

# East Kirkland/ Rose Hill

Area: 093

## *Residential Revalue for 2015 Assessment Roll*



Obtained from kirklandwa.gov

There were 937 improved sales in Area 93, with an average sales price of \$603,200. Area 93 has three distinct neighborhoods Rose Hill, Kingsgate, and Grass Lawn Park. The area is a mixture of single family residential, multi-family, and small commercial properties. Area 93 has become increasingly desirable due to its proximity to Microsoft and Google campuses. Access to the area is adequately served by Interstate 405 and State Route 520.



**King County**

**Department of Assessments**

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

500 Fourth Avenue, ADM-AS 0708

Seattle, WA 98104-2384

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

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

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



## King County

Department of Assessments

**Accounting Division**

500 Fourth Avenue, ADM-AS-0740  
Seattle, WA 98104-2384

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

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

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

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

Dear Property Owners:

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

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

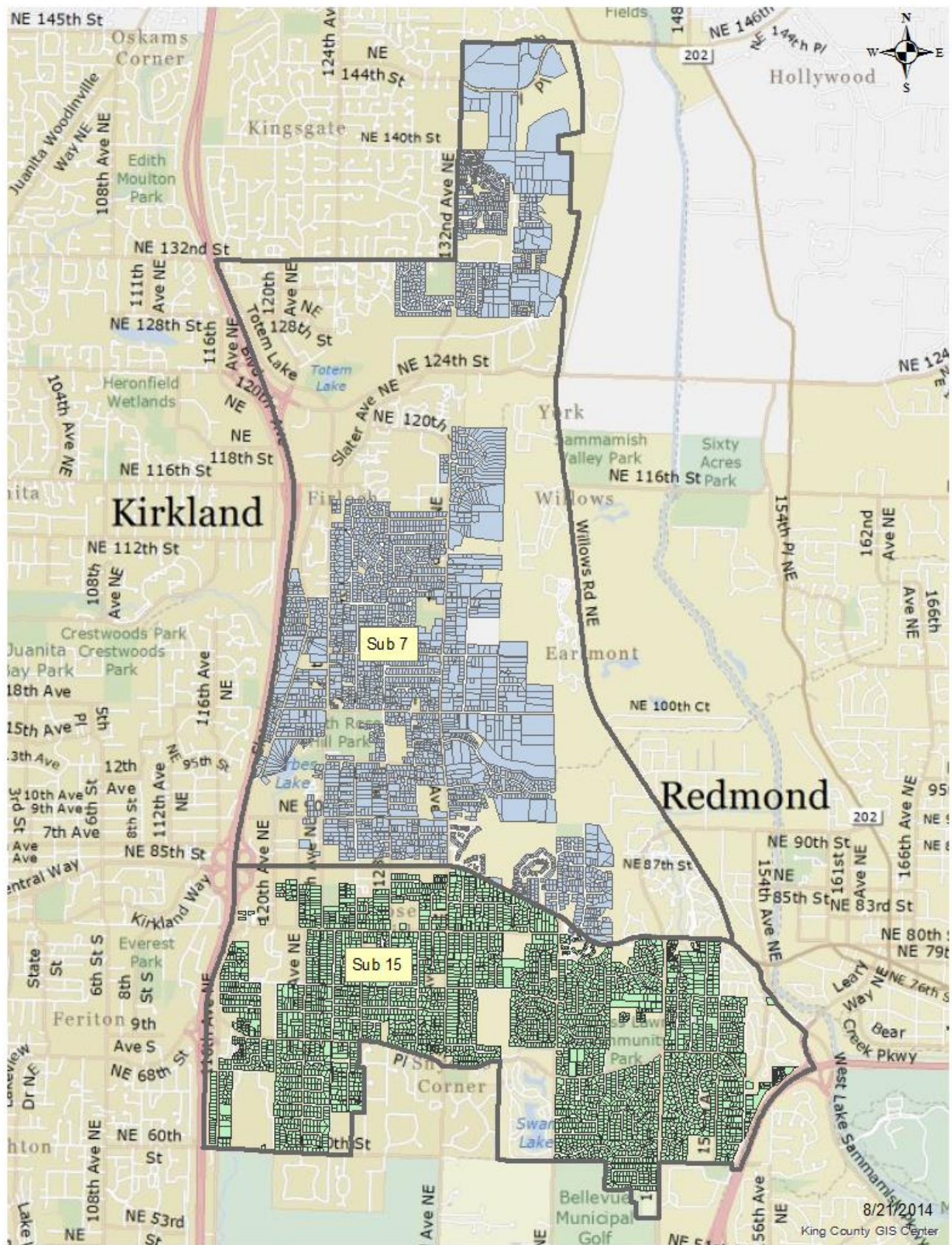
Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you.

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

Sincerely,

Lloyd Hara  
Assessor

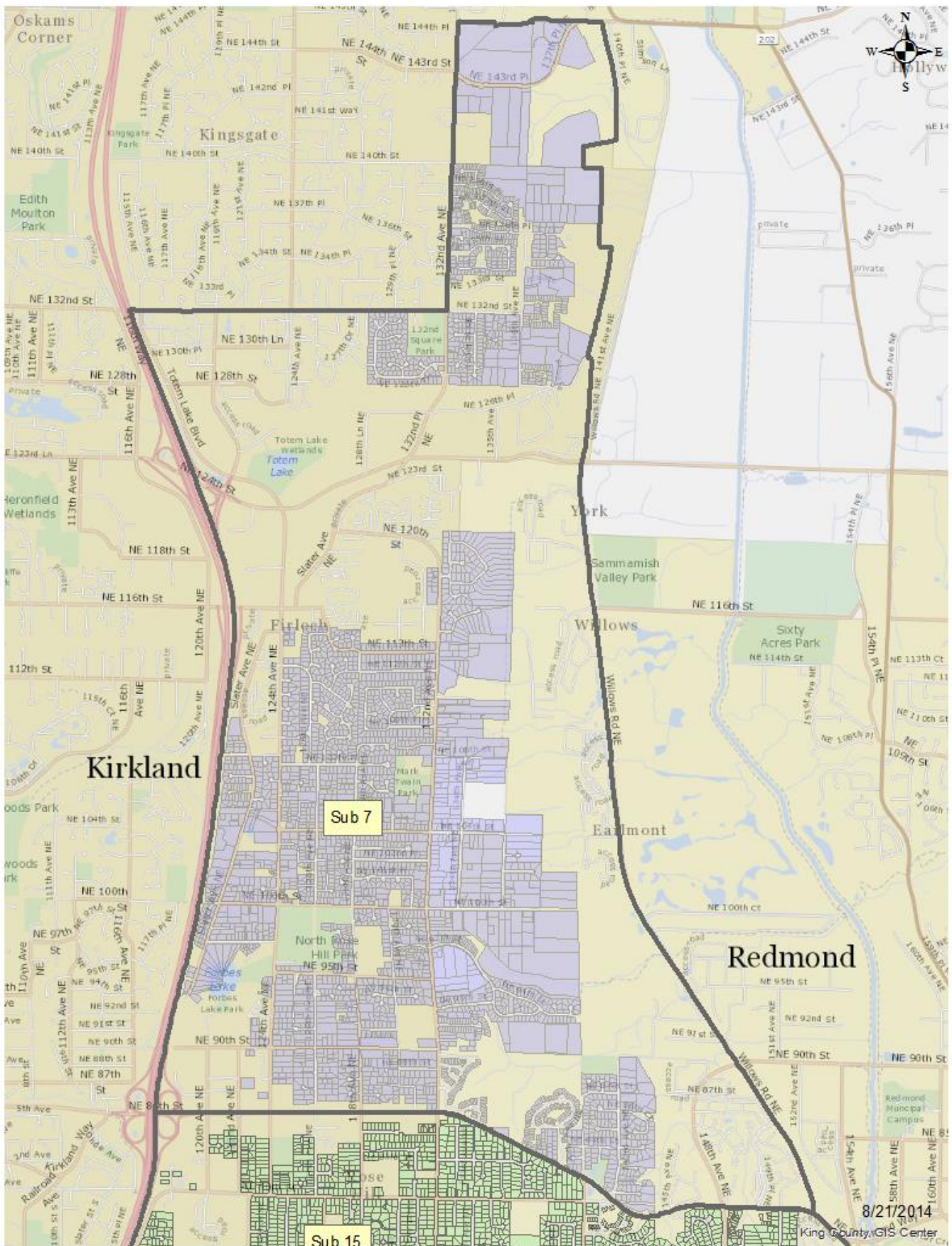
# Area 093 Map



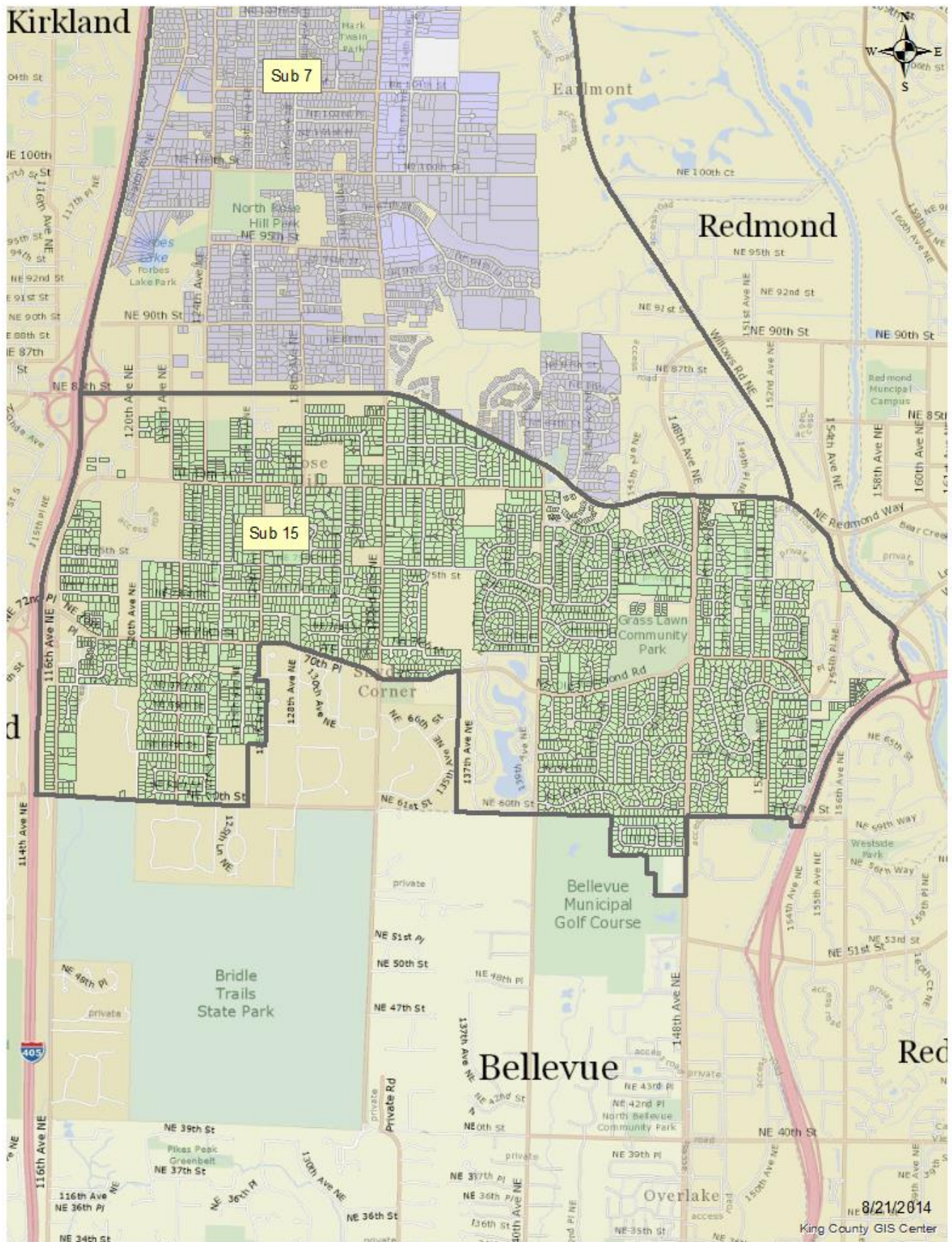
All maps in this document are subject to the following disclaimer: The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness,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



## Area 093 – Sub Area 7 Map



## Area 093 - Sub Area 15 Map



## Area 093 Housing Profile



Grade 5/ Year Built 1931/ Total Living Area 570  
Account Number 124670-0321



Grade 6/ Year Built 1960/ Total Living Area 770  
Account Number 124670-0009



Grade 7/ Year Built 1982/ Total Living Area 970  
Account Number 883520-0270



Grade 8/ Year Built 1972/ Total Living Area 2,390  
Account Number 108800-0080



Grade 9/ Year Built 1988/ Total Living Area 3,400  
Account Number 424900-0270



Grade 10/ Year Built 2007/ Total Living Area 3,650  
Account Number 123750-0578

## Area 093 Housing Profile



Grade 11/ Year Built 2003/ Total Living Area 4,280  
Account Number 092505-9089



Grade 12/ Year Built 2002/ Total Living Area 7,980  
Account Number 032505-9268

# Glossary for Improved Sales

## Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

## Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

# Executive Summary

## East Kirkland/ Rose Hill - Area 093

### Annual Update

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

**Previous Physical Inspection:** 2012

**Number of Improved Sales:** 937

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

Sales - Improved Valuation Change Summary:						
	Land	Improvements	Total	Mean Sale Price	Ratio	COD
<b>2014 Value</b>	\$217,500	\$317,700	\$535,200			7.87%
<b>2015 Value</b>	\$230,900	\$338,800	\$569,700	\$603,200	93.8%	7.02%
<b>\$ Change</b>	+\$13,400	+\$21,100	+\$34,500			
<b>% Change</b>	+6.2%	+6.6%	+6.4%			

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The 2015 COD of 7.02% is an improvement from the previous COD of 7.87%. The lower the COD, the more uniform are the predicted assessed values. Assessment standards prescribed by the International Association of Assessing Officers identify that the COD in rural or diverse neighborhoods should be no more than 20%. The resulting COD meets or exceeds the industry assessment standards.

Population - Improved Valuation Change Summary:			
	Land	Improvements	Total
<b>2014 Value</b>	\$225,300	\$263,500	\$488,800
<b>2015 Value</b>	\$239,200	\$288,500	\$527,700
<b>\$ Change</b>	+\$13,900	+\$25,000	+\$38,900
<b>% Change</b>	+6.2%	+9.5%	+8.0%

**Number of one to three unit residences in the population:** 6,970

**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 characteristic-based and plat-based variables needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, the plats of Rosewood (743630), Vintner's Ridge (894678), Wisti Lane (949250), and Maplebrook Lane Div 1&2 (511605 & 511606) were generally at higher assessment levels than the rest of the population. In addition, homes built after 2011 or in Very Good condition were generally at higher assessment levels than the rest of the population. While homes located in Sheffield Place (773265) and Sheffield Greens Div. 1-3 (773230, 773240 & 773241) plats were generally at lower assessment levels than the rest of the population. This annual update valuation model corrects for these strata differences.

## Area 093 - Model Adjustments

### 1-3 Unit Residences

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

Standard Area Adjustment	# Parcels Adjusted	% of Population
+8.50%	6,352	91%

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.

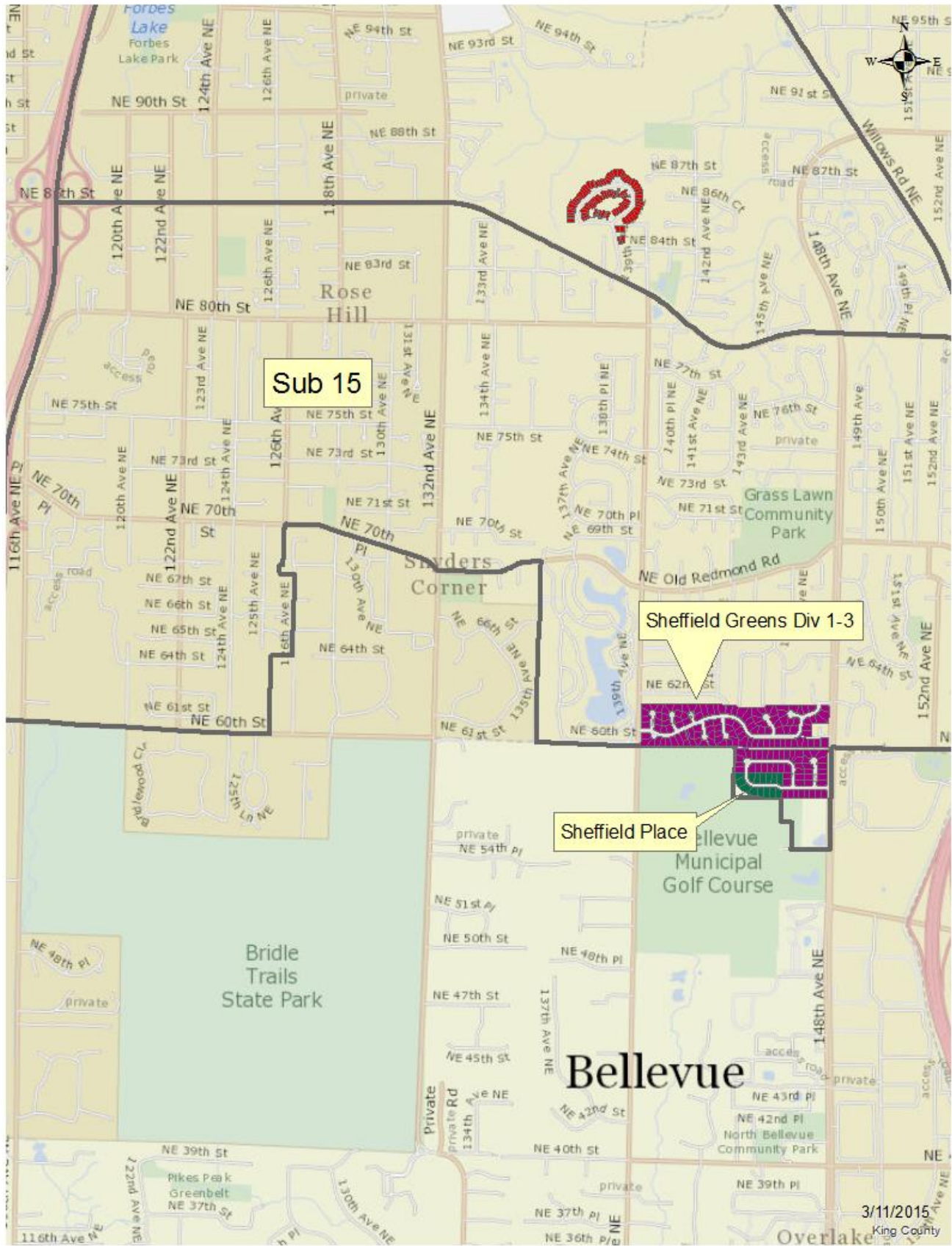
The percentages listed in the following table are total adjustments, not additive adjustments.

Model Variable	Adj %	# Sales	# in Pop	% Rep
ROSEWOOD (734630)	-1.23%	5	24	21%
SHEFFIELD PLACE (773265)	+29.88%	3	14	21%
VINTNER'S RIDGE (894678)	-0.32%	24	29	83%
WISTI LANE (949250)	-2.76%	9	10	90%
MAPLEBROOK LANE DIV 1&2 (511605 & 511605)	-1.55%	15	93	16%
SHEFFIELD GREENS DIV 1,2,&3 (733230, 733240 and 733241)	+13.02%	36	162	22%
YEAR BUILT > 2011	-2.77%	77	111	69%
VERY GOOD CONDITION	+4.01%	39	177	22%

There were two properties in the population that would receive a multiple variable adjustment. The parcels are located in Sheffield Greens DIV 3 and in Very Good condition. The total adjustment for the parcels is +9.01%. There was one sale.

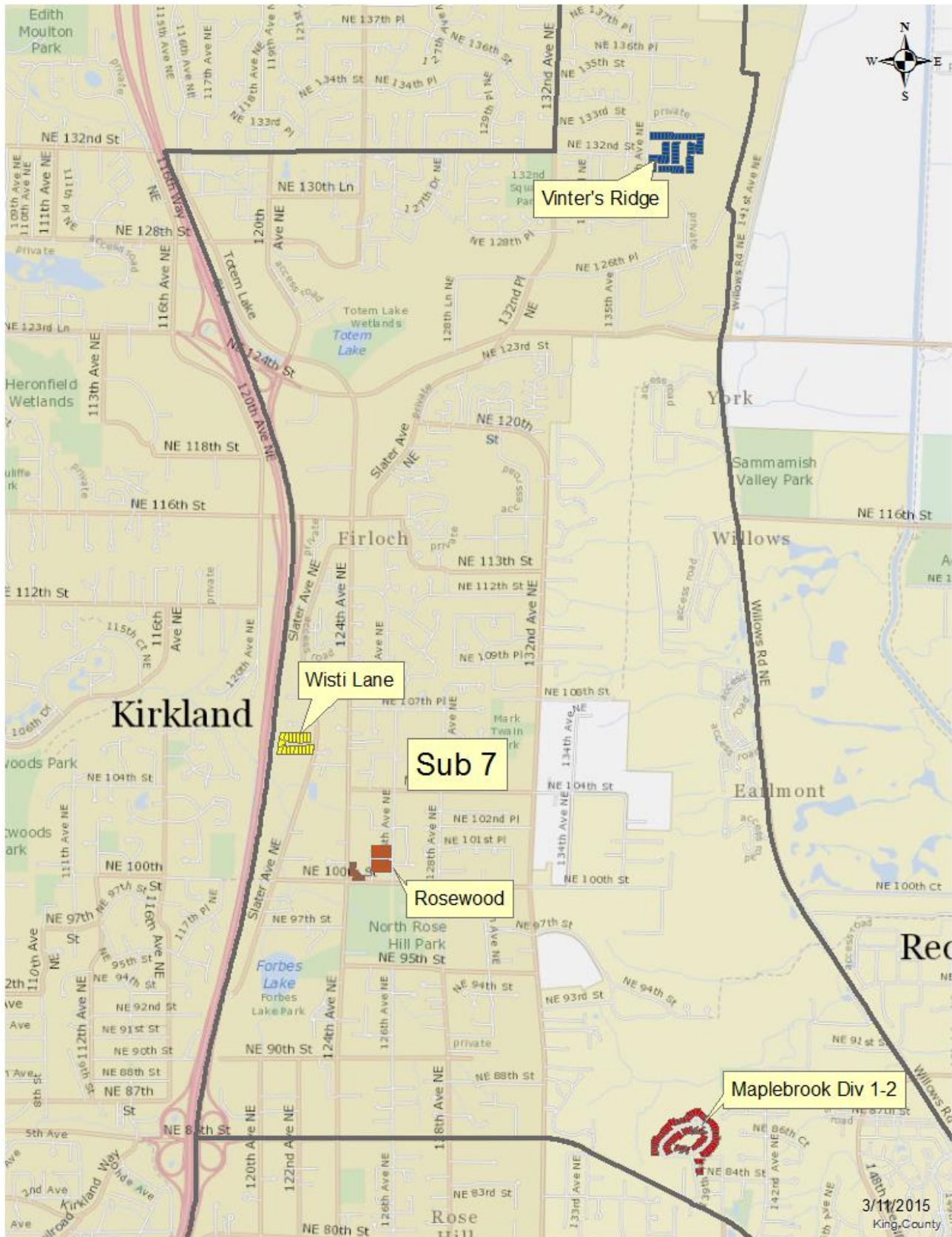
Generally, the plats of Rosewood (743630), Vintner's Ridge (894678), Wisti Lane (949250), Maplebrook Lane Div. 1&2 (511605 & 511606), were at a higher assessment level than the rest of the population. In addition, homes built after 2011, or homes in Very Good condition were also at a higher assessment level than the rest of the population. Homes located in the plats of Sheffield Place (733265) or Sheffield Greens Div. 1-3 (773230, 773240 and 773241) were generally at a lower assessment level than the rest of the population. This model corrects for these strata differences.

## Area 093 – Plat Map



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

## Area 093 - Plat Map



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

## Area 093 - Summary of Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% Pop	QSTR	Sub	Range of Building Grades	Range of Year Built
743630	ROSEWOOD	5	25	20%	SE-33-26-5	7	8,9	1997-1998
773265	SHEFFIELD PLACE	3	14	21%	NE-15-25-5	15	10	1998-2000
894678	VINTNER'S RIDGE	24	29	83%	NW-27-26-5	7	9	2013-2014
949250	WISTI LANE	9	10	90%	SW-33-26-5	7	9	2013-2014
511605- 511606	MAPLEBROOK LANE DIV 1&2	15	93	16%	SW-3-25-5	7	7	1984-1986
773240- 773230- 773241	SHEFFIELD GREENS DIV 1,2,&3	36	162	22%	SE-10-25-5	15	8,9,10	1984-1988

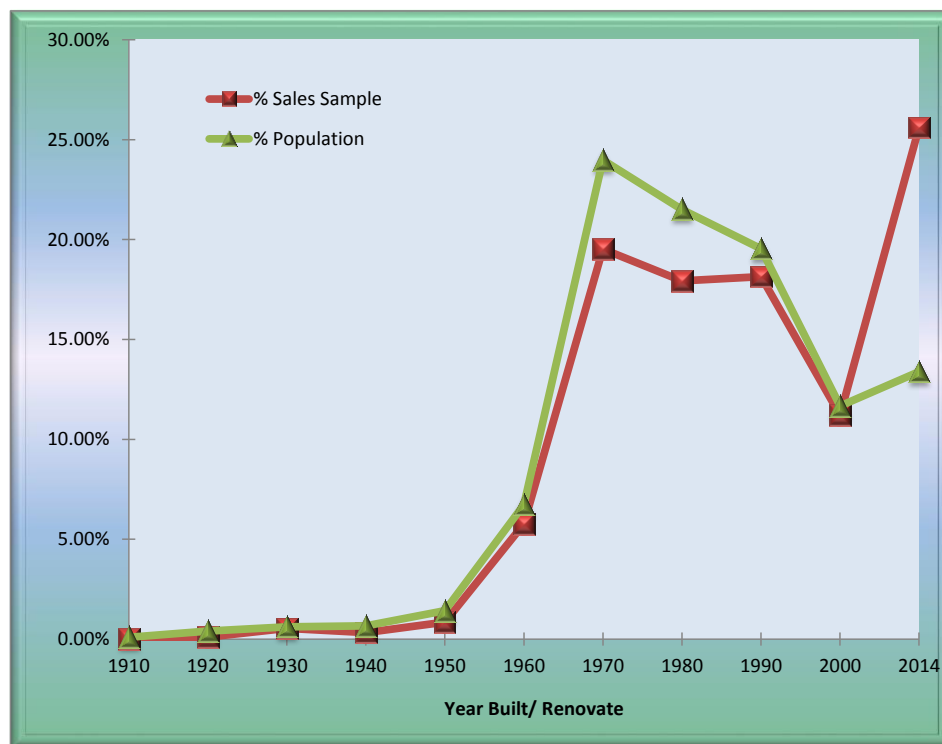
## Sample Representation of Population Year Built or Renovated

**Sales Sample**

Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	1	0.11%
1930	5	0.53%
1940	3	0.32%
1950	8	0.85%
1960	54	5.76%
1970	183	19.53%
1980	168	17.93%
1990	170	18.14%
2000	105	11.21%
2014	240	25.61%
	937	

**Population**

Year Built/Ren	Frequency	% Population
1910	6	0.09%
1920	28	0.40%
1930	43	0.62%
1940	46	0.66%
1950	99	1.42%
1960	469	6.73%
1970	1,672	23.99%
1980	1,499	21.51%
1990	1,362	19.54%
2000	813	11.66%
2014	933	13.39%
	6,970	



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 have statistical significance and results are reflected in the model.

