

Residential Revalue

2012 Assessment Roll

Rose Hill

Area 93

King County Department of Assessments

Seattle, Washington



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

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

Lloyd Hara
Assessor

Dear Property Owners:

Property assessments for the 2012 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 2012 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. Assessment Standards information is available on the Assessor's website at:

<http://www.kingcounty.gov/Assessor/Reports/AreaReports/~media/Assessor/AreaReports/AppraisalStandard.aspx>

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

Rose Hill

Housing



Grade 6/ Year Built 1960/ Total Living Area 770



Grade 7/ Year Built 2009/ Total Living Area 1930



Grade 8/ Year Built 1972/ Total Living Area 2390



Grade 9/ Year Built 1990/ Total Living Area 2500



Grade 10/ Year Built 2007/ Total Living Area 3650



Grade 11/ Year Built 2006/ Total Living Area 4120

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.

Summary

Appraisal Date 1/1/2012 - 2012 Assessment Roll

Area Name / Number: Rose Hill / 93
 Number of Improved Sales: 693
 Range of Sale Dates: 1/1/2009 – 1/1/2012

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price*	Ratio	COD
2011 Value	\$231,300	\$189,100	\$420,400			
2012 Value	\$170,900	\$235,300	\$406,200	\$440,600	92.2%	7.65%
Change	-\$60,400	+\$46,200	-\$14,000			
% Change	-26.1%	+24.4%	-3.4%			

*Sales are time adjusted to 1/1/2012.

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. 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%.

In the face of smaller overall sales volume, an unstable real property market and an increasing number of financial institution re-sales, the resulting COD meets or exceeds the industry assessment standards.

Population - Improved Parcel Summary:			
	Land	Imps	Total
2011 Value	\$239,000	\$150,700	\$389,700
2012 Value	\$174,200	\$193,500	\$367,700
Percent Change	-27.1%	+28.4%	-5.6%

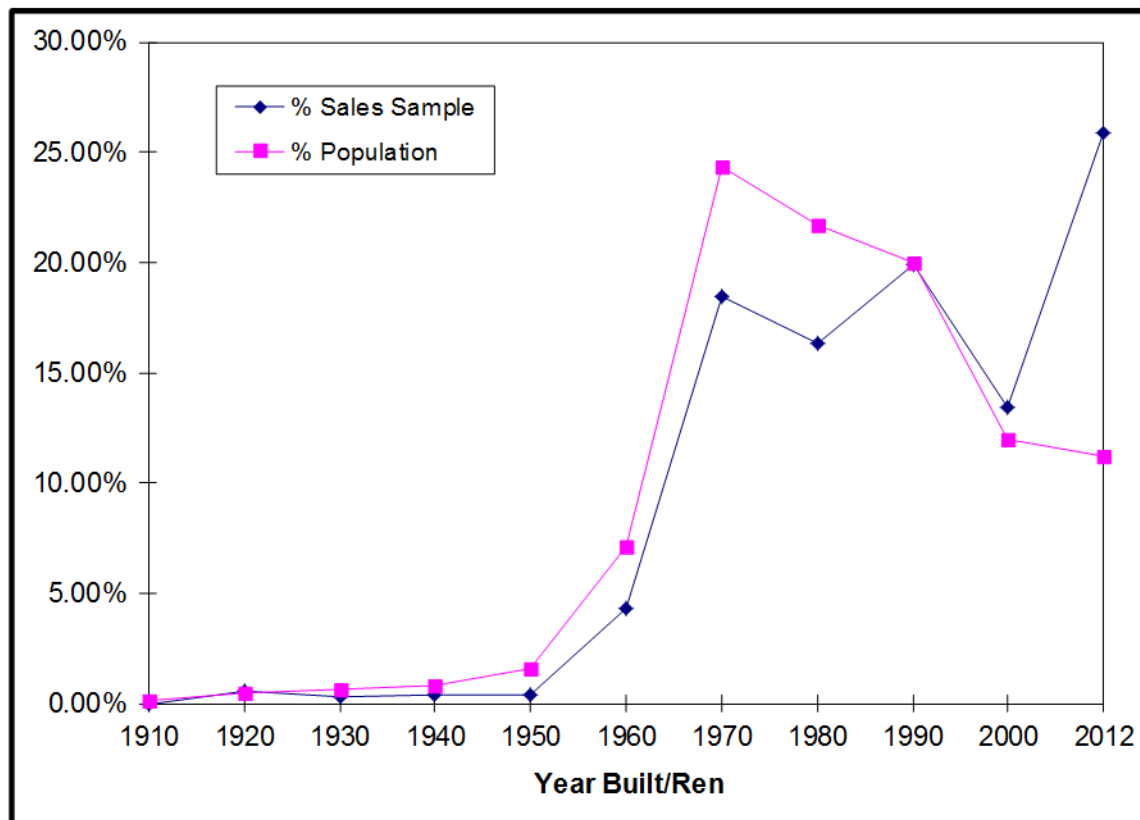
Number of one to three unit residences in the population: 6956

Conclusions and Recommendation: Since the values recommended in this report improve uniformity and equity, we recommend posting them for the 2012 Assessment Roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	4	0.58%
1930	2	0.29%
1940	3	0.43%
1950	3	0.43%
1960	30	4.33%
1970	128	18.47%
1980	113	16.31%
1990	138	19.91%
2000	93	13.42%
2012	179	25.83%
	693	

Population		
Year Built/Ren	Frequency	% Population
1910	9	0.13%
1920	33	0.47%
1930	45	0.65%
1940	57	0.82%
1950	112	1.61%
1960	495	7.12%
1970	1695	24.37%
1980	1507	21.66%
1990	1391	20.00%
2000	834	11.99%
2012	778	11.18%
	6956	

