

# Newcastle

Area: 064

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## *Residential Revalue for 2015 Assessment Roll*



Area 64 is located on the Southeast side of Lake Washington, just south of I-90 and east of I-405. Access is excellent to nearby shopping centers, businesses and parks located in Bellevue, Seattle, Renton and Issaquah. There are 3 major school districts within the area that include Bellevue, Issaquah and Renton. It is mostly suburban in nature with substantial diversity in type of neighborhoods and housing, with several properties retaining a rural setting. Houses were built from the early 1900's to the present, with 90% built after 1959, quality of construction ranges from grade 5 to 12. The many wonderful amenities of this area, combined with the diversity in housing, make for a very desirable area in which to live.



**King County**

**Department of Assessments**

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

500 Fourth Avenue, ADM-AS 0708

Seattle, WA 98104-2384

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

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

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



## King County

Department of Assessments

Accounting Division

500 Fourth Avenue, ADM-AS-0740

Seattle, WA 98104-2384

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

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

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

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

Dear Property Owners:

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

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

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

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

Sincerely,

Lloyd Hara  
Assessor

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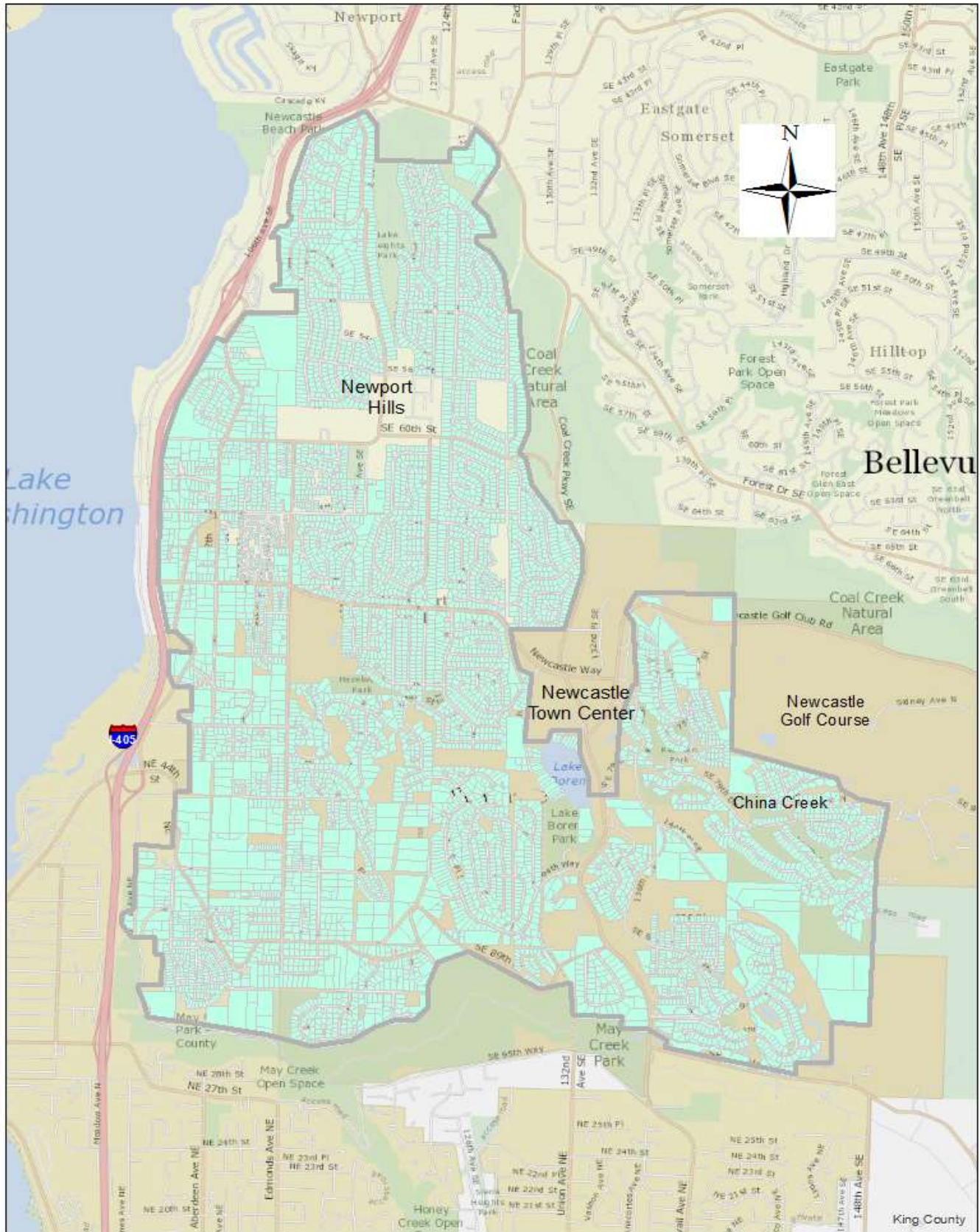
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# Area 064 Map



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





## Area 064 Housing Profile



Grade 5/ Year Built 1942/ Total Living Area 710  
Account Number 334630-0345



Grade 6/ Year Built 1930/ Total Living Area 970  
Account Number 334330-0523



Grade 7/ Year Built 1963/ Total Living Area 2,700  
Account Number 638540-0030



Grade 8/ Year Built 1983/ Total Living Area 2,270  
Account Number 334210-0535



Grade 9/ Year Built 1990/ Total Living Area 2,360  
Account Number 410480-0270



Grade 10/ Year Built 2004/ Total Living Area 4,500  
Account Number 326035-0200

## Area 064 Housing Profile...Continued



Grade 11/ Year Built 2000/ Total Living Area 3,760  
Account Number 330960-0260



Grade 12/ Year Built 2000/ Total Living Area 4,690  
Account Number 713550-0630

# 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

## Newcastle - Area 064

### Physical Inspection

**Appraisal Date:** 1/1/2015  
**Previous Physical Inspection:** 2009  
**Number of Improved Sales:** 776  
**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>	\$274,800	\$264,100	\$538,900			7.95%
<b>2015 Value</b>	\$269,800	\$336,100	\$605,900	\$640,900	95.0%	5.56%
<b>\$ Change</b>	-\$5,000	+\$72,000	+\$67,000			
<b>% Change</b>	-1.8%	+27.3%	+12.4%			

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The 2015 COD of 5.56% is an improvement from the previous COD of 7.95%. 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. Sales from 1/1/2012 to 12/31/2014 (at a minimum) were considered in all analysis. Sales were time adjusted to 1/1/2015

Population - Improved Valuation Change Summary:			
	Land	Improvements	Total
<b>2014 Value</b>	\$274,300	\$236,500	\$510,800
<b>2015 Value</b>	\$271,800	\$299,300	\$571,100
<b>\$ Change</b>	-\$2,500	+\$62,800	+\$60,300
<b>% Change</b>	-0.9%	+26.6%	+11.8%

Number of one to three unit residences in the population: 5,575

#### Physical Inspection Area:

State law requires that each property be physically inspected at least once during a 6 year revaluation cycle. During the recent inspection of Area 064 – Newcastle, appraisers were in the area, confirming data characteristics, developing new valuation models and selecting a new value for each property for the assessment year. For each of the subsequent years, the previous property values are statistically adjusted during each assessment period. The impact to land values from the last revalue resulted in increased values in the northern portion and decreased land values in the middle and southern portions. Therefore the overall new land values for the 2015 assessment year changed very little from the previous year. Taxes are paid on total value, not on the separate amounts allocated to land and improvements.

# Sales Sample Representation of Population

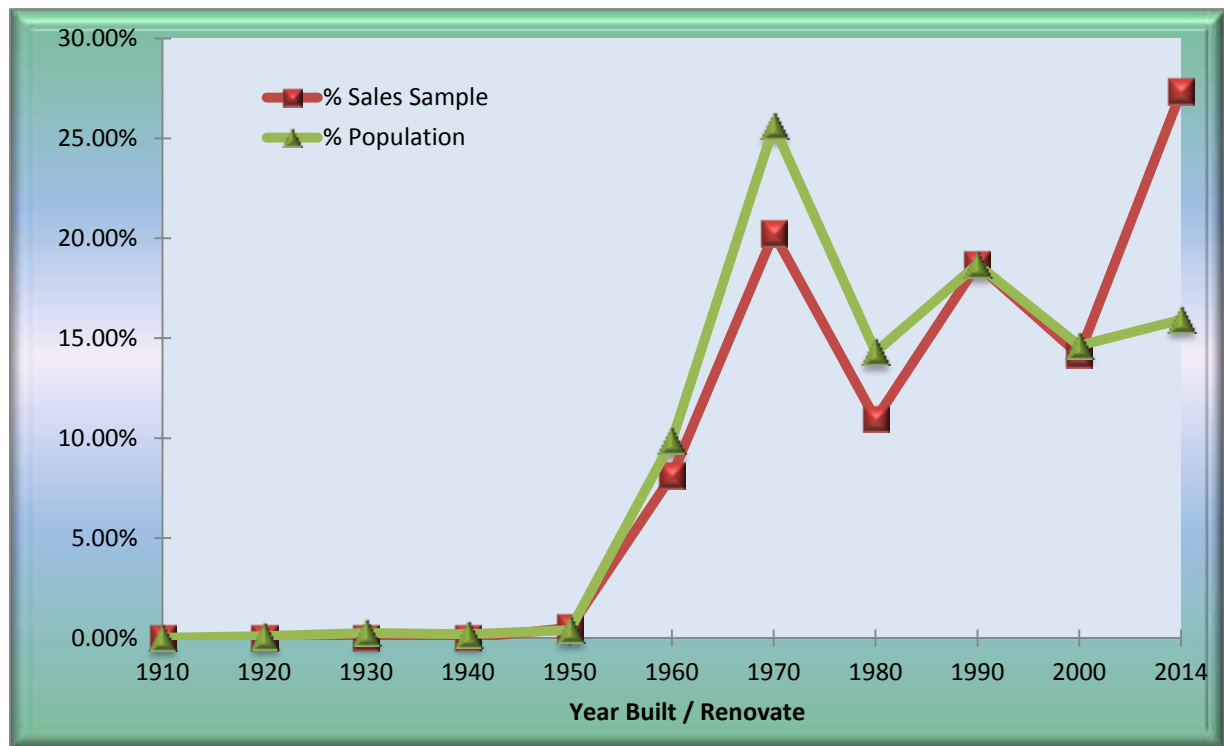
## Year Built or Renovated

### Sales

Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	0	0.00%
1940	0	0.00%
1950	4	0.52%
1960	63	8.12%
1970	157	20.23%
1980	85	10.95%
1990	145	18.69%
2000	110	14.18%
2014	212	27.32%
	776	

### Population

Year Built/Ren	Frequency	% Population
1910	1	0.02%
1920	5	0.09%
1930	14	0.25%
1940	11	0.20%
1950	22	0.39%
1960	550	9.87%
1970	1,428	25.61%
1980	798	14.31%
1990	1,042	18.69%
2000	816	14.64%
2014	888	15.93%
	5,575	



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

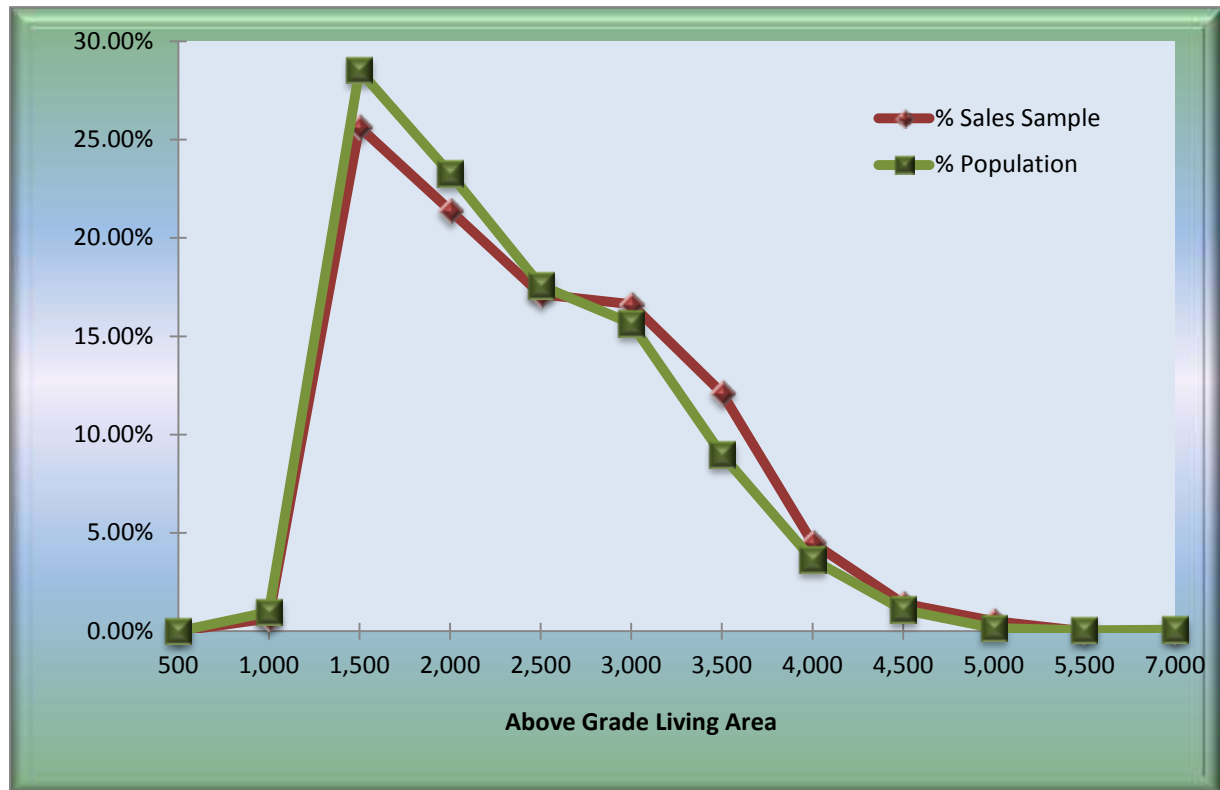
## Above Grade Living Area

### Sales

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	5	0.64%
1,500	199	25.64%
2,000	166	21.39%
2,500	133	17.14%
3,000	129	16.62%
3,500	94	12.11%
4,000	35	4.51%
4,500	11	1.42%
5,000	4	0.52%
5,500	0	0.00%
7,000	0	0.00%
776		

### Population

AGLA	Frequency	% Population
500	0	0.00%
1,000	54	0.97%
1,500	1,590	28.52%
2,000	1,297	23.26%
2,500	980	17.58%
3,000	873	15.66%
3,500	501	8.99%
4,000	203	3.64%
4,500	61	1.09%
5,000	9	0.16%
5,500	3	0.05%
7,000	4	0.07%
5,575		



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

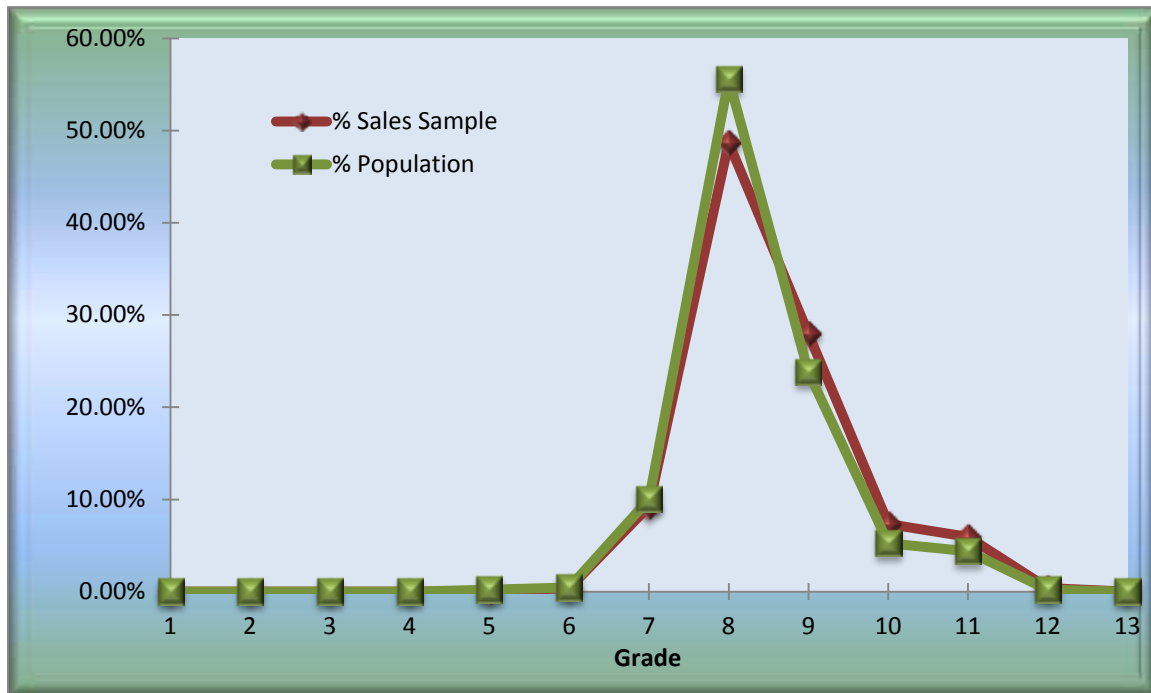
## Building Grade

### Sales

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	3	0.39%
7	72	9.28%
8	378	48.71%
9	217	27.96%
10	57	7.35%
11	46	5.93%
12	3	0.39%
13	0	0.00%
776		

### Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	12	0.22%
6	26	0.47%
7	559	10.03%
8	3,099	55.59%
9	1,328	23.82%
10	293	5.26%
11	245	4.39%
12	13	0.23%
13	0	0.00%
5,575		



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.





# Physical Inspection Process

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

**Date of Appraisal Report: May 12, 2015**

## Appraisal Team Members and Participation

The valuation for this area was done by the following Appraisal Team. The degree of participation varied according to individual skill in relevant areas and depending on the time they joined the team.

- Rick Sowers – Appraiser II: Team lead, coordination, valuation model development and testing. Land and total valuation appraisals. Sales verification, physical inspection and report writing.
- Brian Ogilvie – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation.
- Trevor Swedberg – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation.
- Eric Todd – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation.
- Brendon George – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation.

## 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 \$10,000 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 Physical Inspection Analysis and Improved Sales Removed from this Physical Inspection Analysis for more detailed information)*

## Highest and Best Use Analysis

**As If Vacant:** Market analysis of the area, together with current zoning and current and anticipated use patterns, indicate the highest and best use of the overwhelming majority of the appraised parcels is single family residential. Any other opinion of highest and best use is specifically noted in our records, and would form the basis for the valuation of that specific parcel.

**As If Improved:** Where any value for improvements is part of the total valuation, we are of the opinion that the present improvements produce a higher value for the property than if the site was vacant. In appraisal theory, the present use is therefore the highest and best (as improved) of the subject property, though it could be an interim use.



## Physical Inspection Process... Continued

### Standards and Measurement of Data Accuracy

Sales were verified with the purchaser, seller or real estate agent where possible. Current data was verified via field inspection and corrected. Data was collected and coded per the assessor's residential procedures manual.

We maintain uniformity with respect to building characteristics such as year-built, quality, condition, living area, stories, and land characteristics such as location (sub-area and plat), lot size, views, and waterfront. Other variables that are unique to the specific areas are also investigated. This approach ensures that values are equitable for all properties with respect to all measurable characteristics, whether the houses are larger or smaller, higher or lower quality, remodeled or not, with or without views or waterfront, etc.

### Special Assumptions and Limiting Conditions

The sales comparison and cost approaches to value were considered for this mass appraisal valuation. After the sales verification process, the appraiser concluded that the market participants typically do not consider an income approach to value. Therefore the income approach is not applicable in this appraisal as these properties are not typically leased, but rather owner occupied. The income approach to value was not considered in the valuation of this area.

The following Departmental guidelines were considered and adhered to:

- Sales from 1/1/2012 to 12/31/2014 (at minimum) were considered in all analyses.
- Sales were time adjusted to 1/1/2015.
- This report is intended to meet the requirements of the Uniform Standards of Professional Appraisal Practice Standard 6.



# Area Information

## Name or Designation

Area 064 - Newcastle

## Boundaries

Area 64 is located near the Southeast side of Lake Washington. Beginning at the northwestern corner of Coal Creek Pkwy and I-405, the western boundary runs south along I-405 to approximately NE 30th where May Creek Park meets I-405. The Southern boundary is May Creek Park, from I-405 east to Coal Creek Parkway and May Valley Road. The Eastern Boundary runs north from SE May Valley Road along the Western edge of Cougar Mountain Park and the Newcastle Golf Club. It then runs in a Northwesterly direction from the Newcastle Golf Club Road to Coal Creek Pkwy, then northwesterly along Coal Creek Pkwy to the point of beginning.

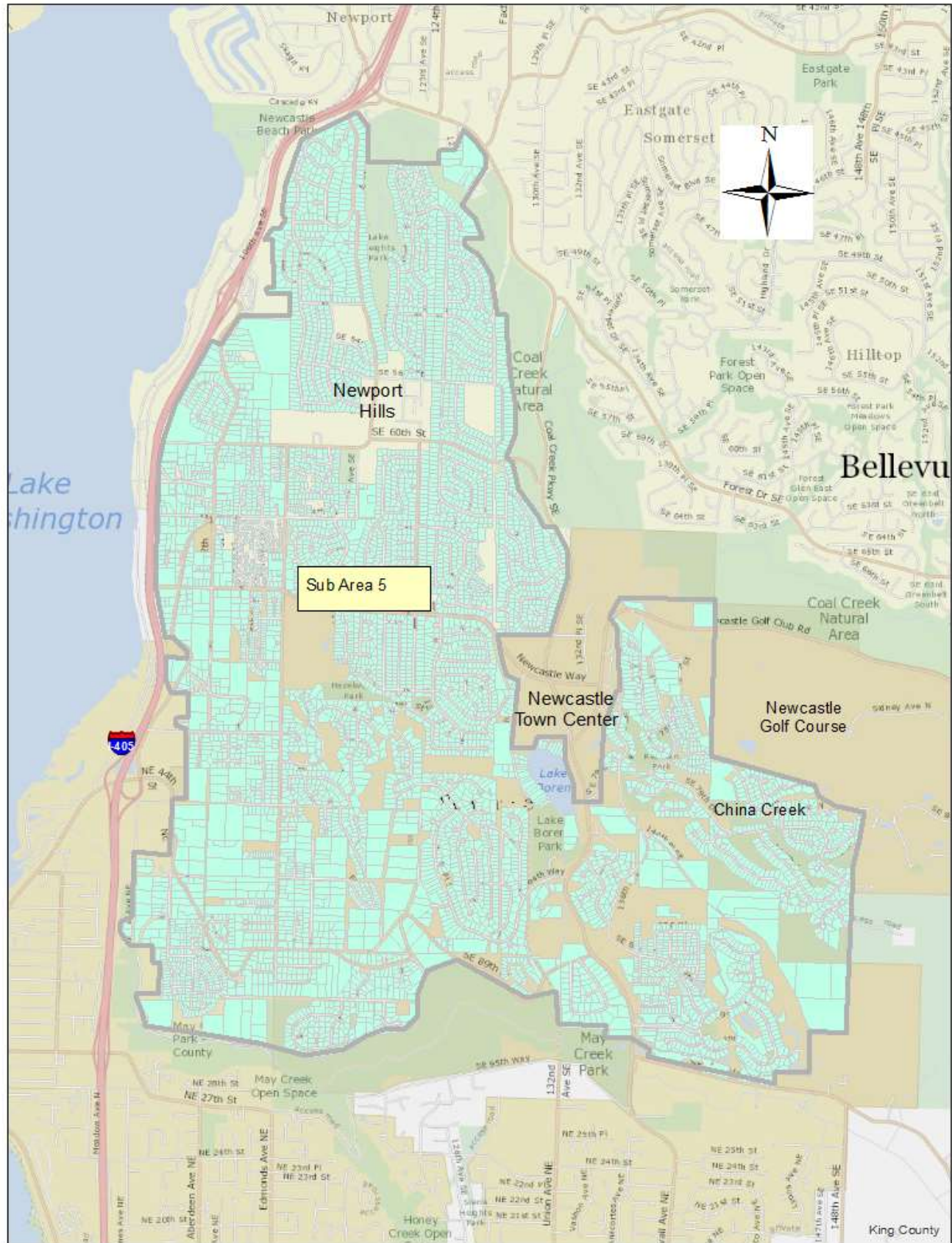
## Maps

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

## Area Description

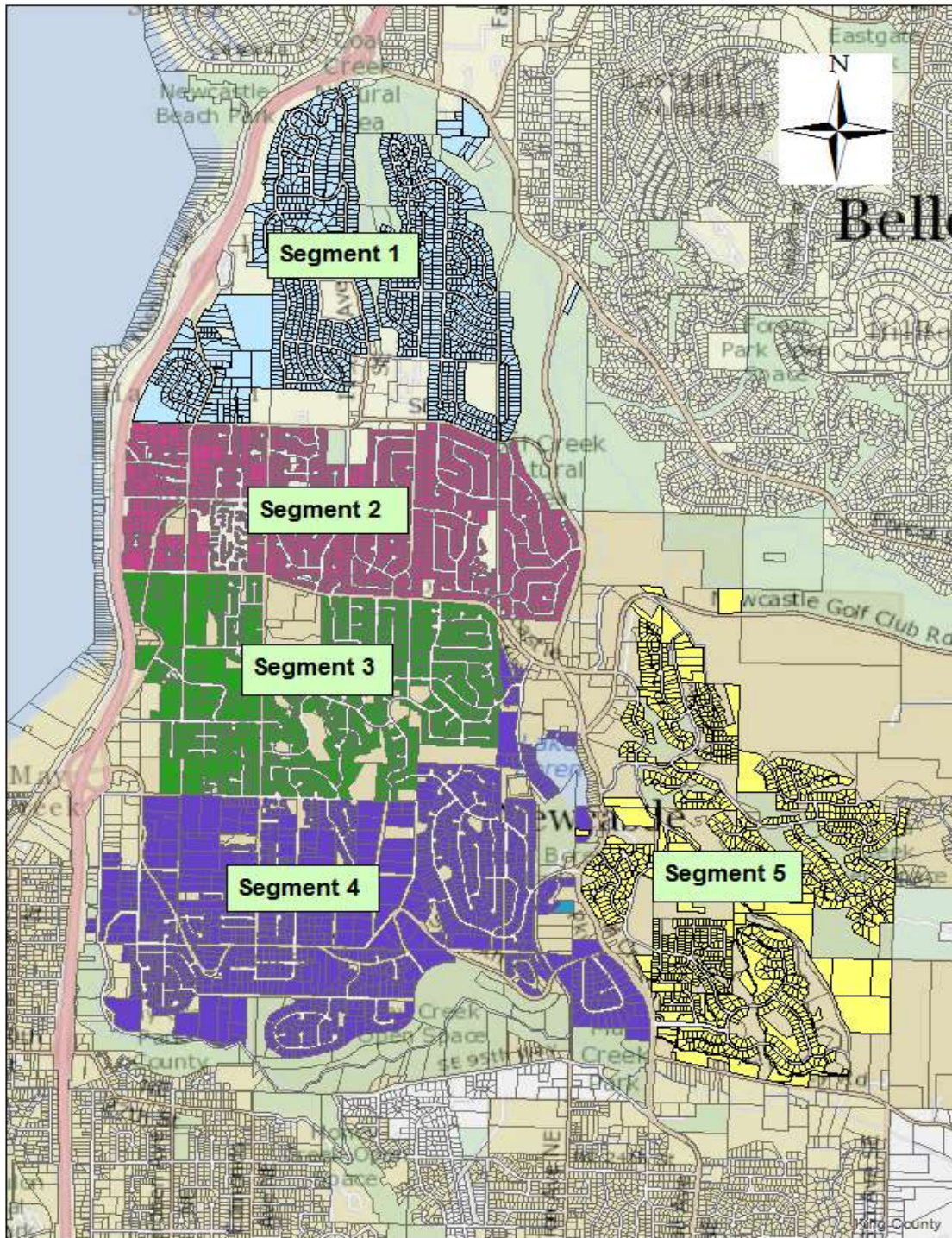
Area 064 is located on the Southeast side of Lake Washington, just south of I-90 and east of I-405. There is only one subarea in Area 64; Subarea 5. Located within the area are the municipalities of Bellevue, Newcastle and Renton and includes the Bellevue, Issaquah and Renton School Districts. Access to freeways, major commercial centers, parks and recreational areas is excellent. Examples of the many nearby amenities that make this a very desirable and attractive community to live include; Newcastle Beach Park and Coulon Park on Lake Washington, Cougar Mountain Park, Bellevue Square, Factoria Mall and Westfield Shopping Center. The topography is mostly rolling and hilly with several ravines and steep slopes, all of which helps provide many wonderful views of Lake Washington and the surrounding territory. This area is mostly suburban in nature with substantial diversity in neighborhood type and housing, with several properties retaining a rural setting. Houses were built from the early 1900's to the present with 90% built after 1959. These homes include a variety of housing type and quality of construction that range from grade 5 to 12. Improved properties have trended sale prices from \$216,000 to \$1,700,000. The number of new construction and development projects is growing. Several of these projects are of single and multifamily housing currently under construction or in planning stages. Overall, this is a very desirable area with many housing types that appeals to a large and assorted population of owners, renters and potential buyers.

