

# Sherwood/ Bel-Red/ SW Redmond

Area: 091

## *Residential Revalue for 2015 Assessment Roll*



Obtained from seattletimes.com

There are 537 improved sales in Area 91, with an average sale price of \$616,500. Area 91 has a population of 4,321 improved residential parcels. The area includes the cities of Bellevue and Redmond and encompasses the main Microsoft Corporation campus down to West Lake Sammamish Parkway. This area has convenient access to 3 major shopping districts; Overlake and Crossroads in Bellevue and Redmond Town Center. Freeway commutes to the employment centers of Downtown Bellevue and Seattle via State Route 520, Interstate 405 and Interstate 90 contribute to the desirability of the area.



**King County**

**Department of Assessments**

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

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

Dear Property Owners:

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

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

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

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

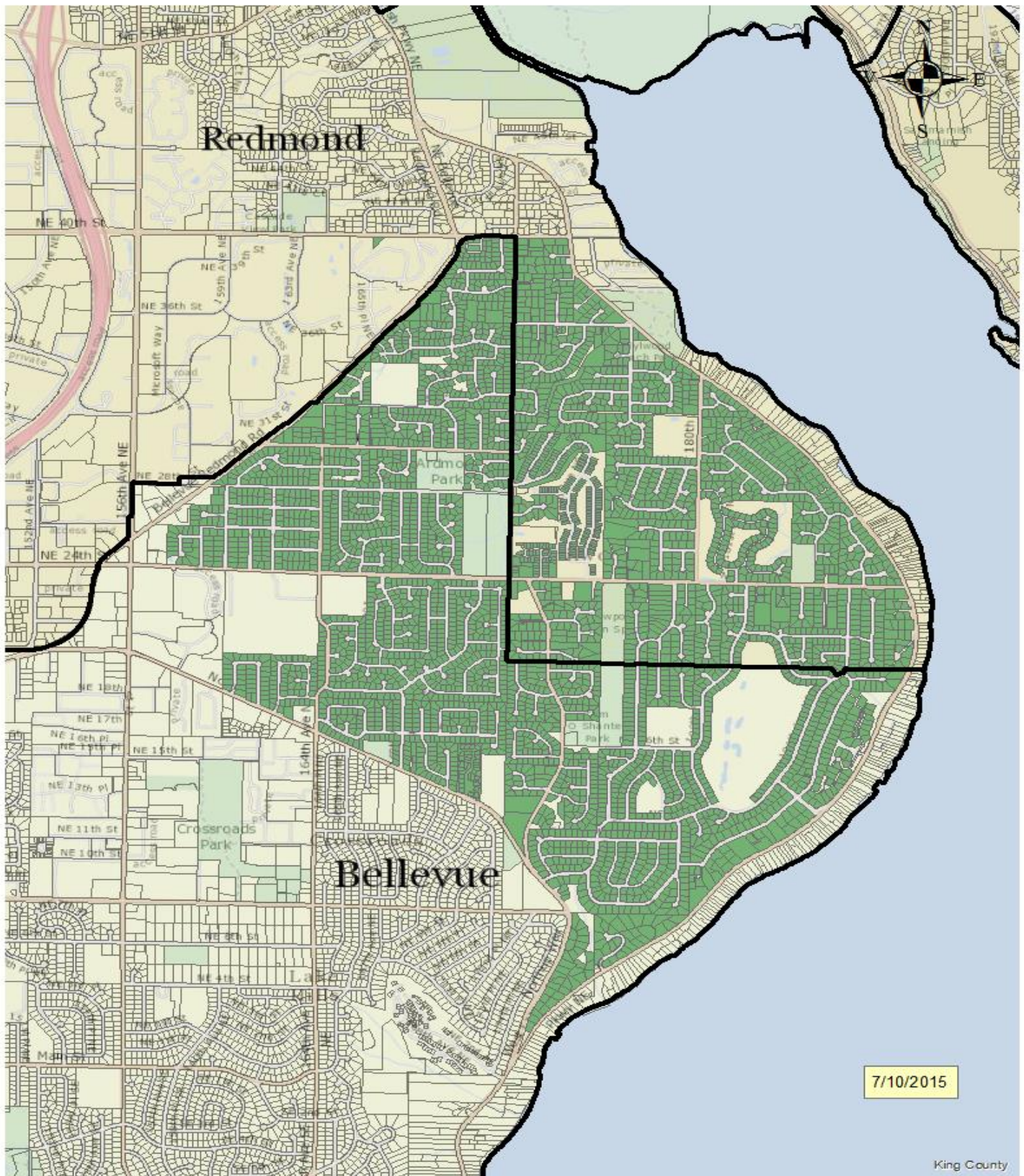
Sincerely,

Lloyd Hara  
Assessor





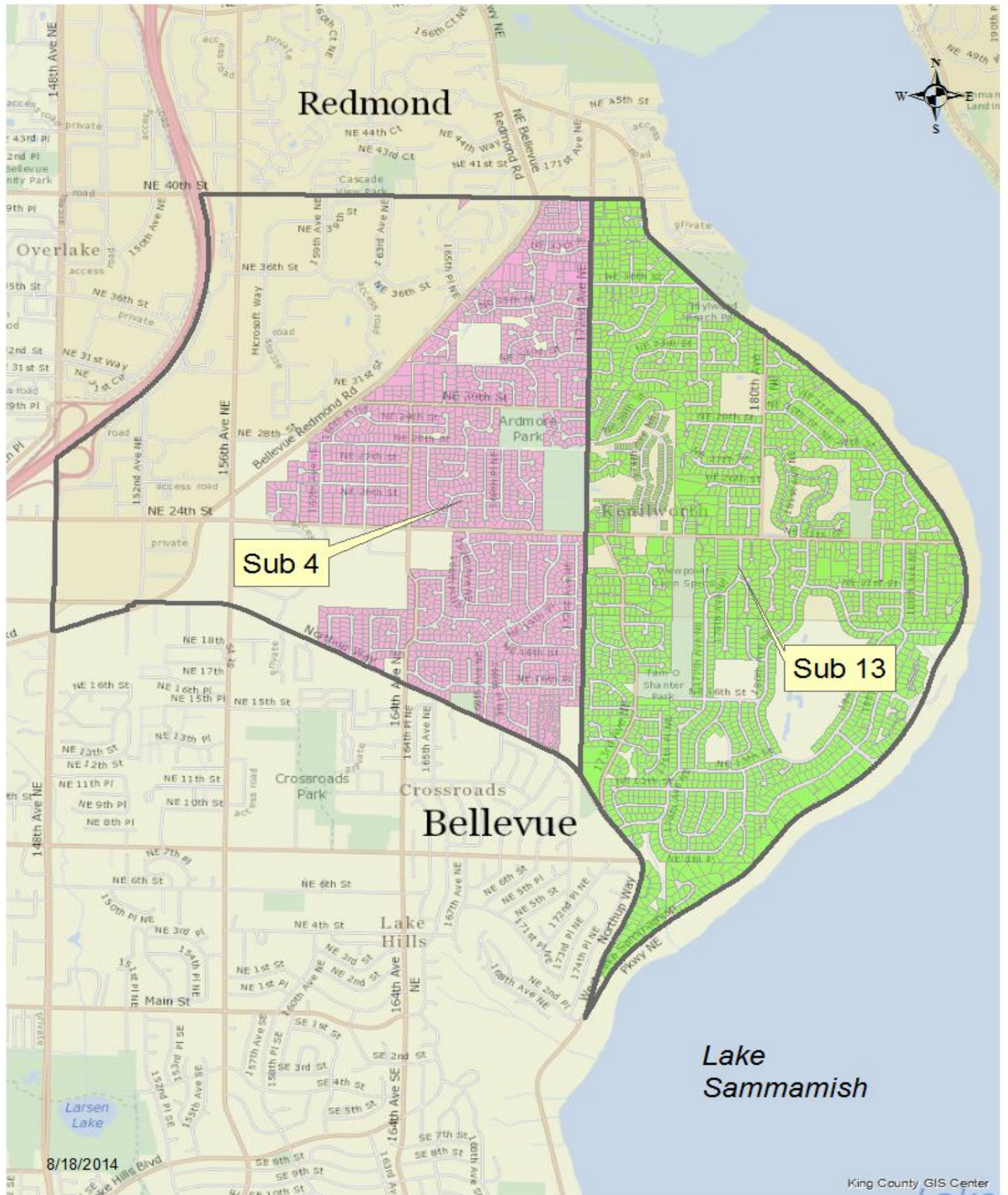
## Area091 City Boundaries



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.

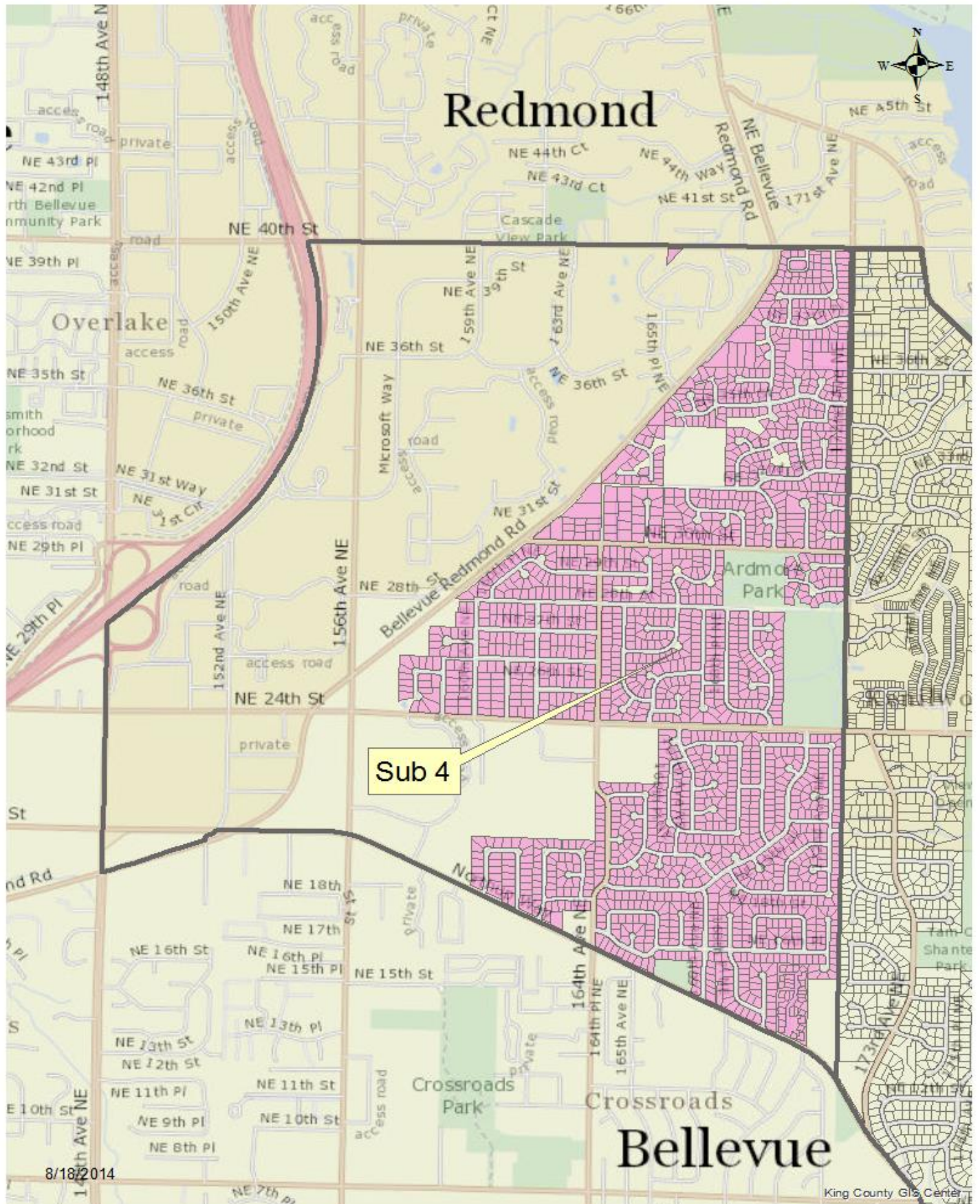


## Area091 Sub Area





## Area091 Sub Area 4

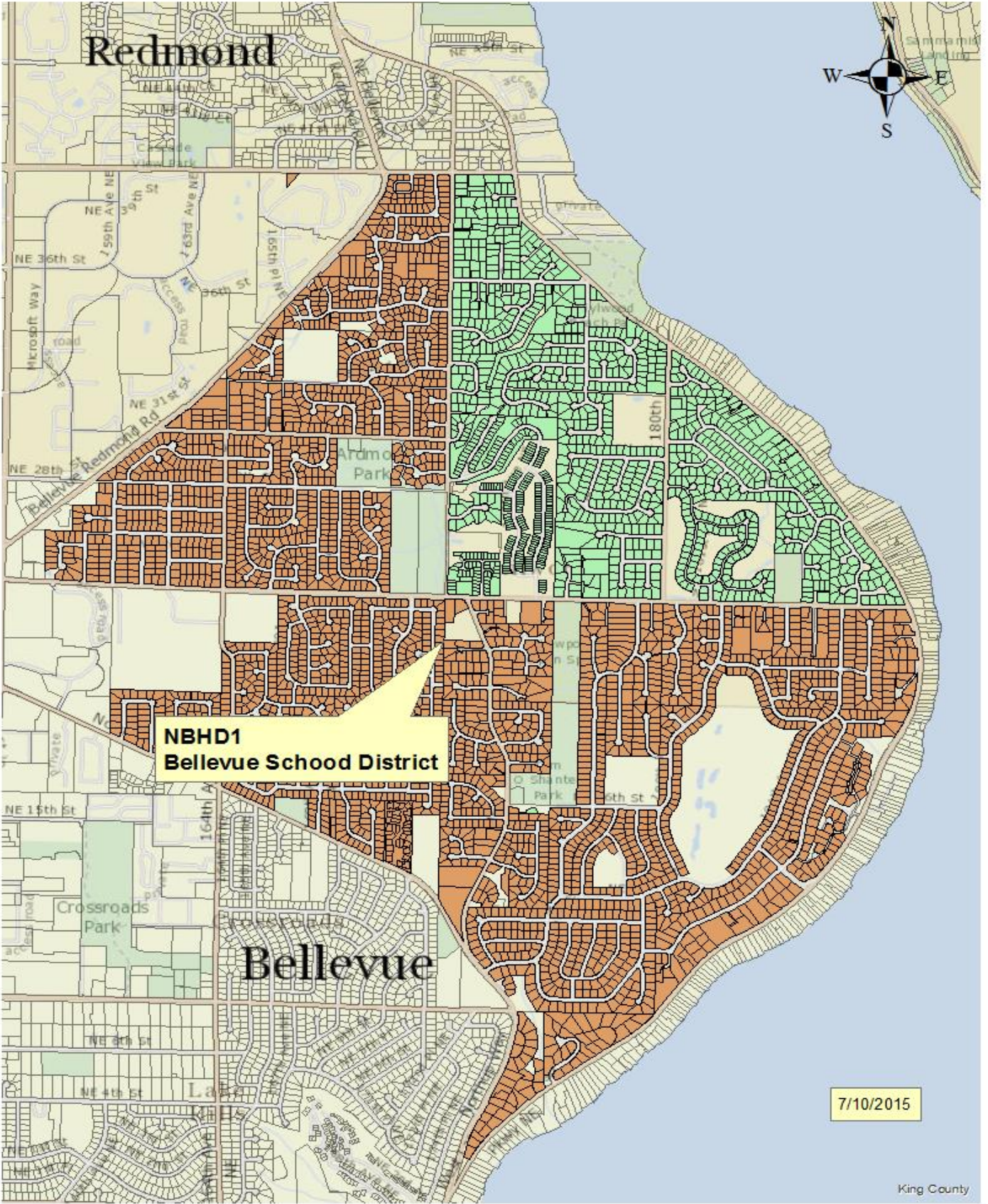




## A map of Bellevue, Washington, highlighting a specific area labeled "Sub 13". The highlighted area is shaded in light green and contains numerous residential lots and streets. To the west of the highlighted area are parks such as Ardmore Park and Shanter Park. Major roads like NE 6th St, NE 5th St, and Northrup Way are visible. The city name "Bellevue" is printed in large letters at the bottom left. A compass rose is located in the top right corner, and the date "8/18/2014" is in the bottom left corner. The text "Lake Sammamish" appears at the bottom right.



