

NW Bellevue/ Enatai/ Meydenbauer/ Beaux Arts

Area: 092

Residential Revalue for 2015 Assessment Roll



Area 092 is located on the eastern side of Lake Washington, north and south of the central business district of Bellevue. It includes the municipalities of Bellevue, Beaux Arts and a portion of Clyde Hill. Three major highways serve the area that provide access to Seattle and communities to the north, south and east. Situated along the southwestern boundary of Area 92 are some of the most desirable waterfront properties on the Eastside of King County. Many of the upland parcels have expansive views of Lake Washington and Bellevue skyline as well as views of the Olympic Mountains, Cascade Mountains, Mount Rainier, surrounding territory and Seattle skyline. The regional economy includes a large employment base in the high-tech industries and other businesses. This area has convenient access to major shopping districts such as Bellevue Square, Factoria Mall and Crossroads Mall. Area 92 is also known for the award winning schools that serve this 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.

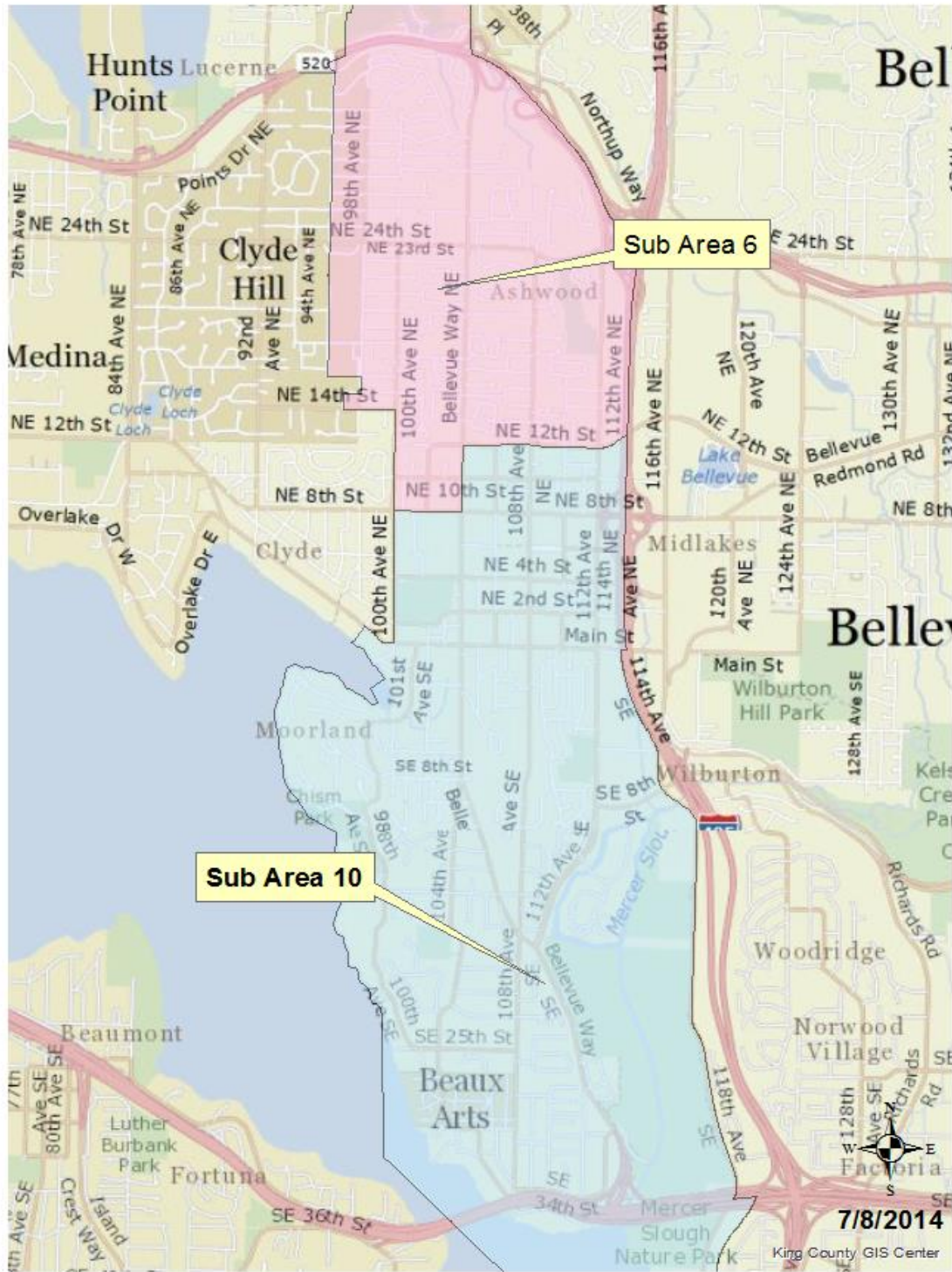
Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you.

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

Sincerely,

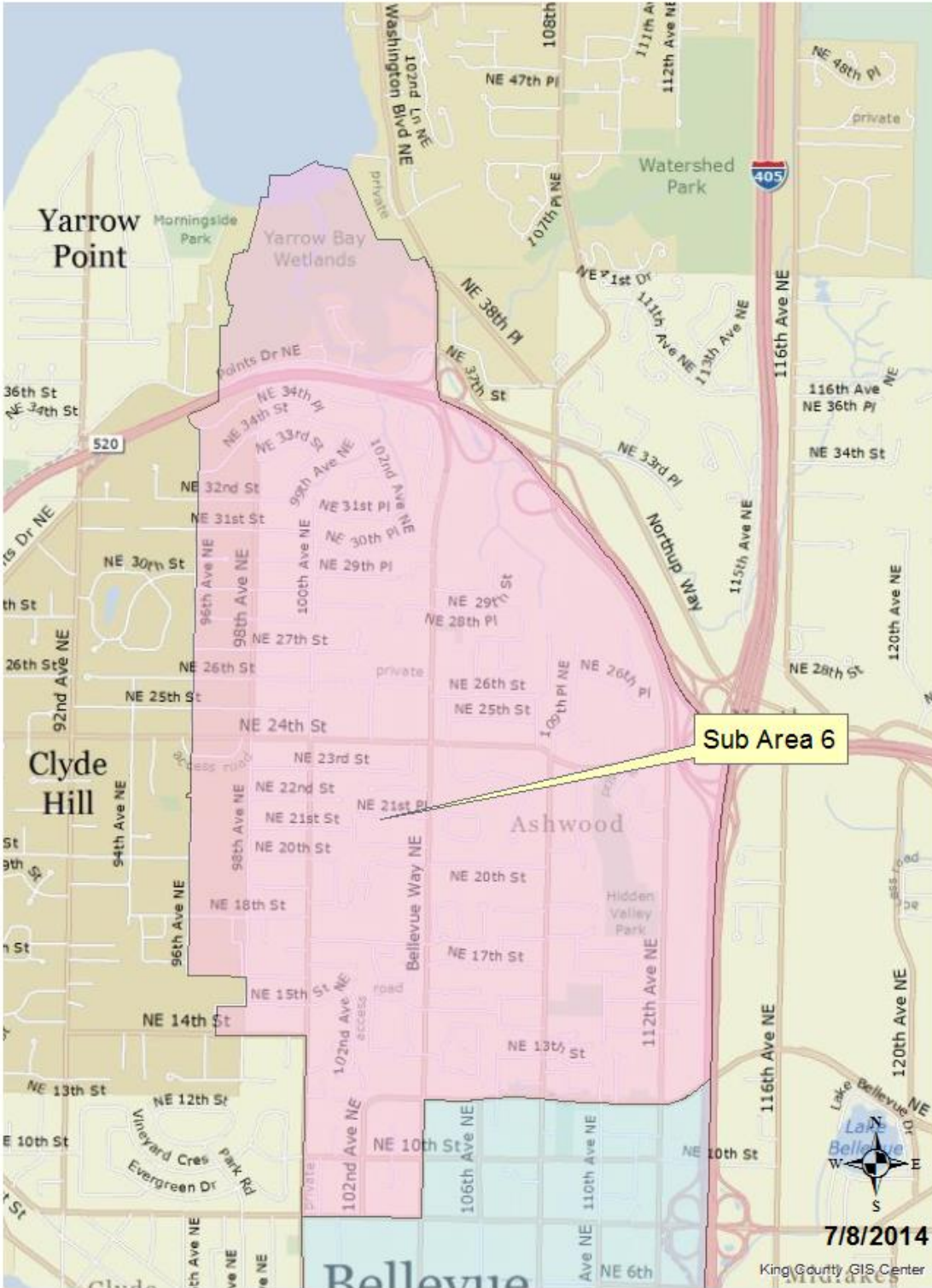
Lloyd Hara
Assessor

Area 092 Map

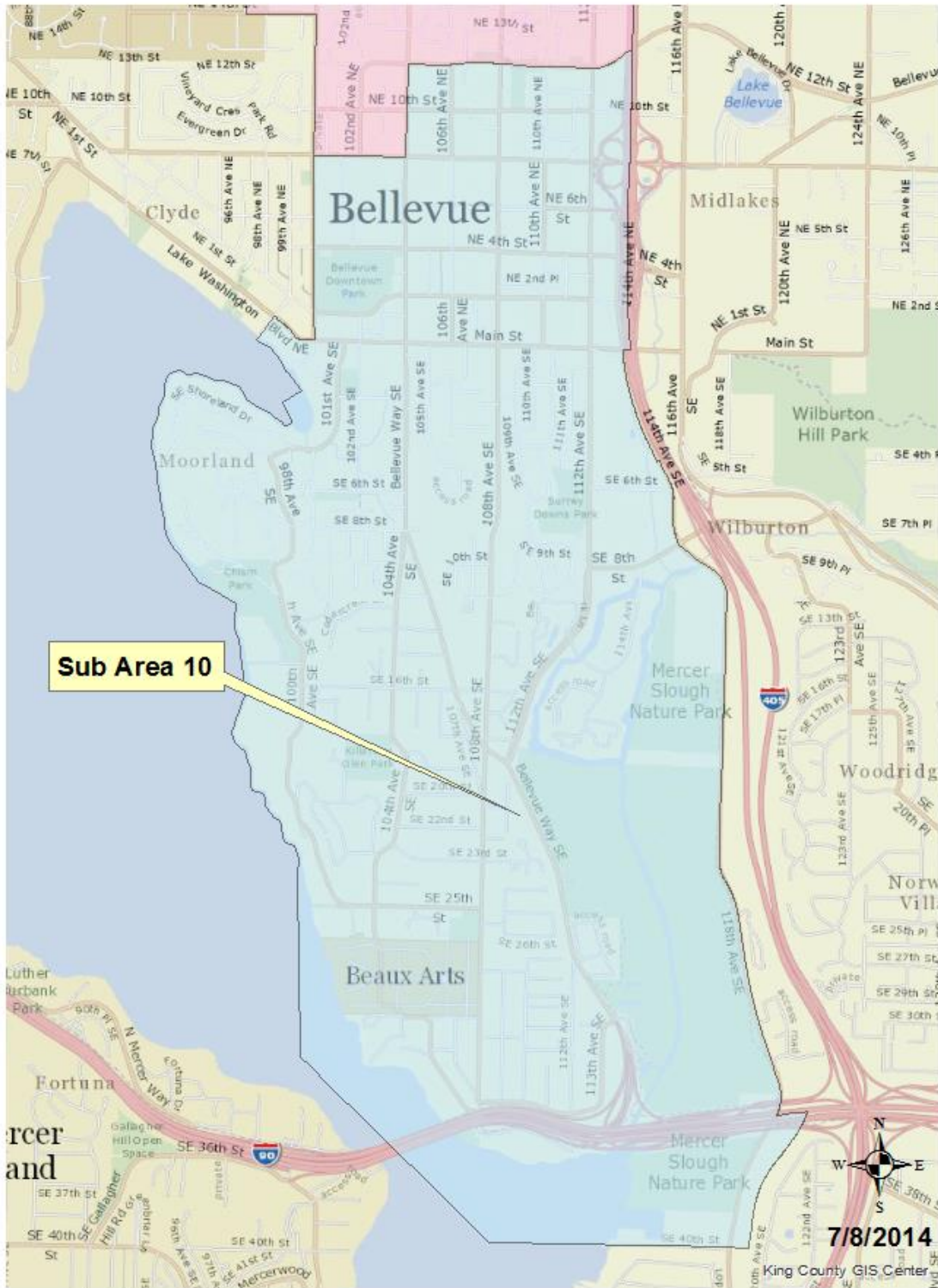


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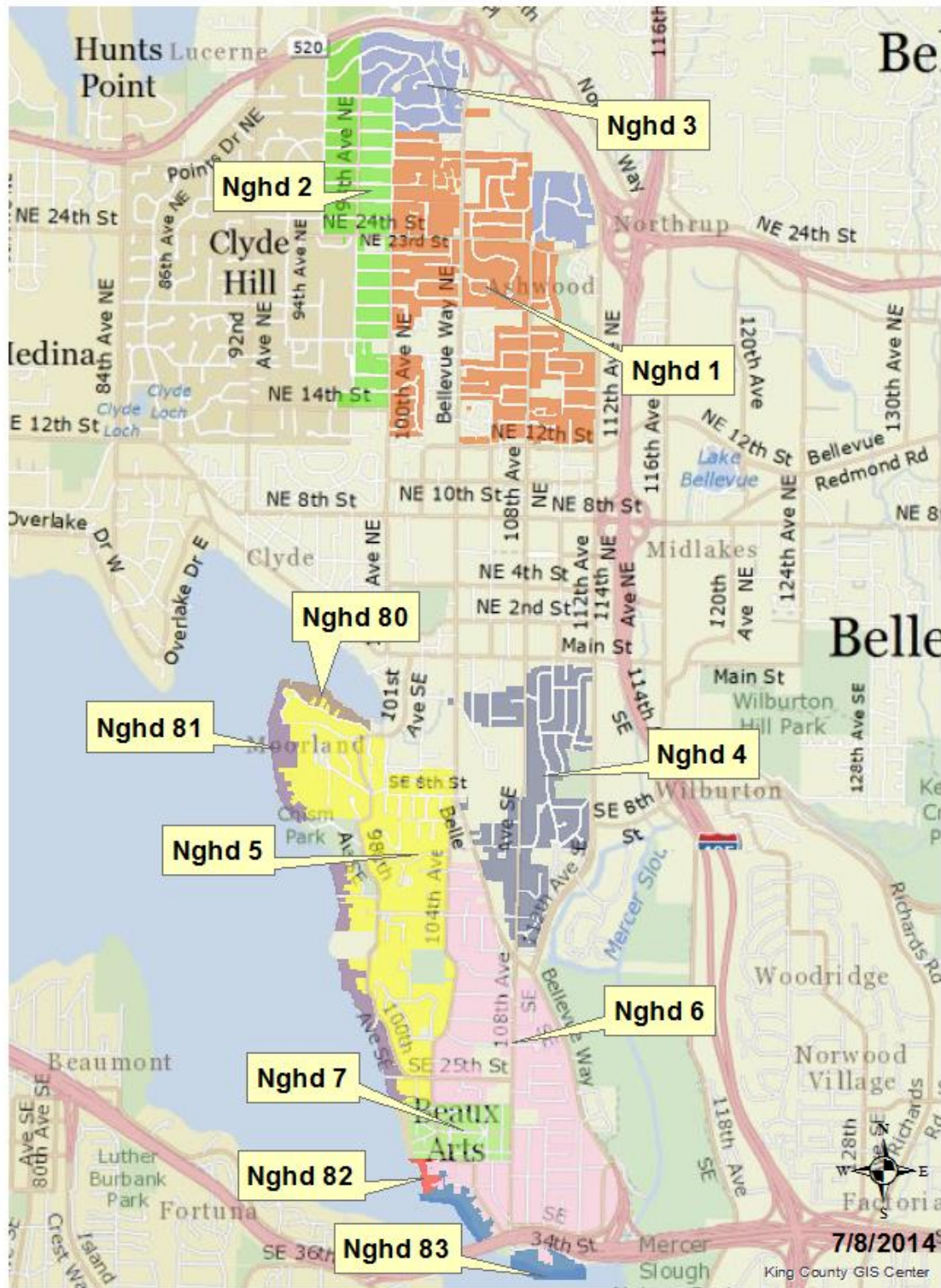
Area 092 - Sub Area 6 Map



Area 092 - Sub Area 10 Map



Area 092 - Neighborhood Map



Area 092 Housing Profile



Grade 5 / Year Built 1900/ Total Living Area 520
Account Number 126620-0330



Grade 6/ Year Built 1950/ Total Living Area 1370
Account Number 126620-0120



Grade 7 / Year Built 1953/ Total Living Area 1190
Account Number 070800-0125



Grade 8 / Year Built 1963/ Total Living Area 2600
Account Number 321070-0280



Grade 9/ Year Built 1988/ Total Living Area 2910
Account Number 549310-0770



Grade 10 / Year Built 2013/ Total Living Area 4050
Account Number 126620-0245



Area 092 Housing Profile



Grade 11 / Year Built 2008/ Total Living Area 4810
Account Number 339150-0110



Grade 12 / Year Built 2000/ Total Living Area 5260
Account Number 068660-0080



Grade 13 / Year Built 2006 / Total Living Area 4570
Account Number 776870-0215

Glossary for Improved Parcels

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

NW Bellevue/ Enatai/ Meydenbauer/ Beaux Arts - Area 092

Annual Update

Characteristics Based Market Adjustment for 2015 Assessment Roll

Previous Physical Inspection: 2014
Number of Improved Sales: 448
Range of Sale Dates: 1/1/2012 – 12/31/2014 Sales were time adjusted to 1/1/2015

Sales - Improved Valuation Change Summary:						
	Land	Improvements	Total	Mean Sale Price	Ratio	COD
2014 Value	\$610,400	\$545,700	\$1,156,100			7.67%
2015 Value	\$652,000	\$583,300	\$1,235,300	\$1,311,900	94.9%	7.54%
\$ Change	+\$41,600	+\$37,600	+\$79,200			
% Change	+6.8%	+6.9%	+6.9%			

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The 2015 COD of 7.54% is an improvement from the previous COD of 7.67%. The lower the COD, the more uniform are the predicted assessed values. Assessment standards prescribed by the International Association of Assessing Officers identify that the COD in rural or diverse neighborhoods should be no more than 20%. The resulting COD meets or exceeds the industry assessment standards.

