2014 assessments of +11.0%. 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) \* 1.110.
- 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) \* 1.110.
- 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 039 -- 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	5	944230	0025	04/06/12	\$542,950	\$701,000	1,760	7	1950	VGood	10,996	N	N	12035 12TH AVE NW
1	12	769340	0005	05/14/13	\$522,000	\$613,000	1,290	8	1958	Good	6,800	N	N	1202 NW 119TH ST
1	12	769340	0055	08/14/13	\$680,000	\$780,000	1,380	8	1958	VGood	7,000	N	N	1225 NW 119TH ST
1	12	241710	0015	10/08/14	\$500,000	\$512,000	1,510	8	1954	Good	6,375	N	N	1227 NW 120TH ST
1	12	241710	0010	09/26/12	\$446,500	\$554,000	1,570	8	1954	Good	6,375	N	N	1219 NW 120TH ST
1	12	252603	9112	10/18/13	\$590,000	\$665,000	1,670	8	1958	Avg	15,200	N	N	1222 NW 116TH ST
1	12	777280	0020	05/08/12	\$599,000	\$767,000	1,940	8	1976	VGood	7,630	N	N	1212 NW 118TH ST
1	5	263940	0020	08/01/14	\$635,000	\$663,000	2,460	8	1952	Good	7,560	N	N	13214 FRAZIER PL NW
1	13	437970	0100	04/17/12	\$684,000	\$880,000	1,700	9	1960	Good	26,727	N	N	14275 SHERWOOD RD NW
1	5	085340	0090	08/07/12	\$625,000	\$784,000	1,730	9	1962	VGood	10,152	N	N	1208 NW BLAKELY CT
1	13	230390	0115	05/21/13	\$750,000	\$879,000	1,890	9	1952	Good	16,552	Y	N	895 NW ELFORD DR
1	13	620260	0050	05/02/14	\$805,000	\$862,000	2,190	9	1957	Good	27,310	Y	N	500 NW 137TH ST
1	5	252603	9221	10/29/12	\$665,000	\$818,000	2,290	9	1998	Good	10,044	N	N	12013 B 12TH AVE NW
1	5	763370	0060	10/11/12	\$685,000	\$847,000	2,310	9	1972	Good	9,420	Y	N	1244 NW 126TH ST
1	5	763370	0140	09/18/13	\$540,000	\$614,000	2,310	9	1968	Avg	12,075	N	N	1221 NW 126TH ST
1	5	085340	0011	02/15/12	\$848,000	\$1,107,000	2,610	9	1968	VGood	13,268	Y	N	1243 NW BLAKELY CT
1	5	252603	9224	01/04/12	\$729,000	\$960,000	2,990	9	1998	Good	10,404	N	N	12013 12TH AVE NW
1	5	763370	0070	09/19/12	\$1,385,000	\$1,721,000	2,250	10	1973	Good	10,937	Y	N	1248 NW 126TH ST
1	13	230390	0085	08/13/12	\$1,050,000	\$1,316,000	3,050	10	1941	Good	20,005	Y	N	1008 NW ELFORD DR
1	5	361660	0231	06/03/14	\$960,000	\$1,019,000	3,490	10	1981	Avg	9,150	N	N	13003 13TH AVE NW
1	5	361660	0250	05/27/14	\$1,600,000	\$1,702,000	3,790	10	1985	Avg	19,000	Y	N	13021 13TH AVE NW
1	13	620260	0070	11/06/14	\$1,102,030	\$1,120,000	3,890	10	1990	Avg	27,311	Y	N	340 NW 137TH ST
1	13	437970	0010	12/20/13	\$852,000	\$945,000	2,160	11	1970	Good	32,372	Y	N	908 NW CULBERTSON DR
1	13	620260	0150	06/10/13	\$980,000	\$1,142,000	2,960	11	1953	VGood	47,916	Y	N	14025 3RD AVE NW
1	5	361660	0006	12/03/12	\$2,185,000	\$2,667,000	4,430	11	1988	Avg	199,069	Y	N	13207 11TH AVE NW
1	13	230390	0090	07/29/14	\$2,880,500	\$3,011,000	4,390	12	1994	Good	32,033	Y	N	1000 NW ELFORD DR
1	13	230390	0100	09/11/14	\$3,800,000	\$3,924,000	4,910	13	1997	Avg	35,000	Y	N	970 NW ELFORD DR
1	13	230390	0035	06/11/14	\$2,888,000	\$3,059,000	6,120	13	2003	Avg	64,033	Y	N	1291 NW ELFORD DR
2	6	086800	0320	03/07/12	\$453,000	\$589,000	860	7	1946	Good	7,104	N	N	10503 12TH AVE NW
2	6	086800	0315	04/22/13	\$450,000	\$531,000	870	7	1946	Good	7,117	N	N	1212 NW 105TH ST
2	6	086800	0050	03/28/12	\$505,000	\$653,000	890	7	2011	Avg	7,800	N	N	1258 NW NORCROSS WAY



## Improved Sales Used in This Annual Update Analysis

### Area 039 -- 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	6	086800	0440	03/20/13	\$430,000	\$511,000	910	7	1947	Avg	8,340	N	N	10523 13TH AVE NW
2	6	086800	0290	07/24/12	\$475,000	\$598,000	1,120	7	1946	Good	8,340	N	N	10526 13TH AVE NW
2	6	086800	0305	06/17/14	\$554,000	\$586,000	1,120	7	1946	Avg	7,104	N	N	10508 13TH AVE NW
2	6	086800	0330	01/17/12	\$440,000	\$578,000	1,230	7	1951	Good	8,340	N	N	10515 12TH AVE NW
2	7	086800	1295	10/29/14	\$650,000	\$662,000	1,240	7	1942	Good	10,819	N	N	1639 NW GREENBRIER WAY
2	6	086800	0530	07/02/14	\$645,000	\$679,000	1,370	7	1956	Good	11,472	N	N	10515 14TH AVE NW
2	6	086800	0065	05/07/13	\$600,000	\$705,000	1,730	7	1946	Good	7,920	N	N	1402 NW NORCROSS WAY
2	7	086800	0905	07/08/14	\$950,000	\$999,000	1,750	7	1998	Good	7,800	N	N	10323 VALMAY AVE NW
2	7	086800	2130	11/14/12	\$650,000	\$797,000	990	8	1942	Good	6,505	Y	N	10013 RICHWOOD AVE NW
2	7	086800	1775	09/13/13	\$840,000	\$956,000	1,150	8	1953	Good	7,600	Y	N	10256 RICHWOOD AVE NW
2	7	086800	1745	07/29/13	\$935,000	\$1,076,000	1,190	8	1951	VGood	6,540	Y	N	2009 NW BLUE RIDGE DR
2	6	086800	0160	07/18/13	\$616,316	\$712,000	1,250	8	1953	VGood	9,556	N	N	1313 NW NORCROSS WAY
2	6	086800	0250	09/07/12	\$745,000	\$928,000	1,290	8	1951	VGood	7,800	Y	N	1230 NW WOODBINE WAY
2	7	086800	1225	09/24/12	\$683,500	\$848,000	1,300	8	1950	Good	7,800	Y	N	10029 VALMAY AVE NW
2	7	086800	2165	04/11/13	\$879,000	\$1,040,000	1,390	8	1940	Good	10,721	Y	N	10229 RICHWOOD AVE NW
2	6	086800	0365	08/18/14	\$620,000	\$644,000	1,420	8	1949	Good	8,341	N	N	10562 14TH AVE NW
2	7	086800	1865	04/13/12	\$555,000	\$715,000	1,420	8	1953	Avg	8,128	Y	N	2314 NW 100TH ST
2	6	086800	0175	10/01/14	\$849,000	\$872,000	1,440	8	1950	Good	8,040	N	N	1333 NW NORCROSS WAY
2	6	252603	9156	12/10/14	\$760,000	\$765,000	1,480	8	1958	Good	8,315	N	N	10805 12TH AVE NW
2	6	086800	0075	09/03/13	\$729,000	\$832,000	1,490	8	1952	Good	14,073	N	N	1414 NW NORCROSS WAY
2	7	086800	2219	04/17/13	\$875,000	\$1,034,000	1,490	8	1959	Good	11,388	Y	N	1954 NW BLUE RIDGE DR
2	7	086800	1895	10/18/12	\$765,000	\$944,000	1,510	8	1955	Good	7,150	Y	N	10204 BELGROVE CT NW
2	6	086800	0395	11/14/12	\$470,000	\$576,000	1,570	8	1951	Avg	8,340	N	N	10526 14TH AVE NW
2	7	086800	1185	11/21/13	\$600,000	\$671,000	1,600	8	1947	VGood	7,641	N	N	1536 NW 100TH ST
2	7	086800	2320	12/04/12	\$760,000	\$927,000	1,600	8	1959	Avg	9,240	Y	N	10321 BEDFORD CT NW
2	6	610770	0045	07/01/13	\$780,000	\$904,000	1,600	8	1960	VGood	10,374	N	N	10810 12TH AVE NW
2	7	086800	2075	03/21/14	\$975,000	\$1,056,000	1,610	8	1952	VGood	11,580	Y	N	10019 RICHWOOD AVE NW
2	6	086800	0415	09/05/14	\$643,500	\$666,000	1,650	8	1986	Avg	7,104	N	N	10502 14TH AVE NW
2	7	086800	1990	03/22/12	\$995,000	\$1,288,000	1,740	8	2007	Avg	24,102	Y	N	10004 VINTON CT NW
2	7	086800	1355	09/11/13	\$679,000	\$773,000	1,770	8	1941	Avg	11,790	N	N	10219 VALMAY AVE NW
2	7	440320	0070	09/13/13	\$677,500	\$771,000	1,810	8	1951	VGood	8,863	N	N	10004 15TH AVE NW



## Improved Sales Used in This Annual Update Analysis

### Area 039 -- 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	7	086800	1045	10/21/13	\$625,000	\$704,000	1,830	8	1941	Good	7,808	N	N	1518 NW BLUE RIDGE DR
2	7	086800	1250	04/16/13	\$801,000	\$946,000	2,060	8	1952	VGood	9,132	N	N	10001 VALMAY AVE NW
2	7	086800	2390	05/03/13	\$1,500,000	\$1,765,000	1,470	9	1954	VGood	8,400	Y	N	2356 NW BLUE RIDGE DR
2	7	086800	1665	01/24/12	\$750,000	\$984,000	1,790	9	1954	Avg	8,890	Y	N	10212 RADFORD AVE NW
2	7	086800	2105	03/26/13	\$885,000	\$1,051,000	1,830	9	1952	Good	8,280	Y	N	2437 NW BLUE RIDGE DR
2	7	086800	0825	04/15/13	\$1,460,000	\$1,725,000	1,840	9	2010	Avg	24,380	Y	N	1542 NW WOODBINE WAY
2	7	086800	1870	05/23/13	\$1,025,000	\$1,200,000	1,850	9	1947	Good	6,420	Y	N	10215 BELGROVE CT NW
2	7	086800	1035	04/21/14	\$821,000	\$882,000	1,860	9	1935	Good	9,235	N	N	1532 NW BLUE RIDGE DR
2	7	086800	1030	09/15/14	\$1,150,000	\$1,186,000	1,870	9	1951	Good	18,000	N	N	1536 NW BLUE RIDGE DR
2	7	086800	2085	03/22/12	\$1,060,000	\$1,373,000	1,870	9	1946	VGood	6,000	Y	N	2411 NW BLUE RIDGE DR
2	7	086800	0720	01/16/13	\$849,000	\$1,025,000	1,880	9	1951	Good	8,035	Y	N	10540 VALMAY AVE NW
2	7	086800	2005	03/07/13	\$880,000	\$1,050,000	2,030	9	1941	Good	11,200	Y	N	10007 RADFORD AVE NW
2	7	086800	1525	04/25/13	\$949,000	\$1,119,000	2,100	9	1948	Good	8,614	N	N	1824 NW BLUE RIDGE DR
2	7	086800	0615	12/31/14	\$1,225,000	\$1,225,000	2,200	9	1939	Good	11,542	N	N	10580 15TH AVE NW
2	6	086800	0104	02/22/13	\$1,300,000	\$1,556,000	2,230	9	1960	VGood	16,451	Y	N	1450 NW WOODBINE WAY
2	7	086800	0575	08/19/14	\$998,800	\$1,038,000	2,250	9	1955	Good	8,000	Y	N	1537 NW WOODBINE WAY
2	7	086800	0595	06/21/13	\$932,000	\$1,083,000	2,360	9	1936	Good	10,185	Y	N	10815 VALMAY AVE NW
2	7	086800	1724	06/11/13	\$880,000	\$1,025,000	2,380	9	1936	Good	7,860	Y	N	10033 BAYARD AVE NW
2	7	086800	1495	01/04/13	\$999,950	\$1,211,000	2,450	9	1998	Avg	13,770	Y	N	1856 NW BLUE RIDGE DR
2	7	086800	1835	01/08/13	\$855,000	\$1,035,000	2,470	9	1961	Good	7,800	Y	N	10032 RICHWOOD AVE NW
2	7	362603	9167	09/06/12	\$850,000	\$1,059,000	2,480	9	1937	VGood	16,175	Y	N	10318 15TH AVE NW
2	7	086800	1465	07/30/13	\$1,300,000	\$1,496,000	2,700	9	1954	Good	17,010	Y	N	10509 CULPEPER CT NW
2	7	086800	1255	08/22/13	\$1,175,000	\$1,345,000	3,030	9	1980	Good	7,378	Y	N	1739 NW GREENBRIER WAY
2	7	086800	0810	11/07/12	\$900,000	\$1,105,000	3,130	9	1941	Avg	12,834	Y	N	1520 NW WOODBINE WAY
2	7	086800	2215	07/01/13	\$1,200,000	\$1,391,000	3,260	9	1991	Avg	16,000	Y	N	1948 NW BLUE RIDGE DR
2	7	086800	1450	12/20/12	\$1,640,000	\$1,993,000	1,620	10	1949	VGood	11,340	Y	N	10625 CULPEPER CT NW
2	7	086800	1640	01/08/14	\$1,650,000	\$1,822,000	1,950	10	1958	VGood	23,800	Y	N	1849 NW ROUNDHILL CIR
2	7	086800	1705	07/12/13	\$1,000,000	\$1,156,000	2,130	10	1940	Avg	9,900	Y	N	10005 BAYARD AVE NW
2	7	086800	1995	09/21/12	\$1,540,000	\$1,912,000	2,150	10	1951	VGood	10,000	Y	N	10019 RADFORD AVE NW
2	7	086800	2282	09/17/12	\$1,170,000	\$1,454,000	2,160	10	1955	Good	24,587	Y	N	10320 BEDFORD CT NW
2	7	086800	1260	07/23/13	\$1,465,000	\$1,689,000	3,110	10	1940	Good	22,572	Y	N	10502 CULPEPER CT NW





## Improved Sales Used in This Annual Update Analysis

### Area 039 -- 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	7	086800	1690	02/05/14	\$1,400,000	\$1,534,000	4,240	10	1980	Avg	9,288	Y	N	10014 RADFORD AVE NW
2	7	086800	1980	04/10/12	\$1,200,000	\$1,547,000	3,110	11	1939	Good	8,040	Y	N	10005 VINTON CT NW
2	7	086800	1645	03/13/13	\$2,060,000	\$2,454,000	2,640	12	1931	VGood	18,677	Y	N	1857 NW ROUNDHILL CIR
3	11	113900	0620	10/08/14	\$385,000	\$395,000	770	6	1946	Avg	7,554	N	N	10523 2ND AVE NW
3	11	198020	0365	07/19/12	\$310,000	\$391,000	840	6	1937	Avg	8,100	N	N	124 NW 143RD ST
3	8	010600	0360	03/28/12	\$305,000	\$394,000	850	6	1948	Good	8,391	N	N	10038 DIBBLE AVE NW
3	8	010600	0135	10/24/12	\$339,000	\$418,000	860	6	1948	VGood	8,168	N	N	10057 DIBBLE AVE NW
3	11	638050	0135	05/27/14	\$326,100	\$347,000	880	6	1942	Avg	7,683	N	N	11708 3RD AVE NW
3	11	638050	0066	02/19/14	\$240,000	\$262,000	940	6	1920	Fair	7,689	N	N	11737 1ST AVE NW
3	11	074800	0205	07/16/14	\$293,000	\$307,000	1,110	6	1935	Avg	5,421	N	N	14055 1ST AVE NW
3	10	010600	0310	02/21/13	\$352,500	\$422,000	1,180	6	1948	VGood	7,830	N	N	10031 8TH AVE NW
3	11	113900	0855	07/09/12	\$310,000	\$392,000	1,180	6	1930	Good	7,260	N	N	112 N 105TH ST
3	8	010600	0150	04/11/12	\$389,000	\$501,000	1,200	6	1948	VGood	8,168	N	N	10039 DIBBLE AVE NW
3	8	010600	0355	03/18/13	\$377,900	\$450,000	1,300	6	1948	Good	8,395	N	N	10032 DIBBLE AVE NW
3	8	010600	0015	06/19/14	\$435,000	\$460,000	1,310	6	1948	Good	8,065	N	N	9729 DIBBLE AVE NW
3	8	201630	0046	07/10/12	\$319,000	\$403,000	800	7	1946	Avg	7,669	N	N	10038 13TH AVE NW
3	8	914410	0287	01/29/13	\$405,000	\$488,000	800	7	1950	Good	8,910	N	N	9721 13TH AVE NW
3	11	092400	0040	08/14/14	\$324,000	\$337,000	820	7	1941	Good	8,370	N	N	13216 3RD AVE NW
3	8	949820	0036	02/18/14	\$456,000	\$498,000	830	7	1949	VGood	6,804	N	N	10325 13TH AVE NW
3	11	113900	0090	08/30/13	\$364,300	\$416,000	850	7	1955	VGood	3,189	N	N	10745 GREENWOOD AVE N
3	11	515120	0290	05/12/14	\$300,000	\$320,000	860	7	1975	Avg	8,100	N	N	13729 1ST AVE NW
3	8	186240	0047	10/04/13	\$410,000	\$464,000	890	7	1948	Good	7,020	N	N	9208 15TH AVE NW
3	8	362603	9278	07/18/12	\$346,000	\$436,000	900	7	1951	Good	6,000	N	N	933 NW 96TH ST
3	10	076700	0136	12/05/12	\$242,500	\$296,000	900	7	1997	Avg	1,631	N	N	330 NW 103RD ST
3	10	344200	0120	11/13/14	\$250,000	\$254,000	910	7	1930	Avg	4,955	N	N	150 NW 103RD ST
3	8	682510	0015	06/04/14	\$437,000	\$464,000	910	7	1942	Good	6,800	N	N	944 NW 97TH ST
3	8	914410	0257	01/25/13	\$352,000	\$424,000	910	7	1950	Good	8,910	N	N	9610 14TH AVE NW
3	10	186240	0132	09/16/14	\$379,000	\$391,000	930	7	1952	Avg	5,400	N	N	9234 13TH AVE NW
3	8	949820	0045	08/22/13	\$435,000	\$498,000	930	7	1949	VGood	6,930	N	N	10339 13TH AVE NW
3	8	186240	0065	10/29/13	\$340,000	\$382,000	940	7	1944	Avg	10,880	N	N	9239 14TH AVE NW
3	11	730890	0335	09/29/14	\$415,000	\$426,000	940	7	1947	Avg	7,705	N	N	12215 2ND AVE NW