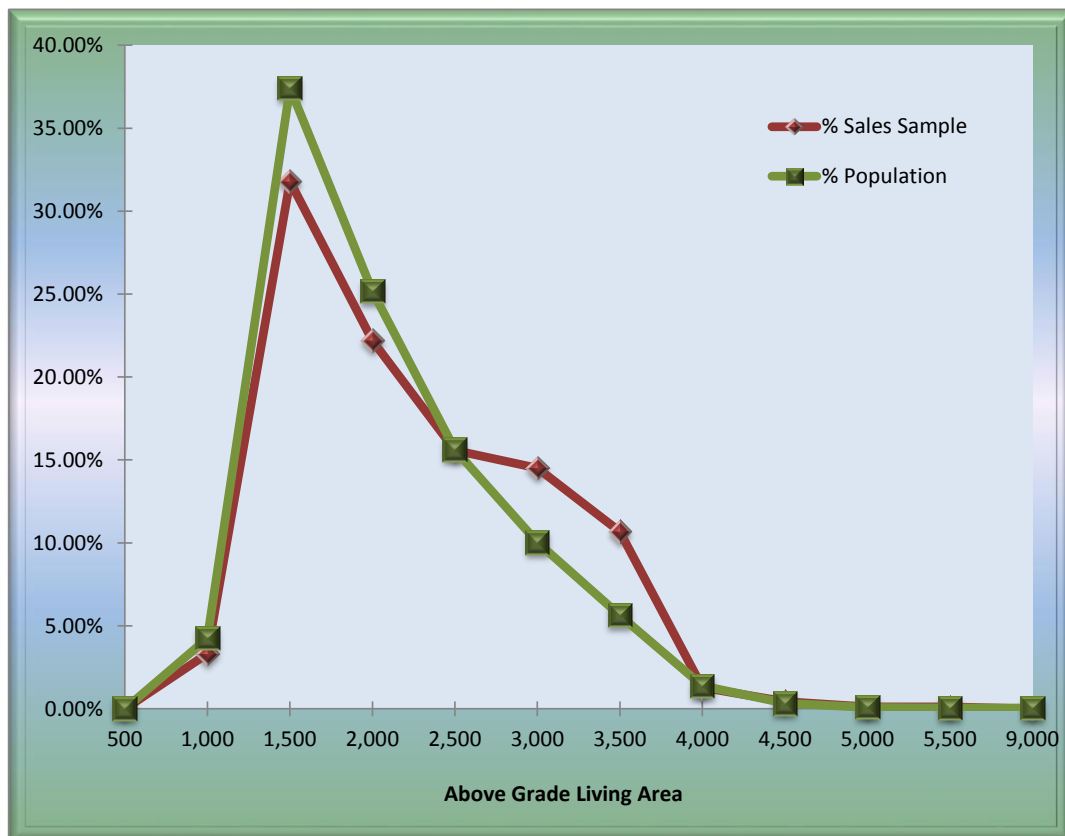
## Sales Sample Representation of Population Above Grade Living Area

**Sales Sample**

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	31	3.31%
1,500	298	31.80%
2,000	208	22.20%
2,500	146	15.58%
3,000	136	14.51%
3,500	100	10.67%
4,000	12	1.28%
4,500	4	0.43%
5,000	1	0.11%
5,500	1	0.11%
9,000	0	0.00%
937		

**Population**

AGLA	Frequency	% Population
500	0	0.00%
1,000	296	4.25%
1,500	2,608	37.42%
2,000	1,755	25.18%
2,500	1,088	15.61%
3,000	699	10.03%
3,500	393	5.64%
4,000	96	1.38%
4,500	23	0.33%
5,000	6	0.09%
5,500	3	0.04%
9,000	3	0.04%
6,970		



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.

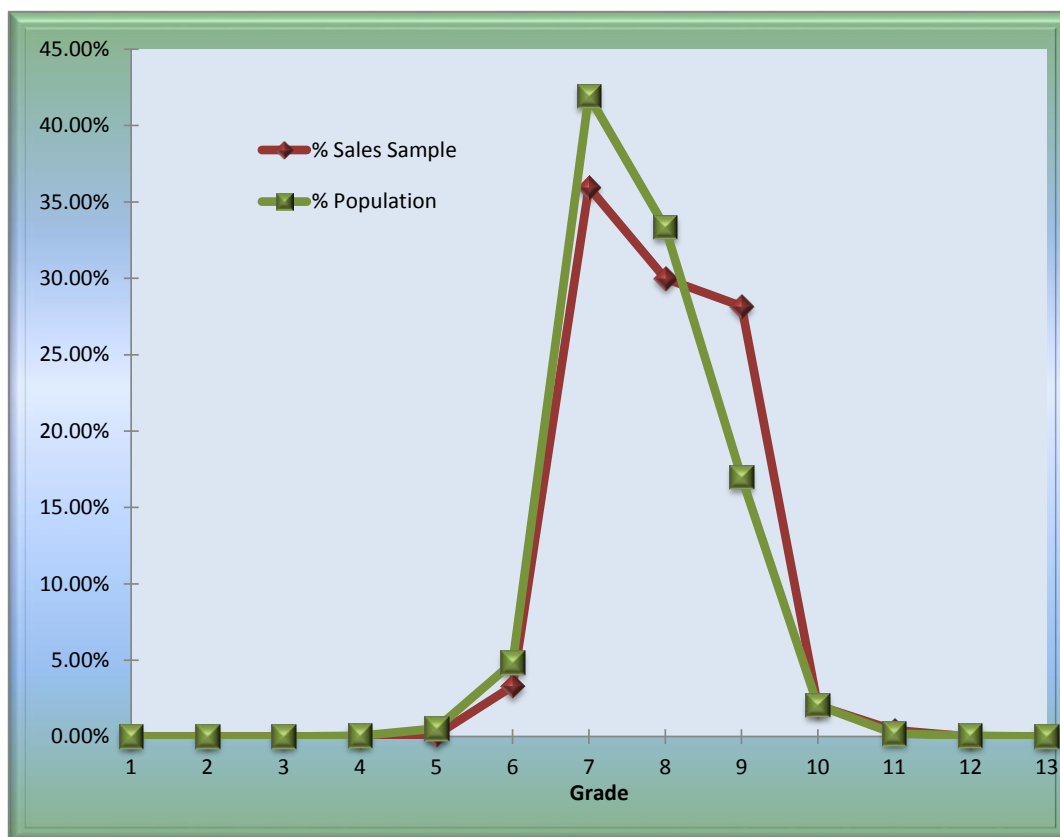
## Sales Sample Representation of Population Building Grade

**Sales Sample**

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	1	0.11%
6	31	3.31%
7	337	35.97%
8	281	29.99%
9	264	28.18%
10	19	2.03%
11	4	0.43%
12	0	0.00%
13	0	0.00%
937		

**Population**

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	4	0.06%
5	37	0.53%
6	338	4.85%
7	2,923	41.94%
8	2,324	33.34%
9	1,183	16.97%
10	143	2.05%
11	14	0.20%
12	4	0.06%
13	0	0.00%
6,970		



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

## Area 093 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, 2014**.

For example, a sale of \$475,000 which occurred on October 1, 2012 would be adjusted by the time trend factor of 1.088, resulting in an adjusted value of \$516,000 ( $\$475,000 \times 1.088 = \$516,800$ ) – truncated to the nearest \$1000.

SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2012	1.322	32.2%
2/1/2012	1.308	30.8%
3/1/2012	1.294	29.4%
4/1/2012	1.281	28.1%
5/1/2012	1.268	26.8%
6/1/2012	1.255	25.5%
7/1/2012	1.242	24.2%
8/1/2012	1.230	23.0%
9/1/2012	1.217	21.7%
10/1/2012	1.206	20.6%
11/1/2012	1.194	19.4%
12/1/2012	1.183	18.3%
1/1/2013	1.172	17.2%
2/1/2013	1.161	16.1%
3/1/2013	1.152	15.2%
4/1/2013	1.142	14.2%
5/1/2013	1.132	13.2%
6/1/2013	1.123	12.3%
7/1/2013	1.114	11.4%
8/1/2013	1.105	10.5%
9/1/2013	1.096	9.6%
10/1/2013	1.088	8.8%
11/1/2013	1.080	8.0%
12/1/2013	1.073	7.3%
1/1/2014	1.065	6.5%
2/1/2014	1.058	5.8%
3/1/2014	1.052	5.2%
4/1/2014	1.045	4.5%
5/1/2014	1.039	3.9%
6/1/2014	1.033	3.3%
7/1/2014	1.028	2.8%
8/1/2014	1.022	2.2%
9/1/2014	1.017	1.7%
10/1/2014	1.012	1.2%
11/1/2014	1.008	0.8%
12/1/2014	1.004	0.4%
1/1/2015	1.000	0.0%

The time adjustment formula for Area 093 is:  $(.875541717370741 + 0.0863138324237383 * 0.005336179 - 0.144115679300787 * 0.003201707 + 0.0775458318358563 * 0.02561366 + 0.101383424205616 * 0.009605123 + 0.0893941941707085 * 0.0149413 - 0.0349516050185971 * 0.03628602 + 0.101473744238673 * 0.08217716 - 0.000107096959825579 * \text{SaleDay} + 1.4034438068685\text{E-}07 * \text{SaleDaySq} + 0.0378171004900398 * 0.0416222) /$   
 $(.875541717370741 + 0.0863138324237383 * 0.005336179 - 0.144115679300787 * 0.003201707 + 0.0775458318358563 * 0.02561366 + 0.101383424205616 * 0.009605123 + 0.0893941941707085 * 0.0149413 - 0.0349516050185971 * 0.03628602 + 0.101473744238673 * 0.08217716 + 0.0378171004900398 * 0.0416222)$   
 $\text{SaleDay} = \text{SaleDate} - 41640$   
 $\text{SaleDaySq} = (\text{SaleDate} - 41640)^2$

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

<b>District: NE / Team: 2</b>		<b>Appr. Date:</b>	<b>Date of Report:</b>	<b>Sales Dates:</b>
<b>Area Name: East Kirkland/ Rose Hill</b>		<b>1/1/2014</b>	<b>3/5/2015</b>	<b>1/2012 - 12/2014</b>
<b>Area Number: 093</b>		<b>Appr ID:</b>	<b>Property Type:</b>	<b>Adjusted for time?</b>
		<b>JRAM</b>	<b>1 to 3 Unit Residences</b>	<b>YES</b>
<b>SAMPLE STATISTICS</b>				
<b>Sample size (n)</b>	937			
<b>Mean Assessed Value</b>	\$535,200			
<b>Mean Adj. Sales Price</b>	\$603,200			
<b>Standard Deviation AV</b>	\$170,527			
<b>Standard Deviation SP</b>	\$182,034			
<b>ASSESSMENT LEVEL</b>				
<b>Arithmetic Mean Ratio</b>	0.889			
<b>Median Ratio</b>	0.881			
<b>Weighted Mean Ratio</b>	0.887			
<b>UNIFORMITY</b>				
<b>Lowest ratio</b>	0.667			
<b>Highest ratio:</b>	1.134			
<b>Coefficient of Dispersion</b>	7.87%			
<b>Standard Deviation</b>	0.085			
<b>Coefficient of Variation</b>	9.56%			
<b>Price Related Differential (PRD)</b>	1.002			
<b>RELIABILITY</b>				
<b>95% Confidence: Median</b>				
Lower limit	0.870			
Upper limit	0.888			
<b>95% Confidence: Mean</b>				
Lower limit	0.883			
Upper limit	0.894			
<b>SAMPLE SIZE EVALUATION</b>				
<b>N (population size)</b>	6,970			
<b>B (acceptable error - in decimal)</b>	0.05			
<b>S (estimated from this sample)</b>	0.085			
<b>Recommended minimum:</b>	12			
<b>Actual sample size:</b>	937			
<b>Conclusion:</b>	OK			
<b>NORMALITY</b>				
<b>Binomial Test</b>				
# ratios below mean:	501			
# ratios above mean:	436			
z:	2.123			
<b>Conclusion:</b>	<b>Non-normal</b>			

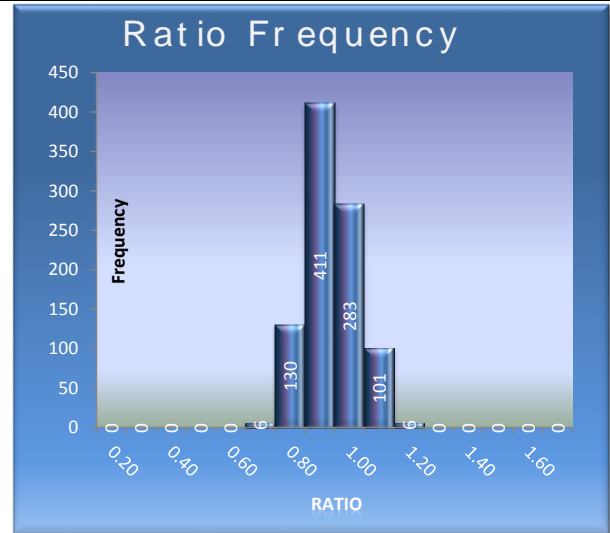
### Ratio Frequency

RATIO	FREQUENCY
0.75	130
0.85	411
0.95	283
1.05	101

COMMENTS:

1 to 3 Unit Residences throughout Area 093

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



## COMMENTS:

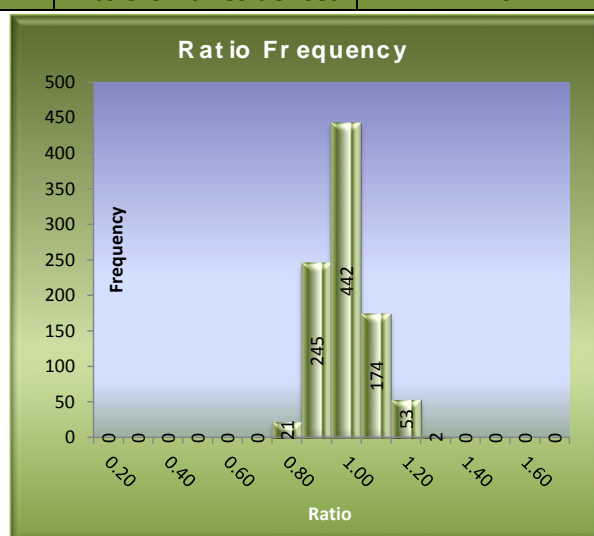
1 to 3 Unit Residences throughout Area 093

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

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

<b>District: NE / Team: 2</b>	<b>Appr. Date:</b>	<b>Date of Report:</b>	<b>Sales Dates:</b>
<b>Area Name: East Kirkland/ Rose Hill</b>	<b>1/1/2015</b>	<b>3/5/2015</b>	<b>1/2012 - 12/2014</b>
<b>Area Number: 093</b>	<b>Appr. ID:</b>	<b>Property Type:</b>	<b>Adjusted for time?</b>
	<b>JRAM</b>	<b>1 to 3 Unit Residences</b>	<b>YES</b>

SAMPLE STATISTICS	
<b>Sample size (n)</b>	937
<b>Mean Assessed Value</b>	\$569,700
<b>Mean Sales Price</b>	\$603,200
<b>Standard Deviation AV</b>	\$170,672
<b>Standard Deviation SP</b>	\$182,034
ASSESSMENT LEVEL	
<b>Arithmetic Mean Ratio</b>	0.949
<b>Median Ratio</b>	0.938
<b>Weighted Mean Ratio</b>	0.944
UNIFORMITY	
<b>Lowest ratio</b>	0.724
<b>Highest ratio:</b>	1.228
<b>Coefficient of Dispersion</b>	7.02%
<b>Standard Deviation</b>	0.084
<b>Coefficient of Variation</b>	8.88%
<b>Price Related Differential (PRD)</b>	1.005
RELIABILITY	
<b>95% Confidence: Median</b>	
Lower limit	0.931
Upper limit	0.944
<b>95% Confidence: Mean</b>	
Lower limit	0.944
Upper limit	0.955
SAMPLE SIZE EVALUATION	
<b>N (population size)</b>	6,970
<b>B (acceptable error - in decimal)</b>	0.05
<b>S (estimated from this sample)</b>	0.084
<b>Recommended minimum:</b>	11
<b>Actual sample size:</b>	937
<b>Conclusion:</b>	OK
NORMALITY	
<b>Binomial Test</b>	
# ratios below mean:	516
# ratios above mean:	421
z:	3.104
<b>Conclusion:</b>	<b>Non-normal</b>



### COMMENTS:

1 to 3 Unit Residences throughout Area 093 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: March 5, 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 11 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 +6.2% increase in land assessments in the area for the 2015 Assessment Year. The formula is:

2015 Land Value = 2014 Land Value \* 1.064, 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 characteristic-based and plat-based variables needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, the plats of Rosewood (743630), Vintner's Ridge (894678), Wisti Lane (949250), and Maplebrook Lane Div. 1&2 (511605 & 511606) were generally at higher assessment levels than the rest of the population. In addition, homes built after 2011 or in Very Good condition were generally at higher assessment levels than the rest of the population. While homes located in Sheffield Place (773265) and Sheffield Greens Div 1-3 (773230, 773240 & 773241) plats were generally at lower assessment levels 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 & parcels with “accessory only” improvements, the new recommended values on all improved parcels were based on the analysis of the 937 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:

$$\begin{aligned} 2015 \text{ Total Value} = & 2014 \text{ Total Value} * (1 - 0.05) / (.87554171737074 + 0.0863138324237386 * \\ & \text{Major\_743630} - 0.144115679300786 * \text{Major\_773265} + 0.0775458318358571 * \text{Major\_894678} \\ & + 0.101383424205618 * \text{Major\_949250} + 0.0893941941707078 * \text{Mj511605\_606} - \\ & 0.034951605018597 * \text{Mj773230\_240\_241} + 0.101473744238673 * \text{NewYBGr2011} + \\ & 0.0378171004900397 * \text{VGood}) \end{aligned}$$

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

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

## Mobile Home Update

There were three Mobile Home sale, not sufficient for separate analysis. Therefore, mobile homes were adjusted by the Total % Change indicated by the Area’s sales sample as reflected on the Executive Summary page of +6.4%. The adjustment formula is:

$$\begin{aligned} 2015 \text{ Total Value} &= 2014 \text{ Total Value} * 1.064 \\ 2015 \text{ Improvement Value} &= 2015 \text{ Total Value} \text{ Minus } 2015 \text{ Land Value} \end{aligned}$$

## Results

The resulting assessment level is 0.938. 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 +8.0%. 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) \* 1.064.
- 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.  $(\text{Previous Year Land Value} + \text{Previous Year Improvement Value}) * 1.064$ .
- 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  $\leq \$10,000$  no adjustment is applied.
- If improvements and accessories  $\leq \$10,000$  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 093 -- 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
7	0	123310	0795	02/24/14	\$405,000	\$426,000	1,560	5	1942	VGood	15,725	N	N	8727 128TH AVE NE
7	0	342605	9050	05/20/14	\$315,000	\$326,000	790	6	1984	Avg	6,969	N	N	10830 132ND AVE NE
7	0	388810	0043	05/07/14	\$350,000	\$363,000	1,010	6	1981	Avg	9,360	N	N	9703 130TH AVE NE
7	0	932930	0180	04/25/14	\$329,950	\$343,000	1,030	6	1980	Good	6,809	N	N	13233 NE 129TH PL
7	0	287000	0050	02/25/13	\$308,000	\$355,000	1,070	6	1964	Avg	8,915	N	N	12507 NE 91ST ST
7	0	867950	0030	03/10/13	\$310,000	\$356,000	1,100	6	1960	Good	14,433	N	N	12416 NE 110TH PL
7	0	388810	0065	05/12/14	\$335,000	\$347,000	1,110	6	1959	Avg	10,518	N	N	12823 NE 95TH ST
7	0	123850	0455	01/18/13	\$230,000	\$268,000	1,140	6	1942	Avg	15,577	N	N	9008 124TH AVE NE
7	0	867960	0290	11/04/14	\$374,000	\$377,000	1,200	6	1962	Avg	9,984	N	N	11006 126TH AVE NE
7	0	123850	0185	12/12/13	\$350,000	\$374,000	1,220	6	1967	Avg	10,368	N	N	12221 NE 90TH ST
7	0	123850	0186	02/13/14	\$330,000	\$348,000	1,220	6	1967	Avg	10,306	N	N	12213 NE 90TH ST
7	0	124670	0050	06/12/14	\$370,000	\$381,000	1,220	6	1947	Good	17,172	N	N	13314 NE 104TH ST
7	0	867960	0050	09/25/13	\$403,050	\$439,000	1,250	6	1961	Avg	12,446	N	N	10905 126TH AVE NE
7	0	388810	0030	07/14/14	\$410,000	\$420,000	1,270	6	1968	Good	10,227	N	N	9709 130TH AVE NE
7	0	388810	0030	09/18/13	\$340,000	\$371,000	1,270	6	1968	Good	10,227	N	N	9709 130TH AVE NE
7	0	867960	0390	07/20/12	\$265,000	\$327,000	1,270	6	1960	Avg	9,520	N	N	12412 NE 112TH PL
7	0	674170	0180	10/18/13	\$305,000	\$331,000	1,300	6	1945	Good	6,499	N	N	12404 NE 95TH ST
7	0	388810	0172	04/16/14	\$308,500	\$321,000	1,350	6	1958	Avg	9,188	N	N	13039 NE 95TH ST
7	0	123850	0401	04/16/13	\$315,000	\$358,000	1,360	6	1965	Avg	9,089	N	N	12425 NE 95TH ST
7	0	867950	0160	05/30/13	\$285,000	\$320,000	1,440	6	1960	Avg	9,870	N	N	12405 NE 108TH PL
7	0	868010	0030	05/21/14	\$374,000	\$387,000	2,000	6	1961	Good	9,416	N	N	12415 NE 108TH LN
7	0	388810	0226	06/30/14	\$461,000	\$474,000	2,400	6	1948	Good	8,666	N	N	13021 NE 100TH ST
7	0	511605	0100	07/05/13	\$279,900	\$311,000	760	7	1984	Good	2,562	N	N	8509 139TH AVE NE
7	0	511605	0110	02/20/14	\$275,000	\$290,000	760	7	1984	Avg	2,968	N	N	8513 139TH AVE NE
7	0	256490	0280	07/11/13	\$384,950	\$428,000	920	7	1983	Avg	7,630	N	N	11321 126TH AVE NE
7	0	883521	0010	03/28/12	\$155,000	\$199,000	920	7	1981	Avg	5,728	N	N	13200 NE 138TH PL
7	0	124670	0169	07/02/12	\$295,000	\$366,000	970	7	1965	Good	10,000	N	N	10041 134TH AVE NE
7	0	342605	9060	09/23/13	\$325,000	\$354,000	970	7	1955	VGood	15,923	N	N	10824 132ND AVE NE
7	0	883520	0160	10/10/14	\$325,000	\$329,000	970	7	1983	Avg	5,000	N	N	13429 NE 136TH PL
7	0	883520	0910	12/24/12	\$240,000	\$282,000	970	7	1981	Good	4,068	N	N	13310 NE 137TH PL

## Improved Sales Used in This Annual Update Analysis

### Area 093 -- 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
7	0	123310	0832	01/02/14	\$304,500	\$324,000	1,010	7	1967	Good	9,605	N	N	12419 NE 87TH ST
7	0	131295	0080	04/10/12	\$387,000	\$494,000	1,010	7	1969	Good	13,000	N	N	13004 NE 109TH PL
7	0	883520	0040	05/01/14	\$320,000	\$332,000	1,040	7	1981	Avg	4,102	N	N	13319 NE 136TH PL
7	0	419140	0020	02/12/13	\$465,000	\$538,000	1,050	7	1961	Good	9,975	N	N	13010 NE 87TH ST
7	0	256490	0230	08/16/12	\$306,000	\$374,000	1,070	7	1982	Avg	10,902	N	N	11263 126TH AVE NE
7	0	660850	0260	07/16/14	\$357,500	\$366,000	1,070	7	1961	Avg	10,125	N	N	13004 NE 112TH ST
7	0	674370	0013	04/03/14	\$312,000	\$326,000	1,080	7	1986	Avg	7,245	N	N	10620 124TH AVE NE
7	0	894431	0130	02/13/12	\$274,000	\$357,000	1,080	7	1989	Good	5,334	N	N	13451 NE 135TH ST
7	0	256490	0250	06/23/14	\$374,900	\$386,000	1,090	7	1982	Avg	9,880	N	N	11303 126TH AVE NE
7	0	640270	0120	04/18/12	\$475,000	\$605,000	1,090	7	1962	VGood	13,361	N	N	12211 NE 106TH ST
7	0	883520	0780	10/18/13	\$240,000	\$260,000	1,100	7	1981	Avg	3,646	N	N	13714 134TH AVE NE
7	0	147300	0020	05/23/14	\$416,000	\$430,000	1,110	7	1963	Good	9,762	N	N	14214 NE 80TH PL
7	0	883520	0900	02/27/13	\$214,900	\$248,000	1,120	7	1981	Avg	4,272	N	N	13314 NE 137TH PL
7	0	222605	9058	06/20/12	\$500,000	\$623,000	1,130	7	1961	VGood	149,695	N	N	13830 NE 137TH ST
7	0	259240	0170	12/02/14	\$475,000	\$477,000	1,140	7	1972	Good	7,245	N	N	12804 NE 129TH ST
7	0	511605	0120	03/28/14	\$326,000	\$341,000	1,140	7	1984	Avg	5,040	N	N	8510 139TH AVE NE
7	0	883520	0130	05/18/12	\$220,000	\$277,000	1,140	7	1981	Avg	5,000	N	N	13417 NE 136TH PL
7	0	242302	0260	08/14/14	\$461,000	\$470,000	1,150	7	1977	Good	7,923	N	N	11205 127TH PL NE
7	0	883521	0060	04/30/14	\$285,000	\$296,000	1,150	7	1981	Avg	2,879	N	N	13214 NE 138TH PL
7	0	883521	0130	08/08/14	\$300,000	\$306,000	1,150	7	1982	Avg	3,927	N	N	13830 133RD PL NE
7	0	259240	0400	10/14/14	\$370,000	\$374,000	1,160	7	1972	Avg	8,774	N	N	13127 NE 129TH ST
7	0	259240	0860	09/04/13	\$432,500	\$474,000	1,160	7	1971	VGood	6,512	N	N	12932 NE 130TH ST
7	0	388810	0133	10/14/14	\$360,000	\$364,000	1,160	7	1965	Avg	10,988	N	N	13046 NE 88TH ST
7	0	674370	0090	11/20/14	\$490,000	\$493,000	1,160	7	1989	Avg	9,247	N	N	12519 NE 107TH PL
7	0	259240	0880	04/21/14	\$435,000	\$453,000	1,170	7	1971	Avg	7,544	N	N	12920 NE 130TH ST
7	0	259240	1110	05/01/13	\$430,500	\$487,000	1,170	7	1971	Good	7,500	N	N	12931 NE 131ST PL
7	0	259240	1140	05/04/12	\$315,000	\$399,000	1,170	7	1971	Good	5,400	N	N	12930 NE 131ST PL
7	0	883520	0410	10/08/13	\$244,500	\$266,000	1,170	7	1981	Avg	2,723	N	N	13622 133RD AVE NE
7	0	124670	0057	10/23/12	\$348,000	\$417,000	1,180	7	1986	Avg	15,383	N	N	10418 132ND AVE NE
7	0	124670	0260	07/27/12	\$412,000	\$507,000	1,180	7	1974	Avg	46,609	N	N	10125 136TH AVE NE