Population - Improved Valuation Change Summary:			
	Land	Improvements	Total
2014 Value	\$656,000	\$437,600	\$1,093,600
2015 Value	\$700,700	\$469,700	\$1,170,400
\$ Change	+\$44,700	+\$32,100	+\$76,800
% Change	+6.8%	+7.3%	+7.0%

Number of one to three unit residences in the population: 3,155

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several plat-based and neighborhood-based variables needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, Holly Farm (339410) and Neighborhood 1 were generally at higher assessment levels than the rest of the population. Neighborhood 4 was generally at a lower assessment level than the rest of the population. This annual update valuation model corrects for these strata differences.

Area 092 - Model Adjustments

1-3 Unit Residences

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

Standard Area Adjustment	# Parcels Adjusted	% of Population
+7.40%	1,950	62%

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

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

Model Variable	Adj %	# Sales	# in Pop	% Rep
Holly Farm Plat	-11.48%	4	23	17%
Neighborhood 1	+5.12%	103	698	15%
Neighborhood 4	+10.43%	54	484	11%

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

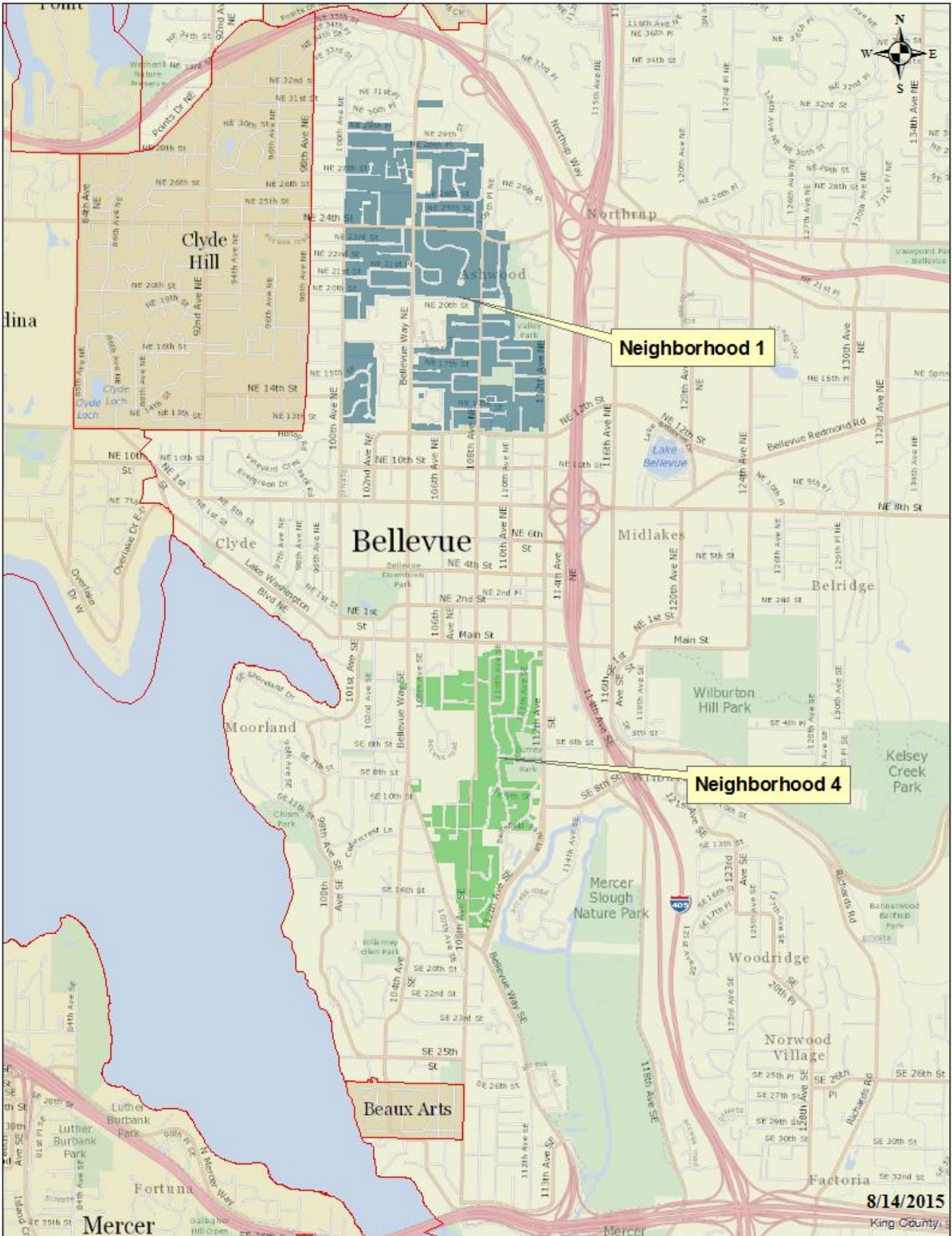
Generally, Holly Farm and Neighborhood 1 parcels were at a higher assessment level than the rest of the population. Neighborhood 4 parcels were generally at a lower assessment level than the rest of the population. This model corrects for these strata differences.

Area 092 - Plat Map



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Area 092 – Neighborhood Map



Area 092 - Summary of Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% Pop	QSTR	Sub	Range of Building Grades	Range of Year Built
339410	Holly Farm	4	23	17%	SE-8-24-5	10	9-10	1988-1993

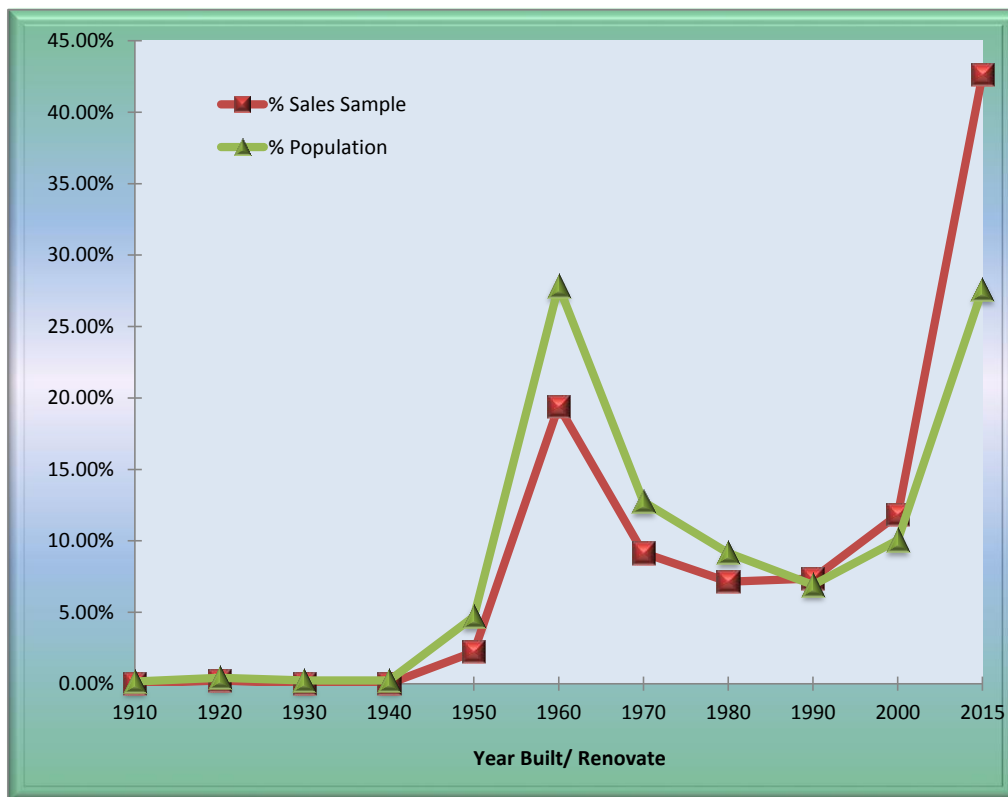
Sample Representation of Population Year Built or Renovated

Sales Sample

Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	1	0.22%
1930	0	0.00%
1940	0	0.00%
1950	10	2.23%
1960	87	19.42%
1970	41	9.15%
1980	32	7.14%
1990	33	7.37%
2000	53	11.83%
2015	191	42.63%
448		

Population

Year Built/Ren	Frequency	% Population
1910	5	0.16%
1920	13	0.41%
1930	7	0.22%
1940	7	0.22%
1950	148	4.69%
1960	878	27.83%
1970	402	12.74%
1980	289	9.16%
1990	218	6.91%
2000	317	10.05%
2015	871	27.61%
3,155		



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

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

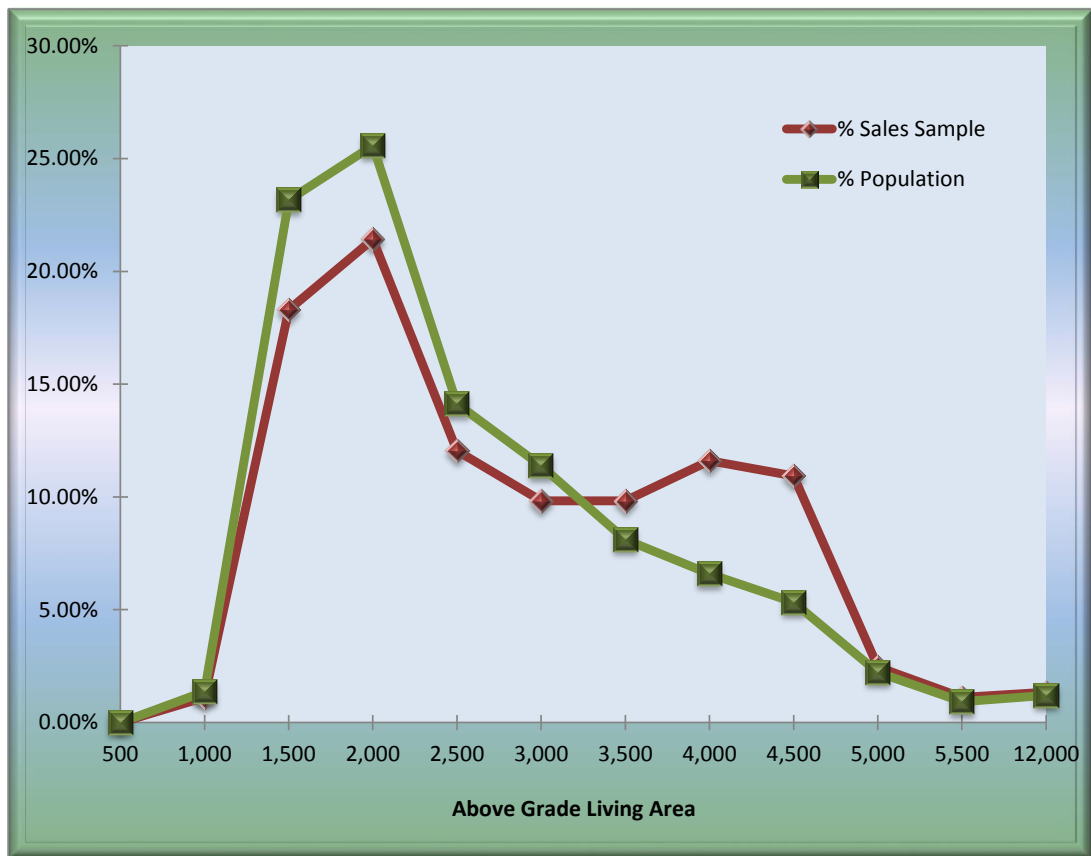
Sales Sample Representation of Population Above Grade Living Area

Sales Sample

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	5	1.12%
1,500	82	18.30%
2,000	96	21.43%
2,500	54	12.05%
3,000	44	9.82%
3,500	44	9.82%
4,000	52	11.61%
4,500	49	10.94%
5,000	11	2.46%
5,500	5	1.12%
12,000	6	1.34%
448		

Population

AGLA	Frequency	% Population
500	0	0.00%
1,000	43	1.36%
1,500	731	23.17%
2,000	807	25.58%
2,500	446	14.14%
3,000	359	11.38%
3,500	256	8.11%
4,000	208	6.59%
4,500	168	5.32%
5,000	70	2.22%
5,500	29	0.92%
12,000	38	1.20%
3,155		



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



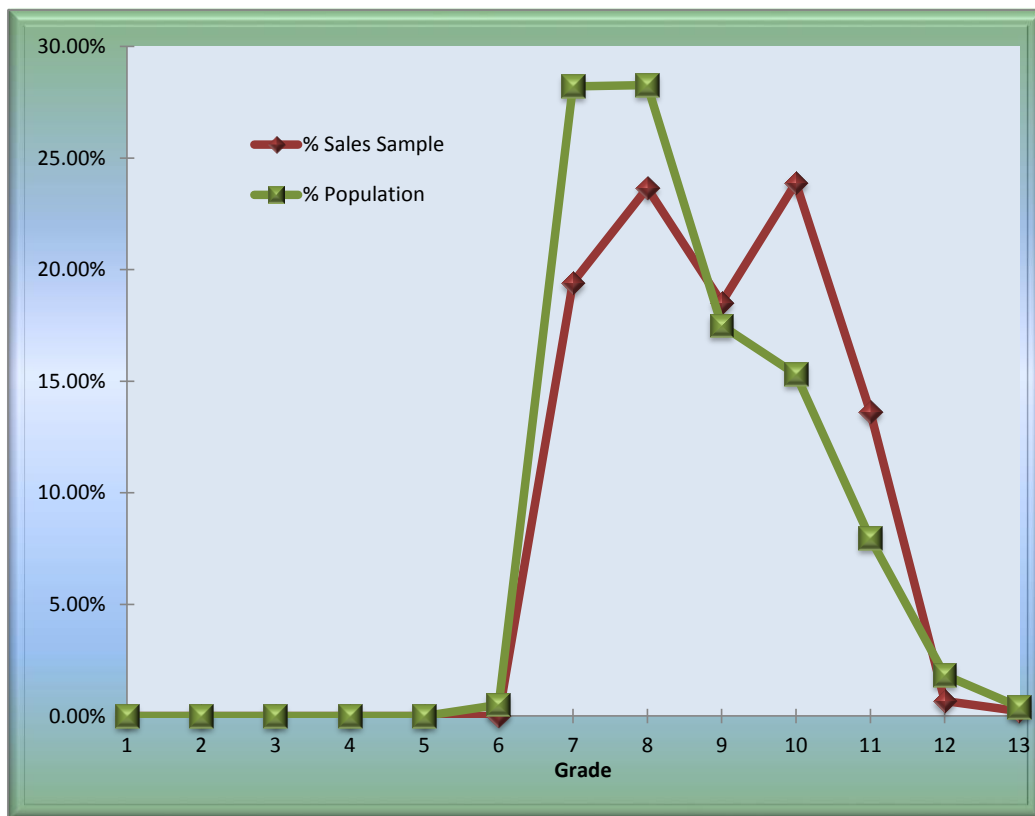
Sales Sample Representation of Population Building Grade

Sales Sample

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	0	0.00%
7	87	19.42%
8	106	23.66%
9	83	18.53%
10	107	23.88%
11	61	13.62%
12	3	0.67%
13	1	0.22%
448		

Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	16	0.51%
7	890	28.21%
8	892	28.27%
9	552	17.50%
10	483	15.31%
11	251	7.96%
12	58	1.84%
13	13	0.41%
3,155		



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

Area 092 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 1.059, resulting in an adjusted value of \$503,000 ($\$475,000 \times 1.059 = \$503,025$) – truncated to the nearest \$1000.