## Improved Sales Used in This Annual Update Analysis

### Area 039 -- 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	11	891050	0153	07/25/12	\$311,750	\$392,000	940	7	1926	Good	5,040	N	N	11223 PALATINE AVE N
3	11	242603	9167	04/24/13	\$250,000	\$295,000	950	7	1948	Avg	8,100	N	N	130 N 132ND ST
3	11	442760	0185	12/14/12	\$417,000	\$508,000	950	7	1953	VGood	7,000	N	N	10703 3RD AVE NW
3	11	515120	0395	06/04/12	\$435,950	\$555,000	950	7	2011	Avg	6,750	N	N	13743 2ND AVE NW
3	8	676620	0010	01/24/14	\$348,000	\$383,000	950	7	1947	Good	6,210	N	N	9516 13TH AVE NW
3	8	676620	0025	05/02/13	\$410,000	\$483,000	950	7	1947	Good	6,210	N	N	9502 13TH AVE NW
3	8	914410	0385	10/22/12	\$355,000	\$438,000	950	7	1940	VGood	10,060	N	N	9527 12TH AVE NW
3	11	638050	0121	05/07/12	\$442,000	\$566,000	960	7	1947	Good	7,689	N	N	11727 2ND AVE NW
3	8	010600	0235	10/14/13	\$416,000	\$470,000	970	7	1949	VGood	8,103	N	N	10062 9TH AVE NW
3	11	113900	0409	09/14/12	\$438,000	\$545,000	980	7	1948	VGood	7,907	N	N	204 NW 107TH ST
3	8	914410	0258	08/07/14	\$395,000	\$412,000	980	7	1951	Avg	8,100	N	N	9603 13TH AVE NW
3	11	337490	0070	08/20/13	\$400,000	\$458,000	990	7	1948	Avg	8,123	N	N	137 NW 135TH PL
3	10	758620	0020	12/28/13	\$260,000	\$288,000	1,000	7	1948	Avg	6,050	N	N	143 NW 103RD ST
3	11	113900	0810	07/31/12	\$416,000	\$523,000	1,020	7	1960	Avg	10,000	N	N	10544 1ST AVE NW
3	8	949820	0091	09/25/14	\$582,500	\$599,000	1,020	7	1942	VGood	6,804	N	N	10335 12TH AVE NW
3	11	515120	0495	04/14/14	\$336,000	\$362,000	1,030	7	1945	Good	6,750	N	N	13758 3RD AVE NW
3	11	515300	0080	03/28/14	\$398,500	\$431,000	1,030	7	1946	Avg	7,680	N	N	12557 1ST AVE NW
3	11	515300	0080	01/09/12	\$289,900	\$382,000	1,030	7	1946	Avg	7,680	N	N	12557 1ST AVE NW
3	8	949820	0061	05/23/13	\$350,000	\$410,000	1,030	7	1949	Avg	6,804	N	N	10336 13TH AVE NW
3	11	074800	0135	08/20/13	\$457,500	\$524,000	1,040	7	2005	Avg	9,504	N	N	14045 PALATINE AVE N
3	11	442760	0045	11/13/12	\$340,000	\$417,000	1,040	7	1953	Good	6,500	N	N	10744 5TH AVE NW
3	11	915810	0120	06/27/13	\$249,950	\$290,000	1,050	7	2001	Avg	1,092	N	N	12717 A GREENWOOD AVE N
3	11	915810	0124	10/24/13	\$245,000	\$276,000	1,050	7	2001	Avg	1,400	N	N	12723 A GREENWOOD AVE N
3	11	442760	0080	09/10/13	\$460,000	\$524,000	1,060	7	1953	VGood	6,200	Y	N	10735 4TH AVE NW
3	8	914410	0195	07/24/13	\$430,000	\$496,000	1,060	7	1941	VGood	5,632	N	N	9520 MARY AVE NW
3	8	914410	0199	08/31/12	\$366,000	\$457,000	1,060	7	1940	VGood	5,632	N	N	9517 14TH AVE NW
3	8	914410	0296	12/31/13	\$429,950	\$476,000	1,060	7	1950	Good	6,510	N	N	9725 13TH AVE NW
3	8	010600	0044	08/26/14	\$399,950	\$415,000	1,070	7	1950	Avg	7,930	N	N	851 NW 100TH ST
3	11	074800	0145	12/11/14	\$335,000	\$337,000	1,070	7	1951	Good	6,678	N	N	14035 PALATINE AVE N
3	11	113900	0210	05/19/13	\$429,900	\$504,000	1,070	7	1924	Good	7,560	N	N	10739 PALATINE AVE N
3	11	113900	0615	10/26/13	\$464,000	\$522,000	1,070	7	1951	Good	5,000	N	N	10515 2ND AVE NW



## Improved Sales Used in This Annual Update Analysis

### Area 039 -- 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	8	186240	0026	09/11/13	\$383,000	\$436,000	1,070	7	1954	Avg	6,000	N	N	9233 MARY AVE NW
3	8	615490	0095	07/11/14	\$565,000	\$594,000	1,070	7	1948	Good	7,102	Y	N	10326 11TH AVE NW
3	8	615490	0065	10/30/14	\$490,000	\$499,000	1,090	7	1947	Good	9,300	Y	N	1121 NW 103RD ST
3	11	092400	0053	10/11/13	\$405,000	\$458,000	1,100	7	1940	Avg	9,520	N	N	13203 2ND AVE NW
3	11	891050	0150	05/29/14	\$329,932	\$351,000	1,100	7	1971	Avg	5,040	N	N	11221 PALATINE AVE N
3	11	915760	0085	01/26/12	\$345,000	\$452,000	1,100	7	1947	Good	8,160	N	N	12720 2ND AVE NW
3	11	944130	0050	03/01/12	\$300,000	\$390,000	1,110	7	1949	Good	8,160	N	N	13031 1ST AVE NW
3	11	391840	0035	12/12/12	\$343,000	\$418,000	1,120	7	1951	Avg	7,936	N	N	11730 PALATINE AVE N
3	11	391840	0180	03/28/14	\$360,000	\$389,000	1,130	7	1948	Good	6,300	N	N	11542 PALATINE AVE N
3	11	337490	0030	12/13/12	\$252,000	\$307,000	1,140	7	1948	Avg	8,124	N	N	126 NW 135TH PL
3	11	730890	0190	09/19/13	\$500,000	\$568,000	1,140	7	1948	Good	7,712	N	N	12232 2ND AVE NW
3	11	730890	0430	03/26/13	\$330,000	\$392,000	1,140	7	1941	Good	6,395	N	N	12006 3RD AVE NW
3	11	206710	0045	04/23/13	\$357,000	\$421,000	1,150	7	1949	Good	8,100	N	N	210 NW 131ST ST
3	11	113900	0062	06/25/14	\$288,000	\$304,000	1,150	7	2007	Avg	887	N	N	10711 1C GREENWOOD AVE N
3	8	440320	0110	04/22/13	\$350,000	\$413,000	1,160	7	1942	Avg	4,960	N	N	10025 MARY AVE NW
3	8	914410	0206	04/09/14	\$335,000	\$361,000	1,160	7	1940	Avg	7,424	N	N	1400 NW 95TH ST
3	8	010600	0110	03/13/14	\$357,500	\$388,000	1,170	7	1951	Good	8,168	N	N	10319 DIBBLE AVE NW
3	11	198020	0220	05/13/13	\$420,000	\$493,000	1,170	7	1953	Good	8,100	N	N	123 N 144TH ST
3	11	638050	0015	12/20/12	\$430,000	\$523,000	1,170	7	1952	Good	7,681	Y	N	11733 PALATINE AVE N
3	8	010600	0225	07/10/12	\$360,000	\$455,000	1,180	7	1948	Avg	8,108	Y	N	10048 9TH AVE NW
3	11	515300	0040	12/13/13	\$360,000	\$400,000	1,180	7	1948	Good	7,680	N	N	12534 2ND AVE NW
3	11	242603	9314	12/01/14	\$280,000	\$283,000	1,190	7	2005	Avg	1,265	N	N	13435 A GREENWOOD AVE N
3	8	362603	9366	01/24/12	\$410,000	\$538,000	1,200	7	1963	Good	7,646	N	N	9526 12TH AVE NW
3	10	344200	0131	06/28/13	\$357,000	\$414,000	1,220	7	1960	Good	5,100	N	N	130 NW 103RD ST
3	11	891050	0180	04/28/14	\$330,000	\$354,000	1,220	7	1936	Fair	7,610	N	N	11251 PALATINE AVE N
3	11	074800	0225	04/26/13	\$350,000	\$413,000	1,230	7	1935	Good	8,100	N	N	14031 1ST AVE NW
3	11	530320	0090	03/05/13	\$537,000	\$641,000	1,230	7	1941	VGood	8,981	N	N	11507 1ST AVE NW
3	11	915810	0065	06/12/13	\$368,000	\$429,000	1,230	7	1951	Good	8,220	N	N	12748 1ST AVE NW
3	8	186240	0073	03/04/13	\$360,000	\$430,000	1,240	7	1988	Avg	5,400	N	N	9230 MARY AVE NW
3	8	186240	0021	05/15/13	\$476,500	\$559,000	1,250	7	1942	VGood	8,100	Y	N	9238 15TH AVE NW
3	8	362603	9225	05/07/14	\$496,500	\$531,000	1,250	7	1953	Avg	10,145	N	N	10342 9TH AVE NW





## Improved Sales Used in This Annual Update Analysis

### Area 039 -- 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	11	391840	0144	07/08/13	\$440,000	\$509,000	1,250	7	1962	Good	7,500	N	N	11518 3RD AVE NW
3	11	638050	0050	03/07/12	\$420,000	\$546,000	1,260	7	1951	Avg	7,691	N	N	11750 1ST AVE NW
3	8	914410	0158	07/24/13	\$430,000	\$496,000	1,260	7	1949	Good	8,910	N	N	9632 MARY AVE NW
3	8	914410	0158	12/29/14	\$445,000	\$445,000	1,260	7	1949	Good	8,910	N	N	9632 MARY AVE NW
3	11	113900	0215	07/18/14	\$416,000	\$436,000	1,270	7	1932	Good	7,560	N	N	10741 PALATINE AVE N
3	11	915810	0090	02/25/14	\$440,000	\$480,000	1,270	7	1949	Avg	8,280	N	N	12714 1ST AVE NW
3	11	074800	0245	08/14/13	\$352,500	\$404,000	1,280	7	1954	Good	6,100	N	N	14007 1ST AVE NW
3	8	552260	0205	09/17/14	\$500,000	\$515,000	1,280	7	1950	Avg	6,750	N	N	9737 9TH AVE NW
3	8	615490	0160	06/26/13	\$385,000	\$447,000	1,280	7	1949	Fair	6,030	N	N	917 NW 103RD ST
3	11	291820	0006	06/05/13	\$349,000	\$407,000	1,290	7	1948	Good	6,939	N	N	13544 3RD AVE NW
3	11	730890	0625	08/10/12	\$379,100	\$475,000	1,290	7	1946	Avg	6,854	N	N	12020 1ST AVE NW
3	10	362603	9207	04/25/13	\$332,000	\$391,000	1,300	7	1947	Avg	6,480	N	N	119 NW 105TH ST
3	11	113900	0960	02/25/14	\$399,950	\$436,000	1,310	7	1949	Good	7,625	N	N	10502 PALATINE AVE N
3	8	504980	0005	06/27/14	\$447,000	\$471,000	1,320	7	1953	Avg	8,380	N	N	10356 DIBBLE AVE NW
3	10	186240	0517	08/13/14	\$350,000	\$364,000	1,320	7	1995	Avg	1,298	N	N	1455 NW 92ND ST
3	8	914410	0367	04/13/12	\$365,000	\$470,000	1,340	7	1951	Good	6,600	N	N	9610 13TH AVE NW
3	11	687780	0025	05/09/12	\$350,000	\$448,000	1,350	7	1947	Avg	8,160	N	N	12533 2ND AVE NW
3	11	730890	0275	05/15/12	\$440,500	\$563,000	1,360	7	1949	Good	7,720	N	N	12252 3RD AVE NW
3	11	074800	0370	04/26/13	\$343,500	\$405,000	1,380	7	1951	Avg	8,100	N	N	14014 3RD AVE NW
3	11	198020	0235	01/02/14	\$411,954	\$456,000	1,380	7	1953	Good	6,602	N	N	141 N 144TH ST
3	11	242603	9130	06/10/14	\$417,500	\$442,000	1,390	7	1941	Good	10,800	N	N	109 NW 132ND ST
3	8	615490	0070	06/11/14	\$700,000	\$741,000	1,390	7	1948	VGood	7,378	Y	N	1105 NW 103RD ST
3	11	730890	0500	07/24/13	\$393,000	\$453,000	1,400	7	1937	Good	7,692	N	N	12050 2ND AVE NW
3	11	915810	0040	10/10/13	\$370,000	\$418,000	1,400	7	1949	Avg	8,220	N	N	12749 PALATINE AVE N
3	11	915810	0040	08/08/14	\$401,000	\$418,000	1,400	7	1949	Avg	8,220	N	N	12749 PALATINE AVE N
3	8	010600	0395	03/27/14	\$405,000	\$438,000	1,410	7	1951	Good	8,053	N	N	10320 DIBBLE AVE NW
3	8	010600	0395	06/24/14	\$405,000	\$427,000	1,410	7	1951	Good	8,053	N	N	10320 DIBBLE AVE NW
3	10	504980	0035	03/20/12	\$370,000	\$479,000	1,410	7	1905	Good	7,155	N	N	10351 8TH AVE NW
3	11	730890	0230	04/11/14	\$456,050	\$491,000	1,410	7	1936	Good	7,705	N	N	12217 1ST AVE NW
3	8	949820	0066	03/01/13	\$375,000	\$448,000	1,410	7	1949	Good	6,804	N	N	10324 13TH AVE NW
3	10	076700	0201	10/25/12	\$302,000	\$372,000	1,420	7	1995	Avg	1,537	N	N	314 NW 103RD ST



## Improved Sales Used in This Annual Update Analysis

### Area 039 -- 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	11	198020	0275	06/14/13	\$339,000	\$395,000	1,440	7	1953	Avg	8,100	N	N	120 N 143RD ST
3	8	949820	0031	07/05/13	\$426,103	\$494,000	1,440	7	1949	VGood	6,930	N	N	10309 13TH AVE NW
3	11	730890	0560	11/06/13	\$495,000	\$556,000	1,460	7	1936	VGood	7,679	Y	N	12021 1ST AVE NW
3	11	113900	0135	10/09/14	\$440,000	\$451,000	1,480	7	1940	Avg	7,560	N	N	10730 1ST AVE NW
3	8	440320	0200	05/17/13	\$618,000	\$725,000	1,490	7	1944	VGood	7,440	N	N	10022 MARY AVE NW
3	10	076700	0159	08/21/14	\$337,900	\$351,000	1,500	7	1999	Avg	1,471	N	N	315 NW 103RD ST
3	11	442760	0040	08/23/13	\$415,000	\$475,000	1,520	7	1953	Good	7,000	N	N	10752 5TH AVE NW
3	11	891050	0686	02/15/12	\$339,000	\$442,000	1,520	7	1949	Avg	7,560	Y	N	11032 PALATINE AVE N
3	11	113900	0400	08/26/14	\$430,000	\$446,000	1,550	7	1922	Good	5,034	Y	N	220 NW 107TH ST
3	8	914410	0240	09/10/13	\$485,000	\$552,000	1,550	7	1981	Avg	8,400	N	N	9534 14TH AVE NW
3	8	552260	0135	06/25/13	\$490,500	\$570,000	1,560	7	1950	Good	6,700	Y	N	9739 11TH AVE NW
3	8	440320	0165	05/29/13	\$475,000	\$555,000	1,570	7	1952	Good	7,440	N	N	10046 MARY AVE NW
3	8	010600	0040	04/07/14	\$507,000	\$547,000	1,580	7	1950	Good	8,100	Y	N	9728 9TH AVE NW
3	8	186240	0100	01/03/12	\$365,000	\$481,000	1,600	7	1942	Good	8,160	N	N	9203 14TH AVE NW
3	11	291820	0055	07/22/14	\$399,950	\$419,000	1,600	7	1961	Avg	9,861	N	N	141 N 136TH ST
3	11	515120	0355	04/24/13	\$470,000	\$554,000	1,620	7	1951	VGood	10,125	N	N	13738 2ND AVE NW
3	11	915810	0129	05/29/13	\$340,000	\$397,000	1,620	7	2001	Avg	1,547	N	N	12721 A GREENWOOD AVE N
3	11	074800	0315	02/19/13	\$436,050	\$522,000	1,630	7	1936	VGood	8,100	N	N	14043 2ND AVE NW
3	11	638050	0065	03/10/14	\$450,000	\$489,000	1,660	7	1927	Good	7,692	N	N	11745 1ST AVE NW
3	8	615490	0005	09/24/14	\$665,000	\$684,000	1,670	7	1946	VGood	7,102	N	N	10328 12TH AVE NW
3	8	914410	0126	08/21/14	\$489,900	\$509,000	1,680	7	1940	Good	8,910	N	N	9728 MARY AVE NW
3	8	914410	0235	08/06/13	\$565,000	\$649,000	1,700	7	1909	Good	11,400	N	N	9530 14TH AVE NW
3	11	113900	0685	07/29/14	\$580,000	\$606,000	1,710	7	1983	Avg	6,703	N	N	10550 2ND AVE NW
3	11	113900	0785	04/23/13	\$449,000	\$530,000	1,720	7	1967	Avg	7,500	N	N	10547 1ST AVE NW
3	8	747490	0015	10/08/12	\$515,000	\$637,000	1,730	7	1954	VGood	5,400	N	N	10622 8TH AVE NW
3	11	074800	0220	10/02/12	\$399,950	\$495,000	1,740	7	1990	Avg	8,100	N	N	14041 1ST AVE NW
3	11	515120	0071	07/16/12	\$280,000	\$353,000	1,750	7	2005	Avg	3,597	N	N	13705 GREENWOOD AVE N
3	11	322320	0040	11/25/13	\$525,000	\$586,000	1,780	7	1944	Good	6,250	Y	N	11523 PALATINE AVE N
3	8	247450	0065	07/31/12	\$340,000	\$427,000	1,840	7	1953	Avg	6,600	N	N	811 NW 107TH ST
3	11	944130	0015	07/31/13	\$520,000	\$598,000	1,880	7	1949	Good	8,160	N	N	13016 2ND AVE NW
3	8	377330	0005	06/18/12	\$360,000	\$457,000	1,910	7	1953	Avg	6,616	N	N	10505 8TH AVE NW