Area 091 – Neighborhood





## Area 091 Housing Profile



Grade 5/ Year Built 1927/ Total Living Area 1,230  
Account Number 242505-9008



Grade 6/ Year Built 1959/ Total Living Area 1,310  
Account Number 279041-0095



Grade 7/ Year Built 1957/ Total Living Area 1,590  
Account Number 775200-0095



Grade 8/ Year Built 1968/ Total Living Area 2,270  
Account Number 106610-0110



Grade 9/ Year Built 1985/ Total Living Area 2,960  
Account Number 932960-0240



Grade 10/ Year Built 1990/ Total Living Area 3,140  
Account Number 403980-0040



## Area 091 Housing Profile



Grade 11/ Year Built 2007/Total Living Area 6,730  
Account Number 313410-0128



# 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

## Sherwood/ Bel-Red/ SW Redmond - Area 091

### Annual Update

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

**Previous Physical Inspection:** 2011  
**Number of Improved Sales:** 537  
**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>	\$304,300	\$225,400	\$529,700			7.62%
<b>2015 Value</b>	\$333,600	\$247,900	\$581,500	\$616,500	94.8%	7.63%
<b>\$ Change</b>	+\$29,300	+\$22,500	+\$51,800			
<b>% Change</b>	+9.6%	+10.0%	+9.8%			

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

Population - Improved Valuation Change Summary:			
	Land	Improvements	Total
<b>2014 Value</b>	\$302,400	\$225,700	\$528,100
<b>2015 Value</b>	\$331,600	\$248,200	\$579,800
<b>\$ Change</b>	+\$29,200	+\$22,500	+\$51,700
<b>% Change</b>	+9.7%	+10.0%	+9.8%

**Number of one to three unit residences in the population:** 4,321

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



## Area 091 - Model Adjustments

### 1-3 Unit Residences

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

Standard Area Adjustment	# Parcels Adjusted	% of Population
+9.88%	4,321	100%

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

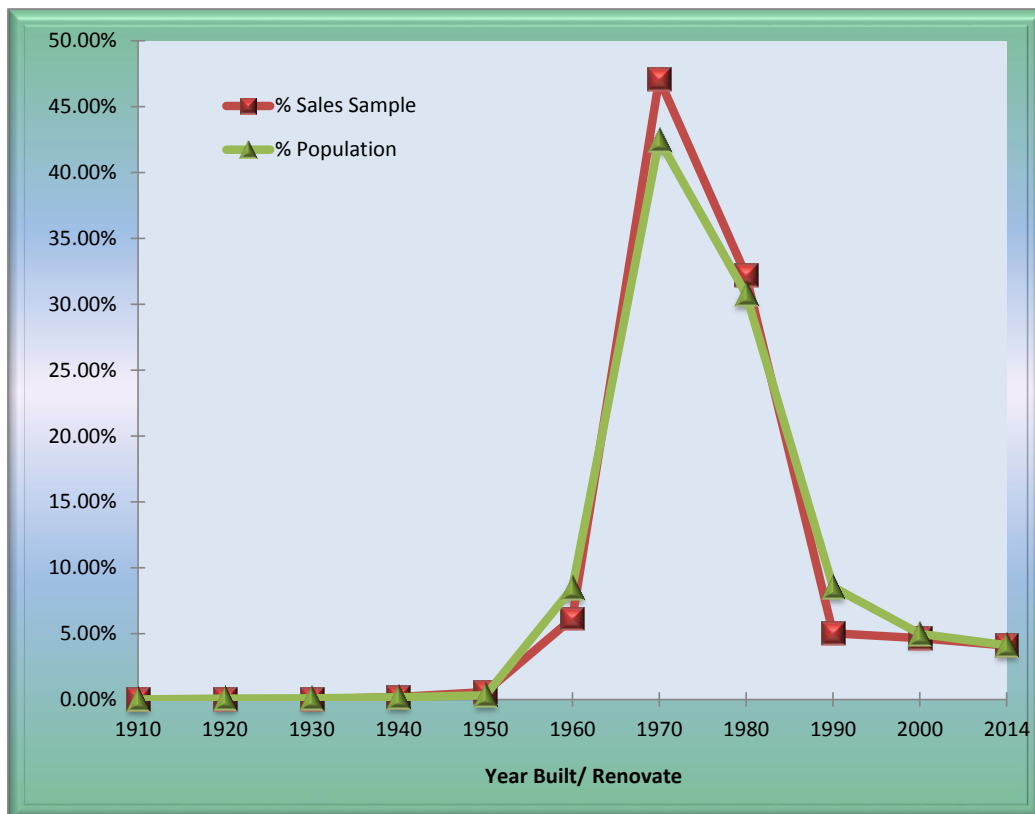
## Sample Representation of Population Year Built or Renovated

**Sales Sample**

Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	0	0.00%
1940	1	0.19%
1950	3	0.56%
1960	33	6.15%
1970	253	47.11%
1980	173	32.22%
1990	27	5.03%
2000	25	4.66%
2014	22	4.10%
537		

**Population**

Year Built/Ren	Frequency	% Population
1910	0	0.00%
1920	3	0.07%
1930	4	0.09%
1940	7	0.16%
1950	14	0.32%
1960	365	8.45%
1970	1,836	42.49%
1980	1,330	30.78%
1990	369	8.54%
2000	215	4.98%
2014	178	4.12%
4,321		



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



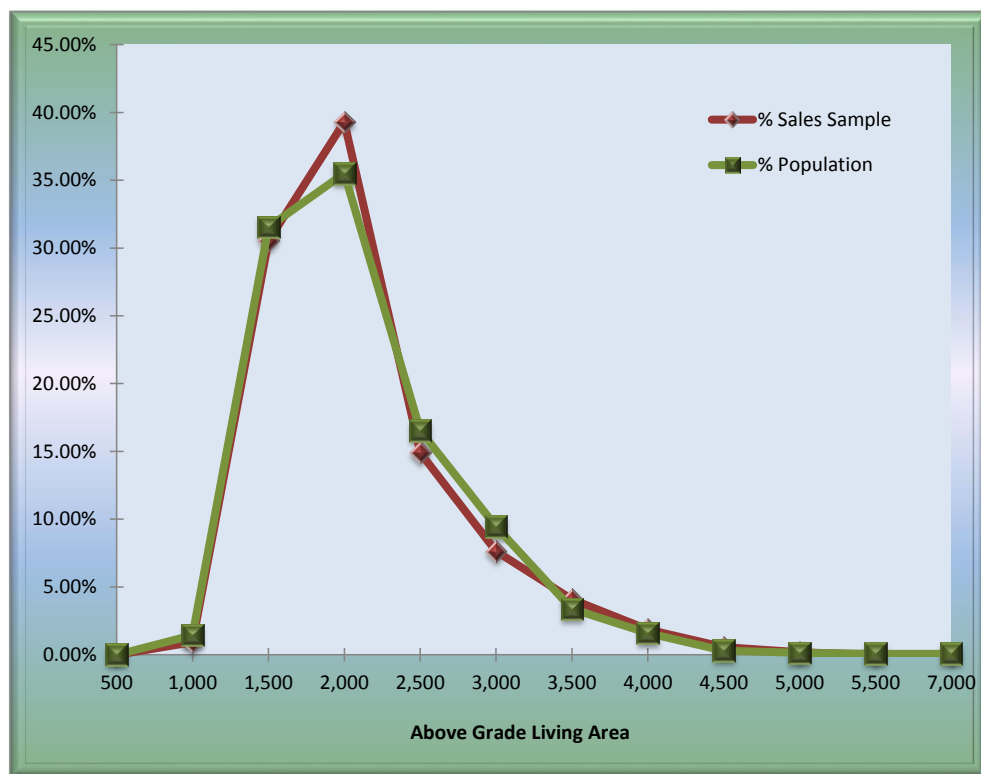
## Sales Sample Representation of Population Above Grade Living Area

**Sales Sample**

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	5	0.93%
1,500	164	30.54%
2,000	211	39.29%
2,500	80	14.90%
3,000	41	7.64%
3,500	22	4.10%
4,000	10	1.86%
4,500	3	0.56%
5,000	1	0.19%
5,500	0	0.00%
7,000	0	0.00%
537		

**Population**

AGLA	Frequency	% Population
500	0	0.00%
1,000	62	1.43%
1,500	1,363	31.54%
2,000	1,534	35.50%
2,500	714	16.52%
3,000	408	9.44%
3,500	146	3.38%
4,000	69	1.60%
4,500	13	0.30%
5,000	6	0.14%
5,500	3	0.07%
7,000	3	0.07%
4,321		



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

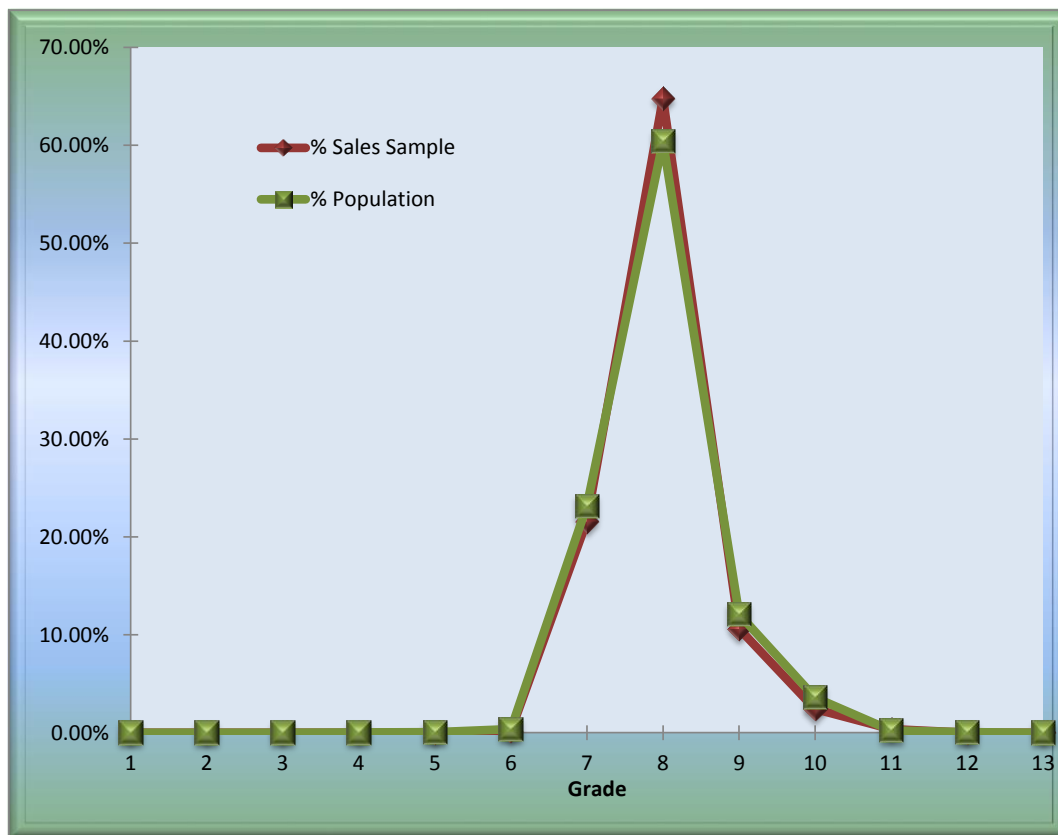
## Sales Sample Representation of Population Building Grade

**Sales Sample**

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	1	0.19%
7	116	21.60%
8	348	64.80%
9	57	10.61%
10	13	2.42%
11	2	0.37%
12	0	0.00%
13	0	0.00%
537		

**Population**

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.02%
5	3	0.07%
6	16	0.37%
7	1,000	23.14%
8	2,610	60.40%
9	523	12.10%
10	156	3.61%
11	10	0.23%
12	2	0.05%
13	0	0.00%
4,321		



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



## Area 091 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 1.101, resulting in an adjusted value of \$522,000 ( $\$475,000 \times 1.101 = \$522,975$ ) – truncated to the nearest \$1000.

SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2012	1.315	31.5%
2/1/2012	1.302	30.2%
3/1/2012	1.291	29.1%
4/1/2012	1.279	27.9%
5/1/2012	1.268	26.8%
6/1/2012	1.256	25.6%
7/1/2012	1.245	24.5%
8/1/2012	1.234	23.4%
9/1/2012	1.223	22.3%
10/1/2012	1.213	21.3%
11/1/2012	1.202	20.2%
12/1/2012	1.192	19.2%
1/1/2013	1.182	18.2%
2/1/2013	1.172	17.2%
3/1/2013	1.163	16.3%
4/1/2013	1.154	15.4%
5/1/2013	1.145	14.5%
6/1/2013	1.136	13.6%
7/1/2013	1.127	12.7%
8/1/2013	1.118	11.8%
9/1/2013	1.109	10.9%
10/1/2013	1.101	10.1%
11/1/2013	1.093	9.3%
12/1/2013	1.085	8.5%
1/1/2014	1.078	7.8%
2/1/2014	1.070	7.0%
3/1/2014	1.063	6.3%
4/1/2014	1.056	5.6%
5/1/2014	1.049	4.9%
6/1/2014	1.042	4.2%
7/1/2014	1.036	3.6%
8/1/2014	1.029	2.9%
9/1/2014	1.023	2.3%
10/1/2014	1.017	1.7%
11/1/2014	1.011	1.1%
12/1/2014	1.006	0.6%
1/1/2015	1.000	0.0%

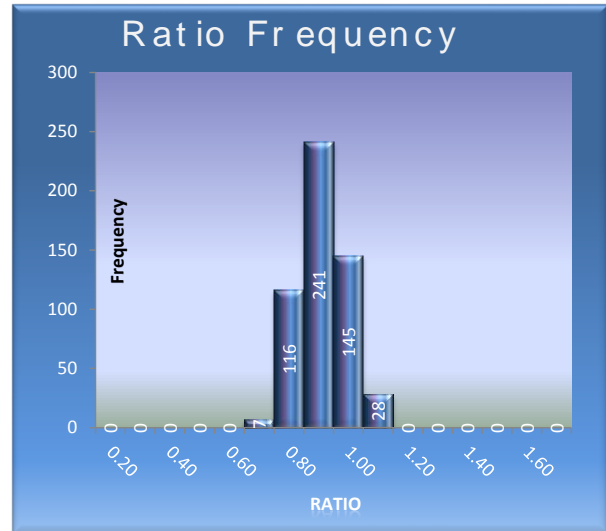
The time adjustment formula for Area 091 is:  $(.864604601619372 - 0.000151373076945481 * \text{SaleDay} + 8.83413208587534\text{E-}08 * \text{SaleDaySq}) / (0.8646046016)$   
SaleDay = SaleDate - 42005  
SaleDaySq = (SaleDate - 42005)^2



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

<b>District: NE / Team: 1</b>	<b>Appr. Date:</b>	<b>Date of Report:</b>	<b>Sales Dates:</b>
<b>Area Name: Sherwood/ Bel-Red/ SW Redmond</b>	<b>1/1/2014</b>	<b>7/9/2015</b>	<b>1/2012 - 12/2014</b>
<b>Area Number: 091</b>	<b>Appr ID:</b>	<b>Property Type:</b>	<b>Adjusted for time?</b>
	<b>JRAM</b>	<b>1 to 3 Unit Residences</b>	<b>YES</b>