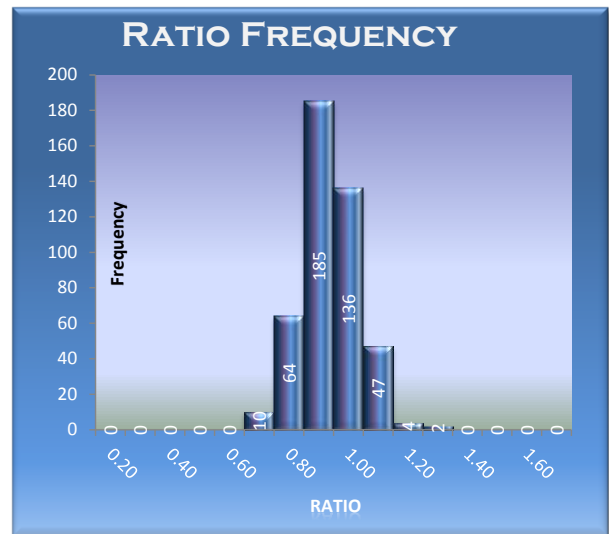
SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2012	1.338	33.8%
2/1/2012	1.319	31.9%
3/1/2012	1.302	30.2%
4/1/2012	1.284	28.4%
5/1/2012	1.268	26.8%
6/1/2012	1.251	25.1%
7/1/2012	1.235	23.5%
8/1/2012	1.219	21.9%
9/1/2012	1.204	20.4%
10/1/2012	1.190	19.0%
11/1/2012	1.176	17.6%
12/1/2012	1.163	16.3%
1/1/2013	1.150	15.0%
2/1/2013	1.138	13.8%
3/1/2013	1.127	12.7%
4/1/2013	1.115	11.5%
5/1/2013	1.105	10.5%
6/1/2013	1.094	9.4%
7/1/2013	1.085	8.5%
8/1/2013	1.076	7.6%
9/1/2013	1.067	6.7%
10/1/2013	1.059	5.9%
11/1/2013	1.051	5.1%
12/1/2013	1.044	4.4%
1/1/2014	1.037	3.7%
2/1/2014	1.031	3.1%
3/1/2014	1.026	2.6%
4/1/2014	1.021	2.1%
5/1/2014	1.017	1.7%
6/1/2014	1.013	1.3%
7/1/2014	1.010	1.0%
8/1/2014	1.007	0.7%
9/1/2014	1.004	0.4%
10/1/2014	1.002	0.2%
11/1/2014	1.001	0.1%
12/1/2014	1.000	0.0%
1/1/2015	1.000	0.0%

The time adjustment formula for Area 092 is: $(0.88457901190212 + 0.188593390994456 * 0.008928572 + 0.0191915838815663 * 0.2299107 - 0.024286944449026 * 0.1205357 + 2.49828013807748E-07 * \text{SaleDaySq}) / (0.88457901190212 + 0.188593390994456 * 0.008928572 + 0.0191915838815663 * 0.2299107 - 0.024286944449026 * 0.1205357)$
 $\text{SaleDaySq} = (\text{SaleDate} - 42005)^2$

Annual Update Ratio Study Report (Before) – 2014 Assessments

District: NE / Team: 1	Appr. Date:	Date of Report:	Sales Dates:
Area Name: NW Bellevue/ Enatai/	1/1/2014	8/13/2015	1/2012 - 12/2014
Meydenbauer/ Beaux Arts	Appr ID:	Property Type:	Adjusted for time?
Area Number: 092	TMCM	1 to 3 Unit Residences	YES

SAMPLE STATISTICS	
Sample size (n)	448
Mean Assessed Value	\$1,156,100
Mean Adj. Sales Price	\$1,311,900
Standard Deviation AV	\$557,817
Standard Deviation SP	\$656,743
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.888
Median Ratio	0.888
Weighted Mean Ratio	0.881
UNIFORMITY	
Lowest ratio	0.646
Highest ratio:	1.239
Coefficient of Dispersion	7.67%
Standard Deviation	0.090
Coefficient of Variation	10.12%
Price Related Differential (PRD)	1.007
RELIABILITY	
95% Confidence: Median	
Lower limit	0.880
Upper limit	0.897
95% Confidence: Mean	
Lower limit	0.879
Upper limit	0.896
SAMPLE SIZE EVALUATION	
N (population size)	3,155
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.090
Recommended minimum:	13
Actual sample size:	448
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	221
# ratios above mean:	227
z:	0.283
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

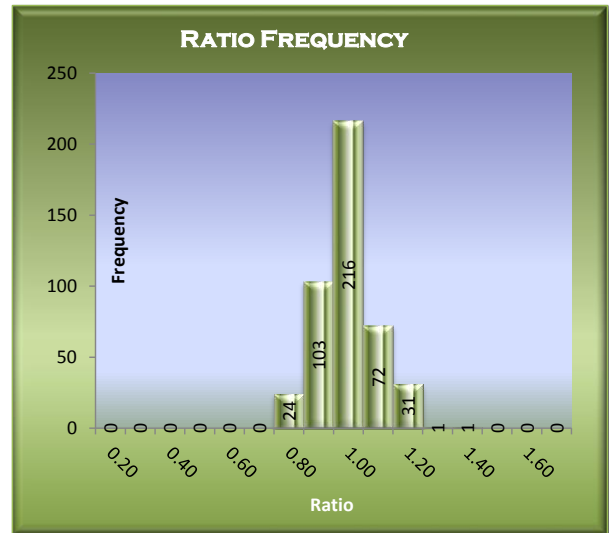
1 to 3 Unit Residences throughout Area 092

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

Annual Update Ratio Study Report (After) – 2015 Assessments

District: NE / Team: 1	Appr. Date:	Date of Report:	Sales Dates:
Area Name: NW Bellevue/ Enatai/	1/1/2015	8/13/2015	1/2012 - 12/2014
Meydenbauer/ Beaux Arts	Appr. ID:	Property Type:	Adjusted for time?
Area Number: 092	TCMC	1 to 3 Unit Residences	YES

SAMPLE STATISTICS	
Sample size (n)	448
Mean Assessed Value	\$1,235,300
Mean Sales Price	\$1,311,900
Standard Deviation AV	\$593,289
Standard Deviation SP	\$656,743
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.949
Median Ratio	0.949
Weighted Mean Ratio	0.942
UNIFORMITY	
Lowest ratio	0.713
Highest ratio:	1.329
Coefficient of Dispersion	7.54%
Standard Deviation	0.094
Coefficient of Variation	9.88%
Price Related Differential (PRD)	1.008
RELIABILITY	
95% Confidence: Median	
Lower limit	0.942
Upper limit	0.959
95% Confidence: Mean	
Lower limit	0.941
Upper limit	0.958
SAMPLE SIZE EVALUATION	
N (population size)	3,155
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.094
Recommended minimum:	14
Actual sample size:	448
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	224
# ratios above mean:	224
z:	0.000
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout Area 092.

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: August 13, 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 67 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 +6.8% increase in land assessments in the area for the 2015 Assessment Year. The formula is:

2015 Land Value = 2014 Land Value * 1.069, with the result truncated to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several plat-based and neighborhood-based variables needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, Holly Farm (339410) and Neighborhood 1 were generally at higher assessment levels than the rest of the population. Neighborhood 4 was generally at a lower assessment level than the rest of the population. This annual update valuation model corrects for these strata differences.

With the exception of real property mobile home parcels and parcels with "accessory only" improvements, the new recommended values on all improved parcels were based on the analysis of the 448 useable residential sales in the area.

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

The derived adjustment formula is:

$$\text{2015 Total Value} = \text{2014 Total Value} * (1 - 0.05) / (0.88457901190212 + 0.188593390994456 * \text{Holly_Farm} + 0.0191915838815663 * \text{Nghb_1} - 0.024286944449026 * \text{Nghb_4})$$

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

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

Mobile Home Update

There were no mobile homes in this area.

Results

The resulting assessment level is 0.949. 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 +7.0%. This increase is due partly to market changes over time and the previous assessment levels.

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

Exceptions:

- If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at the new total value (Previous Year Land Value + Previous Year Improvement Value) * 1.069.
- 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) * 1.069.
- 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 092 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	1	068500	0205	12/05/13	\$605,000	\$631,000	980	7	1953	Avg	7,840	N	N	2310 100TH AVE NE
6	3	886100	0105	02/06/13	\$642,500	\$730,000	1,050	7	1953	Good	11,585	N	N	3006 100TH AVE NE
6	1	202505	9135	09/10/13	\$724,800	\$771,000	1,080	7	1956	Good	10,640	N	N	2841 103RD AVE NE
6	1	126620	0325	06/04/13	\$780,000	\$853,000	1,090	7	1950	VGood	9,393	N	N	1245 112TH AVE NE
6	1	126620	0090	05/01/13	\$779,500	\$861,000	1,100	7	1956	VGood	10,327	N	N	11011 NE 15TH ST
6	1	664290	0025	03/12/14	\$830,000	\$850,000	1,160	7	1990	Avg	10,200	N	N	10023 NE 28TH PL
6	1	068500	0145	01/28/14	\$630,000	\$650,000	1,170	7	1968	Good	8,442	N	N	10223 NE 24TH ST
6	1	126620	0130	06/15/14	\$650,000	\$657,000	1,290	7	1953	Avg	9,484	N	N	11056 NE 14TH ST
6	1	126620	0130	12/03/13	\$600,000	\$626,000	1,290	7	1953	Avg	9,484	N	N	11056 NE 14TH ST
6	2	808540	0156	06/04/12	\$629,000	\$786,000	1,310	7	1952	Good	10,870	N	N	9855 NE 31ST ST
6	3	412210	0055	05/06/13	\$632,000	\$697,000	1,320	7	1955	Good	15,505	N	N	3415 103RD PL NE
6	2	142420	0065	03/15/12	\$750,000	\$970,000	1,320	7	1951	Good	13,300	Y	N	9724 NE 14TH ST
6	1	953310	0045	12/06/13	\$830,800	\$867,000	1,380	7	1952	Good	8,640	N	N	10220 NE 21ST PL
6	2	142420	0005	01/17/13	\$650,000	\$743,000	1,390	7	1953	Avg	8,103	N	N	1417 100TH AVE NE
6	1	339150	0130	03/21/13	\$540,000	\$604,000	1,420	7	1980	Avg	10,082	N	N	1735 112TH AVE NE
6	2	142420	0035	05/23/14	\$945,000	\$958,000	1,420	7	1952	Avg	13,367	N	N	9803 NE 15TH ST
6	1	634400	0060	10/15/14	\$760,000	\$761,000	1,470	7	1953	Good	8,521	N	N	1711 106TH PL NE
6	2	808600	0075	07/03/13	\$900,000	\$976,000	1,480	7	1989	Avg	11,045	N	N	9805 NE 23RD ST
6	3	412210	0045	12/04/12	\$590,000	\$685,000	1,480	7	1956	Avg	13,264	N	N	3227 103RD PL NE
6	1	507840	0210	06/16/14	\$921,000	\$931,000	1,490	7	1954	Good	9,496	N	N	1429 102ND AVE NE
6	1	126620	0341	05/24/13	\$756,000	\$829,000	1,570	7	1968	VGood	16,244	N	N	1223 112TH AVE NE
6	1	953360	0185	07/25/12	\$680,000	\$832,000	1,700	7	1953	Good	8,534	N	N	1820 101ST AVE NE
6	1	025100	0040	08/27/12	\$590,000	\$712,000	1,710	7	1954	Good	9,045	N	N	10431 NE 28TH PL
6	1	507840	0090	12/09/14	\$915,000	\$915,000	1,730	7	1954	Good	7,630	N	N	1324 102ND AVE NE
6	3	886100	0095	09/30/14	\$865,000	\$867,000	1,790	7	2014	Avg	7,526	N	N	10005 NE 31ST PL
6	2	808600	0201	12/04/14	\$875,000	\$875,000	1,820	7	1953	Good	6,848	N	N	2011 100TH AVE NE
6	2	808540	0191	07/27/12	\$888,000	\$1,085,000	1,820	7	1952	VGood	10,190	N	N	9848 NE 30TH ST
6	3	886100	0175	01/10/12	\$755,000	\$1,006,000	1,850	7	2004	Avg	11,377	N	N	10055 NE 31ST PL
6	2	142420	0070	05/07/14	\$1,110,000	\$1,128,000	1,890	7	1950	Avg	13,300	N	N	9804 NE 14TH ST
6	1	068500	0080	10/28/12	\$550,000	\$648,000	1,910	7	1953	Good	8,949	N	N	10253 NE 23RD ST

Improved Sales Used in This Annual Update Analysis

Area 092 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	2	808540	0350	06/25/12	\$849,562	\$1,052,000	1,960	7	1986	Avg	8,144	N	N	2805 98TH AVE NE
6	1	025000	0235	12/05/12	\$675,000	\$784,000	1,980	7	1967	Good	8,260	N	N	10705 NE 26TH ST
6	2	142420	0101	10/28/13	\$725,000	\$763,000	2,020	7	1952	Good	7,700	N	N	1413 100TH AVE NE
6	2	808600	0195	04/01/14	\$953,000	\$973,000	2,080	7	1999	Avg	9,624	N	N	9848 NE 20TH ST
6	1	072600	0055	02/21/12	\$560,000	\$732,000	1,120	8	1955	Avg	8,344	N	N	1243 106TH PL NE
6	3	412230	0061	05/01/12	\$627,000	\$795,000	1,300	8	1965	Good	15,788	N	N	10034 NE 33RD ST
6	2	412290	0100	09/24/14	\$850,000	\$852,000	1,450	8	1978	Good	20,074	N	N	9656 NE 34TH ST
6	2	347280	0068	07/17/14	\$968,000	\$976,000	1,450	8	1959	Avg	9,799	Y	N	9909 NE 16TH PL
6	3	068690	0010	05/28/14	\$898,000	\$910,000	1,450	8	1963	Good	28,014	N	N	2615 109TH PL NE
6	2	571000	0055	06/10/12	\$820,000	\$1,022,000	1,490	8	1964	Good	10,080	N	N	9842 NE 15TH ST
6	1	953440	0020	06/18/13	\$780,850	\$850,000	1,500	8	1966	Good	10,385	N	N	10213 NE 22ND PL
6	3	412270	0160	09/08/12	\$766,000	\$920,000	1,510	8	1977	Good	15,831	Y	N	9824 NE 34TH ST
6	1	202505	9185	08/19/13	\$688,000	\$736,000	1,600	8	1989	Avg	12,173	N	N	10030 NE 26TH ST
6	1	856240	0035	01/30/13	\$605,000	\$689,000	1,640	8	1954	Avg	9,406	N	N	10403 NE 15TH ST
6	3	412230	0085	03/12/13	\$675,000	\$758,000	1,640	8	1966	Good	13,393	N	N	3323 102ND AVE NE
6	2	412290	0190	05/12/14	\$1,346,400	\$1,367,000	1,690	8	1963	Good	20,021	N	N	9626 NE 32ND ST
6	3	412270	0040	10/10/14	\$860,000	\$862,000	1,700	8	1967	Good	15,064	N	N	3210 102ND AVE NE
6	1	796390	0035	09/24/12	\$690,500	\$824,000	1,820	8	1958	Good	13,573	N	N	10808 NE 20TH ST
6	1	796390	0100	09/12/14	\$680,000	\$682,000	1,830	8	1977	Good	14,248	N	N	1930 109TH AVE NE
6	3	412210	0020	03/07/13	\$830,000	\$933,000	1,900	8	1955	Good	19,340	N	N	3133 103RD AVE NE
6	1	953360	0005	08/21/12	\$740,000	\$895,000	1,960	8	1997	Avg	10,193	Y	N	2200 100TH AVE NE
6	2	808600	0155	08/21/12	\$875,000	\$1,058,000	1,970	8	1963	Good	12,400	N	N	9853 NE 21ST ST
6	2	808540	0366	12/19/12	\$1,035,000	\$1,196,000	1,970	8	1968	VGood	9,384	N	N	9827 NE 29TH ST
6	2	086200	0050	02/28/12	\$760,000	\$990,000	2,030	8	1991	Good	8,578	N	N	1722 98TH AVE NE
6	1	025000	0185	06/04/13	\$950,000	\$1,039,000	2,030	8	2004	Avg	19,408	N	N	2665 108TH AVE NE
6	1	068500	0095	11/21/12	\$600,000	\$700,000	2,050	8	1967	Avg	9,520	N	N	2300 103RD AVE NE
6	1	066300	0045	06/03/13	\$1,105,000	\$1,209,000	2,090	8	2003	Avg	14,049	N	N	10435 NE 17TH ST
6	1	953440	0060	01/31/13	\$839,800	\$956,000	2,140	8	2004	Avg	9,751	N	N	10253 NE 22ND PL
6	1	068500	0240	05/01/14	\$1,250,000	\$1,271,000	2,160	8	1997	Avg	8,442	N	N	10202 NE 23RD ST
6	1	796390	0150	10/08/12	\$895,000	\$1,062,000	2,180	8	1976	VGood	11,868	N	N	2218 109TH AVE NE

Improved Sales Used in This Annual Update Analysis

Area 092 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	2	808540	0211	03/25/14	\$1,188,000	\$1,215,000	2,220	8	1993	Good	9,384	N	N	9837 NE 30TH ST
6	3	412270	0020	07/10/14	\$850,000	\$857,000	2,310	8	1966	Good	13,430	N	N	3200 102ND AVE NE
6	1	202505	9131	09/04/14	\$980,000	\$984,000	2,360	8	2001	Avg	11,780	N	N	10250 NE 24TH ST
6	1	953360	0100	12/08/14	\$1,315,000	\$1,315,000	2,860	8	1999	Good	10,292	N	N	10024 NE 20TH ST
6	2	808600	0175	09/21/12	\$970,000	\$1,159,000	3,600	8	1960	Avg	16,530	N	N	9805 NE 21ST ST
6	3	412250	0010	06/13/13	\$895,000	\$976,000	1,420	9	1956	Avg	15,522	N	N	3235 99TH AVE NE
6	3	412250	0010	10/15/12	\$750,000	\$888,000	1,420	9	1956	Avg	15,522	N	N	3235 99TH AVE NE
6	3	412250	0020	10/08/13	\$1,100,000	\$1,163,000	1,470	9	1964	Good	19,373	Y	N	3215 99TH AVE NE
6	1	872595	0020	08/27/14	\$695,000	\$698,000	1,570	9	2007	Avg	1,207	N	N	1200 BELLEVUE WAY NE
6	1	872595	0350	04/17/14	\$712,300	\$726,000	1,570	9	2007	Avg	1,108	N	N	10575 NE 12TH PL
6	1	872595	0300	11/27/13	\$677,000	\$707,000	1,570	9	2007	Avg	1,108	N	N	10595 NE 12TH PL
6	3	068680	0070	06/10/14	\$895,000	\$906,000	1,610	9	1953	Good	20,875	N	N	11010 NE 26TH PL
6	1	872595	0160	06/26/13	\$834,808	\$907,000	1,760	9	2007	Avg	2,047	N	N	10460 NE 12TH ST
6	1	872595	0010	03/06/13	\$688,000	\$774,000	1,760	9	2007	Avg	1,598	N	N	1200 BELLEVUE WAY NE
6	1	666900	0070	08/05/14	\$1,000,000	\$1,006,000	1,780	9	1967	VGood	11,436	N	N	10846 NE 19TH PL
6	1	202505	9204	07/30/14	\$1,013,050	\$1,020,000	1,820	9	1967	Good	12,688	N	N	10043 NE 27TH ST
6	2	808600	0165	12/31/13	\$1,177,000	\$1,221,000	1,850	9	2000	Avg	12,393	N	N	9829 NE 21ST ST
6	1	872595	0490	01/03/13	\$885,000	\$1,017,000	1,930	9	2007	Avg	2,723	N	N	10415 NE 12TH PL
6	1	872595	0270	02/27/13	\$899,000	\$1,014,000	1,930	9	2007	Avg	3,177	N	N	10595 NE 12TH PL
6	1	872595	0380	02/14/14	\$855,000	\$880,000	1,970	9	2007	Avg	1,975	N	N	10575 NE 12TH PL
6	1	634400	0140	04/25/13	\$1,156,000	\$1,279,000	2,010	9	2004	Avg	9,449	N	N	10629 NE 17TH ST
6	2	412290	0020	06/26/14	\$1,388,000	\$1,402,000	2,020	9	2001	Avg	20,001	N	N	3418 96TH AVE NE
6	2	412290	0210	05/14/12	\$1,686,500	\$2,126,000	2,200	9	2004	Avg	20,156	N	N	3201 98TH AVE NE
6	2	808540	0355	12/04/14	\$1,270,000	\$1,270,000	2,250	9	2002	Avg	9,520	N	N	9857 NE 29TH ST
6	3	068680	0080	06/12/14	\$1,034,500	\$1,046,000	2,370	9	2003	Avg	10,858	N	N	11040 NE 26TH PL
6	1	664590	0010	11/20/14	\$1,470,000	\$1,471,000	2,380	9	2003	Avg	10,189	N	N	10007 NE 29TH PL
6	2	808440	0385	06/27/12	\$1,145,000	\$1,417,000	2,490	9	1994	Good	9,855	N	N	9630 NE 27TH ST
6	1	953360	0070	03/22/13	\$1,155,000	\$1,292,000	2,560	9	2003	Avg	10,230	Y	N	10012 NE 21ST ST
6	2	808540	0490	08/01/14	\$1,306,000	\$1,315,000	2,770	9	2002	Avg	8,100	N	N	9832 NE 26TH ST
6	2	808540	0176	06/21/13	\$1,100,000	\$1,197,000	2,870	9	1952	Good	10,190	Y	N	3008 98TH AVE NE