## Improved Sales Used in This Annual Update Analysis

### Area 039 -- 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	11	730890	0100	06/19/14	\$401,000	\$424,000	1,940	7	1947	Avg	5,753	N	N	12234 1ST AVE NW
3	11	730890	0210	02/11/14	\$460,000	\$503,000	1,990	7	1937	Good	7,702	N	N	12210 2ND AVE NW
3	11	730890	0200	01/09/14	\$559,000	\$617,000	2,130	7	1948	VGood	7,707	N	N	12222 2ND AVE NW
3	8	362603	9198	07/24/12	\$443,000	\$558,000	2,420	7	1986	Avg	6,750	N	N	1108 NW 95TH ST
3	11	113900	0742	07/22/13	\$510,000	\$588,000	2,460	7	2006	Avg	7,440	N	N	104 NW 105TH ST
3	11	113900	0068	08/07/13	\$265,000	\$304,000	920	8	2009	Avg	882	N	N	10713 B GREENWOOD AVE N
3	11	915810	0045	05/15/12	\$332,000	\$425,000	980	8	1948	Good	9,240	N	N	12759 PALATINE AVE N
3	11	891050	0237	07/26/14	\$350,000	\$366,000	1,000	8	2002	Avg	941	N	N	11227 B GREENWOOD AVE N
3	11	891050	0238	11/06/14	\$343,000	\$349,000	1,000	8	2002	Avg	1,173	N	N	11227 C GREENWOOD AVE N
3	11	113900	0091	06/18/13	\$286,500	\$333,000	1,010	8	2002	Avg	1,097	N	N	10747 A GREENWOOD AVE N
3	11	113900	0069	11/18/14	\$320,000	\$324,000	1,050	8	2009	Avg	1,221	N	N	10713 A GREENWOOD AVE N
3	11	515120	0054	11/22/13	\$269,500	\$301,000	1,070	8	2008	Avg	951	N	N	13723 A GREENWOOD AVE N
3	11	515120	0055	01/03/14	\$265,000	\$293,000	1,070	8	2008	Avg	949	N	N	13721 B GREENWOOD AVE N
3	11	891050	0222	07/26/13	\$323,000	\$372,000	1,080	8	2002	Avg	1,179	Y	N	11213 C GREENWOOD AVE N
3	11	113900	0073	08/27/13	\$274,000	\$313,000	1,150	8	2009	Avg	1,293	N	N	10715 C GREENWOOD AVE N
3	8	914410	0210	07/03/13	\$455,000	\$527,000	1,160	8	1984	Avg	7,650	N	N	1300 NW 95TH ST
3	11	515120	0056	10/22/13	\$259,900	\$293,000	1,160	8	2008	Avg	1,407	N	N	13721 A GREENWOOD AVE N
3	9	287460	0080	04/25/12	\$356,700	\$458,000	1,170	8	1954	Avg	33,430	N	N	10749 11TH AVE NW
3	10	362603	9357	06/07/12	\$365,000	\$464,000	1,180	8	1963	Avg	8,610	N	N	126 NW 104TH ST
3	11	113900	0072	09/11/12	\$269,000	\$335,000	1,180	8	2009	Avg	834	N	N	10715 B GREENWOOD AVE N
3	10	362603	9424	06/16/14	\$320,000	\$338,000	1,200	8	2005	Avg	1,400	N	N	116 A N 104TH ST
3	11	515120	0460	08/01/13	\$375,000	\$431,000	1,220	8	1948	Avg	6,750	N	N	13722 3RD AVE NW
3	11	730940	0025	05/15/12	\$332,000	\$425,000	1,250	8	1950	Avg	6,460	Y	N	12205 GREENWOOD AVE N
3	11	268060	0005	08/08/12	\$400,000	\$502,000	1,270	8	1954	Avg	8,160	N	N	12556 3RD AVE NW
3	11	730890	0225	08/26/14	\$361,000	\$374,000	1,280	8	1926	Avg	7,702	N	N	12209 1ST AVE NW
3	10	186240	0528	07/16/14	\$350,500	\$368,000	1,290	8	1999	Avg	1,445	N	N	9041 C MARY AVE NW
3	10	010800	0117	07/31/13	\$314,950	\$362,000	1,290	8	2005	Avg	2,290	N	N	405 B NW 101ST ST
3	10	010800	0112	02/25/13	\$270,000	\$323,000	1,290	8	2005	Avg	1,579	N	N	409 A NW 101ST ST
3	11	638050	0145	02/09/14	\$552,100	\$604,000	1,320	8	1929	VGood	7,695	N	N	11732 3RD AVE NW
3	11	515120	0375	07/09/14	\$325,000	\$342,000	1,330	8	1949	Avg	6,750	N	N	13758 2ND AVE NW
3	10	010700	0030	11/27/12	\$335,000	\$409,000	1,340	8	2009	Avg	1,654	N	N	10409 ALDERBROOK PL NW





## Improved Sales Used in This Annual Update Analysis

### Area 039 -- 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	10	010800	0123	08/14/12	\$249,000	\$312,000	1,340	8	2006	Avg	1,325	N	N	401 B NW 101ST ST
3	11	891050	0586	04/13/12	\$375,000	\$483,000	1,360	8	1977	Avg	7,560	Y	N	11015 1ST AVE NW
3	11	891050	0239	03/04/14	\$414,000	\$450,000	1,370	8	2002	Avg	1,534	Y	N	11225 A GREENWOOD AVE N
3	11	074800	0350	07/18/13	\$357,000	\$412,000	1,390	8	1968	Avg	7,865	N	N	200 NW 140TH ST
3	8	914410	0080	06/28/12	\$475,000	\$602,000	1,390	8	1956	Avg	7,315	Y	N	9726 15TH AVE NW
3	9	287460	0295	08/07/12	\$450,000	\$565,000	1,400	8	1954	Good	8,211	N	N	912 NW 107TH ST
3	8	362603	9345	10/26/12	\$400,000	\$493,000	1,400	8	1962	Avg	9,317	N	N	10340 MARY AVE NW
3	11	391840	0027	02/19/13	\$350,000	\$419,000	1,400	8	2006	Avg	1,320	Y	N	11711 C GREENWOOD AVE N
3	11	391840	0028	10/21/14	\$367,000	\$375,000	1,400	8	2006	Avg	1,320	Y	N	11711 B GREENWOOD AVE N
3	9	287460	0075	01/20/12	\$430,000	\$565,000	1,410	8	1954	Avg	24,637	N	N	10745 11TH AVE NW
3	11	515300	0035	09/24/12	\$400,000	\$496,000	1,420	8	1951	Avg	7,680	N	N	12528 2ND AVE NW
3	11	891050	0215	03/19/14	\$385,000	\$417,000	1,420	8	2002	Avg	1,378	N	N	11209 B GREENWOOD AVE N
3	11	891050	0223	08/20/14	\$365,000	\$379,000	1,420	8	2002	Avg	1,741	N	N	11215 B GREENWOOD AVE N
3	10	362603	9086	12/16/13	\$477,500	\$530,000	1,430	8	1962	Good	6,160	N	N	115 NW 105TH ST
3	10	682410	0019	12/01/14	\$395,000	\$399,000	1,440	8	2008	Avg	1,195	N	N	821 NW 97TH ST
3	10	682410	0008	06/26/13	\$405,000	\$470,000	1,460	8	2006	Avg	1,245	N	N	807 A NW 97TH ST
3	10	682410	0009	02/04/14	\$415,000	\$455,000	1,460	8	2006	Avg	1,200	N	N	807 B NW 97TH ST
3	10	682410	0018	08/29/13	\$399,950	\$457,000	1,460	8	2006	Avg	2,372	N	N	811 B NW 97TH ST
3	11	391840	0013	07/01/14	\$337,000	\$355,000	1,460	8	2006	Avg	941	N	N	11705 B GREENWOOD AVE N
3	10	682410	0005	08/01/14	\$408,000	\$426,000	1,470	8	2006	Avg	1,204	N	N	9621 8TH AVE NW
3	11	391840	0016	12/10/12	\$298,000	\$363,000	1,470	8	2006	Avg	975	Y	N	11707 C GREENWOOD AVE N
3	9	287460	0090	10/01/13	\$494,500	\$560,000	1,490	8	1958	Avg	26,231	N	N	10750 9TH AVE NW
3	10	010800	0128	08/23/13	\$349,000	\$399,000	1,490	8	2008	Avg	1,068	N	N	10109 B 3RD AVE NW
3	11	391840	0012	08/29/12	\$321,000	\$401,000	1,490	8	2006	Avg	941	N	N	11705 C GREENWOOD AVE N
3	11	391840	0014	07/24/13	\$322,000	\$371,000	1,500	8	2006	Avg	1,425	N	N	11705 A GREENWOOD AVE N
3	11	391840	0015	04/16/12	\$325,000	\$418,000	1,510	8	2006	Avg	2,291	Y	N	11707 D GREENWOOD AVE N
3	11	730890	0036	06/27/14	\$588,000	\$620,000	1,520	8	1951	Good	10,853	Y	N	12204 PALATINE AVE N
3	10	682410	0027	02/27/13	\$419,000	\$501,000	1,530	8	2012	Avg	1,881	N	N	829 C NW 97TH ST
3	10	682410	0029	04/02/13	\$409,950	\$486,000	1,530	8	2012	Avg	1,568	N	N	829 A NW 97TH ST
3	10	682410	0029	10/31/14	\$474,950	\$484,000	1,530	8	2012	Avg	1,568	N	N	829 A NW 97TH ST
3	10	682410	0021	03/18/13	\$399,950	\$476,000	1,540	8	2012	Avg	1,860	N	N	825 C NW 97TH ST



## Improved Sales Used in This Annual Update Analysis

### Area 039 -- 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	10	682410	0026	03/18/13	\$399,950	\$476,000	1,540	8	2013	Avg	1,406	N	N	825 A NW 97TH ST
3	11	198020	0325	01/29/13	\$463,000	\$557,000	1,570	8	1958	Avg	8,100	N	N	123 NW 144TH ST
3	11	730890	0280	11/29/12	\$400,000	\$489,000	1,570	8	1949	Good	10,290	N	N	12244 3RD AVE NW
3	10	186240	0466	09/26/13	\$384,500	\$436,000	1,600	8	1998	Avg	1,144	N	N	9046 A MARY AVE NW
3	10	186240	0467	08/07/12	\$319,000	\$400,000	1,600	8	1998	Avg	1,075	N	N	9044 A MARY AVE NW
3	10	186240	0471	08/20/14	\$392,500	\$408,000	1,600	8	1998	Avg	1,289	N	N	9044 B MARY AVE NW
3	10	186240	0473	06/24/14	\$365,000	\$385,000	1,600	8	1998	Avg	1,603	N	N	9048 B MARY AVE NW
3	10	186240	0479	09/23/14	\$350,000	\$360,000	1,600	8	1999	Avg	1,298	N	N	9040 A MARY AVE NW
3	10	682410	0025	04/02/13	\$399,950	\$474,000	1,600	8	2012	Avg	1,108	N	N	825 b NW 97TH ST
3	8	914410	0066	10/16/13	\$599,000	\$676,000	1,610	8	1921	VGood	9,768	Y	N	9720 15TH AVE NW
3	11	074800	0365	04/30/13	\$369,900	\$436,000	1,630	8	1958	Avg	8,100	N	N	14012 3RD AVE NW
3	11	391840	0143	05/16/14	\$440,000	\$469,000	1,630	8	1966	Avg	7,500	N	N	11532 3RD AVE NW
3	10	682410	0028	02/27/13	\$388,000	\$464,000	1,640	8	2012	Avg	1,180	N	N	829 b NW 97TH ST
3	11	515120	0060	06/19/13	\$320,000	\$372,000	1,700	8	2001	Avg	2,272	N	N	13707 GREENWOOD AVE N
3	11	515120	0063	05/20/13	\$325,000	\$381,000	1,700	8	2001	Avg	1,680	N	N	13713 GREENWOOD AVE N
3	10	682410	0001	03/07/13	\$330,000	\$394,000	1,700	8	2006	Avg	1,660	N	N	801 NW 97TH ST
3	11	730890	0445	07/24/14	\$375,000	\$393,000	1,720	8	1937	Good	7,671	N	N	12003 2ND AVE NW
3	11	730890	0245	04/17/13	\$542,000	\$640,000	1,750	8	1939	Good	7,712	N	N	12235 1ST AVE NW
3	10	682410	0004	03/10/14	\$402,000	\$437,000	1,750	8	2006	Avg	1,189	N	N	9623 8TH AVE NW
3	9	252603	9130	03/21/13	\$675,000	\$803,000	1,770	8	1954	VGood	10,150	Y	N	10542 12TH AVE NW
3	11	226900	0025	12/03/12	\$475,000	\$580,000	1,790	8	1953	Avg	7,210	N	N	11617 2ND AVE NW
3	11	515300	0145	03/28/14	\$396,000	\$428,000	1,810	8	1957	Avg	7,680	N	N	102 NW 125TH ST
3	10	186240	0522	08/22/14	\$449,000	\$466,000	1,810	8	1998	Avg	1,658	N	N	9042 15TH AVE NW
3	11	891050	0732	05/09/12	\$350,000	\$448,000	1,850	8	2002	Avg	1,973	N	N	11033 C GREENWOOD AVE N
3	11	730890	0490	07/14/14	\$650,000	\$682,000	1,880	8	1937	Good	8,073	N	N	12057 2ND AVE NW
3	11	730890	0700	05/16/13	\$650,000	\$762,000	1,880	8	1925	VGood	8,314	Y	N	12056 PALATINE AVE N
3	11	515300	0010	12/26/12	\$554,000	\$672,000	1,890	8	1948	Good	7,680	N	N	12508 2ND AVE NW
3	11	113900	0340	12/09/13	\$420,000	\$467,000	1,910	8	1928	Good	5,040	Y	N	10748 3RD AVE NW
3	11	730890	0020	12/19/12	\$398,000	\$484,000	1,980	8	1958	Avg	7,044	Y	N	12232 PALATINE AVE N
3	9	287460	0335	05/30/14	\$560,000	\$595,000	2,000	8	1953	Avg	7,350	N	N	10605 9TH AVE NW
3	10	010800	0127	12/09/14	\$456,500	\$460,000	2,000	8	2008	Avg	2,309	N	N	10107 3RD AVE NW