SAMPLE STATISTICS	
<b>Sample size (n)</b>	537
<b>Mean Assessed Value</b>	\$529,700
<b>Mean Adj. Sales Price</b>	\$616,500
<b>Standard Deviation AV</b>	\$132,995
<b>Standard Deviation SP</b>	\$156,882
ASSESSMENT LEVEL	
<b>Arithmetic Mean Ratio</b>	0.865
<b>Median Ratio</b>	0.863
<b>Weighted Mean Ratio</b>	0.859
UNIFORMITY	
<b>Lowest ratio</b>	0.682
<b>Highest ratio:</b>	1.071
<b>Coefficient of Dispersion</b>	7.62%
<b>Standard Deviation</b>	0.081
<b>Coefficient of Variation</b>	9.36%
<b>Price Related Differential</b>	1.006
RELIABILITY	
<b>95% Confidence: Median</b>	
Lower limit	0.852
Upper limit	0.872
<b>95% Confidence: Mean</b>	
Lower limit	0.858
Upper limit	0.871
SAMPLE SIZE EVALUATION	
<b>N (population size)</b>	4,321
<b>B (acceptable error - in</b>	0.05
<b>S (estimated from this sample)</b>	0.081
<b>Recommended minimum:</b>	10
<b>Actual sample size:</b>	537
<b>Conclusion:</b>	OK
NORMALITY	
<b>Binomial Test</b>	
# ratios below mean:	275
# ratios above mean:	262
z:	0.561
<b>Conclusion:</b>	Normal*
<b>*i.e. no evidence of non-</b>	



## COMMENTS:

1 to 3 Unit Residences throughout Area 091

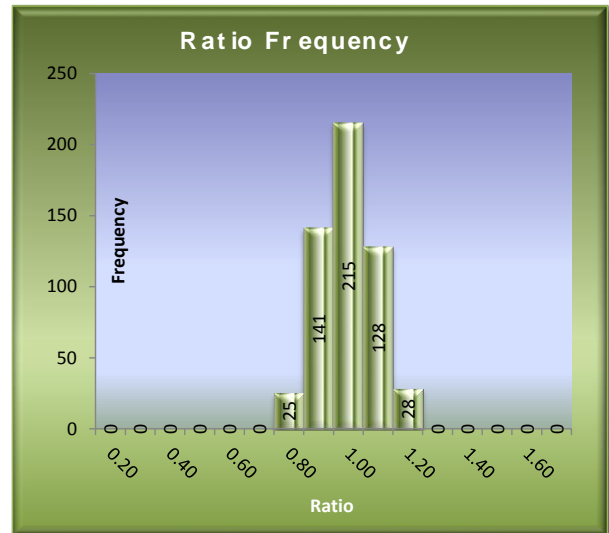
Sales Prices are adjusted for time to the Assessment Date of 1/1/2015



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

<b>District: NE / Team: 1</b>	<b>Appr. Date:</b>	<b>Date of Report:</b>	<b>Sales Dates:</b>
<b>Area Name: Sherwood/ Bel-Red/ SW Redmond</b>	<b>1/1/2015</b>	<b>7/9/2015</b>	<b>1/2012 - 12/2014</b>
<b>Area Number: 091</b>	<b>Appr. ID:</b>	<b>Property Type:</b>	<b>Adjusted for time?</b>
	<b>JRAM</b>	<b>1 to 3 Unit Residences</b>	<b>YES</b>

SAMPLE STATISTICS	
<b>Sample size (n)</b>	537
<b>Mean Assessed Value</b>	\$581,500
<b>Mean Sales Price</b>	\$616,500
<b>Standard Deviation AV</b>	\$146,115
<b>Standard Deviation SP</b>	\$156,882
ASSESSMENT LEVEL	
<b>Arithmetic Mean Ratio</b>	0.949
<b>Median Ratio</b>	0.948
<b>Weighted Mean Ratio</b>	0.943
UNIFORMITY	
<b>Lowest ratio</b>	0.748
<b>Highest ratio:</b>	1.176
<b>Coefficient of Dispersion</b>	7.63%
<b>Standard Deviation</b>	0.089
<b>Coefficient of Variation</b>	9.37%
<b>Price Related Differential (PRD)</b>	1.006
RELIABILITY	
<b>95% Confidence: Median</b>	
Lower limit	0.935
Upper limit	0.957
<b>95% Confidence: Mean</b>	
Lower limit	0.942
Upper limit	0.957
SAMPLE SIZE EVALUATION	
<b>N (population size)</b>	4,321
<b>B (acceptable error - in decimal)</b>	0.05
<b>S (estimated from this sample)</b>	0.089
<b>Recommended minimum:</b>	13
<b>Actual sample size:</b>	537
<b>Conclusion:</b>	OK
NORMALITY	
<b>Binomial Test</b>	
# ratios below mean:	275
# ratios above mean:	262
<b>z:</b>	0.561
<b>Conclusion:</b>	Normal*
<b>*i.e. no evidence of non-normality</b>	



### COMMENTS:

1 to 3 Unit Residences throughout Area 091 Sales Prices are adjusted for time to the Assessment Date of 1/1/2015.





# Annual Update Process

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

**Date of Appraisal Report: July 9, 2015**

## Sales Screening for Improved Parcel Analysis

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

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

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

## Land Update

Based on the 4 usable land sales available in the area, their 2014 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall +9.7% increase in land assessments in the area for the 2015 Assessment Year. The formula is:

2015 Land Value = 2014 Land Value \* 1.098, with the result truncated to the next \$1,000.

## Improved Parcel Update

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

With the exception of real property mobile home parcels and parcels with "accessory only" improvements, the new recommended values on all improved parcels were based on the analysis of the 537 useable residential sales in the area.

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

The derived adjustment formula is:

$$2015 \text{ Total Value} = 2014 \text{ Total Value} * (1 - 0.05) / (0.864604602)$$

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

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

## Mobile Home Update

There were no mobile homes in this area.

## Results

The resulting assessment level is 0.948. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10.

Application of these recommended values for the 2015 assessment year (taxes payable in 2016) results in an average total change from the 2014 assessments of +9.8%. This increase is due partly to market changes over time and the previous assessment levels.

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

## Exceptions:

- If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at the new total value (Previous Year Land Value + Previous Year Improvement Value) \* 1.098.
- If the site is improved with a house and mobile home, the formula derived from the house is used to arrive at new total value.
- If "accessory improvements only", the Total % Change, as indicated by the sales sample, is used to arrive at a new total value. (Previous Year Land Value + Previous Year Improvement Value) \* 1.098.
- If adjusted land value falls < \$1,000, then land value = \$1,000 or previous, whichever is less.
- If adjusted improvement value falls < \$1,000, then improvement value = \$1,000 or previous, whichever is less.
- If land value <= \$10,000 no adjustment is applied.
- If improvements and accessories <= \$10,000 no further adjustment applied.
- If vacant parcel (no improvement value), the land adjustment applies.
- If a parcel is coded "non-perc" (sewer system=3 or 4), there is no change from previous land value.
- If a parcel is coded "unbuildable" = 1, there is no change from previous land value.
- If a parcel is coded water district private restricted, or public restricted, there is no change from previous land value.
- If an improvement is coded "% net condition" or is in "poor" condition, then there is no change from previous improvement value, only the land adjustment applies.

Any properties excluded from the annual up-date process are noted in RealProperty.



## Improved Sales Used in This Annual Update Analysis

### Area 091 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	1	329850	0670	06/18/14	\$405,000	\$421,000	960	7	1960	Good	8,044	N	N	16930 NE 16TH PL
4	1	329840	0360	04/23/13	\$372,513	\$427,000	990	7	1960	Good	7,350	N	N	1625 168TH AVE NE
4	1	404070	0190	07/16/13	\$435,000	\$488,000	990	7	1961	Avg	7,930	N	N	1456 168TH PL NE
4	1	404070	0220	02/24/12	\$348,000	\$450,000	990	7	1961	Good	8,540	N	N	1478 168TH PL NE
4	1	404070	0310	08/05/14	\$416,000	\$428,000	990	7	1961	Good	7,840	N	N	16855 NE 14TH PL
4	1	068610	0270	04/02/14	\$485,000	\$512,000	1,030	7	1963	Avg	7,566	N	N	2242 169TH AVE NE
4	1	025960	0910	11/10/14	\$485,000	\$490,000	1,050	7	1964	Avg	9,900	N	N	16705 NE 28TH ST
4	1	025980	0670	05/01/13	\$478,000	\$547,000	1,050	7	1966	VGood	9,200	N	N	16703 NE 22ND ST
4	1	025980	0770	12/18/13	\$487,000	\$526,000	1,050	7	1966	Good	10,332	N	N	16706 NE 20TH ST
4	1	404070	0130	07/28/12	\$350,000	\$432,000	1,050	7	1961	Good	8,447	N	N	1451 169TH PL NE
4	1	068610	0450	11/05/13	\$393,000	\$429,000	1,060	7	1963	Avg	7,615	N	N	1905 170TH AVE NE
4	1	329840	0160	12/06/12	\$360,000	\$429,000	1,100	7	1960	Good	7,350	N	N	1618 166TH AVE NE
4	1	329850	0050	04/07/14	\$377,000	\$398,000	1,100	7	1960	Good	7,280	N	N	1632 168TH AVE NE
4	1	329850	0170	12/10/13	\$370,000	\$401,000	1,100	7	1960	Good	7,275	N	N	1644 168TH PL NE
4	1	329850	0560	02/25/13	\$294,000	\$342,000	1,100	7	1960	Avg	7,725	N	N	1614 172ND AVE NE
4	1	068610	0380	10/27/14	\$472,000	\$478,000	1,110	7	1963	Avg	9,804	N	N	2203 170TH AVE NE
4	1	329850	0810	05/06/13	\$420,000	\$480,000	1,140	7	1960	VGood	8,022	N	N	16821 NE 16TH PL
4	1	025960	0530	05/05/14	\$501,000	\$525,000	1,160	7	1963	Avg	7,519	N	N	2506 166TH AVE NE
4	1	068620	0990	12/26/13	\$425,000	\$459,000	1,160	7	1964	Avg	9,467	N	N	1833 170TH AVE NE
4	1	329850	0260	08/05/13	\$360,000	\$402,000	1,170	7	1960	Good	8,417	N	N	1645 169TH AVE NE
4	1	618960	0100	05/29/13	\$309,000	\$351,000	1,170	7	1968	Avg	7,500	N	N	1513 168TH AVE NE
4	1	404070	0040	10/15/12	\$328,500	\$397,000	1,180	7	1961	Good	8,250	N	N	1424 169TH PL NE
4	1	025960	0120	03/08/13	\$500,000	\$581,000	1,190	7	1964	Good	9,605	N	N	2616 164TH AVE NE
4	1	025960	1100	05/13/14	\$580,000	\$607,000	1,190	7	1964	Avg	7,125	N	N	16541 NE 27TH PL
4	1	232505	9098	07/10/13	\$360,000	\$405,000	1,190	7	1984	Good	10,018	N	N	3021 164TH AVE NE
4	1	404070	0020	07/12/13	\$402,000	\$452,000	1,200	7	1961	Good	8,250	N	N	1410 169TH PL NE
4	1	025960	0380	09/18/12	\$362,000	\$441,000	1,220	7	1963	Avg	9,340	N	N	2413 166TH AVE NE
4	1	025960	0490	05/13/13	\$417,000	\$476,000	1,220	7	1963	Avg	7,432	N	N	2519 167TH PL NE
4	1	025960	0560	08/27/14	\$405,000	\$415,000	1,220	7	1963	Avg	7,771	N	N	2528 166TH AVE NE
4	1	025960	0790	10/15/14	\$500,000	\$507,000	1,220	7	1964	Good	7,370	N	N	16517 NE 27TH ST
4	1	404070	0150	05/31/13	\$353,500	\$402,000	1,220	7	1961	Avg	9,440	N	N	1437 169TH PL NE



## Improved Sales Used in This Annual Update Analysis

### Area 091 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	1	025960	0800	06/05/12	\$469,500	\$589,000	1,230	7	1965	VGood	7,700	N	N	16525 NE 27TH ST
4	1	025960	0030	08/01/13	\$325,000	\$363,000	1,250	7	1964	Avg	9,605	N	N	2412 164TH AVE NE
4	1	025980	0280	06/04/13	\$361,000	\$410,000	1,250	7	1965	Good	7,416	N	N	16731 NE 20TH ST
4	1	025980	0760	03/27/13	\$366,000	\$423,000	1,250	7	1965	Good	9,240	N	N	16705 NE 21ST ST
4	1	025980	0910	09/17/12	\$351,000	\$427,000	1,250	7	1965	Good	7,107	N	N	2221 168TH AVE NE
4	1	025980	1110	08/28/14	\$439,000	\$449,000	1,250	7	1965	Avg	7,030	N	N	2013 167TH AVE NE
4	1	737630	0060	05/15/14	\$465,750	\$487,000	1,260	7	1959	Avg	10,350	N	N	16243 NE 29TH ST
4	1	068610	0230	09/24/12	\$444,000	\$540,000	1,280	7	1963	Good	8,063	N	N	2212 169TH AVE NE
4	1	025960	1160	07/16/14	\$590,000	\$609,000	1,290	7	1964	Good	7,505	N	N	16524 NE 27TH PL
4	1	025980	1080	10/29/13	\$434,000	\$475,000	1,310	7	1965	Good	7,107	N	N	2109 167TH AVE NE
4	1	775180	0090	06/27/13	\$388,500	\$438,000	1,320	7	1955	Avg	10,050	N	N	16015 NE 27TH ST
4	1	025960	0450	06/14/13	\$427,000	\$483,000	1,330	7	1963	Good	7,910	N	N	2500 167TH PL NE
4	1	025970	0110	07/31/13	\$380,000	\$425,000	1,330	7	1965	Avg	9,128	N	N	16720 NE 29TH ST
4	1	025980	0420	03/26/12	\$349,000	\$447,000	1,330	7	1965	Avg	7,200	N	N	2113 166TH PL NE
4	1	025980	0450	06/05/13	\$570,000	\$647,000	1,330	7	1966	VGood	8,004	N	N	2205 166TH PL NE
4	1	025980	0680	08/05/14	\$534,000	\$549,000	1,330	7	1965	VGood	7,210	N	N	2110 NE 167TH ST
4	1	025980	1140	12/12/14	\$451,000	\$453,000	1,330	7	1966	Avg	7,800	N	N	2018 NE 166TH PL
4	1	068610	0640	09/13/13	\$451,950	\$500,000	1,350	7	1965	Avg	8,050	N	N	17112 NE 23RD ST
4	1	025970	0330	05/01/12	\$426,000	\$540,000	1,380	7	1966	Good	8,056	N	N	16720 NE 28TH ST
4	1	068610	0240	05/20/13	\$449,000	\$511,000	1,390	7	1963	Good	7,613	N	N	2220 169TH AVE NE
4	1	775180	0115	08/26/14	\$425,000	\$435,000	1,390	7	1956	Good	9,680	N	N	16055 NE 27TH ST
4	1	025960	1150	01/14/13	\$435,000	\$512,000	1,420	7	1964	Avg	10,804	N	N	16516 NE 27TH PL
4	1	775180	0120	10/29/14	\$345,000	\$349,000	1,420	7	1956	Fair	9,879	N	N	2615 162ND AVE NE
4	1	025980	0330	04/20/12	\$379,100	\$482,000	1,430	7	1966	Good	7,150	N	N	16611 NE 20TH ST
4	1	025980	0460	12/18/13	\$415,000	\$449,000	1,430	7	1966	Avg	8,004	N	N	2211 166TH PL NE
4	1	737630	0050	08/30/12	\$397,000	\$486,000	1,430	7	1959	Good	10,248	N	N	16248 NE 29TH ST
4	1	068610	0310	09/10/12	\$390,500	\$476,000	1,450	7	1963	Good	8,007	N	N	2245 171ST AVE NE
4	1	025960	0610	11/01/12	\$405,000	\$487,000	1,460	7	1963	Good	11,275	N	N	16632 NE 26TH ST
4	1	025960	0600	08/14/13	\$498,850	\$556,000	1,470	7	1963	VGood	7,700	N	N	16631 NE 26TH ST
4	1	025980	0060	06/06/14	\$445,000	\$463,000	1,470	7	1965	Good	8,395	N	N	16734 NE 23RD PL
4	1	068610	0510	03/16/12	\$401,000	\$515,000	1,470	7	1963	Good	8,731	N	N	2232 171ST AVE NE