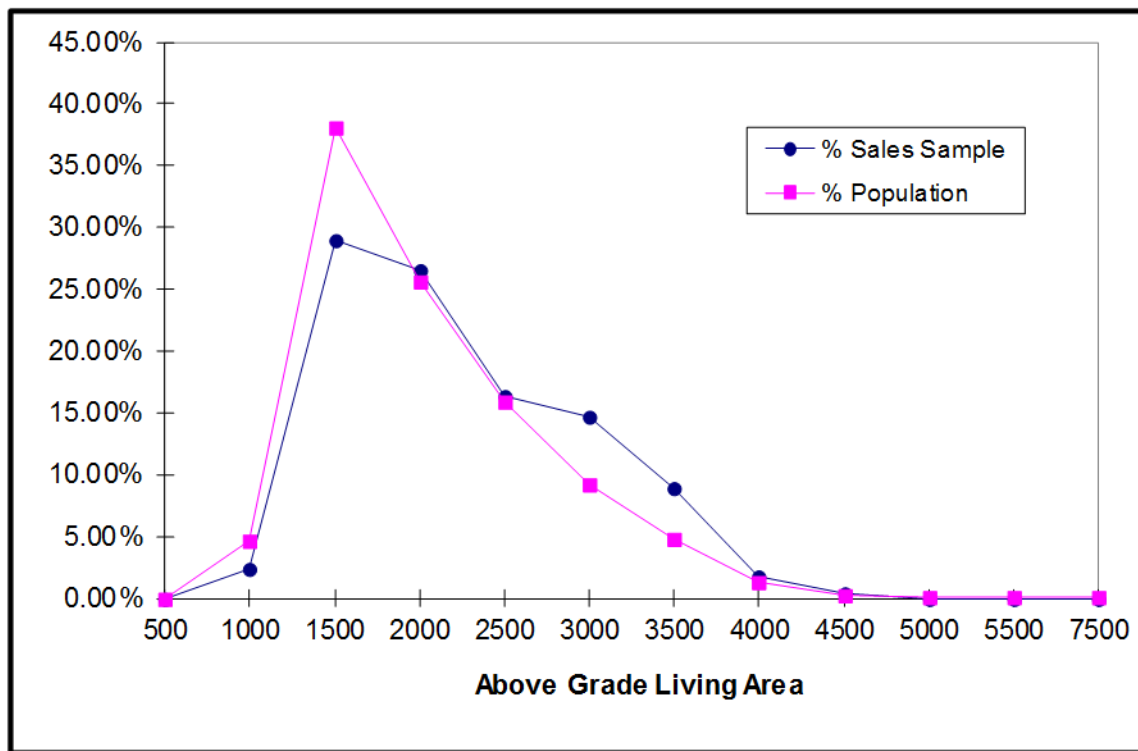


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	16	2.31%
1500	201	29.00%
2000	184	26.55%
2500	113	16.31%
3000	102	14.72%
3500	62	8.95%
4000	12	1.73%
4500	3	0.43%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	693	

Population		
AGLA	Frequency	% Population
500	0	0.00%
1000	326	4.69%
1500	2651	38.11%
2000	1783	25.63%
2500	1107	15.91%
3000	645	9.27%
3500	330	4.74%
4000	85	1.22%
4500	19	0.27%
5000	6	0.09%
5500	2	0.03%
7500+	2	0.03%
	6956	

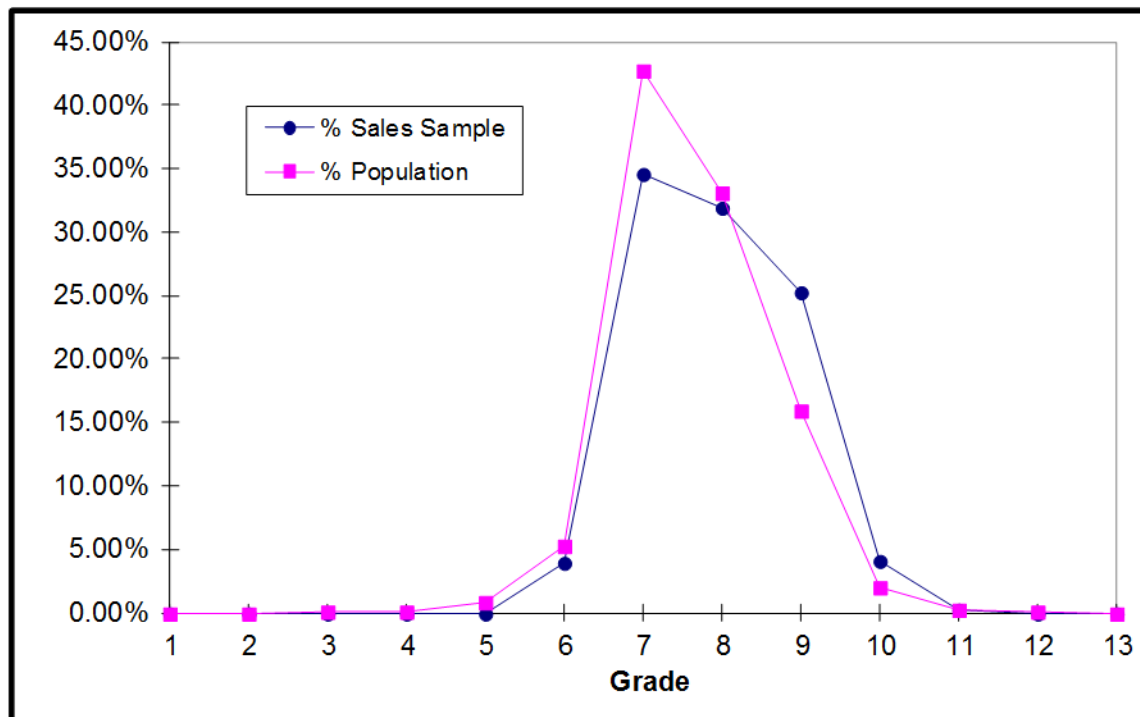


The sales sample frequency distribution follows the population distribution fairly closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	27	3.90%
7	240	34.63%
8	221	31.89%
9	175	25.25%
10	28	4.04%
11	2	0.29%
12	0	0.00%
13	0	0.00%
693		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	2	0.03%
4	7	0.10%
5	52	0.75%
6	363	5.22%
7	2972	42.73%
8	2304	33.12%
9	1105	15.89%
10	135	1.94%
11	12	0.17%
12	4	0.06%
13	0	0.00%
6956		



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

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 2011
5. Existing residences where the data for 2011 is significantly different than the data for 2012 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 2011 Assessment Roll
8. Short sales, financial institution re-sales and foreclosure sales verified or appearing to be not at market
9. Others as identified in the sales removed list

(See the attached Improved Sales Used in this Physical Inspection Analysis and Improved Sales Removed from this Physical Inspection Analysis for more detailed information)

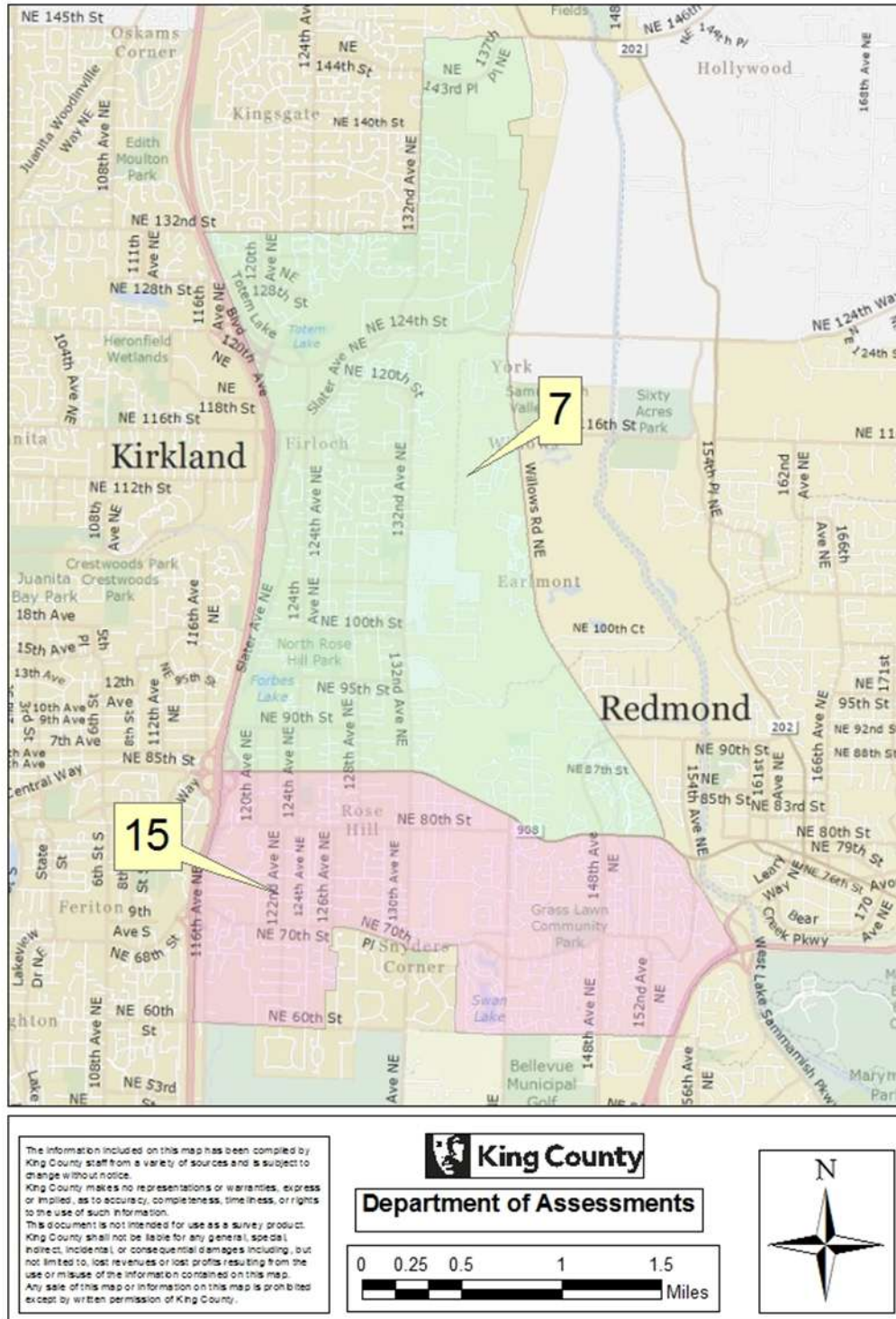
The following Departmental guidelines were considered and adhered to:

Sales from 1/2009 to 1/2012 (at minimum) were considered in all analyses.

Sales were time adjusted to 1/1/2012.

This report is intended to meet the requirements of the Uniform Standards of Professional Appraisal Practice Standard 6.

Area 93 & Subs



Identification of the Area

Name or Designation:

Area 93-Rose Hill

Boundaries:

This area is defined by the southern borders of NE 60th St and Bridle Trails neighborhood. The western border is I-405. The eastern border is SR-520 running northeast to West Lake Sammamish Parkway NE and north to Willows Rd NE. The north border is NE 143nd St and Kingsgate area.

Maps:

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

Area Description:

Area 93 has two distinct neighborhoods, Rose Hill on the south and Kingsgate on the north. The area is predominately a residential neighborhood with some multi-family and commercial properties. The area is situated in the center of the eastside metro area that includes Bellevue, Kirkland, and Redmond. The area has become increasingly desirable due to its proximity to the Microsoft campus and the other eastside city centers. The area has access to both I-405 and SR-520 by several main arterial roads, NE 85th St and NE 124th St.

Subarea 7 consists of Kingsgate and the unincorporated area along 132nd Ave NE. The area center includes Kingsgate and Evergreen Hospital. The surrounding neighborhood consists of primarily Grade 7 and Grade 8 plats built in the 1970's and 1980's. There are some remaining larger tax lots. There is enormous market pressure to develop these remaining parcels into subdivisions.

Subarea 15 consists of Rose Hill an established residential community. The area was initially established in the 1960's with modest grade 6 and 7 home. Located on the east side of I-405 from downtown Kirkland and west of the Microsoft campus and SR-520, Rose Hill has quickly become a very desirable area. The area center is NE 85th Ave and the surrounding businesses.

Land Valuation

Vacant sales from 1/2009 to 1/2012 were given primary consideration for valuing land, with emphasis placed on those sales closest to January 1, 2012.

Area 93 consists of 7,402 parcels, including 337 vacant properties, 11 mobile homes and 37 accessory-only parcels. The sales comparison approach was used to determine land values. Characteristics found to have the most influence on land sale prices included lot size, traffic, access, view, topography, sensitive areas, and location. The average lot size is 12,926 square feet (this includes large undeveloped acreage lots) and the average lot value is \$173,000. Sales indicate that, though the plats within Area 93 are similar, they have some differences, such as: curbs, sidewalks, street lights, or parks. A plat value was used and adjusted for differences. A typical platted lot in Area 93 has a value range between \$140,000 and \$230,000. Tax lots and plats with lesser amenities, were valued on a per square foot basis. Lot values started at \$121,000 for a 5,000 square foot lot to \$532,000 for a 5 acre lot. Acres in excess of 5 acres were valued at an additional \$16,000 per 1/2 acre. Lot values were interpolated between groupings.

***Vacant Sales Used In This Physical Inspection Analysis
Area 93***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
007	123310	0702	12/9/2010	\$280,000	8,979	N	N
007	123850	0670	3/30/2010	\$275,000	16,020	Y	Y
007	124670	0330	10/29/2009	\$220,000	9,600	N	N
007	389510	0045	5/17/2011	\$475,000	49,754	N	N
007	663990	0011	5/26/2011	\$180,000	15,148	N	N
007	674370	0311	6/20/2011	\$190,000	8,774	N	N
007	674370	0318	5/11/2010	\$195,000	8,452	N	N
007	674370	0358	3/22/2011	\$185,000	7,333	N	N
015	092505	9069	7/13/2011	\$305,000	20,960	N	N
015	092505	9134	5/31/2011	\$235,000	9,100	N	N
015	124150	0039	10/29/2010	\$200,000	7,003	N	N
015	124150	0066	3/11/2010	\$231,750	7,469	N	N
015	389710	0785	4/25/2011	\$350,000	12,335	Y	N
015	640070	0304	4/19/2010	\$130,000	6,708	N	N

*Multi-parcels used for additonal support

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
007	389510	0038	5/10/2011	\$350,000	4,026	N	N
007	389510	0047	5/10/2011	\$350,000	6,600	N	N
007	674370	0305	3/31/2010	\$367,500	7,307	N	N
007	674370	0309	3/31/2010	\$367,500	7,208	N	N

***Vacant Sales Removed From This Physical Inspection Analysis
Area 93***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	102505	9002	3/31/2011	\$65,000	QUIT CLAIM DEED
007	123310	0915	7/25/2011	\$520,000	MULTI-PARCEL SALE; NO MARKET EXPOSURE
007	123310	0920	7/25/2011	\$520,000	MULTI-PARCEL SALE; NO MARKET EXPOSURE
007	123310	0926	7/25/2011	\$520,000	MULTI-PARCEL SALE; NO MARKET EXPOSURE
007	388810	0101	9/23/2010	\$950,000	FORCED SALE; SEGREGATION AND/OR MERGER
007	388810	0104	6/18/2011	\$30,000	GOVERNMENT AGENCY; QUIT CLAIM DEED
007	388810	0104	9/23/2010	\$950,000	FORCED SALE; SEGREGATION AND/OR MERGER
007	663990	0001	4/20/2009	\$37,500	MULTI-PARCEL SALE
007	663990	0003	4/20/2009	\$37,500	MULTI-PARCEL SALE
007	663990	0004	4/20/2009	\$37,500	MULTI-PARCEL SALE
015	092505	9090	10/1/2010	\$150,000	NO MARKET EXPOSURE; PLOTTAGE
015	092505	9157	10/1/2010	\$45,000	NO MARKET EXPOSURE; PLOTTAGE
015	390110	0030	7/16/2010	\$70,000	RELATED PARTY, FRIEND, OR NEIGHBOR
015	666600	0005	9/11/2009	\$326,000	MULTI-PARCEL SALE

Improved Parcel Valuation

Improved Parcel Data:

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited.

The analysis of this area consisted of a systematic review of applicable characteristics which influence property values. In addition to standard physical property characteristics, the analysis showed variables for Subarea 7 and Grade greater than 9 were influential in the market.