## Improved Sales Used in This Annual Update Analysis

### Area 039 -- 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	8	914410	0118	08/03/13	\$450,000	\$517,000	2,080	8	1952	Avg	8,550	N	N	1411 NW 100TH ST
3	11	337490	0065	12/30/12	\$495,000	\$600,000	2,110	8	1988	Avg	7,200	N	N	153 NW 135TH PL
3	11	891050	0331	10/15/13	\$525,000	\$593,000	2,110	8	1986	Avg	10,965	N	N	230 NW 112TH ST
3	11	891050	0040	12/06/12	\$498,000	\$607,000	2,150	8	1962	Good	23,883	N	N	11301 2ND AVE NW
3	11	515120	0215	12/12/14	\$585,000	\$588,000	2,430	8	1999	Avg	6,766	N	N	13720 1ST AVE NW
3	8	914410	0326	07/18/12	\$599,000	\$755,000	2,490	8	1951	VGood	8,910	Y	N	9734 13TH AVE NW
3	11	113900	0336	06/03/13	\$513,000	\$599,000	2,490	8	1998	Avg	5,040	Y	N	10750 3RD AVE NW
3	8	362603	9302	02/13/14	\$750,000	\$820,000	2,600	8	2013	Avg	8,100	N	N	1102 NW 95TH ST
3	11	113900	0910	06/06/13	\$649,950	\$758,000	2,850	8	1990	Avg	7,550	N	N	123 N 107TH ST
3	11	074800	0380	08/15/13	\$629,000	\$721,000	3,680	8	1959	VGood	8,100	N	N	14034 3RD AVE NW
3	11	638050	0005	03/26/13	\$630,000	\$748,000	1,950	9	1926	Good	7,692	Y	N	11759 PALATINE AVE N
3	10	344200	0127	05/30/14	\$685,000	\$728,000	2,310	9	2013	Avg	5,100	N	N	144 NW 103RD ST
3	11	113900	0405	06/25/12	\$579,950	\$735,000	2,330	9	2012	Avg	5,034	Y	N	224 NW 107TH ST
3	11	198020	0335	01/06/14	\$750,000	\$828,000	2,500	9	2004	Avg	8,100	N	N	111 NW 144TH ST
3	11	242603	9280	11/19/13	\$717,500	\$803,000	2,610	9	2005	Avg	10,032	N	N	13105 1ST AVE NW
3	11	242603	9280	03/30/12	\$685,000	\$885,000	2,610	9	2005	Avg	10,032	N	N	13105 1ST AVE NW
3	11	391840	0046	04/04/13	\$750,000	\$889,000	2,620	9	2012	Avg	7,212	Y	N	206 N 117TH ST
3	8	949820	0050	03/27/13	\$700,000	\$831,000	2,640	9	2012	Avg	6,930	N	N	10347 13TH AVE NW
3	11	198020	0015	09/29/14	\$695,000	\$714,000	2,660	9	2000	Avg	7,202	N	N	121 NW 145TH ST
3	8	440320	0255	07/22/14	\$796,000	\$834,000	2,870	9	2005	Avg	4,960	N	N	10023 14TH AVE NW
3	8	914410	0004	03/20/12	\$585,579	\$759,000	2,900	9	2012	Avg	6,118	N	N	1458 NW 95TH ST
3	11	074800	0085	03/13/13	\$725,000	\$864,000	2,910	9	2013	Avg	11,578	N	N	14038 PALATINE AVE N
3	8	914410	0005	05/16/12	\$597,500	\$764,000	2,960	9	2012	Avg	6,118	N	N	9505 MARY AVE NW
3	11	515120	0336	10/12/12	\$640,000	\$791,000	3,340	9	2012	Avg	6,586	N	N	13714 2ND AVE NW
3	11	198020	0384	10/22/14	\$825,000	\$842,000	3,620	9	2009	Avg	6,499	N	N	206 NW 143RD ST
3	11	891050	0631	07/12/12	\$735,000	\$928,000	3,740	9	2009	Avg	6,211	N	N	11018 1ST AVE NW
3	8	914410	0007	06/04/14	\$767,450	\$814,000	1,630	10	2006	Avg	7,599	N	N	1464 NW 95TH ST
3	9	252603	9216	10/10/13	\$775,000	\$876,000	2,660	10	1998	Good	12,850	N	N	10829 8TH AVE NW
3	9	252603	9210	01/06/12	\$611,000	\$805,000	2,740	10	1998	Avg	10,084	N	N	10853 8TH AVE NW
3	8	914410	0017	06/14/12	\$829,000	\$1,053,000	3,310	10	2004	Avg	8,778	N	N	9521 MARY AVE NW
3	8	362603	9406	12/17/13	\$910,000	\$1,010,000	3,840	10	2005	Avg	7,200	N	N	10325 14TH AVE NW



## Improved Sales Used in This Annual Update Analysis

### Area 039 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	3	226700	0355	09/23/13	\$455,000	\$516,000	700	6	1942	VGood	7,060	N	N	8906 30TH AVE NW
6	3	226700	0471	10/30/13	\$375,000	\$422,000	760	6	1929	VGood	8,010	N	N	8821 29TH AVE NW
6	2	613260	0315	08/27/14	\$375,000	\$389,000	980	6	1927	Avg	5,250	N	N	2617 NW 98TH ST
6	2	613260	0221	05/19/14	\$367,000	\$391,000	700	7	1945	Avg	2,334	N	N	2630 NW NORTH BEACH DR
6	2	057900	2900	08/21/12	\$315,000	\$394,000	740	7	1943	Good	5,000	N	N	1702 NW 96TH ST
6	2	057900	2820	04/03/12	\$350,000	\$452,000	770	7	1944	Good	5,000	N	N	1744 NW 96TH ST
6	2	057900	2740	12/05/13	\$356,000	\$397,000	810	7	1943	Avg	5,000	N	N	1717 NW 97TH ST
6	3	226700	0496	03/19/13	\$319,000	\$380,000	830	7	1993	Avg	5,850	N	N	8715 29TH AVE NW
6	2	267560	0011	10/18/13	\$425,000	\$479,000	870	7	2005	Avg	9,100	N	N	9524 17TH AVE NW
6	2	607350	0160	12/10/14	\$550,000	\$554,000	880	7	1947	Avg	7,500	N	N	9320 26TH AVE NW
6	2	057900	0525	04/19/13	\$470,000	\$555,000	910	7	1927	Avg	5,200	Y	N	2338 NW 98TH ST
6	3	356680	0415	05/22/13	\$457,500	\$536,000	940	7	1939	Good	5,880	N	N	2640 NW 86TH ST
6	3	274710	0024	06/19/14	\$576,000	\$609,000	970	7	1948	Good	9,000	N	N	8814 28TH AVE NW
6	3	356680	0255	03/22/12	\$360,000	\$466,000	1,000	7	1916	Good	5,880	N	N	2651 NW 87TH ST
6	3	226700	0730	07/01/14	\$545,000	\$574,000	1,010	7	1928	VGood	3,210	N	N	8519 28TH AVE NW
6	2	057900	2730	04/22/14	\$550,000	\$591,000	1,020	7	1943	VGood	5,000	N	N	1713 NW 97TH ST
6	3	274710	0014	06/07/12	\$535,000	\$681,000	1,020	7	1950	VGood	7,200	N	N	8826 28TH AVE NW
6	2	057900	2870	05/06/14	\$612,500	\$655,000	1,030	7	2013	Avg	5,000	N	N	1720 NW 96TH ST
6	2	613260	0385	08/28/12	\$360,000	\$450,000	1,070	7	1942	Avg	5,250	N	N	2623 NW 97TH ST
6	2	352603	9162	08/02/13	\$515,000	\$592,000	1,130	7	1958	Good	6,148	Y	N	2516 NW 91ST ST
6	3	226700	0180	05/15/12	\$500,000	\$640,000	1,170	7	1926	VGood	11,005	N	N	8533 31ST AVE NW
6	3	226700	0635	10/14/14	\$589,000	\$603,000	1,180	7	1956	Avg	7,060	N	N	8718 29TH AVE NW
6	3	356680	0290	11/20/12	\$419,000	\$513,000	1,180	7	1988	Good	2,940	N	N	2627 NW 87TH ST
6	2	444130	0440	05/12/14	\$582,000	\$622,000	1,190	7	1951	Avg	4,650	Y	N	9215 ALVIN PL NW
6	3	269810	0080	07/30/13	\$525,000	\$604,000	1,200	7	1940	VGood	7,150	N	N	8522 25TH AVE NW
6	4	638350	0755	01/23/13	\$530,000	\$639,000	1,220	7	1959	VGood	8,242	N	N	2316 NW 90TH ST
6	2	352603	9186	06/24/13	\$649,000	\$754,000	1,280	7	2012	Avg	8,197	Y	N	2530 NW 91ST ST
6	2	444130	0430	05/19/14	\$397,500	\$424,000	1,330	7	1916	Avg	5,781	Y	N	9109 CYRUS AVE NW
6	2	352603	9096	10/09/12	\$360,000	\$445,000	1,350	7	1947	Good	7,444	N	N	9115 24TH AVE NW
6	2	444480	0045	09/25/13	\$603,000	\$684,000	1,380	7	1947	Good	7,560	Y	N	3245 NW ESPLANADE
6	2	352603	9074	06/25/14	\$650,000	\$686,000	1,420	7	1940	Good	16,532	N	N	2606 NW 91ST ST





## Improved Sales Used in This Annual Update Analysis

### Area 039 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	2	282010	0050	03/28/12	\$482,500	\$624,000	1,580	7	1944	Good	7,980	Y	N	9109 31ST AVE NW
6	2	281860	0115	07/09/14	\$625,000	\$657,000	1,600	7	1946	Good	5,500	N	N	9513 27TH AVE NW
6	2	873060	0050	08/25/14	\$710,000	\$737,000	1,620	7	1949	VGood	11,448	Y	N	9309 26TH PL NW
6	3	356680	0040	06/07/14	\$490,000	\$520,000	1,730	7	1985	Avg	2,940	N	N	2643 NW 86TH ST
6	2	267560	0095	09/17/13	\$455,000	\$517,000	1,880	7	1929	Good	8,000	N	N	9917 15TH AVE NW
6	2	444480	0020	02/13/13	\$650,000	\$780,000	1,880	7	1931	Avg	9,968	Y	N	3242 NW ESPLANADE
6	3	356680	0365	07/23/13	\$615,000	\$709,000	2,270	7	1915	VGood	5,880	N	N	2612 NW 86TH ST
6	3	226700	0154	07/27/12	\$325,000	\$409,000	980	8	2002	Avg	979	N	N	3110 B NW 85TH ST
6	2	613310	0107	05/07/13	\$435,500	\$512,000	1,000	8	1946	Avg	6,207	Y	N	2501 NW NORTH BEACH DR
6	2	057900	2685	08/08/13	\$366,000	\$420,000	1,030	8	1954	Avg	6,240	N	N	1910 NW 96TH ST
6	3	352603	9111	04/24/12	\$464,750	\$597,000	1,030	8	1949	Good	7,800	N	N	8520 26TH AVE NW
6	3	226700	0453	06/27/14	\$415,000	\$438,000	1,060	8	2000	Avg	1,536	N	N	2922 NW 85TH ST
6	2	138080	0010	07/19/12	\$385,000	\$485,000	1,120	8	1953	Avg	6,240	N	N	1509 NW 96TH ST
6	2	813870	0045	08/30/12	\$527,100	\$658,000	1,120	8	1946	Good	8,322	N	N	9504 18TH AVE NW
6	3	226700	0390	09/10/13	\$575,000	\$655,000	1,130	8	1958	VGood	10,870	N	N	8564 30TH AVE NW
6	3	226700	0535	07/10/13	\$325,000	\$376,000	1,130	8	2002	Avg	1,316	N	N	2910 NW 85TH ST
6	3	226700	0537	06/09/12	\$333,000	\$424,000	1,130	8	2002	Avg	1,238	N	N	2908 NW 85TH ST
6	2	613260	0100	10/22/13	\$558,110	\$629,000	1,150	8	1950	Avg	5,879	Y	N	2406 NW NEPTUNE PL
6	2	057900	1110	05/23/13	\$553,000	\$647,000	1,160	8	1954	Good	6,322	N	N	1729 NW 99TH ST
6	2	607350	0150	09/13/13	\$601,000	\$684,000	1,180	8	1944	VGood	5,000	N	N	9236 26TH AVE NW
6	2	046400	1010	08/14/12	\$478,500	\$599,000	1,190	8	1953	VGood	5,100	N	N	9014 30TH AVE NW
6	3	352603	9170	07/15/13	\$489,000	\$565,000	1,190	8	1976	Avg	8,640	N	N	8825 EARL AVE NW
6	2	444480	0040	10/26/12	\$520,000	\$640,000	1,190	8	1951	Good	8,650	Y	N	3251 NW ESPLANADE
6	3	226700	0350	02/10/14	\$616,000	\$674,000	1,220	8	1985	Avg	7,460	N	N	8910 30TH AVE NW
6	2	613310	0106	03/10/14	\$609,000	\$662,000	1,220	8	1946	VGood	7,094	N	N	2511 NW NORTH BEACH DR
6	3	226700	0458	10/28/13	\$433,000	\$487,000	1,220	8	2000	Avg	1,475	N	N	2920 NW 85TH ST
6	2	057900	2110	03/14/13	\$660,000	\$786,000	1,250	8	1964	Good	5,200	Y	N	2301 NW 97TH ST
6	3	274710	0009	01/28/14	\$551,350	\$605,000	1,250	8	1950	Avg	8,160	N	N	8832 28TH AVE NW
6	2	352603	9039	09/12/12	\$425,000	\$529,000	1,270	8	1952	Avg	13,554	N	N	9412 31ST AVE NW
6	2	046400	1115	05/12/14	\$620,000	\$662,000	1,280	8	1954	Avg	6,630	N	N	2810 NW 90TH PL
6	4	638300	0035	01/18/13	\$616,000	\$744,000	1,300	8	1954	Good	7,440	Y	N	8720 21ST AVE NW



## Improved Sales Used in This Annual Update Analysis

### Area 039 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	2	282010	0005	07/03/12	\$635,500	\$804,000	1,310	8	1947	VGood	7,980	Y	N	9119 31ST AVE NW
6	2	873060	0020	08/14/12	\$427,000	\$535,000	1,320	8	1947	Avg	6,600	N	N	9308 26TH PL NW
6	3	226700	0276	01/21/14	\$430,000	\$473,000	1,320	8	2001	Avg	1,517	N	N	3008 NW 85TH ST
6	2	352603	9101	10/30/14	\$622,000	\$633,000	1,340	8	1959	VGood	6,120	N	N	9210 28TH AVE NW
6	2	138080	0005	02/03/14	\$560,000	\$614,000	1,350	8	1953	Avg	6,448	N	N	9529 15TH AVE NW
6	2	057900	3645	08/15/14	\$750,000	\$780,000	1,360	8	1941	Good	7,800	Y	N	2338 NW 95TH ST
6	3	226700	0541	10/30/13	\$395,000	\$444,000	1,370	8	2002	Avg	1,546	N	N	8508 EDGEWEST DR NW
6	2	799720	0005	08/23/13	\$499,950	\$572,000	1,380	8	1960	Good	6,500	N	N	9027 24TH AVE NW
6	2	444130	0345	11/20/13	\$655,000	\$732,000	1,390	8	1955	Avg	6,900	Y	N	9042 LOYAL AVE NW
6	2	444130	0416	10/28/14	\$695,000	\$708,000	1,390	8	1957	Avg	5,880	Y	N	9119 CYRUS AVE NW
6	2	267560	0026	03/20/14	\$545,000	\$590,000	1,400	8	1955	Avg	6,200	N	N	1518 NW 96TH ST
6	2	352603	9148	04/16/12	\$505,000	\$650,000	1,400	8	1955	Avg	11,000	N	N	9300 26TH PL NW
6	2	444130	0230	06/03/13	\$935,000	\$1,092,000	1,400	8	1955	Good	13,400	Y	N	9231 VIEW AVE NW
6	2	607350	0190	08/21/14	\$614,306	\$638,000	1,410	8	1968	Good	5,500	N	N	9233 26TH AVE NW
6	4	638300	0205	02/14/13	\$650,000	\$780,000	1,410	8	1955	VGood	7,707	N	N	2108 NW 86TH ST
6	3	226700	0751	06/26/12	\$346,500	\$439,000	1,410	8	1995	Avg	1,478	N	N	8508 29TH AVE NW
6	3	282110	0125	11/20/14	\$524,000	\$530,000	1,440	8	1961	Avg	6,720	N	N	9005 30TH AVE NW
6	2	046400	0644	08/28/14	\$624,000	\$647,000	1,450	8	1954	Avg	6,630	Y	N	2805 NW 92ND ST
6	4	638300	0780	10/22/12	\$560,000	\$690,000	1,460	8	1957	Avg	7,302	N	N	8717 JONES AVE NW
6	2	799720	0016	07/24/14	\$505,000	\$529,000	1,460	8	1962	Good	6,500	N	N	9019 24TH AVE NW
6	3	356680	0250	09/30/13	\$658,000	\$746,000	1,470	8	1981	Good	5,880	N	N	2643 NW 87TH ST
6	2	613260	0010	11/20/12	\$762,500	\$933,000	1,480	8	1968	Good	6,555	Y	N	9911 TRITON DR NW
6	4	638300	0305	03/21/13	\$630,000	\$749,000	1,480	8	1955	Avg	6,000	Y	N	8758 22ND AVE NW
6	2	057900	0563	11/06/14	\$725,000	\$737,000	1,490	8	1950	Good	6,240	Y	N	2320 NW 98TH ST
6	3	352603	9197	06/21/13	\$654,000	\$760,000	1,500	8	1998	Good	5,720	N	N	8803 EARL AVE NW
6	4	638300	0450	10/09/13	\$638,500	\$722,000	1,500	8	1957	Good	6,000	Y	N	8720 23RD AVE NW
6	4	638300	0395	06/21/13	\$695,000	\$808,000	1,510	8	1955	Good	6,000	Y	N	8753 22ND AVE NW
6	2	057900	3240	09/25/14	\$720,000	\$740,000	1,530	8	1957	Good	5,200	Y	N	1936 NW 95TH ST
6	3	226700	0625	08/19/13	\$613,000	\$702,000	1,530	8	1930	Good	5,360	N	N	8721 28TH AVE NW
6	2	813870	0075	07/18/13	\$635,000	\$733,000	1,530	8	1946	VGood	6,800	N	N	9513 18TH AVE NW
6	2	057900	1760	02/14/14	\$807,500	\$883,000	1,540	8	1961	Good	5,000	Y	N	2137 NW 98TH ST