## Improved Sales Used in This Annual Update Analysis

### Area 093 -- 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
7	0	894431	0170	08/07/13	\$335,000	\$370,000	1,180	7	1989	Good	5,005	N	N	13432 135TH AVE NE
7	0	388810	0115	07/25/13	\$585,000	\$647,000	1,190	7	1989	Good	19,360	N	N	8700 128TH AVE NE
7	0	124670	0240	02/03/14	\$391,900	\$414,000	1,200	7	1936	VGood	21,614	N	N	13456 NE 100TH ST
7	0	742022	0080	06/06/13	\$525,000	\$589,000	1,200	7	1993	Good	7,512	N	N	13031 NE 98TH PL
7	0	883520	0950	05/02/13	\$234,000	\$265,000	1,210	7	1981	Avg	2,897	N	N	13639 133RD AVE NE
7	0	932930	0040	09/10/14	\$440,000	\$447,000	1,210	7	1981	Good	7,820	N	N	13236 NE 129TH PL
7	0	242302	0270	07/15/14	\$470,000	\$482,000	1,230	7	1977	Avg	8,784	N	N	11204 127TH AVE NE
7	0	660850	0230	09/19/13	\$356,200	\$389,000	1,230	7	1960	Avg	9,975	N	N	12842 NE 112TH ST
7	0	124670	0074	05/10/12	\$390,000	\$493,000	1,240	7	2007	Avg	54,450	N	N	10638 134TH AVE NE
7	0	419140	0080	11/25/13	\$368,000	\$395,000	1,250	7	1961	Good	10,375	N	N	8535 131ST AVE NE
7	0	032505	9162	05/17/12	\$399,950	\$504,000	1,260	7	1973	Good	19,984	N	N	13711 NE 100TH ST
7	0	883520	0660	09/28/12	\$255,000	\$308,000	1,260	7	1981	Good	5,000	N	N	13630 135TH AVE NE
7	0	124670	0136	12/23/14	\$405,000	\$405,000	1,280	7	1960	Good	9,600	N	N	10231 134TH AVE NE
7	0	867960	0150	05/07/14	\$581,000	\$603,000	1,280	7	2001	Good	13,695	N	N	11105 126TH AVE NE
7	0	511606	0030	10/28/14	\$315,000	\$318,000	1,290	7	1984	Avg	2,436	Y	N	13716 NE 87TH ST
7	0	674370	0322	10/28/12	\$391,500	\$468,000	1,290	7	1966	Avg	9,775	N	N	10434 126TH AVE NE
7	0	511605	0080	09/14/12	\$314,950	\$382,000	1,300	7	1984	Good	2,629	N	N	8501 139TH AVE NE
7	0	883520	0820	03/08/12	\$251,000	\$324,000	1,300	7	1981	Avg	3,601	N	N	13707 134TH AVE NE
7	0	242300	0320	05/27/14	\$375,000	\$388,000	1,310	7	1976	Avg	7,470	N	N	10915 126TH PL NE
7	0	511606	0170	07/20/12	\$291,500	\$360,000	1,320	7	1984	Avg	2,990	Y	N	8613 137TH AVE NE
7	0	242302	0150	04/05/12	\$275,000	\$352,000	1,330	7	1977	Avg	7,420	N	N	12721 NE 112TH ST
7	0	242302	0280	04/17/14	\$453,500	\$472,000	1,330	7	1977	Avg	7,600	N	N	11212 127TH AVE NE
7	0	032505	9226	06/29/12	\$395,000	\$491,000	1,340	7	1984	Avg	9,600	N	N	9004 132ND AVE NE
7	0	511605	0340	09/05/13	\$306,500	\$336,000	1,340	7	1984	Avg	2,863	Y	N	13840 NE 87TH ST
7	0	511606	0190	08/21/14	\$364,950	\$372,000	1,340	7	1984	Avg	1,856	Y	N	8605 137TH AVE NE
7	0	660850	0220	12/24/14	\$410,000	\$410,000	1,340	7	1961	Good	9,975	N	N	12834 NE 112TH ST
7	0	419150	0140	12/08/12	\$300,000	\$354,000	1,350	7	1962	Avg	10,500	N	N	13038 NE 102ND PL
7	0	124670	0014	04/25/14	\$640,000	\$666,000	1,360	7	1961	VGood	18,675	Y	N	10622 132ND AVE NE
7	0	511606	0270	12/03/12	\$301,000	\$356,000	1,360	7	1984	Avg	3,204	Y	N	8515 137TH AVE NE
7	0	511606	0300	06/07/12	\$296,500	\$371,000	1,360	7	1984	Avg	3,860	Y	N	8503 137TH AVE NE

## Improved Sales Used in This Annual Update Analysis

### Area 093 -- 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
7	0	867950	0110	11/19/13	\$328,000	\$353,000	1,370	7	1960	Good	9,300	N	N	12411 NE 109TH PL
7	0	259240	0700	08/21/12	\$390,000	\$476,000	1,380	7	1972	Good	7,200	N	N	12930 NE 128TH PL
7	0	511605	0160	12/27/13	\$375,000	\$400,000	1,380	7	1984	Avg	3,329	N	N	8517 139TH AVE NE
7	0	548730	0220	03/21/14	\$466,000	\$488,000	1,380	7	1966	VGood	9,825	N	N	12834 NE 113TH ST
7	0	674370	0189	01/10/13	\$395,500	\$462,000	1,380	7	1994	Avg	9,398	N	N	12459 NE 104TH ST
7	0	357030	0010	05/01/13	\$503,000	\$570,000	1,380	7	2009	Avg	3,557	N	N	8465 137TH PL NE
7	0	357030	0080	10/28/14	\$435,000	\$439,000	1,380	7	2009	Avg	3,015	N	N	8457 137TH PL NE
7	0	866340	0090	05/01/13	\$365,000	\$413,000	1,390	7	1978	Good	7,420	N	N	13239 NE 130TH PL
7	0	511605	0410	09/03/13	\$362,000	\$397,000	1,420	7	1984	Avg	3,020	Y	N	13812 NE 87TH ST
7	0	883521	0480	07/10/14	\$336,500	\$345,000	1,420	7	1981	Good	3,433	N	N	13221 NE 138TH PL
7	0	660850	0290	10/24/14	\$405,000	\$409,000	1,430	7	1960	Avg	10,200	N	N	13024 NE 112TH ST
7	0	147300	0070	09/21/12	\$515,000	\$623,000	1,440	7	1984	Good	37,915	N	N	14245 NE 80TH PL
7	0	511606	0280	12/18/13	\$357,100	\$382,000	1,440	7	1984	Avg	2,123	Y	N	8511 137TH AVE NE
7	0	883520	0760	10/14/13	\$330,000	\$358,000	1,440	7	1981	Good	3,460	N	N	13708 134TH AVE NE
7	0	883522	0090	08/07/14	\$313,500	\$320,000	1,440	7	1983	Good	3,488	N	N	13242 NE 139TH PL
7	0	332605	9143	10/24/12	\$375,000	\$449,000	1,450	7	1934	Good	29,160	N	N	10655 132ND AVE NE
7	0	388810	0180	08/01/12	\$407,000	\$500,000	1,450	7	1964	Good	10,575	N	N	13018 NE 95TH ST
7	0	511606	0470	03/10/14	\$371,000	\$389,000	1,450	7	1984	Avg	2,763	N	N	13713 NE 87TH ST
7	0	883520	0210	03/21/14	\$285,000	\$299,000	1,450	7	1982	Avg	5,001	N	N	13616 135TH AVE NE
7	0	683800	0450	04/20/12	\$362,000	\$461,000	1,460	7	1985	Avg	2,390	N	N	13422 NE 89TH CT
7	0	883520	0100	04/08/13	\$352,000	\$401,000	1,470	7	1981	VGood	4,627	N	N	13405 NE 136TH PL
7	0	883520	0190	12/21/12	\$309,000	\$363,000	1,470	7	1981	Avg	4,400	N	N	13505 NE 136TH PL
7	0	883521	0350	12/11/12	\$294,000	\$347,000	1,470	7	1983	Good	5,000	N	N	13708 135TH AVE NE
7	0	742460	0110	03/26/13	\$337,500	\$386,000	1,490	7	1965	Good	10,904	N	N	9313 129TH AVE NE
7	0	548730	0040	01/18/12	\$346,310	\$455,000	1,510	7	1963	Good	10,500	N	N	13033 NE 113TH ST
7	0	883520	0300	08/14/12	\$308,000	\$377,000	1,510	7	1982	Avg	4,722	N	N	13626 134TH CT NE
7	0	683800	0170	08/29/14	\$402,000	\$409,000	1,520	7	1986	Avg	3,425	N	N	13334 NE 86TH PL
7	0	894431	0330	08/19/14	\$375,000	\$382,000	1,520	7	1989	Good	5,649	N	N	13324 NE 135TH ST
7	0	342605	9070	09/09/14	\$570,000	\$579,000	1,530	7	1967	Good	37,461	N	N	11202 132ND AVE NE
7	0	664790	0035	01/15/14	\$325,000	\$345,000	1,530	7	1954	Avg	10,795	N	N	13013 NE 88TH ST

## Improved Sales Used in This Annual Update Analysis

### Area 093 -- 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
7	0	388810	0117	05/28/13	\$433,000	\$487,000	1,550	7	1966	Good	9,750	N	N	8704 128TH AVE NE
7	0	388810	0117	11/10/14	\$510,000	\$513,000	1,550	7	1966	Good	9,750	N	N	8704 128TH AVE NE
7	0	124670	0152	07/21/14	\$335,000	\$343,000	1,560	7	1961	Good	9,600	N	N	10213 134TH AVE NE
7	0	131295	0120	09/18/13	\$420,000	\$458,000	1,570	7	1973	Avg	10,875	N	N	13029 NE 109TH PL
7	0	883520	0710	02/08/13	\$285,000	\$330,000	1,570	7	1983	Avg	4,878	N	N	13416 NE 137TH PL
7	0	894431	0290	03/06/12	\$322,000	\$416,000	1,570	7	1989	Avg	5,000	N	N	13410 NE 135TH ST
7	0	259240	0120	03/05/14	\$439,000	\$461,000	1,580	7	1972	Good	7,350	N	N	13009 129TH AVE NE
7	0	332605	9191	06/16/14	\$410,000	\$422,000	1,580	7	1953	Avg	9,581	N	N	10221 132ND AVE NE
7	0	123850	0911	09/14/12	\$379,000	\$459,000	1,600	7	1923	Good	20,462	N	N	12065 NE 100TH ST
7	0	660850	0100	04/26/14	\$505,300	\$526,000	1,610	7	1961	Good	10,350	N	N	12859 NE 112TH ST
7	0	674370	0310	08/21/13	\$471,000	\$518,000	1,610	7	1987	Good	10,564	N	N	12631 NE 107TH PL
7	0	863570	0025	07/25/14	\$522,000	\$534,000	1,630	7	1958	Avg	15,600	N	N	8520 131ST AVE NE
7	0	683800	0090	06/20/13	\$440,000	\$491,000	1,640	7	1986	Avg	3,325	N	N	8522 134TH CT NE
7	0	683800	0100	03/27/12	\$355,000	\$455,000	1,640	7	1986	Avg	3,398	N	N	8602 134TH CT NE
7	0	742022	0100	01/10/12	\$419,000	\$552,000	1,640	7	1993	Good	7,203	N	N	13019 NE 98TH PL
7	0	742022	0110	11/22/13	\$500,000	\$537,000	1,640	7	1993	Good	7,203	N	N	13011 NE 98TH PL
7	0	388810	0077	02/29/12	\$335,000	\$434,000	1,660	7	1964	Good	9,760	N	N	9224 128TH AVE NE
7	0	388810	0077	11/06/12	\$365,000	\$435,000	1,660	7	1964	Good	9,760	N	N	9224 128TH AVE NE
7	0	683800	0790	10/16/12	\$352,000	\$422,000	1,670	7	1987	Avg	2,450	N	N	13223 NE 89TH ST
7	0	883520	0610	10/28/14	\$372,000	\$375,000	1,710	7	1981	Avg	5,633	N	N	13423 NE 137TH PL
7	0	640270	0190	04/27/12	\$315,000	\$400,000	1,730	7	1962	Good	10,695	N	N	10737 124TH AVE NE
7	0	272605	9119	07/25/12	\$270,000	\$333,000	1,770	7	1984	Avg	7,980	N	N	13417 NE 132ND ST
7	0	548730	0280	08/13/13	\$390,000	\$430,000	1,770	7	1963	Avg	9,975	N	N	13020 NE 113TH ST
7	0	173260	0140	07/12/13	\$530,000	\$589,000	1,790	7	1994	Good	7,309	N	N	13007 NE 108TH ST
7	0	242300	0250	03/13/12	\$380,000	\$490,000	1,790	7	1975	Avg	9,858	N	N	12654 NE 109TH ST
7	0	388810	0113	08/30/13	\$565,000	\$620,000	1,800	7	1977	Good	12,944	N	N	12911 NE 88TH ST
7	0	674370	0335	06/04/14	\$470,000	\$485,000	1,800	7	1990	Avg	12,669	N	N	10406 126TH AVE NE
7	0	866340	0180	08/19/13	\$415,000	\$456,000	1,820	7	1978	Good	7,350	N	N	13220 NE 130TH PL
7	0	640270	0100	10/07/14	\$488,250	\$494,000	1,830	7	1963	Avg	9,610	N	N	10533 124TH AVE NE
7	0	683800	0700	07/12/13	\$386,500	\$429,000	1,830	7	1987	Avg	3,920	N	N	8843 132ND PL NE

## Improved Sales Used in This Annual Update Analysis

### Area 093 -- 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
7	0	242301	0240	09/22/12	\$411,000	\$497,000	1,840	7	1976	Avg	6,600	N	N	11011 127TH PL NE
7	0	435970	0080	07/21/14	\$560,000	\$573,000	1,840	7	1968	Avg	14,985	N	N	13636 NE 102ND ST
7	0	867960	0360	04/22/14	\$440,000	\$458,000	1,850	7	1961	Good	9,600	N	N	10744 126TH AVE NE
7	0	123850	0404	02/08/13	\$459,000	\$532,000	1,870	7	2001	Avg	10,441	N	N	12429 NE 95TH ST
7	0	683800	0180	09/21/12	\$370,000	\$448,000	1,870	7	1986	Avg	3,169	N	N	13330 NE 86TH PL
7	0	683800	0630	10/02/13	\$439,950	\$479,000	1,870	7	1986	Avg	3,745	N	N	13304 NE 89TH ST
7	0	742460	0020	10/27/14	\$620,000	\$625,000	1,900	7	1967	VGood	9,775	N	N	9413 130TH AVE NE
7	0	124670	0161	05/15/13	\$525,000	\$592,000	1,920	7	1955	Avg	44,866	N	N	10061 134TH AVE NE
7	0	272605	9059	06/05/13	\$399,950	\$449,000	1,920	7	2000	Avg	9,841	N	N	13421 NE 132ND ST
7	0	866340	0060	09/28/12	\$390,000	\$471,000	1,920	7	1978	Good	7,560	N	N	13028 133RD PL NE
7	0	357030	0090	05/03/13	\$580,500	\$657,000	1,930	7	2010	Avg	3,514	N	N	13658 NE 83RD CT
7	0	357030	0220	03/12/13	\$565,000	\$649,000	1,930	7	2009	Avg	3,480	N	N	8340 137TH PL NE
7	0	032505	9131	10/13/14	\$390,000	\$394,000	1,940	7	1962	Avg	12,100	N	N	13231 NE 100TH ST
7	0	173260	0080	01/03/14	\$540,000	\$575,000	1,940	7	1994	Avg	7,747	N	N	13106 NE 108TH ST
7	0	173260	0080	09/26/13	\$415,000	\$452,000	1,940	7	1994	Avg	7,747	N	N	13106 NE 108TH ST
7	0	259240	0470	12/05/14	\$438,000	\$439,000	1,990	7	1974	Good	6,840	N	N	12912 131ST AVE NE
7	0	419150	0130	07/28/14	\$687,500	\$703,000	2,020	7	1963	Good	10,500	N	N	13030 NE 102ND PL
7	0	674370	0060	07/14/14	\$585,000	\$600,000	2,320	7	1983	Avg	12,519	N	N	10431 126TH AVE NE
7	0	640270	0110	09/10/14	\$585,000	\$594,000	2,400	7	1962	Good	12,753	N	N	12226 NE 106TH ST
7	0	259240	0230	07/20/12	\$470,000	\$580,000	2,410	7	1972	VGood	8,050	N	N	12905 NE 128TH PL
7	0	259240	0750	08/02/12	\$495,000	\$608,000	2,910	7	1972	Good	6,975	N	N	12900 129TH AVE NE
7	0	259240	0500	07/13/13	\$439,000	\$487,000	960	8	1974	Good	7,520	N	N	13036 NE 128TH PL
7	0	332605	9054	05/08/14	\$431,000	\$447,000	1,140	8	1992	Avg	8,055	N	N	13120 NE 100TH ST
7	0	242300	0240	10/04/12	\$405,000	\$488,000	1,160	8	1976	Avg	7,590	N	N	10908 127TH PL NE
7	0	640331	0140	07/16/13	\$530,000	\$588,000	1,180	8	1976	Good	9,750	N	N	12840 NE 107TH PL
7	0	242301	0020	05/20/13	\$355,000	\$400,000	1,210	8	1976	Avg	7,900	N	N	10918 127TH PL NE
7	0	242300	0380	07/01/13	\$482,500	\$537,000	1,220	8	1975	Avg	7,738	N	N	10717 126TH PL NE
7	0	242301	0060	05/15/13	\$455,000	\$513,000	1,220	8	1976	Good	6,435	N	N	11002 127TH PL NE
7	0	640331	0060	08/11/14	\$539,900	\$551,000	1,230	8	1976	Avg	10,150	N	N	12829 NE 107TH PL
7	0	812630	0360	07/30/14	\$445,000	\$455,000	1,270	8	1979	Avg	11,200	N	N	11823 132ND PL NE

## Improved Sales Used in This Annual Update Analysis

### Area 093 -- 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
7	0	173710	0040	10/22/14	\$525,000	\$530,000	1,280	8	1981	Avg	7,350	N	N	12925 NE 110TH PL
7	0	173710	0430	06/25/12	\$425,000	\$529,000	1,320	8	1982	Avg	7,350	N	N	13024 NE 111TH PL
7	0	392920	0020	01/20/12	\$450,000	\$591,000	1,320	8	1987	Avg	15,323	N	N	14102 NE 86TH CT
7	0	663990	0217	05/18/12	\$359,000	\$453,000	1,320	8	1997	Avg	1,643	N	N	12317 NE 101ST LN
7	0	242300	0360	03/18/13	\$455,000	\$522,000	1,360	8	1975	Avg	7,200	N	N	10733 126TH PL NE
7	0	242301	0380	04/09/13	\$450,000	\$513,000	1,370	8	1976	Avg	8,527	N	N	10933 127TH PL NE
7	0	781410	0040	10/17/13	\$317,000	\$344,000	1,390	8	1996	Avg	7,432	N	N	12102 NE 107TH ST
7	0	812630	0170	01/02/13	\$520,000	\$609,000	1,410	8	1981	Avg	60,984	N	N	11700 134TH PL NE
7	0	173260	0050	10/17/14	\$423,500	\$428,000	1,430	8	1978	Avg	10,490	N	N	13030 NE 108TH ST
7	0	613950	0170	09/06/12	\$465,000	\$565,000	1,430	8	1976	Avg	7,252	N	N	10615 129TH PL NE
7	0	242301	0270	06/20/13	\$445,000	\$497,000	1,450	8	1976	Avg	8,280	N	N	12636 NE 110TH ST
7	0	812630	0120	03/24/14	\$625,000	\$654,000	1,470	8	1984	Avg	12,222	Y	N	11644 132ND CT NE
7	0	812630	0410	07/25/14	\$650,000	\$665,000	1,470	8	1979	Avg	12,000	N	N	13203 NE 118TH CT
7	0	388600	0010	08/21/14	\$487,000	\$496,000	1,470	8	2005	Avg	2,533	N	N	13131 NE 97TH ST
7	0	173710	0060	07/02/12	\$381,000	\$473,000	1,480	8	1981	Good	7,350	N	N	12915 NE 110TH PL
7	0	388600	0110	05/14/14	\$520,000	\$539,000	1,480	8	2005	Avg	2,709	N	N	13019 NE 97TH ST
7	0	389310	1034	10/04/13	\$474,888	\$516,000	1,530	8	2000	Good	7,211	N	N	12108 NE 108TH PL
7	0	147300	0100	04/16/14	\$520,000	\$542,000	1,540	8	1960	Good	8,840	N	N	14223 NE 80TH PL
7	0	173710	0190	07/29/13	\$535,000	\$592,000	1,550	8	1978	Good	7,350	N	N	10903 128TH PL NE
7	0	388600	0070	12/20/12	\$410,000	\$482,000	1,550	8	2005	Avg	2,771	N	N	13109 NE 97TH ST
7	0	173710	0800	11/25/13	\$467,500	\$502,000	1,570	8	1979	Avg	7,490	N	N	12815 NE 110TH CT
7	0	256490	0310	09/10/13	\$430,000	\$470,000	1,590	8	1981	Avg	6,825	N	N	12608 NE 114TH PL
7	0	742020	0310	12/26/14	\$487,000	\$487,000	1,590	8	1989	Avg	6,658	N	N	12810 NE 101ST PL
7	0	752440	0010	09/23/13	\$510,000	\$556,000	1,590	8	1981	Good	17,485	N	N	13211 NE 114TH ST
7	0	752440	0070	10/24/13	\$485,000	\$525,000	1,620	8	1981	Good	20,558	N	N	13315 NE 115TH CT
7	0	541530	0070	04/10/14	\$452,847	\$472,000	1,630	8	1987	Avg	7,350	N	N	12815 133RD PL NE
7	0	943010	0280	11/21/12	\$456,000	\$541,000	1,630	8	1994	Avg	7,623	N	N	13606 NE 93RD ST
7	0	173710	0860	05/30/13	\$520,000	\$584,000	1,640	8	1979	Avg	7,490	N	N	12818 NE 110TH CT
7	0	541530	0060	08/13/14	\$435,000	\$444,000	1,640	8	1987	Avg	8,620	N	N	12819 133RD PL NE
7	0	388810	0109	09/12/12	\$461,100	\$559,000	1,680	8	1977	VGood	9,600	N	N	12917 NE 88TH ST