## Area 064 – Sub Area 5 Map



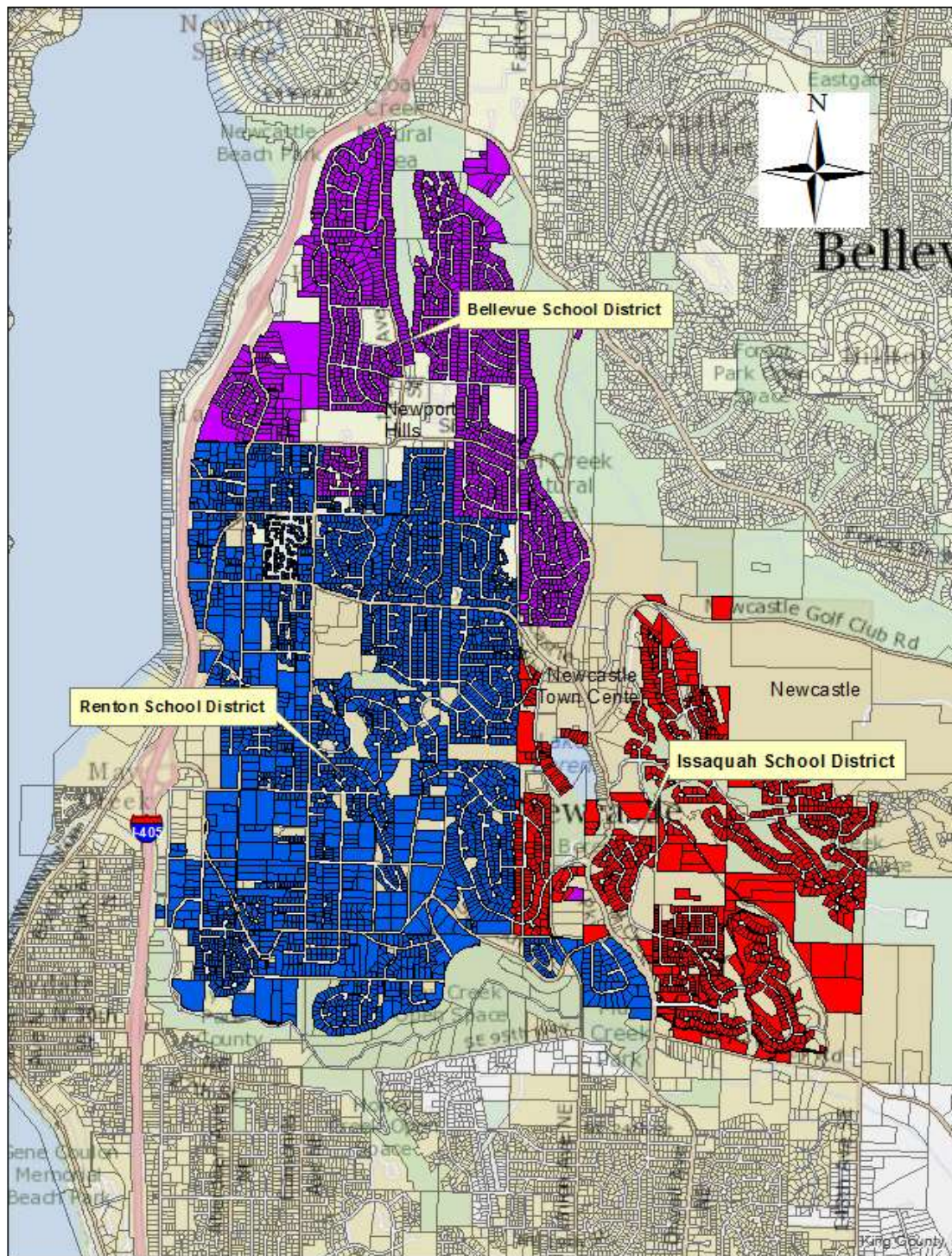


# Market Segment Map



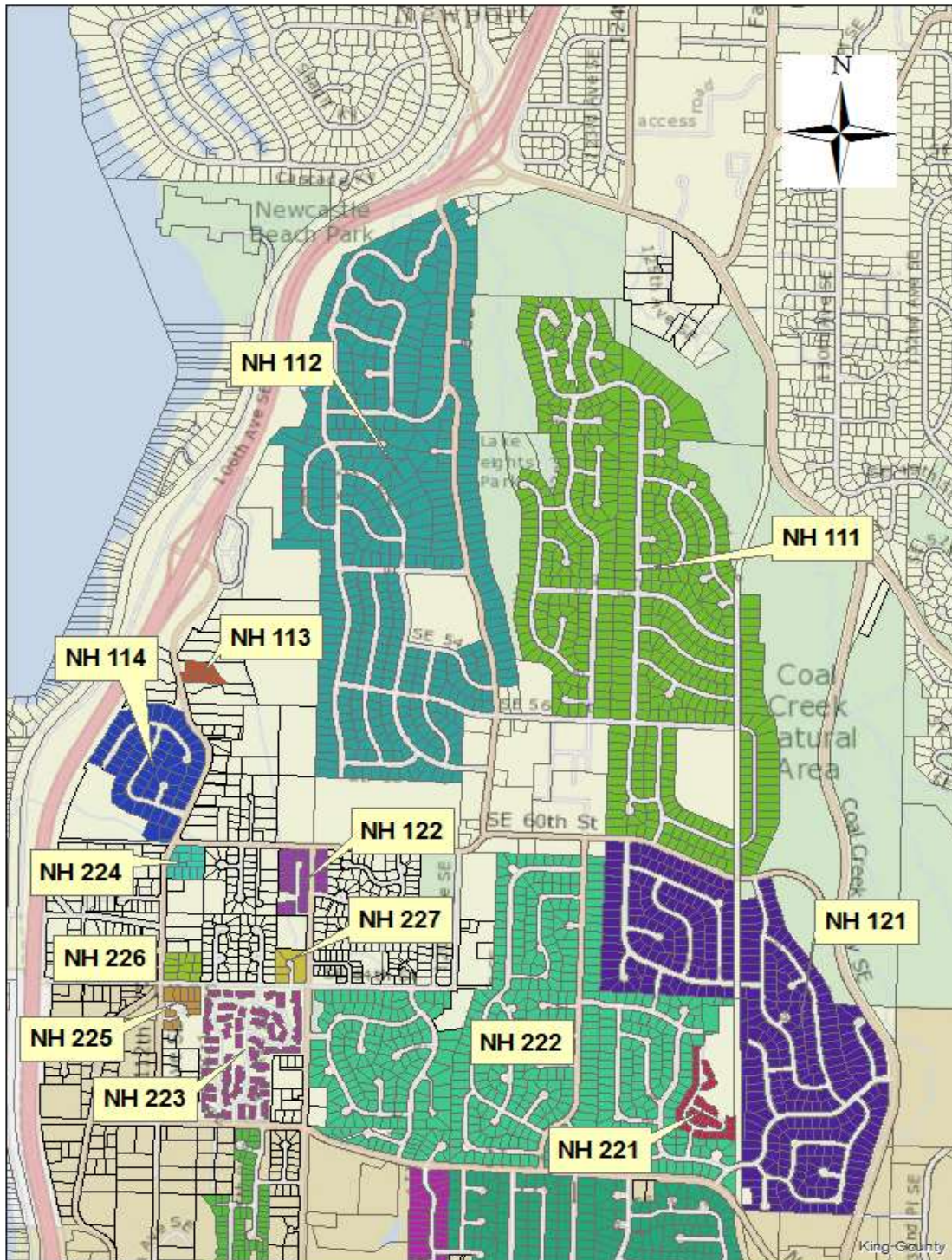


# School District Map



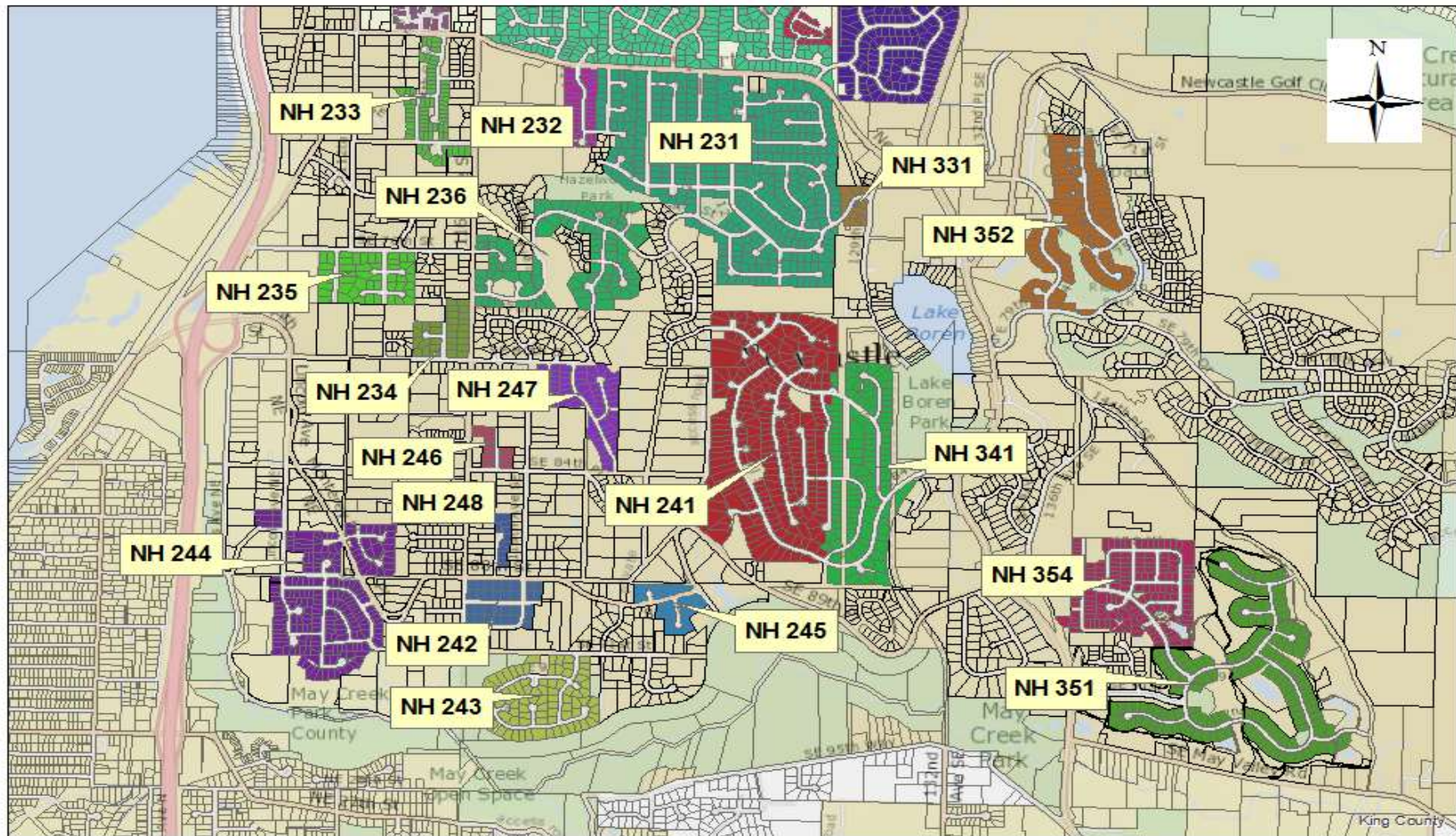


# Neighborhood Map





## Neighborhood Map





# Land Valuation

Vacant sales from 1/1/2012 to 12/31/2014 were given primary consideration for valuing land with emphasis placed on those sales closest to January 1, 2015. Area 64 has 6044 total parcels of which 5751 have a single family improvement, 286 are vacant and 7 have accessory improvements. The area has defined boundaries with major roads, parks, ravines and a golf course contiguous to its borders. The land features within this area are very diverse, including homogeneous plats, tax lots, and acreage, that vary in quality, size, views, open spaces, and impacts.

All land sales were physically inspected and verified in the field with effort to contact the buyer or seller when necessary or possible. There were a total of 28 vacant sales used in the analysis and creation of the land model. Within Area 64, 17 single parcel land sales and 6 multi-parcel land sales were utilized, land sales from competing areas were also researched for additional support. The search produced 2 land sales just to the south in adjacent Area 85-1 and 3 land sales just north in adjacent Area 31-8. The characteristics of each sale were compared and categorized, for the purpose of estimating land values and establishing adjustments for additional amenities or impacts affecting value. The land allocation and land abstraction methods were also incorporated in the land model analysis for additional support and validation where land sales were limited. Overall, values and ratios from both methods were found to be compatible with the vacant land sales and considered reliable in helping to determine the final land values for tax lots, plats and all neighborhoods.

The diversity as indicated above was observed throughout the physical inspection. These observations were then researched, analyzed and validated by current market sales. The conclusions support a moderate difference from the higher land values in the north to lower land values in the south. This resulted in the support of 5 market segments for the valuation of tax lot type properties. Distinct neighborhood and plat values are highly influenced by quality, age, desirability and amenities. Thirty two neighborhoods and several distinct plats were identified, which are described below. The most influential characteristics identified affecting sales price include: view, School District, lot size, topography, quality of plat, access, location and traffic. A resurgence of land development is taking place with several new projects in process. The "Highest and Best Use" for larger lots was considered for potential development. The impact to land values from the last revalue resulted in increased values in the northern portion and decreased land values in the middle and southern portions. Therefore the overall new land values for the 2015 assessment year changed very little from the previous year.

Note: Bellevue, Renton and Issaquah School Districts were analyzed for potential land value influence, only Bellevue School District had measurable impact to land value.

Regarding the 5 market segments:

Market Segments primarily reflect the difference in land value for tax lot type properties from north to south in the land schedule. This includes both tax lots and properties similar to tax lots (properties that were from the original platting of this area). Market segment influence is combined within the neighborhood and plat adjustments together with additional factors of quality, age, desirability and amenity.

## **Market Segment descriptions starting from the North to the South.**

- Segment 1 - Includes the Bellevue School District and is comprised of a large portion of the original Newport Hills Neighborhood. It contains 1159 improved parcels, the average trended sale price is \$611,800, the average improvement age is 1965 and the average grade is 8.

## Land Valuation...Continued

- Segment 2 - Contains 1467 improved parcels, average trended sale price is \$581,700, the average improvement age is 1977 and the average grade is 8. Included is a very small portion of the Bellevue School District and the Renton School District.
- Segment 3 - Contains 1032 improved parcels, the average trended sale price is \$579,300, the average improvement age is 1981 and the average grade is 8. This segment is within the Renton School District.
- Segments 4 & 5 - Combined for their similar tax lot characteristics, located at the far south end of the area, with segment 4 to the west and segment 5 to the east. Segment 4 is mostly within the Renton School District and a very small portion of the Issaquah School District. Segment 5 is mostly platted with newer, higher grade and view homes and few tax lot properties, it is completely in the Issaquah School District. There are 2088 improved parcels, the average trended sale price is \$715,500, the average year built is 1991 and the average grade is 9.

### Neighborhood Descriptions

- Neighborhood 111 – Is a large portion of Newport Hills, located in the Northeast section of the area. The average adjusted selling price is \$571,000, average lot size is 10,677 square feet with an average base land value of \$298,000. The average house grade is 8, built in 1966. This neighborhood resides within the Bellevue School District.
- Neighborhood 112 – Includes some of the first divisions of the Newport Hills neighborhood. The average adjusted selling price is \$601,000, an average lot size of 13,200 square feet and a new average base land value of \$302,000. The average house grade is 8, built in 1961 and located within the Bellevue School District.
- Neighborhood 113 – Is a new 9 lot plat of grade 9 houses, located near the Newport Hills Park and Ride and I-405 entrance. The average adjusted selling price is \$928,500, the average lot size is 6,931 square feet, all homes were built in 2014 with an average new base land value of \$299,000. This neighborhood resides within the Bellevue School District.
- Neighborhood 114 – This is a very nice established plat with some view properties, the average adjusted selling price is \$696,300. The average lot size is 11,400 square feet, the typical house grade is 8 and 9, built in 1972 with an average new base land value of \$304,000. It is located near the Newport Hills Park and Ride and entrance to I-405 and resides within the Bellevue School District.
- Neighborhood 121 – Is a continuation of the Newport Hills area with an average adjusted selling price of \$585,000, having an average lot size of 10,000 square feet. The average house is grade 8 built in 1967 with the average new base land value at \$281,000. This neighborhood resides within the Bellevue School District.
- Neighborhood 122 - has an average adjusted selling price of \$511,000. The average lot size is 7,285 square feet, an average house grade is 7, built in 1984 with an average new base land value of \$297,000. This is a small plat that includes 4 very similar tax lot properties that are located within the Bellevue School District.
- Neighborhood 221 - has an average adjusted selling price of \$566,000. The average lot size is 4,550 square feet, the average house is grade 9, built in 1999 with an average new base land value of \$246,000. This neighborhood resides within the Renton School District.
- Neighborhood 222 – This includes some of the later additions of the Newport Hills area. The average adjusted selling price is \$521,000, average lot size is 9,800 square feet, average grade is 8, average year built is 1971, with an average new base land value of \$248,000. This neighborhood resides within the Renton School District.
- Neighborhood 223 - has an average adjusted selling price of \$430,000. The average lot size is 2,441 square feet, the average house is grade 8, built in 1986 with an average new base land

## Land Valuation...Continued

value of \$210,000. This is a desirable townhome neighborhood "Pembroke Meadows" located within the Renton School District.

### Neighborhood Descriptions continued:

- Neighborhood 224 - has an average adjusted selling price of \$1,110,000. The average lot size is 8,955 square feet, the average house is grade 10, built in 2006 with an average new base land value of \$268,000. This neighborhood has an excellent northend location with easy access to I-405. This is a small, desirable neighborhood surrounded by similar plats selling in this same price range.
- Neighborhood 225 - has an average adjusted selling price of \$650,000. The average lot size is 8345 square feet, the average house is grade 9, built in 2006 with an average new base land value of \$273,500. Is a fairly recent tax lot plat of 10 parcels located within the Renton School District.
- Neighborhood 226 - Is a fairly recent tax lot plat of 11 parcels improved with grade 9 houses, built from 2001 thru 2003, with an average of 2900 square feet of living area. The average lot size is 7900 square feet, with a new base land value of \$268,000. These properties are within the Renton School District.
- Neighborhood 227 - Is a very small neighborhood of tax lot type parcels established as a neighborhood to equalize base land values at \$250,000 with similar amenity of adjacent plats. This is a street of grade 7 homes built in the 1984 and is within the Renton School District.
- Neighborhood 231 - has an average adjusted selling price of \$444,500. The average lot size is 9,554 square feet, the average house is grade 7 and 8, built in 1968 with an average new base land value of \$233,000. This an area of 6 very similar plats that reside within the Renton School.
- Neighborhood 232 - has an average adjusted selling price of \$536,500. The average lot size is 8,500 square feet, the average house is grade 8, built in 1991 with an average new base land value of \$251,500. This is as small neighborhood of two similar plats within the Renton School District.
- Neighborhood 233 - has an average adjusted selling price of \$750,000. The average lot size is 5,828 square feet, an average house is grade 9, built in 2006 with an average new base land value of \$253,000. This newer and smaller neighborhood of 2 plats and 4 adjacent tax lots that reside within the Renton School District.
- Neighborhood 234 - has an average adjusted selling price of \$412,500. The average lot size is 9,678 square feet, the average house is grade 7, built in 1969 with an average new base land value of \$227,000. This is a small modest neighborhood within the Renton School District.
- Neighborhood 235 - has an average adjusted selling price of \$529,000. The average lot size is 11,500 square feet, the average house is grade 8 and 9, built in 1983 with an average new base land value of \$262,500. This small neighborhood is on a west facing slope that has some of the areas best Lake Washington views (although none have recently sold), it is located within the Renton School District.
- Neighborhood 236 - has an average adjusted selling price of \$686,000. The average lot size is 12,600 square feet, house grades are 9 and 10, the average year built is 1993 with an average new base land value of \$267,000. These are 2 similar plats, one being Lake Washington Ridge which supports some very nice area views, and Hazelwood Ridge DIV 1, both within the Renton School District.
- Neighborhood 241 - has an average adjusted selling price of \$612,000. The average lot size is 12,600 square feet, the average house is grade 8 and 9, built in 1992 with an average new base land value of \$270,600. This is the larger portion of the Olympus plat which resides in the

## Land Valuation...Continued

Renton School District. The remainder of Olympus (Neighborhood 341) is located in the Issaquah School District.

- Neighborhood 242 - has an average adjusted selling price of \$412,000. The average lot size is 11,118 square feet, the average house is grade 7, built in 1965 with an average new base land value of \$217,500. This neighborhood is within the Renton School District.

### Neighborhood Descriptions continued:

- Neighborhood 243 - has an average adjusted selling price of \$460,000. The average lot size is 10,662 square feet, the average house is grade 8, built in 1976 with an average new base land value of \$237,000. This neighborhood resides within the Renton School District.
- Neighborhood 244 – one of the newer plats in southwest Area 64, with an average adjusted selling price of \$589,900. The average lot size is 7,284 square feet, the average house is grade is 9, built in 2000 with an average new base land value of \$240,000. This neighborhood resides within the Renton School District.
- Neighborhood 245 - has an average adjusted selling price of \$355,000. The average lot size is 10,663 square feet, the average house is grade 7, built in 1969 with an average new base land value of \$206,000. This neighborhood resides within the Renton School District.
- Neighborhood 246 - has an average adjusted selling price of \$653,200. The average lot size is 8,502 square feet, the average house is grade 9, built in 2005 with an average new base land value of \$242,700. This neighborhood resides within the Renton School District.
- Neighborhood 247 - has an average adjusted selling price of \$564,800. The average lot size is 9,635 square feet, the average house is grades 8, built in 1997 with an average new base land value of \$242,500. This neighborhood resides within the Renton School District.
- Neighborhood 248 – are currently selling for approximately \$750,000. The average lot size is 8,068 square feet, the average house is grade 8, built in 2015 with an average new base land value of \$240,000. This neighborhood resides within the Renton School District.
- Neighborhood 331 – is a small group of properties that are an extension of Neighborhood 231 with the distinction that these are located in the Issaquah School District, where as neighborhood 231 is located within the Renton School District. The average lot size is 14,944 square feet and are impacted by one or more of the following: power lines, deed restrictions or easements. The average house is grade 8, built in 1978 with an average new base land value of \$204,000.
- Neighborhood 341 - has an average adjusted selling price of \$591,000. The average lot size is 12,393 square feet, the average house is grade 8, built in 1988 with an average new base land value of \$260,000. This is the smaller portion of the plat called Olympus which resides in the Issaquah School District. The remainder of Olympus (Neighborhood 241) is located in the Renton School District.
- Neighborhood 351 – is an upscale plat called Highlands at Newcastle with an average adjusted selling price of \$1,086,700. The average lot size is 12,441 square feet, the average house is grade 11, built in 2002 with an average new base land value of \$309,000. This neighborhood is within the Issaquah School District.
- Neighborhood 352 - has an average adjusted selling price of \$617,700. The average lot size is 12,610 square feet, the average house is grade 8, built in 1988 with an average new base land value of \$310,000. This neighborhood is located in the Issaquah School District.
- Neighborhood 354 – has an average adjusted selling price of \$763,000. The average lot size is 6,753 square feet, the average house is grade of 9 and 10, built in 2005 with an average new base land value of \$293,000. This neighborhood is located in the Issaquah School District.



## Land Valuation...Continued

Neighborhood codes are located within the Assessor's Real Property data and are defined as follows:

The hundreds digit identifies school district.	Bellevue School District	100
	Renton School District.	200
	Issaquah School District.	300

The tens digit identifies one of the five Market Segments located on page 16 map. 010

The ones digit identifies the location within a market segment. 001

Example:

Neighborhood 245 is located in the Renton School District, in Market Segment four and the location within the Market Segment designated by the number five.

Non-platted lots (tax lot category) range in size from 4,000 square feet to 16.37 acres and were valued by size, with values ranging from \$166,000 to \$1,045,000. Platted sites range in size from 1,928 square feet to 86,516 square feet and were valued by site, with values ranging from \$192,000 to \$492,000. Final land values included consideration for positive impacts such as green belts and views and the negative impacts such as traffic and topography.

# Land Model

## Model Development, Description and Conclusions

Three main criteria were used to establish base land values in recognition of the diversity of the area. This included defining Market Segments that allow for changes in value from the higher values in the north to lower values in the south, Neighborhood adjustments and Plat adjustments. Additional adjustments were applied for positive attributes such as views, green belts and Bellevue School District; for negative adjustments such as traffic nuisance, power lines and topography. These adjustments are based on analyzing improved match paired sales and vacant land sales, combined with years of appraisal experience and knowledge in the area.

For example improved matched pair sales for an average Territory and Olympic view showed an adjustment of +\$33,000. Two more sets of match paired improved sales having Good to Excellent Territorial, Seattle, Olympic and Lake Washington views indicated an adjustment of greater than +\$180,000 versus a non-view site. Match paired sales also indicated an adjustment of -\$15,000 for average power line impact and an average adjustment of +\$15,000 for property located on a green belt.

Vacant land sales for a typical lot within the Bellevue School District supported base land values of \$300,000. Just south of the Bellevue School District, land sales supported base land values of \$250,000, indicating an adjustment of +\$50,000 for the Bellevue School District location.

### Development sites:

Area 64 is having a resurgence of new construction and development of larger sites. It was necessary to consider the development potential of each site. For establishing base land values on sites with development potential, "Highest and Best Use" was determined by estimating the number of possible sites allowed by zoning, access, utilities, and topography. The first site was equalized at full value of an existing standard building site, with the remaining potential sites valued at a conservative \$70,000 per site.

Substantial support was gained for this method from the analysis of 3 vacant development sales. Two of these sales have been platted and one is in process. In all cases, the total number of building sites had been established through preliminary platting. The calculated value per additional site using this method for the 3 sales was from \$69,000 to \$85,000. For instance; one vacant sale with an adjusted sale price of \$1,190,000 had 13 sites available.