## Improved Sales Used in This Annual Update Analysis

### Area 091 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	1	775240	0025	05/01/12	\$388,000	\$492,000	1,500	7	1957	Avg	9,600	N	N	2411 162ND AVE NE
4	1	775160	0015	09/16/13	\$355,000	\$392,000	1,510	7	1956	Fair	11,590	N	N	2455 160TH AVE NE
4	1	775200	0055	05/31/12	\$418,000	\$525,000	1,510	7	1958	Good	10,050	N	N	16238 NE 27TH ST
4	1	068610	0930	09/25/13	\$481,001	\$531,000	1,550	7	1963	Good	7,700	N	N	2109 169TH AVE NE
4	1	775160	0145	10/04/13	\$388,000	\$427,000	1,560	7	1956	Avg	11,360	N	N	2438 160TH AVE NE
4	1	775200	0095	11/27/13	\$440,000	\$478,000	1,590	7	1957	Good	10,050	N	N	16223 NE 27TH ST
4	1	775200	0075	03/21/14	\$465,000	\$492,000	1,680	7	1957	Avg	9,680	N	N	16204 NE 27TH ST
4	1	618960	0060	02/20/14	\$475,000	\$506,000	1,690	7	1968	Avg	7,600	N	N	1540 168TH AVE NE
4	1	025980	0410	11/06/14	\$445,000	\$450,000	1,750	7	1966	Avg	7,200	N	N	2107 166TH PL NE
4	1	232505	9107	03/26/13	\$440,000	\$509,000	1,750	7	1959	Avg	9,652	N	N	16234 NE 30TH ST
4	1	775180	0070	08/04/14	\$583,000	\$600,000	1,800	7	1955	Avg	10,050	N	N	16014 NE 27TH ST
4	1	025980	0400	01/02/14	\$463,000	\$499,000	1,810	7	1966	Good	7,214	N	N	2021 166TH PL NE
4	1	618960	0040	11/17/14	\$443,000	\$447,000	1,810	7	1968	Good	7,950	N	N	1524 168TH AVE NE
4	1	068610	0090	09/03/13	\$397,000	\$440,000	1,840	7	1963	Good	7,811	N	N	16900 NE 23RD PL
4	1	025960	0890	09/13/13	\$431,000	\$477,000	1,920	7	1964	Avg	9,380	N	N	2714 167TH AVE NE
4	1	025960	0890	10/02/14	\$480,000	\$488,000	1,920	7	1964	Avg	9,380	N	N	2714 167TH AVE NE
4	1	775200	0040	07/11/13	\$390,000	\$438,000	1,930	7	1957	Avg	9,879	N	N	2715 164TH AVE NE
4	1	691860	0100	11/24/14	\$625,000	\$629,000	1,960	7	1965	VGood	8,715	N	N	16260 NE 18TH ST
4	1	025980	0070	10/21/13	\$455,000	\$499,000	1,990	7	1965	Good	7,935	N	N	16742 NE 23RD PL
4	1	025980	0630	12/01/14	\$577,500	\$581,000	2,160	7	1965	Good	11,029	N	N	16724 NE 22ND ST
4	1	329850	0900	02/05/13	\$529,000	\$619,000	2,180	7	1991	Good	7,245	N	N	16937 NE 16TH PL
4	1	025970	0170	06/10/13	\$485,000	\$550,000	2,200	7	1965	Avg	8,360	N	N	16623 NE 30TH ST
4	1	025980	0640	06/09/14	\$500,000	\$520,000	2,240	7	1965	Good	9,886	N	N	16725 NE 22ND ST
4	1	775220	0100	09/30/14	\$630,000	\$641,000	2,540	7	1957	VGood	11,100	N	N	16214 NE 24TH ST
4	1	202040	0280	07/29/13	\$524,950	\$587,000	1,090	8	1979	Avg	7,700	N	N	3814 171ST PL NE
4	1	932850	0040	09/07/12	\$453,800	\$554,000	1,180	8	1975	Good	6,660	N	N	17108 NE 35TH ST
4	1	183030	0010	06/27/12	\$435,000	\$542,000	1,190	8	1976	Good	7,505	N	N	3004 169TH AVE NE
4	1	691860	0030	12/10/13	\$560,000	\$607,000	1,200	8	1965	VGood	7,800	N	N	16213 NE 18TH ST
4	1	955730	0190	07/11/14	\$440,000	\$455,000	1,220	8	1970	Avg	7,225	N	N	3204 170TH AVE NE
4	1	666100	0230	04/25/13	\$565,000	\$648,000	1,230	8	1976	Good	8,000	N	N	17023 NE 28TH PL
4	1	932850	0720	07/26/13	\$485,000	\$543,000	1,230	8	1974	Avg	7,260	N	N	3311 170TH AVE NE

## Improved Sales Used in This Annual Update Analysis

### Area 091 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	1	932850	0650	10/26/12	\$525,000	\$632,000	1,250	8	1974	Avg	6,351	N	N	17023 35TH ST NE
4	1	955730	0380	12/20/12	\$400,000	\$474,000	1,260	8	1970	Avg	8,075	N	N	16765 NE 33RD PL
4	1	932850	0560	09/18/12	\$386,880	\$471,000	1,270	8	1974	Avg	8,552	N	N	3406 169TH AVE NE
4	1	666100	0180	02/14/12	\$370,200	\$480,000	1,280	8	1976	Avg	9,120	N	N	17014 NE 28TH PL
4	1	068620	0130	02/18/14	\$557,000	\$594,000	1,300	8	1964	Good	7,751	N	N	17025 NE 22ND ST
4	1	932850	0020	08/17/12	\$445,500	\$547,000	1,300	8	1975	Avg	7,788	N	N	3525 172ND AVE NE
4	1	932850	0220	08/26/13	\$417,000	\$463,000	1,300	8	1975	Avg	6,995	N	N	16914 35TH ST NE
4	1	932850	0800	09/21/12	\$440,000	\$535,000	1,300	8	1976	Avg	6,750	N	N	17111 35TH ST NE
4	1	955730	0430	08/26/13	\$448,000	\$498,000	1,300	8	1969	Good	7,350	N	N	3209 168TH AVE NE
4	1	202040	0320	06/04/13	\$592,000	\$672,000	1,350	8	1979	VGood	8,710	N	N	3906 171ST PL NE
4	1	183030	0020	06/06/12	\$424,000	\$532,000	1,360	8	1975	Avg	7,200	N	N	3012 169TH AVE NE
4	1	572800	0120	08/14/13	\$462,000	\$515,000	1,360	8	1973	Avg	7,634	N	N	17108 NE 30TH PL
4	1	572800	0060	08/01/14	\$605,000	\$623,000	1,370	8	1973	Good	8,823	N	N	17107 NE 31ST PL
4	1	068620	0740	10/20/14	\$500,000	\$507,000	1,390	8	1964	Avg	8,000	N	N	17004 NE 18TH ST
4	1	068620	0510	11/22/14	\$643,000	\$648,000	1,400	8	1965	VGood	7,700	N	N	17035 NE 18TH ST
4	1	955730	0100	10/03/13	\$515,000	\$567,000	1,400	8	1972	Avg	6,900	N	N	3222 171ST AVE NE
4	1	068620	0930	02/18/14	\$410,000	\$437,000	1,410	8	1964	Good	8,235	N	N	17036 NE 20TH ST
4	1	068620	0950	12/05/12	\$452,000	\$538,000	1,410	8	1964	Good	8,400	N	N	17020 NE 20TH ST
4	1	932850	0350	05/25/12	\$463,000	\$583,000	1,420	8	1974	Avg	10,028	N	N	16801 35TH PL NE
4	1	932850	0690	04/09/14	\$625,000	\$659,000	1,420	8	1974	Good	7,650	N	N	17000 NE 34TH PL
4	1	932850	0750	10/24/13	\$450,000	\$493,000	1,430	8	1974	Avg	6,750	N	N	17019 NE 34TH PL
4	1	068620	0650	03/25/14	\$405,910	\$429,000	1,450	8	1965	Good	7,504	N	N	1911 172ND AVE NE
4	1	068630	0200	10/12/12	\$485,000	\$586,000	1,450	8	1966	Good	12,732	N	N	1927 168TH AVE NE
4	1	068640	0480	12/03/13	\$634,850	\$689,000	1,450	8	1966	VGood	9,861	N	N	16857 NE 25TH ST
4	1	955730	0690	02/06/12	\$450,000	\$585,000	1,460	8	1970	Good	8,215	N	N	16903 NE 32ND ST
4	1	068620	1130	11/14/13	\$462,500	\$504,000	1,480	8	1965	Good	8,673	N	N	1914 168TH AVE NE
4	1	955730	0780	05/06/13	\$450,000	\$514,000	1,480	8	1971	Good	7,200	N	N	17103 NE 32ND ST
4	1	068620	0596	01/11/13	\$479,950	\$566,000	1,500	8	1966	VGood	7,700	N	N	1920 172ND AVE NE
4	1	955730	0020	04/01/12	\$390,000	\$499,000	1,500	8	1973	Avg	7,245	N	N	3317 172ND AVE NE
4	1	955730	0080	10/16/12	\$440,000	\$531,000	1,510	8	1972	Good	7,245	N	N	3210 171ST AVE NE
4	1	955730	0080	08/22/14	\$588,000	\$603,000	1,510	8	1972	Good	7,245	N	N	3210 171ST AVE NE



## Improved Sales Used in This Annual Update Analysis

### Area 091 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	1	955730	0630	09/20/12	\$589,000	\$717,000	1,530	8	1970	Good	9,100	Y	N	16916 NE 32ND ST
4	1	955730	0710	04/02/14	\$600,000	\$633,000	1,530	8	1971	Good	7,875	Y	N	16925 NE 32ND ST
4	1	955730	0720	03/04/13	\$470,000	\$546,000	1,530	8	1971	Avg	7,875	N	N	16931 NE 32ND ST
4	1	068620	0760	12/20/13	\$528,000	\$571,000	1,540	8	1965	Good	7,875	N	N	17020 NE 18TH ST
4	1	068630	0120	06/07/13	\$461,750	\$524,000	1,560	8	1966	Avg	7,814	N	N	1819 166TH AVE NE
4	1	932850	0760	05/22/13	\$560,000	\$638,000	1,560	8	1975	Avg	8,100	N	N	17023 NE 34TH PL
4	1	419350	0150	11/26/13	\$658,000	\$715,000	1,570	8	1967	Avg	8,500	N	N	2900 165TH AVE NE
4	1	955730	0150	10/03/12	\$510,000	\$618,000	1,580	8	1971	Avg	6,789	N	N	3221 171ST AVE NE
4	1	068620	1230	07/22/13	\$497,000	\$557,000	1,600	8	1965	VGood	8,330	N	N	16717 NE 18TH ST
4	1	068645	0100	12/31/13	\$455,000	\$490,000	1,600	8	1968	Avg	7,632	N	N	16718 NE 31ST ST
4	1	666100	0080	09/12/12	\$459,889	\$561,000	1,600	8	1975	Avg	10,400	N	N	17021 NE 29TH PL
4	1	666100	0200	11/20/12	\$427,000	\$511,000	1,600	8	1976	Good	9,717	N	N	17002 NE 28TH PL
4	1	419350	0160	04/11/14	\$663,800	\$699,000	1,620	8	1967	Avg	8,500	N	N	2906 165TH PL NE
4	1	932850	0070	07/10/12	\$458,000	\$569,000	1,640	8	1975	Good	7,176	N	N	3510 170TH PL NE
4	1	068645	0210	11/04/14	\$550,000	\$556,000	1,650	8	1967	Avg	7,200	N	N	16811 NE 32ND ST
4	1	955730	0700	11/01/12	\$530,000	\$637,000	1,650	8	1971	Good	7,725	Y	N	16919 NE 32ND ST
4	1	932850	0130	07/17/13	\$506,000	\$568,000	1,660	8	1975	Good	7,656	N	N	17008 35TH ST NE
4	1	068640	0170	10/24/12	\$435,000	\$524,000	1,670	8	1967	Good	7,210	N	N	2609 168TH PL NE
4	1	068640	0670	09/05/13	\$550,000	\$610,000	1,670	8	1967	VGood	7,210	N	N	2646 NE 168TH PL
4	1	666100	0270	03/23/12	\$515,000	\$661,000	1,690	8	1976	Good	9,000	N	N	17101 NE 28TH PL
4	1	780470	0060	03/13/13	\$650,000	\$754,000	1,690	8	1967	Avg	20,025	N	N	3051 165TH PL NE
4	1	955730	0440	05/31/13	\$468,000	\$532,000	1,710	8	1971	Good	8,400	N	N	3205 168TH AVE NE
4	1	183030	0150	08/20/13	\$470,000	\$523,000	1,740	8	1973	Good	10,362	N	N	3025 169TH AVE NE
4	1	242505	9099	10/07/14	\$570,000	\$579,000	1,740	8	1964	Avg	15,832	N	N	3442 NE BELLEVUE-REDMOND RD
4	1	068620	0640	12/13/13	\$492,500	\$533,000	1,750	8	1965	Good	8,000	N	N	1905 172ND AVE NE
4	1	068620	1000	12/30/14	\$538,200	\$538,000	1,780	8	1964	Good	7,260	N	N	1825 170TH AVE NE
4	1	068620	0450	03/12/12	\$386,000	\$497,000	1,800	8	1964	Good	7,700	N	N	17001 NE 18TH ST
4	1	068620	1040	07/31/12	\$412,000	\$509,000	1,800	8	1964	Good	7,740	N	N	16862 NE 18TH ST
4	1	419350	0140	09/11/14	\$665,000	\$679,000	1,800	8	1972	Avg	8,000	N	N	2822 165TH PL NE
4	1	720587	0040	08/20/12	\$500,000	\$614,000	1,800	8	1987	Avg	6,480	N	N	3509 168TH AVE NE
4	1	720587	0130	01/18/13	\$525,000	\$618,000	1,800	8	1987	Avg	6,483	N	N	3503 167TH PL NE

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### Area 091 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	1	068640	0920	10/24/13	\$545,000	\$597,000	1,850	8	1967	VGood	10,150	N	N	2418 169TH AVE NE
4	1	775160	0095	05/04/12	\$450,000	\$570,000	1,850	8	1956	Good	11,360	N	N	2447 161ST AVE NE
4	1	068620	0490	09/26/14	\$570,000	\$580,000	1,860	8	1964	Good	7,700	N	N	17021 NE 18TH ST
4	1	955730	0760	05/08/13	\$555,000	\$634,000	1,860	8	1971	Good	7,914	N	N	17003 NE 32ND ST
4	1	068640	0060	08/20/14	\$521,000	\$534,000	1,890	8	1967	Good	8,034	N	N	2627 168TH AVE NE
4	1	068640	0210	09/22/14	\$525,000	\$535,000	1,890	8	1967	Avg	8,549	N	N	2504 168TH AVE NE
4	1	068620	0670	07/25/13	\$480,000	\$538,000	1,900	8	1965	Good	7,295	N	N	17025 NE 20TH ST
4	1	068620	0770	08/21/12	\$421,000	\$517,000	1,910	8	1964	Good	7,500	N	N	17028 NE 18TH ST
4	1	068630	0950	06/20/12	\$375,000	\$469,000	1,920	8	1966	Avg	8,400	N	N	16416 NE 21ST PL
4	1	775250	0080	05/15/13	\$565,000	\$644,000	1,920	8	1984	Avg	12,149	N	N	15801 NE 27TH PL
4	1	419350	0130	02/01/13	\$592,000	\$694,000	1,940	8	1972	Avg	9,118	N	N	2814 165TH PL NE
4	1	775180	0020	09/18/12	\$429,000	\$522,000	1,940	8	1957	Avg	10,050	N	N	16031 NE 28TH ST
4	1	955730	0560	05/08/14	\$530,000	\$555,000	1,980	8	1973	Good	6,760	N	N	3221 170TH AVE NE
4	1	068640	0400	08/10/12	\$549,500	\$676,000	2,010	8	1967	Good	8,750	N	N	2601 169TH AVE NE
4	1	068640	1140	02/24/14	\$520,000	\$553,000	2,010	8	1967	Avg	9,100	N	N	16871 NE 24TH PL
4	1	068645	0330	09/15/14	\$575,000	\$587,000	2,060	8	1968	Good	12,155	N	N	3029 168TH AVE NE
4	1	242505	9113	03/08/12	\$499,500	\$644,000	2,090	8	1967	Good	16,552	N	N	3028 164TH PL NE
4	1	068620	0840	04/13/12	\$430,000	\$548,000	2,130	8	1964	Good	7,172	N	N	17016 NE 19TH ST
4	1	242505	9138	06/04/13	\$521,000	\$591,000	2,180	8	1978	Good	12,196	N	N	17109 NE 37TH ST
4	1	068645	0490	09/29/14	\$555,000	\$565,000	2,240	8	1968	Avg	11,250	N	N	16606 NE 30TH ST
4	1	669680	0030	09/23/14	\$650,000	\$662,000	2,290	8	1985	Avg	10,186	N	N	16202 NE 28TH ST
4	1	775250	0120	06/11/13	\$665,000	\$753,000	2,340	8	1984	Avg	12,782	N	N	15929 NE 27TH PL
4	1	737630	0065	05/29/13	\$590,000	\$671,000	2,380	8	1959	VGood	10,350	N	N	16237 NE 29TH ST
4	1	775200	0090	11/05/12	\$525,000	\$631,000	2,400	8	1957	VGood	10,050	N	N	16215 NE 27TH ST
4	1	068630	0450	07/08/14	\$720,000	\$745,000	2,410	8	1965	VGood	8,400	N	N	16605 NE 18TH ST
4	1	202040	0070	09/21/12	\$518,000	\$630,000	2,500	8	1979	Avg	8,737	N	N	17032 NE 38TH PL
4	1	669680	0330	03/23/12	\$567,000	\$727,000	2,610	8	1985	Avg	9,733	N	N	2821 160TH PL NE
4	1	068630	1100	05/21/13	\$540,000	\$615,000	2,640	8	1966	Good	8,085	N	N	16600 NE 19TH PL
4	1	068645	0050	05/25/12	\$589,900	\$743,000	2,700	8	1968	Avg	7,107	N	N	3030 168TH PL NE
4	1	419350	0080	04/21/14	\$525,000	\$552,000	2,710	8	1967	Avg	8,800	N	N	16429 NE 29TH ST
4	1	068620	0690	04/06/12	\$460,000	\$588,000	2,730	8	1965	Good	7,200	N	N	17011 NE 20TH ST