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

Area 93 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, 2012**.

For example, a sale of \$525,000 which occurred on August 1, 2010 would be adjusted by the time trend factor of 0.931, resulting in an adjusted value of (\$525,000 X .931=\$488,000) – rounded to the nearest \$1,000.

Market Adjustment to 1/1/2012		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2009	0.860	-14.0%
2/1/2009	0.863	-13.7%
3/1/2009	0.867	-13.3%
4/1/2009	0.870	-13.0%
5/1/2009	0.874	-12.6%
6/1/2009	0.878	-12.2%
7/1/2009	0.881	-11.9%
8/1/2009	0.885	-11.5%
9/1/2009	0.889	-11.1%
10/1/2009	0.893	-10.7%
11/1/2009	0.897	-10.3%
12/1/2009	0.900	-10.0%
1/1/2010	0.904	-9.6%
2/1/2010	0.908	-9.2%
3/1/2010	0.912	-8.8%
4/1/2010	0.915	-8.5%
5/1/2010	0.919	-8.1%
6/1/2010	0.923	-7.7%
7/1/2010	0.927	-7.3%
8/1/2010	0.931	-6.9%
9/1/2010	0.935	-6.5%
10/1/2010	0.939	-6.1%
11/1/2010	0.943	-5.7%
12/1/2010	0.947	-5.3%
1/1/2011	0.951	-4.9%
2/1/2011	0.955	-4.5%
3/1/2011	0.959	-4.1%
4/1/2011	0.963	-3.7%
5/1/2011	0.967	-3.3%
6/1/2011	0.971	-2.9%
7/1/2011	0.975	-2.5%
8/1/2011	0.979	-2.1%
9/1/2011	0.983	-1.7%
10/1/2011	0.987	-1.3%
11/1/2011	0.992	-0.8%
12/1/2011	0.996	-0.4%
1/1/2012	1.000	0.0%

Improved Sales Used in this Physical Inspection Analysis
Area 93
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	124670	0009	1/27/2010	\$185,000	\$167,000	770	6	1960	2	13,392	N	N	10649 134TH AVE NE
007	663990	0350	7/26/2011	\$255,000	\$249,000	840	6	1962	5	10,530	N	N	10700 SLATER AVE NE
007	123850	0705	3/24/2009	\$430,000	\$373,000	1010	6	1928	5	21,163	Y	N	9240 120TH AVE NE
007	867940	0110	4/12/2010	\$225,000	\$206,000	1010	6	1960	3	10,850	N	N	12413 NE 112TH ST
007	124670	0109	12/3/2010	\$333,000	\$315,000	1020	6	1920	4	49,658	N	N	10412 134TH AVE NE
007	932930	0180	11/4/2009	\$289,950	\$260,000	1030	6	1980	4	6,809	N	N	13233 NE 129TH PL
007	932930	0180	2/23/2011	\$263,555	\$252,000	1030	6	1980	4	6,809	N	N	13233 NE 129TH PL
007	867960	0130	7/21/2010	\$289,500	\$269,000	1060	6	1961	3	12,517	N	N	11027 126TH AVE NE
007	867940	0100	8/25/2010	\$230,000	\$214,000	1100	6	1960	3	14,357	N	N	12415 NE 112TH ST
007	867950	0130	10/26/2010	\$234,900	\$221,000	1100	6	1960	4	9,630	N	N	12406 NE 108TH PL
007	868010	0010	8/18/2010	\$290,000	\$270,000	1240	6	1961	3	9,647	N	N	12410 NE 108TH LN
007	867940	0120	11/9/2010	\$367,500	\$346,000	1300	6	1960	4	9,600	N	N	12405 NE 112TH ST
007	867950	0110	9/28/2009	\$300,000	\$267,000	1320	6	1960	3	9,300	N	N	12411 NE 109TH PL
007	932930	0030	10/14/2009	\$345,000	\$308,000	1400	6	1981	4	6,736	N	N	13240 NE 129TH PL
007	032505	9155	11/9/2011	\$209,500	\$207,000	1440	6	1930	4	9,607	N	N	9548 132ND AVE NE
007	674370	0336	11/30/2009	\$315,100	\$283,000	1500	6	1957	4	9,225	N	N	12626 NE 104TH ST
007	124670	0123	4/22/2009	\$306,000	\$267,000	1520	6	1966	4	12,960	N	N	10247 134TH AVE NE
007	342605	9067	2/25/2010	\$300,000	\$273,000	1520	6	1976	3	12,196	N	N	13221 NE 109TH PL
007	674370	0291	10/28/2011	\$264,000	\$261,000	860	7	1967	3	9,600	N	N	12649 NE 104TH ST
007	660850	0200	3/23/2011	\$235,000	\$225,000	880	7	1971	4	9,975	N	N	12820 NE 112TH ST
007	883521	0490	3/10/2010	\$207,900	\$189,000	920	7	1981	3	3,689	N	N	13215 NE 138TH PL
007	674370	0315	7/30/2010	\$390,000	\$362,000	1070	7	1977	3	16,726	N	N	12626 NE 105TH PL
007	548730	0300	5/6/2011	\$236,200	\$228,000	1070	7	1963	3	10,050	N	N	13034 NE 113TH ST
007	242302	0310	9/23/2011	\$424,950	\$419,000	1070	7	1977	3	8,000	N	N	11219 127TH AVE NE
007	660850	0190	10/25/2011	\$275,000	\$272,000	1070	7	1964	3	9,975	N	N	12812 NE 112TH ST
007	419150	0150	11/5/2009	\$390,000	\$349,000	1080	7	1963	4	10,425	N	N	13039 NE 102ND PL
007	894431	0280	4/26/2011	\$255,000	\$246,000	1080	7	1989	3	5,000	N	N	13418 NE 135TH ST
007	419150	0160	8/8/2011	\$419,000	\$410,000	1080	7	1963	4	10,425	N	N	13033 NE 102ND PL