Example:        \$1,190,000 (adjusted sale price)  
                     - \$300,000 (equalized value of 1<sup>st</sup> site)  
                     = \$890,000 / 12 (remaining sites)  
                     = \$74,166 for each additional site.

Additional adjustments to the schedule not covered in exceptions are noted in the notes field of that particular parcel.

A list of vacant sales used and those considered not reflective of market are included in the following sections.

# Land Value Model Calibration

Tax Lot Type Baseland Values					
*Values are interpolated between square foot and acreage values					
	Market Segment	1	2	3	4 & 5
Acreage	Sq Ft Lot	Values	Values	Values	Values
0.09	4,000	\$280,000	\$230,000	\$220,000	\$210,000
0.14	6,000	\$284,000	\$234,000	\$224,000	\$214,000
0.16	7,000	\$286,000	\$236,000	\$226,000	\$216,000
0.18	8,000	\$288,000	\$238,000	\$228,000	\$218,000
0.21	9,000	\$290,000	\$240,000	\$230,000	\$220,000
0.23	10,000	\$292,000	\$242,000	\$232,000	\$222,000
0.28	12,000	\$296,000	\$246,000	\$236,000	\$226,000
0.32	14,000	\$300,000	\$250,000	\$240,000	\$230,000
0.37	16,000	\$304,000	\$254,000	\$244,000	\$234,000
0.41	18,000	\$308,000	\$258,000	\$248,000	\$238,000
0.46	20,000	\$312,000	\$262,000	\$252,000	\$242,000
0.55	24,000	\$320,000	\$270,000	\$260,000	\$250,000
0.64	28,000	\$328,000	\$278,000	\$268,000	\$258,000
0.73	32,000	\$336,000	\$286,000	\$276,000	\$266,000
0.83	36,000	\$344,000	\$294,000	\$284,000	\$274,000
0.92	40,000	\$352,000	\$302,000	\$292,000	\$282,000
1.01	44,000	\$360,000	\$310,000	\$300,000	\$290,000
1.25	54,450	\$380,000	\$330,000	\$320,000	\$310,000
1.50	65,340	\$402,000	\$352,000	\$342,000	\$332,000
1.75	76,230	\$424,000	\$374,000	\$364,000	\$354,000
2.00	87,120	\$446,000	\$396,000	\$386,000	\$376,000
2.50	108,900	\$489,000	\$439,000	\$429,000	\$419,000
3.00	130,680	\$533,000	\$483,000	\$473,000	\$463,000
3.50	152,460	\$576,000	\$526,000	\$516,000	\$506,000
4.00	174,240	\$620,000	\$570,000	\$560,000	\$550,000
4.50	196,020	\$664,000	\$614,000	\$604,000	\$594,000
5.00	217,800	\$707,000	\$657,000	\$647,000	\$637,000
6.00	261,360	\$794,000	\$744,000	\$734,000	\$724,000
7.00	304,920	\$881,000	\$831,000	\$821,000	\$811,000
8.00	348,480	\$968,000	\$918,000	\$908,000	\$898,000
9.00	392,040	\$1,056,000	\$1,006,000	\$996,000	\$986,000
10.00	435,600	\$1,143,000	\$1,093,000	\$1,083,000	\$1,073,000
11.00	479,160	\$1,230,000	\$1,180,000	\$1,170,000	\$1,160,000
12.00	522,720	\$1,317,000	\$1,267,000	\$1,257,000	\$1,247,000
13.00	566,280	\$1,404,000	\$1,354,000	\$1,344,000	\$1,334,000
14.00	609,840	\$1,491,000	\$1,441,000	\$1,431,000	\$1,421,000
15.00	653,400	\$1,578,000	\$1,528,000	\$1,518,000	\$1,508,000



## Land Value Model Calibration... Continued

Majors using tax lot schedule			
162405	202405	212405	272405
282405	322405	334570	332405
334210	334270	334330	334510
334630	342405	398770	638540

Lake Boren Waterfront valuation: utilizes Tax lot schedule + 20,000 + view value.

Base Land Value by Neighborhood			
Neighborhood	Baseland Value	Neighborhood	Baseland Value
111	\$300,000	234	\$230,000
112	\$300,000	235	\$240,000
113	\$300,000	236	\$260,000
114	\$300,000	241	\$265,000
121	\$285,000	242	\$220,000
122	\$300,000	243	\$235,000
221	\$245,000	244	\$240,000
222	\$250,000	245	\$209,000
223	\$210,000	246	\$240,000
224	\$270,000	247	\$240,000
225	\$275,000	248	\$240,000
226	\$270,000	331	\$235,000
227	\$250,000	341	\$265,000
231	\$235,000	351	\$300,000
232	\$250,000	352	\$300,000
233	\$250,000	354	\$290,000

## Land Value Model Calibration... Continued

Base Land Values by Plat				
Major	Plat Name	Grade	Year built	Baseland Value
029100	Asbury Crest	8	1993	\$260,000
111530	Bristol Court - Newcastle Highlands	9	2008	\$290,000
156400	China Falls	9	2002	\$290,000
177638	Cottingham	9	2015	\$260,000
199960	Densmore	8 & 9	1989 thru 1990	\$330,000
212225	Eastridge at Newport	8	1988	\$270,000
225410	Eden's Grove	9	2011	\$270,000
230900	Elizabeth Estates	8	2010 thru 2014	\$240,000
234620	Enclave at Newport Hills	9	2014	\$270,000
242400	Evergreen Terrace Add	7 & 8	1969	\$230,000
320496	Hazelwood Ridge Div 02	10 & 11	2003 thru 2007	\$280,000
365550	JACQUES PLAT (Jax)	9	2014	\$250,000
410490	Lake Washington Crest Div #1	8 thru 10	1989 thru 1991	\$240,000
410491	Lake Washington Crest Div #2	8 & 9	1994 thru 1996	\$260,000
410980	Lake Washington Highlands	9	2007	\$260,000
411381	Lake Washington Ridge Div No 02	8 & 9	1992 thru 1994	\$250,000
414552	Lake View Estates II	11	2006 & 2007	\$250,000
417980	Landcastle	9	2006 & 2007	\$240,000
421650	Laurel Ridge	9	2013	\$260,000
502950	The Madronas	8	1965 thru 1973	\$250,000
541535	Meadow View Park	9	1991	\$290,000
552540	Mile Post at Lake Boren	9	1988 thru 1990	\$280,000
606150	Newcastle Vista and a few tax lots	10	2013	\$310,000
607080	Newport Highlands NO. 01	9	1997	\$250,000
607081	Newport Highlands NO. 02	9	1998 thru 1999	\$330,000
607272	Newport Lane	8	1992	\$250,000
607290	Newport Ridge	8	1985	\$270,000
618750	Northridge at Newport	9	1990 thru 1992	\$260,000
713551	Rainier Crest Div #2	8 thru 11	1987 thru 1991	\$300,000
713552	Rainier Crest Div #3	9 thru 12	1989 thru 2006	\$310,000
761700	SE 73rd Pl Subdivision	9	2002 thru 2005	\$245,000
770800	Shalimar Add	7 & 8	1976 thru 1991	\$240,000
786000	Sonvic Slopes #1 Add	7 & 8	1951 thru 1979	\$230,000
789500	Southlane Add	7	1966 thru 1977	\$220,000
790250	Southwood Park Add	7	1963 thru 1965	\$220,000
867220	Travore	10	2005 & 2006	\$280,000
892100	View Pointe	10 & 11	2005	\$300,000
929300	Westfield	9	2007 thru 2010	\$270,000
947774	Wind Tree No 05	8	1980 thru 1986	\$240,000
957807	Wynfield Ridge	9	2003 & 2004	\$240,000





## Land Value Model Calibration... Continued

View Values				
Views	Fair	Avg	Good	Excellent
Territory	0	+\$15,000	+\$30,000	+\$45,000
Lake Wa	+\$20,000	+\$30,000	+\$45,000	+\$60,000
Olympics	0	+\$15,000	+\$25,000	+\$35,000
Cascades	0	+\$10,000	+\$20,000	+\$30,000
Mt Rainier	0	+\$10,000	+\$15,000	+\$20,000
Seattle	0	+\$15,000	+\$25,000	+\$35,000
Bellevue (other)	0	+\$15,000	+\$25,000	+\$35,000
Small LK/River	+\$10000	+\$15000	+\$25000	+\$35000
Puget Sound	+\$10,000	+\$15,000	+\$20,000	+\$30,000
<b>*Value adjustments are Cumulative</b>				

Additional Adjustments	
Additional Building Sites	1st site at equalized full value +\$70,000 per additional site
Commercial Development influence	-5% other nuisance
Easements	-5% to -10%
Power Lines	-5%
Power Line Tower influence	-5% to -10%
Road access	-5% to -50%
Stream Impact	-5% to -30%
Topography	-5% to -75%
Water Problems	-5% to -60%
Wetland	-5% to -60%
Golf Course frontage	+\$24,000
Green Belt:	Small   +\$5,000
	Average   +\$10,000
	Large   +\$15,000
Traffic	Moderate   -\$5,000 to -\$10,000
	Heavy   -\$15,000 to -\$20,000
	Extreme   -\$25,000 to -\$60,000

# Improved Parcel Valuation

## Improved Parcel Data:

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the “Improved Sales Used In This Physical Inspection Analysis” and “Improved Sales Removed From This Physical Inspection Analysis” sections of this report. Additional information may reside in the Assessor’s Real Property Database, Assessor’s procedures, Assessor’s “field” maps, Revalue Plan, separate studies, and statutes.

The Assessor maintains a cost model, which is specified by the physical characteristics of the improvement, such as first floor area, second floor area, total basement area, and number of bathrooms. The cost for each component is further calibrated to the 13 grades to account for quality of construction. Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, grade, and condition, resulting in Reconstruction Cost New less Depreciation (RCNLD). The appraiser can make further adjustments for obsolescence (poor floor plan, design deficiencies, external nuisances etc.) if needed. The Assessor’s cost model generates RCN and RCNLD for principal improvements and accessories such as detached garages and pools.

The Assessor’s cost model was developed by the King County Department of Assessments in the early 1970’s. It was recalibrated in 1990 to roughly approximate Marshall & Swift’s square foot cost tables, and is indexed annually to keep up with current costs.

## Model Development, Description and Conclusions:

Most sales were field verified and characteristics updated prior to model development. Sales were time adjusted to 1/1/2015.

The analysis of this area consisted of a systematic review of applicable characteristics which influence property values. In addition to standard physical property characteristics, characteristics that were also reviewed that might indicate possible significance in the marketplace were school district, age, grade, condition, stories, living area, building cost, land and neighborhoods. The many charts, graphs, statistical reports and diagnostic tools available were used to determine which specific variables would be used in the valuation model. Through this process an EMV (estimated market value) valuation model was derived for the whole area. The analysis showed the following variables needed to be included in the valuation model:

- Base Land
- Issaquah School District
- Neighborhood 223 - “Pembroke Meadows” townhomes
- Neighborhood 243 - a grade 8, 1976 built plat with an inferior location at the southern border with lower sales prices as compared to similar plats throughout the area.
- Neighborhood 244 - a group of newer plats of mixed grades with an inferior location at the southwest border with lower sales prices as compared to similar plats throughout the area.
- Renton School District
- RCNLD (replacement cost new less depreciation)
- Very Good Condition

## Improved Parcel Valuation... Continued

After the models were developed, numerous plats including their amenities and characteristics were analyzed further. As a result of this thorough investigation, additional adjustments were made to these plats. In addition, supplemental models such as cost or market adjusted cost were developed to address parcels outside the parameters of the main valuation formula. Any additional adjustments not covered in supplement models and exceptions are noted in the notes field of that particular parcel.

The EMV model excluded properties having multiple houses.

A list of improved sales used and those considered not reflective of market are included in the following sections

## Improved Parcel Total Value Model Calibration

Variable	Definition
BaseLandC	2015 Adjusted Base Land Value
IssSchDist	Issaquah School District
Nghb223YN	Neighborhood 223
Nghb243YN	Neighborhood 243
Nghb244YN	Neighborhood 244
RenSchDist	Renton School District
SaleDay	Time Adjustment
TotalRcnldC	Building Cost
VGoodYN	Very Good Condition

### Multiplicative Model

$$(1-0.05) * \text{EXP}(.592422283817221 + 0.508832745587661 * \text{BaseLandC} - 0.0119952208234061 * \text{IssSchDist} + 0.0148559988856469 * \text{Nghb223YN} - 0.029988440564597 * \text{Nghb243YN} - 0.0241034227686127 * \text{Nghb244YN} - 0.0209409207410159 * \text{RenSchDist} + 0.000241599313237914 * \text{SaleDay} + 0.534467591199693 * \text{TotalRcnldC} + 0.0232357059587245 * \text{VGoodYN}) * 1000$$

### EMV values were not generated for:

- Buildings with grade less than 3
- Building two or greater. (EMV is generated for building one only.)
- If total EMV is less than base land value
- Lot size less than 100 square feet

Of the improved parcels in the population, 5135 parcels increased in value. They were comprised of 5 single family residences on commercially zoned land and 5130 single family residences or other parcels.

Of the vacant land parcels greater than \$1000, 77 parcels increased in value. Tax exempt parcels were excluded from the number of parcels increased.

## Supplemental Models and Exceptions

Plats	Major	Adjustment
Lake Washington Crest Div #1	410490	EMV x 1.03
Lake Washington Crest Div No 2	410491	EMV x 1.03
Lake Washington Ridge Div No 2	411381	EMV x 1.03
Lake Washington Highlands	410980	EMV x 0.95
Laurel Ridge	421650	EMV x 1.05
Travore	867220	EMV x 0.97
Densmore	199960	EMV x 1.1
Newport Highlands #2	607081	EMV x 1.1
Westfield	929300	EMV x 1.05
Enclave at Newport Hills	234620	EMV x 1.05
Northridge at Newport	618750	EMV x 1.05
Hillmans Lk Wn Garden of Eden #3	334330	EMV x 1.05
Meadow View Park	541535	EMV x 1.06
SE 73rd St Subdivision	761700	EMV x 0.95
Asbury Crest	29100	EMV x 1.04
Landcastle	417890	EMV x 1.05
Rainier Crest Div No 02	713551	EMV x 0.9
Rainier Crest Div No 03	713552	EMV x 0.92
Newcastle Vista	606150	EMV x 1.1
Waterfront Tax Lots on Lake Boren	282405	EMV x 1.1
Lake Boren Subdiv Unrec	398770	EMV x 1.1

Neighborhood	Adjustment
245	EMV x .95
247	EMV x 1.04
248	EMV x 1.05
111	Total RCNLD - grade 8 in fair condition only
113	EMV x 1.1
114	EMV x .95 - grade 9 only
110	EMV x .95 - grade 10 only
231	EMV x .96 - grade 8 only
232	EMV x .96
354	EMV x .96 - grade 10 only
341	EMV x 1.05
331	EMV x .96 - grade 8 only
240	EMV x .90 on improved sites > 2 acres.



## Improved Parcel Valuation... Continued

Other	Adjustment
Year built <1950 in Fair condition	Total RCNLD
Year built <1950 in Average condition	Total RCNLD
Year built <1950 in good condition	Total EMV x 1.1
Year built <1950 in very good condition	Total EMV x 1.1
Grade 12	Total EMV x 1.1

## Area 064 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 1.117, resulting in an adjusted value of \$530,000 ( $\$475,000 \times 1.117 = \$530,575$ ) – truncated to the nearest \$1000.

SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2012	1.303	30.3%
2/1/2012	1.293	29.3%
3/1/2012	1.284	28.4%
4/1/2012	1.275	27.5%
5/1/2012	1.266	26.6%
6/1/2012	1.256	25.6%
7/1/2012	1.247	24.7%
8/1/2012	1.238	23.8%
9/1/2012	1.229	22.9%
10/1/2012	1.220	22.0%
11/1/2012	1.211	21.1%
12/1/2012	1.202	20.2%
1/1/2013	1.193	19.3%
2/1/2013	1.184	18.4%
3/1/2013	1.176	17.6%
4/1/2013	1.167	16.7%
5/1/2013	1.159	15.9%
6/1/2013	1.150	15.0%
7/1/2013	1.142	14.2%
8/1/2013	1.133	13.3%
9/1/2013	1.125	12.5%
10/1/2013	1.117	11.7%
11/1/2013	1.108	10.8%
12/1/2013	1.100	10.0%
1/1/2014	1.092	9.2%
2/1/2014	1.084	8.4%
3/1/2014	1.077	7.7%
4/1/2014	1.069	6.9%
5/1/2014	1.061	6.1%
6/1/2014	1.053	5.3%
7/1/2014	1.045	4.5%
8/1/2014	1.038	3.8%
9/1/2014	1.030	3.0%
10/1/2014	1.022	2.2%
11/1/2014	1.015	1.5%
12/1/2014	1.008	0.8%
1/1/2015	1.000	0.0%



## Area 064 Market Value Changes Over Time

The time adjustment formula for Area 064 is:  $1/\text{EXP}(0.000241525694444569 * \text{SaleDay})$   
 $\text{SaleDay} = \text{SaleDate} - 42005$

## Results

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The appraiser determines which available value estimate may be appropriate. This value estimate may be adjusted based on particular characteristics and conditions as they occur in the valuation area.

The resulting assessment level is 95.0% . 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 +11.8%. This increase is due partly to market changes over time and the previous assessment levels.

A Ratio Study was completed just prior to the application of the 2015 recommended values. This study benchmarks the prior assessment level using 2014 posted values (1/1/2014) compared to current adjusted sale prices (1/1/2015). The study was also repeated after the application of the 2015 recommended values. The results show an improvement in the COD from 7.95% to 5.56%.

*The Appraisal Team recommends application of the Appraiser selected values, as indicated by the appropriate model or method.*

**Note:** More details and information regarding aspects of the valuations and the report are retained in the working files kept in the appropriate district office.

## Physical Inspection Ratio Study Report (Before) – 2014 Assessments

District: SE / Team: 1	Appr.	Date of Report:	Sales Dates:
Area Name: Newcastle	1/1/2014	5/12/2015	1/2012 - 12/2014
	Appr ID:	Property Type:	Adjusted for time?
Area Number: 64	RSOW	1 to 3 Unit Residences	Yes
SAMPLE STATISTICS			
Sample size (n)	776		
Mean Assessed Value	538,900		
Mean Adj. Sales Price	640,900		
Standard Deviation AV	161,775		
Standard Deviation SP	201,820		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.848		
Median Ratio	0.848		
Weighted Mean Ratio	0.841		
UNIFORMITY			
Lowest ratio	0.564		
Highest ratio:	1.151		
Coefficient of Dispersion	7.95%		
Standard Deviation	0.087		
Coefficient of Variation	10.26%		
Price Related Differential (PRD)	1.008		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.840		
Upper limit	0.855		
95% Confidence: Mean			
Lower limit	0.842		
Upper limit	0.854		
SAMPLE SIZE EVALUATION			
N (population size)	5575		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.087		
Recommended minimum:	12		
Actual sample size:	776		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	387		
# ratios above mean:	389		
z:	0.072		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			

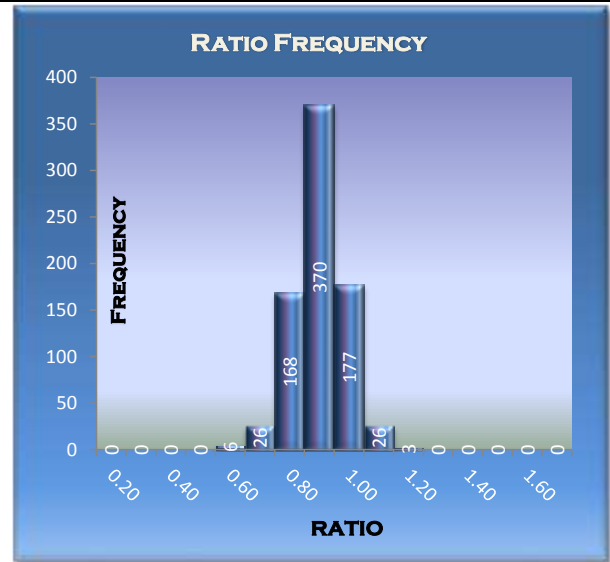
**RATIO FREQUENCY**

RATIO	FREQUENCY
0.60 - 0.70	26
0.70 - 0.80	168
0.80 - 0.90	370
0.90 - 1.00	177
1.00 - 1.10	26
1.10 - 1.20	3
1.20 - 1.30	0
1.30 - 1.40	0
1.40 - 1.50	0
1.50 - 1.60	0

COMMENTS:

1 to 3 Unit Residences throughout Area 064

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



### COMMENTS:

1 to 3 Unit Residences throughout Area 064

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



## Physical Inspection Ratio Study Report (After) – 2015 Assessments

District: SE / Team: 1	Appr.	Date of Report:	Sales Dates:
Area Name: Newcastle	1/1/2015	5/12/2015	1/2012 - 12/2014
Area Number: 64	Appr. ID:	Property Type:	Adjusted for time?
	RSOW	1 to 3 Unit Residences	Yes
SAMPLE STATISTICS			
Sample size (n)	776		
Mean Assessed Value	605,900		
Mean Sales Price	640,900		
Standard Deviation AV	181,232		
Standard Deviation SP	201,820		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.951		
Median Ratio	0.950		
Weighted Mean Ratio	0.945		
UNIFORMITY			
Lowest ratio	0.742		
Highest ratio:	1.204		
Coefficient of Dispersion	5.56%		
Standard Deviation	0.068		
Coefficient of Variation	7.13%		
Price Related Differential (PRD)	1.006		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.945		
Upper limit	0.956		
95% Confidence: Mean			
Lower limit	0.946		
Upper limit	0.956		
SAMPLE SIZE EVALUATION			
N (population size)	5575		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.068		
Recommended minimum:	7		
Actual sample size:	776		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	390		
# ratios above mean:	386		
z:	0.144		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			

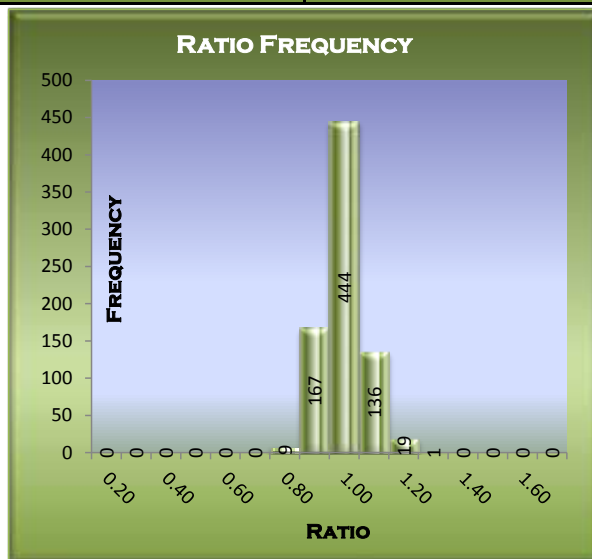
**RATIO FREQUENCY**

RATIO	FREQUENCY
0.85	167
0.95	444
1.05	136
1.15	19

COMMENTS:

1 to 3 Unit Residences throughout Area 064

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



### COMMENTS:

1 to 3 Unit Residences throughout Area 064

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

## Improved Sales Used in this Physical Inspection Analysis

### Area 064 - 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
005	240	334630	0362	02/07/14	\$317,000	\$343,000	1,210	6	1942	VGood	23,476	N	N	8646 116TH AVE SE
005	220	334330	1404	06/17/13	\$515,000	\$590,000	1,240	6	1941	VGood	16,170	N	N	6013 LAKE WASHINGTON BLVD SE
005	240	334510	0184	10/20/14	\$443,950	\$452,000	2,000	6	1995	Avg	36,000	N	N	11840 SE 91ST ST
005	231	320500	0050	12/05/14	\$358,000	\$360,000	890	7	1960	Good	9,870	N	N	7023 121ST PL SE
005	240	334510	0148	06/05/13	\$350,000	\$402,000	960	7	1956	Good	21,600	N	N	11611 SE 90TH ST
005	231	320520	0510	09/09/13	\$337,000	\$378,000	980	7	1967	Good	10,487	N	N	7339 127TH AVE SE
005	120	078800	0030	04/18/13	\$435,000	\$506,000	990	7	1988	Good	4,160	N	N	6134 115TH PL SE
005	240	789500	0090	03/28/14	\$490,000	\$524,000	1,010	7	1967	VGood	20,500	Y	N	11405 SE 86TH ST
005	240	790250	0150	10/28/13	\$310,000	\$344,000	1,010	7	1963	VGood	11,813	N	N	8913 121ST AVE SE
005	242	106660	0150	01/09/13	\$225,000	\$268,000	1,010	7	1955	Good	12,600	N	N	11640 SE 90TH ST
005	240	789500	0110	08/09/12	\$265,000	\$327,000	1,010	7	1966	Avg	9,512	N	N	11423 SE 86TH ST
005	231	320500	0290	02/19/13	\$335,000	\$395,000	1,070	7	1960	VGood	10,446	N	N	12150 SE 70TH ST
005	222	607250	0080	04/20/13	\$350,000	\$407,000	1,080	7	1963	VGood	7,393	N	N	6335 121ST PL SE
005	231	320520	0660	11/21/13	\$334,900	\$369,000	1,100	7	1963	Good	9,240	N	N	7351 126TH PL SE
005	231	320500	0510	05/02/13	\$435,000	\$504,000	1,110	7	1961	VGood	9,350	N	N	7007 123RD AVE SE
005	230	334330	0363	05/13/13	\$370,000	\$428,000	1,120	7	1985	Avg	21,120	N	N	6835 113TH PL SE
005	111	607130	0030	06/24/14	\$464,500	\$486,000	1,150	7	1959	VGood	10,466	N	N	12231 SE 55TH PL
005	240	334510	0284	04/21/14	\$320,000	\$340,000	1,150	7	1965	Avg	10,480	N	N	12201 SE MAY CREEK PARK DR
005	240	242400	0370	02/24/14	\$410,000	\$442,000	1,170	7	1964	Avg	19,434	N	N	9007 133RD AVE SE
005	111	607130	0180	07/14/14	\$525,000	\$547,000	1,180	7	1961	Good	10,081	N	N	5237 120TH AVE SE
005	231	320480	0380	04/18/13	\$355,000	\$413,000	1,180	7	1968	VGood	7,614	N	N	7236 121ST PL SE
005	231	206480	0610	10/25/14	\$390,000	\$396,000	1,190	7	1969	Good	10,292	N	N	12550 SE 74TH PL
005	245	326800	0040	06/28/14	\$339,900	\$356,000	1,200	7	1969	VGood	9,087	N	N	8860 122ND CT SE
005	240	334510	0127	08/06/13	\$356,000	\$403,000	1,200	7	1987	Good	9,600	N	N	11436 SE 89TH PL
005	112	607100	0340	12/16/13	\$455,000	\$499,000	1,210	7	1958	Avg	19,070	N	N	5017 119TH AVE SE
005	231	320510	0130	05/06/14	\$387,000	\$410,000	1,230	7	1962	VGood	9,568	N	N	12116 SE 71ST PL
005	242	106660	0045	09/04/14	\$350,000	\$360,000	1,240	7	1959	VGood	10,800	N	N	11624 SE 89TH ST
005	231	320480	0330	06/25/14	\$410,000	\$429,000	1,250	7	1968	VGood	7,700	N	N	7202 121ST PL SE
005	245	326800	0080	05/09/13	\$290,000	\$335,000	1,270	7	1969	Good	12,697	N	N	8861 122ND CT SE