## Improved Sales Used in This Annual Update Analysis

### Area 091 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	1	068630	0740	05/13/13	\$500,000	\$571,000	2,810	8	1965	Avg	8,120	N	N	2034 164TH AVE NE
4	1	068645	0390	05/29/12	\$515,000	\$648,000	2,860	8	1968	Good	7,200	N	N	3015 168TH PL NE
4	1	775250	0110	07/08/13	\$720,000	\$810,000	2,890	8	1984	Avg	12,400	N	N	15923 NE 27TH PL
4	1	068630	0870	04/03/12	\$535,000	\$684,000	2,960	8	1965	VGood	7,950	N	N	1905 165TH PL NE
4	1	068630	0590	07/22/13	\$495,000	\$555,000	2,990	8	1965	Avg	8,140	N	N	2017 164TH AVE NE
4	1	068620	1090	11/02/12	\$545,000	\$655,000	3,000	8	1965	Good	7,820	N	N	16828 NE 18TH ST
4	1	068640	0930	08/25/14	\$589,000	\$603,000	3,070	8	1968	Good	10,150	N	N	2410 169TH AVE NE
4	1	068640	0010	04/24/13	\$586,850	\$673,000	3,090	8	1967	Good	8,240	N	N	2661 168TH AVE NE
4	1	691870	0350	07/06/12	\$600,000	\$746,000	3,150	8	2000	Avg	7,350	N	N	1822 162ND AVE NE
4	1	068640	0610	11/04/13	\$640,000	\$699,000	3,160	8	1967	Good	7,210	N	N	2604 NE 168TH PL
4	1	068630	0420	06/23/14	\$590,000	\$612,000	3,220	8	1966	Good	7,875	N	N	16437 NE 18TH ST
4	1	068645	0080	07/11/14	\$800,000	\$827,000	3,220	8	1968	Avg	8,436	N	N	16806 NE 31ST ST
4	1	068640	0380	10/02/14	\$770,000	\$783,000	3,260	8	1967	VGood	8,145	N	N	2609 169TH AVE NE
4	1	691870	0130	08/11/14	\$749,000	\$769,000	3,380	8	2003	Avg	7,126	N	N	16230 NE 19TH PL
4	1	068650	0030	12/02/14	\$650,000	\$653,000	3,610	8	1966	Good	10,003	N	N	1804 161ST AVE NE
4	1	068630	0820	11/01/13	\$686,000	\$750,000	3,620	8	1965	VGood	8,880	N	N	16421 NE 21ST ST
4	1	775200	0025	12/31/12	\$640,000	\$757,000	3,640	8	1956	VGood	10,050	N	N	16237 NE 28TH ST
4	1	242505	9159	05/16/12	\$515,000	\$650,000	1,830	9	1995	Avg	8,019	N	N	3316 165TH PL NE
4	1	202090	0060	08/14/13	\$610,000	\$680,000	2,180	9	1987	Avg	12,317	Y	N	16912 NE 37TH PL
4	1	720587	0010	04/26/13	\$660,000	\$757,000	2,260	9	1992	Avg	7,013	N	N	3506 168TH AVE NE
4	1	720587	0020	10/24/13	\$702,000	\$769,000	2,350	9	1993	Avg	6,515	N	N	3512 168TH AVE NE
4	1	103670	0070	02/20/14	\$484,000	\$516,000	2,390	9	1974	Avg	4,500	N	N	1412 170TH PL NE
4	1	103670	0110	01/28/14	\$477,500	\$511,000	2,390	9	1975	Avg	3,600	N	N	1426 170TH PL NE
4	1	103670	0210	11/21/12	\$415,000	\$496,000	2,390	9	1974	Avg	4,200	N	N	1435 170TH PL NE
4	1	103670	0220	11/10/14	\$470,000	\$474,000	2,410	9	1974	Avg	4,680	N	N	1431 170TH PL NE
4	1	415980	0140	10/03/13	\$790,000	\$870,000	2,430	9	1996	Avg	10,656	N	N	3001 170TH AVE NE
4	1	932851	0100	09/11/14	\$699,000	\$714,000	2,550	9	1988	Avg	7,312	N	N	3728 170TH AVE NE
4	1	664865	0100	07/22/13	\$700,000	\$785,000	2,760	9	1984	Good	11,462	N	N	1923 160TH AVE NE
4	1	386510	0130	12/12/12	\$620,000	\$737,000	2,780	9	2003	Avg	5,508	N	N	3833 170TH PL NE
4	1	242505	9019	01/16/14	\$819,000	\$879,000	2,820	9	2001	Avg	11,325	N	N	16842 NE 30TH ST
4	1	068650	0150	12/09/13	\$700,000	\$758,000	3,070	9	1966	VGood	11,027	N	N	1829 161ST AVE NE



## Improved Sales Used in This Annual Update Analysis

### Area 091 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	1	232505	9119	08/04/12	\$700,000	\$863,000	3,310	9	2001	Avg	8,976	N	N	3005 164TH AVE NE
4	1	780470	0100	03/11/13	\$837,500	\$972,000	3,580	9	1998	Avg	14,000	N	N	3024 165TH PL NE
4	1	029150	0060	09/10/13	\$850,000	\$941,000	2,710	10	1991	Avg	8,613	N	N	3237 165TH PL NE
4	1	780470	0020	08/13/14	\$961,500	\$987,000	3,910	10	1999	Avg	14,000	N	N	3015 165TH PL NE
4	1	780470	0020	08/12/14	\$961,500	\$987,000	3,910	10	1999	Avg	14,000	N	N	3015 165TH PL NE
13	1	252505	9127	11/18/14	\$445,000	\$449,000	1,080	6	1940	Good	21,780	N	N	2026 173RD AVE NE
13	1	327576	0140	09/30/13	\$517,125	\$570,000	1,130	7	1972	Good	8,175	N	N	1815 172ND PL NE
13	0	313410	0053	05/14/13	\$440,000	\$502,000	1,140	7	1967	Avg	9,600	N	N	3225 180TH AVE SE
13	0	313410	0054	02/01/13	\$465,000	\$545,000	1,140	7	1967	Good	9,600	N	N	3235 180TH AVE NE
13	1	856300	0050	05/22/13	\$446,000	\$508,000	1,160	7	1967	Good	10,200	N	N	17705 NE 13TH ST
13	1	026700	0170	12/10/14	\$575,950	\$578,000	1,180	7	1967	Avg	12,000	N	N	1643 177TH AVE NE
13	1	856300	0130	07/17/14	\$445,000	\$459,000	1,210	7	1974	Avg	10,844	N	N	1301 176TH AVE NE
13	1	856300	0770	12/10/14	\$490,000	\$492,000	1,220	7	1967	Good	8,433	N	N	1420 177TH AVE NE
13	1	815550	0020	10/18/14	\$530,000	\$537,000	1,250	7	1968	Good	7,140	N	N	1412 173RD AVE NE
13	1	327575	0060	02/21/13	\$365,000	\$426,000	1,300	7	1968	Good	7,280	N	N	17230 NE 16TH PL
13	0	896500	0110	11/14/14	\$455,000	\$459,000	1,300	7	1969	Good	9,600	N	N	17803 NE 33RD ST
13	1	327575	0300	04/16/12	\$360,000	\$458,000	1,330	7	1967	Good	7,565	N	N	17259 NE 16TH PL
13	1	026700	0130	06/03/14	\$613,000	\$639,000	1,340	7	1967	Good	12,000	N	N	1813 177TH AVE NE
13	0	192506	9183	08/15/14	\$425,000	\$436,000	1,340	7	1976	Good	10,018	N	N	2949 WEST LAKE SAMMAMISH PKWY
13	1	327575	0110	04/03/14	\$485,000	\$512,000	1,340	7	1973	Good	7,600	N	N	17204 NE 16TH PL
13	0	313410	0197	04/17/12	\$405,000	\$516,000	1,350	7	1952	Good	18,000	N	N	3871 WEST LAKE SAMMAMISH PKWY
13	1	327576	0390	03/13/13	\$330,000	\$383,000	1,350	7	1968	Avg	7,708	N	N	1728 172ND CT NE
13	1	856302	0110	10/01/12	\$529,000	\$642,000	1,350	7	1968	Good	7,200	N	N	2200 182ND AVE NE
13	1	856300	0590	04/04/13	\$560,000	\$646,000	1,390	7	1976	Good	8,034	N	N	1421 177TH AVE NE
13	1	327575	0290	08/17/12	\$490,000	\$602,000	1,460	7	1967	VGood	7,860	N	N	17255 NE 15TH PL
13	1	856300	0090	03/10/14	\$491,000	\$521,000	1,460	7	1967	Good	9,600	N	N	17739 NE 13TH ST
13	1	252505	9005	02/07/12	\$436,700	\$568,000	1,520	7	1949	Good	13,343	N	N	2037 173RD AVE NE
13	1	252505	9146	05/21/13	\$420,000	\$478,000	1,530	7	1977	Avg	10,454	N	N	1711 173RD AVE NE
13	0	313410	0174	11/27/12	\$443,050	\$529,000	1,660	7	1958	Good	9,600	N	N	3626 172ND AVE NE
13	1	327576	0190	06/24/14	\$600,000	\$622,000	1,740	7	1968	VGood	7,700	N	N	1733 172ND PL NE
13	1	252505	9134	10/16/14	\$500,000	\$507,000	1,760	7	1964	Good	12,000	N	N	2045 173RD AVE NE

## Improved Sales Used in This Annual Update Analysis

### Area 091 -- 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
13	0	313410	0194	02/15/12	\$535,000	\$694,000	1,860	7	1956	Good	15,120	Y	N	17223 NE 40TH ST
13	1	891710	0206	07/18/14	\$442,000	\$456,000	1,960	7	1962	Good	12,688	N	N	18215 NE 24TH ST
13	1	327575	0270	02/15/13	\$526,000	\$614,000	1,970	7	1967	Avg	7,200	N	N	17241 NE 15TH PL
13	1	026700	0180	09/30/13	\$595,000	\$655,000	2,030	7	1967	Good	12,000	N	N	1635 177TH AVE NE
13	0	313410	0116	08/27/14	\$470,000	\$481,000	2,030	7	1942	Good	12,342	N	N	17245 NE 36TH ST
13	1	856300	0730	03/06/13	\$470,000	\$546,000	1,120	8	1977	Good	8,000	N	N	1346 177TH AVE NE
13	1	856301	0110	05/17/13	\$635,000	\$724,000	1,120	8	1974	Good	7,875	N	N	1802 180TH AVE NE
13	1	505680	0380	10/04/12	\$425,000	\$515,000	1,130	8	1974	Avg	9,525	N	N	1810 173RD AVE NE
13	1	327576	0370	05/09/12	\$410,000	\$519,000	1,150	8	1968	VGood	9,037	N	N	1710 172ND CT NE
13	1	815550	0130	09/03/13	\$388,000	\$430,000	1,150	8	1968	Avg	7,900	N	N	17400 NE 14TH ST
13	0	896500	0050	07/29/14	\$515,000	\$530,000	1,200	8	1974	Avg	10,939	N	N	3304 179TH AVE NE
13	0	752710	0060	04/24/13	\$500,000	\$573,000	1,230	8	1979	Good	9,200	N	N	3538 173RD CT NE
13	1	252505	9171	11/26/13	\$592,500	\$644,000	1,240	8	1978	Good	12,196	N	N	1901 177TH AVE NE
13	1	815550	0200	10/29/12	\$440,000	\$530,000	1,250	8	1968	Good	7,232	N	N	1508 175TH PL NE
13	1	856300	0630	08/27/13	\$441,000	\$490,000	1,260	8	1974	Avg	8,673	N	N	1343 177TH AVE NE
13	1	919900	0100	12/05/13	\$565,000	\$613,000	1,260	8	1984	Good	10,030	N	N	17310 NE 17TH PL
13	1	505680	0370	08/23/13	\$500,000	\$556,000	1,270	8	1975	Good	8,800	N	N	1804 173RD AVE NE
13	1	505680	0090	06/04/13	\$533,000	\$605,000	1,280	8	1975	Avg	8,800	N	N	1808 175TH PL NE
13	1	856300	0520	10/29/14	\$529,219	\$535,000	1,290	8	1966	Good	7,610	N	N	1506 177TH AVE NE
13	0	437670	0280	10/08/12	\$429,500	\$520,000	1,300	8	1969	Avg	13,148	N	N	18223 NE 28TH ST
13	0	437680	0020	10/02/12	\$499,000	\$605,000	1,310	8	1973	Good	8,588	N	N	18241 NE 28TH ST
13	1	856302	0120	11/26/13	\$505,000	\$549,000	1,310	8	1967	Good	7,200	N	N	2204 182ND AVE NE
13	0	437670	0220	05/14/13	\$566,100	\$646,000	1,320	8	1968	Good	11,250	N	N	2800 182ND AVE NE
13	1	856305	0250	06/26/12	\$453,000	\$565,000	1,320	8	1968	Good	7,350	N	N	2021 184TH AVE NE
13	0	896500	0140	10/08/12	\$498,000	\$603,000	1,330	8	1975	Good	9,600	N	N	17704 NE 33RD ST
13	0	752521	0300	03/12/12	\$230,000	\$296,000	1,330	8	1978	Avg	2,752	N	N	2706 174TH AVE NE
13	0	752521	1570	03/20/12	\$251,700	\$323,000	1,330	8	1978	Good	2,855	N	N	2523 174TH AVE NE
13	1	106600	0290	11/17/14	\$600,000	\$605,000	1,340	8	1963	Good	9,350	N	N	1120 176TH AVE NE
13	1	681100	0210	02/07/14	\$549,900	\$588,000	1,340	8	1968	Good	11,877	N	N	2219 175TH AVE NE
13	1	856300	1360	12/23/13	\$400,000	\$432,000	1,340	8	1965	Good	8,976	N	N	1455 180TH AVE NE
13	1	106600	0270	11/09/12	\$390,000	\$468,000	1,350	8	1969	Good	9,119	N	N	1104 176TH AVE NE