## Improved Sales Used in This Annual Update Analysis

### Area 093 -- 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
7	0	812630	0250	11/06/13	\$552,000	\$595,000	1,700	8	1989	Avg	57,063	N	N	13426 NE 119TH WAY
7	0	613950	0240	10/15/13	\$445,000	\$483,000	1,730	8	1976	Avg	6,760	N	N	12808 NE 106TH PL
7	0	674170	0203	05/23/13	\$384,000	\$432,000	1,730	8	1945	Good	11,735	N	N	12654 NE 95TH ST
7	0	742780	0160	02/29/12	\$469,000	\$607,000	1,730	8	1989	Avg	7,100	N	N	12711 NE 97TH PL
7	0	173710	0220	05/21/12	\$425,000	\$535,000	1,740	8	1979	Avg	7,350	N	N	10919 128TH PL NE
7	0	238740	0050	11/07/13	\$510,000	\$550,000	1,740	8	2002	Avg	4,387	N	N	12407 NE 103RD PL
7	0	742780	0120	06/27/13	\$489,000	\$545,000	1,760	8	1989	Avg	6,088	N	N	12712 NE 97TH PL
7	0	272605	9134	04/03/14	\$520,000	\$543,000	1,820	8	1999	Avg	8,582	N	N	13035 136TH AVE NE
7	0	742020	0270	01/27/14	\$395,000	\$418,000	1,830	8	1989	Avg	7,210	N	N	12904 NE 101ST PL
7	0	943011	0010	09/25/12	\$450,000	\$544,000	1,860	8	1995	Avg	8,074	N	N	13517 NE 94TH ST
7	0	332605	9224	06/05/13	\$520,000	\$583,000	1,870	8	1990	Avg	7,271	N	N	12830 NE 100TH ST
7	0	674370	0268	04/25/14	\$605,000	\$629,000	1,880	8	1990	Avg	7,229	N	N	12730 NE 102ND PL
7	0	742020	0120	04/11/14	\$545,000	\$568,000	1,920	8	1989	Avg	9,552	N	N	13011 NE 101ST PL
7	0	663990	0090	06/04/12	\$423,000	\$530,000	1,930	8	1999	Avg	7,201	N	N	12031 NE 100TH PL
7	0	720247	0100	12/10/14	\$661,000	\$663,000	1,940	8	1991	Avg	8,196	N	N	14119 NE 85TH CT
7	0	943010	0300	03/27/12	\$435,000	\$558,000	1,940	8	1995	Good	7,600	N	N	13516 NE 93RD ST
7	0	663990	0310	05/22/13	\$489,950	\$552,000	1,950	8	2000	Avg	5,478	N	N	12215 NE 105TH ST
7	0	742020	0200	05/04/12	\$475,000	\$602,000	1,950	8	1989	Avg	7,210	N	N	13022 NE 101ST PL
7	0	663990	0307	09/05/12	\$447,500	\$544,000	1,950	8	2000	Avg	19,172	N	N	12219 NE 105TH ST
7	0	663990	0317	06/06/13	\$525,000	\$589,000	1,950	8	2000	Avg	75,947	N	N	12223 NE 105TH ST
7	0	272605	9132	02/19/14	\$536,480	\$565,000	1,960	8	1996	Avg	20,664	N	N	13111 136TH AVE NE
7	0	674370	0255	07/06/12	\$375,000	\$465,000	1,960	8	1989	Avg	7,211	N	N	12720 NE 101ST PL
7	0	404575	0050	09/19/12	\$403,500	\$488,000	1,980	8	1994	Good	4,620	N	N	9620 122ND LN NE
7	0	259240	0430	08/05/13	\$465,000	\$513,000	1,990	8	1974	Good	7,344	N	N	13114 NE 129TH ST
7	0	613950	0150	08/23/12	\$480,000	\$586,000	2,010	8	1976	Avg	6,600	N	N	10627 129TH PL NE
7	0	663990	0176	11/14/14	\$551,000	\$554,000	2,010	8	1994	Avg	17,362	N	N	12324 NE 100TH PL
7	0	086600	0040	06/25/13	\$454,900	\$507,000	2,020	8	2002	Avg	5,206	N	N	13209 NE 135TH CT
7	0	389310	1038	12/10/13	\$492,500	\$527,000	2,060	8	2000	Avg	7,539	N	N	12109 NE 108TH PL
7	0	752440	0250	11/24/14	\$589,950	\$593,000	2,080	8	1982	Avg	12,094	N	N	11524 133RD AVE NE
7	0	928890	0190	03/26/14	\$611,000	\$639,000	2,080	8	1983	Good	7,640	N	N	8727 140TH CT NE

## Improved Sales Used in This Annual Update Analysis

### Area 093 -- 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
7	0	256490	0020	09/24/14	\$465,000	\$471,000	2,100	8	1979	Avg	7,350	N	N	12729 NE 113TH PL
7	0	282605	9183	12/18/12	\$381,000	\$448,000	2,110	8	1976	Avg	10,018	N	N	13109 NE 128TH PL
7	0	388810	0245	11/27/12	\$569,990	\$675,000	2,110	8	2012	Avg	6,581	N	N	12923 NE 90TH ST
7	0	173710	0690	10/02/12	\$495,000	\$597,000	2,120	8	1982	Good	6,825	N	N	11031 131ST AVE NE
7	0	173710	0900	05/23/13	\$577,500	\$650,000	2,120	8	1980	VGood	7,350	N	N	11024 128TH PL NE
7	0	221609	0050	04/18/14	\$588,000	\$612,000	2,120	8	2001	Avg	5,322	N	N	12418 NE 105TH ST
7	0	794140	0080	07/13/12	\$510,500	\$632,000	2,130	8	1989	Avg	7,326	N	N	12916 NE 103RD PL
7	0	388810	0104	07/19/12	\$623,475	\$770,000	2,140	8	2012	Avg	8,743	N	N	8805 130TH AVE NE
7	0	221609	0210	06/11/13	\$604,000	\$676,000	2,140	8	2001	Avg	6,235	N	N	10419 126TH AVE NE
7	0	388810	0241	07/29/12	\$625,000	\$769,000	2,140	8	2012	Avg	8,052	N	N	8811 130TH AVE NE
7	0	388810	0242	04/23/12	\$624,990	\$794,000	2,140	8	2012	Avg	8,088	N	N	8817 130TH AVE NE
7	0	388810	0243	10/17/12	\$627,990	\$753,000	2,140	8	2012	Avg	7,483	N	N	8903 130TH AVE NE
7	0	173710	0110	07/15/13	\$565,000	\$627,000	2,160	8	1978	Good	9,750	N	N	12905 NE 109TH PL
7	0	332605	9200	09/07/12	\$500,000	\$608,000	2,180	8	1978	Good	9,147	N	N	10725 128TH AVE NE
7	0	221609	0160	01/17/13	\$541,000	\$631,000	2,180	8	2001	Avg	7,181	N	N	12507 NE 106TH PL
7	0	943011	0190	02/01/12	\$535,000	\$700,000	2,200	8	1996	Avg	10,806	N	N	9318 139TH CT NE
7	0	388810	0246	09/06/13	\$610,000	\$668,000	2,210	8	2012	Avg	7,544	N	N	12905 NE 90TH ST
7	0	388810	0246	09/19/12	\$552,681	\$669,000	2,210	8	2012	Avg	7,544	N	N	12905 NE 90TH ST
7	0	943011	0210	07/21/12	\$525,100	\$648,000	2,250	8	1996	Avg	12,871	N	N	9321 139TH CT NE
7	0	943011	0220	12/09/13	\$624,100	\$668,000	2,250	8	1998	Avg	8,249	N	N	9311 139TH CT NE
7	0	332605	9216	11/06/13	\$605,000	\$653,000	2,270	8	1991	Good	7,957	N	N	10018 128TH AVE NE
7	0	663990	0178	01/10/14	\$630,000	\$670,000	2,270	8	1994	Avg	16,144	N	N	12310 NE 100TH PL
7	0	388810	0022	09/25/14	\$649,800	\$658,000	2,280	8	1995	Avg	9,827	N	N	9733 130TH AVE NE
7	0	388810	0193	09/17/12	\$562,000	\$681,000	2,290	8	1998	Avg	7,220	N	N	13120 NE 95TH LN
7	0	812630	0510	11/12/12	\$585,000	\$696,000	2,320	8	1981	VGood	12,628	N	N	13305 NE 119TH WAY
7	0	123850	0378	08/07/13	\$648,000	\$715,000	2,360	8	1998	Avg	8,282	N	N	12708 NE 92ND PL
7	0	928890	0250	03/08/12	\$522,000	\$674,000	2,380	8	1984	Good	8,412	N	N	14003 NE 87TH ST
7	0	928890	0170	10/18/12	\$539,000	\$646,000	2,400	8	1983	Good	7,622	N	N	8716 140TH CT NE
7	0	388810	0189	03/22/12	\$557,500	\$716,000	2,420	8	1998	Avg	7,317	N	N	13107 NE 95TH LN
7	0	663990	0171	01/23/12	\$518,000	\$679,000	2,420	8	1994	Avg	25,220	N	N	12306 NE 100TH PL

## Improved Sales Used in This Annual Update Analysis

### Area 093 -- 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
7	0	674370	0128	08/01/13	\$625,000	\$691,000	2,420	8	2005	Avg	8,296	N	N	10033 125TH AVE NE
7	0	943011	0240	09/30/14	\$675,000	\$683,000	2,430	8	1997	Avg	8,216	Y	N	9300 138TH CT NE
7	0	123850	0330	06/28/12	\$480,000	\$597,000	2,440	8	2000	Avg	17,200	N	N	12618 NE 90TH ST
7	0	928890	0160	12/07/12	\$525,000	\$620,000	2,470	8	1983	Avg	8,473	N	N	8706 140TH CT NE
7	0	221609	0120	05/06/13	\$634,000	\$717,000	2,470	8	2001	Avg	8,937	N	N	12512 NE 104TH ST
7	0	123850	0383	06/14/13	\$643,000	\$719,000	2,510	8	2001	Avg	9,230	N	N	9221 128TH AVE NE
7	0	173710	0790	07/24/13	\$552,000	\$611,000	2,520	8	1979	Avg	8,540	N	N	12808 NE 109TH PL
7	0	663990	0045	10/24/13	\$557,600	\$603,000	2,540	8	2006	Avg	8,972	N	N	12106 NE 105TH ST
7	0	943011	0280	06/13/13	\$620,000	\$694,000	2,570	8	1995	Avg	8,275	N	N	9309 138TH CT NE
7	0	123310	0802	07/24/12	\$659,950	\$814,000	2,570	8	2000	Avg	14,113	N	N	12715 NE 90TH ST
7	0	889898	0030	06/18/12	\$546,400	\$682,000	2,610	8	1996	Avg	7,221	N	N	12618 NE 100TH ST
7	0	943010	0020	06/17/14	\$725,000	\$747,000	2,630	8	1994	Avg	7,505	N	N	13221 NE 93RD ST
7	0	222605	9119	02/02/12	\$490,000	\$640,000	2,640	8	2002	Avg	5,304	N	N	13228 NE 135TH CT
7	0	272605	9130	02/26/14	\$649,898	\$684,000	2,670	8	2014	Avg	7,332	N	N	12818 132ND AVE NE
7	0	663990	0179	01/06/14	\$675,000	\$718,000	2,720	8	1994	Avg	9,971	N	N	12303 NE 100TH PL
7	0	674370	0190	10/01/13	\$668,000	\$727,000	2,960	8	2006	Avg	9,600	N	N	12433 NE 104TH ST
7	0	388810	0187	07/16/13	\$733,000	\$813,000	3,010	8	2007	Avg	7,201	N	N	9528 130TH AVE NE
7	0	189110	0080	04/10/14	\$629,000	\$656,000	1,480	9	2005	Avg	2,188	N	N	10508 128TH AVE NE
7	0	189110	0090	05/05/14	\$620,000	\$644,000	1,480	9	2005	Avg	2,185	N	N	10510 128TH AVE NE
7	0	189110	0070	05/24/13	\$575,000	\$647,000	1,500	9	2005	Avg	2,647	N	N	10506 128TH AVE NE
7	0	743630	0160	04/11/12	\$342,000	\$437,000	1,590	9	1997	Avg	1,845	N	N	12420 NE 100TH ST
7	0	743630	0160	06/25/14	\$409,900	\$422,000	1,590	9	1997	Avg	1,845	N	N	12420 NE 100TH ST
7	0	743630	0170	07/28/14	\$411,000	\$420,000	1,590	9	1997	Avg	2,088	N	N	12418 NE 100TH ST
7	0	124670	0295	03/23/12	\$600,000	\$771,000	2,000	9	1978	Avg	76,665	Y	N	10322 136TH AVE NE
7	0	032505	9265	04/25/13	\$705,000	\$800,000	2,040	9	1998	Good	11,296	N	N	14220 NE 86TH PL
7	0	743630	0180	05/19/14	\$530,000	\$549,000	2,060	9	1997	Avg	3,174	N	N	12416 NE 100TH ST
7	0	743630	0190	03/27/14	\$485,000	\$507,000	2,060	9	1997	Avg	3,277	N	N	12414 NE 100TH ST
7	0	123850	0463	11/13/13	\$520,000	\$560,000	2,130	9	2004	Avg	11,715	N	N	12508 NE 90TH ST
7	0	332605	9214	06/04/13	\$600,000	\$673,000	2,150	9	1992	Good	7,420	N	N	10028 128TH AVE NE
7	0	131048	0350	01/15/14	\$570,000	\$605,000	2,331	9	1999	Avg	5,225	N	N	13384 NE 134TH PL

## Improved Sales Used in This Annual Update Analysis

### Area 093 -- 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
7	0	911320	0180	09/05/14	\$852,500	\$867,000	2,360	9	2000	Avg	6,315	N	N	13430 NE 92ND WAY
7	0	123850	0462	09/13/12	\$500,000	\$606,000	2,390	9	2004	Avg	9,585	N	N	12504 NE 90TH ST
7	0	911320	0310	03/20/13	\$701,250	\$803,000	2,430	9	2000	Avg	5,032	N	N	13315 NE 92ND WAY
7	0	911320	0300	12/13/12	\$665,000	\$784,000	2,440	9	2000	Avg	5,148	N	N	13321 NE 92ND WAY
7	0	131048	0120	03/28/14	\$599,850	\$627,000	2,453	9	1999	Avg	6,180	N	N	13359 NE 134TH PL
7	0	911320	0020	06/12/14	\$717,000	\$739,000	2,480	9	2000	Avg	5,137	N	N	13204 NE 92ND WAY
7	0	674370	0033	10/29/13	\$650,000	\$703,000	2,480	9	2004	Avg	8,636	N	N	10513 125TH AVE NE
7	0	911320	0290	06/25/14	\$725,000	\$746,000	2,490	9	2000	Good	5,170	N	N	13327 NE 92ND WAY
7	0	147159	0060	06/19/14	\$661,000	\$681,000	2,496	9	1998	Avg	8,058	N	N	8517 143RD CT NE
7	0	418710	0010	04/06/12	\$542,000	\$693,000	2,500	9	1996	Avg	20,814	N	N	13615 NE 103RD ST
7	0	238740	0120	09/29/14	\$650,000	\$658,000	2,500	9	2001	Avg	6,005	N	N	10230 125TH AVE NE
7	0	124190	0027	02/10/14	\$652,000	\$688,000	2,510	9	1998	Avg	8,465	N	N	12935 NE 86TH ST
7	0	674370	0032	11/04/13	\$660,000	\$712,000	2,520	9	2004	Avg	8,665	N	N	10517 125TH AVE NE
7	0	911320	0130	08/12/13	\$693,500	\$764,000	2,530	9	2000	Avg	5,130	N	N	9214 133RD CT NE
7	0	238740	0090	06/03/13	\$635,000	\$713,000	2,600	9	2001	Avg	7,285	N	N	10234 125TH AVE NE
7	0	894678	0210	03/11/14	\$834,950	\$876,000	2,610	9	2013	Avg	5,850	Y	N	13716 NE 133RD ST
7	0	949250	0090	05/27/14	\$754,950	\$781,000	2,610	9	2014	Avg	7,256	N	N	12108 NE 106TH PL
7	0	949250	0100	04/29/14	\$759,950	\$790,000	2,610	9	2014	Avg	8,025	N	N	12111 NE 106TH PL
7	0	663990	0222	06/22/13	\$690,000	\$770,000	2,620	9	2002	Avg	7,323	N	N	10224 SLATER AVE NE
7	0	663990	0224	06/13/13	\$715,000	\$800,000	2,620	9	2002	Avg	17,163	N	N	10228 SLATER AVE NE
7	0	147159	0210	07/27/13	\$651,000	\$720,000	2,634	9	1998	Avg	7,521	N	N	8516 143RD CT NE
7	0	282605	9240	07/09/13	\$565,000	\$628,000	2,660	9	1998	Avg	7,417	N	N	13128 NE 117TH ST
7	0	238740	0040	08/23/13	\$699,999	\$769,000	2,680	9	2002	Avg	10,204	N	N	12430 NE 103RD PL
7	0	674370	0216	11/01/13	\$715,000	\$772,000	2,690	9	2003	Avg	7,617	N	N	10210 127TH AVE NE
7	0	123310	0926	05/31/13	\$699,950	\$786,000	2,710	9	2012	Avg	14,494	N	N	8902 125TH LN NE
7	0	943010	0470	01/15/14	\$850,000	\$903,000	2,720	9	2013	Avg	9,458	N	N	13218 NE 93RD ST
7	0	123310	0915	03/12/13	\$716,900	\$823,000	2,740	9	2012	Avg	12,399	N	N	8918 125TH LN NE
7	0	663990	0012	09/17/14	\$706,000	\$716,000	2,740	9	2009	Avg	7,571	N	N	10708 121ST PL NE
7	0	663990	0009	03/12/12	\$605,000	\$780,000	2,740	9	2009	Avg	7,104	N	N	10709 121ST PL NE
7	0	894678	0130	03/20/14	\$849,950	\$890,000	2,740	9	2014	Avg	6,198	Y	N	13224 137TH PL NE

## Improved Sales Used in This Annual Update Analysis

### Area 093 -- 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
7	0	894678	0110	08/04/14	\$809,950	\$827,000	2,760	9	2014	Avg	4,903	N	N	13208 137TH PL NE
7	0	894678	0170	05/13/14	\$794,950	\$824,000	2,760	9	2013	Avg	6,000	Y	N	13220 137TH PL NE
7	0	894678	0200	08/06/14	\$814,059	\$831,000	2,760	9	2013	Avg	4,903	Y	N	13720 NE 133RD ST
7	0	894678	0310	06/24/14	\$719,950	\$741,000	2,760	9	2014	Avg	5,230	N	N	13614 NE 133RD ST
7	0	894678	0040	05/15/14	\$714,950	\$741,000	2,790	9	2014	Avg	4,800	N	N	13633 NE 132ND PL
7	0	894678	0080	09/08/14	\$834,950	\$848,000	2,790	9	2014	Avg	4,911	N	N	13124 137TH PL NE
7	0	388810	0271	08/01/12	\$669,950	\$824,000	2,810	9	2001	Avg	9,096	N	N	9722 130TH AVE NE
7	0	674370	0307	08/12/13	\$730,000	\$804,000	2,820	9	2010	Avg	7,785	N	N	12616 NE 106TH PL
7	0	123310	0927	04/10/13	\$722,000	\$822,000	2,820	9	2012	Avg	6,673	N	N	8906 125TH LN NE
7	0	256490	0470	07/14/14	\$718,500	\$737,000	2,840	9	2008	Avg	8,800	N	N	11321 127TH PL NE
7	0	674170	0185	03/12/12	\$670,000	\$864,000	2,850	9	2004	Avg	10,560	N	N	12640 NE 95TH ST
7	0	674370	0147	04/04/13	\$555,000	\$633,000	2,850	9	2006	Avg	9,238	N	N	10008 125TH AVE NE
7	0	663990	0242	10/03/14	\$750,000	\$759,000	2,850	9	2008	Avg	12,429	N	N	12309 NE 102ND LN
7	0	663990	0014	04/10/14	\$715,000	\$746,000	2,880	9	2007	Avg	9,343	N	N	10727 121ST PL NE
7	0	123310	0921	03/18/13	\$729,900	\$837,000	2,890	9	2012	Avg	10,999	N	N	8914 125TH LN NE
7	0	123310	0922	06/12/13	\$740,000	\$828,000	2,890	9	2012	Avg	10,999	N	N	8910 125TH LN NE
7	0	894678	0270	07/08/13	\$714,950	\$795,000	2,890	9	2013	Avg	4,704	Y	N	13630 NE 133RD ST
7	0	894678	0450	08/30/13	\$669,950	\$735,000	2,890	9	2013	Avg	5,105	N	N	13123 136TH CT NE
7	0	894678	0490	04/25/14	\$859,950	\$895,000	2,890	9	2013	Avg	5,500	Y	N	13214 136TH PL NE
7	0	949250	0070	09/09/14	\$819,950	\$833,000	2,890	9	2014	Avg	7,205	N	N	12116 NE 106TH PL
7	0	388810	0129	11/15/12	\$659,950	\$785,000	2,900	9	2008	Avg	7,464	N	N	12905 NE 88TH ST
7	0	894678	0180	03/27/14	\$840,000	\$879,000	2,900	9	2013	Avg	6,000	Y	N	13729 NE 133RD ST
7	0	894678	0180	09/11/13	\$834,950	\$913,000	2,900	9	2013	Avg	6,000	Y	N	13729 NE 133RD ST
7	0	894678	0390	03/20/14	\$739,950	\$775,000	2,900	9	2013	Avg	5,554	N	N	13628 NE 132ND PL
7	0	332605	9259	06/20/13	\$735,000	\$821,000	2,910	9	2005	Avg	7,070	N	N	10020 131ST PL NE
7	0	332605	9260	09/09/13	\$764,880	\$837,000	2,910	9	2005	Avg	7,096	N	N	10028 131ST PL NE
7	0	674370	0204	04/23/12	\$702,500	\$893,000	2,920	9	2012	Avg	7,599	N	N	10228 126TH AVE NE
7	0	018600	0110	04/15/14	\$638,674	\$666,000	2,930	9	1999	Avg	6,253	N	N	13060 134TH AVE NE
7	0	894678	0030	04/16/14	\$729,950	\$761,000	2,950	9	2014	Avg	4,992	N	N	13629 NE 132ND PL
7	0	894678	0240	12/10/13	\$715,000	\$765,000	2,950	9	2014	Avg	4,704	N	N	13704 NE 133RD ST

## Improved Sales Used in This Annual Update Analysis

### Area 093 -- 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
7	0	663990	0001	07/24/13	\$699,950	\$775,000	2,960	9	2012	Avg	6,917	N	N	10722 121ST PL NE
7	0	663990	0003	07/05/13	\$699,980	\$779,000	2,960	9	2012	Avg	6,863	N	N	10714 121ST PL NE
7	0	663990	0004	07/23/13	\$700,000	\$775,000	2,960	9	2012	Avg	6,960	N	N	12109 NE 108TH ST
7	0	123850	0461	07/03/13	\$679,000	\$756,000	2,970	9	2004	Avg	6,500	N	N	12512 NE 90TH ST
7	0	123850	0427	03/05/13	\$700,000	\$805,000	2,990	9	2007	Avg	6,846	N	N	9219 125TH AVE NE
7	0	894678	0060	03/07/14	\$744,950	\$782,000	3,010	9	2013	Avg	4,992	N	N	13641 NE 132ND PL
7	0	894678	0250	11/11/13	\$749,839	\$808,000	3,010	9	2013	Avg	4,704	N	N	13638 NE 133RD ST
7	0	894678	0290	02/23/14	\$734,950	\$774,000	3,010	9	2013	Avg	4,630	N	N	13622 NE 133RD ST
7	0	894678	0430	03/20/14	\$729,950	\$765,000	3,010	9	2013	Avg	5,243	N	N	13612 NE 132ND PL
7	0	949250	0010	06/06/14	\$879,950	\$908,000	3,010	9	2014	Avg	7,215	N	N	12134 NE 106TH PL
7	0	949250	0140	07/12/14	\$839,950	\$861,000	3,010	9	2014	Avg	7,200	N	N	12123 NE 106TH PL
7	0	123850	0436	10/21/13	\$740,000	\$801,000	3,020	9	2006	Avg	7,656	N	N	9104 124TH AVE NE
7	0	123850	0436	08/05/13	\$690,000	\$762,000	3,020	9	2006	Avg	7,656	N	N	9104 124TH AVE NE
7	0	949250	0110	06/25/14	\$859,950	\$885,000	3,020	9	2014	Avg	7,206	N	N	12113 NE 106TH PL
7	0	949250	0170	07/23/14	\$879,950	\$901,000	3,020	9	2014	Avg	7,203	N	N	12135 NE 106TH PL
7	0	123850	0437	02/13/14	\$760,000	\$802,000	3,030	9	2006	Avg	7,656	N	N	9108 124TH AVE NE
7	0	894678	0280	04/04/14	\$729,950	\$762,000	3,040	9	2014	Avg	4,704	N	N	13626 NE 133RD ST
7	0	671700	0010	08/08/13	\$550,000	\$607,000	3,080	9	2005	Avg	5,130	N	N	13210 NE 137TH CT
7	0	949250	0130	07/25/14	\$889,000	\$910,000	3,080	9	2014	Avg	7,200	N	N	12119 NE 106TH PL
7	0	949250	0180	05/15/14	\$928,000	\$962,000	3,080	9	2014	Avg	9,001	N	N	12137 NE 106TH PL
7	0	674370	0341	01/04/13	\$720,000	\$843,000	3,100	9	2006	Avg	8,138	N	N	12634 NE 104TH ST
7	0	389510	0045	06/11/14	\$849,950	\$876,000	3,130	9	2014	Avg	5,930	N	N	8490 138TH LN SE
7	0	332605	9258	06/11/12	\$680,000	\$850,000	3,130	9	2005	Avg	7,083	N	N	10024 131ST PL NE
7	0	032505	9283	07/24/12	\$847,500	\$1,045,000	3,130	9	2008	Avg	8,371	Y	N	14018 NE 85TH CT
7	0	261992	0010	07/03/14	\$815,000	\$837,000	3,150	9	2002	Avg	4,203	N	N	13232 NE 97TH ST
7	0	032505	9286	05/13/14	\$819,900	\$850,000	3,150	9	2013	Avg	7,119	N	N	8071 142ND AVE NE
7	0	894678	0050	01/09/14	\$756,739	\$805,000	3,150	9	2014	Avg	4,800	N	N	13637 NE 132ND PL
7	0	894678	0260	10/22/13	\$734,950	\$796,000	3,150	9	2013	Avg	4,892	N	N	13634 NE 133RD ST
7	0	389510	0051	08/27/14	\$824,950	\$840,000	3,150	9	2014	Avg	5,930	N	N	8350 138TH LN NE
7	0	867950	0170	10/25/12	\$624,950	\$748,000	3,160	9	2008	Avg	9,555	N	N	12411 NE 108TH PL