## Improved Sales Used in this Physical Inspection Analysis...Continued

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
005	240	242400	0230	04/10/14	\$453,000	\$483,000	1,280	7	1960	VGood	23,175	N	N	8936 133RD AVE SE
005	112	403490	0065	05/30/14	\$459,900	\$485,000	1,290	7	1951	Good	11,000	N	N	4525 119TH AVE SE
005	234	334330	0122	04/04/13	\$327,500	\$382,000	1,290	7	1957	VGood	9,750	N	N	7655 116TH AVE SE
005	231	320510	0170	09/30/13	\$355,000	\$397,000	1,300	7	1962	VGood	7,705	N	N	12111 SE 71ST ST
005	231	206480	0530	06/11/12	\$300,000	\$376,000	1,300	7	1970	VGood	9,093	N	N	12604 SE 75TH ST
005	231	320480	0410	10/20/14	\$399,000	\$406,000	1,310	7	1968	VGood	7,700	N	N	7223 122ND AVE SE
005	231	320500	0330	05/20/13	\$320,000	\$369,000	1,310	7	1960	VGood	9,120	N	N	7000 122ND AVE SE
005	231	320520	0650	03/24/14	\$399,000	\$427,000	1,320	7	1963	Good	8,400	N	N	7359 126TH PL SE
005	234	858900	0050	08/08/13	\$310,000	\$351,000	1,320	7	1964	Good	9,600	N	N	7839 116TH AVE SE
005	111	607130	0090	08/26/14	\$400,000	\$413,000	1,330	7	1960	Avg	9,143	N	N	12231 SE 54TH ST
005	231	320480	0070	11/05/13	\$430,000	\$476,000	1,330	7	1968	Good	8,855	N	N	7313 123RD AVE SE
005	231	320500	0310	11/21/14	\$345,000	\$348,000	1,340	7	1960	VGood	9,339	N	N	12166 SE 70TH ST
005	231	320520	0180	08/30/13	\$410,000	\$461,000	1,360	7	1962	VGood	9,300	N	N	7341 125TH AVE SE
005	231	320510	0010	12/16/14	\$406,000	\$408,000	1,370	7	1962	Good	7,853	N	N	6905 121ST AVE SE
005	245	221611	0140	12/14/12	\$325,000	\$389,000	1,380	7	1970	VGood	10,348	N	N	8811 124TH AVE SE
005	240	334630	0311	02/11/13	\$430,000	\$508,000	1,390	7	1973	Good	24,700	N	N	8413 118TH AVE SE
005	111	607130	0200	10/17/12	\$371,500	\$451,000	1,390	7	1961	Good	10,574	N	N	5221 120TH AVE SE
005	230	282405	9043	07/22/14	\$481,000	\$500,000	1,400	7	1967	VGood	14,810	N	N	7612 116TH AVE SE
005	240	770800	0010	11/07/14	\$421,000	\$427,000	1,420	7	1968	VGood	12,655	N	N	11521 SE 80TH ST
005	112	403590	0085	11/17/14	\$453,000	\$458,000	1,430	7	1955	Avg	20,193	N	N	4718 118TH AVE SE
005	230	334330	0946	01/09/13	\$460,000	\$548,000	1,440	7	1962	VGood	9,001	Y	N	6819 LAKE WASHINGTON BLVD SE
005	245	221611	0040	10/25/13	\$305,000	\$339,000	1,450	7	1970	VGood	10,659	N	N	8819 123RD AVE SE
005	112	607120	0795	09/12/12	\$395,000	\$484,000	1,450	7	1959	Good	10,203	N	N	5420 118TH AVE SE
005	112	607120	0040	06/22/12	\$440,000	\$550,000	1,540	7	1959	VGood	12,704	N	N	11659 SE 58TH ST
005	231	320480	0090	08/07/13	\$427,600	\$484,000	1,560	7	1968	VGood	8,334	N	N	7304 122ND AVE SE
005	231	320500	0420	12/02/13	\$421,550	\$464,000	1,590	7	1961	VGood	9,350	N	N	7072 122ND AVE SE
005	231	320480	0370	12/12/14	\$426,700	\$429,000	1,600	7	1968	VGood	7,700	N	N	7230 121ST PL SE
005	112	403550	0115	12/06/13	\$489,999	\$539,000	1,600	7	1955	Good	17,932	N	N	4635 119TH AVE SE
005	234	858910	0090	06/17/14	\$415,000	\$435,000	1,610	7	1967	VGood	9,600	N	N	7814 115TH AVE SE
005	231	320480	0040	11/03/14	\$431,000	\$437,000	1,660	7	1967	VGood	12,865	N	N	7228 123RD AVE SE
005	231	320520	0030	07/25/13	\$362,500	\$412,000	1,670	7	1979	Good	8,742	N	N	12225 SE 74TH ST



## Improved Sales Used in this Physical Inspection Analysis...Continued

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
005	112	607120	0375	12/11/14	\$466,000	\$468,000	1,680	7	1959	Good	9,460	N	N	5634 117TH AVE SE
005	234	334330	0124	04/02/13	\$412,900	\$482,000	1,730	7	1966	VGood	9,605	N	N	7726 115TH AVE SE
005	231	320480	0300	03/03/14	\$316,000	\$340,000	1,750	7	1968	Good	8,250	N	N	7215 121ST PL SE
005	231	320510	0080	07/08/14	\$468,000	\$488,000	1,830	7	1962	VGood	9,848	N	N	7121 121ST AVE SE
005	222	505650	0250	05/01/14	\$549,500	\$583,000	1,850	7	2012	Avg	9,000	N	N	12219 SE 65TH ST
005	222	505650	0250	08/30/12	\$447,500	\$550,000	1,850	7	2012	Avg	9,000	N	N	12219 SE 65TH ST
005	231	320480	0430	07/08/14	\$415,000	\$433,000	1,920	7	1970	Good	7,700	N	N	7209 122ND AVE SE
005	222	282405	9128	10/09/14	\$510,000	\$520,000	1,990	7	1971	VGood	7,405	N	N	6707 127TH PL SE
005	222	282405	9128	08/24/12	\$440,000	\$542,000	1,990	7	1971	VGood	7,405	N	N	6707 127TH PL SE
005	242	106660	0125	01/06/14	\$350,000	\$382,000	2,020	7	1959	Good	10,714	N	N	11605 SE 89TH ST
005	240	334510	0285	08/06/13	\$412,000	\$466,000	2,230	7	1958	Good	19,912	N	N	12228 SE 91ST ST
005	240	334630	0380	07/02/12	\$479,000	\$597,000	2,440	7	1946	VGood	27,400	N	N	8422 118TH AVE SE
005	240	334570	0160	03/28/12	\$440,000	\$561,000	2,540	7	2005	Avg	20,124	N	N	2019 NE 40TH ST
005	120	078800	0200	11/15/13	\$468,000	\$517,000	2,620	7	1992	Avg	10,698	N	N	6149 115TH PL SE
005	231	320520	0020	06/06/13	\$440,000	\$505,000	2,820	7	1978	Good	8,385	N	N	12217 SE 74TH ST
005	112	403490	0105	09/26/12	\$373,000	\$455,000	860	8	1955	VGood	18,165	N	N	4469 LAKE HEIGHTS ST
005	121	607180	0560	03/12/14	\$523,000	\$562,000	1,020	8	1962	VGood	8,400	N	N	6149 127TH PL SE
005	240	242400	0350	08/12/13	\$383,500	\$433,000	1,030	8	1973	Good	18,702	N	N	13228 SE 91ST ST
005	112	403590	0070	02/25/13	\$560,000	\$659,000	1,070	8	1961	VGood	18,596	N	N	4638 118TH AVE SE
005	222	505650	0260	05/02/14	\$440,000	\$467,000	1,080	8	1966	Avg	8,119	N	N	12211 SE 65TH ST
005	222	607200	0350	09/24/12	\$455,000	\$556,000	1,080	8	1962	VGood	13,325	N	N	12230 SE 62ND ST
005	222	607200	0380	07/01/14	\$505,000	\$528,000	1,100	8	1962	Good	9,778	N	N	12241 SE 62ND ST
005	111	607130	0320	08/14/13	\$430,500	\$486,000	1,100	8	1959	Avg	10,789	N	N	5216 122ND PL SE
005	121	607180	0410	12/01/14	\$500,000	\$504,000	1,110	8	1962	Good	8,994	N	N	6209 127TH AVE SE
005	111	607160	0270	06/03/14	\$495,000	\$521,000	1,110	8	1961	Good	8,872	N	N	12668 SE 60TH ST
005	121	607180	0380	01/06/14	\$517,600	\$565,000	1,110	8	1962	Good	9,677	N	N	12625 SE 62ND ST
005	111	607160	0180	08/20/12	\$415,000	\$511,000	1,110	8	1961	Good	9,106	N	N	12658 SE 59TH ST
005	222	606790	0290	07/02/13	\$483,000	\$551,000	1,140	8	1977	Good	7,332	N	N	11704 SE 67TH PL
005	243	947773	0080	12/10/14	\$377,000	\$379,000	1,150	8	1979	Avg	7,389	N	N	9204 117TH AVE SE
005	242	106660	0115	12/09/13	\$375,000	\$412,000	1,150	8	1957	Good	10,800	N	N	11625 SE 89TH ST
005	240	242400	0200	09/26/13	\$430,000	\$481,000	1,180	8	1975	Good	29,307	N	N	9002 133RD AVE SE

## Improved Sales Used in this Physical Inspection Analysis...Continued

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
005	231	206480	0290	09/25/13	\$400,000	\$447,000	1,180	8	1977	Good	9,664	N	N	7367 127TH PL SE
005	231	206480	0140	08/12/13	\$410,000	\$463,000	1,180	8	1977	VGood	9,325	N	N	12730 SE 73RD ST
005	231	206480	0260	05/25/12	\$352,500	\$444,000	1,180	8	1977	Good	8,838	N	N	7337 127TH PL SE
005	112	607100	0370	02/06/13	\$430,000	\$508,000	1,190	8	1959	Good	20,105	N	N	5067 119TH AVE SE
005	243	947770	0090	03/05/12	\$345,000	\$443,000	1,200	8	1973	VGood	9,612	N	N	11911 SE 92ND ST
005	242	106660	0025	10/29/14	\$387,000	\$393,000	1,210	8	1968	VGood	10,800	N	N	11645 SE MAY CREEK PARK DR
005	111	607130	0340	02/01/12	\$346,950	\$449,000	1,210	8	1959	Avg	9,303	N	N	5225 122ND PL SE
005	222	505650	0430	06/26/13	\$458,500	\$524,000	1,220	8	1968	VGood	9,375	N	N	12226 SE 64TH PL
005	112	607120	0280	03/14/13	\$429,000	\$503,000	1,220	8	1959	Good	10,383	N	N	5660 116TH PL SE
005	111	607240	0320	10/12/12	\$435,000	\$529,000	1,220	8	1972	Good	7,682	N	N	12204 SE 49TH ST
005	222	606791	0510	02/19/12	\$360,000	\$464,000	1,220	8	1978	Good	8,822	N	N	6647 119TH AVE SE
005	111	607276	0320	08/16/13	\$475,000	\$536,000	1,230	8	1975	Good	8,910	N	N	4615 123RD AVE SE
005	111	607276	0810	01/22/13	\$546,500	\$649,000	1,230	8	1974	VGood	10,631	N	N	12116 SE 47TH PL
005	235	731220	0040	12/16/14	\$560,000	\$562,000	1,240	8	1983	Good	9,787	Y	N	7608 113TH AVE SE
005	231	206480	0120	06/02/14	\$411,000	\$433,000	1,240	8	1976	VGood	9,915	N	N	7302 127TH PL SE
005	231	206480	0980	10/28/13	\$485,000	\$538,000	1,240	8	1976	VGood	11,651	N	N	12638 SE 75TH PL
005	231	206480	0060	04/15/12	\$305,000	\$388,000	1,240	8	1976	Good	7,461	N	N	7340 127TH PL SE
005	240	242400	0130	03/07/14	\$450,000	\$484,000	1,250	8	1967	VGood	29,161	N	N	13239 SE 91ST ST
005	240	242400	0320	05/15/13	\$467,000	\$539,000	1,250	8	1968	VGood	15,000	N	N	9012 132ND PL SE
005	231	206480	0710	04/02/13	\$455,000	\$531,000	1,250	8	1977	Good	7,000	N	N	12516 SE 75TH PL
005	222	606791	0130	11/27/12	\$380,000	\$457,000	1,250	8	1978	Good	18,099	N	N	6600 119TH AVE SE
005	231	320480	0320	11/15/12	\$368,500	\$445,000	1,250	8	1968	VGood	8,250	N	N	7201 121ST PL SE
005	222	607260	0160	02/14/12	\$315,000	\$406,000	1,250	8	1966	Good	8,800	N	N	12127 SE 68TH PL
005	240	786000	0050	09/15/14	\$365,000	\$375,000	1,260	8	1980	Good	10,224	N	N	11427 SE 87TH ST
005	231	206480	0910	01/30/14	\$371,500	\$403,000	1,270	8	1970	Good	9,728	N	N	12609 SE 75TH PL
005	110	202405	9059	10/10/14	\$693,000	\$707,000	1,280	8	1952	VGood	45,535	Y	N	5449 LAKE WASHINGTON BLVD SE
005	111	607130	0160	08/22/14	\$585,000	\$604,000	1,280	8	1960	Avg	14,467	N	N	5253 120TH AVE SE
005	111	607160	0340	11/13/14	\$472,800	\$478,000	1,290	8	1961	Avg	8,400	N	N	12612 SE 60TH ST
005	112	607120	0655	04/29/13	\$450,000	\$522,000	1,290	8	1958	VGood	8,449	N	N	5222 116TH PL SE
005	352	713550	0110	12/18/12	\$414,000	\$496,000	1,290	8	1984	Avg	9,072	N	N	13326 SE 77TH CT
005	121	195180	0040	06/20/14	\$488,800	\$512,000	1,300	8	1976	Good	9,665	N	N	6438 131ST AVE SE

## Improved Sales Used in this Physical Inspection Analysis...Continued

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
005	240	334510	0053	11/13/13	\$380,000	\$420,000	1,300	8	1977	VGood	12,110	N	N	3441 LINCOLN DR NE
005	111	607160	0280	08/27/12	\$362,500	\$446,000	1,300	8	1961	Good	8,355	N	N	12660 SE 60TH ST
005	222	607210	0490	12/04/14	\$527,500	\$531,000	1,310	8	1973	VGood	8,480	N	N	12512 SE 65TH ST
005	112	607120	0400	11/25/14	\$510,000	\$515,000	1,310	8	1959	Good	9,075	N	N	5611 118TH AVE SE
005	111	607130	0410	08/21/13	\$500,000	\$564,000	1,310	8	1959	Good	10,844	N	N	5204 120TH AVE SE
005	222	607210	0190	07/09/12	\$380,000	\$473,000	1,310	8	1972	Avg	8,272	N	N	6518 127TH AVE SE
005	111	607130	0300	06/26/12	\$430,000	\$537,000	1,310	8	1959	Good	9,701	N	N	5232 122ND PL SE
005	111	607130	0500	08/15/14	\$550,000	\$569,000	1,320	8	1960	Good	9,719	N	N	5245 123RD AVE SE
005	121	607160	0440	07/14/14	\$479,000	\$499,000	1,320	8	1961	Avg	8,400	N	N	12649 SE 60TH ST
005	121	607180	0310	06/19/14	\$558,000	\$585,000	1,320	8	1962	Good	10,358	N	N	6208 125TH AVE SE
005	121	195170	0030	04/23/14	\$580,000	\$617,000	1,320	8	1968	VGood	8,750	N	N	6504 128TH AVE SE
005	223	670512	0250	01/07/14	\$390,000	\$425,000	1,320	8	1986	Avg	2,960	N	N	6709 113TH PL SE
005	223	670511	0190	12/26/13	\$350,000	\$383,000	1,320	8	1986	Avg	2,960	N	N	6620 114TH PL SE
005	242	106660	0145	12/19/13	\$434,000	\$476,000	1,320	8	1979	VGood	10,800	N	N	11634 SE 90TH ST
005	223	670510	0240	08/15/13	\$350,000	\$395,000	1,320	8	1986	Avg	2,399	N	N	6613 113TH PL SE
005	121	195170	0580	07/10/13	\$532,000	\$606,000	1,320	8	1968	Good	7,984	N	N	6632 128TH AVE SE
005	111	607140	0230	07/05/13	\$565,000	\$645,000	1,320	8	1960	Good	9,418	N	N	12548 SE 52ND ST
005	223	670510	0290	05/10/13	\$342,500	\$396,000	1,320	8	1986	Avg	2,935	N	N	6612 113TH PL SE
005	223	670511	0450	01/26/13	\$338,500	\$401,000	1,320	8	1986	Avg	2,489	N	N	11412 SE 65TH ST
005	111	607140	0560	12/17/12	\$391,000	\$468,000	1,320	8	1961	Good	8,990	N	N	12535 SE 53RD ST
005	222	606790	0230	12/02/12	\$360,000	\$433,000	1,320	8	1977	Good	9,525	N	N	6608 118TH AVE SE
005	112	607100	0265	10/15/12	\$426,100	\$518,000	1,320	8	1958	Avg	10,136	N	N	11624 SE 49TH ST
005	230	334330	0944	10/18/12	\$430,000	\$522,000	1,320	8	1968	Good	13,275	Y	N	6808 LAKE WASHINGTON BLVD SE
005	223	670511	0410	10/02/12	\$399,950	\$488,000	1,320	8	1986	Avg	2,323	N	N	6504 115TH PL SE
005	223	670511	0470	07/23/12	\$318,000	\$394,000	1,320	8	1986	Avg	2,483	N	N	11406 SE 65TH PL
005	223	670511	0260	06/01/12	\$310,000	\$389,000	1,320	8	1986	Avg	2,531	N	N	11413 SE 66TH ST
005	223	670511	0080	05/29/12	\$330,000	\$415,000	1,320	8	1986	Avg	2,523	N	N	6515 115TH PL SE
005	111	607140	0410	02/07/12	\$499,000	\$644,000	1,320	8	1960	VGood	9,170	N	N	12554 SE 53RD ST
005	121	607180	0240	01/10/12	\$473,300	\$615,000	1,320	8	1962	Good	9,684	N	N	12523 SE 62ND PL
005	112	607100	0445	10/14/13	\$410,000	\$456,000	1,330	8	1959	Avg	10,451	N	N	5031 117TH AVE SE
005	112	607120	0140	06/14/12	\$394,000	\$493,000	1,330	8	1959	Avg	14,267	N	N	5417 116TH AVE SE

## Improved Sales Used in this Physical Inspection Analysis...Continued

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
005	222	607200	0490	10/11/13	\$475,000	\$529,000	1,340	8	1963	VGood	9,754	N	N	12210 SE 61ST ST
005	112	607100	0160	08/30/13	\$475,000	\$535,000	1,340	8	1962	Good	10,200	N	N	11714 SE 52ND ST
005	231	206480	0440	05/20/13	\$365,000	\$421,000	1,340	8	1976	Avg	8,599	N	N	7391 126TH PL SE
005	231	607330	0240	01/28/13	\$443,000	\$525,000	1,340	8	1967	VGood	7,725	N	N	12555 SE 72ND ST
005	112	607120	0745	10/01/12	\$351,500	\$429,000	1,340	8	1959	Avg	8,400	N	N	5420 117TH AVE SE
005	121	607160	0450	11/20/14	\$496,600	\$502,000	1,350	8	1961	Good	8,400	N	N	12657 SE 60TH ST
005	242	106660	0090	09/05/14	\$519,000	\$534,000	1,350	8	1979	VGood	8,861	N	N	8914 118TH AVE SE
005	111	607140	0010	04/18/14	\$535,000	\$569,000	1,350	8	1960	Good	16,194	N	N	5447 125TH AVE SE
005	240	334510	0040	05/07/13	\$465,000	\$538,000	1,350	8	1977	VGood	16,111	N	N	11306 SE MAY CREEK PARK DR
005	222	606790	0060	06/05/14	\$565,000	\$594,000	1,360	8	1977	VGood	9,966	N	N	6609 117TH AVE SE
005	243	947772	0250	10/28/13	\$495,000	\$549,000	1,360	8	1979	VGood	10,088	N	N	11723 SE 93RD ST
005	243	947773	0070	05/14/13	\$420,000	\$485,000	1,360	8	1979	Good	15,490	N	N	9201 117TH AVE SE
005	243	947772	0050	06/26/12	\$335,000	\$418,000	1,360	8	1979	Good	9,826	N	N	9226 118TH PL SE
005	111	607240	0470	11/13/14	\$518,000	\$524,000	1,370	8	1969	Avg	10,244	N	N	4958 120TH AVE SE
005	111	607140	0720	05/27/14	\$520,000	\$548,000	1,370	8	1961	Avg	8,800	N	N	5438 125TH AVE SE
005	112	607120	0545	05/05/14	\$541,125	\$574,000	1,370	8	1960	Good	8,426	N	N	5211 116TH PL SE
005	111	607140	0820	12/03/13	\$490,000	\$539,000	1,370	8	1960	Avg	9,766	N	N	5416 126TH PL SE
005	111	607140	0330	01/16/13	\$410,100	\$487,000	1,370	8	1960	Avg	9,285	N	N	12535 SE 52ND ST
005	231	206480	0720	03/27/13	\$475,000	\$555,000	1,380	8	1977	VGood	8,615	N	N	12508 SE 75TH PL
005	231	607330	0750	07/09/14	\$480,000	\$501,000	1,390	8	1967	VGood	7,725	N	N	12564 SE 72ND ST
005	112	403590	0160	04/30/14	\$500,000	\$531,000	1,390	8	1955	VGood	12,727	N	N	11617 SE 46TH ST
005	231	607330	0770	12/16/13	\$435,000	\$477,000	1,390	8	1967	Good	7,725	N	N	12550 SE 72ND ST
005	231	607330	0730	10/03/13	\$449,500	\$502,000	1,390	8	1967	Good	9,502	N	N	7113 127TH PL SE
005	231	607330	0810	07/01/13	\$442,000	\$505,000	1,390	8	1967	VGood	7,725	N	N	12520 SE 72ND ST
005	112	607100	0430	10/01/12	\$346,000	\$422,000	1,390	8	1958	Good	11,097	N	N	5015 117TH AVE SE
005	111	607240	0340	06/05/12	\$475,000	\$596,000	1,390	8	1972	Good	8,724	N	N	4810 122ND AVE SE
005	222	607323	0230	12/31/14	\$425,000	\$425,000	1,400	8	1984	Avg	6,970	N	N	11800 SE 68TH PL
005	112	607120	0935	04/17/14	\$500,000	\$532,000	1,400	8	1959	Avg	14,720	N	N	5442 119TH AVE SE
005	231	320480	0260	12/19/13	\$430,000	\$471,000	1,400	8	1969	Good	8,190	N	N	12010 SE 73RD PL
005	222	606791	0260	11/21/13	\$466,500	\$515,000	1,400	8	1978	Good	11,652	N	N	11732 SE 65TH ST
005	121	195180	0770	04/16/13	\$535,000	\$622,000	1,400	8	1976	Good	12,800	N	N	6620 131ST AVE SE

## Improved Sales Used in this Physical Inspection Analysis...Continued

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
005	243	947773	0020	04/02/14	\$435,000	\$465,000	1,410	8	1979	Good	10,117	N	N	11726 SE 92ND ST
005	121	195170	0750	02/05/13	\$510,000	\$603,000	1,410	8	1967	Good	16,200	N	N	6625 128TH AVE SE
005	223	670512	0120	06/03/13	\$350,000	\$402,000	1,414	8	1986	Avg	2,421	N	N	6630 113TH PL SE
005	223	670511	0210	06/25/14	\$415,000	\$434,000	1,420	8	1986	Avg	2,155	N	N	6616 114TH PL SE
005	111	607190	0070	06/22/14	\$500,000	\$524,000	1,420	8	1963	Avg	8,400	N	N	5803 129TH AVE SE
005	111	607240	0020	09/04/13	\$450,000	\$506,000	1,420	8	1974	Good	11,600	N	N	5044 123RD AVE SE
005	112	607120	0215	04/09/13	\$420,000	\$489,000	1,420	8	1960	Good	8,790	N	N	5628 116TH AVE SE
005	223	670510	0100	11/19/12	\$333,000	\$401,000	1,420	8	1986	Avg	2,250	N	N	6501 113TH PL SE
005	222	607210	0570	10/18/12	\$449,950	\$547,000	1,420	8	1973	VGood	8,850	N	N	6541 SE 126TH ST
005	223	670512	0520	08/16/12	\$320,000	\$395,000	1,420	8	1986	Avg	2,278	N	N	6632 114TH AVE SE
005	223	670510	0470	07/03/12	\$324,250	\$404,000	1,420	8	1986	Avg	2,401	N	N	6611 114TH AVE SE
005	112	607120	0660	02/21/12	\$390,000	\$502,000	1,430	8	1958	Good	8,735	N	N	5214 116TH PL SE
005	222	607250	0050	07/29/14	\$560,000	\$582,000	1,440	8	1966	VGood	9,000	N	N	6311 121ST AVE SE
005	220	607290	0170	07/11/13	\$515,000	\$587,000	1,440	8	1985	Good	7,000	N	N	6217 113TH PL SE
005	121	195180	0740	10/08/12	\$450,000	\$548,000	1,440	8	1976	Good	12,318	N	N	6640 131ST AVE SE
005	341	638890	0720	06/15/12	\$450,000	\$563,000	1,440	8	1988	Avg	11,378	N	N	8417 129TH AVE SE
005	220	502950	0070	11/26/14	\$530,000	\$535,000	1,450	8	1967	Avg	11,807	Y	N	6601 109TH PL SE
005	111	607140	0360	09/08/14	\$550,000	\$565,000	1,450	8	1961	Good	9,163	N	N	12553 SE 52ND ST
005	223	670512	0400	01/12/14	\$390,000	\$425,000	1,450	8	1986	Avg	2,169	N	N	11421 SE 67TH PL
005	231	607330	0820	10/21/13	\$414,000	\$460,000	1,450	8	1966	VGood	7,725	N	N	12512 SE 72ND ST
005	112	607100	0320	10/21/13	\$586,000	\$651,000	1,450	8	1958	VGood	9,625	N	N	4917 119TH AVE SE
005	222	606791	0420	07/16/13	\$439,000	\$499,000	1,450	8	1978	Good	8,841	N	N	11815 SE 66TH ST
005	121	607180	0770	05/23/12	\$515,000	\$648,000	1,450	8	1963	VGood	8,400	N	N	6140 127TH PL SE
005	223	670512	0240	10/21/13	\$370,000	\$411,000	1,453	8	1986	Avg	2,076	N	N	6707 113TH PL SE
005	223	670512	0100	07/19/13	\$360,000	\$409,000	1,453	8	1986	Good	2,225	N	N	6702 113TH PL SE
005	111	607190	0170	04/09/12	\$485,000	\$617,000	1,460	8	1962	Good	12,965	N	N	5852 129TH AVE SE
005	111	607140	0660	08/06/14	\$520,000	\$539,000	1,470	8	1962	Good	8,844	N	N	12606 SE 54TH ST
005	111	607160	0510	02/20/14	\$535,000	\$577,000	1,470	8	1961	Good	9,838	N	N	12508 SE 60TH ST
005	112	607120	0135	12/20/13	\$663,200	\$726,000	1,470	8	1959	VGood	13,248	N	N	5425 116TH AVE SE
005	111	607140	0630	04/19/13	\$523,000	\$608,000	1,470	8	1961	Good	8,843	N	N	12630 SE 54TH ST
005	121	607220	0190	08/31/12	\$470,000	\$578,000	1,470	8	1965	Good	6,831	N	N	6302 129TH AVE SE