## Improved Sales Used in This Annual Update Analysis

### Area 091 -- 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
13	1	856301	0400	06/13/13	\$430,000	\$487,000	1,350	8	1965	Good	8,000	N	N	1619 180TH AVE NE
13	1	856301	0400	10/01/12	\$415,000	\$503,000	1,350	8	1965	Good	8,000	N	N	1619 180TH AVE NE
13	0	752510	0010	04/17/14	\$339,000	\$357,000	1,350	8	1968	Good	2,560	N	N	2404 175TH AVE NE
13	0	752510	0510	06/04/13	\$327,500	\$372,000	1,350	8	1975	Good	2,560	N	N	2619 175TH AVE NE
13	0	752510	0520	05/02/14	\$335,000	\$351,000	1,350	8	1976	Avg	2,560	N	N	2617 175TH AVE NE
13	1	856301	0540	09/04/14	\$606,150	\$620,000	1,370	8	1967	Avg	9,848	N	N	18004 NE 12TH PL
13	1	856305	0110	05/22/14	\$592,500	\$619,000	1,370	8	1968	Good	8,240	N	N	18504 NE 21ST ST
13	1	106620	0060	11/19/13	\$575,000	\$626,000	1,390	8	1969	Good	9,840	N	N	17808 NE 12TH ST
13	1	106610	0180	12/10/13	\$610,000	\$661,000	1,400	8	1966	VGood	13,560	N	N	835 176TH AVE NE
13	0	753990	0040	07/28/14	\$625,000	\$644,000	1,410	8	2003	Avg	9,000	N	N	17602 NE 33RD PL
13	1	337660	0170	08/28/14	\$546,800	\$560,000	1,420	8	1975	Avg	10,000	N	N	17225 NE 14TH ST
13	1	403980	0110	08/16/13	\$542,400	\$604,000	1,420	8	1981	Good	19,843	N	N	17509 NE 4TH PL
13	0	810040	0100	11/26/13	\$744,534	\$809,000	1,420	8	1984	Good	14,125	N	N	3202 173RD AVE NE
13	0	864430	0200	06/05/14	\$555,000	\$578,000	1,420	8	1976	Good	10,720	N	N	17624 NE 30TH PL
13	1	106610	0100	07/03/13	\$462,500	\$521,000	1,430	8	1958	Avg	10,450	N	N	806 178TH AVE NE
13	1	681100	0170	11/07/12	\$499,000	\$599,000	1,430	8	1968	Good	12,418	N	N	17523 NE 22ND CT
13	1	856300	0450	02/01/12	\$430,000	\$560,000	1,430	8	1965	Good	9,981	N	N	1412 176TH AVE NE
13	0	313410	0199	01/04/13	\$581,700	\$687,000	1,440	8	1978	Good	11,890	Y	N	3930 172ND AVE NE
13	0	437670	0010	06/29/12	\$395,000	\$492,000	1,450	8	1973	Good	9,435	N	N	18003 NE 30TH ST
13	1	362505	9109	05/08/14	\$1,051,000	\$1,101,000	1,460	8	1964	VGood	33,976	Y	N	645 WEST LAKE SAMMAMISH PKWY
13	1	856300	0470	07/23/14	\$585,000	\$603,000	1,460	8	1966	Good	8,117	N	N	1426 176TH PL NE
13	0	336650	0140	10/10/12	\$435,000	\$526,000	1,470	8	1975	Good	13,390	N	N	2515 178TH AVE NE
13	1	856301	0490	01/25/13	\$418,000	\$491,000	1,510	8	1966	Avg	8,457	N	N	1222 180TH PL NE
13	1	856303	0300	11/07/13	\$589,950	\$644,000	1,510	8	1966	Good	9,964	N	N	18310 NE 19TH PL
13	0	752710	0010	08/15/13	\$515,000	\$574,000	1,520	8	1979	Good	9,000	N	N	3547 173RD CT NE
13	1	856300	1120	01/14/13	\$600,000	\$707,000	1,520	8	1966	Avg	9,120	N	N	1439 179TH PL NE
13	0	103640	0110	07/02/14	\$605,000	\$626,000	1,530	8	1973	Good	12,134	N	N	2402 178TH AVE NE
13	1	856300	0300	09/15/14	\$675,000	\$689,000	1,530	8	1976	Good	8,715	N	N	17608 NE 15TH PL
13	1	144900	0270	08/06/14	\$670,000	\$689,000	1,540	8	1977	Good	13,530	N	N	2218 180TH PL NE
13	0	279040	0050	11/12/13	\$560,000	\$611,000	1,540	8	1976	Good	12,502	N	N	18637 NE 25TH ST
13	0	864430	0160	06/14/13	\$524,000	\$593,000	1,540	8	1976	Avg	10,514	N	N	17603 NE 30TH PL



## Improved Sales Used in This Annual Update Analysis

### Area 091 -- 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
13	0	131300	0170	12/18/13	\$442,000	\$478,000	1,560	8	1968	Good	9,750	N	N	2815 177TH AVE NE
13	0	131300	0710	10/03/14	\$652,000	\$663,000	1,560	8	1968	Good	9,600	N	N	17803 NE 27TH ST
13	0	131300	0730	05/29/13	\$565,000	\$642,000	1,560	8	1967	Good	9,600	N	N	17715 NE 27TH ST
13	1	106600	0430	05/24/12	\$600,000	\$756,000	1,570	8	1961	VGood	12,706	Y	N	17825 NE 9TH ST
13	0	103600	0770	08/14/12	\$605,000	\$744,000	1,580	8	1974	Good	11,243	N	N	18305 NE 25TH ST
13	1	856302	0330	04/23/12	\$490,000	\$623,000	1,580	8	1966	Good	8,111	N	N	2205 182ND AVE NE
13	0	226000	0040	04/05/13	\$480,000	\$553,000	1,590	8	1977	Good	9,975	N	N	3507 175TH AVE NE
13	0	306260	0240	04/17/14	\$631,000	\$664,000	1,590	8	1972	Good	9,811	N	N	3214 176TH CT NE
13	1	856300	0170	08/15/13	\$635,000	\$708,000	1,590	8	1968	Good	9,375	N	N	1329 176TH AVE NE
13	1	856300	0380	08/10/12	\$508,000	\$625,000	1,590	8	1965	Good	9,000	N	N	1306 176TH AVE NE
13	1	856300	0400	06/20/13	\$527,500	\$596,000	1,590	8	1965	Good	8,000	Y	N	1322 176TH AVE NE
13	1	856302	0260	07/10/12	\$534,000	\$663,000	1,590	8	1967	Avg	9,375	N	N	18116 NE 22ND ST
13	0	752680	0100	07/08/14	\$695,500	\$719,000	1,600	8	1975	Good	9,180	Y	N	3312 181ST PL NE
13	0	752680	0200	10/10/14	\$615,000	\$624,000	1,600	8	1975	Avg	10,062	N	N	18006 NE 33RD ST
13	0	753990	0200	06/19/12	\$450,000	\$562,000	1,600	8	1977	Avg	10,170	N	N	17430 N 33RD ST
13	1	856300	1380	11/22/13	\$720,000	\$783,000	1,600	8	1965	VGood	7,845	N	N	1443 180TH AVE NE
13	1	856306	0060	05/14/13	\$490,400	\$560,000	1,600	8	1972	Good	11,165	N	N	2218 186TH AVE NE
13	1	143760	0030	09/24/12	\$550,000	\$668,000	1,610	8	1974	Good	12,420	N	N	2015 187TH AVE NE
13	0	226000	0110	10/28/13	\$540,000	\$591,000	1,610	8	1976	Good	9,500	N	N	3415 175TH AVE NE
13	0	226000	0340	11/15/14	\$700,000	\$706,000	1,610	8	1975	Avg	9,100	N	N	17405 NE 34TH ST
13	0	404580	0090	05/11/12	\$465,000	\$588,000	1,610	8	1974	Good	12,082	N	N	3030 180TH AVE NE
13	0	437670	0330	08/01/14	\$675,000	\$695,000	1,610	8	1968	VGood	9,225	N	N	18204 NE 28TH ST
13	1	106610	0120	02/07/13	\$462,000	\$541,000	1,620	8	1967	Good	9,474	N	N	17620 NE 8TH PL
13	1	106610	0130	05/24/12	\$405,000	\$510,000	1,620	8	1967	Avg	11,474	N	N	17610 NE 8TH PL
13	0	306260	0110	10/29/12	\$485,000	\$584,000	1,620	8	1972	Avg	9,166	N	N	17417 NE 33RD ST
13	1	337660	0010	12/01/14	\$555,000	\$558,000	1,620	8	1976	Avg	11,000	N	N	17214 NE 14TH ST
13	1	856300	0360	08/14/13	\$490,000	\$546,000	1,620	8	1966	Good	8,160	N	N	1513 177TH AVE NE
13	1	106610	0260	06/20/14	\$681,500	\$707,000	1,630	8	1964	Avg	11,700	N	N	17815 NE 8TH PL
13	1	106610	0330	02/12/13	\$582,000	\$680,000	1,640	8	1972	Good	15,162	N	N	839 179TH CT NE
13	0	306260	0080	02/21/14	\$644,950	\$687,000	1,640	8	1972	Good	8,755	N	N	3206 174TH AVE NE
13	0	306260	0080	11/15/12	\$550,000	\$659,000	1,640	8	1972	Good	8,755	N	N	3206 174TH AVE NE

## Improved Sales Used in This Annual Update Analysis

### Area 091 -- 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
13	1	856300	1130	08/28/14	\$654,000	\$669,000	1,640	8	1965	Good	8,968	N	N	1431 179TH PL NE
13	0	437670	0030	06/04/14	\$746,000	\$777,000	1,650	8	1973	Good	9,619	N	N	18015 NE 30TH ST
13	1	891710	0180	06/04/14	\$583,000	\$607,000	1,650	8	1974	Good	16,411	N	N	2320 185TH PL NE
13	0	404580	0040	07/25/14	\$715,000	\$737,000	1,660	8	1974	VGood	10,000	N	N	3128 181ST AVE NE
13	1	891710	0153	09/10/14	\$585,000	\$597,000	1,660	8	1975	Avg	15,200	N	N	2211 WEST LAKE SAMMAMISH PKWY
13	1	106610	0240	07/01/14	\$510,000	\$528,000	1,670	8	1967	Avg	11,700	N	N	17633 NE 8TH PL
13	0	306260	0230	01/07/13	\$548,000	\$647,000	1,670	8	1972	Good	10,000	N	N	3208 176TH CT NE
13	1	856302	0140	06/06/14	\$570,000	\$593,000	1,670	8	1968	Good	7,200	N	N	2216 182ND AVE NE
13	1	856305	0390	02/07/13	\$485,000	\$568,000	1,670	8	1968	VGood	8,755	N	N	18521 NE 21ST ST
13	1	856305	0460	04/29/13	\$482,000	\$552,000	1,670	8	1968	Good	7,931	N	N	18510 NE 20TH PL
13	1	856305	0520	09/11/12	\$430,000	\$525,000	1,670	8	1968	Good	8,240	N	N	18525 NE 20TH PL
13	1	891710	0189	05/11/13	\$551,000	\$629,000	1,670	8	1975	Good	12,150	N	N	2209 185TH PL NE
13	1	106620	0020	09/11/12	\$512,000	\$625,000	1,680	8	1982	Good	9,960	N	N	17836 NE 12TH ST
13	0	279040	0280	04/15/13	\$538,000	\$619,000	1,680	8	1975	Avg	12,080	N	N	2615 186TH AVE NE
13	0	131300	0140	09/14/13	\$510,000	\$564,000	1,690	8	1966	Good	10,500	N	N	2835 177TH AVE NE
13	1	932970	0250	06/20/13	\$606,200	\$685,000	1,690	8	1987	Avg	12,260	N	N	1835 178TH AVE NE
13	0	131300	0650	07/11/14	\$620,000	\$641,000	1,710	8	1967	Good	10,039	N	N	17917 NE 27TH ST
13	0	226000	0390	06/25/13	\$511,000	\$577,000	1,710	8	1976	Good	10,010	N	N	3418 175TH AVE NE
13	1	856300	0250	08/12/14	\$522,500	\$537,000	1,710	8	1966	Good	9,707	N	N	1423 176TH PL NE
13	1	856300	0530	04/24/14	\$569,000	\$598,000	1,710	8	1966	VGood	9,065	N	N	1512 177TH AVE NE
13	1	856305	0510	06/14/12	\$517,500	\$648,000	1,710	8	1967	Good	10,725	N	N	18517 NE 20TH PL
13	0	752521	1150	07/30/13	\$408,500	\$457,000	1,710	8	1978	Avg	3,009	N	N	2733 174TH AVE NE
13	1	026702	0090	08/18/14	\$580,000	\$595,000	1,720	8	1974	Avg	15,783	N	N	2218 177TH PL NE
13	0	753990	0190	02/14/14	\$650,000	\$693,000	1,720	8	1977	Good	9,540	N	N	17504 NE 33RD ST
13	0	752521	1600	06/07/13	\$360,000	\$408,000	1,720	8	1979	Avg	2,752	N	N	2511 174TH AVE NE
13	0	752521	1620	05/02/13	\$400,000	\$458,000	1,720	8	1979	Good	2,905	N	N	2503 174TH AVE NE
13	1	743150	0361	03/21/13	\$535,000	\$619,000	1,730	8	1950	Good	18,161	Y	N	1002 ROSEMONT BLVD
13	1	106620	0380	07/12/13	\$580,000	\$652,000	1,760	8	1968	Good	9,679	N	N	1028 179TH PL NE
13	1	252505	9077	05/20/14	\$765,000	\$799,000	1,760	8	1976	Good	12,100	N	N	17323 NE 24TH ST
13	0	336650	0060	12/14/12	\$500,000	\$594,000	1,760	8	1974	Avg	12,917	N	N	17726 NE 26TH ST
13	0	103640	0100	10/21/14	\$600,000	\$608,000	1,780	8	1973	Good	13,500	N	N	2407 178TH AVE NE

## Improved Sales Used in This Annual Update Analysis

### Area 091 -- 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
13	0	131300	0440	01/28/13	\$424,000	\$498,000	1,780	8	1966	Good	10,560	N	N	2810 178TH AVE NE
13	1	505680	0280	10/30/12	\$460,000	\$553,000	1,780	8	1968	Good	9,948	N	N	1856 174TH PL NE
13	1	856307	0970	02/13/12	\$512,500	\$665,000	1,780	8	1972	Good	9,840	Y	N	18536 NE 19TH PL
13	0	752510	0500	05/14/13	\$381,000	\$435,000	1,780	8	1975	Good	2,240	N	N	2621 175TH AVE NE
13	1	026701	0020	07/11/14	\$570,000	\$589,000	1,790	8	1972	VGood	7,800	N	N	1832 177TH AVE NE
13	1	144900	0260	11/12/14	\$493,000	\$497,000	1,790	8	1978	Avg	11,393	N	N	2208 180TH PL NE
13	1	856300	0220	10/22/12	\$487,500	\$588,000	1,790	8	1965	Avg	8,992	N	N	1411 176TH PL NE
13	1	856302	0410	05/15/12	\$508,000	\$641,000	1,790	8	1965	Good	12,500	N	N	2011 182ND AVE NE
13	1	891710	0184	07/12/13	\$625,000	\$702,000	1,790	8	1974	VGood	12,592	N	N	2316 185TH PL NE
13	0	752510	0280	04/18/14	\$320,000	\$337,000	1,790	8	1968	Good	2,240	N	N	2614 175TH AVE NE
13	1	856300	1000	08/07/12	\$497,500	\$613,000	1,800	8	1965	Good	11,210	N	N	1330 179TH AVE NE
13	0	752510	0220	11/21/13	\$419,000	\$456,000	1,800	8	1968	Avg	2,240	N	N	2602 175TH AVE NE
13	0	752510	0620	06/18/13	\$410,000	\$464,000	1,800	8	1976	Good	2,276	N	N	2531 175TH AVE NE
13	0	752510	0630	03/11/14	\$365,000	\$387,000	1,800	8	1976	Avg	2,355	N	N	2529 175TH AVE NE
13	0	752510	0690	06/20/12	\$295,000	\$369,000	1,800	8	1976	Good	3,023	N	N	2517 175TH AVE NE
13	0	103600	0620	09/09/13	\$540,000	\$598,000	1,810	8	1968	Good	8,089	N	N	2514 183RD AVE NE
13	1	144900	0250	11/12/13	\$545,000	\$594,000	1,810	8	1978	Good	12,750	N	N	2130 180TH CT NE
13	0	810040	0110	07/08/14	\$557,500	\$577,000	1,820	8	1984	Avg	9,670	N	N	17219 NE 32ND ST
13	1	856302	0380	05/20/14	\$519,900	\$543,000	1,820	8	1967	Good	9,350	N	N	2113 182ND AVE NE
13	1	856303	0350	08/15/12	\$493,500	\$607,000	1,820	8	1966	Avg	9,450	N	N	18352 NE 19TH PL
13	0	131300	0270	05/24/13	\$695,000	\$791,000	1,830	8	1968	VGood	10,974	N	N	17706 NE 27TH ST
13	1	144900	0170	10/15/14	\$480,000	\$487,000	1,840	8	1977	Good	12,741	N	N	2006 180TH CT NE
13	1	144900	0200	08/16/13	\$501,700	\$559,000	1,840	8	1977	Good	13,122	N	N	2028 180TH CT NE
13	0	279040	0030	07/27/12	\$495,000	\$612,000	1,840	8	1975	Good	12,672	N	N	18621 NE 25TH ST
13	0	306260	0100	06/10/13	\$594,000	\$673,000	1,840	8	1972	Good	9,270	N	N	17411 NE 33RD ST
13	0	752510	0040	05/02/13	\$351,000	\$402,000	1,850	8	1968	Avg	2,837	N	N	2410 175TH AVE NE
13	0	752521	0020	07/23/13	\$395,000	\$443,000	1,850	8	1978	Avg	3,107	N	N	2506 174TH AVE NE
13	1	106600	0420	05/03/12	\$570,000	\$722,000	1,860	8	1961	Good	10,304	Y	N	17815 NE 9TH ST
13	0	103600	0250	02/17/12	\$475,000	\$616,000	1,870	8	1968	Good	9,126	N	N	18224 NE 27TH ST
13	0	131300	0220	05/13/14	\$675,000	\$706,000	1,870	8	1968	Good	9,600	N	N	2830 177TH AVE NE
13	0	131300	0040	11/14/14	\$600,000	\$605,000	1,880	8	1965	Good	9,600	N	N	17810 NE 29TH ST