## Improved Sales Used in This Annual Update Analysis

### Area 093 -- 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
7	0	332605	9270	10/04/12	\$675,000	\$813,000	3,160	9	2012	Avg	7,301	N	N	12909 NE 105TH PL
7	0	332605	9254	11/24/14	\$720,000	\$723,000	3,170	9	2005	Avg	7,187	N	N	13112 NE 104TH ST
7	0	332605	9255	09/25/12	\$700,000	\$846,000	3,170	9	2005	Avg	7,187	N	N	13126 NE 104TH ST
7	0	389510	0037	05/11/12	\$617,000	\$780,000	3,200	9	2010	Avg	4,496	N	N	8367 138TH CT NE
7	0	261992	0110	12/30/14	\$825,000	\$825,000	3,220	9	2003	Avg	5,262	N	N	13340 NE 97TH ST
7	0	261992	0150	07/24/12	\$656,000	\$809,000	3,220	9	2004	Avg	4,479	N	N	13422 NE 97TH ST
7	0	261992	0170	12/19/14	\$765,000	\$766,000	3,230	9	2004	Avg	4,290	N	N	13426 NE 97TH ST
7	0	261992	0170	10/01/14	\$772,500	\$782,000	3,230	9	2004	Avg	4,290	N	N	13426 NE 97TH ST
7	0	932930	0130	05/06/13	\$662,985	\$750,000	3,250	9	2008	Avg	7,207	N	N	13203 NE 129TH PL
7	0	674170	0200	05/27/14	\$925,000	\$956,000	3,280	9	2014	Avg	8,692	N	N	9535 128TH AVE NE
7	0	332605	9126	04/11/13	\$815,000	\$928,000	3,290	9	2012	Avg	7,268	N	N	12904 NE 105TH PL
7	0	332605	9269	12/18/12	\$773,620	\$911,000	3,290	9	2012	Avg	7,251	N	N	12905 NE 105TH PL
7	0	674370	0229	11/30/12	\$715,000	\$846,000	3,300	9	2005	Avg	6,881	N	N	10034 127TH AVE NE
7	0	032505	9277	05/27/14	\$760,000	\$786,000	3,330	9	2009	Avg	7,399	N	N	14009 NE 85TH CT
7	0	032505	9287	09/10/14	\$810,000	\$823,000	3,340	9	2014	Avg	8,384	N	N	8081 142ND AVE NE
7	0	389510	0048	05/12/14	\$859,950	\$892,000	3,370	9	2014	Avg	5,930	N	N	8460 138TH LN NE
7	0	894678	0070	02/23/14	\$769,950	\$811,000	3,380	9	2013	Avg	5,696	N	N	13645 NE 132ND PL
7	0	032505	9063	03/27/14	\$875,000	\$915,000	3,500	9	2014	Avg	9,429	N	N	8091 142ND AVE NE
7	0	389510	0035	01/11/12	\$642,500	\$846,000	3,500	9	2009	Avg	7,113	N	N	8479 138TH CT NE
7	0	389510	0036	04/04/12	\$649,000	\$830,000	3,520	9	2011	Avg	5,301	N	N	8473 138TH CT NE
7	0	674370	0199	01/25/13	\$789,800	\$919,000	3,560	9	2008	Avg	8,169	N	N	12603 NE 104TH ST
7	0	388810	0221	06/26/12	\$698,000	\$868,000	3,600	9	2004	Avg	8,890	N	N	9926 130TH AVE NE
7	0	124670	0251	05/27/14	\$857,000	\$886,000	3,720	9	1991	Avg	29,043	N	N	10039 136TH AVE NE
7	0	674370	0344	09/30/13	\$780,000	\$849,000	3,070	10	2007	Avg	7,247	N	N	12725 NE 105TH CT
7	0	262173	0290	05/06/13	\$635,000	\$718,000	3,290	10	2000	Avg	8,800	N	N	13537 137TH PL NE
7	0	262173	0220	05/14/14	\$740,000	\$767,000	3,430	10	2000	Avg	10,157	N	N	13622 NE 136TH PL
7	0	262173	0320	10/14/13	\$699,950	\$759,000	3,440	10	2000	Avg	12,550	N	N	13614 NE 135TH PL
7	0	262173	0270	04/10/12	\$604,900	\$772,000	3,480	10	2000	Avg	9,051	N	N	13553 137TH PL NE
7	0	388810	0225	04/22/14	\$890,000	\$926,000	3,920	10	2005	Avg	8,890	N	N	9920 130TH AVE NE
7	0	388810	0125	01/08/13	\$818,000	\$957,000	2,570	11	2007	Avg	6,638	N	N	12920 NE 87TH ST

## Improved Sales Used in This Annual Update Analysis

### Area 093 -- 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
7	0	388810	0128	07/28/14	\$968,933	\$991,000	3,070	11	2006	Avg	7,304	N	N	12924 NE 87TH ST
7	0	272605	9144	10/16/12	\$840,000	\$1,008,000	4,570	11	2006	Avg	10,194	N	N	13112 134TH AVE NE
7	0	272605	9020	10/22/12	\$965,000	\$1,156,000	5,280	11	2006	Avg	9,298	N	N	13106 134TH AVE NE
15	0	640070	0361	04/07/14	\$425,000	\$444,000	730	6	1953	VGood	10,560	N	N	7027 122ND AVE NE
15	0	123310	0601	10/24/14	\$360,000	\$363,000	840	6	1928	Good	7,414	N	N	8122 126TH AVE NE
15	0	421520	0010	02/18/14	\$375,000	\$395,000	960	6	1956	Good	8,301	N	N	7508 124TH PL NE
15	0	123310	0352	06/28/13	\$328,000	\$366,000	1,020	6	1930	Good	8,207	N	N	12228 NE 80TH ST
15	0	389710	0060	07/23/14	\$375,000	\$384,000	1,110	6	1997	Avg	5,500	N	N	11637 NE 75TH ST
15	0	389710	0170	08/27/14	\$370,000	\$377,000	1,150	6	1970	Good	6,600	N	N	11623 NE 74TH ST
15	0	175970	1600	05/12/14	\$465,000	\$482,000	1,190	6	1956	Good	11,358	N	N	6540 116TH AVE NE
15	0	640070	0332	08/29/13	\$400,000	\$439,000	1,200	6	1952	Good	6,480	N	N	7041 122ND AVE NE
15	0	042505	9033	08/13/13	\$300,000	\$330,000	1,300	6	1956	Avg	10,400	N	N	8029 132ND AVE NE
15	0	720243	0020	04/18/14	\$550,000	\$573,000	1,360	6	1932	Good	8,203	N	N	15352 NE 66TH CT
15	0	548731	0080	02/08/13	\$396,500	\$460,000	820	7	1970	Good	9,678	N	N	7815 135TH AVE NE
15	0	123310	0350	02/24/14	\$334,950	\$353,000	860	7	1967	Avg	8,260	N	N	12242 NE 80TH ST
15	0	389710	0020	04/15/14	\$420,000	\$438,000	890	7	1960	Good	8,250	N	N	11613 NE 75TH ST
15	0	856250	0470	03/15/13	\$330,000	\$379,000	940	7	1968	VGood	8,857	N	N	7604 139TH PL NE
15	0	123310	0477	07/15/13	\$335,000	\$372,000	950	7	1961	VGood	9,000	N	N	8003 126TH AVE NE
15	0	022510	0081	12/12/13	\$359,950	\$385,000	960	7	1959	Good	7,104	N	N	12211 NE 80TH ST
15	0	124150	0047	10/21/13	\$350,000	\$379,000	960	7	1954	Avg	9,000	N	N	12433 NE 75TH ST
15	0	856250	0200	06/05/14	\$375,000	\$387,000	960	7	1962	Avg	8,106	N	N	13780 NE 77TH PL
15	0	856250	1010	10/14/13	\$407,000	\$441,000	960	7	1963	Good	7,751	N	N	7729 139TH PL NE
15	0	856250	1040	11/20/14	\$452,000	\$454,000	960	7	1963	Good	7,350	N	N	7643 139TH PL NE
15	0	108610	0240	02/26/13	\$366,000	\$422,000	970	7	1962	Good	9,087	N	N	12005 NE 61ST ST
15	0	743690	0075	09/21/12	\$295,000	\$357,000	970	7	1958	Good	8,925	N	N	8310 133RD AVE NE
15	0	795504	0130	08/05/14	\$460,000	\$470,000	970	7	1972	Good	8,467	N	N	14707 NE 65TH ST
15	0	358523	0140	06/17/13	\$297,697	\$333,000	990	7	1968	Good	7,605	N	N	12711 NE 80TH ST
15	0	856270	0340	05/23/12	\$320,000	\$403,000	990	7	1964	Avg	9,041	N	N	7220 137TH AVE NE
15	0	092505	9223	04/01/14	\$430,000	\$449,000	1,000	7	1976	Good	10,620	N	N	7831 126TH AVE NE
15	0	640070	0120	08/07/13	\$335,000	\$370,000	1,000	7	1968	Good	8,163	N	N	12215 NE 75TH ST

## Improved Sales Used in This Annual Update Analysis

### Area 093 -- 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
15	0	856250	0930	04/17/14	\$452,500	\$471,000	1,000	7	1962	Avg	7,350	N	N	7614 138TH PL NE
15	0	390050	0050	07/10/13	\$329,000	\$366,000	1,010	7	1966	Good	10,125	N	N	7531 124TH AVE NE
15	0	390110	0055	12/22/14	\$350,000	\$350,000	1,010	7	1961	Avg	8,580	N	N	12421 NE 73RD ST
15	0	642110	0391	05/01/14	\$369,000	\$383,000	1,010	7	1925	VGood	10,226	N	N	7030 148TH AVE NE
15	0	856250	0800	11/13/12	\$339,900	\$404,000	1,010	7	1963	Good	7,975	N	N	13773 NE 76TH PL
15	0	102505	9186	09/17/14	\$438,000	\$444,000	1,030	7	1978	Good	9,885	N	N	7519 134TH AVE NE
15	0	108580	0070	12/03/12	\$367,500	\$435,000	1,030	7	1971	Avg	8,857	N	N	12313 NE 68TH PL
15	0	620300	0020	12/30/13	\$465,500	\$496,000	1,030	7	1963	Good	9,100	N	N	12118 NE 64TH ST
15	0	081800	0200	09/13/13	\$330,500	\$361,000	1,040	7	1969	Avg	8,455	N	N	13503 NE 70TH ST
15	0	548720	0070	05/31/13	\$350,000	\$393,000	1,040	7	1961	Avg	9,654	N	N	7848 135TH AVE NE
15	0	640070	0189	10/17/14	\$390,000	\$394,000	1,040	7	1961	Good	8,075	N	N	12220 NE 73RD ST
15	0	389510	0115	05/12/14	\$405,000	\$420,000	1,050	7	1959	Avg	10,204	N	N	13813 NE REDMOND WAY
15	0	108610	0100	08/11/14	\$476,500	\$486,000	1,060	7	1997	Good	8,625	N	N	12008 NE 61ST ST
15	0	123310	0320	03/18/14	\$409,000	\$429,000	1,060	7	1963	Good	7,207	N	N	8050 122ND AVE NE
15	0	123690	0090	09/15/14	\$400,000	\$406,000	1,060	7	1969	Avg	12,690	N	N	7805 130TH AVE NE
15	0	131093	0080	03/08/12	\$337,500	\$436,000	1,060	7	1981	Good	8,824	N	N	7404 153RD CT NE
15	0	131093	0170	06/19/13	\$441,000	\$493,000	1,060	7	1981	Good	8,768	N	N	7410 152ND CT NE
15	0	131093	0190	12/05/12	\$390,000	\$461,000	1,060	7	1981	Avg	10,509	N	N	7426 152ND CT NE
15	0	548731	0170	10/02/12	\$352,500	\$425,000	1,060	7	1971	Avg	8,794	N	N	13518 NE 78TH ST
15	0	719732	0040	09/07/12	\$310,000	\$377,000	1,070	7	1977	Avg	10,488	N	N	15332 NE 65TH CT
15	0	092505	9240	08/06/13	\$366,000	\$404,000	1,080	7	1984	Avg	7,616	N	N	12411 NE 80TH ST
15	0	520250	0050	07/09/12	\$370,000	\$458,000	1,080	7	1978	Avg	8,847	N	N	14812 NE 70TH CT
15	0	743690	0030	03/12/12	\$269,000	\$347,000	1,080	7	1958	Avg	8,925	N	N	8417 134TH AVE NE
15	0	123750	0120	05/20/14	\$300,000	\$311,000	1,090	7	1955	Good	9,900	N	N	13424 NE 80TH ST
15	0	175970	2580	04/03/13	\$444,000	\$507,000	1,090	7	1977	Good	9,180	N	N	11618 NE 61ST ST
15	0	108580	0080	01/15/13	\$395,000	\$461,000	1,100	7	1971	VGood	9,025	N	N	12317 NE 68TH PL
15	0	184210	0150	10/17/12	\$415,000	\$498,000	1,110	7	1965	Good	9,520	N	N	14109 NE 72ND ST
15	0	620290	0130	03/14/12	\$367,100	\$473,000	1,110	7	1962	Avg	8,960	N	N	12029 NE 65TH ST
15	0	102505	9110	06/19/13	\$280,000	\$313,000	1,130	7	1960	Fair	12,000	N	N	7844 134TH AVE NE
15	0	123690	0009	03/14/14	\$399,000	\$419,000	1,130	7	1964	Avg	9,600	N	N	12827 NE 80TH ST

## Improved Sales Used in This Annual Update Analysis

### Area 093 -- 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
15	0	123750	0721	09/03/13	\$320,000	\$351,000	1,140	7	1979	Avg	11,778	N	N	13419 NE REDMOND WAY
15	0	184220	0120	05/30/13	\$444,000	\$499,000	1,140	7	1965	Avg	7,282	N	N	14110 NE 71ST ST
15	0	184210	0160	07/31/14	\$513,000	\$524,000	1,150	7	1965	Avg	8,652	N	N	14111 NE 72ND ST
15	0	620300	0160	07/16/14	\$460,500	\$472,000	1,150	7	1963	Avg	10,650	N	N	12119 NE 64TH ST
15	0	743690	0045	09/25/14	\$383,000	\$388,000	1,150	7	1957	Good	10,196	N	N	8350 133RD AVE NE
15	0	080500	0010	02/27/14	\$389,000	\$409,000	1,170	7	1971	Avg	7,100	N	N	7512 116TH AVE NE
15	0	620290	0170	07/11/13	\$528,000	\$587,000	1,170	7	1962	Good	11,325	N	N	12127 NE 65TH ST
15	0	951250	1020	02/09/12	\$394,590	\$515,000	1,180	7	1968	Good	11,636	N	N	7602 142ND AVE NE
15	0	620290	0150	05/24/13	\$445,000	\$501,000	1,190	7	1962	Good	10,280	N	N	12111 NE 65TH ST
15	0	856285	0150	05/23/14	\$467,100	\$483,000	1,190	7	1973	Avg	8,645	N	N	14104 NE 66TH ST
15	0	108610	0130	09/04/14	\$528,000	\$537,000	1,200	7	1962	Avg	8,580	N	N	12016 NE 62ND ST
15	0	804420	0130	05/29/12	\$284,050	\$357,000	1,200	7	1983	Avg	2,625	N	N	14119 NE 78TH CT
15	0	642110	0592	09/10/14	\$510,000	\$518,000	1,210	7	1984	Avg	11,950	Y	N	7335 152ND AVE NE
15	0	742400	0020	10/25/13	\$325,000	\$352,000	1,210	7	1961	Avg	10,200	N	N	7848 130TH AVE NE
15	0	742400	0090	09/05/12	\$337,000	\$410,000	1,210	7	1961	Good	10,183	N	N	7803 131ST AVE NE
15	0	742400	0090	02/21/14	\$414,000	\$436,000	1,210	7	1961	Good	10,183	N	N	7803 131ST AVE NE
15	0	856250	0790	02/24/14	\$431,000	\$454,000	1,210	7	1963	Good	7,483	N	N	13771 NE 76TH PL
15	0	123310	0518	05/06/13	\$561,000	\$634,000	1,220	7	1953	VGood	9,073	N	N	8215 126TH AVE NE
15	0	640070	0303	05/27/14	\$380,000	\$393,000	1,220	7	1953	Avg	8,917	N	N	7020 122ND AVE NE
15	0	804500	0010	05/09/12	\$312,000	\$394,000	1,220	7	1966	Avg	7,453	N	N	7409 134TH AVE NE
15	0	804500	0280	08/27/12	\$385,000	\$469,000	1,220	7	1966	Avg	7,619	N	N	7015 134TH AVE NE
15	0	951250	0330	12/18/12	\$385,000	\$453,000	1,220	7	1968	Avg	7,350	N	N	7302 143RD AVE NE
15	0	951250	0460	07/11/14	\$525,000	\$539,000	1,220	7	1969	Good	9,350	N	N	14302 NE 76TH ST
15	0	719733	0030	08/29/13	\$550,000	\$603,000	1,240	7	1978	Good	7,810	N	N	15315 NE 64TH CT
15	0	742410	0050	12/01/14	\$420,000	\$422,000	1,240	7	1968	Avg	7,300	N	N	12839 NE 83RD ST
15	0	792271	0090	12/03/12	\$480,000	\$568,000	1,240	7	1976	Good	10,357	N	N	15016 NE 64TH ST
15	0	102505	9131	01/11/12	\$365,000	\$481,000	1,260	7	1969	Avg	11,198	N	N	7819 133RD AVE NE
15	0	123310	0260	11/14/14	\$490,000	\$493,000	1,260	7	1920	Good	9,638	N	N	8209 122ND AVE NE
15	0	804420	0260	10/22/13	\$359,950	\$390,000	1,260	7	1983	Avg	2,625	N	N	14102 NE 78TH CT
15	0	804420	0340	05/23/13	\$349,950	\$394,000	1,260	7	1983	Avg	2,625	N	N	7922 140TH PL NE

## Improved Sales Used in This Annual Update Analysis

### Area 093 -- 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
15	0	873170	0060	12/17/13	\$425,000	\$454,000	1,260	7	1967	Good	10,125	N	N	12651 NE 73RD ST
15	0	108750	0040	10/14/14	\$403,000	\$407,000	1,270	7	1956	Avg	10,790	N	N	12219 NE 66TH ST
15	0	108770	0015	07/05/12	\$330,000	\$409,000	1,270	7	1956	Avg	11,200	N	N	12220 NE 65TH ST
15	0	951250	0380	10/10/14	\$455,000	\$460,000	1,270	7	1968	Good	7,700	N	N	7410 143RD AVE NE
15	0	951250	0950	10/08/13	\$400,000	\$434,000	1,270	7	1969	Avg	8,528	N	N	14017 NE 77TH ST
15	0	951250	1400	09/02/14	\$447,000	\$455,000	1,270	7	1968	Avg	8,800	N	N	14220 NE 73RD ST
15	0	123310	0501	02/15/13	\$319,900	\$370,000	1,290	7	1965	Good	6,000	N	N	8101 126TH AVE NE
15	0	169800	0070	10/19/12	\$470,000	\$564,000	1,290	7	1977	Good	9,884	N	N	12020 NE 66TH ST
15	0	390110	0015	12/30/14	\$460,000	\$460,000	1,290	7	1962	Good	8,580	N	N	12426 NE 73RD ST
15	0	804420	0170	03/27/14	\$375,000	\$392,000	1,290	7	1983	Avg	2,625	N	N	14135 NE 78TH CT
15	0	856270	0550	04/20/12	\$335,000	\$426,000	1,290	7	1966	Avg	7,918	N	N	13720 NE 71ST PL
15	0	081800	0210	09/27/12	\$515,000	\$622,000	1,300	7	1969	VGood	9,025	N	N	13509 NE 70TH ST
15	0	124150	0055	10/26/12	\$413,000	\$494,000	1,300	7	1968	Good	8,525	N	N	12606 NE 73RD ST
15	0	184220	0040	07/01/14	\$425,000	\$437,000	1,300	7	1964	Avg	19,163	N	N	14011 NE 71ST PL
15	0	742400	0040	06/25/13	\$460,000	\$513,000	1,300	7	1961	Avg	10,200	N	N	7834 130TH AVE NE
15	0	640070	0191	11/21/13	\$365,000	\$392,000	1,310	7	1964	Good	8,075	N	N	12212 NE 73RD ST
15	0	951250	0160	07/02/13	\$423,000	\$471,000	1,310	7	1968	Good	10,275	N	N	14011 NE 74TH ST
15	0	951250	0260	02/12/13	\$495,000	\$573,000	1,310	7	1968	Good	7,700	N	N	14209 NE 73RD ST
15	0	548731	0040	02/07/14	\$406,000	\$429,000	1,320	7	1971	Good	7,547	N	N	7719 135TH PL NE
15	0	548731	0150	04/04/13	\$304,900	\$348,000	1,320	7	1971	Avg	9,245	N	N	13530 NE 78TH ST
15	0	951250	0680	11/19/14	\$425,000	\$427,000	1,330	7	1968	Avg	8,400	N	N	7517 141ST AVE NE
15	0	389710	0710	09/12/13	\$485,000	\$530,000	1,340	7	1953	Good	9,900	N	N	11809 NE 74TH ST
15	0	792270	0670	04/11/13	\$450,000	\$512,000	1,340	7	1967	Good	10,800	N	N	6903 151ST AVE NE
15	0	856270	0400	09/06/13	\$409,000	\$448,000	1,340	7	1967	Avg	7,587	N	N	13705 NE 72ND PL
15	0	293540	0100	05/22/14	\$625,000	\$647,000	1,350	7	1984	Good	12,558	N	N	6627 147TH CT NE
15	0	092505	9059	06/28/13	\$474,500	\$529,000	1,360	7	1947	VGood	16,440	N	N	7616 116TH AVE NE
15	0	123310	0326	02/21/12	\$308,500	\$401,000	1,380	7	1958	Good	8,400	N	N	8026 122ND AVE NE
15	0	254710	0055	08/17/12	\$547,500	\$670,000	1,380	7	1963	Good	8,820	N	N	13032 NE 73RD ST
15	0	254710	0060	10/30/13	\$362,500	\$392,000	1,380	7	1959	Avg	9,387	N	N	13042 NE 73RD ST
15	0	804420	0030	11/04/13	\$429,800	\$464,000	1,380	7	1981	Good	3,150	N	N	7811 140TH PL NE

## Improved Sales Used in This Annual Update Analysis

### Area 093 -- 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
15	0	856250	0750	07/13/13	\$449,950	\$500,000	1,380	7	1963	Good	7,511	N	N	7510 137TH AVE NE
15	0	795504	0050	04/09/14	\$582,000	\$607,000	1,390	7	1972	Good	8,403	N	N	14704 NE 66TH ST
15	0	795504	0140	06/18/13	\$532,500	\$595,000	1,390	7	1972	Good	7,928	N	N	14713 NE 65TH ST
15	0	804420	0020	09/10/12	\$300,000	\$364,000	1,390	7	1981	Avg	3,150	N	N	7807 140TH PL NE
15	0	856250	0270	08/01/13	\$365,000	\$403,000	1,390	7	1963	Avg	10,432	N	N	13776 NE 78TH PL
15	0	042505	9052	09/17/13	\$387,000	\$423,000	1,400	7	1968	Good	6,969	N	N	13019 NE 83RD ST
15	0	184230	0210	07/24/13	\$335,000	\$371,000	1,400	7	1965	Avg	9,296	N	N	7005 143RD PL NE
15	0	184230	0210	02/04/14	\$502,000	\$531,000	1,400	7	1965	Avg	9,296	N	N	7005 143RD PL NE
15	0	804420	0060	04/24/13	\$425,000	\$482,000	1,400	7	1981	Good	2,625	N	N	7805 140TH PL NE
15	0	742040	0070	07/10/13	\$275,000	\$306,000	1,410	7	1966	Avg	6,930	N	N	8008 131ST PL NE
15	0	856250	0110	07/16/12	\$405,000	\$501,000	1,410	7	1962	VGood	9,547	N	N	13772 NE 76TH PL
15	0	124150	0035	09/25/12	\$316,000	\$382,000	1,420	7	1955	Good	7,200	N	N	12509 NE 72ND ST
15	0	792270	0680	04/17/13	\$437,500	\$497,000	1,420	7	1967	Good	12,293	N	N	6909 151ST AVE NE
15	0	856270	0380	10/01/12	\$360,000	\$434,000	1,420	7	1966	Avg	8,013	N	N	13725 NE 72ND PL
15	0	719735	0140	07/22/13	\$420,000	\$465,000	1,440	7	1979	Avg	8,448	N	N	15302 NE 62ND CT
15	0	873170	0045	12/04/12	\$359,000	\$424,000	1,440	7	1955	Avg	10,125	N	N	12629 NE 73RD ST
15	0	290970	0070	05/27/14	\$455,500	\$471,000	1,460	7	1975	Good	10,311	N	N	8208 138TH AVE NE
15	0	640070	0040	02/13/13	\$451,000	\$522,000	1,460	7	1967	VGood	15,191	N	N	12047 NE 75TH ST
15	0	742010	0020	01/09/14	\$435,000	\$462,000	1,460	7	1967	Good	10,950	N	N	7823 132ND AVE NE
15	0	804500	0250	09/15/14	\$575,000	\$584,000	1,460	7	1966	Avg	11,263	N	N	7103 134TH AVE NE
15	0	804500	0570	10/07/13	\$459,500	\$499,000	1,460	7	1966	Avg	10,284	N	N	7512 135TH PL NE
15	0	951250	0900	05/15/12	\$349,950	\$442,000	1,460	7	1968	Avg	9,316	N	N	7618 140TH PL NE
15	0	743650	0360	06/06/14	\$510,000	\$526,000	1,480	7	1974	Avg	7,040	N	N	7517 128TH PL NE
15	0	102505	9086	09/17/13	\$421,000	\$460,000	1,490	7	1956	Good	12,141	N	N	13202 NE 70TH ST
15	0	742010	0100	07/17/13	\$390,000	\$433,000	1,500	7	1984	Avg	10,800	N	N	7830 131ST AVE NE
15	0	951250	0030	05/10/12	\$420,000	\$531,000	1,500	7	1968	Good	8,960	N	N	7633 140TH PL NE
15	0	123310	0502	12/19/13	\$345,000	\$369,000	1,510	7	1983	Avg	10,128	N	N	8107 126TH AVE NE
15	0	951250	1080	04/18/13	\$425,000	\$483,000	1,510	7	1969	VGood	8,050	N	N	7609 143RD AVE NE
15	0	092505	9197	03/28/14	\$497,500	\$520,000	1,530	7	1967	Good	12,969	N	N	7809 126TH AVE NE
15	0	792271	0530	06/05/12	\$370,000	\$464,000	1,550	7	1971	Good	9,200	N	N	6505 149TH AVE NE