Improved Sales Used in This Annual Update Analysis

Area 092 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	1	793325	0080	04/17/14	\$1,428,000	\$1,455,000	2,880	9	2010	Avg	4,500	N	N	2828 102ND PL NE
6	1	793325	0050	10/28/14	\$1,419,000	\$1,421,000	3,120	9	2010	Avg	4,500	N	N	2776 102ND PL NE
6	1	793325	0180	02/13/14	\$1,425,000	\$1,467,000	3,590	9	2009	Avg	9,588	N	N	2689 102ND PL NE
6	2	347280	0065	08/26/14	\$1,698,000	\$1,706,000	3,600	9	1995	Good	9,687	Y	N	9912 NE 16TH PL
6	1	070800	0115	10/16/14	\$1,870,000	\$1,873,000	4,100	9	2014	Avg	8,301	N	N	1500 106TH AVE NE
6	2	808540	0525	05/23/13	\$1,135,000	\$1,245,000	2,450	10	1992	Good	8,101	N	N	2526 98TH AVE NE
6	1	434000	0090	02/21/14	\$1,220,000	\$1,254,000	2,560	10	1995	Avg	7,904	N	N	1228 108TH AVE NE
6	1	025000	0125	05/03/12	\$1,275,000	\$1,615,000	2,560	10	2009	Avg	9,180	N	N	2620 107TH AVE NE
6	1	434000	0010	10/30/14	\$1,220,000	\$1,221,000	2,640	10	1995	Avg	7,544	N	N	1224 108TH AVE NE
6	1	773750	0120	09/13/12	\$1,050,000	\$1,258,000	2,650	10	1993	Avg	8,307	N	N	1248 108TH AVE NE
6	1	507840	0165	01/09/12	\$1,130,000	\$1,506,000	2,670	10	1996	Avg	8,682	Y	N	10012 NE 13TH ST
6	2	808540	0425	01/06/14	\$1,170,000	\$1,213,000	2,800	10	1993	Avg	8,152	N	N	2722 98TH AVE NE
6	2	325050	0106	08/02/13	\$1,560,000	\$1,677,000	2,870	10	2003	Avg	10,790	N	N	9830 NE 18TH ST
6	1	292505	9354	09/11/12	\$1,066,000	\$1,279,000	2,910	10	1990	Avg	10,005	N	N	10530 NE 20TH ST
6	3	886100	0140	11/05/13	\$1,700,000	\$1,785,000	3,100	10	1997	Good	26,341	N	N	10231 NE 30TH PL
6	3	202505	9264	07/05/12	\$950,000	\$1,171,000	3,130	10	1996	Avg	35,000	N	N	10968 NE 24TH ST
6	3	886100	0230	05/15/13	\$1,665,000	\$1,831,000	3,130	10	2004	Avg	12,464	N	N	10052 NE 30TH PL
6	1	292505	9353	09/24/12	\$1,170,000	\$1,396,000	3,220	10	1990	Avg	10,005	N	N	10524 NE 20TH ST
6	1	507840	0215	07/30/14	\$1,695,000	\$1,706,000	3,230	10	2008	Avg	7,067	N	N	1417 102ND AVE NE
6	1	202505	9066	12/12/13	\$1,799,950	\$1,875,000	3,260	10	2013	Avg	10,883	N	N	10200 NE 26TH ST
6	1	070800	0180	09/25/13	\$1,688,000	\$1,790,000	3,350	10	2005	Avg	9,000	N	N	10465 NE 15TH ST
6	1	025000	0020	04/28/14	\$1,600,000	\$1,628,000	3,460	10	2013	Avg	8,352	N	N	10710 NE 28TH ST
6	2	325050	0127	05/01/12	\$1,800,000	\$2,282,000	3,465	10	2011	Avg	10,819	N	N	9814 NE 18TH ST
6	1	953310	0095	10/09/13	\$1,600,000	\$1,691,000	3,490	10	2006	Avg	8,640	N	N	10267 NE 21ST PL
6	2	325050	0025	07/27/12	\$1,401,000	\$1,712,000	3,490	10	2003	Avg	11,779	N	N	9845 NE 20TH ST
6	1	025000	0350	04/17/14	\$1,600,000	\$1,630,000	3,500	10	2014	Avg	8,400	N	N	2408 108TH AVE NE
6	1	025100	0095	12/23/13	\$1,480,000	\$1,538,000	3,520	10	2013	Avg	9,896	N	N	10448 NE 28TH PL
6	1	126620	0145	04/14/13	\$1,430,000	\$1,588,000	3,540	10	2012	Avg	10,333	N	N	11022 NE 14TH ST
6	2	808540	0586	11/01/14	\$1,750,000	\$1,752,000	3,560	10	2014	Avg	8,975	N	N	9802 NE 24TH ST
6	3	068680	0040	04/23/14	\$1,435,000	\$1,461,000	3,570	10	2013	Avg	15,525	N	N	2651 110TH AVE NE

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Area 092 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	1	202505	9136	05/17/13	\$1,249,500	\$1,374,000	3,570	10	2007	Avg	9,424	N	N	10234 NE 24TH ST
6	1	278580	0030	11/25/12	\$1,280,000	\$1,492,000	3,620	10	2007	Avg	11,442	N	N	2616 102ND AVE NE
6	1	202505	9061	08/14/13	\$1,912,923	\$2,050,000	3,635	10	2013	Avg	12,665	N	N	2612 101ST CT NE
6	2	808440	0401	04/25/13	\$1,900,000	\$2,103,000	3,680	10	2004	Avg	9,450	N	N	9710 NE 27TH ST
6	2	808440	0195	05/17/12	\$1,335,000	\$1,681,000	3,690	10	1998	Avg	13,500	N	N	9645 NE 26TH ST
6	1	070800	0020	06/04/12	\$1,410,000	\$1,761,000	3,720	10	2005	Avg	8,710	N	N	10622 NE 16TH ST
6	1	202505	9175	01/27/14	\$1,838,000	\$1,897,000	3,722	10	2013	Avg	10,320	N	N	2643 101ST CT NE
6	2	808540	0585	11/21/14	\$1,850,000	\$1,851,000	3,750	10	2014	Avg	9,235	N	N	9818 NE 24TH ST
6	3	412270	0210	02/14/14	\$1,044,000	\$1,074,000	3,750	10	1992	Avg	14,689	Y	N	9804 NE 34TH PL
6	1	025000	0010	09/24/14	\$1,750,000	\$1,755,000	3,845	10	2013	Avg	8,400	N	N	10626 NE 28TH ST
6	2	325050	0050	02/26/14	\$2,125,000	\$2,182,000	3,920	10	2008	Avg	11,775	N	N	9819 NE 20TH ST
6	1	339150	0050	07/03/14	\$1,875,000	\$1,892,000	3,930	10	2006	Avg	10,929	N	N	10910 NE 18TH PL
6	1	202505	9241	12/12/13	\$1,890,000	\$1,969,000	3,940	10	2013	Avg	11,630	N	N	2603 101ST CT NE
6	1	292505	9366	04/04/12	\$1,200,000	\$1,539,000	3,940	10	2000	Avg	11,676	N	N	1538 108TH AVE NE
6	1	339150	0055	06/07/13	\$1,385,009	\$1,513,000	3,955	10	2013	Avg	9,900	N	N	10918 NE 18TH PL
6	1	202505	9213	10/07/13	\$1,996,000	\$2,110,000	4,000	10	2013	Avg	11,877	N	N	2678 101ST CT NE
6	2	808540	0401	07/01/13	\$1,775,000	\$1,926,000	4,020	10	2007	Avg	9,656	N	N	9854 NE 28TH ST
6	1	507840	0145	12/05/12	\$1,620,000	\$1,881,000	4,030	10	2005	Avg	11,464	N	N	1308 100TH AVE NE
6	2	808540	0511	04/02/13	\$1,526,800	\$1,702,000	4,070	10	2007	Avg	8,100	N	N	9845 NE 26TH ST
6	1	664290	0030	01/07/14	\$1,830,000	\$1,896,000	4,070	10	2013	Avg	10,200	N	N	10019 NE 28TH PL
6	2	808540	0576	12/23/13	\$1,680,000	\$1,746,000	4,080	10	2013	Avg	7,800	N	N	2416 98TH AVE NE
6	1	070800	0010	01/07/14	\$1,830,000	\$1,896,000	4,220	10	2013	Avg	8,710	N	N	10632 NE 16TH ST
6	1	339150	0205	04/28/14	\$2,058,000	\$2,094,000	4,240	10	2014	Avg	9,999	N	N	11006 NE 17TH ST
6	1	025000	0210	06/13/12	\$1,515,000	\$1,885,000	4,250	10	2008	Avg	8,487	N	N	10712 NE 25TH ST
6	1	024900	0180	12/01/14	\$1,890,000	\$1,891,000	4,285	10	2013	Avg	9,345	N	N	10605 NE 26TH ST
6	1	953310	0285	06/30/14	\$2,065,000	\$2,085,000	4,350	10	2013	Avg	7,965	N	N	2045 102ND AVE NE
6	1	068500	0025	08/03/12	\$1,250,000	\$1,523,000	4,370	10	2007	Avg	9,056	N	N	10029 NE 23RD ST
6	1	634400	0005	09/25/14	\$1,706,000	\$1,711,000	4,670	10	2004	Avg	10,050	N	N	10646 NE 18TH ST
6	2	808600	0190	02/27/14	\$2,350,000	\$2,413,000	4,835	10	2013	Avg	12,608	N	N	9840 NE 20TH ST
6	2	412290	0230	05/14/12	\$2,020,000	\$2,546,000	3,090	11	2001	Avg	20,056	N	N	3231 98TH AVE NE

Improved Sales Used in This Annual Update Analysis

Area 092 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	2	808440	0430	10/10/13	\$1,900,000	\$2,007,000	3,180	11	2001	Avg	10,648	N	N	9725 NE 28TH ST
6	3	412250	0040	04/25/12	\$1,950,000	\$2,478,000	3,330	11	2004	Avg	20,291	Y	N	3232 98TH AVE NE
6	1	507840	0160	06/05/14	\$1,800,000	\$1,822,000	3,390	11	2003	Avg	15,580	Y	N	1404 100TH AVE NE
6	1	507840	0160	03/14/12	\$1,400,000	\$1,812,000	3,390	11	2003	Avg	15,580	Y	N	1404 100TH AVE NE
6	1	068500	0005	10/17/12	\$1,525,000	\$1,804,000	3,570	11	2013	Avg	9,294	N	N	10003 NE 23RD ST
6	1	507840	0011	11/08/12	\$1,699,000	\$1,993,000	3,570	11	2001	Avg	16,025	Y	N	10021 NE 13TH ST
6	3	068660	0100	09/15/14	\$2,473,500	\$2,482,000	3,580	11	1998	Avg	36,087	N	N	2560 109TH PL NE
6	1	507840	0115	08/19/14	\$1,900,000	\$1,910,000	3,625	11	2014	Avg	7,717	N	N	1424 102ND AVE NE
6	1	025000	0090	07/14/14	\$1,750,000	\$1,764,000	3,640	11	2008	Avg	7,660	N	N	10705 28TH ST NE
6	1	292505	9228	07/24/13	\$1,640,000	\$1,768,000	3,810	11	2001	Avg	13,939	N	N	1905 108TH AVE NE
6	2	808540	0491	07/23/12	\$1,650,000	\$2,019,000	4,010	11	2007	Avg	8,100	N	N	9826 NE 26TH ST
6	2	808440	0030	03/03/14	\$2,000,000	\$2,052,000	4,070	11	2001	Avg	12,825	N	N	9626 NE 24TH ST
6	2	868200	0060	12/05/12	\$1,800,000	\$2,090,000	4,100	11	2006	Avg	9,361	N	N	9816 NE 16TH ST
6	2	808540	0310	08/15/12	\$2,700,000	\$3,274,000	4,130	11	2007	Avg	16,306	Y	N	9641 NE 29TH ST
6	1	507840	0110	07/01/13	\$1,998,900	\$2,168,000	4,170	11	2012	Avg	7,723	N	N	1416 102ND AVE NE
6	1	664590	0040	09/18/13	\$1,905,000	\$2,023,000	4,220	11	2005	Avg	10,209	N	N	10031 NE 29TH PL
6	2	808540	0600	08/07/12	\$1,680,000	\$2,044,000	4,220	11	1992	VGood	17,010	N	N	2401 100TH AVE NE
6	2	808150	0060	10/01/14	\$1,928,000	\$1,933,000	4,280	11	1984	Good	20,296	N	N	9606 NE 30TH PL
6	1	278580	0040	12/09/14	\$2,175,000	\$2,175,000	4,330	11	2014	Avg	11,342	N	N	2535 102ND AVE NE
6	1	953360	0155	11/26/12	\$1,839,000	\$2,143,000	4,360	11	2007	Avg	10,547	N	N	1821 101ST AVE NE
6	1	202505	9139	09/17/12	\$1,250,000	\$1,496,000	4,440	11	1992	Avg	14,650	N	N	2400 100TH AVE NE
6	1	024900	0205	10/15/14	\$1,537,000	\$1,540,000	4,470	11	2008	Avg	8,088	N	N	10510 NE 24TH ST
6	2	808440	0425	04/18/12	\$1,745,000	\$2,224,000	4,470	11	2007	Avg	11,272	N	N	2719 98TH AVE NE
6	2	808540	0406	05/22/14	\$2,040,000	\$2,069,000	4,520	11	2006	Avg	9,656	N	N	9849 NE 28TH ST
6	2	808540	0330	10/29/13	\$2,600,000	\$2,735,000	4,530	11	1987	VGood	16,492	Y	N	9600 NE 28TH ST
6	2	868200	0050	09/11/12	\$2,550,000	\$3,059,000	4,570	11	2007	Avg	9,361	N	N	9820 NE 16TH ST
6	2	571000	0065	06/12/13	\$2,562,500	\$2,795,000	4,600	11	2013	Avg	10,080	N	N	9818 NE 15TH ST
6	1	024900	0195	05/16/12	\$1,525,000	\$1,921,000	4,630	11	2007	Avg	8,742	N	N	10505 NE 26TH ST
6	1	126620	0020	09/19/13	\$2,048,000	\$2,175,000	4,670	11	2008	Avg	10,332	N	N	11026 NE 15TH ST
6	2	571000	0005	05/22/14	\$2,150,000	\$2,180,000	5,060	11	2008	Avg	10,320	N	N	9805 16TH ST NE

Improved Sales Used in This Annual Update Analysis

Area 092 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	1	025000	0255	09/28/12	\$1,468,000	\$1,749,000	5,210	11	2010	Avg	10,350	N	N	10538 NE 24TH ST
6	2	142420	0020	02/07/12	\$2,850,000	\$3,749,000	3,890	12	2011	Avg	12,642	N	N	9833 NE 15TH ST
6	1	202620	0055	06/07/13	\$3,233,000	\$3,532,000	6,560	12	2005	Avg	35,481	N	N	11 DIAMOND S RANCH
6	1	202620	0015	03/22/13	\$5,500,000	\$6,154,000	7,610	13	2003	Avg	65,055	N	N	3 DIAMOND S RANCH
10	6	732490	0051	04/23/12	\$510,000	\$649,000	930	7	1955	VGood	6,060	N	N	10816 SE 21ST ST
10	4	814610	0680	03/22/12	\$485,000	\$626,000	940	7	1953	VGood	8,240	N	N	200 111TH AVE SE
10	6	386040	0006	10/16/13	\$800,000	\$844,000	980	7	2009	Avg	26,045	N	N	10425 SE 23RD ST
10	6	700010	0850	09/26/14	\$569,000	\$571,000	1,090	7	1950	Good	7,890	Y	N	3244 113TH AVE SE
10	6	316960	0030	02/21/14	\$670,000	\$689,000	1,100	7	2007	Avg	7,000	N	N	1314 104TH AVE SE
10	6	668450	0050	06/21/12	\$488,000	\$605,000	1,110	7	1952	VGood	6,900	N	N	1430 105TH AVE SE
10	5	386090	0121	09/17/12	\$650,000	\$778,000	1,120	7	2005	Avg	6,639	N	N	1821 104TH AVE SE
10	6	700010	0670	07/12/12	\$480,000	\$590,000	1,140	7	1978	Avg	18,942	N	N	3123 113TH AVE SE
10	6	068540	0020	06/18/13	\$606,000	\$660,000	1,160	7	2004	Avg	11,200	N	N	11036 SE 27TH PL
10	4	814610	0410	08/05/14	\$760,000	\$765,000	1,170	7	1955	Good	7,645	N	N	227 110TH AVE SE
10	4	814610	0580	10/20/14	\$765,000	\$766,000	1,220	7	1954	Good	7,585	N	N	88 110TH AVE SE
10	4	814610	0610	12/01/14	\$672,000	\$672,000	1,220	7	1954	Good	8,573	N	N	11030 SE 2ND ST
10	4	814630	0015	07/16/14	\$685,000	\$691,000	1,220	7	1959	Avg	8,680	N	N	226 111TH AVE SE
10	4	814610	0095	05/15/14	\$839,000	\$852,000	1,230	7	1990	Avg	12,305	N	N	10904 SE 1ST ST
10	6	245000	0320	05/23/14	\$607,000	\$615,000	1,230	7	1951	Good	8,114	N	N	3126 108TH AVE SE
10	4	321060	0010	10/31/14	\$635,000	\$636,000	1,240	7	1964	Good	7,482	N	N	1037 109TH AVE SE
10	4	814630	0025	08/13/14	\$772,000	\$776,000	1,250	7	1958	Good	8,680	N	N	240 111TH AVE SE
10	5	573960	1345	02/26/14	\$712,000	\$731,000	1,280	7	1952	Good	15,720	N	N	1005 104TH AVE SE
10	4	052405	9179	04/10/13	\$600,000	\$667,000	1,280	7	1993	Avg	14,374	N	N	1138 BELLEVUE WAY SE
10	6	156160	0020	07/18/12	\$495,000	\$607,000	1,290	7	1956	Good	9,717	N	N	10400 SE 24TH PL
10	4	814630	0170	10/30/12	\$526,000	\$619,000	1,320	7	1959	Good	8,518	N	N	320 110TH PL SE
10	6	071100	0070	07/25/14	\$730,000	\$735,000	1,340	7	1952	Good	11,294	N	N	10647 SE 20TH ST
10	6	668450	0055	12/12/13	\$575,000	\$599,000	1,350	7	1952	Avg	6,900	N	N	10504 SE 16TH PL
10	6	245000	0275	07/16/14	\$595,000	\$600,000	1,350	7	1959	Good	8,113	N	N	3230 108TH AVE SE
10	6	206260	0090	01/08/14	\$529,000	\$548,000	1,380	7	1975	Good	642	N	N	1647 107TH AVE SE
10	6	245050	0110	05/08/14	\$780,000	\$792,000	1,390	7	1950	Avg	9,195	N	N	3002 109TH AVE SE