## Improved Sales Used in this Physical Inspection Analysis...Continued

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
005	222	606790	0440	12/01/13	\$430,000	\$473,000	1,480	8	1977	Good	9,115	N	N	6519 117TH PL SE
005	243	947772	0070	07/17/13	\$422,500	\$481,000	1,480	8	1979	Good	10,175	N	N	9235 118TH PL SE
005	222	606790	0640	07/16/13	\$391,100	\$445,000	1,490	8	1977	Good	9,000	N	N	11707 SE 64TH ST
005	112	607120	0075	07/02/13	\$520,000	\$594,000	1,490	8	1962	Good	15,973	N	N	5803 116TH AVE SE
005	112	607120	0575	06/25/13	\$585,000	\$669,000	1,490	8	1959	Good	8,400	N	N	5259 116TH PL SE
005	222	607200	0670	04/22/13	\$443,950	\$516,000	1,490	8	1963	Good	8,400	N	N	6204 121ST AVE SE
005	222	606791	0370	08/22/12	\$349,000	\$430,000	1,490	8	1978	Good	9,080	N	N	11810 SE 66TH ST
005	230	334330	0065	09/02/14	\$515,000	\$530,000	1,500	8	1977	VGood	14,810	N	N	7033 116TH AVE SE
005	111	607240	0280	06/19/14	\$619,850	\$650,000	1,500	8	1972	VGood	9,247	N	N	4851 123RD PL SE
005	352	713550	0120	05/19/14	\$572,500	\$605,000	1,500	8	1984	Good	9,791	N	N	13322 SE 77TH CT
005	111	607140	0530	09/05/13	\$461,000	\$518,000	1,500	8	1961	Avg	9,572	N	N	12517 SE 53RD ST
005	240	322405	9079	09/20/12	\$380,000	\$465,000	1,500	8	1990	Avg	18,024	N	N	11533 SE 85TH LN
005	222	195182	0070	08/22/14	\$491,500	\$507,000	1,510	8	1974	Good	13,100	N	N	12631 SE 68TH PL
005	231	320520	0270	10/04/13	\$412,000	\$460,000	1,510	8	1967	VGood	9,450	N	N	12544 SE 73RD ST
005	111	607160	0580	01/22/13	\$474,500	\$563,000	1,510	8	1961	Good	9,243	N	N	5924 125TH AVE SE
005	111	607240	0120	08/29/12	\$410,000	\$504,000	1,510	8	1972	Avg	7,903	N	N	4912 122ND AVE SE
005	222	607200	0110	08/29/12	\$425,000	\$523,000	1,510	8	1966	VGood	12,400	N	N	6104 123RD AVE SE
005	222	607210	0360	06/05/12	\$442,500	\$555,000	1,510	8	1972	VGood	8,400	N	N	6513 127TH AVE SE
005	111	607240	0820	09/26/14	\$525,000	\$537,000	1,520	8	1969	VGood	7,875	N	N	5045 123RD AVE SE
005	231	320520	0360	01/13/14	\$405,000	\$441,000	1,520	8	1967	VGood	8,400	N	N	12531 SE 73RD ST
005	111	607230	0410	07/08/13	\$566,000	\$645,000	1,520	8	1965	Good	10,339	N	N	4920 127TH PL SE
005	222	607200	0950	03/11/13	\$480,000	\$563,000	1,520	8	2012	VGood	8,400	N	N	6223 121ST AVE SE
005	222	607210	0140	10/17/14	\$500,000	\$509,000	1,530	8	1972	VGood	8,829	N	N	12714 SE 65TH ST
005	111	607160	0590	06/21/13	\$475,000	\$544,000	1,530	8	1962	Good	17,203	N	N	5919 125TH AVE SE
005	111	607160	0740	02/18/14	\$596,000	\$643,000	1,540	8	1962	Good	8,450	N	N	5628 125TH AVE SE
005	222	606791	0270	07/23/13	\$455,000	\$517,000	1,540	8	1978	VGood	7,700	N	N	11731 SE 65TH ST
005	220	221225	0100	05/03/12	\$365,000	\$462,000	1,540	8	1988	Avg	7,327	N	N	6302 114TH AVE SE
005	222	607200	0550	02/08/12	\$378,000	\$488,000	1,540	8	1967	VGood	9,274	N	N	6215 122ND AVE SE
005	112	607100	0050	08/24/13	\$745,000	\$840,000	1,550	8	1960	VGood	15,960	Y	N	4935 116TH PL SE
005	111	607230	0420	07/02/13	\$543,000	\$620,000	1,550	8	1963	Avg	10,129	N	N	4926 127TH PL SE
005	111	607240	0140	04/29/12	\$500,000	\$633,000	1,550	8	1973	Good	8,619	N	N	4903 123RD PL SE

## Improved Sales Used in this Physical Inspection Analysis...Continued

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
005	222	607250	0310	12/08/14	\$433,800	\$436,000	1,560	8	1965	Good	7,220	N	N	6522 121ST PL SE
005	235	731220	0100	01/31/13	\$450,000	\$533,000	1,560	8	1983	VGood	9,764	N	N	11303 SE 76TH PL
005	220	334330	0959	11/11/13	\$440,000	\$487,000	1,570	8	1957	Avg	17,627	Y	N	6666 LAKE WASHINGTON BLVD SE
005	112	403610	0195	10/07/13	\$535,000	\$597,000	1,570	8	1966	VGood	14,522	N	N	11805 SE 48TH ST
005	111	607230	0530	10/03/12	\$425,000	\$518,000	1,570	8	1963	Good	9,473	N	N	12629 SE 51ST PL
005	222	607260	0380	09/11/13	\$515,000	\$578,000	1,580	8	1968	VGood	7,223	N	N	6714 121ST AVE SE
005	111	607190	0050	06/14/12	\$520,000	\$651,000	1,580	8	1963	VGood	8,400	N	N	5635 129TH AVE SE
005	111	607160	0700	04/16/12	\$465,000	\$591,000	1,590	8	1962	VGood	14,978	N	N	5603 125TH AVE SE
005	112	403590	0060	09/19/14	\$515,000	\$528,000	1,600	8	1955	Avg	20,873	N	N	4616 118TH AVE SE
005	111	607130	0550	08/22/14	\$600,000	\$619,000	1,600	8	1967	Good	9,135	N	N	12024 SE 52ND ST
005	222	607200	0910	08/06/14	\$480,000	\$497,000	1,600	8	1963	VGood	8,400	N	N	6043 121ST AVE SE
005	231	206480	0160	09/21/12	\$375,000	\$458,000	1,600	8	1977	Good	9,991	N	N	12716 SE 73RD ST
005	111	607276	0210	10/02/14	\$437,850	\$448,000	1,610	8	1975	Good	14,255	N	N	12315 SE 46TH CT
005	112	403590	0185	06/06/14	\$560,000	\$589,000	1,610	8	1965	Avg	31,995	N	N	11630 SE 45TH PL
005	111	607276	0360	03/24/14	\$576,000	\$617,000	1,610	8	1975	Good	8,149	N	N	4639 123RD AVE SE
005	222	607210	0350	02/07/14	\$505,000	\$547,000	1,610	8	1972	Good	8,400	N	N	6509 127TH AVE SE
005	111	607160	0620	06/21/13	\$512,500	\$587,000	1,610	8	1961	Good	15,072	N	N	5667 125TH AVE SE
005	111	607275	0130	07/24/12	\$520,000	\$645,000	1,610	8	1971	VGood	15,821	N	N	12420 SE 47TH PL
005	111	607140	0400	03/21/12	\$405,000	\$518,000	1,610	8	1960	Avg	9,170	N	N	12560 SE 53RD ST
005	121	607180	0580	03/04/13	\$595,000	\$699,000	1,620	8	1963	VGood	8,870	N	N	6159 127TH PL SE
005	222	607200	0210	09/14/12	\$454,000	\$556,000	1,620	8	1963	Good	12,453	N	N	12211 SE 63RD PL
005	111	607230	0280	04/03/12	\$445,000	\$567,000	1,620	8	1966	Avg	9,960	N	N	12522 SE 48TH PL
005	121	607170	0020	08/27/14	\$515,000	\$531,000	1,640	8	1962	Good	8,400	N	N	12609 SE 61ST ST
005	111	607140	0280	10/22/13	\$450,000	\$500,000	1,640	8	1961	Avg	8,446	N	N	5212 125TH AVE SE
005	222	607200	0980	07/10/12	\$400,000	\$498,000	1,640	8	1964	VGood	8,400	N	N	6245 121ST AVE SE
005	240	322405	9033	10/07/14	\$555,000	\$567,000	1,650	8	1966	Avg	82,764	N	N	8437 116TH AVE SE
005	114	386410	0090	09/03/14	\$532,000	\$548,000	1,650	8	1968	Avg	14,476	N	N	11100 SE 57TH ST
005	222	607265	0160	08/13/13	\$400,000	\$452,000	1,650	8	1966	Avg	9,014	N	N	6706 123RD AVE SE
005	352	713550	0300	07/05/13	\$450,000	\$513,000	1,650	8	1984	Avg	11,638	N	N	7412 135TH PL SE
005	111	607230	0500	04/10/12	\$495,000	\$630,000	1,650	8	1964	Good	9,155	N	N	5108 127TH PL SE
005	111	607160	0160	11/26/13	\$464,990	\$512,000	1,660	8	1961	Good	9,954	N	N	12646 SE 59TH ST

## Improved Sales Used in this Physical Inspection Analysis...Continued

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
005	111	607230	0600	08/07/13	\$480,000	\$543,000	1,660	8	1964	Good	10,557	N	N	12615 SE 51ST ST
005	222	606791	0020	08/28/12	\$420,000	\$516,000	1,660	8	1978	Good	12,178	N	N	6700 119TH AVE SE
005	111	607230	0050	07/08/13	\$500,000	\$570,000	1,670	8	1964	Good	8,537	N	N	5009 126TH AVE SE
005	240	334510	0542	03/12/14	\$390,500	\$419,000	1,680	8	1968	Good	13,000	N	N	13028 SE MAY CREEK PARK DR
005	121	607220	0280	04/29/13	\$575,000	\$667,000	1,680	8	1965	VGood	8,250	N	N	6241 129TH PL SE
005	112	403550	0015	11/07/12	\$515,000	\$623,000	1,680	8	1955	VGood	12,464	N	N	4616 119TH AVE SE
005	222	606791	0450	02/18/14	\$520,000	\$561,000	1,690	8	1978	Good	8,502	N	N	6611 119TH AVE SE
005	241	638891	0360	11/19/14	\$506,400	\$512,000	1,700	8	1989	Avg	9,040	N	N	12518 SE 78TH CT
005	223	670510	0420	12/12/13	\$390,000	\$428,000	1,700	8	1986	Avg	2,482	N	N	6511 114TH AVE SE
005	222	607260	0280	10/23/12	\$433,750	\$526,000	1,700	8	1968	Avg	12,685	N	N	6517 121ST AVE SE
005	231	607330	0380	04/23/14	\$410,000	\$436,000	1,720	8	1966	Good	11,372	N	N	12566 SE 70TH ST
005	121	195180	0620	09/02/14	\$440,000	\$453,000	1,730	8	1971	Good	7,786	N	N	12925 SE 69TH PL
005	222	606791	0430	04/25/14	\$554,000	\$589,000	1,730	8	1978	VGood	7,840	N	N	11823 SE 66TH ST
005	111	607275	0090	07/16/13	\$720,000	\$819,000	1,740	8	1967	Good	53,402	N	N	12526 SE 47TH PL
005	223	670511	0310	02/24/14	\$447,000	\$482,000	1,750	8	1986	Good	2,489	N	N	11425 SE 66TH ST
005	223	670511	0060	12/15/13	\$384,000	\$421,000	1,750	8	1986	Avg	2,706	N	N	6511 115TH PL SE
005	223	670510	0030	12/02/13	\$369,000	\$406,000	1,750	8	1986	Avg	2,760	N	N	11316 SE 65TH ST
005	112	607100	0590	11/15/12	\$375,000	\$452,000	1,750	8	1959	Avg	14,788	N	N	4918 119TH AVE SE
005	223	670511	0420	08/06/12	\$388,500	\$480,000	1,750	8	1986	Good	2,489	N	N	6502 115TH PL SE
005	235	731220	0120	07/23/14	\$450,000	\$468,000	1,760	8	1983	Good	10,013	N	N	11310 SE 77TH PL
005	231	320520	0540	01/16/14	\$505,000	\$550,000	1,760	8	1967	VGood	8,993	N	N	7315 127TH AVE SE
005	240	242400	0450	04/17/12	\$414,000	\$526,000	1,760	8	2000	Avg	18,548	N	N	8933 133RD AVE SE
005	222	606791	0280	10/25/13	\$585,000	\$650,000	1,770	8	1978	VGood	10,092	N	N	11803 SE 65TH ST
005	112	403610	0210	09/17/12	\$555,000	\$679,000	1,770	8	1957	Good	9,219	Y	N	4645 116TH AVE SE
005	112	607100	0005	03/22/12	\$559,000	\$714,000	1,780	8	1961	Good	11,318	N	N	5091 116TH AVE SE
005	220	221225	0080	08/06/14	\$592,100	\$614,000	1,790	8	1989	Good	7,851	N	N	6310 114TH AVE SE
005	240	230900	0100	11/06/13	\$535,000	\$592,000	1,790	8	2013	Avg	6,575	N	N	11436 SE 83RD ST
005	220	221225	0060	07/05/12	\$435,000	\$542,000	1,790	8	1988	Avg	7,359	N	N	6322 114TH AVE SE
005	222	607323	0190	08/30/13	\$410,000	\$461,000	1,800	8	1984	Avg	7,097	N	N	11817 SE 68TH PL
005	231	206480	0210	08/16/12	\$407,500	\$503,000	1,800	8	1977	Good	8,536	N	N	12754 SE 73RD CT
005	230	029100	0180	08/03/12	\$443,950	\$549,000	1,810	8	1992	Avg	7,083	N	N	11525 SE 70TH ST

## Improved Sales Used in this Physical Inspection Analysis...Continued

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
005	111	607240	0350	01/28/13	\$450,000	\$533,000	1,820	8	1973	Good	7,974	N	N	4802 122ND AVE SE
005	352	713550	0350	05/10/12	\$570,000	\$720,000	1,820	8	1984	VGood	8,523	N	N	7419 135TH PL SE
005	112	607120	0455	05/23/14	\$550,000	\$580,000	1,830	8	1959	VGood	9,152	N	N	11805 SE 56TH ST
005	341	638890	0750	09/05/13	\$560,000	\$629,000	1,840	8	1988	Avg	9,955	N	N	8441 129TH AVE SE
005	121	195170	0170	06/01/12	\$500,000	\$628,000	1,840	8	1967	Good	10,850	N	N	6428 129TH AVE SE
005	121	195170	0480	08/13/14	\$524,400	\$543,000	1,850	8	1968	Good	12,950	N	N	6602 129TH PL SE
005	121	195170	0620	03/04/13	\$500,000	\$588,000	1,850	8	1968	Good	7,509	N	N	12826 SE 67TH ST
005	121	195170	0460	09/25/12	\$460,000	\$562,000	1,850	8	1968	Good	13,008	N	N	6464 129TH PL SE
005	111	607240	0110	09/27/12	\$415,000	\$507,000	1,850	8	1972	Avg	7,921	N	N	4920 122ND AVE SE
005	244	334570	0212	09/23/12	\$425,000	\$519,000	1,850	8	2000	Avg	5,042	N	N	3625 MONTEREY CT NE
005	223	670512	0540	12/22/14	\$462,370	\$463,000	1,860	8	1986	Good	2,670	N	N	6628 114TH AVE SE
005	111	607270	0110	05/20/14	\$615,000	\$650,000	1,860	8	1965	Avg	13,193	N	N	4941 125TH AVE SE
005	121	195181	0120	03/14/14	\$450,000	\$483,000	1,860	8	1975	Good	19,345	N	N	6733 128TH AVE SE
005	242	106660	0040	02/03/14	\$435,000	\$471,000	1,860	8	1966	Good	10,800	N	N	11614 SE 89TH ST
005	341	638890	1370	10/11/13	\$464,000	\$517,000	1,860	8	1989	Avg	14,020	Y	N	8564 129TH AVE SE
005	223	670510	0110	03/26/13	\$380,000	\$444,000	1,860	8	1986	Avg	2,634	N	N	6503 113TH PL SE
005	223	670511	0070	01/23/13	\$330,000	\$392,000	1,860	8	1986	Avg	2,489	N	N	6513 115TH PL SE
005	223	670512	0030	02/05/14	\$442,503	\$479,000	1,863	8	1986	Good	2,670	N	N	6635 114TH AVE SE
005	112	403590	0015	06/19/14	\$659,500	\$691,000	1,870	8	1956	Good	18,362	N	N	4556 SE 45TH PL
005	223	670511	0220	11/06/13	\$400,000	\$443,000	1,870	8	1986	Avg	2,194	N	N	11403 SE 66TH ST
005	223	670511	0480	07/24/13	\$385,000	\$437,000	1,870	8	1986	Good	2,740	N	N	11404 SE 65TH ST
005	223	670512	0380	07/01/13	\$412,000	\$470,000	1,870	8	1986	Avg	2,686	N	N	11415 SE 67TH PL
005	111	607240	0530	08/21/12	\$479,000	\$590,000	1,870	8	1970	Good	11,284	N	N	5011 120TH AVE SE
005	223	670511	0120	06/06/12	\$380,000	\$477,000	1,870	8	1986	Avg	2,194	N	N	11414 SE 66TH ST
005	223	670512	0550	06/01/12	\$380,000	\$477,000	1,870	8	1986	Avg	2,275	N	N	6626 114TH AVE SE
005	223	670512	0070	09/20/12	\$380,000	\$465,000	1,871	8	1986	Good	2,204	N	N	6649 114TH AVE SE
005	240	947774	0060	05/21/13	\$435,000	\$502,000	1,880	8	1985	Good	15,000	N	N	9137 122ND PL SE
005	111	607230	0570	09/19/12	\$480,000	\$587,000	1,880	8	1982	Good	10,067	N	N	5125 127TH PL SE
005	222	607200	0080	08/10/12	\$460,000	\$568,000	1,880	8	1966	Good	12,400	N	N	6200 123RD AVE SE
005	352	713550	0240	12/18/13	\$510,000	\$559,000	1,890	8	1985	Good	10,195	N	N	7430 134TH AVE SE
005	222	606791	0360	12/18/12	\$377,000	\$451,000	1,890	8	1978	Good	8,122	N	N	11816 SE 66TH ST

## Improved Sales Used in this Physical Inspection Analysis...Continued

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
005	240	230900	0060	08/18/14	\$641,000	\$662,000	1,900	8	2014	Avg	4,104	N	N	11508 SE 83RD ST
005	235	731220	0150	11/13/13	\$500,000	\$553,000	1,900	8	1983	Good	10,894	N	N	11317 SE 77TH PL
005	110	202405	9094	08/25/14	\$515,000	\$531,000	1,920	8	2000	Avg	11,500	N	N	11330 SE 60TH ST
005	112	607120	0275	07/23/12	\$439,000	\$545,000	1,920	8	1959	Good	9,228	N	N	11650 SE 58TH ST
005	240	230900	0080	07/04/12	\$430,000	\$536,000	1,920	8	2010	Avg	4,900	N	N	11472 SE 83RD ST
005	240	230900	0020	01/23/12	\$433,000	\$561,000	1,920	8	2010	Avg	5,186	N	N	11580 SE 83RD ST
005	230	410490	0530	12/12/13	\$491,000	\$539,000	1,930	8	1989	Avg	7,849	N	N	11812 SE 79TH CT
005	232	607324	0050	06/15/12	\$436,000	\$546,000	1,930	8	1986	Good	11,851	N	N	6927 119TH PL SE
005	222	607250	0490	08/01/14	\$423,800	\$440,000	1,940	8	1965	Avg	7,415	N	N	6744 123RD AVE SE
005	241	638891	0160	06/23/14	\$560,000	\$587,000	1,960	8	1989	Good	12,476	N	N	12637 SE 79TH CT
005	341	638890	1120	05/28/13	\$509,800	\$587,000	1,970	8	1987	Good	11,971	Y	N	12824 SE 84TH ST
005	241	638891	0440	10/14/13	\$448,000	\$499,000	1,980	8	1989	Avg	8,732	N	N	7906 125TH CT SE
005	222	607265	0170	03/05/13	\$473,500	\$556,000	1,980	8	1966	VGood	8,208	N	N	6573 123RD AVE SE
005	111	607240	0290	07/30/13	\$545,000	\$618,000	1,990	8	1978	Avg	9,163	N	N	4859 123RD PL SE
005	112	607120	0230	04/17/14	\$620,000	\$660,000	2,000	8	1960	Avg	9,255	N	N	11605 SE 56TH ST
005	230	411381	0070	09/04/13	\$492,000	\$553,000	2,000	8	1993	Avg	17,458	N	N	12150 SE 76TH PL
005	240	334510	0062	02/28/14	\$545,000	\$587,000	2,020	8	1978	VGood	21,600	N	N	3429 LINCOLN DR NE
005	240	230900	0090	08/15/13	\$499,000	\$563,000	2,020	8	2013	Avg	4,911	N	N	11454 SE 83RD ST
005	240	230900	0070	06/04/13	\$499,000	\$573,000	2,020	8	2013	Avg	4,599	N	N	11490 SE 83RD ST
005	240	230900	0040	05/03/13	\$499,000	\$577,000	2,020	8	2013	Avg	5,003	N	N	11544 SE 83RD ST
005	241	638891	0260	03/24/14	\$555,000	\$594,000	2,040	8	1989	VGood	12,177	Y	N	12603 SE 78TH PL
005	244	334570	0210	01/18/13	\$435,000	\$517,000	2,040	8	2000	Avg	5,040	N	N	3626 MONTEREY CT NE
005	240	947774	0030	02/25/13	\$467,500	\$550,000	2,050	8	1986	Good	15,001	N	N	9123 122ND PL SE
005	222	607200	0600	04/23/12	\$420,000	\$533,000	2,060	8	1962	Good	8,400	N	N	12112 SE 63RD PL
005	247	207850	0350	06/04/14	\$560,000	\$589,000	2,070	8	1996	Avg	12,708	N	N	8203 120TH PL SE
005	232	607324	0170	06/11/12	\$415,500	\$521,000	2,080	8	1986	Avg	6,600	N	N	7008 119TH PL SE
005	352	713550	0360	05/10/12	\$459,000	\$580,000	2,080	8	1986	Avg	7,768	N	N	7425 135TH PL SE
005	352	713550	0510	06/10/13	\$452,500	\$519,000	2,090	8	1985	Avg	9,975	N	N	7534 135TH AVE SE
005	121	607220	0020	01/31/13	\$565,000	\$669,000	2,090	8	1977	Good	10,478	N	N	6316 129TH PL SE
005	241	638891	0140	07/10/12	\$550,000	\$684,000	2,100	8	1989	VGood	18,244	Y	N	12629 SE 79TH CT
005	222	505650	0210	10/07/14	\$539,950	\$551,000	2,130	8	1966	Good	9,000	N	N	12226 SE 65TH PL



## Improved Sales Used in this Physical Inspection Analysis...Continued

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
005	341	638890	1290	12/18/13	\$460,000	\$504,000	2,130	8	1987	Avg	14,078	N	N	8329 129TH PL SE
005	244	334570	0237	06/06/13	\$410,000	\$471,000	2,130	8	2002	Avg	6,377	N	N	3612 LINCOLN CT NE
005	244	334570	0213	03/31/14	\$603,000	\$645,000	2,140	8	2013	Avg	9,964	N	N	2001 NE 37TH PL
005	240	230900	0110	02/06/14	\$555,000	\$601,000	2,140	8	2013	Avg	12,547	N	N	11418 SE 83RD ST
005	222	607210	0460	04/10/14	\$510,000	\$544,000	2,150	8	1973	Good	8,050	N	N	6500 126TH AVE SE
005	222	195181	0370	06/24/13	\$565,000	\$646,000	2,150	8	1975	VGood	9,571	N	N	12647 SE 68TH PL
005	247	207850	0030	12/26/13	\$457,000	\$500,000	2,160	8	1996	Avg	8,379	N	N	8013 119TH AVE SE
005	247	207850	0050	05/01/13	\$455,000	\$527,000	2,160	8	1996	Avg	11,793	N	N	8019 119TH AVE SE
005	341	638890	1270	08/02/12	\$542,500	\$671,000	2,170	8	1989	Avg	12,660	Y	N	12836 SE 84TH ST
005	241	638893	0570	10/23/14	\$515,700	\$524,000	2,180	8	1994	Avg	9,722	N	N	8403 126TH PL SE
005	352	638525	0120	10/24/13	\$536,500	\$596,000	2,180	8	1988	Avg	8,291	Y	N	7305 135TH PL SE
005	222	505650	0290	07/17/12	\$402,955	\$501,000	2,180	8	1967	Good	11,144	N	N	12204 SE 65TH ST
005	111	607230	0740	03/21/14	\$585,000	\$627,000	2,190	8	1963	Good	8,385	N	N	4940 126TH AVE SE
005	241	638890	0460	12/09/13	\$488,000	\$536,000	2,190	8	1989	Good	7,980	N	N	8127 128TH AVE SE
005	112	403550	0090	05/31/13	\$700,000	\$805,000	2,190	8	2012	Avg	10,436	N	N	4777 119TH AVE SE
005	112	607120	0145	09/25/13	\$700,000	\$783,000	2,200	8	2012	Avg	15,204	N	N	5409 116TH AVE SE
005	241	638890	0370	07/17/12	\$515,000	\$640,000	2,200	8	1988	Good	12,542	Y	N	12808 SE 80TH WAY
005	121	195170	0700	06/05/14	\$530,000	\$558,000	2,210	8	1968	Good	7,665	N	N	12817 SE 67TH ST
005	121	195170	0540	03/26/13	\$600,000	\$701,000	2,210	8	1967	VGood	7,953	N	N	6605 129TH AVE SE
005	121	195170	0670	02/17/12	\$449,900	\$580,000	2,240	8	1968	Good	7,738	N	N	12837 SE 67TH ST
005	341	638890	0710	12/19/14	\$538,000	\$540,000	2,250	8	1988	Avg	11,632	Y	N	12831 SE 84TH ST
005	341	638890	0710	01/18/13	\$483,000	\$574,000	2,250	8	1988	Avg	11,632	Y	N	12831 SE 84TH ST
005	232	607324	0060	10/02/14	\$580,000	\$593,000	2,270	8	1986	Avg	11,060	N	N	6933 119TH PL SE
005	240	334510	0370	12/23/13	\$520,000	\$569,000	2,280	8	1975	Good	111,960	N	N	12529 SE MAY CREEK PARK DR
005	241	638891	0350	04/14/14	\$555,000	\$591,000	2,300	8	1989	VGood	15,737	N	N	12522 SE 78TH CT
005	232	607324	0200	09/09/12	\$397,000	\$487,000	2,300	8	1986	Avg	9,372	N	N	6928 119TH PL SE
005	330	398770	0085	10/31/14	\$835,000	\$848,000	2,320	8	2013	Avg	10,913	Y	Y	7801 129TH AVE SE
005	244	334570	0219	07/26/12	\$465,000	\$576,000	2,330	8	2011	Avg	5,708	N	N	2007 NE 37TH PL
005	244	334570	0221	06/21/12	\$448,000	\$560,000	2,330	8	2011	Avg	7,080	N	N	2025 NE 37TH PL
005	111	607230	0310	01/25/12	\$550,000	\$713,000	2,350	8	1965	Good	9,554	N	N	12503 SE 48TH PL
005	341	638890	0730	04/01/14	\$560,000	\$598,000	2,360	8	1988	Good	11,425	N	N	8425 129TH AVE SE