## Improved Sales Used in This Annual Update Analysis

### Area 093 -- 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
15	0	856250	0010	10/02/13	\$360,000	\$392,000	1,560	7	1963	Good	9,475	N	N	13622 NE 75TH ST
15	0	941350	0090	05/30/12	\$371,500	\$466,000	1,560	7	1972	Avg	8,280	N	N	6412 146TH AVE NE
15	0	792270	0250	08/21/13	\$465,000	\$511,000	1,570	7	1975	Avg	10,200	N	N	6917 152ND AVE NE
15	0	792270	0690	08/27/12	\$415,000	\$506,000	1,570	7	1967	Avg	11,783	N	N	6912 151ST AVE NE
15	0	123750	0780	05/09/12	\$320,000	\$405,000	1,580	7	1959	Avg	14,250	N	N	8336 132ND AVE NE
15	0	642110	0570	04/20/12	\$465,000	\$592,000	1,580	7	1925	VGood	11,243	N	N	7021 151ST AVE NE
15	0	184210	0140	02/05/13	\$396,000	\$459,000	1,590	7	1965	Avg	8,775	N	N	14210 NE 72ND ST
15	0	388910	0006	02/10/14	\$400,000	\$422,000	1,590	7	1967	Good	8,279	N	N	12201 NE 70TH ST
15	0	108770	0030	06/19/14	\$450,000	\$463,000	1,610	7	1955	Avg	11,200	N	N	12304 NE 65TH ST
15	0	124150	0036	10/22/13	\$451,600	\$489,000	1,610	7	1956	Avg	6,840	N	N	12431 NE 72ND ST
15	0	941350	0110	01/10/13	\$575,000	\$672,000	1,610	7	1983	Good	13,054	N	N	6424 146TH AVE NE
15	0	108750	0015	09/24/13	\$425,500	\$464,000	1,620	7	1955	Avg	10,790	N	N	12218 NE 66TH ST
15	0	184220	0130	06/24/13	\$427,400	\$477,000	1,620	7	1964	Avg	8,006	N	N	14114 NE 71ST ST
15	0	642110	0568	05/24/13	\$429,950	\$484,000	1,640	7	1988	Good	11,240	N	N	7003 151ST AVE NE
15	0	742400	0060	11/12/13	\$500,000	\$539,000	1,660	7	1961	VGood	10,200	N	N	7818 130TH AVE NE
15	0	184230	0190	09/24/12	\$405,000	\$489,000	1,670	7	1967	Avg	8,767	N	N	7006 143RD PL NE
15	0	390110	0020	10/15/12	\$450,000	\$540,000	1,670	7	1961	VGood	8,580	N	N	12432 NE 73RD ST
15	0	660030	0020	02/03/14	\$580,000	\$613,000	1,670	7	1969	Good	20,995	N	N	12916 NE 78TH PL
15	0	123310	0366	12/15/14	\$500,000	\$501,000	1,680	7	1962	Avg	18,010	N	N	8041 124TH AVE NE
15	0	943530	0175	12/17/12	\$650,000	\$765,000	1,680	7	1973	Good	30,970	N	N	6506 152ND AVE NE
15	0	123310	0634	12/11/14	\$360,000	\$361,000	1,690	7	1959	Avg	9,900	N	N	12654 NE 80TH ST
15	0	358523	0030	07/25/13	\$479,000	\$530,000	1,700	7	1968	Good	7,210	N	N	7919 127TH PL NE
15	0	856250	0080	11/06/12	\$430,000	\$513,000	1,720	7	1963	Avg	8,443	N	N	13714 NE 76TH PL
15	0	092505	9107	08/20/14	\$475,000	\$484,000	1,750	7	1952	Good	12,632	N	N	7808 123RD AVE NE
15	0	856260	0310	11/15/12	\$450,000	\$535,000	1,750	7	1966	Avg	8,354	N	N	13919 NE 70TH PL
15	0	092505	9198	08/28/14	\$514,000	\$523,000	1,770	7	1967	Good	7,200	N	N	6417 125TH AVE NE
15	0	108790	0020	08/24/12	\$525,000	\$641,000	1,770	7	1959	Good	11,920	N	N	12228 NE 62ND ST
15	0	092505	9241	09/26/13	\$390,000	\$425,000	1,790	7	1984	Avg	7,481	N	N	7922 124TH AVE NE
15	0	123750	0802	04/17/13	\$542,000	\$616,000	1,820	7	1972	VGood	10,176	N	N	8349 133RD AVE NE
15	0	388910	0013	10/11/13	\$689,310	\$748,000	1,830	7	1967	VGood	8,925	N	N	6832 122ND AVE NE

## Improved Sales Used in This Annual Update Analysis

### Area 093 -- 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
15	0	951250	0440	05/08/14	\$547,500	\$568,000	1,840	7	1969	Avg	7,700	N	N	7518 143RD AVE NE
15	0	856250	0170	10/07/13	\$426,500	\$463,000	1,850	7	1962	Avg	8,035	N	N	13779 NE 77TH PL
15	0	941350	0180	03/10/14	\$545,900	\$573,000	1,850	7	1970	VGood	8,800	N	N	6227 146TH AVE NE
15	0	642110	0502	09/15/14	\$695,000	\$705,000	1,870	7	2004	Avg	14,134	N	N	7337 151ST AVE NE
15	0	941350	0140	09/27/13	\$550,000	\$599,000	1,900	7	1970	Good	7,920	N	N	6409 146TH AVE NE
15	0	108790	0135	10/17/13	\$600,000	\$650,000	1,920	7	1958	VGood	11,997	N	N	12206 NE 61ST ST
15	0	108610	0090	04/28/14	\$710,000	\$738,000	1,930	7	1961	Good	9,206	N	N	6124 120TH AVE NE
15	0	742010	0010	09/05/13	\$465,000	\$509,000	2,000	7	1962	Good	10,950	N	N	7813 132ND AVE NE
15	0	123690	0103	07/03/12	\$376,500	\$467,000	2,010	7	1958	Avg	12,028	N	N	12857 NE 80TH ST
15	0	743700	0050	12/20/13	\$435,000	\$465,000	2,010	7	1965	Good	10,501	N	N	8116 135TH PL NE
15	0	743700	0140	04/15/13	\$550,000	\$626,000	2,070	7	1965	VGood	11,025	N	N	8103 135TH PL NE
15	0	856250	0740	07/01/13	\$471,750	\$525,000	2,070	7	1963	Good	7,474	N	N	13760 NE 74TH ST
15	0	108770	0085	05/02/12	\$390,500	\$495,000	2,080	7	1958	Good	9,520	N	N	12204 NE 64TH ST
15	0	804500	0230	01/16/14	\$395,200	\$420,000	2,080	7	1966	Avg	9,156	N	N	13306 NE 72ND ST
15	0	856270	0480	08/23/13	\$399,000	\$438,000	2,080	7	1965	Avg	7,700	N	N	13804 NE 70TH PL
15	0	856270	0270	04/01/14	\$627,000	\$655,000	2,200	7	1965	Good	8,480	N	N	7208 138TH PL NE
15	0	792271	0630	09/12/13	\$610,000	\$667,000	2,220	7	1975	Good	8,876	N	N	14829 NE 64TH ST
15	0	123310	0642	07/22/14	\$495,000	\$507,000	2,240	7	1953	Avg	13,288	N	N	8027 128TH AVE NE
15	0	390050	0110	11/17/14	\$627,000	\$631,000	2,310	7	1965	VGood	10,525	N	N	7536 124TH AVE NE
15	0	092505	9178	10/14/13	\$526,595	\$571,000	2,350	7	1950	Good	10,727	N	N	6547 125TH AVE NE
15	0	092505	9113	08/13/14	\$490,000	\$500,000	2,370	7	1970	Good	12,196	N	N	7560 123RD AVE NE
15	0	856250	0690	05/13/14	\$581,000	\$602,000	1,070	8	1963	Good	8,164	N	N	13794 NE 74TH ST
15	0	856260	0220	12/21/12	\$449,900	\$529,000	1,070	8	1964	Avg	7,350	N	N	7201 139TH PL NE
15	0	719735	0050	07/01/14	\$507,500	\$521,000	1,190	8	1977	Avg	9,594	N	N	15317 NE 62ND CT
15	0	108803	0010	10/05/14	\$464,625	\$470,000	1,260	8	1974	Good	8,996	N	N	11601 NE 67TH ST
15	0	289600	0430	01/13/14	\$524,330	\$557,000	1,260	8	1976	Avg	10,450	N	N	14717 NE 76TH ST
15	0	548731	0120	04/18/12	\$369,000	\$470,000	1,260	8	1971	Good	7,614	N	N	13521 NE 78TH ST
15	0	092505	9042	10/02/14	\$456,000	\$462,000	1,270	8	1978	Avg	12,385	N	N	7550 116TH AVE NE
15	0	620300	0060	04/04/13	\$637,500	\$727,000	1,270	8	1963	Good	10,150	N	N	12024 NE 64TH ST
15	0	289600	0510	08/21/14	\$490,000	\$499,000	1,280	8	1975	Avg	7,820	N	N	7909 147TH AVE NE

## Improved Sales Used in This Annual Update Analysis

### Area 093 -- 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
15	0	660030	0030	01/16/14	\$578,000	\$614,000	1,290	8	1969	Good	17,608	N	N	12908 NE 78TH PL
15	0	111580	0110	08/22/13	\$375,000	\$412,000	1,310	8	1970	Good	9,471	N	N	14405 NE 65TH ST
15	0	068653	0110	12/15/14	\$599,000	\$600,000	1,330	8	1976	Good	8,710	N	N	14218 NE 66TH ST
15	0	254710	0045	10/25/13	\$495,000	\$535,000	1,330	8	1961	Avg	12,006	N	N	13012 NE 73RD ST
15	0	792275	0020	07/08/14	\$560,000	\$575,000	1,330	8	1968	Avg	9,800	N	N	12034 NE 67TH ST
15	0	812345	0390	03/11/14	\$507,500	\$533,000	1,330	8	1978	Avg	8,798	N	N	6119 149TH CT NE
15	0	092505	9078	08/19/14	\$604,950	\$617,000	1,340	8	2013	Avg	5,608	N	N	7632 116TH AVE NE
15	0	092505	9078	01/28/13	\$498,000	\$579,000	1,340	8	2013	Avg	5,608	N	N	7632 116TH AVE NE
15	0	289600	0690	11/13/12	\$420,000	\$500,000	1,350	8	1978	Avg	21,173	N	N	7910 147TH AVE NE
15	0	620300	0100	08/23/13	\$575,000	\$632,000	1,350	8	1964	Good	10,640	N	N	12011 NE 64TH ST
15	0	856250	0570	05/14/12	\$379,000	\$478,000	1,350	8	1964	Good	8,385	N	N	7427 139TH PL NE
15	0	289600	0870	04/16/14	\$617,000	\$643,000	1,360	8	1976	Avg	8,100	N	N	14514 NE 76TH ST
15	0	792275	0080	04/18/13	\$546,000	\$620,000	1,360	8	1968	Good	12,545	N	N	12006 NE 67TH ST
15	0	812345	0110	08/23/12	\$425,000	\$519,000	1,360	8	1977	Avg	8,750	N	N	6026 148TH CT NE
15	0	389710	0365	04/29/13	\$587,000	\$665,000	1,380	8	1973	VGood	12,875	N	N	11717 NE 73RD ST
15	0	769480	0070	08/18/14	\$468,000	\$477,000	1,390	8	2007	Avg	2,167	N	N	15585 NE 68TH CT
15	0	743640	0050	03/09/12	\$413,000	\$533,000	1,410	8	1973	Good	6,500	N	N	13011 NE 78TH ST
15	0	792271	0070	03/18/13	\$550,000	\$631,000	1,420	8	1974	Good	9,653	N	N	6409 151ST AVE NE
15	0	056900	0050	06/04/12	\$457,300	\$573,000	1,430	8	1969	Good	8,624	N	N	14101 NE 62ND ST
15	0	056900	0050	07/03/14	\$565,000	\$580,000	1,430	8	1969	Good	8,624	N	N	14101 NE 62ND ST
15	0	108800	0100	12/12/13	\$550,000	\$588,000	1,430	8	1973	Avg	8,542	N	N	12002 NE 68TH PL
15	0	111581	0060	12/05/14	\$585,188	\$587,000	1,430	8	1975	Avg	10,026	N	N	6523 140TH PL NE
15	0	289600	0080	02/21/14	\$548,000	\$577,000	1,430	8	1975	Avg	9,600	N	N	7518 144TH AVE NE
15	0	856260	0480	12/13/12	\$519,000	\$612,000	1,430	8	1964	Good	7,460	N	N	13804 NE 73RD PL
15	0	856270	0090	11/11/14	\$462,600	\$466,000	1,430	8	1964	Good	11,761	N	N	13704 NE 70TH PL
15	0	108803	0100	03/10/14	\$546,000	\$573,000	1,440	8	1975	Good	8,467	N	N	6543 116TH PL NE
15	0	289600	0710	10/22/14	\$560,000	\$565,000	1,440	8	1977	Avg	11,240	N	N	7922 147TH AVE NE
15	0	812345	0090	08/27/13	\$590,000	\$648,000	1,440	8	1977	Good	9,600	N	N	6012 148TH CT NE
15	0	812345	0360	01/10/12	\$435,000	\$573,000	1,440	8	1978	Avg	8,282	N	N	6128 149TH CT NE
15	0	068653	0170	10/22/14	\$458,000	\$462,000	1,450	8	1977	Avg	9,900	N	N	14223 NE 66TH ST

## Improved Sales Used in This Annual Update Analysis

### Area 093 -- 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
15	0	108801	0220	03/28/13	\$500,000	\$572,000	1,460	8	1973	Avg	9,200	N	N	6703 119TH AVE NE
15	0	111580	0600	01/12/12	\$352,577	\$464,000	1,460	8	1972	Avg	9,620	N	N	6720 144TH AVE NE
15	0	111581	0160	03/21/12	\$425,800	\$547,000	1,460	8	1976	Avg	7,102	N	N	6626 140TH PL NE
15	0	856260	0260	11/20/14	\$432,500	\$435,000	1,470	8	1963	Avg	7,350	N	N	7027 139TH PL NE
15	0	941350	0350	07/07/14	\$450,000	\$462,000	1,480	8	1971	Good	8,394	N	N	6312 147TH CT NE
15	0	743640	0100	11/13/12	\$428,888	\$510,000	1,490	8	1974	Good	8,518	N	N	7705 131ST AVE NE
15	0	108801	0050	09/09/13	\$563,000	\$616,000	1,500	8	1973	VGood	7,380	N	N	6809 118TH PL NE
15	0	743650	0260	09/25/12	\$388,500	\$469,000	1,500	8	1974	Avg	8,661	N	N	7636 128TH PL NE
15	0	743640	0060	04/23/14	\$451,000	\$469,000	1,520	8	1973	Good	6,487	N	N	13017 NE 78TH ST
15	0	293540	0060	03/08/13	\$460,000	\$529,000	1,530	8	1980	Avg	9,450	N	N	6705 147TH CT NE
15	0	289600	0410	10/29/12	\$470,000	\$562,000	1,540	8	1975	Avg	10,000	N	N	14705 NE 76TH ST
15	0	386470	0030	05/01/14	\$455,000	\$473,000	1,540	8	1988	Good	10,529	N	N	13013 NE 70TH DR
15	0	743650	0060	10/20/14	\$562,000	\$567,000	1,540	8	1974	Avg	7,007	N	N	7510 128TH PL NE
15	0	184231	0140	11/01/12	\$347,000	\$414,000	1,550	8	1978	Fair	9,600	N	N	7009 142ND PL NE
15	0	620265	0100	03/29/13	\$411,000	\$470,000	1,550	8	1984	Avg	6,050	N	N	13342 NE 69TH WAY
15	0	108803	0050	05/09/13	\$399,000	\$451,000	1,560	8	1975	Avg	8,625	N	N	6559 116TH PL NE
15	0	289600	0090	02/27/13	\$518,000	\$597,000	1,560	8	1975	Good	9,761	N	N	14403 NE 76TH ST
15	0	289600	0960	08/06/12	\$520,000	\$638,000	1,560	8	1975	Avg	8,000	N	N	7603 144TH AVE NE
15	0	293540	0120	04/18/13	\$480,000	\$545,000	1,570	8	1980	Good	8,400	N	N	6702 147TH CT NE
15	0	687030	0090	06/04/14	\$539,000	\$556,000	1,570	8	2005	Avg	2,300	N	N	7866 148TH CT NE
15	0	687030	0120	12/13/12	\$455,000	\$536,000	1,590	8	2005	Avg	3,044	N	N	7878 148TH CT NE
15	0	769480	0110	05/02/13	\$480,000	\$543,000	1,590	8	2007	Avg	2,527	N	N	6817 156TH PL NE
15	0	769480	0220	12/13/12	\$435,000	\$513,000	1,590	8	2007	Avg	1,983	N	N	6888 156TH PL NE
15	0	743650	0270	07/25/14	\$567,000	\$580,000	1,600	8	1974	Avg	6,936	N	N	7639 128TH PL NE
15	0	068653	0340	05/01/13	\$400,000	\$453,000	1,610	8	1970	Avg	8,250	N	N	14215 NE 63RD CT
15	0	068653	0400	03/10/14	\$464,000	\$487,000	1,630	8	1972	Avg	8,360	N	N	14208 NE 62ND ST
15	0	068653	0630	06/19/12	\$375,000	\$468,000	1,640	8	1973	Avg	8,250	N	N	6628 143RD AVE NE
15	0	184231	0130	10/08/13	\$420,000	\$456,000	1,640	8	1974	Avg	8,800	N	N	7014 141ST PL NE
15	0	254710	0030	06/24/13	\$600,000	\$670,000	1,640	8	1963	Good	11,362	N	N	12846 NE 73RD ST
15	0	289600	0680	07/29/14	\$600,000	\$614,000	1,640	8	1978	Good	17,674	N	N	7904 147TH AVE NE

## Improved Sales Used in This Annual Update Analysis

### Area 093 -- 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
15	0	812345	0260	07/25/13	\$540,000	\$598,000	1,640	8	1977	Good	8,436	N	N	6032 150TH CT NE
15	0	111580	0440	09/18/14	\$525,000	\$533,000	1,650	8	1970	Avg	8,560	N	N	6605 146TH AVE NE
15	0	620265	0220	07/27/12	\$479,000	\$590,000	1,650	8	1984	Avg	6,800	N	N	13409 NE 69TH WAY
15	0	812345	0420	01/03/12	\$425,000	\$561,000	1,650	8	1977	Good	8,573	N	N	14818 NE 61ST WAY
15	0	389710	0275	10/27/14	\$460,000	\$464,000	1,660	8	1978	Avg	9,900	N	N	11704 NE 73RD ST
15	0	667270	0120	10/16/14	\$459,000	\$464,000	1,660	8	1978	Fair	9,703	N	N	14701 NE 61ST CT
15	0	792271	0150	06/15/12	\$501,000	\$626,000	1,670	8	1974	Avg	8,400	N	N	6506 149TH AVE NE
15	0	289600	0560	10/24/13	\$518,000	\$561,000	1,690	8	1974	Avg	8,087	N	N	7615 147TH AVE NE
15	0	856270	0330	07/11/13	\$475,000	\$528,000	1,690	8	1965	Good	8,982	N	N	13712 NE 72ND PL
15	0	124150	0145	05/29/13	\$465,000	\$523,000	1,690	8	1999	Avg	3,909	N	N	13027 NE 70TH DR
15	0	792271	0120	05/01/12	\$425,000	\$539,000	1,710	8	1975	Good	9,678	N	N	14910 NE 64TH ST
15	0	092505	9051	10/02/13	\$420,000	\$457,000	1,720	8	1977	Avg	9,600	N	N	7535 132ND AVE NE
15	0	743650	0200	11/02/12	\$477,000	\$569,000	1,730	8	1974	Avg	7,891	N	N	7606 128TH PL NE
15	0	856260	0540	04/24/13	\$393,860	\$447,000	1,730	8	1964	Avg	7,700	N	N	13727 NE 74TH ST
15	0	941350	0240	06/04/12	\$545,000	\$683,000	1,750	8	1970	Good	12,129	N	N	6222 146TH AVE NE
15	0	092505	9227	10/02/13	\$520,000	\$566,000	1,760	8	1977	Good	9,600	N	N	7545 132ND AVE NE
15	0	092505	9234	01/03/14	\$608,000	\$647,000	1,760	8	1979	Avg	14,026	N	N	7908 125TH LN NE
15	0	092505	9234	09/12/13	\$568,000	\$621,000	1,760	8	1979	Avg	14,026	N	N	7908 125TH LN NE
15	0	289600	0600	06/27/13	\$405,000	\$452,000	1,760	8	1975	Avg	8,820	N	N	14708 NE 76TH ST
15	0	943530	0196	11/20/12	\$659,900	\$783,000	1,760	8	1977	Good	12,196	N	N	6527 154TH AVE NE
15	0	108800	0090	03/02/12	\$399,000	\$516,000	1,770	8	1972	Avg	8,520	N	N	12004 NE 68TH PL
15	0	792270	0070	12/31/13	\$546,000	\$582,000	1,780	8	1972	Avg	9,765	N	N	15309 NE 68TH ST
15	0	792270	0120	06/22/12	\$525,950	\$655,000	1,780	8	1968	Good	8,730	N	N	15215 NE 68TH ST
15	0	792271	0620	02/01/13	\$545,000	\$633,000	1,780	8	1972	Good	13,271	N	N	14823 NE 64TH ST
15	0	792275	0150	09/17/14	\$561,500	\$570,000	1,780	8	1968	Avg	9,800	N	N	12025 NE 67TH ST
15	0	254720	0050	11/09/12	\$389,000	\$463,000	1,790	8	1967	Avg	10,112	N	N	12827 NE 75TH ST
15	0	687031	0010	07/02/14	\$599,950	\$616,000	1,810	8	2008	Avg	3,080	N	N	7928 150TH CT NE
15	0	856260	0190	06/23/14	\$550,000	\$566,000	1,840	8	1964	Good	8,086	N	N	13827 NE 73RD ST
15	0	142070	0045	04/18/13	\$401,000	\$456,000	1,850	8	1967	Avg	10,962	N	N	12861 NE 84TH ST
15	0	042505	9103	12/02/14	\$625,000	\$627,000	1,860	8	1993	Avg	10,027	N	N	8317 132ND AVE NE

## Improved Sales Used in This Annual Update Analysis

### Area 093 -- 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
15	0	175970	0910	10/15/13	\$530,000	\$575,000	1,870	8	1977	Avg	8,770	N	N	6717 117TH AVE NE
15	0	389510	0155	06/14/12	\$527,500	\$659,000	1,870	8	1959	Good	22,281	N	N	13840 NE 80TH ST
15	0	108803	0020	03/26/13	\$520,000	\$595,000	1,880	8	1974	Good	8,537	N	N	6571 116TH PL NE
15	0	254721	0050	09/30/13	\$610,000	\$664,000	1,900	8	1973	Good	12,165	N	N	12908 NE 72ND ST
15	0	667270	0100	07/16/12	\$490,000	\$606,000	1,900	8	1978	Avg	8,809	N	N	14715 NE 61ST CT
15	0	792271	0220	07/24/13	\$480,000	\$531,000	1,920	8	1974	Avg	8,690	N	N	6712 149TH AVE NE
15	0	856260	0420	08/23/12	\$410,000	\$501,000	1,920	8	1965	Avg	9,099	N	N	7302 139TH PL NE
15	0	289600	0060	02/18/13	\$537,500	\$621,000	1,970	8	1975	Good	11,856	N	N	7506 144TH AVE NE
15	0	123750	0520	05/07/13	\$458,000	\$518,000	1,990	8	1960	Avg	14,475	N	N	8316 132ND AVE NE
15	0	642110	0494	10/23/13	\$636,000	\$688,000	2,010	8	1995	Good	8,496	N	N	7015 150TH AVE NE
15	0	687030	0110	10/24/13	\$585,000	\$633,000	2,010	8	2005	Avg	3,976	N	N	7874 148TH CT NE
15	0	687030	0140	05/20/13	\$570,000	\$642,000	2,010	8	2005	Avg	3,754	N	N	7886 148TH CT NE
15	0	124150	0146	12/18/13	\$535,000	\$572,000	2,020	8	1998	Avg	3,699	N	N	13029 NE 70TH DR
15	0	124150	0147	05/21/14	\$556,000	\$576,000	2,020	8	1998	Avg	3,600	N	N	13031 NE 70TH DR
15	0	068653	0020	06/09/14	\$627,000	\$647,000	2,030	8	1976	Good	9,300	N	N	14218 NE 67TH CT
15	0	124150	0155	08/05/14	\$575,000	\$587,000	2,070	8	1999	Avg	3,599	N	N	13107 NE 70TH DR
15	0	640070	0285	11/15/12	\$580,000	\$690,000	2,080	8	2008	Avg	7,738	N	N	12218 NE 70TH ST
15	0	741970	0015	09/19/14	\$490,000	\$497,000	2,090	8	1970	Avg	10,869	N	N	7420 132ND AVE NE
15	0	792272	0020	05/09/13	\$633,000	\$715,000	2,110	8	1976	Good	9,033	N	N	15116 NE 67TH PL
15	0	289600	0380	04/22/14	\$624,000	\$649,000	2,140	8	1976	Avg	10,347	N	N	14607 NE 76TH ST
15	0	344460	0050	08/27/12	\$504,000	\$615,000	2,160	8	1985	Avg	7,497	N	N	13015 NE 71ST ST
15	0	769480	0020	07/11/12	\$517,000	\$640,000	2,160	8	2007	Avg	5,850	N	N	15555 NE 68TH CT
15	0	126240	0120	03/21/12	\$465,000	\$598,000	2,170	8	1967	Good	9,729	N	N	12638 NE 70TH PL
15	0	254721	0130	09/17/13	\$645,050	\$704,000	2,170	8	1973	Good	11,436	N	N	7055 130TH AVE NE
15	0	388910	0015	08/24/13	\$549,000	\$603,000	2,180	8	1981	Good	11,608	N	N	6833 122ND AVE NE
15	0	108750	0005	07/16/13	\$515,000	\$571,000	2,190	8	1985	Good	10,790	N	N	12204 NE 66TH ST
15	0	102505	9150	11/13/13	\$491,500	\$529,000	2,230	8	1968	Avg	15,253	N	N	14200 NE OLD REDMOND RD
15	0	812345	0070	04/19/13	\$515,000	\$585,000	2,240	8	1978	Avg	10,389	N	N	6009 148TH CT NE
15	0	289600	0310	11/28/12	\$417,000	\$494,000	2,250	8	1976	Avg	10,836	N	N	7506 146TH AVE NE
15	0	742100	0020	02/24/14	\$555,000	\$584,000	2,250	8	2001	Avg	7,307	N	N	7843 124TH AVE NE