## Improved Sales Used in This Annual Update Analysis

### Area 091 -- 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
13	1	403980	0210	03/22/13	\$450,000	\$521,000	1,880	8	1977	Avg	16,291	N	N	514 176TH LN NE
13	1	856300	1110	07/28/14	\$565,000	\$582,000	1,880	8	1966	Good	9,810	N	N	1447 179TH PL NE
13	1	856300	1150	07/08/13	\$559,000	\$629,000	1,880	8	1966	Avg	8,400	N	N	1419 179TH PL NE
13	0	306260	0050	07/14/14	\$745,000	\$770,000	1,890	8	1970	Good	12,432	N	N	3219 174TH AVE NE
13	0	437670	0380	07/29/13	\$505,000	\$565,000	1,890	8	1968	Good	9,225	N	N	18128 NE 30TH ST
13	0	752680	0040	08/27/14	\$716,000	\$733,000	1,900	8	1975	Good	9,780	N	N	3327 181ST PL NE
13	0	131300	0240	11/19/13	\$500,000	\$544,000	1,910	8	1968	Avg	10,800	N	N	2818 177TH AVE NE
13	0	313410	0157	09/13/12	\$442,000	\$539,000	1,910	8	1976	Good	11,026	N	N	17427 NE 38TH ST
13	0	896501	0070	04/21/14	\$640,000	\$673,000	1,910	8	1973	Good	9,847	N	N	3403 179TH AVE NE
13	0	025990	0320	07/17/14	\$615,000	\$635,000	1,910	8	2001	Avg	3,427	N	N	17233 NE 25TH WAY
13	1	856300	1240	09/24/12	\$544,000	\$661,000	1,920	8	1966	Good	8,653	N	N	17927 NE 13TH PL
13	1	392010	0090	01/25/12	\$560,000	\$731,000	1,930	8	1970	Good	13,569	N	N	2212 184TH AVE NE
13	1	403980	0200	11/20/12	\$570,000	\$682,000	1,930	8	1978	VGood	18,135	N	N	520 176TH LN NE
13	1	856300	1570	03/31/14	\$620,000	\$655,000	1,930	8	1964	Avg	8,400	N	N	1404 180TH AVE NE
13	0	103600	0720	12/04/13	\$616,000	\$668,000	1,940	8	1969	Good	10,696	N	N	18317 NE 25TH ST
13	1	106620	0040	10/22/12	\$535,000	\$645,000	1,950	8	1973	Good	9,840	N	N	17824 NE 12TH ST
13	1	856300	0760	09/03/13	\$610,000	\$676,000	1,950	8	1975	VGood	7,289	N	N	1414 177TH AVE NE
13	0	025990	0190	12/06/13	\$680,000	\$737,000	1,950	8	2001	Avg	3,678	N	N	17300 NE 25TH WAY
13	0	437680	0010	08/14/14	\$610,000	\$626,000	1,960	8	1973	Good	9,021	N	N	18235 NE 28TH ST
13	0	103600	0080	10/09/14	\$525,000	\$533,000	1,970	8	1968	Good	8,000	N	N	2509 181ST AVE NE
13	0	752521	1410	07/15/14	\$425,500	\$439,000	1,970	8	1978	Avg	2,752	N	N	2621 174TH AVE NE
13	1	856302	0350	06/18/13	\$610,000	\$690,000	1,980	8	1965	Good	10,393	N	N	2119 182ND AVE NE
13	0	752510	0430	02/20/14	\$445,000	\$474,000	1,980	8	1968	VGood	2,300	N	N	2635 175TH AVE NE
13	0	437680	0030	09/04/13	\$749,995	\$831,000	2,000	8	1973	Good	12,852	N	N	18247 NE 28TH ST
13	0	152355	0480	06/13/14	\$580,000	\$603,000	2,040	8	1992	Avg	4,627	N	N	17426 NE 28TH ST
13	1	437700	0100	09/25/14	\$704,000	\$717,000	2,050	8	1976	VGood	12,500	N	N	17227 NE 20TH PL
13	0	103600	0310	09/26/13	\$527,000	\$581,000	2,060	8	1974	Good	8,159	N	N	2620 183RD AVE NE
13	0	103600	0760	08/13/12	\$550,000	\$677,000	2,060	8	1974	VGood	9,173	N	N	18309 NE 25TH ST
13	0	131300	0340	09/24/12	\$587,500	\$714,000	2,080	8	1968	VGood	9,600	N	N	2801 179TH AVE NE
13	0	103600	0170	03/26/12	\$550,000	\$705,000	2,110	8	1968	Good	8,825	N	N	2709 181ST AVE NE
13	1	856301	0300	11/26/14	\$746,000	\$751,000	2,110	8	1966	VGood	8,190	N	N	17919 NE 19TH PL



## Improved Sales Used in This Annual Update Analysis

### Area 091 -- 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
13	1	106620	0030	06/12/13	\$570,000	\$645,000	2,120	8	1969	Good	9,960	N	N	17832 NE 12TH ST
13	0	131300	0360	05/18/12	\$485,000	\$612,000	2,120	8	1967	Good	9,600	N	N	2809 179TH AVE NE
13	1	505680	0340	09/01/13	\$601,500	\$667,000	2,120	8	1968	VGood	9,200	N	N	17318 NE 18TH PL
13	0	752510	0700	05/21/12	\$354,000	\$446,000	2,170	8	1968	Avg	3,328	N	N	2513 175TH AVE NE
13	0	025990	0050	06/10/13	\$611,000	\$692,000	2,170	8	2000	Avg	3,840	N	N	2484 173RD PL NE
13	1	403980	0180	12/22/14	\$625,000	\$626,000	2,180	8	1977	Good	22,194	N	N	501 176TH LN NE
13	1	337660	0110	04/28/14	\$604,900	\$635,000	2,190	8	1975	Good	9,900	N	N	17200 NE 14TH ST
13	1	856300	1410	06/11/12	\$512,000	\$641,000	2,200	8	1965	Good	7,680	N	N	1427 180TH AVE NE
13	1	856303	0070	08/24/12	\$575,000	\$705,000	2,200	8	1968	Good	7,665	N	N	1601 184TH AVE NE
13	1	143760	0100	08/17/12	\$535,000	\$657,000	2,230	8	1974	Good	12,006	N	N	2026 187TH AVE NE
13	1	856302	0360	05/29/13	\$561,000	\$638,000	2,230	8	1966	Avg	11,894	N	N	2117 182ND AVE NE
13	1	252505	9184	03/14/12	\$555,000	\$714,000	2,240	8	1987	Good	12,000	N	N	17219 NE 22ND CT
13	0	025990	0450	03/11/13	\$610,500	\$708,000	2,240	8	2001	Avg	4,505	N	N	2456 172ND AVE NE
13	0	336650	0160	01/17/14	\$490,000	\$526,000	2,250	8	1974	Good	12,070	N	N	17813 NE 26TH ST
13	0	752510	0060	08/20/14	\$497,000	\$510,000	2,250	8	1968	Good	3,463	N	N	2506 175TH AVE NE
13	1	106630	0220	02/08/13	\$580,000	\$679,000	2,260	8	1967	Good	9,180	N	N	17449 NE 11TH ST
13	0	025990	0330	04/25/13	\$615,000	\$705,000	2,300	8	2000	Avg	3,664	N	N	17239 NE 25TH WAY
13	0	226000	0030	09/16/12	\$540,000	\$658,000	2,320	8	1977	Good	11,000	N	N	3523 175TH AVE NE
13	0	437670	0430	07/16/14	\$572,000	\$591,000	2,340	8	1973	Avg	9,225	N	N	18209 NE 31ST ST
13	0	753990	0020	04/23/12	\$550,000	\$699,000	2,350	8	1977	Avg	9,000	N	N	17614 NE 33RD PL
13	0	753990	0090	10/10/12	\$490,000	\$593,000	2,350	8	1977	Avg	13,050	N	N	17507 NE 33RD PL
13	0	313410	0162	07/17/14	\$785,000	\$810,000	2,410	8	1978	Good	17,400	N	N	3610 173RD CT NE
13	0	103600	0910	03/21/12	\$460,000	\$590,000	2,420	8	1965	Good	11,792	N	N	18016 NE 28TH ST
13	0	131300	0540	07/10/12	\$547,500	\$680,000	2,420	8	1967	Good	10,418	N	N	2826 179TH AVE NE
13	0	864430	0050	03/22/12	\$467,500	\$600,000	2,430	8	1976	Good	9,600	N	N	3022 177TH AVE NE
13	0	131300	0210	07/25/12	\$520,000	\$643,000	2,440	8	1966	VGood	9,804	N	N	17705 NE 29TH ST
13	1	856302	0020	09/12/13	\$590,000	\$653,000	2,440	8	1967	Good	7,875	N	N	2008 182ND AVE NE
13	1	743150	0280	11/10/14	\$959,750	\$969,000	2,460	8	1957	Good	50,002	Y	N	1088 185TH AVE NE
13	1	856304	0060	05/21/14	\$875,000	\$914,000	2,460	8	1969	Good	8,332	N	N	2025 183RD AVE NE
13	0	336650	0010	05/24/12	\$551,000	\$694,000	2,500	8	1974	Avg	12,350	N	N	17910 NE 26TH ST
13	0	864430	0250	09/05/13	\$585,000	\$648,000	2,510	8	1975	Avg	13,565	N	N	17621 NE 31ST PL

## Improved Sales Used in This Annual Update Analysis

### Area 091 -- 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
13	0	152355	0380	03/15/12	\$629,000	\$809,000	2,590	8	2008	Avg	5,540	N	N	17441 NE 28TH ST
13	0	131300	0630	06/22/13	\$625,000	\$706,000	2,610	8	1967	Good	10,372	N	N	17918 NE 27TH ST
13	0	226000	0120	04/30/13	\$499,950	\$573,000	2,620	8	1977	VGood	9,000	N	N	3405 175TH AVE NE
13	0	313410	0147	05/30/13	\$682,500	\$775,000	2,620	8	1985	Avg	10,190	N	N	3813 WEST LAKE SAMMAMISH PKWY
13	0	752510	0290	09/11/13	\$433,000	\$479,000	2,630	8	1968	VGood	3,040	N	N	2616 175TH AVE NE
13	0	752510	0710	07/11/12	\$390,000	\$484,000	2,630	8	1968	Good	2,638	N	N	2511 175TH AVE NE
13	0	131310	0040	07/25/13	\$617,000	\$691,000	2,700	8	1968	VGood	18,188	Y	N	2817 176TH PL NE
13	0	313410	0045	04/20/12	\$605,000	\$770,000	2,700	8	1995	Good	10,245	Y	N	3417 180TH AVE NE
13	1	026701	0030	04/23/14	\$650,000	\$683,000	2,770	8	1972	Good	7,800	N	N	1904 177TH AVE NE
13	0	864430	0170	07/03/14	\$600,000	\$621,000	3,000	8	1975	Good	13,899	N	N	17606 NE 30TH PL
13	0	864430	0100	05/10/12	\$533,500	\$675,000	3,020	8	1975	Good	10,459	N	N	17637 NE 30TH PL
13	0	313410	0118	08/08/12	\$545,000	\$671,000	3,080	8	2001	Avg	11,696	N	N	3520 172ND AVE NE
13	0	313410	0113	03/04/14	\$870,000	\$924,000	3,120	8	2013	Avg	5,579	N	N	17345 NE 36TH ST
13	1	252505	9172	11/25/14	\$664,000	\$668,000	3,190	8	1979	Good	12,196	N	N	17769 NE 24TH ST
13	1	856303	0320	12/16/14	\$656,500	\$658,000	3,260	8	1966	Good	7,350	N	N	18336 NE 19TH PL
13	1	856303	0220	04/01/13	\$770,000	\$889,000	3,380	8	1967	Good	13,300	N	N	1837 184TH AVE NE
13	0	279040	0300	05/09/12	\$620,000	\$784,000	3,430	8	1975	Good	11,514	N	N	18508 NE 26TH ST
13	1	856301	0630	09/12/13	\$779,000	\$862,000	3,530	8	1966	Avg	9,280	Y	N	1326 183RD AVE NE
13	1	856301	0570	04/24/12	\$630,500	\$801,000	3,640	8	1966	Good	11,289	N	N	18019 NE 12TH PL
13	1	414165	0150	03/18/13	\$700,000	\$811,000	1,470	9	1980	Good	13,063	N	N	18612 NE 16TH ST
13	0	313410	0149	06/21/13	\$575,000	\$650,000	1,620	9	1978	Good	12,240	N	N	3629 173RD CT NE
13	1	856308	0270	08/21/14	\$824,000	\$845,000	1,620	9	1974	Good	14,240	Y	N	18521 NE 19TH PL
13	1	106610	0430	06/20/12	\$639,000	\$798,000	1,630	9	1979	Good	11,995	N	N	910 179TH CT NE
13	1	414165	0200	03/16/12	\$675,000	\$868,000	1,720	9	1988	Good	11,360	N	N	1708 187TH AVE NE
13	1	856307	0030	05/13/14	\$645,000	\$675,000	1,740	9	1975	Good	13,750	N	N	1673 185TH AVE NE
13	1	414165	0090	02/15/12	\$575,000	\$746,000	1,750	9	1979	Avg	9,450	Y	N	1407 187TH AVE NE
13	1	894150	0110	11/19/12	\$799,900	\$957,000	1,770	9	1978	Good	24,707	Y	N	18930 NE 20TH CT
13	1	894150	0060	04/23/12	\$500,000	\$635,000	1,830	9	1978	Avg	12,000	N	N	18915 NE 20TH CT
13	1	856301	0860	05/21/13	\$645,000	\$735,000	1,880	9	1966	Avg	8,400	N	N	1339 183RD AVE NE
13	1	752690	0130	12/24/12	\$587,500	\$696,000	1,940	9	1975	Avg	13,366	Y	N	701 177TH LN NE
13	1	856301	0810	12/05/12	\$653,400	\$778,000	1,950	9	1966	Good	7,875	N	N	1501 184TH AVE NE