## Improved Sales Used in This Annual Update Analysis

### Area 039 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	3	282110	0110	08/21/12	\$571,500	\$715,000	1,540	8	1957	Good	6,720	N	N	8927 30TH AVE NW
6	2	613310	0125	10/08/14	\$715,500	\$733,000	1,540	8	1965	Good	9,668	Y	N	2602 NW 97TH ST
6	4	638300	0200	06/24/13	\$635,950	\$739,000	1,560	8	1956	Avg	9,262	Y	N	8603 21ST AVE NW
6	2	057900	2365	09/16/13	\$766,000	\$871,000	1,570	8	1961	VGood	6,000	Y	N	2135 NW 97TH ST
6	2	281810	0230	12/27/13	\$925,000	\$1,024,000	1,580	8	2008	Avg	9,029	Y	N	3045 NW ESPLANADE
6	4	638300	0590	08/29/13	\$628,000	\$717,000	1,580	8	1956	Good	7,623	N	N	8621 23RD AVE NW
6	4	638300	0835	02/08/12	\$540,000	\$706,000	1,590	8	1958	VGood	8,035	N	N	2315 NW 86TH ST
6	4	638350	0365	11/18/13	\$639,000	\$715,000	1,600	8	1956	Good	6,850	Y	N	2106 NW 90TH ST
6	4	638350	0575	06/28/13	\$757,000	\$878,000	1,610	8	1956	VGood	6,001	Y	N	9011 22ND AVE NW
6	2	057900	0096	10/10/14	\$780,000	\$799,000	1,620	8	1949	Good	7,500	Y	N	9900 BAYARD AVE NW
6	2	281810	0255	10/29/14	\$922,000	\$939,000	1,620	8	1941	Good	14,126	Y	N	9511 31ST AVE NW
6	2	267560	0036	11/02/12	\$564,550	\$694,000	1,630	8	1960	Good	7,800	N	N	9611 15TH AVE NW
6	4	638300	0150	08/06/14	\$550,000	\$574,000	1,630	8	1954	Good	6,009	Y	N	8715 21ST AVE NW
6	2	613310	0045	04/10/13	\$590,000	\$698,000	1,660	8	1961	Avg	11,298	N	N	9618 MARMOUNT DR NW
6	2	352603	9048	11/02/12	\$562,300	\$691,000	1,670	8	1977	Avg	7,006	Y	N	9206 31ST AVE NW
6	4	638300	0425	08/14/13	\$610,000	\$699,000	1,670	8	1956	Avg	6,000	Y	N	8717 22ND AVE NW
6	4	638320	0035	03/15/13	\$461,250	\$549,000	1,670	8	1958	Avg	7,430	N	N	8726 24TH AVE NW
6	4	638350	0585	09/06/12	\$681,500	\$849,000	1,670	8	1955	VGood	6,632	Y	N	2210 NW 90TH ST
6	3	282110	0080	10/01/14	\$395,000	\$406,000	1,690	8	1954	Fair	6,390	N	N	3004 NW 89TH ST
6	4	638350	0695	02/07/13	\$680,000	\$817,000	1,690	8	1960	Avg	10,112	Y	N	9129 23RD AVE NW
6	2	057900	1910	10/23/12	\$800,000	\$986,000	1,720	8	1958	VGood	6,400	Y	N	9715 23RD AVE NW
6	4	638300	0670	03/19/13	\$676,000	\$804,000	1,730	8	1957	Good	8,286	Y	N	8734 JONES AVE NW
6	2	057900	2220	08/27/14	\$808,000	\$838,000	1,750	8	1957	VGood	6,240	Y	N	2342 NW 96TH ST
6	2	057900	2530	03/19/13	\$630,000	\$749,000	1,750	8	1963	Avg	5,200	Y	N	1915 NW 97TH ST
6	2	057900	2600	10/01/14	\$660,000	\$678,000	1,750	8	1956	Good	5,200	Y	N	9616 21ST AVE NW
6	2	046400	1025	09/18/14	\$722,500	\$745,000	1,820	8	2003	Avg	5,100	N	N	2858 90TH ST NW
6	3	226700	0536	11/07/13	\$450,000	\$505,000	1,850	8	2004	Avg	2,037	N	N	2900 NW 85TH ST
6	3	352603	9019	07/02/14	\$811,000	\$854,000	1,860	8	1977	VGood	7,410	N	N	8830 EARL AVE NW
6	2	352603	9179	05/13/13	\$500,000	\$587,000	1,910	8	1965	Good	8,197	Y	N	2601 NW 92ND ST
6	4	638300	0520	05/10/13	\$610,000	\$716,000	1,920	8	1964	Avg	7,323	Y	N	2303 NW 90TH ST
6	3	356680	0495	05/17/13	\$637,000	\$747,000	1,940	8	1988	Good	3,012	N	N	2632 NW 87TH ST



## Improved Sales Used in This Annual Update Analysis

### Area 039 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	2	057900	2250	04/25/14	\$699,950	\$751,000	1,940	8	2004	Avg	2,600	Y	N	2326 NW 96TH ST
6	2	613310	0170	09/19/13	\$679,000	\$772,000	2,030	8	1987	Good	3,462	N	N	2430 NW NORTH BEACH DR
6	3	226700	0531	12/12/13	\$462,000	\$514,000	2,030	8	2004	Avg	1,400	N	N	8501 29TH AVE NW
6	2	444130	0325	09/05/14	\$695,000	\$719,000	2,080	8	1984	Avg	12,100	N	N	9025 CYRUS AVE NW
6	4	638300	0330	01/16/13	\$630,000	\$761,000	2,100	8	1955	VGood	8,886	Y	N	8505 21ST AVE NW
6	2	057900	0790	08/16/12	\$640,000	\$801,000	2,230	8	1958	VGood	6,240	Y	N	2108 NW 98TH ST
6	2	057900	0630	04/01/13	\$760,000	\$901,000	2,270	8	1971	Good	10,004	Y	N	9815 21ST AVE NW
6	2	057900	2770	04/04/14	\$710,000	\$766,000	2,290	8	1947	Good	5,017	N	N	1735 NW 97TH ST
6	4	638300	0820	08/07/14	\$685,900	\$715,000	2,290	8	1972	Avg	9,142	N	N	2329 NW 86TH ST
6	2	057900	2775	10/24/12	\$550,000	\$678,000	2,290	8	1997	Avg	5,002	N	N	1731 NW 97TH ST
6	2	613260	0165	07/03/14	\$850,000	\$895,000	2,430	8	1945	VGood	5,000	Y	N	2445 NW NEPTUNE PL
6	3	352603	9013	05/30/12	\$592,000	\$755,000	2,460	8	1950	Good	15,711	N	N	9013 FOREST HILL PL NW
6	2	046400	0370	09/16/13	\$720,000	\$819,000	2,480	8	1950	VGood	7,650	N	N	2804 NW 93RD ST
6	3	352603	9234	12/16/13	\$749,000	\$832,000	2,630	8	2001	Avg	15,834	N	N	3154 NW 90TH ST
6	2	046400	1035	07/10/13	\$559,500	\$647,000	2,660	8	2006	Avg	5,100	N	N	2852 NW 90TH PL
6	2	046400	1045	07/25/12	\$500,000	\$629,000	2,660	8	2006	Avg	2,550	N	N	2848 NW 90TH PL
6	2	613260	0060	10/05/12	\$609,000	\$754,000	2,670	8	1976	VGood	6,291	N	N	2625 NW ESPLANADE
6	3	226700	0572	09/11/12	\$550,000	\$685,000	2,820	8	1980	Good	8,170	N	N	8817 28TH AVE NW
6	2	444130	0266	01/30/12	\$550,000	\$720,000	1,150	9	1992	Avg	6,900	Y	N	9020 VIEW AVE NW
6	2	352603	9054	06/26/13	\$809,000	\$939,000	1,500	9	1931	Good	14,430	N	N	2635 NW 92ND ST
6	4	638350	0705	03/01/12	\$680,000	\$885,000	1,520	9	1956	Fair	13,447	Y	N	2312 NW 91ST ST
6	4	638350	0390	04/23/14	\$800,000	\$859,000	1,570	9	1959	Avg	8,790	Y	N	9030 22ND AVE NW
6	4	638350	0170	06/28/13	\$735,000	\$853,000	1,620	9	1955	Avg	6,192	Y	N	9014 21ST AVE NW
6	2	057900	3365	03/14/13	\$1,005,529	\$1,198,000	1,780	9	1963	VGood	9,550	Y	N	2121 NW 96TH ST
6	4	638350	0370	09/27/12	\$650,000	\$806,000	1,810	9	1959	Avg	7,601	Y	N	2112 NW 90TH ST
6	2	444130	0240	02/04/13	\$890,000	\$1,070,000	1,830	9	1947	Good	22,410	Y	N	9243 VIEW AVE NW
6	2	444130	0240	07/12/12	\$750,000	\$947,000	1,830	9	1947	Good	22,410	Y	N	9243 VIEW AVE NW
6	2	613260	0510	10/15/13	\$850,000	\$959,000	1,980	9	1957	VGood	10,500	N	N	2612 NW 95TH ST
6	2	057900	2620	01/22/13	\$720,000	\$868,000	2,020	9	2002	Avg	2,600	Y	N	1940 NW 96TH ST
6	2	281910	0100	05/07/13	\$954,000	\$1,121,000	2,180	9	1927	VGood	7,452	Y	N	9305 31ST AVE NW
6	2	281810	0275	05/01/13	\$805,000	\$948,000	2,230	9	1971	Avg	7,832	Y	N	3030 NW 95TH ST





## Improved Sales Used in This Annual Update Analysis

### Area 039 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	2	046400	0235	04/03/14	\$954,000	\$1,030,000	2,250	9	1999	Avg	7,650	N	N	2851 NW 94TH ST
6	4	638390	0090	09/04/14	\$838,300	\$867,000	2,360	9	1967	Avg	12,978	N	N	9266 20TH AVE NW
6	2	813870	0015	07/03/13	\$710,000	\$823,000	2,510	9	1942	Avg	13,110	Y	N	9505 18TH PL NW
6	2	613260	0253	06/13/12	\$765,000	\$972,000	2,640	9	2006	Avg	5,498	N	N	2620 NW 98TH ST
6	2	281860	0060	09/04/14	\$1,245,000	\$1,288,000	2,750	9	1968	VGood	14,150	Y	N	9701 TRITON DR NW
6	2	046400	0895	03/04/13	\$838,000	\$1,001,000	2,820	9	2003	Avg	6,323	Y	N	2803 NW 91ST ST
6	3	356680	0345	01/13/12	\$800,000	\$1,052,000	2,890	9	2011	Avg	4,980	N	N	2604 NW 86TH ST
6	2	613260	0655	10/16/14	\$930,000	\$951,000	2,890	9	2014	Avg	5,000	N	N	9516 26TH AVE NW
6	2	444130	0355	12/13/13	\$1,260,000	\$1,401,000	2,930	9	2013	Avg	7,030	Y	N	9048 LOYAL AVE NW
6	2	281860	0015	07/25/13	\$1,635,000	\$1,884,000	3,000	9	1956	VGood	9,079	Y	N	2712 NW ESPLANADE
6	3	352603	9232	08/12/13	\$725,000	\$832,000	3,180	9	1996	Avg	7,261	N	N	2506 NW 87TH ST
6	2	565610	0225	01/11/13	\$706,000	\$854,000	3,910	9	2001	Avg	5,000	N	N	9226 26TH AVE NW
6	2	281860	0110	02/25/14	\$975,000	\$1,063,000	4,030	9	2013	Avg	5,500	N	N	9517 27TH AVE NW
6	2	281810	0060	05/20/14	\$1,275,000	\$1,359,000	1,450	10	1970	Good	7,861	Y	N	3014 NW ESPLANADE
6	4	638370	0030	09/03/13	\$1,175,000	\$1,341,000	1,660	10	2009	Avg	10,464	Y	N	2340 NW 94TH ST
6	4	638350	0295	08/15/14	\$900,000	\$936,000	2,050	10	1955	Avg	10,214	Y	N	9318 22ND AVE NW
6	2	352603	9160	08/14/14	\$1,100,000	\$1,145,000	2,170	10	2000	Avg	16,857	N	N	9109 27TH AVE NW
6	2	046400	0600	08/27/14	\$641,250	\$665,000	2,220	10	1990	Avg	2,550	Y	N	2810 NW 92ND ST
6	2	613310	0120	09/23/14	\$995,000	\$1,024,000	2,460	10	1992	Avg	10,300	N	N	2601 NW 98TH ST
6	2	444130	0340	05/14/12	\$1,169,000	\$1,496,000	2,690	10	2005	Avg	6,581	Y	N	9036 LOYAL AVE NW
6	2	613260	0365	10/10/14	\$962,000	\$985,000	2,980	10	2003	Avg	5,250	N	N	2628 NW 97TH ST
6	2	352603	9031	03/18/13	\$1,030,000	\$1,226,000	3,020	10	2012	Avg	11,620	N	N	3021 NW 92ND ST
6	2	058600	0020	08/28/14	\$830,005	\$860,000	3,290	11	1994	Avg	7,904	N	N	9615 22ND CT NW
9	1	102503	9169	02/10/12	\$249,000	\$325,000	630	5	1927	Good	1,220	N	N	6046 SEAVIEW AVE NW
9	1	102503	9001	01/20/12	\$220,000	\$289,000	710	5	1915	Avg	1,786	N	N	6058 SEAVIEW AVE NW
9	1	102503	9168	09/23/14	\$290,000	\$298,000	740	6	1928	Good	1,284	N	N	6208 SEAVIEW AVE NW
9	1	048600	0175	05/23/12	\$390,000	\$498,000	720	7	1918	VGood	3,250	N	N	6722 33RD AVE NW
9	1	117600	1195	06/21/14	\$375,000	\$396,000	830	7	1948	Good	1,820	N	N	3403 NW MARKET ST
9	1	808240	0100	08/25/14	\$535,000	\$555,000	860	7	1925	Good	3,561	N	N	7317 32ND AVE NW
9	1	048600	0110	07/22/13	\$369,000	\$426,000	880	7	1920	Good	3,800	N	N	6709 32ND AVE NW
9	1	117600	0390	06/12/14	\$448,000	\$474,000	890	7	1940	Good	3,780	N	N	3453 NW 59TH ST



**King County**

**Department of Assessments**

## Improved Sales Used in This Annual Update Analysis

### Area 039 -- 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
9	1	690820	0635	07/17/12	\$565,000	\$712,000	960	7	1949	Good	3,988	Y	N	3702 NW 62ND ST
9	1	808240	0021	10/24/13	\$440,000	\$495,000	1,000	7	1926	Good	4,301	N	N	7203 32ND AVE NW
9	1	117600	0735	04/29/14	\$496,900	\$533,000	1,030	7	1948	Good	6,000	N	N	3422 NW 56TH ST
9	1	047200	0095	04/11/13	\$425,000	\$503,000	1,060	7	1942	Avg	5,000	N	N	7713 32ND AVE NW
9	1	117600	0205	06/13/12	\$425,000	\$540,000	1,060	7	1941	Good	6,000	N	N	3440 NW 59TH ST
9	1	690820	0535	11/18/13	\$625,000	\$699,000	1,070	7	1941	Good	4,200	Y	N	3603 NW 64TH ST
9	1	341360	0015	05/29/13	\$530,100	\$620,000	1,080	7	1946	Avg	5,000	N	N	3211 NW 70TH ST
9	1	047200	0055	05/14/14	\$546,000	\$583,000	1,110	7	1921	Good	5,000	N	N	7731 32ND AVE NW
9	1	048600	0135	02/11/14	\$472,500	\$517,000	1,130	7	1940	Avg	4,750	N	N	6735 32ND AVE NW
9	1	808240	0010	11/15/12	\$375,000	\$460,000	1,130	7	1923	Good	4,301	N	N	3215 NW 73RD ST
9	1	048600	0465	11/29/12	\$443,600	\$542,000	1,190	7	1925	Good	6,270	N	N	6501 36TH AVE NW
9	1	117600	0190	07/17/12	\$570,000	\$719,000	1,230	7	1944	VGood	6,000	N	N	3426 NW 59TH ST
9	1	117600	0405	06/23/14	\$610,000	\$644,000	1,230	7	1941	Good	5,600	N	N	3445 NW 59TH ST
9	1	117600	0460	06/06/13	\$525,000	\$613,000	1,230	7	1939	VGood	6,400	Y	N	3406 NW 57TH ST
9	1	690820	0021	10/28/14	\$769,950	\$784,000	1,260	7	1952	VGood	5,400	Y	N	3233 NW 62ND ST
9	1	117600	0195	02/08/12	\$566,500	\$741,000	1,280	7	1944	VGood	6,000	N	N	3430 NW 59TH ST
9	1	808190	0195	12/10/14	\$572,500	\$576,000	1,290	7	1926	Good	4,600	N	N	3215 NW 72ND ST
9	1	690820	0270	03/20/12	\$599,000	\$776,000	1,300	7	1928	Good	8,100	Y	N	3419 NW 65TH ST
9	1	341360	0080	03/27/12	\$430,000	\$556,000	1,310	7	1914	Good	4,250	N	N	6907 32ND AVE NW
9	1	808190	0211	06/13/13	\$615,000	\$716,000	1,390	7	1946	VGood	4,909	N	N	3216 NW 71ST ST
9	1	117600	0990	10/21/13	\$511,950	\$577,000	1,400	7	1948	Good	6,800	N	N	3214 NW MARKET ST
9	1	690820	0125	04/09/14	\$658,600	\$710,000	1,440	7	1923	Good	5,400	Y	N	3224 NW 62ND ST
9	1	117600	0935	12/09/13	\$675,000	\$751,000	1,650	7	1947	VGood	6,000	Y	N	3235 NW 56TH ST
9	1	787050	0195	03/05/12	\$555,000	\$721,000	1,660	7	1906	VGood	5,100	Y	N	3242 NW 65TH ST
9	1	048600	0420	10/02/13	\$618,000	\$700,000	1,690	7	1914	VGood	5,100	Y	N	3438 NW 65TH ST
9	1	808190	0136	10/15/13	\$599,000	\$676,000	1,690	7	1920	Good	5,400	Y	N	7118 35TH AVE NW
9	1	341360	0025	03/25/13	\$725,000	\$861,000	1,710	7	1925	VGood	5,000	N	N	3221 NW 70TH ST
9	1	117600	0945	06/25/14	\$749,000	\$790,000	2,760	7	1947	VGood	6,000	Y	N	3225 NW 56TH ST
9	1	117600	1112	06/01/12	\$450,000	\$573,000	900	8	2012	Avg	1,167	N	N	3406 A NW MARKET ST
9	1	117600	1111	06/07/12	\$449,950	\$573,000	910	8	2012	Avg	1,010	N	N	3406 B NW MARKET ST
9	1	117600	0455	03/22/12	\$636,000	\$824,000	1,040	8	1939	VGood	6,400	Y	N	3400 NW 57TH ST