## Improved Sales Used in This Annual Update Analysis

### Area 093 -- 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
15	0	123750	0010	04/04/14	\$474,800	\$496,000	2,310	8	1961	Good	13,430	N	N	8018 132ND AVE NE
15	0	386470	0050	10/08/12	\$528,500	\$636,000	2,330	8	1988	Avg	6,825	N	N	13018 NE 70TH DR
15	0	941351	0200	03/21/13	\$602,000	\$690,000	2,340	8	1979	Avg	9,600	N	N	14405 NE 64TH ST
15	0	941351	0130	07/11/13	\$570,000	\$633,000	2,360	8	1979	Avg	10,044	N	N	6117 144TH AVE NE
15	0	941351	0320	07/20/12	\$435,000	\$537,000	2,360	8	1979	Good	8,900	N	N	6220 145TH AVE NE
15	0	254720	0240	06/22/14	\$687,000	\$707,000	2,370	8	1966	VGood	10,083	N	N	7404 130TH AVE NE
15	0	123750	0007	12/03/14	\$690,000	\$693,000	2,390	8	1995	Avg	11,899	N	N	13228 NE 80TH ST
15	0	289600	0460	08/09/12	\$508,500	\$624,000	2,400	8	1975	Avg	8,348	N	N	7614 146TH AVE NE
15	0	389710	0860	11/21/12	\$521,000	\$618,000	2,400	8	1963	Avg	9,350	N	N	11805 NE 75TH ST
15	0	640070	0264	05/16/13	\$620,000	\$699,000	2,460	8	2005	Avg	7,930	N	N	12310 NE 70TH ST
15	0	804470	0020	01/05/12	\$445,000	\$587,000	2,460	8	1982	Avg	7,002	N	N	14009 NE 63RD CT
15	0	804470	0070	11/11/13	\$650,000	\$700,000	2,460	8	1982	Good	7,647	N	N	14111 NE 63RD CT
15	0	068653	0530	08/04/14	\$570,000	\$582,000	2,510	8	1969	Avg	9,750	N	N	6308 143RD AVE NE
15	0	123750	0060	04/22/13	\$666,000	\$756,000	2,520	8	1998	Good	16,000	N	N	13354 NE 80TH ST
15	0	092505	9069	09/13/12	\$565,000	\$685,000	2,550	8	2012	Avg	6,987	N	N	7522 116TH AVE NE
15	0	873170	0065	11/14/13	\$635,000	\$684,000	2,580	8	1957	VGood	10,125	N	N	12659 NE 73RD ST
15	0	804470	0080	09/17/13	\$660,000	\$721,000	2,590	8	1982	Avg	9,432	N	N	14119 NE 63RD CT
15	0	286910	0040	02/13/14	\$732,000	\$772,000	2,630	8	1986	Avg	7,970	N	N	6820 142ND CT NE
15	0	642110	0019	04/25/13	\$685,000	\$777,000	2,650	8	1996	Good	9,419	N	N	7923 152ND AVE NE
15	0	389710	0305	04/20/13	\$620,000	\$704,000	2,660	8	2013	Avg	5,005	N	N	11607 NE 73RD ST
15	0	389710	0303	06/04/13	\$627,945	\$704,000	2,660	8	2013	Avg	5,383	N	N	11601 NE 73RD ST
15	0	286910	0080	06/06/14	\$744,000	\$768,000	2,670	8	1986	Avg	12,187	N	N	6924 142ND CT NE
15	0	142070	0030	09/22/14	\$597,157	\$605,000	2,690	8	1960	Good	10,880	N	N	12844 NE 84TH ST
15	0	082505	9048	05/21/12	\$545,000	\$686,000	2,700	8	2001	Avg	10,261	N	N	6013 116TH AVE NE
15	0	092505	9319	08/24/12	\$550,000	\$671,000	2,720	8	2012	Avg	6,986	N	N	7522 116TH AVE NE
15	0	812345	0220	09/20/13	\$670,000	\$731,000	2,740	8	1977	Good	8,652	N	N	6003 150TH CT NE
15	0	667270	0060	11/13/13	\$530,000	\$571,000	2,770	8	1978	Avg	8,604	N	N	14722 NE 61ST CT
15	0	092505	9320	05/15/12	\$645,000	\$814,000	2,800	8	2012	Avg	6,987	N	N	7525 116TH AVE NE
15	0	123750	0105	11/13/14	\$760,000	\$765,000	2,850	8	1998	Avg	11,000	N	N	13410 NE 80TH ST
15	0	926520	0060	10/07/14	\$650,000	\$657,000	2,870	8	1979	Avg	9,100	N	N	6009 153RD CT NE

## Improved Sales Used in This Annual Update Analysis

### Area 093 -- 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
15	0	792271	0830	10/31/12	\$490,000	\$585,000	3,170	8	1973	Avg	8,960	N	N	6316 151ST AVE NE
15	0	241970	0030	08/25/14	\$820,000	\$835,000	3,170	8	2008	Avg	3,862	N	N	14732 NE 73RD WAY
15	0	792271	0690	05/19/14	\$602,000	\$623,000	3,290	8	1973	Avg	11,900	N	N	6305 150TH AVE NE
15	0	792271	0460	07/05/13	\$705,000	\$784,000	3,300	8	1973	Good	10,080	N	N	6607 149TH AVE NE
15	0	792271	0760	10/23/13	\$665,000	\$720,000	3,320	8	1976	Good	11,500	N	N	6325 151ST AVE NE
15	0	792271	0470	03/13/14	\$750,000	\$787,000	4,180	8	1973	Good	13,667	N	N	14814 NE 66TH ST
15	0	773230	0510	05/02/12	\$484,500	\$614,000	1,540	9	1984	Avg	7,151	N	N	6119 141ST CT NE
15	0	020048	0020	07/10/14	\$770,000	\$790,000	1,610	9	2007	Avg	7,912	N	N	12412 NE 80TH WAY
15	0	773230	0340	01/05/12	\$482,500	\$637,000	1,710	9	1985	Avg	9,278	N	N	14310 NE 61ST ST
15	0	409910	0220	08/26/13	\$565,000	\$620,000	1,710	9	1996	Avg	4,406	N	N	6912 117TH DR NE
15	0	409910	0260	09/03/14	\$589,000	\$599,000	1,710	9	1996	Avg	4,799	N	N	6906 117TH DR NE
15	0	112505	9088	06/19/12	\$547,200	\$682,000	1,810	9	1990	Good	9,794	Y	N	15318 OLD REDMOND RD
15	0	409910	0210	08/13/14	\$545,000	\$556,000	1,900	9	1996	Avg	3,366	N	N	6914 117TH DR NE
15	0	124150	0164	04/01/14	\$652,500	\$682,000	1,940	9	1995	Avg	7,643	N	N	13112 NE 70TH DR
15	0	773240	0260	05/24/13	\$600,000	\$675,000	1,970	9	1987	Avg	9,008	N	N	6145 147TH PL NE
15	0	385010	0020	12/20/13	\$720,000	\$769,000	2,070	9	2003	Avg	3,600	N	N	7021 117TH PL NE
15	0	773241	0050	07/18/13	\$621,000	\$689,000	2,090	9	1987	Good	10,137	N	N	5814 147TH AVE NE
15	0	773240	0210	12/26/12	\$612,000	\$719,000	2,120	9	1986	Avg	12,154	N	N	6110 147TH CT NE
15	0	254721	0040	07/02/13	\$609,336	\$678,000	2,160	9	1973	Good	13,045	N	N	12914 NE 72ND ST
15	0	642110	0342	08/11/14	\$733,000	\$748,000	2,160	9	1989	Good	9,888	N	N	14867 NE 75TH ST
15	0	773240	0360	08/21/14	\$756,000	\$770,000	2,160	9	1986	Avg	7,525	N	N	14703 NE 61ST ST
15	0	409910	0030	10/17/12	\$529,000	\$635,000	2,170	9	1996	Good	3,929	N	N	6809 117TH AVE NE
15	0	389710	0700	07/24/13	\$620,000	\$686,000	2,180	9	1991	Avg	8,556	N	N	11836 NE 73RD ST
15	0	773241	0490	09/28/12	\$585,000	\$706,000	2,190	9	1988	Good	8,562	N	N	14765 NE 57TH ST
15	0	773240	0090	08/23/12	\$610,000	\$745,000	2,200	9	1986	Avg	7,609	N	N	6131 145TH CT NE
15	0	773241	0250	04/02/14	\$710,000	\$742,000	2,200	9	1987	Good	8,847	N	N	14538 NE 58TH ST
15	0	773240	0250	12/19/12	\$604,000	\$711,000	2,230	9	1986	Avg	8,464	N	N	6142 147TH PL NE
15	0	112505	9071	05/22/14	\$910,000	\$942,000	2,240	9	2000	Avg	10,890	N	N	15314 OLD REDMOND RD
15	0	773241	0190	09/15/14	\$755,000	\$766,000	2,240	9	1987	Good	11,924	N	N	5852 146TH AVE NE
15	0	124150	0024	03/04/13	\$650,000	\$748,000	2,250	9	2007	Avg	7,127	N	N	12422 NE 70TH ST

## Improved Sales Used in This Annual Update Analysis

### Area 093 -- 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
15	0	424900	0280	02/26/13	\$528,000	\$609,000	2,260	9	1988	Avg	7,820	Y	N	7121 153RD AVE NE
15	0	424900	0230	08/29/14	\$766,000	\$779,000	2,270	9	1988	Avg	9,822	Y	N	15206 NE 71ST CT
15	0	773240	0490	11/05/14	\$732,350	\$738,000	2,270	9	1986	Avg	7,665	N	N	14401 NE 61ST ST
15	0	173795	0040	06/26/12	\$580,000	\$722,000	2,320	9	1996	Avg	9,911	N	N	7726 134TH AVE NE
15	0	773230	0300	07/01/13	\$667,900	\$744,000	2,360	9	1985	Avg	9,199	N	N	6036 143RD CT NE
15	0	773240	0160	02/26/13	\$677,000	\$781,000	2,360	9	1986	Avg	10,864	N	N	14614 NE 61ST ST
15	0	642110	0023	10/18/13	\$680,000	\$737,000	2,380	9	2000	Avg	4,797	N	N	7741 152ND AVE NE
15	0	773230	0390	05/23/14	\$735,000	\$761,000	2,390	9	1984	Avg	9,157	N	N	6106 142ND CT NE
15	0	773240	0350	01/09/12	\$615,000	\$811,000	2,400	9	1986	Avg	7,500	N	N	14709 NE 61ST ST
15	0	773240	0130	01/09/13	\$690,000	\$807,000	2,420	9	1986	Avg	8,906	N	N	6116 145TH CT NE
15	0	773241	0360	08/22/14	\$752,888	\$767,000	2,420	9	1987	Good	9,000	N	N	14541 NE 58TH ST
15	0	365760	0040	07/24/12	\$565,000	\$697,000	2,430	9	1994	Avg	7,873	N	N	15330 NE 63RD WAY
15	0	389710	0575	07/24/13	\$680,100	\$753,000	2,430	9	1993	Good	7,375	N	N	11833 NE 73RD ST
15	0	112505	9130	03/19/12	\$485,000	\$624,000	2,450	9	1989	Avg	19,700	N	N	15330 OLD REDMOND RD
15	0	642100	0040	07/09/12	\$612,000	\$758,000	2,460	9	1988	Avg	7,503	N	N	14916 NE 76TH CT
15	0	102505	9039	09/20/12	\$549,950	\$665,000	2,470	9	1988	Avg	12,276	N	N	6911 143RD CT NE
15	0	642100	0330	11/12/14	\$732,500	\$737,000	2,470	9	1988	Avg	10,321	N	N	14915 NE 72ND CT
15	0	773230	0160	08/21/13	\$670,000	\$736,000	2,470	9	1984	Avg	7,219	N	N	6005 142ND CT NE
15	0	773241	0320	08/22/12	\$680,000	\$830,000	2,490	9	1987	Good	8,416	N	N	14476 NE 58TH ST
15	0	773241	0220	07/01/14	\$808,000	\$830,000	2,500	9	1987	Good	8,866	N	N	14586 NE 58TH ST
15	0	409910	0080	08/10/12	\$534,278	\$655,000	2,500	9	1996	Avg	3,968	N	N	6830 117TH AVE NE
15	0	409910	0130	10/09/13	\$636,000	\$691,000	2,500	9	1996	Avg	3,864	N	N	6829 117TH AVE NE
15	0	773230	0240	12/27/12	\$632,500	\$743,000	2,550	9	1985	Avg	8,996	N	N	6011 143RD CT NE
15	0	773240	0320	08/01/12	\$649,900	\$799,000	2,560	9	1986	Avg	9,559	N	N	6106 147TH PL NE
15	0	773241	0100	03/26/13	\$745,000	\$852,000	2,560	9	1987	Good	8,087	N	N	5789 147TH AVE NE
15	0	092505	9308	08/23/12	\$627,000	\$765,000	2,560	9	2005	Avg	7,665	N	N	11718 NE 75TH PL
15	0	042505	9067	06/26/14	\$796,581	\$819,000	2,560	9	2014	Avg	7,132	N	N	13108 NE 87TH ST
15	0	042505	9069	06/19/14	\$870,477	\$896,000	2,560	9	2014	Avg	7,130	N	N	13120 NE 84TH ST
15	0	773230	0620	03/20/13	\$525,000	\$602,000	2,570	9	1987	Avg	7,921	N	N	6113 140TH CT NE
15	0	092505	9268	03/13/13	\$620,000	\$712,000	2,580	9	1995	Avg	11,052	N	N	6403 124TH AVE NE

## Improved Sales Used in This Annual Update Analysis

### Area 093 -- 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
15	0	773240	0280	05/14/14	\$802,000	\$831,000	2,580	9	1986	Avg	13,096	N	N	6133 147TH PL NE
15	0	773241	0420	06/17/14	\$809,000	\$833,000	2,590	9	1988	Avg	7,720	N	N	14581 NE 57TH ST
15	0	385010	0160	01/11/13	\$695,000	\$812,000	2,600	9	2003	Avg	4,047	N	N	7018 117TH PL NE
15	0	720243	0110	06/25/14	\$725,000	\$746,000	2,610	9	1996	Avg	7,510	N	N	15325 NE 66TH CT
15	0	720243	0130	11/12/12	\$655,000	\$780,000	2,610	9	1996	Avg	10,403	N	N	15339 NE 66TH CT
15	0	679210	0090	09/14/14	\$683,000	\$693,000	2,620	9	1990	Avg	10,489	N	N	14805 NE 77TH CT
15	0	092505	9292	04/22/12	\$712,000	\$905,000	2,620	9	2001	Avg	7,212	N	N	12519 NE 75TH PL
15	0	773241	0230	10/21/13	\$770,000	\$834,000	2,630	9	1987	Good	8,860	N	N	14572 NE 58TH ST
15	0	773241	0060	01/10/13	\$565,000	\$660,000	2,650	9	1987	Avg	12,792	N	N	5832 147TH AVE NE
15	0	773241	0390	06/05/14	\$749,000	\$773,000	2,670	9	1987	Avg	10,338	N	N	14591 NE 58TH ST
15	0	388910	0029	06/17/14	\$810,000	\$834,000	2,670	9	2003	Avg	10,481	N	N	6902 123RD AVE NE
15	0	388910	0032	06/10/14	\$825,000	\$851,000	2,670	9	2003	Avg	8,447	N	N	6906 120TH AVE NE
15	0	773241	0120	08/19/14	\$790,000	\$805,000	2,690	9	1987	Good	8,036	N	N	5743 147TH AVE NE
15	0	773241	0370	09/09/14	\$898,000	\$912,000	2,700	9	1987	VGood	9,000	N	N	14567 NE 58TH ST
15	0	773241	0380	06/04/14	\$907,500	\$937,000	2,770	9	1987	Good	8,642	N	N	14583 NE 58TH ST
15	0	092505	9008	03/21/12	\$690,500	\$888,000	2,790	9	1993	Avg	12,632	N	N	7848 123RD AVE NE
15	0	424900	0200	06/10/13	\$675,000	\$756,000	2,790	9	1988	Avg	9,402	N	N	15211 NE 71ST CT
15	0	092505	9321	08/26/13	\$773,000	\$849,000	2,800	9	2013	Avg	7,206	N	N	6559 125TH AVE NE
15	0	092505	9322	06/26/13	\$800,000	\$892,000	2,800	9	2013	Avg	7,205	N	N	6555 125TH AVE NE
15	0	042505	9071	07/18/14	\$890,653	\$913,000	2,810	9	2014	Avg	7,128	N	N	13128 NE 84TH ST
15	0	102505	9210	10/12/13	\$705,000	\$765,000	2,820	9	2000	Avg	6,034	N	N	6802 141ST CT NE
15	0	123310	0648	11/01/12	\$655,600	\$783,000	2,820	9	2003	Avg	7,330	N	N	12715 NE 81ST PL
15	0	124150	0178	07/27/12	\$690,000	\$850,000	2,830	9	2003	Avg	7,280	N	N	13125 NE 71ST LN
15	0	424900	0040	09/20/12	\$620,000	\$750,000	2,840	9	1989	Avg	8,095	N	N	15236 NE 73RD ST
15	0	311102	0020	08/02/12	\$689,990	\$848,000	2,840	9	2012	Avg	7,202	N	N	14121 NE 84TH ST
15	0	311102	0110	05/14/13	\$882,082	\$995,000	2,850	9	2012	Avg	7,200	N	N	13013 NE 84TH ST
15	0	124150	0179	02/20/14	\$789,950	\$832,000	2,860	9	2003	Avg	7,281	N	N	13117 NE 71ST LN
15	0	311102	0080	12/14/12	\$799,990	\$943,000	2,860	9	2012	Avg	7,202	N	N	13037 NE 84TH ST
15	0	311102	0040	09/07/12	\$719,990	\$875,000	2,870	9	2012	Avg	7,201	N	N	13113 NE 84TH ST
15	0	666600	0020	03/22/13	\$615,000	\$704,000	2,900	9	2001	Avg	13,300	N	N	6607 116TH AVE NE

## Improved Sales Used in This Annual Update Analysis

### Area 093 -- 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
15	0	092505	9311	07/22/14	\$810,000	\$829,000	2,910	9	2005	Avg	6,555	N	N	6548 125TH AVE NE
15	0	311102	0010	06/14/12	\$679,990	\$849,000	2,920	9	2012	Avg	7,629	N	N	13125 NE 84TH ST
15	0	124150	0007	07/05/12	\$720,000	\$893,000	2,930	9	2006	Avg	7,750	N	N	7424 124TH AVE NE
15	0	311102	0070	12/04/12	\$807,990	\$955,000	2,930	9	2012	Avg	7,216	N	N	13101 NE 84TH ST
15	0	640070	0403	04/08/14	\$755,000	\$788,000	2,940	9	1996	Avg	8,576	N	N	7012 120TH AVE NE
15	0	311102	0050	10/23/12	\$724,990	\$868,000	2,940	9	2012	Avg	7,201	N	N	13109 NE 84TH ST
15	0	124150	0064	10/29/12	\$730,000	\$873,000	2,950	9	2003	Avg	7,202	N	N	7321 126TH AVE NE
15	0	311102	0100	04/15/13	\$870,000	\$990,000	2,950	9	2012	Avg	7,200	N	N	13023 NE 84TH ST
15	0	640070	0389	07/10/14	\$875,000	\$898,000	2,960	9	2004	Avg	15,152	N	N	12028 NE 70TH ST
15	0	042505	9068	07/21/14	\$975,812	\$999,000	2,970	9	2014	Avg	7,132	N	N	13116 NE 84TH ST
15	0	640070	0360	03/25/14	\$899,950	\$942,000	3,020	9	2014	Avg	6,847	N	N	7007 122ND AVE NE
15	0	388910	0027	06/16/14	\$902,000	\$929,000	3,030	9	2003	Avg	8,507	N	N	6909 123RD AVE NE
15	0	124150	0032	08/19/14	\$860,000	\$876,000	3,070	9	2009	Avg	6,923	N	N	7027 126TH AVE NE
15	0	042505	9070	07/21/14	\$895,218	\$917,000	3,080	9	2014	Avg	7,124	N	N	13124 NE 84TH ST
15	0	640070	0144	07/26/12	\$800,000	\$986,000	3,100	9	2006	Avg	7,625	N	N	12308 NE 73RD PL
15	0	092505	9302	02/10/14	\$750,000	\$792,000	3,110	9	2014	Avg	9,900	N	N	6530 124TH AVE NE
15	0	640070	0363	04/28/14	\$910,000	\$946,000	3,120	9	2014	Avg	6,847	N	N	7017 122ND AVE NE
15	0	092505	9111	02/21/14	\$889,000	\$936,000	3,140	9	2014	Avg	8,232	N	N	7835 126TH AVE NE
15	0	123310	0336	02/28/14	\$850,000	\$894,000	3,150	9	2014	Avg	7,000	N	N	8020 122ND AVE NE
15	0	640070	0060	02/20/14	\$914,950	\$964,000	3,150	9	2014	Avg	6,849	N	N	7309 122ND AVE NE
15	0	123310	0488	10/09/13	\$770,000	\$836,000	3,150	9	2007	Avg	7,200	N	N	12522 NE 80TH PL
15	0	123310	0489	07/17/13	\$840,000	\$932,000	3,150	9	2007	Avg	7,203	N	N	12519 NE 80TH PL
15	0	311102	0030	11/08/12	\$800,000	\$953,000	3,150	9	2012	Avg	7,257	N	N	13117 NE 84TH ST
15	0	311102	0060	11/09/12	\$803,990	\$958,000	3,150	9	2012	Avg	7,258	N	N	13105 NE 84TH ST
15	0	311102	0090	03/07/13	\$820,000	\$943,000	3,150	9	2012	Avg	7,268	N	N	13031 NE 84TH ST
15	0	311102	0120	07/26/13	\$890,000	\$985,000	3,150	9	2012	Avg	8,426	N	N	13001 NE 84TH ST
15	0	254720	0190	05/20/14	\$860,000	\$890,000	3,160	9	2014	Avg	8,097	N	N	13013 NE 74TH ST
15	0	254720	0200	06/10/14	\$870,000	\$897,000	3,160	9	2014	Avg	7,373	N	N	13019 NE 74TH ST
15	0	123310	0656	08/07/12	\$674,900	\$828,000	3,180	9	1991	Good	19,735	N	N	8127 128TH AVE NE
15	0	124150	0122	12/07/12	\$688,000	\$813,000	3,180	9	2007	Avg	8,022	N	N	12824 NE 70TH PL

## Improved Sales Used in This Annual Update Analysis

### Area 093 -- 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
15	0	092505	9098	04/15/13	\$817,000	\$929,000	3,190	9	2013	Avg	7,210	N	N	6551 125TH AVE NE
15	0	424900	0360	09/13/12	\$665,000	\$806,000	3,200	9	1988	Avg	7,541	N	N	15226 NE 72ND ST
15	0	124150	0066	10/24/12	\$725,000	\$868,000	3,230	9	2010	Avg	7,469	N	N	7031 126TH AVE NE
15	0	092505	9134	05/10/12	\$749,990	\$948,000	3,240	9	2012	Avg	9,100	N	N	7524 126TH AVE NE
15	0	640070	0090	08/08/13	\$879,950	\$970,000	3,240	9	2013	Avg	9,115	N	N	12014 NE 73RD ST
15	0	640070	0092	11/06/13	\$894,950	\$965,000	3,240	9	2013	Avg	9,111	N	N	12020 NE 73RD ST
15	0	042505	9020	06/04/12	\$729,000	\$914,000	3,260	9	2006	Avg	9,204	N	N	8219 132ND AVE NE
15	0	092505	9137	06/02/14	\$939,000	\$970,000	3,270	9	2014	Avg	12,880	N	N	12525 NE 70TH ST
15	0	773240	0140	05/31/12	\$660,000	\$828,000	3,300	9	1986	Avg	9,540	N	N	14502 NE 61ST ST
15	0	388910	0016	08/14/13	\$760,000	\$837,000	3,310	9	2007	Avg	8,509	N	N	12023 NE 70TH ST
15	0	389710	0735	09/26/12	\$679,000	\$820,000	3,310	9	2003	Avg	8,611	N	N	11821 NE 74TH ST
15	0	812345	0440	03/21/14	\$870,000	\$911,000	3,310	9	2014	Avg	8,012	N	N	14802 NE 61ST WAY
15	0	092505	9323	06/10/14	\$889,000	\$917,000	3,310	9	2014	Avg	8,786	N	N	7841 126TH AVE NE
15	0	022510	0110	08/05/13	\$765,000	\$844,000	3,320	9	2004	Avg	7,045	N	N	7553 123RD AVE NE
15	0	720243	0150	07/09/14	\$740,000	\$759,000	3,360	9	1997	Avg	15,091	N	N	15355 NE 66TH CT
15	0	126240	0080	10/31/13	\$801,500	\$866,000	3,420	9	2005	Avg	7,200	N	N	7006 126TH AVE NE
15	0	640070	0063	09/27/13	\$914,950	\$997,000	3,420	9	2013	Avg	7,474	N	N	7315 122ND AVE NE
15	0	640070	0203	11/16/12	\$843,000	\$1,002,000	3,450	9	2008	Avg	7,807	N	N	7312 122ND AVE NE
15	0	388910	0036	09/25/13	\$780,000	\$850,000	3,470	9	2006	Avg	8,510	N	N	12037 NE 70TH ST
15	0	081800	0230	07/08/14	\$988,000	\$1,014,000	3,510	9	2014	Avg	8,038	N	N	13521 NE 70TH ST
15	0	642110	0635	05/13/13	\$815,000	\$920,000	3,540	9	2001	Avg	7,793	Y	N	7205 152ND AVE NE
15	0	124150	0042	06/27/14	\$980,000	\$1,008,000	3,610	9	2014	Avg	9,020	N	N	12512 NE 73RD ST
15	0	390110	0030	06/27/14	\$982,000	\$1,010,000	3,610	9	2014	Avg	8,580	N	N	12508 NE 73RD ST
15	0	773265	0120	07/28/14	\$1,050,000	\$1,074,000	2,750	10	1999	Avg	9,949	N	N	14540 NE 57TH ST
15	0	123310	0527	10/23/14	\$830,000	\$838,000	2,970	10	2001	Avg	7,516	N	N	8226 125TH PL NE
15	0	123310	0527	10/24/14	\$830,000	\$838,000	2,970	10	2001	Avg	7,516	N	N	8226 125TH PL NE
15	0	286920	0110	06/21/14	\$930,000	\$957,000	3,290	10	2000	Avg	6,830	N	N	14845 NE 73RD WAY
15	0	773265	0040	09/03/14	\$1,135,000	\$1,154,000	3,370	10	1999	Avg	10,602	N	N	14505 NE 57TH ST
15	0	773265	0050	03/27/14	\$1,040,000	\$1,088,000	3,380	10	2000	Avg	9,860	N	N	14533 NE 57TH ST
15	0	742040	0082	02/07/13	\$815,000	\$945,000	3,490	10	2012	Avg	8,444	N	N	13114 NE 80TH ST

## Improved Sales Used in This Annual Update Analysis

### Area 093 -- 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
15	0	742040	0080	02/14/13	\$835,000	\$966,000	3,520	10	2012	Avg	8,431	N	N	13110 NE 80TH ST
15	0	123750	0577	05/17/12	\$749,995	\$946,000	3,550	10	2007	Avg	8,618	N	N	13420 NE 83RD ST
15	0	112505	9144	02/28/13	\$762,000	\$878,000	3,690	10	2007	Avg	6,126	N	N	14815 NE 63RD CT
15	0	092505	9086	01/17/14	\$1,165,000	\$1,236,000	4,060	10	2012	Avg	9,962	N	N	12513 NE 65TH ST
15	0	112505	9143	01/04/13	\$850,000	\$995,000	4,140	10	2007	Avg	6,675	N	N	14809 NE 63RD CT
15	0	092505	9193	07/09/14	\$1,065,000	\$1,093,000	4,260	10	2008	Avg	9,800	N	N	7811 126TH AVE NE
15	0	042505	9030	10/10/14	\$966,755	\$977,000	3,190	9	2014	Avg	7,137	N	N	13100 NE 84TH ST