## Improved Sales Used in this Physical Inspection Analysis...Continued

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
005	244	334570	0211	10/10/13	\$509,000	\$567,000	2,360	8	2012	Avg	5,881	N	N	2000 NE 37TH PL
005	341	638890	0630	08/12/13	\$509,000	\$575,000	2,360	8	1988	Good	9,277	Y	N	8446 128TH AVE SE
005	244	334570	0209	12/07/12	\$490,000	\$588,000	2,360	8	2012	Avg	6,717	N	N	2006 NE 37TH PL
005	241	638891	0590	07/20/12	\$440,000	\$546,000	2,360	8	1989	Good	8,133	N	N	8003 127TH AVE SE
005	244	334570	0201	08/21/12	\$438,000	\$540,000	2,370	8	2011	Avg	5,491	N	N	2024 SE 37TH PL
005	241	638891	0600	05/11/12	\$440,000	\$556,000	2,370	8	1989	Good	9,281	N	N	8007 127TH AVE SE
005	241	638893	0420	08/05/14	\$582,000	\$603,000	2,380	8	1995	Good	19,860	Y	N	8525 126TH PL SE
005	241	638893	0420	11/19/12	\$515,000	\$621,000	2,380	8	1995	Good	19,860	Y	N	8525 126TH PL SE
005	341	638890	1300	07/11/12	\$465,000	\$579,000	2,390	8	1988	Good	19,766	N	N	8403 129TH PL SE
005	111	607230	0670	04/18/13	\$626,000	\$728,000	2,400	8	1964	VGood	8,668	N	N	4949 127TH PL SE
005	352	638526	0090	08/06/13	\$631,000	\$714,000	2,430	8	1994	Good	16,562	Y	N	13514 SE 71ST CT
005	230	410490	0220	04/05/13	\$520,000	\$606,000	2,430	8	1990	Good	8,931	N	N	11716 SE 78TH PL
005	341	638890	0250	03/19/12	\$490,000	\$627,000	2,430	8	1989	Good	14,451	N	N	7907 129TH PL SE
005	241	638893	0510	12/28/12	\$405,000	\$484,000	2,440	8	1996	Avg	39,709	N	N	12600 SE 85TH PL
005	230	410490	0520	09/04/12	\$465,000	\$571,000	2,440	8	1989	Avg	9,665	N	N	7822 118TH AVE SE
005	230	334330	0719	04/19/12	\$480,000	\$609,000	2,440	8	1956	Good	22,800	Y	N	7211 112TH AVE SE
005	241	638893	0670	10/28/13	\$550,000	\$610,000	2,450	8	1996	Avg	15,542	N	N	8237 126TH PL SE
005	241	638891	0470	08/13/13	\$570,000	\$644,000	2,470	8	1989	Good	16,850	N	N	7915 125TH CT SE
005	241	638893	0600	05/23/13	\$550,000	\$634,000	2,470	8	1994	Avg	20,740	Y	N	8333 126TH PL SE
005	241	638891	0290	11/02/12	\$548,800	\$664,000	2,470	8	1990	Avg	39,408	N	N	12642 SE 78TH PL
005	241	638891	0730	08/06/14	\$555,000	\$575,000	2,480	8	1989	Good	8,676	N	N	8102 127TH AVE SE
005	352	272405	9091	04/13/13	\$510,000	\$594,000	2,510	8	1987	Good	10,180	N	N	7712 134TH AVE SE
005	240	334570	0165	12/02/14	\$450,000	\$453,000	2,530	8	1987	Avg	27,227	N	N	3935 MONTEREY PL NE
005	244	334570	0190	07/22/13	\$515,000	\$585,000	2,530	8	2002	Avg	4,554	N	N	3711 LINCOLN CT NE
005	244	334570	0188	09/14/12	\$529,000	\$648,000	2,530	8	2002	Avg	4,593	N	N	3717 LINCOLN CT NE
005	111	607276	0200	05/16/13	\$540,000	\$623,000	2,540	8	1975	Good	10,731	N	N	12309 SE 46TH CT
005	111	607230	0640	04/17/12	\$550,000	\$698,000	2,540	8	1965	Good	8,840	N	N	5019 127TH PL SE
005	352	638525	0140	07/12/12	\$575,500	\$716,000	2,550	8	1989	Good	9,135	Y	N	7323 135TH PL SE
005	341	638890	1260	01/10/14	\$576,308	\$628,000	2,560	8	1987	Good	17,051	N	N	12830 SE 84TH ST
005	244	334570	0198	04/15/13	\$510,000	\$593,000	2,570	8	2001	Avg	11,693	N	N	3714 LINCOLN CT NE
005	121	195170	0360	05/23/13	\$620,000	\$715,000	2,590	8	1968	Good	7,500	N	N	6407 129TH PL SE

## Improved Sales Used in this Physical Inspection Analysis...Continued

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
005	121	195180	0510	03/05/13	\$500,000	\$587,000	2,590	8	1968	Good	11,200	N	N	13023 SE 69TH ST
005	247	207850	0210	10/31/14	\$565,000	\$574,000	2,620	8	1996	Avg	10,016	N	N	8200 120TH PL SE
005	247	207850	0320	06/20/14	\$605,000	\$634,000	2,620	8	1996	Avg	7,553	Y	N	8113 120TH PL SE
005	240	334630	0417	10/22/12	\$463,500	\$562,000	2,620	8	1997	Avg	16,427	N	N	11824 SE 87TH ST
005	241	638893	0620	07/10/14	\$657,000	\$685,000	2,640	8	1995	Good	25,038	N	N	8319 126TH PL SE
005	241	638893	0620	06/26/12	\$515,000	\$643,000	2,640	8	1995	Good	25,038	N	N	8319 126TH PL SE
005	111	607276	0460	09/26/12	\$525,000	\$641,000	2,650	8	1974	Good	8,290	N	N	4644 121ST AVE SE
005	111	607276	0370	07/22/13	\$543,000	\$617,000	2,660	8	1975	Good	8,098	N	N	4645 123RD AVE SE
005	114	386400	0180	07/01/13	\$935,000	\$1,068,000	2,710	8	1964	VGood	10,258	Y	N	5803 111TH AVE SE
005	352	638525	0080	06/12/12	\$550,000	\$689,000	2,720	8	1989	Good	9,091	N	N	7205 135TH PL SE
005	112	607120	0735	09/27/12	\$565,000	\$690,000	2,730	8	1973	Good	9,160	N	N	11704 SE 56TH ST
005	222	607210	0430	06/25/12	\$434,000	\$542,000	2,730	8	1973	Good	8,400	N	N	6524 126TH AVE SE
005	341	638890	1310	08/21/12	\$569,950	\$702,000	2,780	8	1988	Good	25,028	N	N	8415 129TH PL SE
005	241	638891	0450	12/04/13	\$578,000	\$636,000	2,810	8	1989	Good	6,732	N	N	7907 125TH CT SE
005	241	638891	0550	12/17/12	\$525,000	\$629,000	3,010	8	1989	Good	9,083	N	N	12609 SE 80TH WAY
005	222	607265	0190	04/21/14	\$579,950	\$617,000	3,020	8	1966	VGood	8,298	N	N	6585 123RD AVE SE
005	341	638890	0230	03/18/13	\$502,101	\$588,000	3,160	8	1989	Avg	14,280	N	N	7906 129TH PL SE
005	330	398770	0090	04/04/14	\$819,900	\$876,000	3,250	8	2013	Avg	10,912	Y	Y	7808 129TH AVE SE
005	240	334570	0215	06/20/14	\$595,000	\$624,000	3,290	8	1993	Good	22,649	N	N	3616 LINCOLN AVE NE
005	112	607120	0605	05/18/12	\$699,900	\$882,000	3,470	8	2007	Avg	9,160	N	N	5436 116TH PL SE
005	222	607265	0120	04/14/14	\$599,000	\$638,000	3,510	8	1966	Good	10,430	N	N	6731 123RD PL SE
005	112	607100	0030	07/22/14	\$610,000	\$635,000	1,520	9	1975	Good	31,411	N	N	4971 116TH PL SE
005	230	410491	0180	12/14/12	\$562,500	\$674,000	1,550	9	1995	Avg	9,294	Y	N	12226 SE 80TH WAY
005	230	410491	0130	11/06/13	\$600,000	\$664,000	1,600	9	1996	Avg	19,030	N	N	7909 122ND PL SE
005	230	410491	0190	06/05/12	\$570,000	\$715,000	1,620	9	1995	Good	10,378	Y	N	12220 SE 80TH WAY
005	352	638526	0050	03/26/13	\$625,000	\$731,000	1,720	9	1997	Avg	8,016	N	N	7026 135TH PL SE
005	220	334330	1464	08/26/13	\$487,500	\$549,000	1,740	9	2012	Avg	24,586	Y	N	6316 108TH AVE SE
005	220	334330	1461	07/03/13	\$550,000	\$628,000	1,740	9	2012	Avg	54,182	Y	N	6312 108TH AVE SE
005	230	410491	0200	07/09/13	\$670,000	\$764,000	1,770	9	1995	Good	14,754	Y	N	12214 SE 80TH WAY
005	240	225410	0100	02/04/13	\$693,511	\$821,000	1,800	9	2012	Avg	7,504	N	N	12970 88TH PL NE
005	240	225410	0120	12/12/12	\$625,000	\$749,000	1,800	9	2012	Avg	7,658	N	N	8836 129TH PL SE

## Improved Sales Used in this Physical Inspection Analysis...Continued

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
005	240	225410	0130	11/26/12	\$630,000	\$758,000	1,800	9	2012	Avg	8,988	N	N	8848 129TH AVE SE
005	240	225410	0320	08/23/12	\$614,950	\$757,000	1,800	9	2012	Avg	7,533	N	N	8851 129TH AVE SE
005	241	638893	0350	04/04/13	\$590,000	\$688,000	1,810	9	1997	Avg	14,624	Y	N	12733 SE 86TH PL
005	220	618750	0080	07/16/14	\$637,000	\$664,000	1,840	9	1991	Avg	7,240	N	N	11327 SE 60TH CT
005	220	334330	0957	03/04/13	\$560,000	\$658,000	1,840	9	2004	Avg	10,455	Y	N	6621 LAKE WASHINGTON BLVD SE
005	221	630800	0200	01/07/14	\$498,000	\$543,000	1,950	9	1999	Avg	4,000	N	N	6674 127TH PL SE
005	110	202405	9079	11/27/13	\$760,000	\$837,000	2,000	9	1979	VGood	15,936	N	N	11318 SE 56TH PL
005	114	386410	0280	09/13/12	\$445,000	\$545,000	2,000	9	1981	Avg	9,580	N	N	5736 110TH AVE SE
005	350	552540	0430	07/15/14	\$585,000	\$610,000	2,050	9	1989	Good	11,690	N	N	8440 135TH AVE SE
005	350	552540	0570	06/17/13	\$629,000	\$721,000	2,060	9	1989	Good	16,345	N	N	13506 SE 83RD ST
005	221	630800	0270	01/13/13	\$477,750	\$568,000	2,090	9	1999	Avg	4,100	N	N	6690 127TH PL SE
005	350	552540	0160	05/09/12	\$449,000	\$567,000	2,090	9	1989	Avg	9,016	N	N	13430 SE 85TH ST
005	341	638890	0790	06/12/13	\$485,000	\$556,000	2,100	9	1987	Avg	13,466	Y	N	8515 129TH AVE SE
005	241	638892	0460	12/26/14	\$535,000	\$536,000	2,110	9	1990	Avg	8,164	Y	N	8419 127TH PL SE
005	221	630800	0300	11/20/13	\$487,000	\$537,000	2,120	9	1999	Good	4,545	N	N	6692 127TH PL SE
005	221	630800	0050	07/09/13	\$505,000	\$576,000	2,120	9	1999	Avg	4,192	N	N	6601 127TH PL SE
005	221	630800	0140	02/21/13	\$502,000	\$591,000	2,120	9	1999	Avg	4,590	N	N	6708 127TH PL SE
005	221	630800	0250	07/09/12	\$450,000	\$560,000	2,120	9	1999	Avg	4,200	N	N	6680 127TH PL SE
005	114	386400	0060	10/01/13	\$559,500	\$625,000	2,130	9	1966	Good	10,145	N	N	11160 SE 59TH ST
005	350	713551	0180	12/11/12	\$529,000	\$634,000	2,180	9	1989	Good	12,899	Y	N	13827 SE 79TH DR
005	350	552540	0270	01/25/12	\$450,000	\$583,000	2,180	9	1988	Avg	8,140	N	N	8519 135TH AVE SE
005	240	421650	0070	10/21/14	\$694,995	\$707,000	2,200	9	2013	Avg	7,515	N	N	8036 117TH PL SE
005	240	421650	0050	10/21/14	\$670,000	\$682,000	2,200	9	2013	Avg	8,850	N	N	8041 117TH PL SE
005	230	410491	0030	11/04/13	\$535,000	\$593,000	2,210	9	1994	Avg	14,886	N	N	12219 SE 80TH WAY
005	230	761700	0030	12/12/12	\$491,000	\$589,000	2,220	9	2003	Avg	4,692	N	N	11902 SE 73RD PL
005	230	410490	0640	09/19/13	\$558,800	\$626,000	2,230	9	1990	Avg	11,896	N	N	7916 119TH CT SE
005	350	552540	0350	06/13/12	\$510,000	\$639,000	2,230	9	1989	Good	6,813	N	N	8558 135TH AVE SE
005	350	552540	0420	05/14/14	\$565,000	\$598,000	2,240	9	1989	Good	14,667	N	N	8448 135TH AVE SE
005	240	225410	0050	07/25/13	\$639,950	\$726,000	2,240	9	2013	Avg	8,178	N	N	8811 129TH AVE SE
005	110	202405	9052	08/14/14	\$975,000	\$1,009,000	2,270	9	1948	VGood	22,421	N	N	5808 LAKE WASHINGTON BLVD SE
005	221	630800	0010	12/08/14	\$585,000	\$588,000	2,290	9	2001	Avg	5,089	N	N	6521 127TH PL SE

## Improved Sales Used in this Physical Inspection Analysis...Continued

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
005	221	630800	0120	12/17/13	\$536,000	\$588,000	2,290	9	1999	Avg	6,462	N	N	6701 127TH PL SE
005	221	630800	0020	11/12/13	\$510,000	\$564,000	2,290	9	2001	Avg	4,203	N	N	6535 127TH PL SE
005	230	411381	0190	04/16/14	\$550,000	\$586,000	2,300	9	1994	Avg	6,066	N	N	12157 SE 77TH PL
005	350	552540	0100	01/24/14	\$530,000	\$576,000	2,300	9	1988	Avg	8,806	N	N	8435 135TH AVE SE
005	241	638892	0220	02/16/12	\$475,000	\$612,000	2,300	9	1991	Good	6,836	N	N	8412 127TH PL SE
005	350	713551	0150	03/07/14	\$485,000	\$521,000	2,310	9	1989	Avg	13,020	N	N	13803 SE 79TH DR
005	240	421650	0060	12/10/14	\$684,995	\$689,000	2,320	9	2013	Avg	7,953	N	N	8042 117TH PL SE
005	240	225410	0280	12/11/12	\$575,950	\$691,000	2,320	9	2012	Avg	8,621	N	N	8983 129TH AVE SE
005	241	638892	0300	10/17/12	\$480,000	\$583,000	2,320	9	1990	Avg	7,593	Y	N	8222 127TH PL SE
005	220	618750	0220	11/11/14	\$600,000	\$607,000	2,330	9	1990	Avg	7,345	N	N	6012 113TH PL SE
005	230	410491	0010	01/14/13	\$545,000	\$648,000	2,330	9	1996	Avg	17,226	N	N	12235 SE 80TH WAY
005	350	713552	1690	09/03/13	\$632,000	\$711,000	2,340	9	1996	Avg	14,652	N	N	14625 SE 82ND CT
005	240	225410	0010	01/10/13	\$629,950	\$750,000	2,340	9	2012	Avg	7,500	N	N	8843 129TH AVE SE
005	240	225410	0020	12/20/12	\$610,787	\$731,000	2,340	9	2012	Avg	7,537	N	N	8835 129TH AVE SE
005	240	225410	0030	06/29/13	\$645,950	\$738,000	2,350	9	2012	Avg	7,502	N	N	8827 129TH AVE SE
005	230	410491	0080	07/22/13	\$580,000	\$659,000	2,360	9	1996	Avg	20,779	N	N	8025 122ND AVE SE
005	236	411380	0410	06/03/14	\$640,000	\$674,000	2,370	9	1993	Avg	11,172	N	N	12020 SE 76TH ST
005	244	795430	0690	03/25/14	\$524,950	\$562,000	2,380	9	2000	Avg	6,158	N	N	3320 ABERDEEN AVE NE
005	120	199960	0050	12/12/13	\$750,000	\$823,000	2,380	9	1990	Good	8,108	N	N	11625 SE 61ST PL
005	236	411380	0230	07/05/13	\$679,500	\$775,000	2,390	9	1993	Avg	18,747	N	N	7631 120TH PL SE
005	241	638892	0480	08/02/12	\$546,000	\$676,000	2,390	9	1990	VGood	6,857	Y	N	8414 127TH AVE SE
005	236	411380	0330	06/06/14	\$570,000	\$600,000	2,400	9	1993	Avg	6,975	N	N	12035 SE 76TH ST
005	350	111530	0070	11/06/14	\$684,000	\$693,000	2,420	9	2010	Avg	8,414	N	N	8920 138TH AVE SE
005	241	638892	0020	04/17/13	\$550,000	\$639,000	2,430	9	1990	Avg	11,985	Y	N	8235 127TH AVE SE
005	236	411380	0550	07/21/14	\$562,500	\$585,000	2,440	9	1991	Avg	7,322	N	N	7437 121ST AVE SE
005	230	410491	0040	07/01/14	\$548,000	\$573,000	2,440	9	1994	Avg	11,005	N	N	12211 SE 80TH WAY
005	350	552540	0300	05/21/14	\$619,420	\$654,000	2,450	9	1988	Good	14,803	N	N	8537 135TH AVE SE
005	244	795431	0220	06/05/13	\$486,500	\$559,000	2,450	9	2001	Avg	4,591	N	N	3316 LINCOLN AVE NE
005	230	410490	0480	08/28/13	\$551,000	\$620,000	2,460	9	1990	Good	7,455	N	N	11817 SE 78TH ST
005	350	156400	0370	07/19/13	\$725,000	\$824,000	2,470	9	2003	Avg	9,505	Y	N	13828 SE 76TH PL
005	112	607100	0120	04/03/14	\$940,000	\$1,004,000	2,480	9	1995	Avg	9,831	Y	N	5011 116TH AVE SE



## Improved Sales Used in this Physical Inspection Analysis...Continued

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
005	241	638892	0200	07/24/12	\$475,000	\$589,000	2,480	9	1991	Avg	7,499	Y	N	8422 127TH PL SE
005	244	334570	0236	05/03/12	\$405,000	\$512,000	2,500	9	2001	Avg	5,831	N	N	3606 LINCOLN CT NE
005	230	410490	0020	09/12/13	\$495,000	\$555,000	2,510	9	1989	Avg	10,913	N	N	11620 SE 80TH ST
005	350	713552	1070	08/21/12	\$540,000	\$665,000	2,520	9	1989	Avg	8,136	N	N	14709 SE 80TH CT
005	236	411380	0710	02/27/12	\$538,000	\$692,000	2,520	9	1991	Avg	22,026	N	N	11710 SE 77TH PL
005	240	421650	0040	05/12/14	\$740,545	\$784,000	2,530	9	2013	Avg	7,519	N	N	8035 117TH PL SE
005	241	638892	0380	08/06/13	\$635,000	\$719,000	2,530	9	1990	Good	9,439	N	N	8227 127TH PL SE
005	120	199960	0470	10/21/13	\$730,667	\$812,000	2,540	9	1990	Good	7,928	N	N	11626 SE 61ST PL
005	350	713552	1990	03/23/13	\$614,000	\$718,000	2,540	9	1995	Avg	12,522	N	N	8005 144TH AVE SE
005	350	713552	1530	10/28/14	\$669,888	\$680,000	2,550	9	1989	Avg	7,591	N	N	14513 SE 79TH DR
005	241	638892	0550	08/21/13	\$535,000	\$603,000	2,550	9	1990	Good	10,792	N	N	8232 127TH AVE SE
005	230	410490	0370	05/07/12	\$720,000	\$910,000	2,550	9	1989	Avg	26,097	Y	N	7729 120TH PL SE
005	244	795430	0160	06/13/14	\$535,000	\$562,000	2,570	9	1999	Avg	5,500	N	N	3501 ABERDEEN AVE NE
005	236	411380	0150	11/22/13	\$562,500	\$620,000	2,570	9	1994	Avg	10,315	N	N	7501 120TH PL SE
005	236	320495	0080	08/14/12	\$585,200	\$722,000	2,570	9	1999	Avg	9,803	N	N	11640 SE 76TH CT
005	220	607080	0130	05/18/12	\$488,000	\$615,000	2,570	9	1997	Avg	9,219	N	N	6249 119TH PL SE
005	350	552540	0500	11/13/12	\$480,000	\$579,000	2,590	9	1990	Avg	8,282	N	N	13548 SE 83RD ST
005	244	795430	0120	08/22/14	\$600,000	\$619,000	2,600	9	1999	Avg	6,536	N	N	2017 NE 35TH PL
005	350	713552	1680	05/22/14	\$665,000	\$702,000	2,600	9	1996	Avg	17,388	N	N	14623 SE 82ND CT
005	244	795431	0330	04/14/14	\$570,100	\$607,000	2,610	9	2001	Avg	6,213	N	N	1927 NE 34TH PL
005	244	795431	0440	08/09/13	\$530,000	\$599,000	2,610	9	2001	Avg	5,000	N	N	1931 NE 35TH PL
005	244	795431	0280	07/22/13	\$525,000	\$596,000	2,610	9	2001	Avg	4,940	N	N	1924 NE 33RD PL
005	244	795431	0140	04/10/12	\$460,000	\$585,000	2,610	9	2001	Avg	9,161	N	N	3321 LINCOLN AVE NE
005	244	795430	0040	09/26/14	\$580,000	\$594,000	2,620	9	1999	Avg	7,742	N	N	3520 ABERDEEN AVE NE
005	244	795430	0200	11/21/13	\$515,000	\$568,000	2,620	9	2000	Avg	6,202	N	N	3407 ABERDEEN AVE NE
005	244	795430	0330	07/08/14	\$585,000	\$611,000	2,630	9	1999	Avg	6,185	N	N	2002 NE 34TH PL
005	244	795430	0060	11/06/13	\$512,000	\$567,000	2,630	9	1999	Avg	4,974	N	N	2022 NE 35TH PL
005	233	501460	0410	06/22/12	\$515,000	\$644,000	2,630	9	2006	Avg	5,000	N	N	7020 115TH CT SE
005	236	411380	0290	08/02/13	\$545,500	\$618,000	2,640	9	1994	Avg	8,646	N	N	7622 120TH PL SE
005	350	541535	0440	07/05/12	\$621,500	\$774,000	2,640	9	1990	Avg	16,607	N	N	14310 SE 77TH ST
005	220	618750	0180	03/10/14	\$660,000	\$709,000	2,660	9	1990	Avg	7,345	N	N	6036 113TH PL SE

## Improved Sales Used in this Physical Inspection Analysis...Continued

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
005	233	139900	0050	08/02/12	\$565,000	\$699,000	2,660	9	2003	Avg	6,552	N	N	7121 114TH AVE SE
005	236	411380	0160	12/04/12	\$500,000	\$600,000	2,670	9	1995	Avg	7,980	N	N	7509 120TH PL SE
005	233	501460	0250	05/13/13	\$498,000	\$575,000	2,680	9	2005	Avg	5,000	N	N	7136 114TH AVE SE
005	350	156400	0520	05/02/13	\$641,000	\$743,000	2,680	9	2002	Avg	6,528	N	N	13803 SE 77TH PL
005	350	541535	0050	03/18/13	\$661,000	\$774,000	2,680	9	1992	Avg	9,252	N	N	14447 SE 78TH WAY
005	220	607080	0020	02/28/12	\$435,000	\$559,000	2,680	9	1997	Avg	9,154	N	N	6368 119TH PL SE
005	350	713552	1300	02/03/12	\$537,800	\$695,000	2,690	9	1990	Avg	8,490	N	N	14204 SE 79TH DR
005	240	957807	0070	10/02/13	\$525,000	\$586,000	2,700	9	2003	Avg	6,009	N	N	11524 SE 85TH ST
005	350	541535	0010	10/19/12	\$600,000	\$729,000	2,700	9	1994	Good	14,975	N	N	14411 SE 78TH WAY
005	350	713552	1610	05/07/12	\$585,000	\$739,000	2,700	9	1989	Good	7,015	N	N	8021 147TH AVE SE
005	354	664596	0760	12/12/13	\$665,888	\$731,000	2,720	9	2006	Avg	5,906	N	N	8631 137TH AVE SE
005	354	664596	0640	11/26/12	\$586,751	\$706,000	2,720	9	2006	Avg	5,290	N	N	8620 137TH AVE SE
005	112	403610	0135	06/26/12	\$505,000	\$631,000	2,730	9	1966	Avg	15,841	Y	N	4711 116TH AVE SE
005	220	929300	0120	04/12/12	\$587,950	\$748,000	2,730	9	2008	Avg	4,560	N	N	11603 SE 63RD ST
005	241	638892	0240	09/06/12	\$500,000	\$614,000	2,740	9	1990	Good	8,089	Y	N	8330 127TH PL SE
005	240	421650	0030	10/01/14	\$725,000	\$741,000	2,750	9	2013	Avg	7,964	N	N	8029 117TH PL SE
005	240	421650	0090	05/20/14	\$754,995	\$797,000	2,750	9	2013	Avg	7,692	N	N	8024 117TH PL SE
005	354	326035	0120	07/16/13	\$635,000	\$722,000	2,750	9	2003	Avg	5,601	N	N	8921 139TH AVE SE
005	233	501460	0240	08/14/14	\$682,000	\$705,000	2,760	9	2005	Avg	5,000	N	N	7132 114TH AVE SE
005	236	320495	0120	05/29/14	\$602,500	\$635,000	2,760	9	1999	Avg	6,850	N	N	11637 SE 76TH CT
005	350	713552	1750	10/10/13	\$749,000	\$835,000	2,770	9	1993	Good	10,622	N	N	14618 SE 84TH ST
005	354	326035	0100	08/18/14	\$690,000	\$713,000	2,780	9	2003	Avg	4,688	N	N	8907 139TH AVE SE
005	230	761700	0020	08/13/13	\$560,000	\$633,000	2,780	9	2002	Avg	8,005	N	N	11922 SE 73RD PL
005	233	501460	0380	12/23/13	\$570,000	\$624,000	2,800	9	2005	Avg	5,000	N	N	7116 115TH CT SE
005	233	501460	0300	01/29/13	\$482,000	\$571,000	2,800	9	2005	Avg	5,000	N	N	11438 SE 72ND ST
005	350	541535	0770	09/23/14	\$747,500	\$766,000	2,810	9	1993	Good	11,902	N	N	8006 148TH AVE SE
005	220	334330	1385	05/27/14	\$685,000	\$722,000	2,810	9	2001	Avg	7,700	N	N	6229 112TH AVE SE
005	240	334510	0044	04/17/14	\$530,000	\$564,000	2,810	9	2006	Avg	7,255	N	N	11304 SE 88TH ST
005	120	199960	0170	06/19/12	\$710,000	\$888,000	2,810	9	1989	Good	7,968	N	N	6024 118TH AVE SE
005	230	410491	0100	07/18/12	\$550,000	\$683,000	2,820	9	1995	Avg	19,660	N	N	8005 122ND AVE SE
005	220	234620	0010	09/16/14	\$776,929	\$797,000	2,830	9	2014	Avg	5,966	N	N	11856 SE 64TH ST