## Improved Sales Used in This Annual Update Analysis

### Area 039 -- 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
9	1	117600	1118	11/03/14	\$650,000	\$661,000	1,050	8	2014	Avg	1,208	Y	N	3422 NW MARKET ST
9	1	117600	1120	12/11/14	\$615,000	\$619,000	1,100	8	2014	Avg	1,357	Y	N	3420 NW MARKET ST
9	1	117600	1113	06/04/12	\$560,000	\$713,000	1,110	8	2012	Avg	2,177	N	N	3404 NW MARKET ST
9	1	047200	0015	05/16/14	\$490,000	\$523,000	1,160	8	1937	Good	5,000	N	N	7751 32ND AVE NW
9	1	047200	0015	05/03/13	\$460,000	\$541,000	1,160	8	1937	Good	5,000	N	N	7751 32ND AVE NW
9	1	808190	0021	11/25/13	\$575,000	\$642,000	1,160	8	1946	Good	4,200	N	N	3208 NW 70TH ST
9	1	787050	0135	12/23/14	\$620,000	\$622,000	1,210	8	1952	Avg	3,600	Y	N	6505 34TH AVE NW
9	1	808190	0025	11/21/12	\$681,950	\$835,000	1,220	8	1923	VGood	4,625	N	N	3216 NW 70TH ST
9	1	808240	0165	04/18/14	\$740,000	\$795,000	1,300	8	1949	VGood	4,764	N	N	3232 NW 74TH ST
9	1	808240	0136	06/26/14	\$815,000	\$860,000	1,310	8	1949	Good	4,743	Y	N	3301 NW 75TH ST
9	1	117600	0420	11/28/12	\$541,000	\$661,000	1,330	8	1954	Good	6,400	Y	N	3433 NW 59TH ST
9	1	117700	0120	04/22/13	\$649,000	\$766,000	1,390	8	1954	Good	6,120	N	N	3216 NW 57TH ST
9	1	117700	0130	05/22/14	\$805,000	\$857,000	1,410	8	1950	VGood	6,000	N	N	3224 NW 57TH ST
9	1	690820	0205	01/30/14	\$675,000	\$741,000	1,430	8	1908	VGood	8,033	N	N	3208 NW 64TH ST
9	1	808240	0125	04/16/13	\$760,000	\$898,000	1,490	8	1924	VGood	4,559	Y	N	7414 34TH AVE NW
9	1	117600	1116	03/19/14	\$479,000	\$519,000	1,510	8	2013	Avg	1,285	N	N	3410 B NW MARKET ST
9	1	117600	1114	03/25/14	\$479,000	\$518,000	1,510	8	2013	Avg	1,284	N	N	3410 A NW MARKET ST
9	1	117600	0130	12/17/13	\$572,000	\$635,000	1,520	8	1940	Avg	6,000	Y	N	3511 NW 60TH ST
9	1	690820	0515	07/17/13	\$785,000	\$907,000	1,520	8	1950	VGood	5,985	Y	N	6203 36TH AVE NW
9	1	102503	9118	11/08/12	\$695,000	\$853,000	1,530	8	1930	VGood	3,760	Y	N	6026 35TH AVE NW
9	1	808190	0206	03/18/13	\$634,000	\$754,000	1,530	8	1929	Good	5,060	N	N	7103 32ND AVE NW
9	1	690820	0150	03/09/12	\$650,000	\$844,000	1,560	8	1939	Good	5,760	Y	N	6424 34TH AVE NW
9	1	102503	9175	05/01/12	\$610,000	\$783,000	1,590	8	1954	Good	4,865	Y	N	6012 36TH AVE NW
9	1	047200	0210	07/29/13	\$519,950	\$599,000	1,610	8	1929	Good	3,333	N	N	7740 33RD AVE NW
9	1	237170	0060	07/22/12	\$620,000	\$781,000	1,650	8	1946	Good	4,800	Y	N	6014 35TH PL NW
9	1	048600	0006	03/06/14	\$615,000	\$669,000	1,660	8	1955	Avg	4,200	N	N	3212 NW 65TH ST
9	1	117600	0932	04/19/13	\$835,000	\$986,000	1,670	8	1947	VGood	6,000	Y	N	3239 NW 56TH ST
9	1	690820	0105	04/09/13	\$595,000	\$704,000	1,690	8	1932	VGood	4,140	N	N	3200 NW 62ND ST
9	3	444130	0075	09/24/14	\$900,000	\$926,000	1,700	8	2004	Avg	9,577	N	N	8720 GOLDEN GARDENS DR NW
9	1	690820	0080	06/16/14	\$667,000	\$706,000	1,720	8	1907	Avg	8,100	N	N	3227 NW 64TH ST
9	1	117600	1110	04/18/12	\$579,999	\$746,000	1,760	8	1948	VGood	2,684	Y	N	3408 NW MARKET ST



## Improved Sales Used in This Annual Update Analysis

### Area 039 -- 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
9	1	690820	0006	09/19/14	\$699,000	\$720,000	1,820	8	1987	Avg	4,080	Y	N	6116 34TH AVE NW
9	1	117600	1240	06/24/14	\$629,000	\$664,000	1,870	8	2014	Avg	1,578	N	N	3225 NW MARKET ST
9	1	117600	1241	06/24/14	\$629,000	\$664,000	1,870	8	2014	Avg	1,590	N	N	3219 NW MARKET ST
9	1	117600	1242	06/04/14	\$639,000	\$678,000	1,870	8	2014	Avg	1,640	N	N	3223 NW MARKET ST
9	1	117600	1243	06/10/14	\$639,000	\$677,000	1,870	8	2014	Avg	1,628	N	N	3221 NW MARKET ST
9	1	048600	0305	02/18/14	\$823,750	\$900,000	1,930	8	1929	Good	3,700	Y	N	3409 NW 70TH ST
9	1	787050	0015	10/11/12	\$805,000	\$995,000	1,930	8	1919	VGood	4,040	Y	N	6610 34TH AVE NW
9	1	787050	0165	03/07/13	\$825,100	\$984,000	1,960	8	1927	VGood	5,050	Y	N	6502 34TH AVE NW
9	1	767730	0045	11/13/14	\$862,500	\$875,000	1,990	8	1927	Avg	4,830	Y	N	6835 35TH AVE NW
9	1	444130	0130	05/04/12	\$750,000	\$962,000	2,030	8	1936	Good	11,285	Y	N	8801 GOLDEN GARDENS DR NW
9	1	048600	0568	12/31/14	\$930,000	\$930,000	2,050	8	1987	Good	8,113	Y	N	6532 37TH AVE NW
9	1	690820	0051	10/15/14	\$882,000	\$902,000	2,050	8	2014	Avg	3,753	N	N	6113 32ND AVE NW
9	1	237170	0010	02/29/12	\$757,000	\$985,000	2,070	8	1946	VGood	4,820	N	N	6009 35TH AVE NW
9	1	808240	0020	10/25/13	\$689,000	\$776,000	2,080	8	2004	Avg	4,301	N	N	7207 32ND AVE NW
9	1	787050	0190	12/12/12	\$825,000	\$1,005,000	2,110	8	1928	VGood	5,100	Y	N	3248 NW 65TH ST
9	1	237170	0030	06/04/12	\$648,000	\$825,000	2,150	8	1946	VGood	4,820	N	N	6033 35TH AVE NW
9	1	690820	0025	07/16/12	\$791,000	\$998,000	2,150	8	1907	VGood	5,400	N	N	3231 NW 62ND ST
9	1	102503	9111	04/20/12	\$795,000	\$1,023,000	2,190	8	1984	Avg	5,920	N	N	3406 NW 60TH ST
9	1	048600	0255	10/23/14	\$925,000	\$944,000	2,220	8	1927	VGood	5,000	Y	N	3311 NW 70TH ST
9	1	117600	0270	03/31/14	\$626,650	\$677,000	2,280	8	2005	Avg	3,000	N	N	3229 NW 60TH ST
9	1	048600	0270	10/09/13	\$930,000	\$1,051,000	2,420	8	1926	VGood	4,750	Y	N	6808 34TH AVE NW
9	1	808240	0085	08/06/14	\$1,075,000	\$1,121,000	2,980	8	1914	Good	8,184	Y	N	7302 34TH AVE NW
9	1	047200	0895	09/22/14	\$1,057,000	\$1,088,000	3,270	8	2000	Avg	5,000	Y	N	3300 NW 77TH ST
9	1	690820	0650	05/27/14	\$732,000	\$779,000	1,410	9	2004	Avg	1,987	Y	N	6121 37TH AVE NW
9	1	048600	0320	03/18/13	\$1,005,000	\$1,196,000	1,430	9	1927	VGood	7,650	Y	N	6827 34TH AVE NW
9	1	117600	1325	01/27/14	\$1,090,000	\$1,197,000	1,560	9	1986	Avg	5,772	Y	Y	5631 SEAVIEW AVE NW
9	1	048600	0565	05/15/14	\$840,000	\$896,000	1,670	9	1947	Avg	11,562	Y	N	3539 NW 67TH ST
9	1	047200	0620	05/02/14	\$790,000	\$846,000	1,700	9	1951	Good	4,750	N	N	7501 33RD AVE NW
9	1	048600	0489	12/17/12	\$1,175,000	\$1,429,000	1,760	9	1951	VGood	9,600	Y	N	3515 NW 68TH ST
9	1	808190	0101	05/28/14	\$960,000	\$1,021,000	1,800	9	1929	VGood	4,560	Y	N	7001 35TH AVE NW
9	1	047200	0590	06/24/14	\$845,000	\$892,000	1,840	9	1930	VGood	4,750	N	N	7523 33RD AVE NW





## Improved Sales Used in This Annual Update Analysis

### Area 039 -- 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
9	1	047200	0590	08/08/13	\$785,000	\$902,000	1,840	9	1930	VGood	4,750	N	N	7523 33RD AVE NW
9	1	047200	0520	02/05/14	\$750,000	\$822,000	1,880	9	1968	Avg	7,125	Y	N	7555 33RD AVE NW
9	1	048600	0520	06/06/14	\$1,370,000	\$1,453,000	1,930	9	1936	Good	16,940	Y	N	3521 NW 70TH ST
9	1	047200	0580	08/14/12	\$750,000	\$940,000	2,130	9	1939	VGood	4,750	N	N	7527 33RD AVE NW
9	1	048600	0085	08/15/14	\$866,800	\$902,000	2,200	9	2001	Avg	5,000	Y	N	3216 NW 67TH ST
9	1	808240	0076	11/18/14	\$875,000	\$886,000	2,240	9	1948	Good	4,876	N	N	7319 33RD AVE NW
9	1	808190	0115	10/04/13	\$1,100,000	\$1,245,000	2,330	9	1931	Avg	10,674	Y	N	7121 35TH AVE NW
9	1	117600	0237	05/07/13	\$890,000	\$1,046,000	2,360	9	2000	Avg	3,350	N	N	3245 NW 60TH ST
9	1	048600	0421	10/27/14	\$1,120,000	\$1,141,000	2,420	9	2014	Avg	6,382	N	N	3440 NW 65TH ST
9	1	690820	0575	07/16/13	\$1,085,000	\$1,253,000	2,490	9	2013	Avg	6,215	Y	N	6419 36TH AVE NW
9	1	787050	0075	03/11/14	\$1,020,000	\$1,108,000	2,560	9	1998	Avg	4,800	Y	N	3422 NW 66TH ST
9	1	048600	0597	08/11/14	\$1,047,500	\$1,091,000	2,670	9	1999	Avg	7,005	Y	N	3608 NW 65TH CT
9	1	867440	0034	11/08/13	\$960,000	\$1,077,000	2,690	9	1934	Good	11,015	Y	N	8353 32ND AVE NW
9	1	048600	0161	07/23/12	\$985,000	\$1,240,000	2,960	9	1998	Avg	6,500	N	N	3227 NW 68TH ST
9	1	048600	0161	05/17/13	\$1,035,000	\$1,214,000	2,960	9	1998	Avg	6,500	N	N	3227 NW 68TH ST
9	1	690820	0330	02/20/14	\$1,250,000	\$1,364,000	2,980	9	2013	Avg	6,000	N	N	3447 NW 64TH ST
9	1	048600	0521	03/09/12	\$1,052,000	\$1,366,000	3,220	9	2000	Avg	9,010	Y	N	3515 NW 70TH ST
9	1	048600	0510	05/23/14	\$1,325,000	\$1,411,000	1,860	10	1988	Avg	7,920	Y	N	3524 NW 67TH ST
9	1	775540	0030	02/23/13	\$1,150,000	\$1,376,000	2,090	10	2012	Avg	3,750	Y	N	6113 36TH AVE NW
9	1	775540	0031	03/28/14	\$1,198,000	\$1,295,000	2,090	10	2013	Avg	3,750	N	N	6117 36TH AVE NW
9	1	690820	0225	09/25/13	\$1,250,500	\$1,419,000	2,350	10	2013	Avg	8,100	N	N	3230 NW 64TH ST
9	1	775560	0080	07/10/12	\$998,500	\$1,261,000	2,390	10	1988	Avg	6,941	Y	N	6835 36TH AVE NW
9	1	867440	0025	02/25/13	\$1,165,000	\$1,393,000	2,410	10	1980	Avg	7,188	Y	N	8357 32ND AVE NW
9	1	048600	0435	08/05/13	\$1,415,000	\$1,626,000	2,590	10	2013	Avg	4,750	N	N	3501 NW 67TH ST
9	1	690820	0328	04/10/14	\$1,569,000	\$1,690,000	2,760	10	2014	Avg	5,040	Y	N	3451 NW 64TH ST
9	1	117600	1303	08/27/12	\$1,425,000	\$1,780,000	3,670	11	1992	Avg	4,190	Y	Y	5719 SEAVIEW AVE NW
14	12	092300	0235	06/07/12	\$420,000	\$534,000	1,000	7	1939	Avg	8,157	N	N	13212 4TH AVE NW
14	12	228150	0075	03/20/12	\$348,000	\$451,000	1,000	7	1947	Good	8,100	N	N	11726 4TH AVE NW
14	12	092300	0270	05/08/14	\$405,000	\$433,000	1,020	7	1948	Good	8,155	N	N	13221 3RD AVE NW
14	12	092300	0305	06/20/14	\$296,000	\$313,000	1,060	7	1939	Avg	9,120	N	N	319 NW 132ND ST
14	12	092300	0339	09/16/14	\$340,000	\$351,000	1,080	7	1948	Avg	8,160	N	N	13017 3RD AVE NW



## Improved Sales Used in This Annual Update Analysis

### Area 039 -- 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
14	12	092300	0265	08/06/14	\$350,000	\$365,000	1,150	7	1944	Avg	8,157	N	N	13215 3RD AVE NW
14	12	152630	0015	06/12/14	\$397,990	\$421,000	1,180	7	1948	Good	11,862	N	N	11739 4TH AVE NW
14	12	252603	9103	06/19/13	\$446,000	\$519,000	1,240	7	1941	Good	7,425	N	N	12017 9TH AVE NW
14	12	112400	0050	07/29/14	\$461,000	\$482,000	1,260	7	1951	VGood	8,505	N	N	12204 12TH AVE NW
14	12	891050	0491	02/26/14	\$545,000	\$594,000	1,260	7	2013	Avg	5,220	N	N	315 NW PUGET DR
14	12	764040	0060	09/18/12	\$425,000	\$528,000	1,270	7	1952	Good	7,458	N	N	12536 10TH AVE NW
14	12	093300	0085	03/29/12	\$357,500	\$462,000	1,280	7	1947	VGood	7,680	N	N	12741 4TH AVE NW
14	12	437820	0025	07/17/13	\$475,000	\$549,000	1,330	7	1953	Good	8,040	N	N	12032 12TH AVE NW
14	12	764040	0106	09/11/14	\$438,400	\$453,000	1,340	7	1953	Good	8,100	N	N	12710 11TH AVE NW
14	12	092300	0413	08/18/14	\$515,000	\$535,000	1,400	7	1946	Good	8,160	N	N	13033 4TH AVE NW
14	12	112700	0050	03/07/12	\$470,000	\$611,000	1,430	7	1953	VGood	16,951	N	N	12001 10TH AVE NW
14	12	112700	0060	07/29/13	\$450,000	\$518,000	1,430	7	1953	VGood	6,420	N	N	12014 10TH AVE NW
14	12	443010	0030	09/06/13	\$425,000	\$485,000	1,430	7	1951	Good	7,200	N	N	11526 4TH AVE NW
14	12	443010	0020	11/13/13	\$360,000	\$403,000	1,450	7	1951	Avg	7,200	Y	N	11538 4TH AVE NW
14	12	112700	0065	05/29/14	\$535,000	\$569,000	1,580	7	1953	VGood	6,420	N	N	12020 10TH AVE NW
14	12	092300	0146	03/11/13	\$444,000	\$529,000	1,760	7	1952	Good	7,037	N	N	13214 6TH AVE NW
14	12	093000	0240	04/23/14	\$530,000	\$569,000	1,760	7	1941	Good	7,680	Y	N	12052 4TH AVE NW
14	12	228150	0030	06/18/12	\$360,000	\$457,000	1,830	7	1947	Avg	8,100	N	N	11727 3RD AVE NW
14	12	764040	0180	07/02/12	\$342,000	\$433,000	1,060	8	1953	Good	8,100	N	N	12554 11TH AVE NW
14	12	764040	0330	12/21/12	\$430,000	\$523,000	1,110	8	1952	Good	8,353	N	N	12564 12TH AVE NW
14	12	891050	0026	12/27/13	\$500,000	\$554,000	1,120	8	1951	Good	19,787	N	N	11501 6TH AVE NW
14	12	737060	0020	10/07/14	\$606,000	\$621,000	1,130	8	1950	Good	8,540	Y	N	12563 7TH AVE NW
14	12	260770	0075	03/04/14	\$600,000	\$653,000	1,150	8	1950	Avg	9,463	Y	N	11539 4TH AVE NW
14	12	764040	0250	06/19/14	\$506,000	\$535,000	1,150	8	1952	Good	8,210	N	N	12718 12TH AVE NW
14	12	093000	0333	03/05/13	\$599,950	\$716,000	1,160	8	1946	Good	11,176	N	N	424 NW 120TH ST
14	12	891050	0440	09/18/13	\$380,000	\$432,000	1,160	8	1954	Avg	7,582	N	N	349 NW 112TH ST
14	12	093000	0325	11/08/13	\$447,950	\$502,000	1,200	8	1956	Good	6,400	Y	N	12026 6TH AVE NW
14	12	093000	0307	04/03/14	\$409,000	\$441,000	1,280	8	1940	Avg	8,704	N	N	12051 3RD AVE NW
14	12	764040	0075	10/14/12	\$530,000	\$655,000	1,290	8	1952	VGood	8,100	Y	N	12741 10TH AVE NW
14	12	761120	0135	06/12/13	\$600,000	\$699,000	1,310	8	1948	VGood	9,750	N	N	11835 8TH AVE NW
14	12	891050	0489	12/12/13	\$390,000	\$434,000	1,310	8	1965	Avg	6,500	N	N	312 NW 110TH ST