## Improved Sales Removed in This Annual Update Analysis

### Area 093 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	0	032505	9050	06/24/13	\$80,048	DOR RATIO; QUIT CLAIM DEED
7	0	032505	9086	08/25/14	\$811,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
7	0	032505	9092	03/10/14	\$7,000	DOR RATIO
7	0	032505	9097	03/11/13	\$202,896	PREVIOUS IMP. VALUE <= 25K; BANKRUPTCY - RECEIVER OR TRUSTEE
7	0	032505	9097	05/14/13	\$265,000	PREVIOUS IMP. VALUE <= 25K; NO MARKET EXPOSURE
7	0	032505	9126	04/18/14	\$498,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
7	0	032505	9144	04/08/13	\$230,000	NON-REPRESENTATIVE SALE
7	0	032505	9171	05/05/14	\$900,000	PREVIOUS IMP. VALUE <= 25K
7	0	123310	0703	09/23/14	\$939,950	% COMPLETE; IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	123310	0715	08/26/14	\$800,000	TEAR DOWN
7	0	123310	0720	09/25/14	\$399,000	ACTIVE PERMIT BEFORE SALE >25K
7	0	123310	0832	08/11/13	\$256,500	NO MARKET EXPOSURE
7	0	123850	0506	06/10/14	\$660,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
7	0	123850	0506	05/27/14	\$660,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
7	0	123850	0939	12/05/12	\$761,450	DIAGNOSTIC OULIER
7	0	123850	0940	10/25/12	\$259,000	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
7	0	124670	0005	05/23/12	\$400,000	DIAGNOSTIC OUTLIER
7	0	124670	0014	06/26/13	\$368,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
7	0	124670	0108	09/04/12	\$337,500	STATISTICAL OUTLIER
7	0	124670	0192	01/30/12	\$280,000	PREVIOUS IMP. VALUE <= 25K
7	0	124670	0255	05/01/12	\$552,000	NON-REPRESENTATIVE
7	0	124670	0339	12/10/13	\$1,310,000	PREVIOUS IMP. VALUE <= 25K
7	0	131048	0120	11/25/13	\$457,500	NO MARKET EXPOSURE
7	0	212800	0050	08/15/14	\$625,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
7	0	212800	0160	12/04/14	\$429,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
7	0	212800	0180	08/11/14	\$600,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
7	0	221609	0140	02/14/12	\$454,750	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
7	0	222605	9106	12/23/13	\$300,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
7	0	242301	0060	02/27/13	\$342,279	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE



## Improved Sales Removed in This Annual Update Analysis

### Area 093 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	0	242301	0400	03/06/12	\$285,000	DIAGNOSTIC OUTLIER
7	0	259240	0500	03/29/13	\$309,000	NO MARKET EXPOSURE
7	0	259240	0550	07/09/14	\$463,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
7	0	259240	0790	11/20/12	\$268,900	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
7	0	272605	9035	09/09/14	\$1,025,000	IMP. COUNT > 1
7	0	272605	9036	09/05/14	\$1,050,000	TEAR DOWN
7	0	272605	9066	07/19/13	\$101,217	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
7	0	272605	9095	09/08/14	\$725,000	TEAR DOWN
7	0	272605	9100	09/09/14	\$950,000	OBSOLESCENCE
7	0	287000	0020	08/15/13	\$205,000	NO MARKET EXPOSURE
7	0	287000	0020	04/03/14	\$180,000	NO MARKET EXPOSURE
7	0	287000	0030	08/15/13	\$184,400	NO MARKET EXPOSURE
7	0	287000	0030	04/03/14	\$180,000	NO MARKET EXPOSURE
7	0	287000	0040	11/10/14	\$145,000	PREVIOUS IMP. VALUE <= 25K
7	0	332605	9223	10/01/14	\$534,206	NON-GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE
7	0	342605	9060	03/25/13	\$125,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	388600	0140	08/15/12	\$350,000	NON-REPRESENTATIVE SALE; SHORT SALE
7	0	388810	0029	05/29/14	\$475,300	SALE DATA DOES NOT MATCH ASSESSED VALUE
7	0	388810	0065	04/25/13	\$335,513	NO MARKET EXPOSURE
7	0	388810	0065	06/14/13	\$335,513	NON-GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
7	0	388810	0077	11/05/12	\$365,000	RELOCATION - SALE TO SERVICE
7	0	388810	0093	08/28/14	\$374,400	NO MARKET EXPOSURE; NON-PROFIT ORGANIZATION
7	0	388810	0101	12/19/12	\$549,990	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	388810	0183	11/19/12	\$115,000	DOR RATIO; NO MARKET EXPOSURE
7	0	388810	0183	08/29/13	\$612,000	NO MARKET EXPOSURE
7	0	388810	0192	12/12/14	\$880,000	ACTIVE PERMIT BEFORE SALE >25K; % COMPLETE
7	0	388810	0244	11/07/12	\$559,990	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	389510	0038	04/27/12	\$533,500	DIAGNOSTIC OUTLIER
7	0	389510	0047	04/23/12	\$565,000	STATISTICAL OUTLIER



## Improved Sales Removed in This Annual Update Analysis

### Area 093 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	0	389510	0049	08/13/14	\$839,950	ACTIVE PERMIT BEFORE SALE >25K; % COMPLETE
7	0	389510	0050	09/11/14	\$849,950	ACTIVE PERMIT BEFORE SALE >25K; % COMPLETE
7	0	389510	0052	09/18/14	\$819,950	DIAGNOSTIC OUTLIER
7	0	419150	0100	11/29/12	\$310,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	445870	0120	01/24/12	\$285,000	NON-REPRESENTATIVE SALE
7	0	509680	0050	09/20/13	\$581,000	IMP. COUNT > 1
7	0	511605	0290	03/15/12	\$257,900	DIAGNOSTIC OUTLIER
7	0	548730	0220	11/07/13	\$259,820	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	548730	0240	12/08/14	\$262,500	DIAGNOSTIC OUTLIER
7	0	548730	0310	06/27/13	\$276,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	552520	0020	06/21/13	\$429,000	NO MARKET EXPOSURE; NEW PLAT (WITH LESS THAN 20% SOLD)
7	0	663990	0009	03/12/12	\$605,000	RELOCATION - SALE TO SERVICE
7	0	663990	0090	03/06/12	\$472,624	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
7	0	663990	0341	10/13/14	\$520,000	TEAR DOWN
7	0	664835	0060	04/19/13	\$380,001	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
7	0	674170	0200	11/08/13	\$850,000	NO MARKET EXPOSURE; PRESALE;
7	0	674170	0203	10/31/12	\$427,530	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
7	0	674370	0015	07/25/14	\$374,940	FORCED SALE; EXEMPT FROM EXCISE TAX
7	0	674370	0015	11/05/14	\$232,050	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	674370	0025	11/06/12	\$200,000	NO MARKET EXPOSURE
7	0	674370	0105	05/23/14	\$600,000	TEAR DOWN
7	0	674370	0256	08/22/13	\$510,000	QUESTIONABLE PER APPRAISAL
7	0	674370	0296	10/04/12	\$446,500	RELATED PARTY, FRIEND, OR NEIGHBOR;
7	0	674370	0300	04/20/12	\$340,000	DIAGNOSTIC OUTLIER
7	0	674370	0307	08/12/13	\$757,000	RELOCATION - SALE TO SERVICE
7	0	674370	0310	01/25/13	\$305,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
7	0	674370	0315	12/10/14	\$582,500	TEAR DOWN
7	0	683800	0300	02/14/12	\$295,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
7	0	742020	0050	06/20/14	\$623,000	SALE DATA DOES NOT MATCH ASSESSED VALUE



## Improved Sales Removed in This Annual Update Analysis

### Area 093 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	0	744750	0005	11/04/14	\$309,900	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
7	0	744750	0005	01/23/14	\$390,961	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
7	0	752440	0250	08/22/14	\$424,240	SALE DATA DOES NOT MATCH ASSESSED VALUE
7	0	771730	0030	06/26/12	\$185,000	DOR RATIO; SHORT SALE
7	0	781410	0040	12/12/12	\$509,475	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
7	0	812630	0260	10/05/12	\$116,335	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
7	0	863550	0030	01/25/12	\$11,083	DOR RATIO; EASEMENT OR RIGHT-OF-WAY
7	0	867940	0130	03/25/14	\$220,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	0	867950	0010	06/06/12	\$191,000	UNFINISHED AREA
7	0	868010	0030	01/04/12	\$290,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	883520	0170	06/21/13	\$272,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	883520	0230	07/02/14	\$475,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
7	0	883520	0330	12/08/14	\$399,950	SALE DATA DOES NOT MATCH ASSESSED VALUE
7	0	883520	0330	09/19/14	\$303,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	883520	0760	04/20/12	\$240,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	883520	0900	08/08/12	\$235,310	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
7	0	883520	0960	03/12/13	\$189,000	NON-REPRESENTATIVE SALE; SHORT SALE
7	0	883521	0180	06/18/12	\$210,000	NON-REPRESENTATIVE SALE
7	0	883521	0410	01/29/14	\$176,022	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
7	0	883521	0410	03/28/14	\$169,050	QUIT CLAIM DEED; FINANCIAL INSTITUTION RESALE
7	0	883522	0220	12/31/12	\$220,000	SHORT SALE
7	0	894678	0090	12/19/13	\$834,950	NO MARKET EXPOSURE
7	0	894678	0100	12/05/14	\$899,950	ACTIVE PERMIT BEFORE SALE >25K; % NET CONDITION
7	0	894678	0190	09/08/14	\$879,950	ACTIVE PERMIT BEFORE SALE >25K
7	0	894678	0300	06/19/14	\$744,950	PERCENT COMPLETE
7	0	894678	0440	08/16/13	\$664,122	NO MARKET EXPOSURE
7	0	894678	0480	10/22/14	\$849,950	ACTIVE PERMIT BEFORE SALE >25K; % COMPLETE; BUILDER OR DEVELOPER SALES
7	0	894678	0510	10/14/14	\$885,357	ACTIVE PERMIT BEFORE SALE >25K; % COMPLETE
7	0	917050	0060	08/18/14	\$649,000	SALE DATA DOES NOT MATCH ASSESSED VALUE



## Improved Sales Removed in This Annual Update Analysis

### Area 093 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	0	932930	0120	12/18/12	\$248,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
7	0	943011	0240	09/03/14	\$675,000	RELOCATION - SALE TO SERVICE
7	0	949250	0160	07/23/14	\$889,950	PERCENT COMPLETE
15	0	022510	0079	09/23/14	\$398,071	NO MARKET EXPOSURE
15	0	022510	0081	05/01/13	\$264,500	BANKRUPTCY - RECEIVER OR TRUSTEE
15	0	042505	9066	10/01/14	\$908,904	ACTIVE PERMIT BEFORE SALE >25K
15	0	081800	0020	04/03/12	\$234,200	NO MARKET EXPOSURE
15	0	081800	0240	09/05/14	\$960,000	DIAGNOSTIC OUTLIER
15	0	082505	9338	10/17/14	\$480,260	AUCTION SALE; NO MARKET EXPOSURE
15	0	092505	9042	03/13/14	\$391,144	FORCED SALE; EXEMPT FROM EXCISE TAX
15	0	092505	9043	04/23/12	\$399,950	DIAGNOSTIC OUTLIER
15	0	092505	9050	05/13/14	\$550,000	TEAR DOWN
15	0	092505	9065	01/28/14	\$517,000	TEAR DOWN
15	0	092505	9100	05/22/14	\$600,000	TEAR DOWN
15	0	092505	9103	04/16/13	\$335,000	UNFINISHED AREA
15	0	092505	9196	03/28/14	\$497,500	TEAR DOWN
15	0	092505	9219	06/25/14	\$350,000	NO MARKET EXPOSURE
15	0	092505	9219	10/23/14	\$664,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
15	0	092505	9281	05/25/12	\$675,000	DIAGNOSTIC OUTLIER
15	0	102505	9111	05/09/13	\$1,300,000	PREVIOUS IMP. VALUE <= 25K
15	0	102505	9165	05/06/13	\$470,600	SALE DATA DOES NOT MATCH ASSESSED VALUE
15	0	102505	9181	07/22/14	\$480,000	ACTIVE PERMIT BEFORE SALE >25K
15	0	108610	0080	12/10/14	\$999,950	ACTIVE PERMIT BEFORE SALE >25K; % COMPLETE
15	0	108610	0150	01/11/12	\$125,000	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
15	0	108770	0005	12/10/13	\$505,500	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
15	0	108770	0095	11/19/13	\$467,500	SALE DATA DOES NOT MATCH ASSESSED VALUE
15	0	108790	0050	06/03/14	\$560,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
15	0	108800	0030	12/03/14	\$435,000	DIAGNOSTIC OUTLIER
15	0	108801	0330	01/28/14	\$506,000	NO MARKET EXPOSURE; QUIT CLAIM DEED



## Improved Sales Removed in This Annual Update Analysis

### Area 093 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
15	0	108801	0350	06/18/14	\$484,750	QUIT CLAIM DEED
15	0	108802	0070	12/16/14	\$645,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
15	0	108803	0010	05/13/14	\$541,314	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
15	0	108803	0050	01/16/13	\$418,763	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
15	0	111580	0240	10/23/14	\$549,950	RELOCATION - SALE BY SERVICE
15	0	111580	0240	10/23/14	\$549,950	RELOCATION - SALE TO SERVICE
15	0	111580	0410	10/14/13	\$72,175	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
15	0	112505	9088	06/19/12	\$547,200	RELOCATION - SALE TO SERVICE
15	0	112505	9114	05/28/13	\$1,138,000	DIAGNOSTIC OULIER
15	0	123310	0351	12/11/14	\$305,000	PREVIOUS IMP. VALUE <= 25K
15	0	123310	0375	07/31/14	\$575,000	TEAR DOWN
15	0	123310	0477	07/03/12	\$275,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
15	0	123310	0501	07/09/12	\$430,037	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
15	0	123310	0656	05/04/12	\$699,912	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
15	0	123690	0099	07/17/13	\$326,000	DIAGNOSTIC OUTLIER
15	0	123750	0060	04/22/13	\$100,000	DOR RATIO; PLOTTAGE
15	0	123750	0060	04/17/12	\$20,000	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
15	0	123750	0420	02/02/12	\$220,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
15	0	123750	0540	12/22/14	\$270,000	DIAGNOSTIC OUTLIER
15	0	123750	0540	10/21/14	\$225,000	DIAGNOSTIC OUTLIER
15	0	123750	0720	12/26/14	\$275,000	DIAGNOSTIC OUTLIER
15	0	123750	0802	05/31/12	\$285,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
15	0	123750	0802	10/16/12	\$275,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
15	0	124150	0019	11/14/14	\$800,000	NON-REPRESENTATIVE SALE
15	0	124150	0019	05/14/14	\$729,000	NO MARKET EXPOSURE; SHERIFF / TAX SALE
15	0	124150	0028	11/19/14	\$137,000	DOR RATIO
15	0	124150	0030	06/18/12	\$250,000	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.)
15	0	124150	0141	05/01/14	\$458,500	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
15	0	124150	0157	10/05/12	\$215,000	NON-REPRESENTATIVE SALE; SHORT SALE



## Improved Sales Removed in This Annual Update Analysis

### Area 093 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
15	0	142070	0045	12/07/12	\$435,442	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
15	0	147151	0010	05/23/13	\$418,000	NO MARKET EXPOSURE
15	0	175970	0600	04/17/14	\$625,000	TEAR
15	0	175970	0910	03/14/13	\$665,000	SEGREGATION AND/OR MERGER
15	0	175970	2580	01/08/13	\$296,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
15	0	184210	0150	10/12/12	\$415,000	RELOCATION - SALE TO SERVICE
15	0	184230	0050	07/02/14	\$600,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
15	0	184230	0180	02/25/12	\$289,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
15	0	254720	0240	02/22/12	\$365,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
15	0	254721	0130	04/19/13	\$330,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
15	0	289600	0430	06/18/13	\$185,000	DOR RATIO
15	0	290970	0250	04/11/12	\$206,000	NON-REPRESENTATIVE SALE
15	0	311102	0070	03/11/14	\$410,000	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
15	0	388910	0008	05/01/13	\$515,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
15	0	388910	0020	11/20/13	\$220,500	NON-REPRESENTATIVE SALE
15	0	388910	0032	05/28/14	\$825,000	RELOCATION - SALE TO SERVICE
15	0	389710	0365	08/21/12	\$420,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
15	0	389710	0640	11/03/14	\$825,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
15	0	390050	0011	06/05/13	\$264,000	NON-REPRESENTATIVE SALE
15	0	390050	0030	02/11/14	\$515,000	NON-REPRESENTATIVE SALE
15	0	390050	0060	10/24/12	\$219,900	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
15	0	390110	0010	09/16/14	\$330,000	NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES
15	0	421520	0010	06/17/13	\$325,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
15	0	421520	0010	03/19/13	\$375,061	NO MARKET EXPOSURE
15	0	520250	0040	09/15/14	\$180,655	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.)
15	0	548731	0080	09/25/12	\$423,711	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
15	0	548731	0150	09/21/12	\$372,809	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
15	0	620290	0160	05/02/13	\$575,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; RELOCATION - SALE BY SERVICE
15	0	620290	0160	05/02/13	\$575,000	RELOCATION - SALE TO SERVICE



## Improved Sales Removed in This Annual Update Analysis

### Area 093 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
15	0	620300	0050	04/21/14	\$544,300	SALE DATA DOES NOT MATCH ASSESSED VALUE
15	0	620300	0060	04/04/13	\$637,500	RELOCATION - SALE TO SERVICE
15	0	640070	0040	10/16/12	\$301,000	BANKRUPTCY - RECEIVER OR TRUSTEE
15	0	640070	0058	02/12/14	\$910,000	ACTIVE PERMIT BEFORE SALE >25K
15	0	640070	0061	08/27/13	\$875,183	PERCENT COMPLETE
15	0	642110	0026	03/10/14	\$515,000	TEAR DOWN
15	0	642110	0420	05/16/14	\$945,000	PREVIOUS IMP. VALUE <= 25K
15	0	642110	0420	03/01/13	\$575,000	PREVIOUS IMP. VALUE <= 25K
15	0	642110	0512	08/15/13	\$186,300	PREVIOUS IMP. VALUE <= 25K; EXEMPT FROM EXCISE TAX
15	0	687030	0020	04/15/13	\$484,228	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
15	0	687030	0060	09/22/14	\$470,000	DIAGNOSTIC
15	0	741970	0010	07/07/14	\$665,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
15	0	741970	0055	02/28/12	\$260,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
15	0	742040	0070	07/15/14	\$550,000	NON-REPRESENTATIVE SALE
15	0	742400	0150	04/21/12	\$130,000	DOR RATIO; NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
15	0	742440	0150	10/23/13	\$425,000	NO MARKET EXPOSURE
15	0	743640	0100	07/03/12	\$324,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; AND OTHER WARNINGS
15	0	743690	0015	07/02/12	\$220,000	NON-REPRESENTATIVE SALE; SHORT SALE
15	0	743690	0075	06/18/12	\$348,493	BANKRUPTCY - RECEIVER OR TRUSTEE
15	0	773240	0140	05/24/12	\$660,000	RELOCATION - SALE TO SERVICE
15	0	773241	0130	05/21/14	\$600,000	DIAGNOSTIC OUTLIER
15	0	795504	0080	11/04/14	\$665,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
15	0	795504	0160	10/16/14	\$495,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
15	0	804420	0030	08/01/13	\$330,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
15	0	804450	0130	06/18/12	\$315,000	NON-REPRESENTATIVE SALE
15	0	804500	0340	08/02/14	\$565,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
15	0	804500	0350	10/10/14	\$463,500	BANKRUPTCY - RECEIVER OR TRUSTEE
15	0	856250	0060	06/25/14	\$352,750	NO MARKET EXPOSURE
15	0	856250	0470	08/23/12	\$215,000	IMP. CHARACTERISTICS CHANGED SINCE SALE



## Improved Sales Removed in This Annual Update Analysis

### Area 093 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
15	0	856250	0490	04/17/12	\$278,500	DIAGNOSTIC
15	0	856250	0700	10/12/12	\$330,000	NO MARKET EXPOSURE
15	0	856270	0280	02/22/12	\$383,200	DIAGNOSTIC
15	0	856270	0300	07/08/14	\$542,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
15	0	941350	0110	12/31/12	\$575,000	RELOCATION - SALE TO SERVICE
15	0	951250	0420	09/20/12	\$325,000	NON-REPRESENTATIVE SALE; SHORT SALE
15	0	951250	0900	05/11/12	\$365,000	RELOCATION - SALE TO SERVICE
15	0	951250	1370	11/05/14	\$544,300	SALE DATA DOES NOT MATCH ASSESSED VALUE
15	0	951250	1450	01/31/14	\$175,500	DOR RATIO; NO MARKET EXPOSURE
15	0	951250	1450	05/22/14	\$385,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
15	0	042505	9030	05/17/12	\$790,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SEGREGATION AND/OR MERGER

## Vacant Sales Used in this Annual Update Analysis

### Area 093

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
7	0	123310	0825	07/25/13	\$315,000	8,401	N	N
7	0	123850	0665	12/23/14	\$250,000	22,875	Y	Y
7	0	123850	0936	11/25/14	\$220,000	4,569	N	N
7	0	124190	0030	02/21/13	\$640,000	9,067	N	N
7	0	221609	0240	11/19/13	\$460,000	6,582	N	N
7	0	389510	0040	06/03/13	\$249,000	11,589	N	N
7	0	674370	0110	06/25/13	\$300,000	7,700	N	N
7	0	923780	0150	02/07/14	\$308,000	11,080	N	N
15	0	092505	9075	02/10/14	\$410,000	14,520	N	N
15	0	092505	9217	12/04/13	\$400,000	6,832	N	N
15	0	289600	0590	06/27/13	\$120,000	9,000	N	N

## Vacant Sales Removed in this Annual Update Analysis

### Area 093

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	0	123850	0942	09/08/14	\$220,000	BUILDER OR DEVELOPER SALES;
7	0	123850	0944	09/08/14	\$220,000	BUILDER OR DEVELOPER SALES;
7	0	123850	0937	08/06/14	\$220,000	BUILDER OR DEVELOPER SALES;
7	0	123850	0943	08/06/14	\$220,000	BUILDER OR DEVELOPER SALES;
7	0	123850	0941	08/06/14	\$220,000	BUILDER OR DEVELOPER SALES
7	0	123850	0890	05/12/14	\$2,053,600	BUILDER OR DEVELOPER SALES
7	0	123850	0937	02/27/12	\$175,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
7	0	123850	0415	10/24/12	\$300,000	TEAR DOWN
7	0	272605	9130	02/21/13	\$191,251	EXEMPT FROM EXCISE TAX
7	0	332605	9126	01/04/12	\$425,000	NO MARKET EXPOSURE
7	0	332605	9023	08/27/13	\$375,000	TEAR DOWN; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	0	388810	0186	02/01/12	\$191,419	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
7	0	388810	0190	12/18/12	\$850,000	NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES
7	0	388810	0170	01/15/14	\$375,000	TEAR DOWN
7	0	388810	0173	01/08/14	\$750,000	TEAR DOWN
7	0	389510	0045	07/17/13	\$2,500	QUESTIONABLE PER SALES IDENTIFICATION
7	0	663990	0055	02/05/14	\$950,000	SEGERATION AND/OR MERGER
7	0	674370	0374	10/09/13	\$400,000	TEAR DOWN
7	0	674370	0375	10/09/13	\$300,000	TEAR DOWN
7	0	923780	0050	06/06/13	\$65,000	NON-REPRESENTATIVE SALE
15	0	022510	0091	10/29/13	\$358,000	NO MARKET EXPOSURE; TEAR DOWN
15	0	092505	9302	10/17/12	\$198,076	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
15	0	092505	9010	05/29/13	\$4,100,000	COMMERICAL TRANSFER
15	0	102505	9057	07/16/13	\$245,000	TEAR DOWN
15	0	123310	0385	05/15/12	\$1,269,050	MULTI-PARCEL SALE; CORPORATE AFFILIATES
15	0	123310	0356	09/18/13	\$425,000	TEAR DOWN; SHORT SALE
15	0	124150	0017	11/19/14	\$137,000	BUILDER OR DEVELOPER SALES
15	0	124150	0151	05/28/14	\$540,000	MULTI-PARCEL SALE TEAR DOWN
15	0	124150	0033	01/28/14	\$280,000	TEAR DOWN

## Vacant Sales Removed in this Annual Update Analysis

### Area 093

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
15	0	389710	0555	11/19/14	\$310,000	BUILDER OR DEVELOPER SALES
15	0	389710	0530	09/23/14	\$310,000	BUILDER OR DEVELOPER SALES
15	0	389710	0535	09/02/14	\$310,000	BUILDER OR DEVELOPER SALES
15	0	640070	0080	12/11/13	\$450,000	NO MARKET EXPOSURE; TEAR DOWN
15	0	666600	0005	05/27/14	\$255,000	BUILDER OR DEVELOPER SALES
15	0	812345	0450	06/20/12	\$237,500	TEAR DOWN; FINANCIAL INSTITUTION RESALE
15	2	175970	2510	11/21/14	\$400,000	RELATED PARTY, FRIEND, OR NEIGHBOR

# Uniform Standards of Professional Appraisal Practice Compliance

## Client and Intended Use of the Appraisal:

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

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

## Definition and date of value estimate:

### Market Value

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

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

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

### Highest and Best Use

#### **RCW 84.40.030**

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

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

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

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

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

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

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

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

**Date of Value Estimate**

**RCW 84.36.005**

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

**RCW 36.21.080**

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

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

## Property Rights Appraised: Fee Simple

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

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

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

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

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

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

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

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

## Assumptions and Limiting Conditions:

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

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

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

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

## Certification:

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

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

None

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

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

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



Appraiser II

3/9/2015

Date



## King County

### Department of Assessments

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

**Lloyd Hara**  
**Assessor**

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

Please follow these standards as you perform your tasks.

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

Lloyd Hara  
King County Assessor