## Improved Sales Used in this Physical Inspection Analysis...Continued

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
005	244	795430	0740	09/09/14	\$527,000	\$542,000	2,830	9	2000	Avg	6,163	N	N	3424 ABERDEEN AVE NE
005	244	795431	0150	08/23/13	\$550,000	\$620,000	2,830	9	2001	Avg	9,742	N	N	3315 LINCOLN AVE NE
005	233	501460	0430	10/22/13	\$500,000	\$556,000	2,840	9	2006	Avg	5,000	N	N	7010 115TH CT SE
005	232	606771	0010	06/18/13	\$470,500	\$539,000	2,840	9	2003	Avg	5,000	N	N	11903 SE 71ST PL
005	244	795430	0550	02/14/13	\$550,000	\$649,000	2,840	9	2000	Avg	6,197	N	N	3401 MONTEREY LN NE
005	120	199960	0110	09/12/13	\$784,000	\$880,000	2,850	9	1989	Good	7,314	N	N	6054 118TH AVE SE
005	354	664596	0650	09/30/13	\$655,000	\$732,000	2,860	9	2006	Avg	5,300	N	N	8616 137TH AVE SE
005	244	114700	0020	02/12/13	\$495,000	\$585,000	2,860	9	2003	Avg	8,482	N	N	1907 NE 32ND ST
005	233	501460	0440	04/17/14	\$670,000	\$713,000	2,870	9	2005	Avg	5,349	N	N	7004 115TH CT SE
005	113	202405	9058	10/01/14	\$920,000	\$941,000	2,890	9	2014	Avg	7,821	N	N	11088 SE 54TH LN
005	240	225410	0110	05/20/13	\$655,000	\$756,000	2,890	9	2012	Avg	8,525	N	N	8824 129TH PL SE
005	240	225410	0040	12/20/12	\$629,950	\$754,000	2,890	9	2012	Avg	7,646	N	N	8819 129TH AVE SE
005	230	410490	0620	09/05/12	\$468,000	\$574,000	2,900	9	1990	Avg	10,274	N	N	7913 119TH CT SE
005	220	334330	1460	09/11/12	\$568,000	\$696,000	2,900	9	2012	Avg	13,720	N	N	6322 108TH AVE SE
005	354	326035	0090	11/12/14	\$701,000	\$710,000	2,910	9	2003	Avg	8,540	N	N	8903 139TH AVE SE
005	240	225410	0240	07/03/12	\$629,950	\$785,000	2,910	9	2011	Avg	7,506	N	N	8950 129TH AVE SE
005	240	225410	0200	05/17/12	\$599,950	\$756,000	2,910	9	2011	Avg	7,507	N	N	8828 129TH AVE SE
005	240	421650	0020	10/03/14	\$718,000	\$734,000	2,930	9	2013	Avg	7,663	N	N	8008 117TH PL SE
005	236	411380	0570	10/04/12	\$535,000	\$652,000	2,930	9	1990	Avg	9,927	N	N	7436 119TH CT SE
005	233	501460	0170	01/22/12	\$512,000	\$664,000	2,930	9	2005	Avg	6,191	N	N	11403 SE 71ST PL
005	350	541535	0480	06/17/14	\$752,000	\$789,000	2,940	9	1991	Good	10,382	N	N	14220 SE 77TH ST
005	350	713552	1160	09/17/13	\$562,500	\$630,000	2,950	9	1989	Avg	7,461	N	N	14610 SE 79TH DR
005	244	795431	0190	01/23/13	\$451,100	\$535,000	2,950	9	2001	Avg	6,854	N	N	3300 LINCOLN AVE NE
005	350	713552	1630	11/06/12	\$560,000	\$677,000	2,950	9	1989	Good	6,720	N	N	8107 147TH AVE SE
005	240	225410	0060	09/04/13	\$629,950	\$708,000	2,970	9	2013	Avg	9,342	N	N	12922 SE 88TH PL
005	350	713552	2050	07/18/13	\$733,376	\$833,000	2,970	9	1996	Avg	13,599	Y	N	8117 144TH AVE SE
005	241	638891	0202	07/17/12	\$681,000	\$846,000	2,970	9	2008	Avg	11,349	N	N	12640 SE 80TH WAY
005	233	501460	0180	05/13/14	\$675,000	\$714,000	3,000	9	2006	Avg	5,548	N	N	11409 SE 71ST PL
005	220	234620	0020	09/09/14	\$759,499	\$781,000	3,010	9	2014	Avg	5,621	N	N	11890 SE 64TH ST
005	244	795430	0460	09/04/14	\$568,500	\$585,000	3,010	9	2000	Avg	6,181	N	N	3300 MONTEREY CT NE
005	244	795430	0220	07/30/14	\$600,000	\$623,000	3,010	9	2000	Avg	7,953	N	N	3315 ABERDEEN AVE NE

## Improved Sales Used in this Physical Inspection Analysis...Continued

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
005	244	795431	0080	08/01/13	\$550,000	\$623,000	3,010	9	2001	Avg	8,462	N	N	3423 LINCOLN AVE NE
005	350	156400	0740	08/20/14	\$760,000	\$785,000	3,020	9	2003	Avg	7,157	N	N	7533 137TH AVE SE
005	350	541535	0560	03/13/13	\$702,000	\$823,000	3,020	9	1991	VGood	9,231	N	N	7731 143RD AVE SE
005	240	421650	0110	05/15/14	\$819,995	\$867,000	3,030	9	2013	Avg	10,335	N	N	8014 117TH PL SE
005	246	248159	0090	10/27/14	\$598,555	\$608,000	3,040	9	2004	Avg	7,880	N	N	8326 117TH AVE SE
005	354	326035	0010	06/11/13	\$660,000	\$757,000	3,040	9	2003	Avg	8,615	N	N	8940 139TH AVE SE
005	110	202405	9117	08/23/12	\$502,750	\$619,000	3,050	9	2001	Avg	6,760	N	N	11322 SE 60TH ST
005	233	501460	0210	12/15/14	\$710,000	\$713,000	3,060	9	2006	Avg	5,000	N	N	7118 114TH AVE SE
005	350	111530	0080	02/06/13	\$670,000	\$792,000	3,060	9	2008	Avg	4,589	N	N	8914 138TH AVE SE
005	240	225410	0250	11/09/12	\$619,950	\$749,000	3,070	9	2012	Avg	7,662	N	N	8972 129TH PL SE
005	240	225410	0270	09/11/12	\$617,500	\$757,000	3,070	9	2012	Avg	7,934	N	N	8999 129TH AVE SE
005	350	111530	0060	12/30/13	\$790,000	\$863,000	3,090	9	2008	Avg	7,563	N	N	8926 138TH AVE SE
005	350	713552	1180	04/06/12	\$539,900	\$687,000	3,090	9	1989	Good	7,024	N	N	14532 SE 79TH DR
005	220	334330	1490	09/09/14	\$818,500	\$841,000	3,110	9	2005	Avg	12,957	Y	N	10963 SE 62ND ST
005	350	156400	0240	04/01/14	\$755,000	\$807,000	3,110	9	2001	Avg	6,066	N	N	7536 138TH PL SE
005	350	111530	0110	01/06/14	\$789,000	\$861,000	3,110	9	2008	Avg	7,153	N	N	13724 SE 90TH PL
005	225	334330	0625	05/09/12	\$514,840	\$650,000	3,120	9	2004	Avg	6,758	N	N	11201 SE 64TH PL
005	350	541535	0400	04/05/12	\$614,950	\$783,000	3,130	9	1994	Good	8,794	N	N	14304 SE 77TH PL
005	350	541535	0070	08/19/12	\$628,000	\$774,000	3,160	9	1991	Avg	9,516	N	N	14507 SE 78TH WAY
005	244	114700	0160	03/10/14	\$613,000	\$659,000	3,170	9	2004	Avg	7,267	N	N	2030 NE 32ND ST
005	246	248159	0030	09/18/12	\$554,000	\$678,000	3,170	9	2004	Avg	7,092	N	N	8315 117TH AVE SE
005	244	795431	0320	10/31/13	\$555,000	\$615,000	3,190	9	2001	Avg	6,839	N	N	1921 NE 34TH PL
005	350	541535	0630	10/23/13	\$700,000	\$778,000	3,190	9	1992	Avg	9,404	N	N	7720 142ND WAY SE
005	354	326035	0040	04/04/13	\$650,000	\$758,000	3,190	9	2003	Avg	6,496	N	N	8924 139TH AVE SE
005	244	795431	0040	04/11/12	\$471,000	\$599,000	3,190	9	2001	Avg	6,851	N	N	3513 LINCOLN AVE NE
005	240	225410	0210	04/25/12	\$618,950	\$784,000	3,200	9	2011	Avg	7,519	N	N	8840 129TH AVE SE
005	244	114700	0040	03/03/14	\$599,900	\$646,000	3,220	9	2003	Avg	7,829	N	N	1919 NE 32ND ST
005	244	114700	0080	01/28/14	\$590,000	\$640,000	3,220	9	2004	Avg	7,773	N	N	2015 NE 32ND ST
005	244	114700	0100	11/19/13	\$504,500	\$557,000	3,230	9	2004	Avg	7,216	N	N	2027 NE 32ND ST
005	246	248159	0040	11/28/12	\$560,000	\$674,000	3,230	9	2004	Avg	7,092	N	N	8307 117TH AVE SE
005	240	421650	0010	06/16/14	\$859,995	\$902,000	3,270	9	2013	Avg	7,625	N	N	8002 117TH PL SE

## Improved Sales Used in this Physical Inspection Analysis...Continued

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
005	350	541535	0750	08/26/13	\$693,000	\$781,000	3,270	9	1992	Avg	15,450	N	N	14317 SE 78TH WAY
005	113	202405	9128	10/01/14	\$975,000	\$997,000	3,280	9	2014	Avg	10,108	N	N	11127 SE 54TH LN
005	244	936090	0060	11/12/12	\$550,000	\$664,000	3,290	9	1998	Avg	8,145	N	N	11314 SE 86TH PL
005	350	156400	0020	10/12/12	\$645,000	\$785,000	3,300	9	2001	Avg	6,519	N	N	7411 137TH PL SE
005	350	156400	0340	06/28/12	\$624,950	\$780,000	3,310	9	2002	Avg	6,571	N	N	7546 137TH AVE SE
005	350	156400	0610	06/20/14	\$758,000	\$795,000	3,320	9	2001	Avg	6,460	N	N	13829 SE 78TH PL
005	240	225410	0160	06/04/12	\$650,000	\$816,000	3,320	9	2011	Avg	7,511	N	N	8963 129TH PL SE
005	240	421650	0080	11/05/14	\$754,995	\$765,000	3,330	9	2013	Avg	7,601	N	N	8030 117TH PL SE
005	240	421650	0100	06/03/14	\$849,995	\$895,000	3,330	9	2013	Avg	7,731	N	N	8018 117TH PL SE
005	240	225410	0150	01/06/12	\$635,000	\$827,000	3,330	9	2011	Avg	7,557	N	N	8971 129TH PL SE
005	240	225410	0170	03/05/12	\$599,950	\$770,000	3,340	9	2012	Avg	7,610	N	N	8945 129TH PL SE
005	240	225410	0140	04/19/13	\$699,950	\$813,000	3,350	9	2012	Avg	8,840	N	N	8960 129TH PL SE
005	240	225410	0260	11/13/12	\$629,950	\$760,000	3,370	9	2012	Avg	7,872	N	N	8984 129TH PL SE
005	220	929300	0170	09/09/13	\$699,888	\$786,000	3,410	9	2007	Avg	4,726	N	N	6311 117TH AVE SE
005	350	156400	0280	12/03/12	\$630,000	\$757,000	3,410	9	2001	Avg	7,182	N	N	7509 138TH PL SE
005	354	664596	0080	07/22/12	\$650,000	\$807,000	3,420	9	2006	Avg	6,070	N	N	8636 140TH AVE SE
005	240	225410	0080	08/16/12	\$679,750	\$838,000	3,430	9	2012	Avg	7,501	N	N	12946 SE 88TH PL
005	240	225410	0090	08/28/12	\$719,182	\$884,000	3,500	9	2012	Avg	7,502	N	N	12958 SE 88TH PL
005	354	664596	0160	07/10/13	\$697,000	\$794,000	3,530	9	2006	Avg	6,960	N	N	13838 SE 86TH ST
005	350	111530	0260	03/31/14	\$885,000	\$946,000	3,600	9	2008	Avg	6,660	N	N	13715 SE 90TH PL
005	350	156400	0590	03/08/13	\$795,000	\$933,000	3,620	9	2005	Avg	7,236	Y	N	13837 SE 78TH PL
005	230	320496	0190	08/01/14	\$674,950	\$700,000	1,390	10	2012	Avg	12,332	N	N	11613 SE 73RD PL
005	350	713552	0010	04/05/13	\$612,500	\$714,000	1,810	10	1994	Good	19,123	Y	N	8013 141ST AVE SE
005	350	713551	0190	03/03/14	\$745,000	\$802,000	1,850	10	1990	VGood	17,156	Y	N	13835 SE 79TH DR
005	350	713551	0320	03/12/13	\$785,000	\$921,000	2,190	10	1990	VGood	11,610	Y	N	7926 139TH AVE SE
005	350	713552	1790	07/18/13	\$810,000	\$921,000	2,340	10	1997	Good	13,529	Y	N	14420 SE 84TH ST
005	350	713552	0020	04/01/13	\$720,000	\$840,000	2,390	10	1992	Avg	15,043	Y	N	8009 141ST AVE SE
005	230	282405	9151	07/05/12	\$550,000	\$685,000	2,400	10	1997	Avg	15,594	N	N	7405 118TH AVE SE
005	350	713552	1890	01/26/12	\$560,000	\$725,000	2,460	10	1991	Avg	15,625	Y	N	8028 144TH AVE SE
005	350	713552	1430	08/20/13	\$730,000	\$824,000	2,600	10	1989	Good	13,069	N	N	7985 145TH AVE SE
005	350	713552	2040	08/10/12	\$643,500	\$795,000	2,700	10	1994	Good	15,052	Y	N	8109 144TH AVE SE



## Improved Sales Used in this Physical Inspection Analysis...Continued

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
005	350	713552	1510	09/21/12	\$587,000	\$718,000	2,760	10	1989	Avg	7,803	N	N	7954 145TH AVE SE
005	350	713552	1410	09/21/12	\$702,100	\$858,000	2,780	10	1989	Good	11,064	N	N	7977 145TH AVE SE
005	233	283500	0040	04/13/12	\$684,950	\$871,000	2,800	10	2009	Avg	6,184	N	N	11443 SE 72ND ST
005	236	411380	0690	04/03/13	\$699,800	\$816,000	2,910	10	1991	Avg	27,373	Y	N	7627 118TH AVE SE
005	350	713552	0050	02/21/12	\$750,000	\$965,000	2,940	10	1992	Good	10,096	Y	N	8021 141ST AVE SE
005	220	334330	0672	03/26/13	\$682,000	\$797,000	2,970	10	2012	Avg	5,179	Y	N	11164 SE 66TH CT
005	110	162405	9080	11/25/13	\$750,000	\$826,000	2,980	10	2010	Avg	10,201	N	N	4535 125TH AVE SE
005	350	606150	0130	07/14/14	\$1,029,275	\$1,073,000	3,000	10	2013	Avg	18,645	Y	N	13941 SE 81ST PL
005	220	334330	0670	02/24/13	\$696,843	\$820,000	3,000	10	2012	Avg	8,076	Y	N	11156 SE 66TH CT
005	220	334330	0665	10/30/12	\$686,000	\$831,000	3,000	10	2012	Avg	6,017	Y	N	11188 SE 66TH CT
005	220	334330	0674	06/25/12	\$680,000	\$849,000	3,000	10	2012	Avg	6,000	Y	N	11172 SE 66TH CT
005	236	411380	0620	12/21/12	\$558,000	\$667,000	3,030	10	1990	Avg	13,214	N	N	7435 119TH CT SE
005	230	320496	0200	06/19/14	\$750,000	\$786,000	3,040	10	2012	Avg	10,078	N	N	11619 SE 73RD PL
005	350	892100	0040	06/25/14	\$804,100	\$842,000	3,070	10	2005	Avg	8,086	N	N	6922 135TH PL SE
005	236	411380	0680	06/26/13	\$830,000	\$949,000	3,080	10	1992	Avg	19,401	Y	N	11800 SE 75TH PL
005	354	664596	0470	04/09/13	\$741,300	\$864,000	3,080	10	2007	Avg	5,500	N	N	8627 138TH AVE SE
005	224	334330	1343	11/20/14	\$880,000	\$889,000	3,180	10	2007	Avg	8,764	N	N	11250 SE 60TH ST
005	233	283500	0070	05/25/12	\$742,500	\$934,000	3,180	10	2009	Avg	8,857	N	N	7248 115TH PL SE
005	350	713552	0780	05/06/14	\$725,126	\$768,000	3,200	10	1998	Avg	12,369	Y	N	14707 SE 84TH ST
005	354	664596	0800	03/06/14	\$750,000	\$807,000	3,200	10	2007	Avg	5,989	N	N	8825 137TH AVE SE
005	354	664596	0880	04/18/13	\$705,000	\$820,000	3,200	10	2007	Avg	6,107	N	N	8812 138TH CT SE
005	350	606150	0060	12/16/14	\$1,264,950	\$1,270,000	3,260	10	2014	Avg	10,145	N	N	13908 SE 81ST PL
005	350	606150	0100	07/17/14	\$1,174,660	\$1,223,000	3,260	10	2013	Avg	7,760	N	N	13925 SE 81ST PL
005	240	334510	0030	07/22/14	\$750,000	\$780,000	3,270	10	1982	Good	168,000	N	N	2100 NE 31ST ST
005	350	156400	0420	02/17/12	\$655,000	\$844,000	3,320	10	2003	Avg	7,215	N	N	13806 SE 77TH PL
005	350	156400	0010	01/02/14	\$745,000	\$813,000	3,350	10	2003	Avg	6,289	N	N	7419 137TH PL SE
005	233	283500	0050	08/08/13	\$767,500	\$868,000	3,370	10	2013	Avg	6,842	N	N	7245 115TH PL SE
005	350	713552	0260	11/18/14	\$751,000	\$759,000	3,380	10	1994	Avg	9,528	Y	N	14259 SE 83RD ST
005	350	713552	0470	02/15/13	\$700,000	\$826,000	3,400	10	1999	Avg	11,832	Y	N	14427 SE 84TH ST
005	350	606150	0080	08/07/14	\$1,339,866	\$1,388,000	3,430	10	2014	Avg	11,087	N	N	13913 SE 81ST PL
005	244	936090	0100	09/15/12	\$565,000	\$692,000	3,450	10	1999	Avg	13,457	N	N	11305 SE 86TH PL

## Improved Sales Used in this Physical Inspection Analysis...Continued

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
005	220	334330	0958	09/20/13	\$799,000	\$895,000	3,460	10	2013	Avg	11,026	N	N	6618 LAKE WASHINGTON BLVD SE
005	230	867220	0130	04/15/13	\$719,000	\$836,000	3,460	10	2005	Avg	5,702	Y	N	7526 119TH PL SE
005	233	283500	0010	08/28/12	\$679,950	\$836,000	3,460	10	2012	Avg	6,218	N	N	11401 SE 72ND ST
005	233	283500	0060	08/06/12	\$679,950	\$841,000	3,470	10	2012	Avg	6,916	N	N	7255 115TH PL SE
005	350	713552	2220	05/06/13	\$880,000	\$1,018,000	3,550	10	1993	Good	12,445	Y	N	14118 SE 83RD ST
005	110	202405	9123	06/23/14	\$1,010,000	\$1,058,000	3,560	10	2013	Avg	9,500	N	N	11258 SE 56TH PL
005	110	202405	9124	03/20/14	\$1,202,000	\$1,288,000	3,560	10	2013	Avg	9,500	N	N	11288 SE 54TH PL
005	230	867220	0010	03/29/13	\$808,000	\$944,000	3,590	10	2005	Avg	8,047	Y	N	11935 SE 76TH ST
005	350	606150	0110	05/14/14	\$963,207	\$1,019,000	3,700	10	2013	Avg	12,410	N	N	13931 SE 81ST PL
005	233	283500	0020	11/06/12	\$709,950	\$858,000	3,710	10	2012	Avg	7,536	N	N	11409 SE 72ND ST
005	110	202405	9111	10/23/14	\$820,000	\$834,000	3,850	10	2000	Avg	38,830	Y	N	5467 LAKE WASHINGTON BLVD SE
005	350	606150	0020	02/04/14	\$1,131,673	\$1,226,000	3,970	10	2013	Avg	10,068	Y	N	13932 SE 81ST PL
005	350	606150	0120	12/12/13	\$1,055,166	\$1,158,000	3,970	10	2013	Avg	17,918	N	N	13937 SE 81ST PL
005	233	283500	0030	12/10/12	\$899,950	\$1,079,000	4,390	10	2012	Avg	10,272	Y	N	11417 SE 72ND ST
005	350	606150	0050	03/13/14	\$1,419,188	\$1,524,000	4,630	10	2013	Avg	24,426	Y	N	13914 SE 81ST PL
005	350	606150	0010	03/04/14	\$1,145,746	\$1,233,000	4,630	10	2013	Avg	10,066	Y	N	13938 SE 81ST PL
005	230	320496	0110	02/18/13	\$879,000	\$1,036,000	2,400	11	2006	Avg	8,216	Y	N	7303 117TH PL SE
005	350	713552	0810	07/30/14	\$1,278,000	\$1,327,000	2,430	11	1994	Good	17,832	N	N	8240 147TH AVE SE
005	351	330398	0180	05/19/13	\$975,000	\$1,125,000	2,630	11	2002	Avg	13,510	N	N	14407 SE 93RD ST
005	351	330399	0030	10/27/14	\$840,000	\$854,000	3,040	11	2003	Avg	13,559	N	N	14423 SE 89TH PL
005	351	330399	0060	08/12/14	\$998,895	\$1,034,000	3,080	11	2003	Avg	14,437	N	N	14432 SE 89TH PL
005	230	320496	0130	07/11/13	\$1,100,000	\$1,253,000	3,080	11	2006	Avg	8,585	Y	N	7329 117TH PL SE
005	351	330399	0330	10/26/12	\$718,400	\$871,000	3,120	11	2002	Avg	12,380	N	N	14330 SE 88TH PL
005	350	892100	0080	11/14/13	\$900,000	\$994,000	3,140	11	2005	Avg	11,295	Y	N	6911 135TH PL SE
005	351	330396	0030	08/21/12	\$723,000	\$891,000	3,160	11	2000	Avg	11,782	N	N	13910 SE 92ND ST
005	350	541535	0330	03/20/12	\$950,000	\$1,215,000	3,410	11	1992	Avg	27,592	Y	N	14355 SE 77TH PL
005	350	713552	0500	08/28/14	\$870,000	\$897,000	3,430	11	2004	Avg	9,338	N	N	14526 SE 85TH ST
005	351	330396	0320	03/04/14	\$880,000	\$947,000	3,450	11	2000	Avg	10,881	N	N	9058 140TH AVE SE
005	351	330396	0170	02/24/12	\$731,000	\$940,000	3,460	11	2001	Avg	12,011	N	N	13913 SE 92ND ST
005	350	713552	0370	05/13/13	\$1,020,000	\$1,179,000	3,490	11	2005	Avg	9,202	Y	N	8321 144TH AVE SE
005	220	414552	0010	02/02/12	\$695,000	\$899,000	3,500	11	2006	Avg	11,555	N	N	11198 SE 61ST PL

## Improved Sales Used in this Physical Inspection Analysis...Continued

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
005	350	713552	0650	12/12/14	\$1,205,000	\$1,211,000	3,510	11	2000	Avg	13,497	Y	N	8512 146TH PL SE
005	351	330398	0650	08/27/14	\$935,000	\$964,000	3,510	11	2001	Avg	11,200	N	N	14230 SE 92ND ST
005	220	414552	0050	04/10/14	\$930,500	\$992,000	3,580	11	2006	Avg	9,831	N	N	11108 SE 61ST PL
005	351	330399	0140	04/02/13	\$858,600	\$1,002,000	3,590	11	2003	Avg	13,678	N	N	8702 144TH AVE SE
005	351	330398	0230	06/25/12	\$950,000	\$1,186,000	3,600	11	2001	Avg	19,197	N	N	14404 SE 93RD ST
005	351	330398	0670	04/28/14	\$981,000	\$1,042,000	3,690	11	2001	Avg	12,987	N	N	14212 SE 92ND ST
005	351	330398	0670	08/07/12	\$900,000	\$1,112,000	3,690	11	2001	Avg	12,987	N	N	14212 SE 92ND ST
005	224	334330	1349	10/29/12	\$1,100,000	\$1,332,000	3,720	11	2012	Avg	7,920	N	N	6022 LAKE WASHINGTON BLVD SE
005	220	414552	0130	06/26/12	\$755,000	\$943,000	3,720	11	2007	Avg	6,600	N	N	11177 SE 61ST PL
005	351	330399	0440	04/17/13	\$845,000	\$982,000	3,730	11	2003	Avg	11,200	N	N	14214 SE 90TH ST
005	351	330398	0500	09/05/14	\$1,029,000	\$1,059,000	3,780	11	2002	Avg	11,200	N	N	9013 143RD AVE SE
005	351	330398	0120	08/20/13	\$1,015,000	\$1,145,000	3,780	11	2001	Avg	13,148	N	N	14331 SE 92ND ST
005	351	330396	0160	07/15/14	\$918,000	\$956,000	3,830	11	2001	Avg	11,920	N	N	13855 SE 92ND ST
005	350	713552	0540	01/25/13	\$1,060,250	\$1,257,000	3,830	11	2000	Avg	14,104	N	N	14504 SE 85TH ST
005	351	330398	0720	03/26/12	\$860,000	\$1,098,000	3,830	11	2001	Avg	11,932	N	N	14010 SE 92ND ST
005	351	330398	0430	04/21/14	\$1,050,000	\$1,117,000	3,850	11	2002	Avg	13,162	N	N	14006 SE 90TH ST
005	351	330399	0080	05/25/12	\$900,000	\$1,132,000	3,850	11	2003	Avg	13,239	N	N	14416 SE 89TH PL
005	351	330398	0260	06/19/12	\$935,000	\$1,169,000	3,950	11	2001	Avg	10,500	N	N	9116 143RD AVE SE
005	351	330398	0470	12/01/14	\$1,185,000	\$1,194,000	3,960	11	2001	Avg	12,895	N	N	14125 SE 90TH ST
005	351	330399	0420	06/07/13	\$1,100,000	\$1,263,000	3,960	11	2003	Avg	12,709	Y	N	14335 SE 88TH PL
005	351	330396	0060	06/19/14	\$1,068,000	\$1,120,000	3,990	11	2001	Avg	9,938	N	N	13828 SE 92ND ST
005	351	330399	0380	12/04/14	\$972,000	\$979,000	4,010	11	2003	Avg	13,797	N	N	14307 SE 88TH PL
005	351	330399	0410	11/11/14	\$1,096,500	\$1,110,000	4,010	11	2003	Avg	12,110	Y	N	14327 SE 88TH PL
005	351	330399	0200	02/28/13	\$900,000	\$1,059,000	4,030	11	2003	Avg	11,557	N	N	14314 SE 87TH PL
005	351	330398	0280	03/14/13	\$1,160,000	\$1,360,000	4,050	11	2002	Avg	11,200	N	N	9060 143RD AVE SE
005	351	330398	0660	06/03/14	\$1,070,000	\$1,126,000	4,130	11	2001	Avg	12,320	N	N	14224 SE 92ND ST
005	350	713552	0610	05/29/14	\$950,000	\$1,001,000	4,140	11	2000	Avg	13,392	Y	N	8507 146TH PL SE
005	351	330399	0270	07/08/13	\$1,260,000	\$1,436,000	4,300	11	2003	Avg	13,361	N	N	14225 SE 87TH PL
005	350	713552	0310	03/25/13	\$1,140,000	\$1,333,000	4,410	11	2001	Avg	27,380	N	N	8321 143RD CT SE
005	220	334330	0981	07/25/12	\$932,500	\$1,156,000	4,670	11	2007	Avg	14,473	Y	N	11021 SE 64TH ST
005	220	334330	0986	09/05/12	\$920,000	\$1,129,000	4,910	11	2007	Avg	12,061	Y	N	11015 SE 64TH ST