Improved Sales Used in this Physical Inspection Analysis
Area 93
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	640270	0120	3/13/2009	\$470,000	\$408,000	1090	7	1962	5	13,361	N	N	12211 NE 106TH ST
007	123310	0690	4/9/2010	\$484,000	\$443,000	1090	7	2001	3	9,800	N	N	12615 NE 90TH ST
007	883522	0130	12/22/2009	\$245,000	\$221,000	1120	7	1982	3	3,488	N	N	13230 NE 139TH PL
007	419140	0030	5/19/2011	\$355,000	\$344,000	1120	7	1962	4	9,975	N	N	13016 NE 87TH ST
007	332605	9141	12/29/2011	\$440,000	\$439,000	1120	7	1964	4	10,519	N	N	13044 NE 102ND PL
007	511605	0130	7/20/2009	\$330,989	\$292,000	1140	7	1984	4	4,429	N	N	8514 139TH AVE NE
007	388810	0084	10/22/2009	\$313,500	\$280,000	1150	7	1975	3	13,335	N	N	12915 NE 94TH ST
007	883520	0650	11/22/2011	\$217,000	\$215,000	1150	7	1982	3	5,000	N	N	13626 135TH AVE NE
007	883522	0200	8/26/2009	\$225,500	\$200,000	1160	7	1983	3	3,838	N	N	13213 NE 139TH PL
007	883521	0470	9/23/2009	\$259,950	\$231,000	1160	7	1981	4	3,432	N	N	13223 NE 138TH PL
007	388810	0211	1/8/2010	\$378,500	\$342,000	1160	7	1967	5	10,500	N	N	9733 132ND AVE NE
007	883520	0250	5/10/2010	\$310,000	\$285,000	1160	7	1981	4	5,000	N	N	13426 NE 136TH PL
007	548730	0060	8/3/2009	\$324,555	\$287,000	1170	7	1963	3	10,500	N	N	13017 NE 113TH ST
007	259240	0540	6/28/2011	\$370,000	\$360,000	1170	7	1972	4	8,000	N	N	13004 NE 128TH PL
007	388810	0207	12/15/2009	\$263,400	\$237,000	1180	7	1966	4	10,875	N	N	9701 132ND AVE NE
007	388810	0112	8/19/2009	\$349,000	\$309,000	1190	7	1978	3	12,828	N	N	8708 128TH AVE NE
007	357030	0120	2/11/2010	\$352,000	\$320,000	1200	7	2009	3	2,510	N	N	13642 NE 83RD CT
007	357030	0170	2/17/2010	\$356,000	\$323,000	1200	7	2009	3	5,715	N	N	8310 137TH CT NE
007	742022	0120	2/23/2011	\$390,000	\$373,000	1200	7	1993	3	7,200	N	N	13009 NE 98TH PL
007	124670	0240	10/11/2011	\$320,000	\$316,000	1200	7	1936	5	21,614	N	N	13456 NE 100TH ST
007	357030	0200	2/24/2009	\$409,995	\$355,000	1230	7	2009	3	2,676	N	N	8328 137TH CT NE
007	660850	0230	2/26/2010	\$278,888	\$254,000	1230	7	1960	3	9,975	N	N	12842 NE 112TH ST
007	344600	0110	6/13/2011	\$285,000	\$277,000	1230	7	1966	3	9,920	N	N	13013 NE 94TH ST
007	357030	0020	4/20/2009	\$440,645	\$384,000	1250	7	2009	3	4,439	N	N	8471 137TH PL NE
007	357030	0040	8/5/2009	\$462,495	\$409,000	1250	7	2009	3	3,199	N	N	13664 NE 84TH CT
007	357030	0110	8/23/2009	\$437,500	\$388,000	1250	7	2009	3	2,653	N	N	13648 NE 83RD CT
007	357030	0030	10/8/2009	\$387,500	\$346,000	1250	7	2009	3	3,704	N	N	13668 NE 84TH CT
007	419140	0050	3/24/2011	\$264,900	\$254,000	1250	7	1961	3	19,439	N	N	13028 NE 87TH ST
007	357030	0070	1/15/2009	\$440,000	\$379,000	1280	7	2009	3	3,903	N	N	8461 137TH PL NE
007	259240	0780	6/3/2009	\$305,000	\$267,000	1290	7	1971	3	6,750	N	N	12911 NE 130TH ST

Improved Sales Used in this Physical Inspection Analysis
Area 93
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	332605	9142	8/2/2011	\$200,000	\$195,000	1290	7	1964	3	10,552	N	N	10233 132ND AVE NE
007	242302	0330	3/5/2010	\$375,000	\$342,000	1330	7	1977	4	7,416	N	N	11207 127TH AVE NE
007	511606	0180	7/16/2009	\$329,000	\$290,000	1340	7	1984	4	1,895	Y	N	8609 137TH AVE NE
007	124670	0133	8/29/2010	\$438,850	\$410,000	1340	7	1958	4	12,300	N	N	10234 132ND AVE NE
007	344600	0060	6/13/2011	\$300,000	\$291,000	1340	7	1965	4	9,000	N	N	13040 NE 94TH ST
007	683800	0200	7/8/2010	\$360,000	\$334,000	1350	7	1985	3	3,738	N	N	13322 NE 86TH PL
007	683800	0210	6/22/2011	\$324,900	\$316,000	1350	7	1985	3	3,272	N	N	13318 NE 86TH PL
007	259240	0370	11/4/2009	\$360,000	\$322,000	1360	7	1974	3	5,775	N	N	13113 NE 129TH ST
007	674370	0018	10/17/2011	\$338,000	\$334,000	1360	7	1993	3	12,240	N	N	12420 NE 106TH LN
007	883520	0740	8/18/2009	\$299,888	\$266,000	1370	7	1981	4	2,728	N	N	13704 134TH AVE NE
007	445870	0110	12/29/2009	\$335,000	\$302,000	1370	7	1967	4	12,420	N	N	10416 128TH AVE NE
007	511605	0320	5/3/2010	\$295,000	\$271,000	1370	7	1984	3	3,608	Y	N	13914 NE 87TH ST
007	883522	0210	5/19/2010	\$277,000	\$255,000	1370	7	1982	4	4,790	N	N	13217 NE 139TH PL
007	883520	0750	5/21/2010	\$253,500	\$233,000	1370	7	1981	3	2,739	N	N	13706 134TH AVE NE
007	883521	0400	7/14/2011	\$240,000	\$234,000	1370	7	1983	3	6,170	N	N	13719 135TH AVE NE
007	357030	0010	4/20/2009	\$449,580	\$392,000	1380	7	2009	3	3,557	N	N	8465 137TH PL NE
007	883520	0020	5/6/2010	\$315,000	\$289,000	1380	7	1980	4	6,741	N	N	13311 NE 136TH PL
007	511605	0300	9/28/2010	\$270,199	\$253,000	1390	7	1984	3	3,813	Y	N	8616 139TH AVE NE
007	511605	0430	12/13/2010	\$281,300	\$266,000	1390	7	1984	3	3,630	Y	N	13804 NE 87TH ST
007	883522	0140	5/4/2011	\$244,000	\$235,000	1390	7	1982	4	3,475	N	N	13228 NE 139TH PL
007	173260	0040	11/18/2009	\$398,000	\$357,000	1400	7	1994	4	7,659	N	N	13020 NE 108TH ST
007	131295	0050	1/13/2010	\$355,171	\$321,000	1400	7	1970	4	10,010	N	N	13028 NE 109TH PL
007	883521	0450	12/23/2011	\$210,000	\$209,000	1400	7	1982	3	3,425	N	N	13305 NE 138TH PL
007	883521	0040	8/10/2009	\$292,500	\$259,000	1410	7	1981	4	3,496	N	N	13208 NE 138TH PL
007	123850	0906	2/21/2011	\$400,000	\$383,000	1410	7	1962	4	18,006	N	N	12221 NE 100TH ST
007	883521	0370	1/22/2010	\$283,000	\$256,000	1420	7	1983	3	5,559	N	N	13711 135TH AVE NE
007	259240	0970	9/24/2009	\$365,000	\$325,000	1430	7	1970	3	6,000	N	N	12939 NE 131ST ST
007	883521	0270	7/22/2009	\$301,000	\$266,000	1450	7	1981	3	3,400	N	N	13406 NE 138TH PL
007	683800	0030	1/28/2010	\$321,000	\$291,000	1450	7	1987	3	3,882	N	N	8527 134TH CT NE
007	883521	0190	3/18/2010	\$283,000	\$258,000	1450	7	1981	3	3,306	N	N	13322 NE 138TH PL