Improved Sales Used in This Annual Update Analysis

Area 092 -- 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
10	4	065000	0030	10/17/14	\$745,000	\$746,000	1,390	7	1951	Good	9,112	N	N	10632 SE 4TH ST
10	6	068540	0050	10/28/13	\$730,000	\$768,000	1,390	7	1955	VGood	9,800	N	N	11033 SE 27TH PL
10	6	052405	9220	03/14/13	\$662,500	\$743,000	1,420	7	1957	VGood	10,086	N	N	10627 SE 18TH ST
10	5	386140	0030	11/24/14	\$950,000	\$950,000	1,460	7	1952	Good	19,025	N	N	10240 SE 21ST ST
10	5	807790	0045	06/26/12	\$700,000	\$866,000	1,470	7	1976	Good	11,700	N	N	1653 104TH AVE SE
10	5	549220	0015	04/01/14	\$870,000	\$889,000	1,480	7	2003	Avg	9,500	N	N	10034 SE 7TH ST
10	5	573960	1400	07/23/13	\$667,000	\$719,000	1,560	7	1991	Avg	15,000	N	N	1035 104TH AVE SE
10	5	604340	0037	10/23/12	\$540,000	\$637,000	1,570	7	1952	Good	10,038	N	N	10234 KAYLEN PL SE
10	6	206260	0070	08/23/13	\$437,000	\$467,000	1,590	7	1975	Avg	793	N	N	1639 107TH AVE SE
10	6	206260	0040	07/26/13	\$545,000	\$587,000	1,590	7	1975	Good	781	N	N	1621 107TH AVE SE
10	6	206260	0020	07/08/14	\$530,000	\$535,000	1,595	7	1975	Avg	779	N	N	1611 107TH AVE SE
10	4	672970	0015	08/15/12	\$488,800	\$593,000	1,600	7	1952	Good	7,950	N	N	118 110TH PL SE
10	4	052405	9093	08/25/14	\$775,000	\$779,000	1,640	7	1946	Good	18,730	N	N	1416 108TH AVE SE
10	6	221300	0050	03/01/13	\$606,000	\$683,000	1,650	7	1951	Avg	10,985	N	N	10415 SE 13TH ST
10	6	156160	0025	06/03/14	\$712,500	\$722,000	1,660	7	1956	Good	8,797	N	N	10414 SE 24TH PL
10	4	052405	9108	10/11/13	\$645,000	\$681,000	1,670	7	2002	Avg	9,583	N	N	1218 108TH AVE SE
10	4	814630	0205	07/10/14	\$725,000	\$731,000	1,690	7	1959	Good	8,489	N	N	225 111TH AVE SE
10	6	700010	0775	07/21/14	\$625,000	\$630,000	1,730	7	1986	Good	12,219	N	N	3024 113TH AVE SE
10	5	573960	1355	02/26/14	\$715,000	\$734,000	1,750	7	1952	Avg	15,120	N	N	1015 104TH AVE SE
10	6	532610	0015	02/26/13	\$680,000	\$767,000	1,810	7	2012	Avg	10,575	N	N	1626 106TH AVE SE
10	6	064400	0185	07/07/14	\$875,000	\$883,000	1,820	7	1952	Good	12,686	N	N	2424 109TH AVE SE
10	6	386040	0226	12/18/12	\$570,000	\$659,000	1,830	7	1952	Avg	9,468	N	N	10648 SE 22ND ST
10	7	062900	0120	08/07/13	\$885,000	\$950,000	1,840	7	1948	Avg	8,646	N	N	10209 SE 27TH ST
10	5	052405	9174	08/10/12	\$618,880	\$752,000	1,930	7	1951	Good	8,400	N	N	10227 SE 16TH ST
10	6	156160	0110	02/27/14	\$615,000	\$631,000	1,990	7	1955	Good	9,405	N	N	10419 SE 24TH PL
10	6	082405	9211	11/17/14	\$800,000	\$800,000	2,150	7	1955	Good	9,148	N	N	3111 108TH AVE SE
10	6	082405	9293	10/28/14	\$943,500	\$945,000	2,370	7	1980	Good	10,890	N	N	3115 108TH AVE SE
10	4	259170	0030	01/06/14	\$730,000	\$757,000	900	8	1952	VGood	9,919	N	N	1133 107TH AVE SE
10	5	066600	0230	03/22/13	\$840,000	\$940,000	1,150	8	2012	Avg	10,154	N	N	10204 SE 8TH ST
10	4	814610	0280	07/26/12	\$620,000	\$758,000	1,180	8	1962	Good	9,225	N	N	423 109TH AVE SE

Improved Sales Used in This Annual Update Analysis

Area 092 -- 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
10	6	245000	0120	10/10/14	\$748,400	\$750,000	1,220	8	2013	Avg	8,113	Y	N	3230 109TH AVE SE
10	6	666400	0160	07/22/12	\$607,500	\$744,000	1,230	8	1976	Good	10,089	N	N	2212 109TH AVE SE
10	4	814630	0020	05/29/14	\$723,000	\$733,000	1,290	8	1959	Good	8,680	N	N	236 111TH AVE SE
10	4	814630	0200	03/06/14	\$701,000	\$719,000	1,290	8	1958	Good	8,443	N	N	233 111TH AVE SE
10	4	814610	0535	03/28/14	\$710,000	\$726,000	1,310	8	1959	Avg	11,465	N	N	405 110TH AVE SE
10	6	245000	0165	06/18/14	\$650,000	\$657,000	1,320	8	1951	Avg	8,114	N	N	3110 109TH AVE SE
10	4	814610	0325	05/05/14	\$787,000	\$800,000	1,330	8	1961	Avg	7,500	N	N	221 109TH AVE SE
10	4	814610	0315	10/09/12	\$505,000	\$599,000	1,330	8	1961	Avg	7,500	N	N	241 109TH AVE SE
10	4	814610	0370	09/04/14	\$735,000	\$738,000	1,340	8	1955	Avg	7,960	N	N	204 109TH AVE SE
10	4	814610	0345	03/06/13	\$620,000	\$697,000	1,340	8	1955	Good	7,960	N	N	114 109TH AVE SE
10	4	814620	0130	07/19/13	\$601,400	\$649,000	1,340	8	1963	Avg	7,860	N	N	522 110TH AVE SE
10	4	814610	0075	07/25/14	\$774,370	\$780,000	1,340	8	1955	VGood	7,500	N	N	123 109TH AVE SE
10	4	814620	0150	11/10/14	\$830,000	\$831,000	1,370	8	1963	Avg	11,056	N	N	536 110TH AVE SE
10	4	814610	0220	05/10/12	\$675,000	\$852,000	1,390	8	1972	VGood	12,250	N	N	705 109TH AVE SE
10	5	573960	0640	05/08/13	\$810,000	\$893,000	1,400	8	1967	Good	10,000	N	N	827 102ND AVE SE
10	6	245050	0101	07/23/12	\$865,000	\$1,059,000	1,420	8	2005	Avg	9,195	N	N	3008 109TH AVE SE
10	4	068200	0025	02/25/13	\$683,000	\$771,000	1,430	8	1955	Avg	9,246	N	N	325 105TH AVE SE
10	5	549220	0090	10/07/14	\$770,126	\$772,000	1,430	8	1979	Avg	9,300	N	N	712 100TH AVE SE
10	4	068200	0030	07/03/14	\$610,000	\$616,000	1,430	8	1955	Avg	13,418	N	N	335 105TH AVE SE
10	4	321070	0180	07/26/13	\$615,000	\$663,000	1,440	8	1966	VGood	8,000	N	N	1021 111TH PL SE
10	4	814610	0160	01/12/12	\$480,000	\$639,000	1,460	8	1977	Avg	10,549	N	N	408 108TH AVE SE
10	6	245000	0170	12/21/13	\$600,000	\$624,000	1,500	8	1949	Good	8,114	N	N	3104 109TH AVE SE
10	6	666400	0130	10/13/14	\$635,250	\$636,000	1,510	8	1976	VGood	22,040	N	N	2228 109TH AVE SE
10	5	257120	0080	09/23/13	\$834,000	\$885,000	1,520	8	1964	Avg	20,440	N	N	10235 SE 13TH PL
10	6	064420	0020	01/30/14	\$860,000	\$887,000	1,550	8	1967	Good	11,006	N	N	11031 SE 26TH ST
10	6	245000	0115	06/25/12	\$655,000	\$811,000	1,550	8	1957	Good	8,113	N	N	3236 109TH AVE SE
10	7	062900	0678	04/07/14	\$969,000	\$989,000	1,550	8	1955	VGood	11,375	N	N	2740 107TH AVE SE
10	6	105620	0010	09/02/14	\$750,000	\$753,000	1,590	8	1956	Good	8,285	N	N	11004 SE 28TH PL
10	6	386090	0051	06/28/13	\$938,000	\$1,018,000	1,590	8	2006	Avg	14,916	N	N	10425 SE 19TH ST
10	5	052405	9248	08/29/12	\$788,000	\$950,000	1,590	8	1970	Good	20,002	N	N	1651 103RD AVE SE

Improved Sales Used in This Annual Update Analysis

Area 092 -- 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
10	6	206260	0010	04/10/14	\$580,000	\$592,000	1,595	8	1975	VGood	784	N	N	1605 107TH AVE SE
10	4	321070	0310	11/13/13	\$725,000	\$760,000	1,600	8	1962	Good	8,025	N	N	915 110TH AVE SE
10	4	321070	0170	12/02/14	\$650,000	\$650,000	1,610	8	1966	Good	8,976	N	N	1015 111TH PL SE
10	4	065000	0075	06/23/13	\$700,000	\$761,000	1,630	8	2004	Avg	9,112	N	N	10625 SE 4TH ST
10	5	082405	9265	10/01/14	\$1,155,000	\$1,158,000	1,640	8	1968	Good	10,464	Y	N	2529 103RD AVE SE
10	5	778740	0155	05/17/13	\$930,000	\$1,022,000	1,640	8	2002	Avg	23,037	N	N	101 CEDAR CREST LN
10	6	245050	0005	03/19/12	\$905,000	\$1,169,000	1,650	8	2007	Avg	8,114	N	N	10923 SE 28TH ST
10	6	951410	0030	12/17/13	\$656,500	\$683,000	1,650	8	1953	Good	8,912	N	N	10603 WOODHAVEN LN
10	6	386040	0100	11/21/14	\$950,000	\$950,000	1,700	8	1969	Good	20,000	N	N	10614 SE 23RD ST
10	6	666400	0040	11/19/14	\$820,000	\$820,000	1,700	8	1976	Avg	12,900	N	N	10827 SE 23RD ST
10	5	082405	9146	04/15/13	\$950,000	\$1,055,000	1,720	8	1948	VGood	9,583	N	N	10304 SE 25TH ST
10	4	321070	0380	09/16/14	\$640,000	\$642,000	1,720	8	1968	Good	11,894	N	N	10922 SE 10TH PL
10	4	814610	0145	11/07/13	\$779,000	\$818,000	1,740	8	1977	VGood	9,079	N	N	306 108TH AVE SE
10	6	234430	0122	08/08/14	\$900,000	\$905,000	1,770	8	1980	Good	7,215	N	N	10529 SE 30TH ST
10	7	062900	0704	07/29/14	\$1,000,000	\$1,007,000	1,780	8	1918	VGood	15,648	N	N	2807 107TH AVE SE
10	6	386090	0111	12/02/14	\$695,000	\$695,000	1,790	8	1952	VGood	9,335	N	N	1810 104TH AVE SE
10	5	807790	0005	04/20/12	\$752,000	\$958,000	1,790	8	1998	Avg	9,977	N	N	10305 SE 16TH ST
10	6	064421	0090	10/01/12	\$630,000	\$750,000	1,800	8	1976	Avg	10,293	N	N	11011 SE 24TH PL
10	6	064420	0050	02/24/12	\$618,500	\$807,000	1,810	8	1987	Good	11,200	N	N	2522 111TH AVE SE
10	4	065000	0005	04/03/13	\$810,000	\$903,000	1,880	8	1951	Good	9,112	N	N	10602 SE 4TH ST
10	4	052405	9119	04/22/14	\$700,000	\$713,000	1,900	8	1948	Avg	18,730	N	N	10823 SE 12TH ST
10	5	052405	9184	11/13/13	\$911,500	\$955,000	1,940	8	1956	Avg	15,951	N	N	1615 103RD AVE SE
10	5	549310	0065	11/26/13	\$870,000	\$909,000	1,970	8	1952	Avg	19,430	N	N	728 99TH AVE SE
10	4	814610	0200	11/14/13	\$810,000	\$849,000	2,050	8	1960	Good	19,858	N	N	626 108TH AVE SE
10	5	604340	0006	07/29/14	\$815,000	\$821,000	2,060	8	1949	Good	16,110	N	N	1323 104TH AVE SE
10	6	064421	0080	06/17/13	\$800,000	\$871,000	2,150	8	1975	Good	11,200	N	N	11007 SE 24TH PL
10	5	776870	0315	06/30/14	\$1,230,000	\$1,242,000	2,200	8	2003	Avg	14,630	Y	N	9309 SE SHORELAND DR
10	6	666400	0030	10/09/14	\$980,000	\$982,000	2,240	8	1976	Avg	11,034	N	N	10821 SE 23RD ST
10	5	029200	0030	06/08/12	\$815,000	\$1,016,000	2,240	8	1962	VGood	10,200	N	N	1043 102ND PL SE
10	5	776870	0190	05/12/14	\$1,634,000	\$1,659,000	2,260	8	2007	Avg	11,690	Y	N	9608 SE SHORELAND DR

Improved Sales Used in This Annual Update Analysis

Area 092 -- 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
10	6	156160	0095	05/14/14	\$1,058,000	\$1,074,000	2,290	8	1955	Good	11,137	N	N	10441 SE 24TH PL
10	6	064420	0090	07/15/14	\$921,000	\$928,000	2,380	8	1963	Good	11,200	N	N	11012 SE 26TH ST
10	6	052405	9231	01/31/14	\$1,093,000	\$1,128,000	2,410	8	1958	Good	13,272	N	N	2226 108TH AVE SE
10	6	052405	9052	12/09/14	\$975,000	\$975,000	2,420	8	1997	Good	15,482	N	N	2210 108TH AVE SE
10	5	082405	9083	09/02/14	\$993,000	\$997,000	2,490	8	1954	VGood	14,810	N	N	2407 104TH AVE SE
10	6	082405	9277	12/15/14	\$985,000	\$985,000	2,600	8	1969	VGood	11,920	N	N	3140 110TH AVE SE
10	5	549170	0140	07/01/13	\$1,200,000	\$1,302,000	2,600	8	1954	Avg	15,732	Y	N	809 97TH AVE SE
10	5	082405	9141	01/28/13	\$910,000	\$1,037,000	2,600	8	1952	VGood	8,780	N	N	10315 SE 25TH ST
10	83	082405	9010	12/31/13	\$2,250,000	\$2,335,000	2,790	8	1991	Avg	26,721	Y	Y	11001 SE LAKE RD
10	6	245000	0295	10/07/14	\$1,088,000	\$1,090,000	2,920	8	2010	Avg	8,113	N	N	3156 108TH AVE SE
10	5	604340	0021	08/02/13	\$980,000	\$1,054,000	3,050	8	2008	Avg	16,110	N	N	1419 104TH AVE SE
10	6	064400	0120	11/20/13	\$1,185,000	\$1,240,000	3,540	8	2005	Avg	14,352	N	N	2515 109TH AVE SE
10	83	082405	9229	11/06/14	\$1,700,000	\$1,702,000	1,530	9	1967	Good	21,742	Y	Y	10843 SE LAKE RD
10	6	234430	0220	07/14/14	\$1,100,000	\$1,109,000	1,550	9	2006	Good	7,597	N	N	3149 108TH AVE SE
10	4	066600	0143	12/29/14	\$785,000	\$785,000	1,610	9	2009	Avg	1,983	N	N	309 BELLEVUE WAY SE
10	5	032200	0080	09/07/12	\$499,000	\$600,000	1,660	9	1986	Good	3,530	N	N	613 BELLEVUE WAY SE
10	81	062405	9072	10/31/12	\$4,600,000	\$5,412,000	1,690	9	2009	Avg	30,000	Y	Y	9516 SE 15TH ST
10	4	066600	0147	02/26/14	\$700,000	\$719,000	1,700	9	2009	Avg	1,175	N	N	313 BELLEVUE WAY SE
10	5	052405	9279	12/16/12	\$1,035,000	\$1,197,000	1,770	9	1975	Avg	26,161	N	N	2009 102ND PL SE
10	83	082405	9125	06/27/13	\$1,750,000	\$1,901,000	1,920	9	1974	Avg	32,100	Y	Y	10845 SE LAKE RD
10	6	071100	0125	07/18/12	\$1,000,000	\$1,226,000	1,920	9	1994	Good	9,582	N	N	10464 SE 20TH ST
10	81	549440	0110	11/05/12	\$1,400,000	\$1,644,000	2,100	9	1977	Avg	9,490	Y	Y	9201 SE SHORELAND PL
10	4	814610	0190	02/18/13	\$807,000	\$913,000	2,120	9	1975	Good	18,252	N	N	614 108TH AVE SE
10	6	666400	0060	05/21/13	\$882,672	\$969,000	2,150	9	1952	Good	14,258	N	N	10905 SE 23RD ST
10	5	052405	9250	09/22/14	\$1,388,000	\$1,392,000	2,180	9	1964	Good	17,400	N	N	10034 SE 16TH ST
10	6	234430	0183	11/08/12	\$828,500	\$972,000	2,200	9	1988	Good	8,811	N	N	3215 107TH AVE SE
10	4	068655	0060	10/22/13	\$950,000	\$1,001,000	2,210	9	1996	Avg	10,185	N	N	1031 106TH AVE SE
10	5	549170	0250	11/12/14	\$1,148,888	\$1,150,000	2,230	9	1967	Avg	16,052	N	N	723 99TH AVE SE
10	5	082405	9195	09/10/12	\$895,000	\$1,074,000	2,280	9	1988	Good	13,068	N	N	2409 104TH AVE SE
10	6	082405	9140	05/27/14	\$949,880	\$963,000	2,290	9	1978	Avg	10,687	N	N	10407 SE 25TH ST