## Improved Sales Used in this Physical Inspection Analysis...Continued

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
005	350	713552	0580	08/30/12	\$1,150,000	\$1,414,000	3,910	12	2000	Avg	16,204	Y	N	14505 SE 85TH ST
005	351	330396	0240	08/09/13	\$1,247,875	\$1,412,000	4,130	12	2000	Avg	13,338	N	N	9014 139TH AVE SE
005	350	713552	0620	05/10/13	\$1,485,000	\$1,717,000	4,470	12	2000	Avg	33,358	Y	N	8519 146TH PL SE

## Improved Sales Removed in this Physical Inspection Analysis Area 064 -- 1 to 3 Unit Residences

Sub Area	Ng hb	Major	Minor	Sale Date	Sale Price	Comments
005	110	202405	9052	10/07/13	\$500,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	110	202405	9054	11/20/14	\$795,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
005	110	202405	9061	12/10/13	\$358,299	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	110	202405	9061	10/07/13	\$485,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
005	110	202405	9076	10/10/12	\$485,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
005	110	202405	9087	12/02/13	\$515,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	110	202405	9123	11/01/12	\$290,000	MULTI-PARCEL SALE
005	110	202405	9124	11/01/12	\$290,000	MULTI-PARCEL SALE
005	111	607130	0120	07/09/14	\$203,166	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
005	111	607130	0150	12/05/14	\$600,600	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	111	607140	0510	07/11/12	\$396,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	111	607190	0070	07/18/14	\$500,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	111	607190	0110	04/27/13	\$205,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
005	111	607230	0560	05/21/12	\$400,000	GOV'T TO GOV'T; IMP. CHARACTERISTICS CHANGED SINCE SALE
005	111	607230	0670	04/08/13	\$626,000	NO MARKET EXPOSURE; RELOCATION - SALE TO SERVICE;



## Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Neighbor	Major	Minor	Sale Date	Sale Price	Comments
005	111	607240	0020	03/04/13	\$330,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	111	607240	0040	02/21/14	\$315,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
005	111	607240	0290	05/23/13	\$425,000	NON-REPRESENTATIVE SALE
005	111	607270	0040	09/10/12	\$390,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	111	607276	0090	06/09/14	\$404,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; RELATED PARTY, FRIEND, OR NEIGHBOR
005	111	607276	0210	10/19/12	\$361,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	111	607276	0670	08/20/14	\$355,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	111	607276	0670	12/03/14	\$652,450	NEW CONSTRUCTION; CHARACTERISTICS AND VALUE CHANGE SINCE LAST VALUATION
005	112	403550	0135	08/08/13	\$400,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	112	403590	0070	10/29/12	\$288,621	BANKRUPTCY; IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
005	112	403590	0160	08/21/13	\$349,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
005	112	403610	0180	01/10/13	\$280,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
005	112	607100	0185	05/09/14	\$509,250	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
005	112	607100	0190	06/04/14	\$407,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	112	607100	0225	07/09/13	\$240,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
005	112	607100	0305	10/29/14	\$1,030,000	NEW CONSTRUCTION; CHARACTERISTICS AND VALUE CHANGE SINCE LAST VALUATION

## Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Neighbor	Major	Minor	Sale Date	Sale Price	Comments
005	112	607100	0575	02/14/14	\$390,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	112	607120	0190	09/13/13	\$650,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
005	112	607120	0455	07/05/13	\$325,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	112	607120	0665	10/03/14	\$481,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	112	607120	0685	07/17/13	\$350,299	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
005	112	607120	0685	01/24/13	\$358,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
005	112	607120	0740	10/31/14	\$536,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	112	607120	0765	07/05/12	\$365,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	112	607120	0855	05/13/14	\$427,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	112	607120	0970	07/20/12	\$333,000	NO MARKET EXPOSURE
005	113	202405	9126	12/26/14	\$920,000	NEW CONSTRUCTION; CHARACTERISTICS AND VALUE CHANGE SINCE LAST VALUATION
005	113	202405	9131	12/12/14	\$862,950	NEW CONSTRUCTION; CHARACTERISTICS AND VALUE CHANGE SINCE LAST VALUATION
005	114	386400	0050	06/12/13	\$250,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
005	114	386400	0280	08/07/13	\$411,600	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	114	386400	0290	02/15/13	\$275,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	114	386400	0290	10/23/12	\$244,592	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE

## Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Neighbor	Major	Minor	Sale Date	Sale Price	Comments
005	114	386410	0150	05/29/12	\$493,500	RELATED PARTY, FRIEND, OR NEIGHBOR
005	121	195170	0170	06/01/12	\$500,000	RELOCATION - SALE TO SERVICE
005	121	195170	0410	03/16/12	\$440,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
005	121	195170	0440	03/06/14	\$560,000	NEW CONSTRUCTION; CHARACTERISTICS AND VALUE CHANGE SINCE LAST VALUATION
005	121	195180	0410	05/09/14	\$459,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	121	195180	0410	12/10/14	\$526,500	NEW CONSTRUCTION; CHARACTERISTICS AND VALUE CHANGE SINCE LAST VALUATION
005	121	195180	0580	10/24/14	\$590,000	NEW CONSTRUCTION; CHARACTERISTICS AND VALUE CHANGE SINCE LAST VALUATION
005	121	195180	0600	02/05/12	\$350,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	121	195180	0620	05/20/13	\$475,075	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
005	121	195181	0070	10/08/14	\$480,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
005	121	607170	0160	02/18/14	\$425,000	NO MARKET EXPOSURE
005	121	607170	0160	06/23/14	\$603,500	NEW CONSTRUCTION; CHARACTERISTICS AND VALUE CHANGE SINCE LAST VALUATION
005	121	607180	0100	11/17/14	\$450,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	121	607180	0160	07/20/12	\$325,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	121	607180	0580	09/27/12	\$277,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
005	121	607180	0880	07/31/13	\$138,397	NO MARKET EXPOSURE; QUIT CLAIM DEED; STATEMENT TO DOR

## Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Neighborhood	Major	Minor	Sale Date	Sale Price	Comments
005	220	234620	0040	10/08/14	\$842,484	NEW CONSTRUCTION; CHARACTERISTICS AND VALUE CHANGE SINCE LAST VALUATION
005	220	234620	0050	10/17/14	\$760,369	NEW CONSTRUCTION; CHARACTERISTICS AND VALUE CHANGE SINCE LAST VALUATION
005	220	234620	0070	10/17/14	\$777,866	NEW CONSTRUCTION; CHARACTERISTICS AND VALUE CHANGE SINCE LAST VALUATION
005	220	234620	0080	11/20/14	\$747,868	NEW CONSTRUCTION; CHARACTERISTICS AND VALUE CHANGE SINCE LAST VALUATION
005	220	234620	0090	12/22/14	\$795,045	NEW CONSTRUCTION; CHARACTERISTICS AND VALUE CHANGE SINCE LAST VALUATION
005	220	334330	1363	07/23/13	\$510,000	NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES
005	220	334330	1363	11/06/12	\$258,750	NON-REPRESENTATIVE SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	220	334330	1391	02/21/13	\$535,001	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
005	220	334330	1404	09/11/12	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	220	334330	1462	04/14/14	\$393,750	AUCTION SALE; NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
005	220	334330	1462	05/28/13	\$518,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
005	220	334330	1500	12/30/13	\$198,450	MULTI-PARCEL SALE
005	220	334330	1530	12/30/13	\$198,450	MULTI-PARCEL SALE
005	220	365550	0020	11/12/14	\$775,000	NEW CONSTRUCTION; CHARACTERISTICS AND VALUE CHANGE SINCE LAST VALUATION
005	220	365550	0040	12/01/14	\$765,000	NEW CONSTRUCTION; CHARACTERISTICS AND VALUE CHANGE SINCE LAST VALUATION
005	220	365550	0050	11/17/14	\$775,000	NEW CONSTRUCTION; CHARACTERISTICS AND VALUE CHANGE SINCE LAST VALUATION

## Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Neighbor	Major	Minor	Sale Date	Sale Price	Comments
005	220	607080	0130	12/03/14	\$5,000	NO MARKET EXPOSURE; PARTIAL INTEREST; QUIT CLAIM DEED
005	220	618750	0050	05/17/13	\$239,457	RELATED PARTY, FRIEND, OR NEIGHBOR
005	221	630800	0220	07/26/12	\$449,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	222	195182	0040	05/28/13	\$381,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	222	606790	0350	01/14/14	\$512,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	222	606791	0510	02/19/12	\$360,000	RELOCATION - SALE TO SERVICE
005	222	607200	0320	10/24/12	\$353,115	NO MARKET EXPOSURE
005	222	607200	0350	04/02/12	\$310,000	GOV'T TO GOV'T; IMP. CHARACTERISTICS CHANGED SINCE SALE
005	222	607200	0420	12/18/12	\$369,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	222	607200	0440	01/22/14	\$150,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	222	607200	0980	07/10/12	\$400,000	RELOCATION - SALE TO SERVICE
005	222	607210	0240	07/12/12	\$189,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
005	222	607210	0420	11/03/14	\$320,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
005	222	607210	0570	05/03/12	\$182,000	NO MARKET EXPOSURE
005	222	607250	0050	03/26/14	\$365,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
005	222	607250	0470	06/12/13	\$385,000	NO MARKET EXPOSURE



## Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Neighbor	Major	Minor	Sale Date	Sale Price	Comments
005	222	607250	0520	03/16/12	\$275,000	NON-REPRESENTATIVE SALE
005	222	607260	0210	02/02/12	\$290,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
005	222	607265	0170	09/14/12	\$313,444	IMP. CHARACTERISTICS CHANGED SINCE SALE; QUIT CLAIM DEED
005	222	607265	0170	07/16/12	\$320,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
005	222	607265	0190	06/18/13	\$456,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
005	222	607323	0080	12/04/12	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	223	670512	0040	09/12/13	\$328,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
005	223	670512	0170	06/03/13	\$264,600	RELATED PARTY, FRIEND, OR NEIGHBOR; ESTATE ADMINISTRATOR
005	223	670512	0360	01/17/13	\$390,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
005	227	334330	1219	11/13/14	\$384,800	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	230	282405	9043	10/04/13	\$236,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	230	320496	0110	01/28/13	\$879,000	RELOCATION - SALE TO SERVICE
005	230	334330	0161	12/27/12	\$500,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ESTATE ADMINISTRATOR
005	230	334330	0363	09/18/12	\$235,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	230	334330	0368	09/22/14	\$432,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	230	334330	0420	10/16/13	\$365,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR

## Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Neighbor	Major	Minor	Sale Date	Sale Price	Comments
005	230	334330	0842	05/10/13	\$150,000	NO MARKET EXPOSURE;
005	230	334330	0923	06/08/12	\$599,900	MULTI-PARCEL SALE
005	230	334330	0926	06/08/12	\$599,900	MULTI-PARCEL SALE
005	230	334330	0946	04/23/12	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	230	410490	0450	01/15/13	\$360,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
005	230	410490	0640	09/18/13	\$558,800	RELOCATION - SALE TO SERVICE
005	230	410491	0100	07/14/12	\$550,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	231	206480	0340	05/07/13	\$415,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
005	231	206480	1140	06/13/13	\$330,000	NON-REPRESENTATIVE SALE
005	231	320480	0090	01/23/13	\$310,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	231	320480	0300	02/19/13	\$389,604	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
005	231	320480	0320	06/05/12	\$220,000	GOV'T TO NON-GOV'T; IMP. CHARACTERISTICS CHANGED SINCE SALE
005	231	320480	0320	04/02/12	\$260,759	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; IMP. CHARACTERISTICS CHANGED SINCE SALE
005	231	320480	0470	08/10/12	\$265,000	NO MARKET EXPOSURE
005	231	320500	0610	07/10/14	\$355,000	NO MARKET EXPOSURE
005	231	320510	0020	10/14/13	\$306,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

## Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Neighbor	Major	Minor	Sale Date	Sale Price	Comments
005	231	320510	0120	07/17/12	\$344,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	231	320520	0100	01/16/14	\$300,000	NON-REPRESENTATIVE SALE
005	231	320520	0130	05/06/14	\$1,500	EASEMENT OR RIGHT-OF-WAY
005	231	320520	0350	05/24/13	\$375,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	231	320520	0360	08/23/13	\$490,093	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
005	231	320520	0660	05/31/13	\$353,379	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
005	231	607330	0690	08/01/12	\$196,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	233	501460	0090	09/16/14	\$569,000	NON-REPRESENTATIVE SALE; QUIT CLAIM DEED
005	233	501460	0330	09/19/14	\$682,000	NO MARKET EXPOSURE
005	233	501460	0370	02/20/13	\$500,500	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
005	233	501460	0370	11/21/12	\$710,233	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
005	235	323900	0200	08/03/12	\$525,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	235	731220	0100	09/11/12	\$104,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
005	236	411380	0520	09/10/13	\$262,500	NON-REPRESENTATIVE SALE
005	236	411380	0520	09/13/13	\$292,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
005	236	411380	0620	12/19/12	\$558,000	RELOCATION - SALE TO SERVICE

## Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Neighborhood	Major	Minor	Sale Date	Sale Price	Comments
005	236	411380	0680	06/24/13	\$830,000	RELOCATION - SALE TO SERVICE
005	240	242400	0010	04/13/12	\$319,348	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
005	240	242400	0040	07/28/12	\$225,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	240	242400	0060	06/16/14	\$500,000	NEW CONSTRUCTION; CHARACTERISTICS AND VALUE CHANGE SINCE LAST VALUATION
005	240	242400	0080	07/02/14	\$399,000	NON-REPRESENTATIVE SALE
005	240	242400	0320	12/17/12	\$244,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
005	240	242400	0460	10/29/14	\$655,000	NEW CONSTRUCTION; CHARACTERISTICS AND VALUE CHANGE SINCE LAST VALUATION
005	240	334510	0044	04/04/13	\$376,000	NON-REPRESENTATIVE SALE; SHORT SALE
005	240	334510	0132	07/08/13	\$450,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	240	334510	0151	04/22/14	\$330,000	GOV'T TO GOV'T; IMP. CHARACTERISTICS CHANGED SINCE SALE
005	240	334510	0151	11/12/13	\$322,479	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
005	240	638540	0005	07/02/12	\$220,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	240	786000	0080	08/01/13	\$455,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	241	638890	0440	04/08/13	\$356,000	NON-REPRESENTATIVE SALE; SHORT SALE
005	241	638891	0470	05/21/13	\$432,100	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
005	241	638892	0220	02/16/12	\$475,000	RELOCATION - SALE TO SERVICE

## Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Neighbor	Major	Minor	Sale Date	Sale Price	Comments
005	241	63889 2	0450	05/28/1 2	\$550,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	241	63889 3	0060	10/23/1 2	\$430,000	NO MARKET EXPOSURE
005	241	63889 3	0070	11/05/1 2	\$430,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	241	63889 3	0390	11/20/1 4	\$650,000	NEW CONSTRUCTION; CHARACTERISTICS AND VALUE CHANGE SINCE LAST VALUATION
005	241	63889 3	0490	07/02/1 2	\$382,000	NON-REPRESENTATIVE SALE; SHORT SALE
005	241	63889 3	0600	05/21/1 3	\$550,000	RELOCATION - SALE TO SERVICE
005	242	10666 0	0040	02/06/1 2	\$305,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	242	10666 0	0065	11/25/1 4	\$332,250	AUCTION SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
005	243	94777 3	0160	05/02/1 2	\$320,000	NON-REPRESENTATIVE SALE; SHORT SALE
005	244	33457 0	0203	12/26/1 3	\$420,728	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
005	244	33457 0	0210	09/12/1 2	\$475,919	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
005	244	79543 0	0290	10/12/1 2	\$400,000	NON-REPRESENTATIVE SALE; SHORT SALE
005	244	79543 0	0450	04/18/1 2	\$386,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
005	244	79543 0	0630	01/03/1 2	\$360,000	NON-REPRESENTATIVE SALE; SHORT SALE
005	244	93609 0	0110	10/23/1 4	\$558,000	AUCTION SALE; NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
005	245	22161 1	0110	09/05/1 2	\$250,000	NON-REPRESENTATIVE SALE; SHORT SALE



## Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Neighborhood	Major	Minor	Sale Date	Sale Price	Comments
005	247	207850	0230	05/26/13	\$495,000	CORRECTION DEED; INCORRECT EXCISE NUMBER
005	247	207850	0240	05/26/13	\$495,000	CORRECTION DEED; INCORRECT EXCISE NUMBER
005	330	398770	0020	10/30/13	\$429,100	NEW CONSTRUCTION; CHARACTERISTICS AND VALUE CHANGE SINCE LAST VALUATION
005	330	398770	0105	01/20/14	\$512,000	NEW CONSTRUCTION; CHARACTERISTICS AND VALUE CHANGE SINCE LAST VALUATION
005	330	398770	0115	07/28/14	\$522,500	NEW CONSTRUCTION; CHARACTERISTICS AND VALUE CHANGE SINCE LAST VALUATION
005	330	398770	0170	07/17/13	\$305,000	NON-REPRESENTATIVE SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	341	638890	0180	01/08/13	\$455,500	NON-REPRESENTATIVE SALE
005	341	638890	0230	01/17/13	\$469,599	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
005	341	638890	1080	10/22/13	\$400,000	NON-REPRESENTATIVE SALE
005	350	156400	0010	01/02/14	\$745,000	RELOCATION - SALE TO SERVICE
005	350	541535	0560	06/08/12	\$613,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	350	552540	0590	10/08/14	\$735,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	350	606150	0040	10/09/14	\$1,281,286	NEW CONSTRUCTION; CHARACTERISTICS AND VALUE CHANGE SINCE LAST VALUATION
005	350	606150	0070	12/01/14	\$1,543,859	NEW CONSTRUCTION; CHARACTERISTICS AND VALUE CHANGE SINCE LAST VALUATION
005	350	606150	0090	12/08/14	\$1,101,106	NEW CONSTRUCTION; CHARACTERISTICS AND VALUE CHANGE SINCE LAST VALUATION
005	350	713552	0960	05/30/12	\$595,000	NO MARKET EXPOSURE

## Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Neighbor	Major	Minor	Sale Date	Sale Price	Comments
005	350	71355 2	1890	01/26/1 2	\$560,000	RELOCATION - SALE TO SERVICE
005	351	33039 6	0120	03/05/1 2	\$620,000	NON-REPRESENTATIVE SALE; SHORT SALE
005	351	33039 6	0140	09/25/1 4	\$760,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
005	351	33039 6	0160	07/10/1 4	\$918,000	RELOCATION - SALE TO SERVICE
005	351	33039 6	0170	02/24/1 2	\$740,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	351	33039 8	0020	07/23/1 2	\$700,000	NO MARKET EXPOSURE
005	351	33039 8	0050	10/02/1 4	\$810,000	NON-REPRESENTATIVE SALE
005	351	33039 8	0720	11/01/1 2	\$860,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	351	33039 9	0200	02/28/1 3	\$900,000	RELOCATION - SALE TO SERVICE
005	352	63852 5	0140	06/25/1 2	\$588,000	RELOCATION - SALE TO SERVICE
005	352	71355 0	0310	04/04/1 4	\$577,600	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	352	71355 0	0370	08/28/1 3	\$390,000	NON-REPRESENTATIVE SALE
005	354	66459 6	0310	05/13/1 3	\$690,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
005	354	66459 6	0310	03/04/1 3	\$897,225	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX

## Vacant Sales Used in this Physical Inspection Analysis Area 064

Area	Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
031	008	3	152405	9120	09/02/14	\$360,000	10,413	Y	N
031	008	3	162405	9179	12/13/12	\$299,950	8,993	N	N
031	008	3	162405	9373	12/31/12	\$350,000	7,336	N	N
064	005	111	607275	0105	04/24/14	\$144,000	20,779	N	N
064	005	112	607100	0240	10/09/14	\$369,000	10,451	N	N
064	005	112	607100	0305	06/10/13	\$325,000	9,494	N	N
064	005	220	334330	0956	10/17/14	\$250,000	10,325	Y	N
064	005	220	334330	0958	11/16/12	\$180,000	11,026	N	N
064	005	220	334330	1725	11/01/13	\$800,000	153,075	N	N
064	005	230	320496	0170	03/27/14	\$265,000	13,375	Y	N
064	005	230	334330	0920	02/14/13	\$155,000	31,271	Y	N
064	005	240	242400	0090	08/18/14	\$61,000	44,210	N	N
064	005	240	322405	9006	06/10/14	\$450,000	217,800	N	N
064	005	240	334510	0190	02/23/13	\$325,000	129,787	N	N
064	005	240	790250	0070	10/07/13	\$379,000	10,414	N	N
064	005	330	282405	9057	01/17/12	\$200,000	13,738	Y	Y
064	005	330	398770	0145	07/22/14	\$3,150,000	228,690	N	N
064	005	350	330396	0410	09/16/14	\$950,000	96,388	N	N
064	005	350	713552	0120	05/17/13	\$392,500	12,798	Y	N
064	005	350	713552	0570	01/23/14	\$540,000	60,204	Y	N
085	001	0	032305	9004	09/11/14	\$225,000	16,150	N	N
085	001	0	032305	9322	05/21/14	\$275,000	44,581	N	N

## Vacant Multi-Parcel Sales Used Area 064

Area	Sub Area	Nghb	Major	Minor	Plat Name	Number of Parcels	Sale Date	Sale Price	Total land Area	View	Water front
64	5	220	365550	0110, 0120	JACQUES PLAT	2	12/22/2014	\$485,000	38,502	N	N
64	5	240	334570	0015, 0016, 0020	HILLMANS LK WN GARDEN OF EDEN # 7	3	9/30/2013	\$1,000,000	288,083	N	N
64	5	220	365550	0010-0100 + 0130, 0140	JACQUES PLAT	12	8/6/2013	\$2,500,000	114,296	Y	N
64	5	330	398770	0085, 0090	LAKE BOREN SUBDIV	2	5/8/2013	\$500,000	21,825	Y	Y
64	5	220	334330	1461, 1464	HILLMANS LK WN GARDEN OF EDEN # 3	2	9/25/2012	\$160,000	78,768	Y	N
64	5	233	501460	0010, 0020, 0030, 0040	MADISON LANE	4	9/24/2014	\$965,000	25,024	N	N

## Vacant Sales Removed in this Physical Inspection Analysis Area 064

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
005	110	202405	9015	06/21/12	\$25,000	NON-REPRESENTATIVE SALE
005	113	202405	9057	06/28/12	\$625,000	SEGREGATION AND/OR MERGER
005	113	202405	9058	06/28/12	\$375,000	SEGREGATION AND/OR MERGER; TEAR DOWN;
005	110	202405	9062	11/14/13	\$1,000,000	NON-PROFIT ORGANIZATION
005	240	230900	0050	06/19/13	\$370,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES
005	240	230900	0060	06/19/13	\$370,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES
005	240	242400	0460	12/19/13	\$75,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
005	330	282405	9094	10/18/13	\$68,000	GOV'T TO GOV'T; QUIT CLAIM DEED
005	230	320496	0160	01/14/12	\$204,950	NON-REPRESENTATIVE SALE; SHORT SALE
005	230	320496	0170	01/24/14	\$283,329	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
005	230	334330	0102	09/16/13	\$130,000	NON-REPRESENTATIVE SALE
005	230	334330	0480	05/02/14	\$190,000	OPEN SPACE DESIGNATION CONTINUED/OK'D AFTER SALE
005	230	334330	0724	07/30/14	\$225,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
005	230	334330	0740	07/10/13	\$75,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
005	220	334330	1023	06/26/12	\$45,000	NON-REPRESENTATIVE SALE
005	220	334330	1726	12/20/13	\$185,000	NO MARKET EXPOSURE; CORPORATE AFFILIATES
005	240	334570	0183	09/13/12	\$85,000	NON-REPRESENTATIVE SALE
005	244	334570	0207	06/19/13	\$330,000	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE
005	244	334570	0213	06/19/13	\$330,000	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE
005	240	334630	0159	12/04/13	\$132,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
005	248	334630	0332	06/25/12	\$355,000	MULTI-PARCEL SALE; NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
005	248	334630	0356	06/25/12	\$355,000	MULTI-PARCEL SALE; NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
005	248	334630	0357	06/25/12	\$355,000	MULTI-PARCEL SALE; NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
005	240	334630	0368	11/14/14	\$20,000	NO MARKET EXPOSURE;
005	340	334630	0598	12/10/14	\$539,900	CONDOMINIUM LAND SALE TRANSFER TO COMMERCIAL
005	340	334630	0598	12/12/14	\$533,900	CONDOMINIUM LAND SALE TRANSFER TO COMMERCIAL
005	220	365550	0010	03/15/13	\$2,511,024	BANKRUPTCY - RECEIVER OR TRUSTEE; MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE
005	220	365550	0020	03/15/13	\$2,511,024	BANKRUPTCY - RECEIVER OR TRUSTEE; MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE
005	220	365550	0030	03/15/13	\$2,511,024	BANKRUPTCY - RECEIVER OR TRUSTEE; MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE





## Vacant Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
005	220	365550	0040	03/15/13	\$2,511,024	BANKRUPTCY - RECEIVER OR TRUSTEE; MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE
005	220	365550	0050	03/15/13	\$2,511,024	BANKRUPTCY - RECEIVER OR TRUSTEE; MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE
005	220	365550	0060	03/15/13	\$2,511,024	BANKRUPTCY - RECEIVER OR TRUSTEE; MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE
005	220	365550	0070	03/15/13	\$2,511,024	BANKRUPTCY - RECEIVER OR TRUSTEE; MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE
005	220	365550	0080	03/15/13	\$2,511,024	BANKRUPTCY - RECEIVER OR TRUSTEE; MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE
005	220	365550	0090	03/15/13	\$2,511,024	BANKRUPTCY - RECEIVER OR TRUSTEE; MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE
005	220	365550	0100	03/15/13	\$2,511,024	BANKRUPTCY - RECEIVER OR TRUSTEE; MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE
005	220	365550	0110	03/15/13	\$2,511,024	BANKRUPTCY - RECEIVER OR TRUSTEE; MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE
005	220	365550	0120	03/15/13	\$2,511,024	BANKRUPTCY - RECEIVER OR TRUSTEE; MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE
005	220	365550	0130	03/15/13	\$2,511,024	BANKRUPTCY - RECEIVER OR TRUSTEE; MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE
005	220	365550	0140	03/15/13	\$2,511,024	BANKRUPTCY - RECEIVER OR TRUSTEE; MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE

# USPAP 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.*



## USPAP Compliance...Continued

### **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. (Sammish 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. (Sammish 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.



## USPAP Compliance...Continued

### 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.

## USPAP Compliance...Continued

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.





## USPAP Compliance...Continued

- 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.
- To the best of my knowledge the following services were performed by the appraisal team within the subject area in the last three years:

Brian Ogilvie

- Data Collection
- Appeals Response Preparation / Review
- New Construction Evaluation

Trevor Swedberg

- Data Collection
- Sales Verification
- Appeals Response Preparation / Review
- Appeal Hearing Attendance
- New Construction Evaluation

Eric Todd

- No previous work done

Brendon George

- Data Collection
- Sales Verification
- Appeals Response Preparation / Review
- New Construction Evaluation

- Any services regarding the subject area performed by me within the prior three years, as an appraiser or in any other capacity is listed adjacent to my name.
- To the best of my knowledge the following services were performed by me within the subject area in the last three years:

Rick Sowers

- Data Collection
- Sales Verification
- Appeals Response Preparation / Review
- Land and Total Valuation

*Rick Sowers*

5/20/2015

Appraiser II

Date





## King County

### Department of Assessments

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

**Lloyd Hara**

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