## Improved Sales Used in This Annual Update Analysis

### Area 091 -- 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
13	0	279041	0250	05/05/14	\$615,000	\$645,000	1,960	9	1977	Good	11,700	N	N	18427 NE 26TH WAY
13	1	856305	0240	01/11/13	\$595,500	\$702,000	2,010	9	1968	Good	8,050	N	N	2027 184TH AVE NE
13	0	279040	0380	12/01/14	\$560,000	\$563,000	2,020	9	1976	Good	11,935	N	N	18510 NE 25TH ST
13	1	856303	0280	05/13/14	\$700,000	\$732,000	2,030	9	1975	Good	8,398	N	N	18307 NE 19TH PL
13	0	192506	9176	07/12/13	\$785,000	\$882,000	2,040	9	1974	Good	16,117	Y	N	3071 WEST LAKE SAMMAMISH PKWY
13	1	856308	0060	07/18/12	\$900,000	\$1,115,000	2,090	9	1977	Good	11,400	Y	N	1428 185TH AVE NE
13	1	856301	0130	07/25/14	\$1,300,000	\$1,340,000	2,180	9	2009	Avg	7,752	N	N	1820 180TH AVE NE
13	0	152356	0020	03/06/12	\$535,000	\$690,000	2,190	9	2000	Avg	6,007	N	N	3011 172ND CT NE
13	1	359100	0050	04/06/12	\$735,000	\$939,000	2,300	9	1996	Avg	25,039	N	N	17416 NE 20TH CT
13	1	856307	0250	08/30/13	\$690,000	\$766,000	2,330	9	1993	Good	10,000	N	N	18422 NE 15TH PL
13	1	359100	0060	04/15/13	\$775,000	\$891,000	2,360	9	1996	Avg	15,245	N	N	17408 NE 20TH CT
13	1	932960	0110	04/12/13	\$639,000	\$735,000	2,370	9	1990	Avg	16,828	N	N	2103 178TH AVE NE
13	0	131310	0070	07/11/13	\$540,000	\$607,000	2,400	9	1977	Good	20,654	N	N	2802 176TH PL NE
13	0	721232	0140	04/24/14	\$678,000	\$712,000	2,410	9	1985	Avg	12,029	N	N	2404 176TH CT NE
13	0	192506	9099	08/25/14	\$915,000	\$937,000	2,500	9	2001	Avg	9,808	N	N	3205 WEST LAKE SAMMAMISH PKWY
13	0	666660	0020	04/14/14	\$745,000	\$784,000	2,530	9	1996	Avg	12,182	N	N	17204 NE 26TH CT
13	1	856301	0290	07/27/12	\$649,500	\$803,000	2,540	9	1977	Good	9,682	N	N	17915 NE 19TH PL
13	1	932960	0180	05/08/13	\$660,000	\$754,000	2,620	9	1987	Avg	13,500	N	N	2030 178TH AVE NE
13	1	359100	0030	08/23/14	\$728,000	\$746,000	2,650	9	1994	Avg	13,684	N	N	17319 NE 20TH CT
13	0	313410	0117	12/18/13	\$927,700	\$1,003,000	2,680	9	2013	Avg	5,776	N	N	17325 NE 36TH ST
13	1	362505	9105	08/26/13	\$784,000	\$871,000	2,700	9	1967	Good	21,780	Y	N	659 WEST LAKE SAMMAMISH PKWY
13	1	252505	9197	11/24/12	\$695,500	\$831,000	2,810	9	1997	Avg	12,534	N	N	2314 179TH CT NE
13	1	856308	0020	10/28/14	\$740,000	\$749,000	2,960	9	1978	Good	9,350	Y	N	18510 NE 15TH PL
13	1	252505	9065	08/22/12	\$790,000	\$969,000	2,970	9	2011	Avg	10,481	N	N	1450 173RD AVE NE
13	0	666660	0010	01/29/13	\$660,000	\$774,000	2,970	9	1998	Avg	13,231	N	N	2624 172ND AVE NE
13	1	856307	0280	02/27/14	\$725,200	\$771,000	3,210	9	1972	Good	15,367	N	N	1241 185TH AVE NE
13	1	743150	0339	12/02/13	\$1,012,000	\$1,098,000	3,240	9	1977	Good	17,559	Y	N	1010 185TH AVE NE
13	1	252505	9219	11/05/14	\$1,300,000	\$1,313,000	3,552	9	2014	Avg	10,540	N	N	1517 175TH PL NE
13	1	856301	0600	06/05/13	\$860,000	\$976,000	4,370	9	2002	Avg	12,300	N	N	1308 183RD AVE NE
13	0	313410	0075	10/22/12	\$675,000	\$814,000	2,120	10	1990	Avg	18,573	N	N	17610 NE 35TH CT
13	0	152355	0140	03/08/13	\$608,000	\$706,000	2,380	10	1998	Avg	5,128	N	N	3031 173RD CT NE

## Improved Sales Used in This Annual Update Analysis

### Area 091 -- 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
13	0	664879	0050	04/21/14	\$750,000	\$788,000	2,870	10	1989	Avg	11,021	N	N	17615 NE 34TH CT
13	0	721232	0020	09/30/13	\$720,000	\$793,000	2,940	10	1983	Avg	12,259	N	N	2415 176TH CT NE
13	0	313410	0043	05/13/13	\$929,000	\$1,060,000	2,960	10	2008	Avg	9,161	N	N	3415 180TH AVE NE
13	1	403990	0040	02/12/14	\$995,000	\$1,062,000	3,020	10	1996	Avg	14,244	Y	N	354 NORTHUP WAY
13	0	313410	0216	03/26/13	\$930,000	\$1,075,000	3,080	10	2004	Avg	11,475	Y	N	17411 NE 39TH CT
13	1	856307	0200	10/29/12	\$1,107,000	\$1,332,000	3,770	10	2001	Avg	13,877	Y	N	1433 185TH AVE NE
13	0	752680	0130	11/07/12	\$912,000	\$1,095,000	4,020	10	2006	Avg	9,798	Y	N	3402 181ST PL NE
13	1	403980	0080	05/29/14	\$1,355,000	\$1,413,000	4,770	10	1984	Avg	13,703	Y	N	600 175TH PL NE
13	1	743150	0270	09/27/13	\$1,020,000	\$1,124,000	3,250	11	1991	Avg	27,331	Y	N	1082 185TH AVE NE
13	0	313410	0200	01/06/12	\$1,150,000	\$1,510,000	4,260	11	2004	Avg	10,616	Y	N	17303 NE 39TH CT



## Improved Sales Removed in This Annual Update Analysis

### Area 091 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
4	1	025960	0450	12/05/12	\$402,318	FINANCIAL INSTITUTION RESALE; NO MARKET EXPOSURE
4	1	025960	0920	05/09/12	\$89,735	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
4	1	025970	0100	07/03/12	\$280,000	NO MARKET EXPOSURE
4	1	025980	0670	01/03/13	\$292,700	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	1	025980	0920	02/10/12	\$290,000	SHORT SALE
4	1	029150	0190	04/25/13	\$220,695	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); CORPORATE AFFILIATES
4	1	068620	0420	09/20/12	\$350,000	SALE DATA DOES NOT MATCHED ASSESSED VALUE
4	1	068620	0510	06/10/14	\$350,000	NO MARKET EXPOSURE
4	1	068620	0596	06/11/12	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
4	1	068620	0740	06/27/12	\$350,000	MODEL DEVELOPMENT EXCLUSION
4	1	068620	1190	07/05/12	\$432,198	NON-REPRESENTATIVE SALE
4	1	068620	1200	02/18/14	\$739,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	1	068630	0350	08/05/13	\$169,000	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); RELATED PARTY, FRIEND, OR NEIGHBOR
4	1	068630	0350	11/18/13	\$338,000	NO MARKET EXPOSURE; QUESTIONABLE PER APPRAISAL
4	1	068630	0470	02/12/13	\$470,000	DIAGNOSTIC OUTLIER
4	1	068630	0590	05/08/13	\$654,217	FORCED SALE; NO MARKET EXPOSURE
4	1	068630	0820	05/29/12	\$455,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	1	068630	1080	09/10/12	\$520,000	UNFINISHED AREA
4	1	068640	0380	04/24/14	\$532,000	NO MARKET EXPOSURE
4	1	068640	0840	07/17/12	\$340,000	STATISTICAL OUTLIER
4	1	068640	0920	05/11/12	\$372,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	1	068640	0920	10/23/13	\$545,000	RELOCATION - SALE TO SERVICE
4	1	068645	0240	09/24/13	\$497,000	UNFINISHED AREA
4	1	183030	0160	10/11/12	\$431,450	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	1	242505	9074	01/28/14	\$420,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
4	1	242505	9125	06/05/12	\$983,668	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
4	1	252505	9033	12/06/12	\$385,000	STATISTICAL OUTLIER
4	1	329840	0330	06/19/13	\$277,500	FORCED SALE; NO MARKET EXPOSURE
4	1	329840	0680	03/29/12	\$233,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE



## Improved Sales Removed in This Annual Update Analysis

### Area 091 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
4	1	329850	0610	10/02/13	\$343,500	OBSOLESCENCE
4	1	329850	0690	07/08/14	\$300,000	MODEL DEVELOPMENT EXCLUSION
4	1	329850	0750	06/25/12	\$300,000	NON-REPRESENTATIVE SALE
4	1	404070	0080	09/30/14	\$380,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	1	404070	0210	11/14/13	\$187,569	DOR RATIO; QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; STATEMENT TO DOR
4	1	419350	0150	11/26/13	\$658,000	RELOCATION - SALE TO SERVICE
4	1	691870	0100	02/27/12	\$330,000	STATISTICAL OUTLIER
4	1	691870	0320	05/14/12	\$469,000	NO MARKET EXPOSURE
4	1	691870	0370	10/27/14	\$610,000	DIAGNOSTIC OUTLIER
4	1	737630	0047	02/12/14	\$898,000	DIAGNOSTIC OUTLIER
4	1	775160	0130	06/03/13	\$325,000	QUIT CLAIM DEED; CORPORATE AFFILIATES; STATEMENT TO DOR
4	1	775180	0115	05/15/12	\$300,000	NO MARKET EXPOSURE
4	1	775220	0105	09/27/12	\$459,950	MODEL DEVELOPMENT EXCLUSION
4	1	775250	0120	04/26/13	\$665,000	RELOCATION - SALE TO SERVICE
4	1	955730	0580	01/10/12	\$433,387	BANKRUPTCY - RECEIVER OR TRUSTEE; NON-GOV'T TO GOV'T; NO MARKET EXPOSURE
13	1	026700	0040	07/18/12	\$451,280	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
13	1	026701	0020	12/02/13	\$376,400	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
13	0	103600	0870	06/25/13	\$425,250	BANKRUPTCY - RECEIVER OR TRUSTEE; SELLING OR BUYING COSTS AFFECTING SALE PRICE
13	1	106600	0040	03/29/13	\$425,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
13	1	106600	0100	04/23/13	\$428,330	UNFINISHED AREA; BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
13	1	106620	0300	02/05/13	\$660,250	IMP. CHARACTERISTICS CHANGED SINCE SALE; QUIT CLAIM DEED
13	0	131300	0090	06/19/12	\$477,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
13	0	131300	0240	08/18/14	\$708,000	ACTIVE PERMIT BEFORE SALE >25K
13	0	131300	0270	09/14/12	\$425,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
13	0	131300	0270	12/13/12	\$419,900	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
13	1	144900	0040	10/06/14	\$457,850	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
13	1	144900	0150	02/16/12	\$340,000	DIAGNOSTIC OUTLIER
13	0	192506	9185	12/29/14	\$442,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
13	1	252505	9196	05/13/13	\$610,000	NON-REPRESENTATIVE SALE; SHORT SALE

## Improved Sales Removed in This Annual Update Analysis

### Area 091 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
13	1	252505	9218	12/06/13	\$920,000	DIAGNOSTIC OUTLIER
13	0	279041	0070	01/18/12	\$148,690	DOR RATIO; NO MARKET EXPOSURE
13	0	313410	0071	06/27/12	\$780,500	SALE DATA DOES NOT MATCHED ASSESSED VALUE
13	0	313410	0119	07/08/13	\$821,500	DIAGNOSTIC OUTLIER
13	0	313410	0121	06/21/13	\$850,000	MODEL DEVELOPMENT EXCLUSION
13	1	327576	0190	09/18/12	\$110,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
13	0	404580	0040	04/04/14	\$555,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
13	1	414165	0050	05/29/13	\$760,200	STATISTICAL OUTLIER
13	0	437670	0330	07/20/12	\$432,000	NO MARKET EXPOSURE
13	1	505680	0050	05/02/12	\$650,000	NO MARKET EXPOSURE
13	1	681100	0240	04/01/13	\$417,100	DIAGNOSTIC OUTLIER
13	0	752510	0010	03/30/12	\$240,561	IMP. CHARACTERISTICS CHANGED SINCE SALE
13	0	752521	1150	07/30/13	\$408,500	RELOCATION - SALE TO SERVICE
13	0	752680	0080	03/05/13	\$15,000	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
13	0	752680	0180	06/26/12	\$413,000	NON-REPRESENTATIVE SALE
13	1	752690	0010	06/13/13	\$465,000	NON-REPRESENTATIVE SALE; SHORT SALE
13	1	752690	0080	12/28/12	\$399,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
13	1	752690	0090	03/13/13	\$510,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
13	1	752690	0120	04/30/14	\$1,198,000	SALE DATA DOES NOT MATCHED ASSESSED VALUE
13	1	856300	1080	09/20/12	\$387,800	STATISTICAL OUTLIER
13	1	856300	1190	06/12/13	\$450,000	NO MARKET EXPOSURE
13	1	856300	1290	10/02/12	\$640,000	NON-REPRESENTATIVE SALE
13	1	856301	0060	11/11/14	\$76,262	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
13	1	856301	0510	09/27/12	\$335,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
13	1	856301	0640	12/23/14	\$863,000	RELOCATION - SALE TO SERVICE
13	1	856303	0530	09/13/12	\$530,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
13	1	856305	0160	06/15/12	\$445,729	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
13	1	856305	0470	04/08/14	\$400,000	STATISTICAL OUTLIER
13	1	856306	0060	03/01/13	\$500,000	FORCED SALE; EXEMPT FROM EXCISE TAX

## Improved Sales Removed in This Annual Update Analysis

### Area 091 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
13	1	856307	0010	02/13/12	\$639,000	NO MARKET EXPOSURE; STATEMENT TO DOR
13	1	856307	0220	07/26/12	\$835,000	NO MARKET EXPOSURE
13	1	856307	0240	12/26/13	\$495,000	NO MARKET EXPOSURE
13	1	856307	0320	04/23/14	\$1,060,000	ASSUMPTION OF MORTGAGE W/NO ADDL CONSIDERATION PD
13	1	891710	0136	07/08/14	\$720,226	NO MARKET EXPOSURE
13	0	896500	0240	06/20/14	\$242,527	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR



## Vacant Sales Used in this Annual Update Analysis

### Area 091

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
13	0	192506	9191	02/13/14	\$425,000	10,454	Y	N
13	0	313410	0050	07/10/13	\$280,000	10,173	N	N
13	0	313410	0146	12/17/13	\$350,000	11,780	N	N
13	0	313410	0146	04/06/12	\$226,610	11,780	N	N

## Vacant Sales Removed in this Annual Update Analysis

### Area 091

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
4	1	242505	9176	06/08/12	\$299,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
4	1	737630	0047	10/31/12	\$240,000	DOR RATIO; TEAR DOWN
13	0	192506	9096	11/19/12	\$1,300,000	DOR RATIO; BUILDER OR DEVELOPER SALES
13	0	313410	0050	07/10/13	\$280,000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
13	1	106610	0420	11/14/14	\$140,000	DOR RATIO; PREVIOUS IMP. VALUE <= 25K
13	1	856302	0040	06/12/12	\$150,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR

# Uniform Standards of Professional Appraisal Practice Compliance

## Client and Intended Use of the Appraisal:

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

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

## Definition and date of value estimate:

### Market Value

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

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

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

### Highest and Best Use

#### **RCW 84.40.030**

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

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

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

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

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

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

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

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

**Date of Value Estimate**

**RCW 84.36.005**

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

**RCW 36.21.080**

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

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





## Property Rights Appraised: Fee Simple

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

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

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

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

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

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

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

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

## Assumptions and Limiting Conditions:

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

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

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

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

## Certification:

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

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

None

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

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

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

7/9/2015

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**  
**Assessor**

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

Please follow these standards as you perform your tasks.

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

Lloyd Hara  
King County Assessor