Improved Sales Used in this Physical Inspection Analysis
Area 93
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	683800	0440	12/10/2010	\$359,950	\$341,000	1460	7	1985	3	2,872	N	N	13418 NE 89TH CT
007	883522	0060	3/21/2011	\$242,500	\$233,000	1480	7	1983	3	5,295	N	N	13856 133RD PL NE
007	388810	0108	1/26/2010	\$341,000	\$309,000	1520	7	1985	3	10,346	N	N	8706 128TH AVE NE
007	640270	0080	2/14/2011	\$277,000	\$264,000	1520	7	1961	4	10,081	N	N	10515 124TH AVE NE
007	173260	0100	10/25/2010	\$399,000	\$375,000	1530	7	1994	3	7,516	N	N	13116 NE 108TH ST
007	883520	0370	12/9/2010	\$325,000	\$308,000	1530	7	1980	4	4,221	N	N	13322 NE 136TH PL
007	173260	0180	11/30/2011	\$322,750	\$321,000	1530	7	1994	3	9,283	N	N	13103 NE 108TH ST
007	883520	0690	3/7/2011	\$259,000	\$248,000	1540	7	1981	4	5,841	N	N	13424 NE 137TH PL
007	894431	0060	7/10/2009	\$363,500	\$320,000	1570	7	1989	4	6,681	N	N	13411 NE 135TH ST
007	883520	0720	6/3/2010	\$322,000	\$297,000	1570	7	1983	4	5,199	N	N	13412 NE 137TH PL
007	683800	0740	11/18/2011	\$295,000	\$293,000	1570	7	1986	4	3,990	N	N	8727 132ND PL NE
007	867960	0340	3/31/2009	\$375,000	\$326,000	1610	7	1961	3	9,600	N	N	10802 126TH AVE NE
007	660850	0100	4/12/2011	\$376,000	\$362,000	1610	7	1961	4	10,350	N	N	12859 NE 112TH ST
007	863570	0035	9/2/2009	\$404,000	\$359,000	1620	7	1957	4	12,400	N	N	8527 131ST AVE NE
007	742022	0110	10/29/2009	\$370,000	\$331,000	1640	7	1993	3	7,203	N	N	13011 NE 98TH PL
007	674370	0207	7/20/2010	\$389,000	\$361,000	1680	7	1940	5	7,831	N	N	10216 126TH AVE NE
007	173260	0010	4/27/2009	\$460,900	\$402,000	1720	7	1994	3	7,307	N	N	10814 130TH AVE NE
007	548730	0070	8/29/2011	\$330,000	\$324,000	1720	7	1963	4	10,500	N	N	13009 NE 113TH ST
007	883520	0030	4/3/2009	\$389,500	\$339,000	1730	7	1980	3	5,704	N	N	13315 NE 136TH PL
007	332605	9120	11/3/2011	\$295,100	\$292,000	1740	7	1961	4	9,583	N	N	10205 132ND AVE NE
007	242300	0190	7/27/2010	\$445,000	\$414,000	1810	7	1976	4	7,200	N	N	12651 NE 109TH ST
007	866340	0160	3/5/2009	\$389,000	\$337,000	1820	7	1978	4	9,900	N	N	13204 NE 130TH PL
007	866340	0210	3/6/2009	\$389,000	\$337,000	1820	7	1978	4	7,875	N	N	13238 NE 130TH PL
007	866340	0180	12/9/2009	\$375,000	\$337,000	1820	7	1978	4	7,350	N	N	13220 NE 130TH PL
007	640270	0010	5/4/2009	\$326,000	\$285,000	1830	7	1960	3	12,060	N	N	10654 SLATER AVE NE
007	683800	0720	4/5/2011	\$330,000	\$317,000	1830	7	1987	4	4,153	N	N	8835 132ND PL NE
007	548730	0320	9/27/2011	\$279,900	\$276,000	1840	7	1963	3	10,125	N	N	13046 NE 113TH ST
007	683800	0050	3/22/2010	\$480,000	\$438,000	1870	7	1986	4	4,213	N	N	8506 134TH CT NE
007	683800	0330	12/2/2010	\$420,000	\$397,000	1870	7	1986	4	2,993	N	N	8706 133RD AVE NE
007	683800	0130	9/13/2011	\$375,000	\$369,000	1870	7	1986	4	3,569	N	N	8614 134TH CT NE

Improved Sales Used in this Physical Inspection Analysis
Area 93
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	683800	0620	10/7/2011	\$376,023	\$371,000	1870	7	1986	4	3,773	N	N	13308 NE 89TH ST
007	683800	0660	6/21/2011	\$325,000	\$316,000	1880	7	1987	3	2,833	N	N	13206 NE 89TH ST
007	683800	0670	8/22/2011	\$315,000	\$309,000	1880	7	1987	3	2,742	N	N	13202 NE 89TH ST
007	388810	0228	10/20/2009	\$505,000	\$452,000	1910	7	1996	3	10,421	N	N	13121 NE 100TH ST
007	357030	0240	1/27/2009	\$536,995	\$463,000	1930	7	2009	3	3,612	N	N	8456 137TH PL NE
007	357030	0220	2/12/2009	\$517,000	\$447,000	1930	7	2009	3	3,480	N	N	8340 137TH PL NE
007	357030	0210	2/19/2009	\$529,950	\$458,000	1930	7	2009	3	3,788	N	N	8334 137TH PL NE
007	357030	0090	9/6/2009	\$499,995	\$444,000	1930	7	2010	3	3,514	N	N	13658 NE 83RD CT
007	357030	0050	9/8/2009	\$500,000	\$444,000	1930	7	2010	3	2,789	N	N	13660 NE 83RD CT
007	357030	0140	9/18/2009	\$485,000	\$432,000	1930	7	2010	3	3,679	N	N	13647 NE 83RD CT
007	357030	0060	9/22/2009	\$490,000	\$436,000	1930	7	2010	3	2,564	N	N	13659 NE 83RD CT
007	357030	0160	10/21/2009	\$465,000	\$416,000	1930	7	2009	3	4,400	N	N	8315 137TH CT NE
007	357030	0150	10/25/2009	\$482,000	\$431,000	1930	7	2009	3	4,009	N	N	8319 137TH CT NE
007	357030	0130	10/27/2009	\$479,995	\$430,000	1930	7	2010	3	4,052	N	N	13641 NE 83RD CT
007	357030	0100	11/4/2009	\$485,000	\$435,000	1930	7	2010	3	2,928	N	N	13654 NE 83RD CT
007	389310	1043	2/9/2009	\$275,000	\$237,000	1950	7	1980	3	11,662	N	N	12106 NE 108TH PL
007	259240	0630	7/10/2009	\$335,000	\$295,000	1990	7	1974	4	5,220	N	N	12838 130TH AVE NE
007	272605	9063	7/27/2009	\$360,000	\$318,000	2000	7	1960	3	31,532	N	N	13447 NE 132ND ST
007	123850	0484	7/22/2010	\$580,000	\$539,000	2060	7	1994	3	35,000	N	N	9209 126TH AVE NE
007	282605	9184	7/26/2011	\$349,950	\$342,000	910	8	1976	4	9,583	N	N	13117 NE 128TH PL
007	867960	0310	1/6/2011	\$334,000	\$317,000	960	8	1962	3	9,800	N	N	10914 126TH AVE NE
007	332605	9232	3/10/2009	\$391,000	\$339,000	1140	8	1992	3	7,210	N	N	10025 131ST PL NE
007	256490	0370	6/10/2009	\$360,000	\$316,000	1150	8	1982	4	8,250	N	N	12710 NE 114TH ST
007	242300	0270	9/23/2009	\$404,500	\$360,000	1160	8	1975	3	7,420	N	N	12642 NE 109TH ST
007	242300	0400	11/18/2011	\$390,300	\$387,000	1160	8	1975	3	8,400	N	N	12612 NE 107TH PL
007	242301	0070	6/30/2009	\$314,000	\$276,000	1210	8	1977	3	8,296	N	N	11012 127TH PL NE
007	242301	0210	4/19/2011	\$375,000	\$361,000	1220	8	1977	3	9,000	N	N	11119 127TH PL NE
007	613950	0230	10/29/2010	\$407,500	\$384,000	1270	8	1976	4	7,350	N	N	12814 NE 106TH PL
007	663990	0219	3/10/2009	\$369,000	\$320,000	1320	8	1997	3	1,755	N	N	12331 NE 101ST LN
007	923780	0100	2/1/2010	\$406,000	\$368,000	1320	8	1987	3	8,625	N	N	8230 140TH AVE NE