Improved Sales Used in This Annual Update Analysis

Area 092 -- 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
10	4	052405	9313	07/22/12	\$845,000	\$1,035,000	2,330	9	2001	Avg	10,777	N	N	1227 108TH AVE SE
10	5	549170	0180	11/19/13	\$1,425,000	\$1,492,000	2,410	9	1968	VGood	20,897	Y	N	9621 SE 7TH ST
10	6	234430	0180	06/19/14	\$1,027,000	\$1,038,000	2,430	9	1989	Avg	10,500	Y	N	3216 106TH AVE SE
10	6	064400	0100	03/25/14	\$1,040,000	\$1,063,000	2,430	9	2008	Avg	10,313	N	N	10809 SE 25TH PL
10	4	052405	9314	05/27/13	\$1,065,000	\$1,167,000	2,480	9	2003	Avg	10,031	N	N	1425 108TH AVE SE
10	6	245100	0065	08/17/12	\$978,995	\$1,186,000	2,520	9	2001	Avg	8,876	N	N	11043 SE 30TH ST
10	6	386090	0003	06/17/14	\$1,170,000	\$1,183,000	2,570	9	2000	Avg	6,251	N	N	1915 107TH AVE SE
10	6	082405	9289	08/20/13	\$925,800	\$991,000	2,580	9	1981	Good	19,301	Y	N	3242 110TH AVE SE
10	6	245100	0050	01/10/14	\$1,003,000	\$1,039,000	2,600	9	2002	Avg	8,990	N	N	11065 SE 30TH ST
10	6	245000	0340	04/14/14	\$1,025,000	\$1,045,000	2,610	9	1985	Avg	8,936	N	N	10803 SE 31ST ST
10	6	245050	0115	11/19/12	\$1,050,000	\$1,227,000	2,630	9	2003	Avg	9,195	N	N	2844 109TH AVE SE
10	4	573960	2470	12/05/12	\$838,898	\$974,000	2,630	9	2012	Avg	6,052	N	N	968 107TH AVE SE
10	6	386040	0062	08/10/12	\$853,000	\$1,036,000	2,650	9	1999	Avg	12,000	N	N	10653 SE 23RD ST
10	6	386040	0060	08/01/14	\$1,130,000	\$1,137,000	2,660	9	1999	Avg	11,200	N	N	2307 108TH AVE SE
10	7	062900	0479	11/07/12	\$1,130,000	\$1,326,000	2,700	9	1982	VGood	10,650	N	N	2805 105TH AVE SE
10	5	573960	1240	07/18/13	\$1,144,603	\$1,236,000	2,880	9	2002	Avg	15,000	N	N	10223 SE 8TH ST
10	6	064420	0040	05/15/14	\$1,000,000	\$1,015,000	2,900	9	1990	Avg	16,258	N	N	2548 111TH AVE SE
10	5	562730	1025	08/31/12	\$976,000	\$1,176,000	2,920	9	1976	Good	18,067	Y	N	916 SHORELAND DR SE
10	4	052405	9124	07/03/13	\$1,150,000	\$1,247,000	2,980	9	2013	Avg	8,544	N	N	1209 108TH AVE SE
10	7	062900	0510	07/30/14	\$1,185,000	\$1,193,000	3,020	9	2003	Avg	8,622	N	N	10500 SE 27TH ST
10	4	573960	2465	08/06/12	\$898,898	\$1,094,000	3,070	9	2012	Avg	6,052	N	N	948 107TH AVE SE
10	6	245000	0290	12/15/14	\$1,245,000	\$1,245,000	3,370	9	2005	Avg	8,113	N	N	3200 108TH AVE SE
10	6	245050	0190	04/18/13	\$1,245,000	\$1,381,000	3,400	9	2013	Avg	8,790	N	N	2839 109TH AVE SE
10	6	245050	0205	03/18/13	\$1,242,500	\$1,392,000	3,400	9	2013	Avg	8,114	N	N	3001 109TH AVE SE
10	5	549310	0010	03/15/12	\$950,000	\$1,229,000	3,410	9	1994	Avg	11,270	N	N	535 100TH AVE SE
10	6	245000	0285	09/25/12	\$930,000	\$1,109,000	3,410	9	2004	Avg	8,113	N	N	3210 108TH AVE SE
10	6	221300	0030	05/12/14	\$1,264,000	\$1,283,000	3,490	9	2012	Avg	9,170	N	N	10442 SE 13TH ST
10	6	221300	0030	03/13/13	\$1,150,000	\$1,291,000	3,490	9	2012	Avg	9,170	N	N	10442 SE 13TH ST
10	6	231140	0125	11/18/13	\$1,275,000	\$1,335,000	3,530	9	2013	Avg	8,246	N	N	1634 105TH AVE SE
10	6	700010	0691	04/15/13	\$1,249,950	\$1,388,000	3,560	9	2012	Avg	11,863	N	N	3232 112TH AVE SE

Improved Sales Used in This Annual Update Analysis

Area 092 -- 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
10	6	245000	0035	08/01/13	\$1,265,000	\$1,361,000	3,630	9	2012	Avg	8,113	N	N	3139 110TH AVE SE
10	6	245000	0045	06/05/13	\$1,272,800	\$1,391,000	3,630	9	2012	Avg	8,113	N	N	3151 110TH AVE SE
10	6	245000	0110	08/01/13	\$1,010,000	\$1,086,000	3,910	9	2005	Avg	8,113	N	N	3240 109TH AVE SE
10	6	245000	0060	03/25/13	\$1,088,000	\$1,216,000	3,960	9	1999	Avg	12,170	N	N	3237 110TH AVE SE
10	6	234430	0160	11/05/13	\$1,465,000	\$1,538,000	4,150	9	1990	Good	22,000	N	N	3111 107TH PL SE
10	5	549160	0060	08/21/13	\$1,390,000	\$1,487,000	1,940	10	1985	Good	15,660	Y	N	9901 SE 5TH PL
10	80	549440	0020	11/05/14	\$2,850,000	\$2,853,000	2,100	10	1987	Avg	14,100	Y	Y	9240 SE SHORELAND DR
10	5	778740	0030	06/09/14	\$1,635,000	\$1,655,000	2,110	10	2006	Avg	26,784	N	N	400 DETWILLER RD
10	7	062900	0615	10/22/14	\$1,495,000	\$1,497,000	2,180	10	2005	Avg	10,375	N	N	2716 106TH PL SE
10	4	677970	0025	10/07/13	\$1,065,000	\$1,126,000	2,230	10	2004	Avg	8,736	N	N	10711 SE 3RD ST
10	5	549170	0130	06/20/14	\$1,800,000	\$1,819,000	2,300	10	1967	Avg	20,708	Y	N	827 97TH AVE SE
10	5	776870	0296	12/03/13	\$1,225,000	\$1,279,000	2,550	10	1993	Avg	12,188	Y	N	9417 SE SHORELAND DR
10	5	549310	0055	03/28/12	\$1,220,000	\$1,570,000	2,570	10	2001	Avg	10,354	Y	N	9901 SE 7TH ST
10	6	052405	9182	04/03/14	\$1,150,000	\$1,174,000	2,610	10	2000	Avg	7,405	N	N	1921 107TH AVE SE
10	83	234430	0037	07/12/13	\$2,100,000	\$2,271,000	2,720	10	1992	Avg	16,264	Y	Y	3241 106TH AVE SE
10	6	339410	0030	09/09/14	\$975,000	\$979,000	2,720	10	1989	Avg	11,049	N	N	3231 112TH AVE SE
10	5	562730	1680	08/27/12	\$975,000	\$1,177,000	2,740	10	1990	Avg	10,001	N	N	9925 SE 5TH ST
10	6	082405	9186	10/25/13	\$1,140,000	\$1,200,000	2,830	10	2000	Avg	10,018	N	N	3120 107TH PL SE
10	6	082405	9303	12/13/13	\$1,250,000	\$1,302,000	2,940	10	1988	Avg	8,308	N	N	10421 SE 30TH ST
10	6	234430	0195	02/18/14	\$1,600,000	\$1,645,000	2,960	10	2013	Avg	10,000	N	N	3226 106TH AVE SE
10	6	064400	0050	08/23/12	\$1,170,500	\$1,415,000	3,000	10	2000	Avg	10,998	N	N	2443 109TH AVE SE
10	6	339410	0230	05/22/14	\$1,050,000	\$1,065,000	3,030	10	1988	Good	12,590	Y	N	3255 111TH AVE SE
10	6	071100	0110	09/15/14	\$1,266,525	\$1,271,000	3,060	10	2005	Avg	9,576	N	N	10444 SE 20TH ST
10	6	339410	0070	02/28/12	\$779,500	\$1,016,000	3,070	10	1990	Avg	11,216	N	N	3255 112TH AVE SE
10	6	339410	0020	11/20/14	\$990,000	\$990,000	3,140	10	1988	Avg	11,049	N	N	3211 112TH AVE SE
10	5	549310	0100	02/04/14	\$1,360,000	\$1,402,000	3,150	10	2001	Avg	8,000	N	N	805 100TH AVE SE
10	6	221300	0060	11/11/13	\$1,325,000	\$1,390,000	3,260	10	2003	Avg	9,620	N	N	10427 SE 13TH ST
10	4	068655	0040	06/19/14	\$1,240,000	\$1,253,000	3,280	10	1990	Avg	13,224	N	N	1043 106TH AVE SE
10	4	322505	9223	05/19/14	\$1,405,000	\$1,425,000	3,410	10	2008	Avg	10,769	N	N	10635 SE 2ND ST
10	7	062900	0555	08/30/13	\$1,630,000	\$1,740,000	3,440	10	1992	Good	16,000	N	N	10521 SE 29TH ST

Improved Sales Used in This Annual Update Analysis

Area 092 -- 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
10	5	052405	9178	05/31/12	\$1,222,650	\$1,530,000	3,450	10	2000	Avg	10,786	N	N	10209 SE 16TH ST
10	6	052405	9328	12/01/12	\$1,160,000	\$1,349,000	3,450	10	2011	Avg	9,763	N	N	10536 SE 16TH ST
10	6	071100	0050	02/19/13	\$1,340,000	\$1,515,000	3,460	10	2003	Avg	9,583	N	N	10619 SE 20TH ST
10	5	549310	0772	11/02/12	\$1,195,000	\$1,405,000	3,460	10	1989	Avg	10,025	N	N	9919 SE 5TH ST
10	5	082405	9321	06/02/14	\$1,965,221	\$1,990,000	3,610	10	2003	Avg	8,510	Y	N	2520 103RD AVE SE
10	6	339440	0010	05/31/12	\$1,370,000	\$1,714,000	3,730	10	2012	Avg	10,200	N	N	11012 SE 31ST ST
10	7	062900	0570	07/10/13	\$1,800,000	\$1,948,000	3,780	10	2013	Avg	12,540	N	N	10604 SE 27TH PL
10	5	549220	0055	04/11/13	\$1,538,000	\$1,710,000	3,800	10	2012	Avg	8,336	N	N	10047 SE 7TH ST
10	6	245050	0065	01/02/13	\$1,300,000	\$1,494,000	3,810	10	2001	Avg	12,170	N	N	3029 110TH AVE SE
10	6	245050	0060	08/26/14	\$1,620,000	\$1,627,000	3,820	10	2005	Avg	8,114	N	N	3021 110TH AVE SE
10	6	245100	0080	04/18/12	\$1,170,000	\$1,491,000	3,820	10	2004	Avg	8,885	N	N	11021 SE 30TH ST
10	6	082405	9248	01/12/12	\$1,230,000	\$1,637,000	3,830	10	2009	Avg	10,882	N	N	11132 SE 29TH PL
10	6	052405	9063	05/06/14	\$1,800,000	\$1,829,000	3,930	10	2013	Avg	10,279	N	N	1418 104TH AVE SE
10	6	064400	0115	09/23/14	\$1,765,000	\$1,770,000	3,980	10	2011	Avg	10,249	N	N	10819 SE 25TH PL
10	6	064400	0215	06/25/13	\$1,595,000	\$1,733,000	3,990	10	2005	Avg	11,550	N	N	10925 SE 24TH PL
10	4	322505	9228	07/02/12	\$1,225,000	\$1,512,000	4,000	10	2009	Avg	12,998	N	N	200 107TH PL SE
10	6	532610	0010	12/12/13	\$1,795,000	\$1,870,000	4,010	10	2007	Avg	10,250	N	N	1608 106TH AVE SE
10	6	156160	0056	10/17/14	\$1,735,000	\$1,738,000	4,010	10	2007	Avg	9,654	N	N	10456 SE 24TH PL
10	6	231140	0155	03/06/13	\$1,400,000	\$1,575,000	4,080	10	2007	Avg	9,450	N	N	10521 SE 16TH ST
10	6	732490	0020	03/21/14	\$1,772,500	\$1,813,000	4,110	10	2013	Avg	13,635	N	N	10808 SE 21ST ST
10	6	245000	0190	10/09/13	\$1,498,000	\$1,583,000	4,150	10	2013	Avg	8,114	N	N	3117 109TH AVE SE
10	6	071100	0045	01/24/13	\$1,695,000	\$1,933,000	4,170	10	2012	Avg	9,581	N	N	10611 SE 20TH ST
10	6	732490	0016	10/21/14	\$1,450,000	\$1,452,000	4,170	10	2008	Avg	9,090	N	N	2104 108TH AVE SE
10	6	052405	9080	09/20/13	\$1,595,000	\$1,693,000	4,290	10	2011	Avg	12,016	N	N	10528 SE 16TH ST
10	6	052405	9329	01/22/14	\$1,850,000	\$1,912,000	4,320	10	2013	Avg	10,279	N	N	1416 104TH AVE SE
10	6	245000	0005	04/10/14	\$1,746,000	\$1,781,000	4,390	10	2014	Avg	12,170	N	N	3107 110TH AVE SE
10	6	071100	0075	10/11/12	\$1,350,000	\$1,600,000	4,480	10	2012	Avg	11,718	N	N	2011 108TH AVE SE
10	6	951410	0045	07/31/14	\$1,875,000	\$1,888,000	4,635	10	2014	Avg	9,526	N	N	10637 WOODHAVEN LN
10	5	562730	0904	05/02/12	\$1,960,000	\$2,483,000	2,270	11	2004	Avg	20,000	Y	N	918 SE SHORELAND DR
10	5	549170	0040	06/17/13	\$1,600,000	\$1,743,000	2,660	11	1997	Avg	17,334	Y	N	738 96TH AVE SE