## Improved Sales Used in This Annual Update Analysis

### Area 039 -- 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
14	12	761120	0125	10/23/14	\$467,000	\$476,000	1,320	8	1947	Good	10,800	N	N	817 NW 118TH ST
14	12	252603	9114	11/15/13	\$525,000	\$588,000	1,330	8	1955	Good	7,600	Y	N	12030 8TH AVE NW
14	12	093000	0125	06/08/12	\$426,950	\$543,000	1,340	8	1958	Avg	7,680	N	N	12238 6TH AVE NW
14	12	737060	0050	08/19/14	\$452,000	\$470,000	1,340	8	1950	Avg	8,100	Y	N	603 NW 127TH ST
14	12	242603	9182	12/09/13	\$565,000	\$629,000	1,350	8	1959	Good	6,800	Y	N	12619 6TH AVE NW
14	12	260770	0040	06/28/13	\$577,000	\$670,000	1,350	8	1951	Good	8,775	Y	N	11510 6TH AVE NW
14	12	092300	0403	12/31/13	\$358,000	\$396,000	1,370	8	1948	Good	8,240	N	N	13003 4TH AVE NW
14	12	391840	0069	09/25/12	\$460,000	\$571,000	1,380	8	1952	Avg	9,425	N	N	414 NW 117TH ST
14	12	361960	0143	05/05/14	\$650,000	\$696,000	1,400	8	1949	Good	9,000	Y	N	13026 10TH AVE NW
14	12	092300	0558	06/18/13	\$557,000	\$648,000	1,410	8	1958	Avg	7,920	Y	N	13019 7TH AVE NW
14	12	252603	9129	09/17/12	\$420,000	\$522,000	1,410	8	1954	Avg	6,160	N	N	709 NW 125TH ST
14	12	252603	9194	03/11/13	\$463,500	\$552,000	1,430	8	1973	Avg	7,324	N	N	12202 9TH AVE NW
14	12	391840	0097	11/17/14	\$567,000	\$574,000	1,430	8	1948	Good	11,213	Y	N	11836 8TH AVE NW
14	12	252603	9170	06/17/12	\$430,000	\$546,000	1,440	8	1960	Avg	7,124	N	N	12201 7TH AVE NW
14	12	093300	0030	03/20/14	\$557,000	\$603,000	1,450	8	1957	Good	7,680	N	N	12728 6TH AVE NW
14	12	112400	0070	10/21/14	\$400,000	\$408,000	1,450	8	1951	Avg	8,100	N	N	12239 11TH AVE NW
14	12	093000	0195	03/26/12	\$475,000	\$614,000	1,460	8	1955	Good	7,680	N	N	12220 4TH AVE NW
14	12	764040	0260	03/20/12	\$565,000	\$732,000	1,460	8	2005	Avg	8,196	N	N	12730 12TH AVE NW
14	12	763990	0060	10/24/13	\$910,000	\$1,025,000	1,490	8	2013	Avg	8,750	Y	N	12730 9TH AVE NW
14	12	252603	9127	02/06/12	\$570,000	\$746,000	1,520	8	1937	Good	21,009	N	N	12235 9TH AVE NW
14	12	092300	0311	02/13/12	\$304,000	\$397,000	1,550	8	1957	Avg	8,160	N	N	13044 4TH AVE NW
14	12	391840	0123	08/11/14	\$640,000	\$667,000	1,560	8	1965	Good	9,973	N	N	11534 3RD PL NW
14	12	242603	9083	09/14/12	\$815,000	\$1,014,000	1,570	8	1973	VGood	7,560	Y	N	12512 8TH AVE NW
14	12	361960	0132	09/15/14	\$635,000	\$655,000	1,590	8	1957	Good	6,000	Y	N	13002 10TH AVE NW
14	12	764040	0146	11/05/12	\$420,540	\$517,000	1,620	8	1952	Good	8,100	N	N	12551 10TH AVE NW
14	12	764040	0305	06/26/12	\$386,500	\$490,000	1,620	8	1952	Avg	8,012	N	N	12539 11TH AVE NW
14	12	242603	9218	02/13/13	\$675,000	\$810,000	1,630	8	1939	VGood	11,205	Y	N	12525 8TH AVE NW
14	12	252603	9120	04/11/14	\$588,000	\$633,000	1,680	8	1956	Good	6,048	Y	N	809 NW 122ND ST
14	12	092300	0490	06/05/13	\$756,600	\$883,000	1,700	8	1949	VGood	7,680	N	N	13027 6TH AVE NW
14	12	276100	0045	07/18/13	\$579,950	\$670,000	1,750	8	1954	VGood	7,245	Y	N	616 NW 125TH ST
14	12	391840	0068	08/29/13	\$545,000	\$623,000	1,760	8	1952	VGood	13,321	N	N	404 NW 117TH ST



## Improved Sales Used in This Annual Update Analysis

### Area 039 -- 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
14	12	252603	9050	08/15/12	\$525,000	\$658,000	1,800	8	1955	Avg	18,120	N	N	12233 9TH AVE NW
14	12	764040	0165	06/13/13	\$555,000	\$646,000	1,800	8	1952	Good	8,026	N	N	12536 11TH AVE NW
14	12	761120	0086	06/02/14	\$686,000	\$728,000	1,840	8	1961	VGood	9,990	N	N	11717 9TH AVE NW
14	12	889400	0040	06/25/14	\$645,000	\$681,000	1,850	8	1953	Good	16,960	Y	N	625 NW 116TH ST
14	12	764040	0205	07/29/13	\$505,000	\$581,000	1,870	8	1952	Good	8,100	N	N	12739 11TH AVE NW
14	12	437870	0040	03/27/13	\$725,000	\$861,000	1,880	8	1960	VGood	8,976	N	N	12009 11TH AVE NW
14	12	093000	0151	10/24/13	\$673,000	\$758,000	1,930	8	1960	Avg	7,680	Y	N	12211 4TH AVE NW
14	12	276100	0035	01/10/13	\$465,000	\$562,000	1,950	8	1954	Good	7,590	Y	N	12503 6TH AVE NW
14	12	252603	9062	10/22/13	\$730,000	\$822,000	2,000	8	1949	Good	13,582	Y	N	12211 7TH AVE NW
14	12	112400	0005	09/18/14	\$499,000	\$514,000	2,090	8	1977	Avg	8,505	N	N	12258 12TH AVE NW
14	12	092300	0115	10/29/14	\$588,000	\$599,000	2,310	8	1988	Avg	7,620	N	N	13250 6TH AVE NW
14	12	761120	0126	08/02/12	\$460,000	\$578,000	2,760	8	1980	Avg	17,710	N	N	801 NW 118TH ST
14	12	093000	0415	12/04/14	\$835,000	\$842,000	3,310	8	1994	Avg	10,240	Y	N	12024 7TH AVE NW
14	12	763990	0165	06/18/12	\$620,000	\$787,000	1,420	9	1953	Good	8,750	Y	N	12725 9TH AVE NW
14	12	228760	0040	07/11/14	\$575,000	\$604,000	1,620	9	1960	Good	8,100	N	N	12515 3RD AVE NW
14	12	135520	0020	03/15/12	\$521,000	\$676,000	1,650	9	1972	Good	10,082	N	N	11414 8TH AVE NW
14	12	361960	0047	10/17/13	\$710,000	\$801,000	1,680	9	1961	Avg	8,050	Y	N	818 NW 130TH ST
14	12	093000	0180	07/24/12	\$445,500	\$561,000	1,710	9	1948	Avg	7,680	N	N	321 NW 125TH ST
14	12	135520	0060	09/04/14	\$765,000	\$791,000	1,720	9	1971	Good	10,764	Y	N	625 NW 114TH PL
14	12	135525	0030	04/17/12	\$620,000	\$798,000	1,740	9	1986	Avg	9,615	N	N	319 NW 113TH PL
14	5	619000	0025	02/12/13	\$660,067	\$792,000	1,820	9	1964	Good	9,716	N	N	13517 NORTHSHIRE RD NW
14	12	242603	9129	02/21/14	\$625,000	\$682,000	1,830	9	1968	Avg	8,840	Y	N	12711 6TH AVE NW
14	12	228760	0035	06/25/14	\$595,888	\$629,000	1,870	9	1958	VGood	9,000	N	N	12521 3RD AVE NW
14	12	763990	0110	10/12/12	\$675,000	\$834,000	1,880	9	1957	Avg	9,375	Y	N	12550 9TH AVE NW
14	5	619000	0070	02/29/12	\$650,000	\$846,000	1,900	9	2011	Avg	9,608	N	N	13560 SHERMAN RD NW
14	12	761120	0136	07/23/14	\$872,000	\$913,000	1,940	9	1967	Good	9,750	N	N	815 NW 120TH ST
14	5	619000	0095	12/02/13	\$842,000	\$939,000	2,000	9	1962	Good	11,162	N	N	13500 NORTHSHIRE RD NW
14	12	093000	0060	02/26/12	\$535,000	\$697,000	2,080	9	1986	Avg	5,458	Y	N	12218 7TH AVE NW
14	12	763990	0065	10/08/13	\$850,000	\$961,000	2,080	9	1960	Good	8,750	Y	N	12736 9TH AVE NW
14	12	763990	0025	06/28/14	\$1,075,000	\$1,133,000	2,140	9	1951	VGood	8,750	Y	N	12725 8TH AVE NW
14	12	092300	0370	08/02/13	\$669,000	\$769,000	2,220	9	1927	Good	9,120	N	N	421 NW 132ND ST



**King County**

**Department of Assessments**



## Improved Sales Used in This Annual Update Analysis

### Area 039 -- 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
14	5	619000	0110	04/07/14	\$815,000	\$879,000	2,460	9	1963	VGood	9,608	N	N	13547 SHERMAN RD NW
14	12	135525	0190	08/11/14	\$850,000	\$885,000	2,750	9	2014	Avg	9,680	N	N	310 NW 113TH PL
14	12	092300	0338	08/20/12	\$700,000	\$876,000	2,880	9	2004	Avg	8,160	N	N	13023 3RD AVE NW
14	5	619000	0035	07/15/14	\$925,000	\$971,000	2,910	9	1963	Good	9,457	N	N	13503 NORTHSHIRE RD NW
14	12	092300	0425	07/18/14	\$865,000	\$907,000	3,190	9	2014	Avg	8,160	N	N	13045 4TH AVE NW
14	12	135520	0010	05/01/14	\$655,000	\$702,000	3,320	9	1971	Good	10,308	N	N	11404 8TH AVE NW
14	12	135520	0010	04/16/13	\$615,000	\$727,000	3,320	9	1971	Good	10,308	N	N	11404 8TH AVE NW
14	12	092300	0280	07/22/14	\$699,000	\$732,000	2,090	10	1997	Avg	8,154	N	N	13227 3RD AVE NW
14	12	361960	0005	10/30/13	\$1,000,000	\$1,124,000	2,500	10	2001	Avg	9,007	Y	N	13005 8TH AVE NW
14	12	092300	0109	01/28/13	\$800,000	\$963,000	2,520	10	1965	VGood	8,100	N	N	13249 6TH AVE NW
14	12	252603	9027	04/26/13	\$1,300,000	\$1,532,000	5,120	10	2007	Avg	10,325	Y	N	12260 9TH AVE NW

## Improved Sales Removed in This Annual Update Analysis

### Area 039 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	13	230390	0045	06/23/14	\$1,580,000	DIAGNOSTIC OUTLIER-MODEL DEVELOPMENT EXCLUSION
1	13	230390	0110	01/24/13	\$622,576	UNFINISHED AREA; BANKRUPTCY - RECEIVER OR TRUSTEE
1	13	230390	0175	01/11/12	\$594,700	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	13	242603	9055	03/07/13	\$720,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	5	252603	9221	10/29/12	\$665,000	RELOCATION - SALE TO SERVICE
1	5	361660	0007	03/19/13	\$1,550,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	5	361660	0126	11/24/14	\$926,000	RELATED PARTY, FRIEND, OR NEIGHBOR; EXEMPT FROM EXCISE TAX
1	13	437960	0030	07/29/14	\$1,325,000	DATA DOES NOT MATCH SALE
1	13	620260	0180	08/24/12	\$1,362,000	DIAGNOSTIC OUTLIER-MODEL DEVELOPMENT EXCLUSION
1	12	769340	0055	11/06/12	\$433,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	12	777280	0010	11/11/14	\$713,000	DATA DOES NOT MATCH SALE
1	12	777280	0020	08/13/14	\$750,000	DATA DOES NOT MATCH SALE
1	12	777280	0240	12/23/13	\$690,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	6	086800	0160	03/20/13	\$473,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
2	7	086800	0745	09/13/12	\$795,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	7	086800	0980	09/12/12	\$1,311,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	7	086800	1420	07/17/13	\$1,275,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	7	086800	1607	07/05/12	\$984,050	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	7	086800	1845	04/25/12	\$700,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	7	086800	1880	07/09/13	\$1,360,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	7	086800	2015	09/12/13	\$1,018,500	RELATED PARTY, FRIEND, OR NEIGHBOR
2	7	086800	2070	03/27/13	\$530,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	7	086800	2080	06/19/14	\$899,000	DATA DOES NOT MATCH SALE
3	8	010600	0025	04/27/12	\$214,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX; FORCED SALE
3	10	010600	0075	09/18/12	\$272,450	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	10	010600	0320	10/31/14	\$401,000	DATA DOES NOT MATCH SALE
3	8	010600	0335	09/06/14	\$121,796	PARTIAL INTEREST (1/3, 1/2, ETC.); RELATED PARTY, FRIEND, OR NEIGHBOR
3	10	010700	0005	08/26/13	\$425,000	OBSOLESCENCE; PREVIOUS IMP. VALUE <= 25K
3	10	010700	0010	03/18/13	\$365,000	OBSOLESCENCE

## Improved Sales Removed in This Annual Update Analysis

### Area 039 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	10	010800	0112	08/20/12	\$273,990	FORCED SALE; EXEMPT FROM EXCISE TAX
3	11	074800	0060	07/09/13	\$351,000	QUIT CLAIM DEED
3	11	074800	0315	11/15/12	\$248,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
3	10	076700	0180	04/04/12	\$184,900	NON-REPRESENTATIVE SALE
3	11	092400	0015	11/14/13	\$326,500	NO MARKET EXPOSURE
3	11	113900	0035	05/06/14	\$200,000	IMP. COUNT > 1
3	11	113900	0040	02/24/12	\$525,000	DIAGNOSTIC OUTLIER-STATISTICAL OUTLIER
3	11	113900	0091	03/23/12	\$225,000	NON-REPRESENTATIVE SALE
3	11	113900	0205	10/10/12	\$250,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	11	113900	0275	02/09/12	\$680,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	11	113900	0291	05/21/12	\$162,000	NO MARKET EXPOSURE; QUIT CLAIM DEED
3	11	113900	0336	02/04/13	\$525,087	FORCED SALE; EXEMPT FROM EXCISE TAX
3	8	201630	0055	02/05/13	\$225,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
3	8	201630	0081	06/12/13	\$272,000	TEAR DOWN
3	11	242603	9308	04/23/12	\$186,000	NON-REPRESENTATIVE SALE; SHORT SALE
3	9	287460	0040	08/04/14	\$680,000	DATA DOES NOT MATCH SALE
3	11	291820	0030	01/06/12	\$265,000	DIAGNOSTIC OUTLIER-STATISTICAL OUTLIER
3	10	344200	0090	02/07/14	\$245,000	AFFORDABLE HOUSING SALES; PARTIAL INTEREST (1/3, 1/2, ETC.)
3	8	362603	9012	04/05/12	\$225,000	NON-REPRESENTATIVE SALE; SHORT SALE
3	10	362603	9088	06/26/13	\$345,000	OBSOLESCENCE
3	8	362603	9189	04/29/13	\$379,900	NO MARKET EXPOSURE
3	8	362603	9205	08/08/12	\$420,000	NON-REPRESENTATIVE SALE; SHORT SALE
3	10	362603	9207	10/17/14	\$522,500	DATA DOES NOT MATCH SALE
3	8	362603	9237	02/22/14	\$400,000	NO MARKET EXPOSURE
3	8	362603	9247	06/15/12	\$327,126	IMP. COUNT > 1
3	8	362603	9271	09/17/14	\$350,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NON-REPRESENTATIVE SALE
3	11	391840	0014	02/26/13	\$340,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
3	11	391840	0143	10/16/14	\$710,000	DATA DOES NOT MATCH SALE
3	11	391840	0148	11/04/13	\$185,392	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR



## Improved Sales Removed in This Annual Update Analysis

### Area 039 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	11	391840	0148	11/04/13	\$353,190	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	11	391840	0150	01/24/12	\$255,000	NON-REPRESENTATIVE SALE; SHORT SALE
3	11	391840	0156	08/21/12	\$255,000	NON-REPRESENTATIVE SALE; SHORT SALE
3	11	391840	0157	03/07/12	\$225,000	NON-REPRESENTATIVE SALE; SHORT SALE
3	8	440320	0240	04/17/14	\$363,000	OBSOLESCENCE
3	8	440320	0240	10/18/13	\$440,519	OBSOLESCENCE
3	8	440320	0240	03/14/14	\$280,875	OBSOLESCENCE; FINANCIAL INSTITUTION RESALE
3	8	440320	0265	01/02/14	\$275,000	PREVIOUS IMP. VALUE <= 25K
3	11	442760	0070	03/14/13	\$302,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	11	515120	0125	06/27/12	\$195,000	DIAGNOSTIC OUTLIER-MODEL DEVELOPMENT EXCLUSION
3	8	552260	0095	04/10/12	\$355,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	8	615490	0130	12/02/14	\$340,000	PREVIOUS IMP. VALUE <= 25K
3	10	682410	0030	01/27/14	\$435,000	OBSOLESCENCE; PREVIOUS IMP. VALUE <= 25K
3	11	730890	0020	12/23/13	\$156,000	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	11	730890	0080	08/19/13	\$8,000	PARTIAL INTEREST (1/3, 1/2, ETC.); QCD; RELATED PARTY, FRIEND, OR NEIGHBOR
3	11	730890	0080	09/19/13	\$8,000	PARTIAL INTEREST (1/3, 1/2, ETC.); QCD; RELATED PARTY, FRIEND, OR NEIGHBOR
3	11	730890	0095	12/05/14	\$275,000	NO MARKET EXPOSURE
3	11	730890	0200	08/23/13	\$359,100	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
3	11	730890	0725	01/23/14	\$100,000	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	8	741420	0010	12/18/14	\$276,000	DIAGNOSTIC OUTLIER-MODEL DEVELOPMENT EXCLUSION
3	8	741420	0020	03/04/14	\$327,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	8	747490	0015	06/13/12	\$192,500	IMP. CHAR CHANGED SINCE SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	10	758620	0015	05/31/13	\$379,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	11	891050	0153	05/03/12	\$350,218	FORCED SALE; EXEMPT FROM EXCISE TAX
3	11	891050	0223	02/24/14	\$376,322	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
3	11	891050	0224	09/24/12	\$333,000	OBSOLESCENCE; PREVIOUS IMP. VALUE <= 25K; NO MARKET EXPOSURE
3	11	891050	0265	05/21/13	\$317,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	11	891050	0645	11/11/14	\$88,900	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	11	891050	0675	05/19/14	\$461,000	DATA DOES NOT MATCH SALE

## Improved Sales Removed in This Annual Update Analysis

### Area 039 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	8	914410	0199	03/12/12	\$211,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
3	8	914410	0199	01/13/12	\$335,331	FORCED SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE
3	8	914410	0206	11/25/14	\$592,000	DATA DOES NOT MATCH SALE
3	8	914410	0367	02/09/12	\$263,000	FORCED SALE; EXEMPT FROM EXCISE TAX
3	11	915760	0060	09/10/14	\$635,000	DATA DOES NOT MATCH SALE
3	11	915810	0005	06/05/13	\$340,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	11	915810	0111	04/10/12	\$147,150	FINANCIAL INSTITUTION RESALE; NON-REPRESENTATIVE SALE
3	11	944130	0015	05/10/12	\$320,000	NON-REPRESENTATIVE SALE; SHORT SALE
3	8	949820	0050	09/07/12	\$273,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	8	949820	0051	06/11/12	\$270,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
3	8	949820	0057	12/13/12	\$115,000	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	8	949820	0086	03/24/14	\$412,000	NO MARKET EXPOSURE
3	8	949820	0091	03/27/14	\$335,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
3	8	949820	0091	01/10/14	\$300,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
6	2	046400	0105	01/06/14	\$735,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	2	046400	0599	04/17/12	\$388,275	DOR RATIO; NO MARKET EXPOSURE; STATEMENT TO DOR
6	2	057900	0550	11/07/14	\$440,000	PREVIOUS IMP. VALUE <= 25K
6	2	057900	0595	09/06/14	\$724,000	DATA DOES NOT MATCH SALE
6	2	057900	0595	02/07/14	\$409,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
6	2	057900	1300	05/14/12	\$715,000	NO MARKET EXPOSURE
6	2	057900	1605	01/11/12	\$424,900	OBSOLESCENCE
6	2	057900	2120	04/23/12	\$685,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	2	057900	2665	03/04/13	\$423,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	2	057900	2870	05/03/13	\$340,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	2	057900	2890	07/18/14	\$295,000	POOR CONDITION
6	2	057900	3795	07/24/12	\$761,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	3	226700	0090	04/26/12	\$436,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	3	226700	0160	10/20/14	\$900,000	OBSOLESCENCE; PREVIOUS IMP. VALUE <= 25K
6	3	226700	0485	12/01/14	\$635,000	DATA DOES NOT MATCH SALE



## Improved Sales Removed in This Annual Update Analysis

### Area 039 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6	3	226700	0486	08/22/14	\$495,000	DATA DOES NOT MATCH SALE
6	3	226700	0732	05/15/13	\$418,750	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	2	267560	0011	05/28/13	\$390,000	NO MARKET EXPOSURE
6	2	281810	0005	03/19/13	\$387,500	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
6	2	281810	0240	07/25/12	\$727,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	3	352603	9019	05/23/13	\$562,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	3	352603	9060	07/22/14	\$1,040,000	IMP. COUNT > 1
6	2	352603	9066	11/22/13	\$518,000	NO MARKET EXPOSURE
6	2	352603	9101	01/27/14	\$450,000	NON-REPRESENTATIVE SALE
6	3	352603	9116	11/18/14	\$549,000	DATA DOES NOT MATCH SALE
6	3	352603	9116	07/24/14	\$305,000	NO MARKET EXPOSURE
6	3	352603	9127	06/24/14	\$416,800	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
6	3	352603	9173	10/08/13	\$552,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	2	352603	9186	07/02/12	\$325,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	3	356680	0125	12/11/14	\$424,093	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
6	3	356730	0050	11/14/13	\$745,000	NO MARKET EXPOSURE
6	3	356730	0090	12/07/12	\$202,827	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
6	3	356730	0160	11/06/12	\$460,000	NO MARKET EXPOSURE
6	2	444130	0160	04/02/12	\$675,000	NON-REPRESENTATIVE SALE; SHORT SALE
6	2	444130	0455	08/16/12	\$610,000	DIAGNOSTIC OUTLIER-MODEL DEVELOPMENT EXCLUSION
6	2	444130	0460	07/12/13	\$359,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	2	444130	0500	08/21/12	\$617,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	2	444480	0020	01/09/12	\$475,500	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
6	2	607350	0035	11/26/14	\$275,000	PARTIAL INTEREST (1/3, 1/2, ETC.); RELATED PARTY, FRIEND, OR NEIGHBOR
6	2	613260	0015	04/01/13	\$810,000	SEGREGATION AND/OR MERGER;
6	2	613260	0060	07/19/12	\$682,500	NO MARKET EXPOSURE; RELOCATION - SALE TO SERVICE
6	2	613260	0275	07/12/13	\$400,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
6	2	613260	0365	10/10/14	\$962,000	RELOCATION - SALE TO SERVICE
6	2	613260	0660	03/20/13	\$410,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

## Improved Sales Removed in This Annual Update Analysis

### Area 039 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6	4	638300	0100	06/12/13	\$162,500	DOR RATIO; NO MARKET EXPOSURE
6	4	638300	0120	05/18/13	\$662,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	4	638300	0205	05/30/12	\$350,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
6	4	638300	0210	09/04/12	\$208,000	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); QUIT CLAIM DEED
6	4	638300	0635	12/12/13	\$315,000	PARTIAL INTEREST (1/3, 1/2, ETC.); RELATED PARTY, FRIEND, OR NEIGHBOR
6	4	638350	0070	06/07/13	\$350,000	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
6	2	864450	0015	08/29/12	\$515,000	PREVIOUS IMP. VALUE <= 25K
6	2	873060	0035	11/01/13	\$385,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
9	1	047200	0895	12/06/12	\$680,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	1	047200	0950	02/12/13	\$715,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	1	048600	0048	08/10/12	\$525,000	NO MARKET EXPOSURE
9	1	048600	0100	03/19/12	\$311,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	1	048600	0420	04/25/13	\$720,000	SEGREGATION AND/OR MERGER;
9	1	048600	0465	08/17/12	\$235,000	DOR RATIO; NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
9	1	102503	9157	11/18/14	\$1,295,000	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
9	1	117600	0040	09/30/13	\$767,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	1	117600	0270	08/05/13	\$616,950	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
9	1	117600	0470	07/30/12	\$480,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	1	117600	0475	08/23/13	\$448,100	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
9	1	117600	0895	05/02/13	\$550,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	1	117600	1115	10/30/14	\$5,500	DOR RATIO; OBSOLESCENCE; QUIT CLAIM DEED; STATEMENT TO DOR
9	1	117600	1117	10/16/14	\$689,950	DATA DOES NOT MATCH SALE
9	1	117600	1118	07/30/12	\$350,000	SEGREGATION AND/OR MERGER; TEAR DOWN
9	1	117600	1119	06/10/13	\$605,000	TEAR DOWN
9	1	117600	1195	01/02/14	\$237,000	FORCED SALE; EXEMPT FROM EXCISE TAX
9	1	117600	1235	10/02/14	\$675,000	OBSOLESCENCE; PREVIOUS IMP. VALUE <= 25K
9	1	117600	1293	06/17/14	\$2,475,000	DATA DOES NOT MATCH SALE
9	1	117700	0030	07/25/13	\$581,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	1	309650	0065	06/22/12	\$649,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

## Improved Sales Removed in This Annual Update Analysis

### Area 039 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
9	1	309650	0090	10/09/12	\$685,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; RELATED PARTY, FRIEND, OR NEIGHBOR
9	1	309650	0090	04/26/12	\$825,000	SEGREGATION AND/OR MERGER;
9	3	444130	0085	11/21/13	\$282,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; EXEMPT FROM EXCISE TAX
9	1	690820	0225	08/08/12	\$325,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	1	690820	0260	10/04/12	\$720,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	1	690820	0270	06/11/13	\$18,000	DOR RATIO; QUIT CLAIM DEED; STATEMENT TO DOR
9	1	690820	0330	03/23/12	\$1,030,000	SEGREGATION AND/OR MERGER;
9	1	690820	0555	09/03/14	\$833,000	IMP. COUNT > 1
9	1	690820	0580	02/14/12	\$380,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	1	690820	0605	01/13/14	\$750,000	DOR RATIO; FULL SALES PRICE NOT REPORTED; STATEMENT TO DOR
9	1	690820	0630	04/12/12	\$292,500	PREVIOUS IMP. VALUE <= 25K
9	1	808190	0011	09/16/14	\$835,000	DATA DOES NOT MATCH SALE
9	1	808190	0025	06/19/12	\$387,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	1	808190	0100	04/09/13	\$775,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	1	808240	0125	06/05/12	\$428,500	FORCED SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE
9	1	808240	0205	12/01/14	\$1,113,196	NO MARKET EXPOSURE
9	1	867440	0080	12/19/12	\$2,275,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	1	867440	0115	12/17/13	\$1,650,000	OBSOLESCENCE; PREVIOUS IMP. VALUE <= 25K
14	12	092300	0109	05/07/12	\$495,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
14	12	092300	0160	05/16/12	\$336,000	OBSOLESCENCE; IMP. CHARACTERISTICS CHANGED SINCE SALE
14	12	093000	0111	04/09/12	\$309,000	RELATED PARTY, FRIEND, OR NEIGHBOR; ESTATE ADMIN, GUARDIAN, OR EXECUTOR
14	12	093000	0305	11/10/14	\$379,400	DIAGNOSTIC OUTLIER-STATISTICAL OUTLIER
14	12	093000	0380	04/01/14	\$365,000	OBSOLESCENCE
14	12	093000	0460	05/01/14	\$295,635	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
14	12	093000	0460	11/18/14	\$2,000	DOR RATIO; QUIT CLAIM DEED
14	12	093000	0470	05/27/14	\$675,000	DIAGNOSTIC OUTLIER-MODEL DEVELOPMENT EXCLUSION
14	12	093300	0050	05/14/13	\$350,000	NO MARKET EXPOSURE
14	12	093300	0090	09/06/12	\$135,055	DOR RATIO; QUIT CLAIM DEED; STATEMENT TO DOR
14	12	112400	0010	07/11/14	\$500,000	DATA DOES NOT MATCH SALE

## Improved Sales Removed in This Annual Update Analysis

### Area 039 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
14	12	112400	0075	01/03/13	\$76,546	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); QUIT CLAIM DEED
14	12	135520	0070	08/20/13	\$620,000	TENANT
14	12	152630	0020	10/04/13	\$335,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
14	12	152630	0030	10/22/14	\$8,000	PARTIAL INTEREST (1/3, 1/2, ETC.); QCD; RELATED PARTY, FRIEND, OR NEIGHBOR
14	12	228760	0006	07/02/13	\$462,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
14	12	242603	9128	09/24/12	\$465,000	NON-REPRESENTATIVE SALE; SHORT SALE
14	12	252603	9070	03/22/12	\$587,500	OBSOLESCENCE
14	12	437870	0040	05/30/12	\$435,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
14	12	610690	0010	03/19/12	\$502,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
14	12	737060	0045	09/03/14	\$442,100	AUCTION SALE; EXEMPT FROM EXCISE TAX; FORCED SALE
14	12	754230	0081	05/20/14	\$739,900	DATA DOES NOT MATCH SALE
14	12	761120	0086	11/07/13	\$367,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
14	12	761120	0105	09/20/12	\$182,500	DOR RATIO; QUIT CLAIM DEED; IMP. CHARACTERISTICS CHANGED SINCE SALE
14	12	761120	0105	02/16/12	\$315,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
14	12	761120	0135	04/30/13	\$441,500	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
14	12	761120	0147	06/26/12	\$630,100	IMP. CHARACTERISTICS CHANGED SINCE SALE
14	12	763990	0060	01/07/13	\$367,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
14	12	763990	0125	06/12/12	\$703,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
14	12	764040	0070	09/15/14	\$665,000	DATA DOES NOT MATCH SALE
14	12	764040	0070	04/17/14	\$385,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
14	12	891050	0471	04/19/13	\$348,601	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
14	12	891050	0491	04/16/13	\$368,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

## Vacant Sales Used in this Annual Update Analysis

### Area 039

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
1	5	252603	9079	09/20/13	\$350,000	9,665	N	N
1	5	252603	9227	04/22/14	\$650,000	62,731	Y	Y
2	7	086800	1960	06/11/12	\$500,000	8,651	Y	N
2	7	086800	2090	10/31/12	\$411,000	6,006	Y	N
3	10	010700	0005	08/26/13	\$425,000	6,400	N	N
3	11	074800	0085	03/14/12	\$173,000	11,578	N	N
3	11	074800	0355	05/10/13	\$230,000	8,235	N	N
3	10	186240	0516	08/01/13	\$575,000	8,160	N	N
3	8	201630	0081	06/12/13	\$272,000	7,591	N	N
3	10	344200	0127	08/02/13	\$175,000	5,100	N	N
3	8	362603	9302	03/21/13	\$200,000	8,100	N	N
3	8	440320	0085	03/12/14	\$275,000	5,174	N	N
3	8	440320	0090	05/28/14	\$295,000	6,243	N	N
3	11	638050	0066	02/19/14	\$240,000	7,689	N	N
3	10	758620	0005	04/18/13	\$350,000	7,895	N	N
3	10	758620	0005	06/09/14	\$750,000	7,895	N	N
3	11	944130	0040	03/03/14	\$278,000	8,160	N	N
6	2	057900	0465	12/07/12	\$340,000	5,200	Y	N
6	2	281860	0110	05/30/13	\$366,000	5,500	N	N
6	3	282110	0020	04/26/12	\$280,857	6,760	N	N
6	2	352603	9031	03/24/12	\$250,000	11,620	N	N
6	2	613260	0200	11/07/13	\$380,000	5,000	Y	N
6	2	613260	0655	02/13/14	\$390,000	5,000	N	N
6	2	613260	0655	05/06/13	\$273,000	5,000	N	N
9	1	047200	0885	02/04/13	\$350,000	5,000	N	N
9	1	048600	0421	08/22/13	\$300,000	6,382	N	N
9	1	048600	0435	08/06/12	\$381,500	4,750	N	N
9	1	102503	9157	10/24/13	\$530,000	6,007	Y	N
9	1	102503	9272	07/02/13	\$225,000	2,250	Y	N
9	1	117600	0380	06/10/13	\$425,000	6,607	Y	N
9	1	117600	1116	04/18/13	\$150,000	1,285	N	N



## Vacant Sales Used in this Annual Update Analysis

### Area 039

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
9	1	117600	1240	04/16/13	\$550,000	6,435	N	N
9	1	690820	0051	12/06/13	\$225,000	3,753	N	N
9	1	690820	0575	10/24/12	\$400,000	6,215	Y	N
9	1	808240	0080	05/30/12	\$320,000	4,278	N	N
9	1	808240	0080	05/24/12	\$275,000	4,278	N	N
14	12	092300	0425	04/23/13	\$275,000	8,160	N	N
14	12	135525	0190	06/19/13	\$155,000	9,680	N	N
14	12	242603	9178	08/14/14	\$295,000	7,140	Y	N
14	12	242603	9261	04/28/14	\$360,000	7,553	Y	N
14	12	252603	9206	08/13/13	\$350,000	8,243	N	N
14	12	252603	9229	08/22/14	\$290,000	7,497	N	N

## Vacant Sales Removed in this Annual Update Analysis

### Area 039

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	10	758620	0007	09/17/12	\$1,250	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
6	2	613260	0200	01/11/12	\$270,000	NON-REPRESENTATIVE SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	2	613260	0655	03/25/13	\$273,100	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
9	1	048600	0569	12/31/14	\$60,000	NON-REPRESENTATIVE SALE
9	1	309650	0092	10/09/12	\$375,000	RELATED PARTY, FRIEND, OR NEIGHBOR

# Uniform Standards of Professional Appraisal Practice Compliance

## Client and Intended Use of the Appraisal:

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

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

## Definition and date of value estimate:

### Market Value

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

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

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

### Highest and Best Use

#### **RCW 84.40.030**

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

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



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

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

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

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

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

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

**Date of Value Estimate**

**RCW 84.36.005**

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

**RCW 36.21.080**

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

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

## Property Rights Appraised: Fee Simple

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

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

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

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

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

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

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

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

## Assumptions and Limiting Conditions:

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



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

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

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

## Certification:

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

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

None

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

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

- Annual Update Model Development and Report Preparation
- Data Collection
- Sales Verification
- Appeals Response Preparation / Review
- Appeal Hearing Attendance
- Physical Inspection Model Development and Report Preparation
- Land and total Valuation
- New Construction Evaluation

*Steve Olson*

Appraiser II

6/25/15

Date



## King County

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**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