Improved Sales Used in this Physical Inspection Analysis
Area 93
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	173710	0680	7/14/2011	\$469,950	\$458,000	1390	8	1982	4	8,400	N	N	11037 131ST AVE NE
007	123310	0925	12/10/2009	\$475,000	\$428,000	1410	8	1986	3	15,008	N	N	8741 126TH AVE NE
007	613950	0090	1/19/2010	\$375,000	\$339,000	1420	8	1976	3	7,920	N	N	12853 NE 106TH ST
007	613950	0220	2/24/2010	\$495,000	\$450,000	1420	8	1976	4	7,643	N	N	12818 NE 106TH PL
007	640331	0130	3/4/2009	\$360,000	\$312,000	1460	8	1976	3	9,254	N	N	12846 NE 107TH PL
007	018600	0050	8/13/2009	\$425,000	\$376,000	1460	8	1976	4	7,043	N	N	13061 134TH AVE NE
007	388600	0030	8/17/2009	\$450,000	\$399,000	1470	8	2005	3	3,959	N	N	13125 NE 97TH ST
007	812630	0470	4/17/2010	\$467,000	\$428,000	1470	8	1983	3	11,959	N	N	13314 NE 118TH CT
007	256490	0490	6/23/2009	\$359,617	\$316,000	1480	8	1979	3	8,393	N	N	11318 127TH PL NE
007	342605	9049	8/30/2010	\$425,832	\$398,000	1480	8	1951	4	22,215	N	N	11262 132ND AVE NE
007	674370	0259	9/27/2011	\$395,899	\$390,000	1500	8	1989	3	7,214	N	N	12703 NE 101ST PL
007	389310	1032	7/14/2009	\$370,000	\$326,000	1530	8	2000	3	7,202	N	N	12112 NE 108TH PL
007	794140	0070	6/17/2011	\$395,000	\$384,000	1540	8	1989	3	7,326	N	N	12908 NE 103RD PL
007	242300	0260	6/3/2010	\$505,000	\$466,000	1550	8	1975	4	7,314	N	N	12648 NE 109TH ST
007	124190	0009	3/4/2010	\$492,500	\$449,000	1560	8	1994	3	7,200	N	N	12826 NE 86TH ST
007	812630	0390	8/7/2009	\$390,000	\$345,000	1570	8	1979	3	10,878	N	N	11711 132ND PL NE
007	752440	0010	8/18/2011	\$339,750	\$333,000	1590	8	1981	3	17,485	N	N	13211 NE 114TH ST
007	123850	0387	12/9/2011	\$342,000	\$340,000	1590	8	1988	3	8,026	N	N	12731 NE 94TH CT
007	222605	9094	4/6/2011	\$540,500	\$520,000	1610	8	1977	4	63,162	N	N	13230 NE 142ND PL
007	332605	9229	12/10/2010	\$395,000	\$374,000	1620	8	1992	3	7,218	N	N	10008 131ST PL NE
007	742020	0160	10/23/2009	\$452,500	\$405,000	1630	8	1989	3	7,200	N	N	10033 131ST PL NE
007	541530	0050	8/17/2011	\$320,000	\$314,000	1690	8	1987	3	7,439	N	N	12823 133RD PL NE
007	123850	0302	11/29/2011	\$280,000	\$278,000	1690	8	1989	3	6,160	N	N	12610 NE 94TH WAY
007	812630	0250	4/13/2011	\$424,500	\$409,000	1700	8	1989	3	57,063	N	N	13426 NE 119TH WAY
007	664835	0090	3/31/2011	\$415,000	\$399,000	1710	8	1988	3	11,118	N	N	14324 NE 84TH CT
007	812630	0590	9/13/2011	\$339,950	\$334,000	1710	8	1988	3	11,968	N	N	11711 134TH PL NE
007	742780	0160	4/9/2009	\$470,000	\$409,000	1730	8	1989	3	7,100	N	N	12711 NE 97TH PL
007	674170	0256	5/20/2011	\$377,000	\$365,000	1740	8	1990	3	7,293	N	N	9741 128TH AVE NE
007	032505	9049	3/22/2011	\$391,000	\$375,000	1790	8	1979	3	13,684	N	N	9012 132ND AVE NE
007	743630	0060	12/15/2010	\$435,800	\$413,000	1810	8	1997	3	5,568	N	N	10112 125TH AVE NE

Improved Sales Used in this Physical Inspection Analysis
Area 93
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	388810	0107	10/25/2011	\$559,000	\$553,000	1810	8	1978	4	16,536	N	N	12840 NE 88TH ST
007	332605	9231	11/30/2011	\$421,000	\$419,000	1810	8	1992	3	7,209	N	N	10021 131ST PL NE
007	742020	0180	2/26/2010	\$476,000	\$433,000	1820	8	1989	3	7,210	N	N	13036 NE 101ST PL
007	674370	0272	12/8/2010	\$465,000	\$440,000	1820	8	1990	4	7,207	N	N	12706 NE 102ND PL
007	242301	0370	1/10/2011	\$343,000	\$326,000	1820	8	1976	3	9,640	N	N	12655 NE 110TH ST
007	404575	0020	2/26/2010	\$400,000	\$364,000	1830	8	1994	3	3,720	N	N	12211 NE 97TH ST
007	742020	0250	12/30/2009	\$450,000	\$406,000	1840	8	1989	3	7,210	N	N	12920 NE 101ST PL
007	674170	0253	9/20/2010	\$490,000	\$459,000	1840	8	1990	4	7,201	N	N	9743 128TH AVE NE
007	212800	0060	10/14/2011	\$437,500	\$432,000	1850	8	1977	4	7,700	N	N	12821 NE 108TH PL
007	943010	0380	1/7/2011	\$450,000	\$428,000	1860	8	1995	3	8,513	N	N	9416 135TH PL NE
007	943011	0390	10/19/2011	\$404,900	\$400,000	1860	8	1995	3	9,860	N	N	13526 NE 94TH ST
007	124190	0005	5/26/2011	\$408,000	\$395,000	1880	8	1986	3	32,587	N	N	12919 NE 87TH ST
007	943011	0290	6/13/2011	\$509,950	\$495,000	1880	8	1995	3	8,359	Y	N	13744 NE 93RD CT
007	794140	0030	9/13/2011	\$410,000	\$403,000	1900	8	1989	3	7,326	N	N	12818 NE 103RD PL
007	123850	0284	10/12/2011	\$392,000	\$387,000	1900	8	1988	3	8,687	N	N	12702 NE 94TH CT
007	272605	9137	4/16/2009	\$441,450	\$385,000	1920	8	2000	3	5,692	N	N	13429 NE 132ND ST
007	123310	0704	3/25/2010	\$520,000	\$475,000	1930	8	1998	4	7,200	N	N	12633 NE 90TH ST
007	742780	0010	4/5/2010	\$485,000	\$444,000	1930	8	1989	3	5,034	N	N	9833 128TH AVE NE
007	221609	0060	6/18/2010	\$440,500	\$407,000	1960	8	2000	3	4,573	N	N	12417 NE 105TH ST
007	332605	9235	6/17/2010	\$500,000	\$462,000	1970	8	1994	4	7,941	N	N	13123 NE 111TH PL
007	272605	9139	11/16/2009	\$430,000	\$386,000	1990	8	2000	3	4,687	N	N	13425 NE 132ND ST
007	720247	0030	11/30/2009	\$501,000	\$450,000	2070	8	1991	3	8,508	N	N	14115 NE 86TH CT
007	332605	9221	11/4/2010	\$465,000	\$438,000	2080	8	1991	4	7,382	N	N	12808 NE 100TH ST
007	173710	0370	3/8/2010	\$485,000	\$442,000	2100	8	1982	4	6,825	N	N	12908 NE 111TH PL
007	256490	0090	7/20/2011	\$365,000	\$356,000	2100	8	1979	3	6,440	N	N	11311 127TH AVE NE
007	943010	0040	6/15/2010	\$535,000	\$494,000	2110	8	1994	3	7,506	N	N	13317 NE 93RD ST
007	123850	0685	4/11/2011	\$432,000	\$416,000	2110	8	2008	3	16,500	N	Y	9518 SLATER AVE NE
007	173710	0690	5/9/2011	\$455,000	\$440,000	2120	8	1982	3	6,825	N	N	11031 131ST AVE NE
007	928890	0030	3/22/2010	\$506,000	\$462,000	2130	8	1984	4	8,963	N	N	14012 NE 86TH CT
007	743630	0120	9/23/2010	\$399,000	\$374,000	2130	8	1998	3	5,114	N	N	12525 NE 101ST ST