Improved Sales Used in This Annual Update Analysis

Area 092 -- 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
10	5	385990	0085	04/20/12	\$1,450,000	\$1,847,000	2,680	11	1990	Good	14,973	Y	N	2211 BLARNEY PL
10	80	776870	0230	12/27/13	\$2,850,000	\$2,960,000	3,190	11	1999	Avg	7,750	Y	Y	9810 SE SHORELAND DR
10	6	234430	0170	08/15/14	\$1,500,000	\$1,508,000	3,270	11	1990	Avg	12,240	N	N	3212 106TH AVE SE
10	6	386040	0005	12/20/12	\$1,330,000	\$1,536,000	3,380	11	1999	Avg	14,205	N	N	2306 104TH AVE SE
10	5	386147	0010	06/19/13	\$1,785,000	\$1,943,000	3,800	11	1996	Avg	21,190	N	N	10128 SE 16TH PL
10	6	082405	9120	11/18/13	\$1,925,000	\$2,016,000	3,930	11	2005	Avg	13,000	N	N	1 ENATAI DR
10	5	549310	0336	12/03/12	\$1,925,000	\$2,237,000	3,930	11	2006	Avg	9,225	Y	N	9750 SE 5TH ST
10	6	386040	0110	05/28/12	\$1,170,000	\$1,466,000	4,060	11	2001	Avg	20,000	N	N	10634 SE 23RD ST
10	6	071100	0010	02/19/13	\$1,695,000	\$1,916,000	4,070	11	2008	Avg	9,568	N	N	10411 20TH ST SE
10	7	062900	0040	06/04/13	\$2,150,000	\$2,351,000	4,150	11	1991	Avg	17,180	N	N	2812 102ND AVE SE
10	6	082405	9042	05/30/14	\$1,886,700	\$1,911,000	4,180	11	2004	Avg	17,935	N	N	2526 104TH AVE SE
10	5	386147	0110	06/23/14	\$2,075,000	\$2,097,000	4,230	11	1997	Avg	20,377	N	N	1646 100TH PL SE
10	80	549440	0070	04/07/14	\$3,300,000	\$3,367,000	4,250	11	1990	Avg	12,100	Y	Y	9219 SE SHORELAND PL
10	6	082405	9156	11/26/13	\$1,550,000	\$1,620,000	4,270	11	2006	Avg	12,398	Y	N	10925 SE LAKE RD
10	5	386147	0120	11/26/14	\$1,610,000	\$1,611,000	4,270	11	1996	Avg	25,807	N	N	1668 100TH PL SE
10	4	052405	9148	06/06/14	\$1,600,000	\$1,620,000	4,280	11	2005	Avg	9,583	N	N	1415 108TH AVE SE
10	5	776870	0300	12/05/14	\$2,575,000	\$2,576,000	4,280	11	2006	Avg	15,408	Y	N	9407 SE SHORELAND DR
10	5	082405	9204	10/24/13	\$2,165,000	\$2,280,000	4,370	11	2009	Avg	10,890	Y	N	10314 SE 25TH ST
10	5	549311	0080	08/15/14	\$1,825,000	\$1,835,000	4,440	11	1991	Avg	39,317	Y	N	9701 SE 5TH ST
10	5	549310	0366	06/25/14	\$1,700,000	\$1,717,000	4,670	11	1978	Good	22,885	Y	N	9539 SE 5TH ST
10	5	549310	0221	12/21/12	\$1,680,000	\$1,940,000	4,990	11	1998	Avg	16,497	Y	N	614 98TH AVE SE
10	5	052405	9299	12/11/13	\$3,025,000	\$3,152,000	5,050	11	2008	Avg	33,700	N	N	1808 100TH AVE SE
10	5	778740	0075	05/16/12	\$2,500,000	\$3,148,000	5,350	11	2010	Avg	23,001	N	N	100 CEDAR CREST LN
10	5	604340	0050	03/24/14	\$2,998,000	\$3,066,000	5,360	11	2013	Avg	24,669	N	N	10166 SE 16TH ST
10	5	386147	0140	03/01/13	\$1,725,000	\$1,944,000	5,560	11	1994	Good	19,868	N	N	1649 100TH PL SE
10	5	562730	0200	09/10/12	\$2,135,000	\$2,562,000	6,170	11	1972	VGood	44,235	Y	N	425 94TH AVE SE
10	5	778740	0130	12/26/13	\$2,118,500	\$2,201,000	6,580	11	1995	Avg	62,490	N	N	111 CEDAR CREST LN
10	5	778740	0150	03/15/13	\$3,035,000	\$3,404,000	5,950	12	2007	Avg	23,040	N	N	103 CEDAR CREST LN

Improved Sales Removed in This Annual Update Analysis

Area 092 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6	1	024900	0005	09/27/13	\$490,000	NO MARKET EXPOSURE
6	1	024900	0040	11/29/12	\$530,000	PREVIOUS IMP. VALUE <= 25K, INTERIM USE – TEARDOWN EXPECTED
6	1	024900	0115	08/28/14	\$650,000	PREVIOUS IMP. VALUE <= 25K, INTERIM USE – TEARDOWN EXPECTED
6	1	024900	0120	01/22/14	\$683,000	PREVIOUS IMP. VALUE <= 25K, INTERIM USE – TEARDOWN EXPECTED
6	1	024900	0160	08/14/12	\$549,000	PREVIOUS IMP. VALUE <= 25K, INTERIM USE – TEARDOWN EXPECTED
6	1	025000	0140	05/02/12	\$565,000	PREVIOUS IMP. VALUE <= 25K, INTERIM USE – TEARDOWN EXPECTED
6	1	025000	0145	01/06/12	\$420,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
6	1	025000	0145	02/28/13	\$500,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
6	1	025000	0320	09/29/14	\$626,000	PREVIOUS IMP. VALUE <= 25K, INTERIM USE – TEARDOWN EXPECTED
6	1	066300	0010	06/26/13	\$770,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	1	068500	0035	02/03/14	\$750,000	PREVIOUS IMP. VALUE <= 25K, INTERIM USE – TEARDOWN EXPECTED
6	1	068500	0095	06/14/12	\$528,082	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
6	1	068500	0115	10/07/14	\$2,150,000	MODEL DEVELOPMENT EXCLUSION
6	1	068500	0130	10/15/14	\$268,524	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
6	3	068660	0020	07/22/12	\$683,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	3	068680	0065	11/19/14	\$667,500	UNFINISHED AREA
6	1	070800	0030	09/02/14	\$888,000	PREVIOUS IMP. VALUE <= 25K, INTERIM USE – TEARDOWN EXPECTED
6	1	070800	0155	02/27/14	\$812,000	PREVIOUS IMP. VALUE <= 25K, INTERIM USE – TEARDOWN EXPECTED
6	1	072600	0050	05/07/12	\$365,114	DOR RATIO; NO MARKET EXPOSURE; CORPORATE AFFILIATES
6	1	072750	0015	03/26/14	\$640,000	PREVIOUS IMP. VALUE <= 25K, INTERIM USE – TEARDOWN EXPECTED
6	1	072750	0030	07/15/14	\$815,000	PREVIOUS IMP. VALUE <= 25K, INTERIM USE – TEARDOWN EXPECTED
6	1	126620	0005	07/18/13	\$721,600	PREVIOUS IMP. VALUE <= 25K, INTERIM USE – TEARDOWN EXPECTED
6	1	126620	0031	02/12/13	\$1,154,460	NO MARKET EXPOSURE
6	1	126620	0115	01/15/14	\$599,000	PREVIOUS IMP. VALUE <= 25K, INTERIM USE – TEARDOWN EXPECTED
6	2	142420	0101	06/13/12	\$486,500	NON-REPRESENTATIVE SALE; SHORT SALE
6	1	202505	9059	02/16/12	\$505,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
6	1	202505	9096	05/14/12	\$8,370	DOR RATIO; EASEMENT OR RIGHT-OF-WAY
6	1	202505	9140	04/14/14	\$690,000	PREVIOUS IMP. VALUE <= 25K, INTERIM USE – TEARDOWN EXPECTED
6	1	202505	9150	07/02/14	\$1,038,000	PREVIOUS IMP. VALUE <= 25K, INTERIM USE – TEARDOWN EXPECTED



Improved Sales Removed in This Annual Update Analysis

Area 092 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6	1	202505	9201	07/31/14	\$725,000	PREVIOUS IMP. VALUE <= 25K, INTERIM USE – TEARDOWN EXPECTED
6	1	202505	9241	12/12/13	\$1,890,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; EXEMPT FROM EXCISE TAX
6	1	202505	9279	06/20/14	\$2,199,990	MODEL DEVELOPMENT EXCLUSION
6	1	202505	9282	09/16/14	\$2,425,000	PERCENT COMPLETE
6	1	202505	9283	11/10/14	\$2,140,000	PERCENT COMPLETE; BUILDER OR DEVELOPER SALES
6	1	202620	0005	12/16/12	\$950,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
6	1	202620	0040	12/21/12	\$1,275,000	NO MARKET EXPOSURE
6	1	238700	0050	06/15/12	\$556,900	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
6	1	238700	0110	11/10/14	\$898,000	PREVIOUS IMP. VALUE <= 25K, INTERIM USE – TEARDOWN EXPECTED
6	1	278580	0045	04/07/12	\$35,000	DOR RATIO; OBSOLESCENCE; EASEMENT OR RIGHT-OF-WAY
6	1	278580	0050	06/10/14	\$968,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	1	292505	9143	08/22/12	\$1,096,950	NO MARKET EXPOSURE
6	1	292505	9176	02/22/13	\$998,000	NO MARKET EXPOSURE
6	1	292505	9181	12/17/12	\$540,000	PREVIOUS IMP. VALUE <= 25K, INTERIM USE – TEARDOWN EXPECTED
6	1	292505	9183	05/14/13	\$549,000	PREVIOUS IMP. VALUE <= 25K, INTERIM USE – TEARDOWN EXPECTED
6	1	292505	9223	06/10/13	\$780,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	1	292505	9239	10/23/14	\$668,000	BUILDER OR DEVELOPER SALES
6	1	292505	9364	07/25/12	\$1,156,000	NO MARKET EXPOSURE
6	2	325050	0123	12/18/14	\$885,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	2	325050	0140	10/08/14	\$850,000	PREVIOUS IMP. VALUE <= 25K, INTERIM USE – TEARDOWN EXPECTED
6	1	339150	0065	05/30/14	\$727,500	PREVIOUS IMP. VALUE <= 25K, INTERIM USE – TEARDOWN EXPECTED
6	1	339150	0095	02/27/13	\$475,000	NON-REPRESENTATIVE SALE; SHORT SALE
6	1	339150	0225	06/13/13	\$750,000	NO MARKET EXPOSURE
6	3	412270	0100	03/22/13	\$520,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
6	2	412290	0020	03/21/13	\$800,000	NON-REPRESENTATIVE SALE; SHORT SALE
6	1	434880	0015	03/21/13	\$370,000	NON-REPRESENTATIVE SALE; SHORT SALE
6	1	434880	0030	11/21/14	\$727,500	PREVIOUS IMP. VALUE <= 25K, INTERIM USE – TEARDOWN EXPECTED
6	1	434880	0080	07/11/14	\$641,200	PREVIOUS IMP. VALUE <= 25K, INTERIM USE – TEARDOWN EXPECTED
6	1	507840	0045	03/29/13	\$565,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed in This Annual Update Analysis

Area 092 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6	1	507840	0190	10/16/14	\$915,000	PREVIOUS IMP. VALUE <= 25K, INTERIM USE – TEARDOWN EXPECTED
6	1	507840	0220	03/20/13	\$630,000	PREVIOUS IMP. VALUE <= 25K, INTERIM USE – TEARDOWN EXPECTED
6	1	507840	0230	03/15/13	\$485,000	NON-REPRESENTATIVE SALE; SHORT SALE
6	1	507840	0275	02/27/14	\$820,000	PREVIOUS IMP. VALUE <= 25K, INTERIM USE – TEARDOWN EXPECTED
6	1	507840	0295	03/14/14	\$860,000	PREVIOUS IMP. VALUE <= 25K, INTERIM USE – TEARDOWN EXPECTED
6	2	571000	0075	03/19/12	\$1,520,000	AUCTION SALE; NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
6	1	634400	0005	10/03/14	\$1,706,000	RELOCATION - SALE TO SERVICE
6	1	634400	0045	08/23/13	\$674,000	PREVIOUS IMP. VALUE <= 25K, INTERIM USE – TEARDOWN EXPECTED
6	1	634400	0055	04/22/14	\$715,000	PREVIOUS IMP. VALUE <= 25K, INTERIM USE – TEARDOWN EXPECTED
6	1	664290	0070	11/13/14	\$800,000	BUILDER OR DEVELOPER SALES
6	1	664290	0075	03/24/14	\$800,000	PREVIOUS IMP. VALUE <= 25K, INTERIM USE – TEARDOWN EXPECTED
6	1	664590	0015	11/14/13	\$650,000	PREVIOUS IMP. VALUE <= 25K, INTERIM USE – TEARDOWN EXPECTED
6	1	664590	0080	02/06/12	\$960,300	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
6	1	666900	0040	10/04/12	\$610,000	NON-REPRESENTATIVE SALE; SHORT SALE
6	1	666900	0060	02/28/12	\$636,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	1	666900	0110	02/11/14	\$661,500	NON-REPRESENTATIVE SALE; SHORT SALE
6	2	808440	0305	12/04/13	\$975,000	PREVIOUS IMP. VALUE <= 25K, INTERIM USE – TEARDOWN EXPECTED
6	2	808440	0340	01/28/13	\$1,156,250	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED; SHORT SALE
6	2	808540	0241	07/29/13	\$565,000	NO MARKET EXPOSURE
6	2	808540	0276	03/19/12	\$890,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	2	808540	0385	09/20/12	\$570,000	PREVIOUS IMP. VALUE <= 25K, INTERIM USE – TEARDOWN EXPECTED
6	2	808540	0505	05/29/12	\$460,000	PREVIOUS IMP. VALUE <= 25K, INTERIM USE – TEARDOWN EXPECTED
6	2	808540	0540	08/22/14	\$1,100,000	PREVIOUS IMP. VALUE <= 25K, INTERIM USE – TEARDOWN EXPECTED
6	2	808540	0600	08/06/12	\$1,680,000	RELOCATION - SALE TO SERVICE
6	2	808600	0030	08/29/12	\$605,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	2	808600	0200	02/19/13	\$445,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	2	808660	0010	07/30/12	\$633,000	NO MARKET EXPOSURE
6	2	808660	0065	06/25/12	\$1,200,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
6	1	855590	0020	04/20/12	\$640,000	DIAGNOSTIC OUTLIER

Improved Sales Removed in This Annual Update Analysis

Area 092 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6	1	856240	0025	09/16/14	\$816,000	PREVIOUS IMP. VALUE <= 25K, INTERIM USE – TEARDOWN EXPECTED
6	1	856240	0040	04/09/14	\$780,000	PREVIOUS IMP. VALUE <= 25K, INTERIM USE – TEARDOWN EXPECTED
6	1	856240	0045	05/30/12	\$518,500	PREVIOUS IMP. VALUE <= 25K, INTERIM USE – TEARDOWN EXPECTED
6	1	856240	0045	04/11/14	\$838,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	1	872595	0420	11/06/12	\$499,950	NON-REPRESENTATIVE SALE; SHORT SALE
6	1	872595	0460	10/11/12	\$515,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE; SHORT SALE
6	3	886100	0060	12/31/14	\$875,000	PREVIOUS IMP. VALUE <= 25K, INTERIM USE – TEARDOWN EXPECTED
6	3	886100	0095	10/17/13	\$545,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	3	886100	0115	10/27/14	\$2,100,000	BUILDER OR DEVELOPER SALES
6	3	886100	0215	04/01/13	\$660,000	PREVIOUS IMP. VALUE <= 25K, INTERIM USE – TEARDOWN EXPECTED
6	1	953310	0040	02/16/14	\$720,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	1	953310	0080	08/20/14	\$781,000	PREVIOUS IMP. VALUE <= 25K, INTERIM USE – TEARDOWN EXPECTED
6	1	953310	0110	08/19/13	\$486,700	NON-REPRESENTATIVE SALE; SHORT SALE
6	1	953360	0110	04/05/12	\$631,800	PREVIOUS IMP. VALUE <= 25K, INTERIM USE – TEARDOWN EXPECTED
6	1	953410	0015	03/26/14	\$685,750	PREVIOUS IMP. VALUE <= 25K, INTERIM USE – TEARDOWN EXPECTED
10	5	029200	0030	06/08/12	\$815,000	RELOCATION - SALE TO SERVICE
10	4	052405	9117	08/06/12	\$441,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	4	052405	9117	01/28/14	\$589,000	NO MARKET EXPOSURE
10	5	052405	9132	03/14/12	\$505,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
10	4	052405	9195	11/06/14	\$650,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	6	052405	9222	08/23/12	\$693,400	NO MARKET EXPOSURE
10	5	052405	9224	05/13/14	\$2,701,495	IMP. COUNT > 1
10	5	052405	9246	07/13/12	\$675,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
10	4	052405	9330	08/08/14	\$1,699,500	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
10	81	062405	9030	09/25/13	\$2,800,000	IMP. COUNT > 1
10	5	062405	9034	12/04/12	\$975,000	PERCENT COMPLETE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
10	7	062900	0180	09/06/12	\$1,385,000	NO MARKET EXPOSURE
10	7	062900	0620	10/12/12	\$1,610,000	RELATED PARTY, FRIEND, OR NEIGHBOR
10	7	062900	0631	10/04/12	\$660,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed in This Annual Update Analysis

Area 092 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
10	7	062900	0730	05/28/14	\$745,000	PREVIOUS IMP. VALUE <= 25K, INTERIM USE – TEARDOWN EXPECTED
10	7	062900	0745	06/29/13	\$815,000	NO MARKET EXPOSURE
10	7	062900	0819	09/04/12	\$935,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
10	6	064400	0085	05/12/14	\$1,251,450	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
10	6	064400	0215	10/23/12	\$1,345,000	NO MARKET EXPOSURE
10	6	064420	0010	03/25/13	\$687,000	PREVIOUS IMP. VALUE <= 25K, INTERIM USE – TEARDOWN EXPECTED
10	6	064420	0025	12/22/14	\$660,000	OBSOLESCENCE; RELATED PARTY, FRIEND, OR NEIGHBOR
10	6	064420	0060	06/06/12	\$740,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	6	064421	0080	06/17/13	\$800,000	RELOCATION - SALE TO SERVICE
10	4	065000	0020	04/25/13	\$1,060,349	NO MARKET EXPOSURE
10	5	066600	0215	04/18/13	\$440,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	5	066600	0230	09/20/12	\$495,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
10	5	066600	0232	12/19/12	\$496,000	PREVIOUS IMP. VALUE <= 25K, INTERIM USE – TEARDOWN EXPECTED
10	6	068540	0060	10/24/14	\$721,000	BUILDER OR DEVELOPER SALES; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
10	6	071100	0025	12/11/14	\$2,250,000	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
10	81	082405	9013	07/25/14	\$2,750,000	IMP. COUNT > 1
10	81	082405	9013	10/03/12	\$2,400,000	IMP. COUNT > 1
10	6	082405	9074	03/21/13	\$710,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
10	83	082405	9094	12/17/13	\$2,800,000	NO MARKET EXPOSURE
10	81	082405	9099	07/25/14	\$5,350,000	IMP. COUNT > 1
10	6	082405	9148	11/18/14	\$1,100,000	BUILDER OR DEVELOPER SALES
10	6	082405	9165	10/13/14	\$704,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
10	83	082405	9254	12/26/14	\$2,688,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
10	6	082405	9277	12/10/13	\$882,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	83	082405	9279	09/24/13	\$1,162,504	NO MARKET EXPOSURE
10	6	105620	0030	12/02/14	\$1,800,000	BUILDER OR DEVELOPER SALES
10	6	156160	0045	12/18/14	\$1,750,990	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
10	6	156160	0090	02/24/12	\$244,000	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
10	6	221300	0005	05/03/12	\$545,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE

Improved Sales Removed in This Annual Update Analysis

Area 092 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
10	6	221300	0025	03/19/12	\$402,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
10	6	231140	0056	12/01/14	\$1,987,500	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
10	6	231140	0145	10/29/14	\$1,699,990	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
10	6	231140	0180	02/10/12	\$930,000	NON-REPRESENTATIVE SALE; SHORT SALE
10	83	234430	0030	12/04/13	\$2,500,000	IMP. COUNT > 1; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
10	6	234430	0137	11/14/12	\$550,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
10	6	234430	0196	06/24/12	\$650,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	6	234430	0230	11/26/13	\$840,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
10	6	234430	0231	05/21/13	\$626,100	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
10	6	234430	0231	07/23/13	\$780,000	RELATED PARTY, FRIEND, OR NEIGHBOR; FINANCIAL INSTITUTION RESALE
10	4	242570	0022	09/29/14	\$425,000	ACTIVE PERMIT BEFORE SALE >25K
10	4	242570	0035	09/10/13	\$600,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	4	242570	0042	11/12/13	\$865,000	DIAGNOSTIC OUTLIER
10	6	245000	0030	11/16/13	\$569,700	PREVIOUS IMP. VALUE <= 25K, INTERIM USE – TEARDOWN EXPECTED
10	6	245000	0120	05/09/13	\$685,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	6	245000	0120	10/14/14	\$748,400	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; EXEMPT FROM EXCISE TAX
10	6	245000	0195	01/27/12	\$450,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	6	245000	0200	11/18/13	\$650,000	OBSOLESCENCE
10	6	245050	0090	07/27/12	\$880,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
10	6	245100	0055	08/15/12	\$1,100,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	4	259170	0037	08/13/14	\$540,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	6	316960	0020	08/28/12	\$462,500	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
10	6	316960	0030	08/06/13	\$533,100	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	4	321070	0240	05/10/12	\$525,000	RELATED PARTY, FRIEND, OR NEIGHBOR
10	5	326830	0025	05/20/13	\$1,325,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	6	339410	0120	10/15/13	\$810,000	CORPORATE AFFILIATES
10	6	339410	0150	06/24/13	\$950,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
10	6	339440	0040	08/26/14	\$950,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	81	385990	0016	05/10/13	\$3,738,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed in This Annual Update Analysis

Area 092 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
10	81	385990	0035	03/27/12	\$89,599	IMP. COUNT > 1; PARTIAL INTEREST (1/3, 1/2, ETC.); QUIT CLAIM DEED
10	5	385990	0105	06/02/14	\$484,246	DOR RATIO; PREVIOUS IMP. VALUE <= 25K; PARTIAL INTEREST (1/3, 1/2, ETC.)
10	5	385990	0115	09/17/13	\$1,395,000	DIAGNOSTIC OUTLIER
10	6	386040	0191	04/11/14	\$815,000	PREVIOUS IMP. VALUE <= 25K, INTERIM USE – TEARDOWN EXPECTED
10	6	386040	0225	09/04/12	\$560,000	NON-REPRESENTATIVE SALE
10	6	386090	0045	10/03/14	\$1,953,000	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE; BUILDER OR DEVELOPER SALES
10	6	386090	0051	06/27/13	\$938,000	RELOCATION - SALE TO SERVICE
10	5	386140	0020	08/07/12	\$710,000	NO MARKET EXPOSURE
10	5	386140	0035	06/26/12	\$1,255,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	5	386140	0065	04/19/12	\$1,170,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
10	5	386147	0090	05/23/13	\$1,588,000	UNFINISHED AREA
10	6	532610	0015	05/30/12	\$476,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	6	532610	0035	07/18/14	\$1,650,000	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
10	4	532610	0105	04/01/13	\$475,750	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
10	4	532610	0115	04/17/12	\$430,000	OBSOLESCENCE; IMP. CHARACTERISTICS CHANGED SINCE SALE
10	5	549170	0020	11/13/13	\$600,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	5	549310	0326	09/25/13	\$1,650,000	NO MARKET EXPOSURE
10	5	549310	0335	12/22/14	\$1,030,380	BUILDER OR DEVELOPER SALES; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
10	5	549310	0771	07/11/12	\$699,925	QUIT CLAIM DEED; SHORT SALE; FULL SALES PRICE NOT REPORTED
10	5	549311	0020	12/10/12	\$1,781,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	81	549440	0130	03/03/14	\$2,900,000	OBSOLESCENCE
10	5	562730	0900	06/14/14	\$4,800,000	PREVIOUS IMP. VALUE <= 25K, INTERIM USE – TEARDOWN EXPECTED
10	5	562730	1680	08/27/12	\$975,000	RELOCATION - SALE TO SERVICE
10	5	573960	0036	03/05/14	\$705,000	PREVIOUS IMP. VALUE <= 25K, INTERIM USE – TEARDOWN EXPECTED
10	4	573960	2230	03/07/14	\$525,000	PREVIOUS IMP. VALUE <= 25K, INTERIM USE – TEARDOWN EXPECTED
10	4	573960	2300	02/13/12	\$400,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	4	573960	2385	10/10/13	\$528,000	PREVIOUS IMP. VALUE <= 25K, INTERIM USE – TEARDOWN EXPECTED
10	5	604340	0052	10/07/14	\$3,142,799	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
10	6	668450	0040	12/02/14	\$725,000	PREVIOUS IMP. VALUE <= 25K, INTERIM USE – TEARDOWN EXPECTED

Improved Sales Removed in This Annual Update Analysis

Area 092 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
10	6	700010	0440	05/29/12	\$315,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	6	700010	0620	11/27/12	\$435,000	UNFINISHED AREA; NO MARKET EXPOSURE
10	6	700010	0635	07/15/14	\$600,000	PREVIOUS IMP. VALUE <= 25K, INTERIM USE – TEARDOWN EXPECTED
10	6	700010	0682	08/27/12	\$429,000	PREVIOUS IMP. VALUE <= 25K, INTERIM USE – TEARDOWN EXPECTED
10	6	700010	0705	11/07/13	\$935,000	NO MARKET EXPOSURE
10	6	700010	0711	06/21/14	\$1,100,000	PREVIOUS IMP. VALUE <= 25K, INTERIM USE – TEARDOWN EXPECTED
10	6	732490	0010	01/24/14	\$660,000	NO MARKET EXPOSURE
10	5	776870	0280	01/29/14	\$750,000	PREVIOUS IMP. VALUE <= 25K, INTERIM USE – TEARDOWN EXPECTED
10	5	776870	0321	05/23/14	\$1,360,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	5	778740	0140	07/23/12	\$859,000	DOR RATIO; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
10	5	807790	0012	07/17/14	\$724,785	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
10	4	814610	0160	01/12/12	\$480,000	RELOCATION - SALE TO SERVICE
10	4	814610	0440	05/22/12	\$485,000	PREVIOUS IMP. VALUE <= 25K, INTERIM USE – TEARDOWN EXPECTED
10	4	814610	0460	05/01/12	\$595,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
10	4	814610	0510	09/04/13	\$660,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	4	814610	0685	12/10/12	\$432,000	NON-REPRESENTATIVE SALE; SHORT SALE
10	4	814630	0050	04/08/13	\$480,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
10	4	814630	0225	01/24/12	\$380,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	4	814630	0235	10/18/12	\$512,500	NO MARKET EXPOSURE
10	4	814630	0280	08/10/12	\$460,000	NON-REPRESENTATIVE SALE; SHORT SALE
10	6	951410	0080	06/22/12	\$732,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Vacant Sales Used in this Annual Update Analysis

Area 092

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
6	1	025000	0300	08/28/13	\$650,000	9,200	N	N
6	1	025000	0195	08/19/13	\$639,000	8,250	N	N
6	1	068500	0105	05/03/12	\$430,000	9,100	N	N
6	3	068680	0040	12/18/12	\$400,000	15,525	N	N
6	1	070800	0010	05/13/13	\$650,000	8,710	N	N
6	1	126620	0245	02/27/13	\$619,000	10,323	N	N
6	1	202505	9189	12/12/12	\$550,000	11,463	N	N
6	1	278580	0040	04/14/13	\$763,000	11,342	N	N
6	1	339150	0205	06/21/12	\$575,000	9,999	N	N
6	3	412210	0160	09/20/12	\$495,000	9,893	Y	N
6	1	507840	0245	08/25/14	\$700,000	7,632	N	N
6	1	507840	0115	12/10/12	\$575,000	7,717	N	N
6	2	571000	0020	03/18/13	\$740,000	10,080	N	N
6	2	571000	0065	06/14/12	\$650,000	10,080	N	N
6	1	664290	0030	08/14/12	\$575,000	10,200	N	N
6	1	664590	0075	10/03/13	\$675,000	10,191	N	N
6	2	808440	0025	04/30/12	\$1,100,000	7,425	N	N
6	2	808540	0535	02/24/14	\$995,000	13,469	N	N
6	2	808540	0530	06/12/13	\$700,000	8,040	N	N
6	2	808540	0245	04/22/13	\$815,000	9,248	N	N
6	2	808540	0025	12/19/12	\$1,300,000	16,304	Y	N
6	2	808540	0576	06/25/12	\$585,000	7,800	N	N
6	2	808540	0531	05/18/12	\$550,000	8,040	N	N
6	2	808540	0535	02/27/12	\$650,000	13,469	N	N
6	2	808600	0096	09/04/13	\$789,999	10,853	N	N
6	2	808660	0005	11/06/12	\$700,000	10,863	N	N
6	3	886100	0115	12/20/12	\$550,000	10,300	N	N
6	3	886100	0055	04/23/12	\$540,000	11,389	N	N
6	3	886100	0070	02/01/12	\$550,000	15,930	N	N
6	1	953310	0025	12/19/13	\$635,000	8,640	N	N
6	1	953360	0105	07/02/13	\$685,000	10,273	N	N



King County

Department of Assessments

Vacant Sales Used in this Annual Update Analysis

Area 092

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
6	1	953360	0065	07/01/13	\$875,000	10,230	Y	N
6	1	953360	0105	06/15/12	\$550,000	10,273	N	N
6	1	953360	0125	03/04/14	\$650,000	10,584	N	N
10	6	052405	9193	12/23/13	\$578,000	11,325	N	N
10	5	052405	9165	10/26/12	\$586,000	12,197	N	N
10	4	052405	9093	08/25/14	\$775,000	18,730	N	N
10	81	062405	9094	03/08/12	\$3,000,000	23,543	Y	Y
10	7	062900	0800	01/15/13	\$915,000	18,975	N	N
10	7	062900	0570	07/17/12	\$679,000	12,540	N	N
10	6	071100	0025	12/11/13	\$669,000	9,572	N	N
10	6	071100	0075	08/29/12	\$550,000	11,718	N	N
10	6	156160	0045	10/21/13	\$528,500	8,710	N	N
10	6	221300	0030	07/16/12	\$405,000	9,170	N	N
10	6	234430	0171	06/11/13	\$720,000	12,842	N	N
10	6	245000	0005	05/14/13	\$650,000	12,170	N	N
10	6	245000	0035	04/19/12	\$457,700	8,113	N	N
10	6	245000	0045	03/30/12	\$499,000	8,113	N	N
10	6	245050	0190	07/03/12	\$450,000	8,790	N	N
10	6	386090	0045	04/11/13	\$540,000	12,362	N	N
10	6	386090	0105	07/27/12	\$653,500	21,248	N	N
10	5	386140	0101	07/18/12	\$650,000	20,524	N	N
10	5	549170	0070	06/23/14	\$925,000	19,560	Y	N
10	5	549170	0160	08/06/13	\$1,122,500	22,411	Y	N
10	81	562730	0140	06/09/12	\$3,800,000	20,580	Y	Y
10	5	604340	0036	04/23/14	\$1,195,000	33,306	N	N
10	5	604340	0052	10/15/13	\$700,000	20,570	N	N
10	5	604340	0050	02/17/13	\$695,000	24,669	N	N
10	5	604340	0015	11/05/12	\$550,000	16,110	N	N
10	6	700010	0720	03/13/14	\$560,000	12,188	Y	N
10	6	700010	0722	05/02/13	\$560,000	11,775	Y	N
10	5	778740	0020	03/11/14	\$1,300,000	34,415	Y	N

Vacant Sales Used in this Annual Update Analysis

Area 092

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
10	4	814610	0525	10/22/13	\$602,500	8,261	N	N
10	4	814610	0435	10/01/12	\$495,000	7,500	N	N
10	4	814610	0735	02/16/12	\$477,000	8,344	N	N
10	4	814620	0070	09/27/13	\$608,000	9,360	N	N
10	6	951410	0045	02/25/13	\$650,000	9,526	N	N

Vacant Sales Removed in this Annual Update Analysis

Area 092

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6	1	025000	0350	02/23/13	\$447,269	NO MARKET EXPOSURE; TEAR DOWN
6	1	025000	0230	02/13/13	\$570,000	NO MARKET EXPOSURE; TEAR DOWN
6	1	025000	0230	10/10/12	\$468,000	NO MARKET EXPOSURE; TEAR DOWN
6	1	025000	0020	06/29/12	\$470,000	NO MARKET EXPOSURE; TEAR DOWN
6	1	025100	0095	11/25/13	\$425,000	NO MARKET EXPOSURE; TEAR DOWN
6	1	068500	0070	05/03/12	\$418,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NON-REPRESENTATIVE SALE; TEAR DOWN
6	1	068500	0005	05/09/12	\$465,000	TEAR DOWN; BUILDER OR DEVELOPER SALES; SHORT SALE
6	1	070800	0115	12/24/12	\$555,000	NON-REPRESENTATIVE SALE; TEAR DOWN; SHORT SALE
6	1	072600	0035	06/24/12	\$500,000	NON-REPRESENTATIVE SALE; TEAR DOWN; PRESALE
6	1	126620	0140	04/29/13	\$545,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR; TEAR DOWN
6	1	126620	0031	03/13/12	\$419,000	NON-REPRESENTATIVE SALE; TEAR DOWN
6	1	202505	9196	03/13/14	\$470,000	NO MARKET EXPOSURE
6	1	202505	9066	09/04/12	\$490,000	NO MARKET EXPOSURE; TEAR DOWN
6	1	339150	0055	07/26/12	\$530,000	NO MARKET EXPOSURE; TEAR DOWN
6	3	412270	0130	05/02/13	\$381,000	NO MARKET EXPOSURE
6	1	507840	0135	02/25/13	\$550,000	NO MARKET EXPOSURE; TEAR DOWN
6	1	507840	0050	03/15/12	\$431,500	NO MARKET EXPOSURE; TEAR DOWN
6	1	664290	0030	06/25/12	\$448,000	NON-REPRESENTATIVE SALE; TEAR DOWN; SHORT SALE
6	2	808540	0045	07/30/12	\$500,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
6	2	808540	0046	07/13/12	\$500,000	NO MARKET EXPOSURE
6	2	808600	0190	08/16/12	\$540,000	NO MARKET EXPOSURE; TEAR DOWN
6	2	868200	0020	01/05/12	\$550,000	NON-REPRESENTATIVE SALE; TEAR DOWN; SHORT SALE
6	1	953310	0285	05/03/12	\$451,300	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
6	1	953410	0076	02/21/13	\$550,000	RELATED PARTY, FRIEND, OR NEIGHBOR; TEAR DOWN
6	1	953410	0095	05/02/12	\$503,000	NO MARKET EXPOSURE; TEAR DOWN
6	1	953410	0065	12/23/13	\$538,500	NO MARKET EXPOSURE; TEAR DOWN
10	5	052405	9165	08/26/13	\$735,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; TEAR DOWN; PRESALE
10	5	052405	9165	09/21/12	\$492,813	EXEMPT FROM EXCISE TAX
10	4	052405	9124	09/07/12	\$730,000	SEGREGATION AND/OR MERGER; TEAR DOWN

Vacant Sales Removed in this Annual Update Analysis

Area 092

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
10	6	052405	9063	08/07/12	\$780,000	SEGREGATION AND/OR MERGER; TEAR DOWN; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
10	4	065000	0020	07/13/12	\$330,000	NO MARKET EXPOSURE; TEAR DOWN
10	6	231140	0056	08/15/13	\$507,000	NO MARKET EXPOSURE; TEAR DOWN
10	6	231140	0145	04/15/13	\$426,234	NON-REPRESENTATIVE SALE; TEAR DOWN; SHORT SALE
10	6	234430	0195	04/16/12	\$442,000	DOR RATIO; BUILDER OR DEVELOPER SALES
10	6	245050	0120	10/15/13	\$550,000	NO MARKET EXPOSURE; TEAR DOWN; CORPORATE AFFILIATES
10	6	245050	0120	07/12/13	\$425,000	NON-REPRESENTATIVE SALE; SHORT SALE
10	6	245050	0186	01/09/13	\$532,498	NON-REPRESENTATIVE SALE; TEAR DOWN; PRESALE
10	6	245050	0205	05/08/12	\$410,000	NON-REPRESENTATIVE SALE; TEAR DOWN; SHORT SALE
10	6	532610	0035	10/17/13	\$460,000	NON-REPRESENTATIVE SALE; TEAR DOWN
10	5	549170	0110	06/05/12	\$1,280,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	6	700010	0691	04/06/12	\$455,000	TEAR DOWN; BUILDER OR DEVELOPER SALES
10	6	732490	0020	08/22/12	\$500,000	NO MARKET EXPOSURE; TEAR DOWN; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
10	6	951410	0040	05/23/12	\$625,000	NO MARKET EXPOSURE; TEAR DOWN

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



Appraiser II

8/14/2015

Date



King County

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Lloyd Hara

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

Please follow these standards as you perform your tasks.

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

Lloyd Hara
King County Assessor