Improved Sales Used in this Physical Inspection Analysis
Area 93
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	943010	0230	5/20/2011	\$515,000	\$499,000	2170	8	1995	3	7,505	Y	N	13723 NE 94TH ST
007	720247	0010	7/15/2011	\$533,000	\$520,000	2170	8	1991	4	10,960	N	N	8553 142ND AVE NE
007	388810	0011	6/14/2010	\$575,000	\$531,000	2190	8	1997	3	9,161	N	N	12827 NE 99TH LN
007	221609	0010	9/24/2010	\$420,000	\$393,000	2210	8	2000	3	7,080	N	N	10418 124TH AVE NE
007	928890	0010	10/19/2011	\$540,000	\$534,000	2220	8	1984	4	7,905	N	N	14028 NE 86TH CT
007	663990	0093	11/15/2010	\$475,000	\$448,000	2230	8	1999	3	7,205	N	N	12023 NE 100TH PL
007	173710	0650	3/23/2010	\$460,000	\$420,000	2240	8	1979	3	10,744	N	N	11034 130TH AVE NE
007	923780	0120	11/1/2010	\$414,000	\$390,000	2240	8	1988	4	10,175	N	N	8319 141ST AVE NE
007	943011	0380	12/6/2011	\$422,500	\$420,000	2250	8	1995	3	12,191	N	N	13534 NE 94TH ST
007	720247	0120	9/18/2009	\$510,000	\$454,000	2270	8	1992	3	8,353	N	N	14103 NE 85TH CT
007	812630	0130	12/14/2009	\$490,000	\$441,000	2300	8	1985	3	12,000	N	N	11674 132ND CT NE
007	173710	0280	6/16/2009	\$562,000	\$494,000	2360	8	1980	4	7,350	N	N	11027 128TH PL NE
007	032505	9150	9/25/2009	\$565,000	\$503,000	2370	8	1987	4	12,793	N	N	8313 142ND AVE NE
007	812630	0430	4/27/2009	\$565,000	\$493,000	2400	8	1984	4	13,289	N	N	13309 NE 118TH CT
007	173710	0970	4/4/2011	\$479,950	\$462,000	2400	8	1979	4	6,650	N	N	11023 129TH PL NE
007	752440	0170	11/18/2011	\$498,000	\$494,000	2420	8	1984	4	12,743	N	N	13330 NE 115TH CT
007	928890	0160	8/6/2010	\$497,000	\$463,000	2470	8	1983	3	8,473	N	N	8706 140TH CT NE
007	173710	0520	6/11/2009	\$540,000	\$474,000	2500	8	1981	3	8,447	N	N	12924 NE 110TH PL
007	752440	0020	11/22/2009	\$505,000	\$454,000	2520	8	1984	3	16,060	N	N	13219 NE 114TH ST
007	928890	0150	12/8/2009	\$520,000	\$468,000	2520	8	1982	4	7,508	N	N	8705 141ST CT NE
007	943011	0050	5/5/2010	\$520,000	\$478,000	2530	8	1995	4	7,516	N	N	13609 NE 94TH ST
007	674370	0031	12/6/2011	\$510,000	\$508,000	2570	8	2004	3	9,882	N	N	10506 124TH AVE NE
007	752440	0160	6/15/2011	\$558,000	\$542,000	2600	8	1984	4	12,085	Y	N	13338 NE 115TH CT
007	866340	0320	11/24/2009	\$420,000	\$377,000	2660	8	1980	4	7,245	N	N	13230 NE 131ST PL
007	812630	0080	10/7/2011	\$500,000	\$494,000	2680	8	1986	4	12,012	N	N	11639 132ND CT NE
007	928890	0140	5/2/2011	\$540,000	\$522,000	2810	8	1982	4	7,600	N	N	8715 141ST CT NE
007	928890	0020	8/14/2009	\$557,000	\$493,000	2910	8	1983	4	8,917	N	N	14020 NE 86TH ST
007	743630	0230	4/4/2011	\$333,000	\$320,000	1590	9	1997	3	1,701	N	N	10024 124TH AVE NE
007	743630	0220	7/18/2011	\$335,000	\$327,000	1590	9	1997	3	1,865	N	N	10020 124TH AVE NE
007	189110	0050	11/12/2009	\$515,000	\$462,000	1700	9	2005	3	2,274	N	N	10502 128TH AVE NE

Improved Sales Used in this Physical Inspection Analysis
Area 93
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	018600	0010	6/15/2009	\$460,000	\$404,000	2040	9	1997	3	7,511	Y	N	13079 134TH AVE NE
007	943011	0100	10/26/2010	\$499,950	\$471,000	2130	9	1995	3	8,187	Y	N	13745 NE 93RD CT
007	674370	0209	11/9/2009	\$546,000	\$490,000	2190	9	1998	3	8,456	N	N	12620 NE 102ND PL
007	388810	0105	9/7/2010	\$595,000	\$556,000	2220	9	2001	3	7,420	N	N	8808 128TH AVE NE
007	032505	9263	6/3/2011	\$535,000	\$519,000	2290	9	1998	3	9,762	N	N	14208 NE 86TH PL
007	221609	0200	4/21/2010	\$621,950	\$570,000	2320	9	2001	4	6,437	N	N	10427 126TH AVE NE
007	147159	0010	6/17/2009	\$595,000	\$523,000	2354	9	1998	3	9,325	N	N	14203 NE 86TH PL
007	131048	0100	5/1/2009	\$477,000	\$416,000	2370	9	1999	3	6,962	N	N	13349 NE 134TH PL
007	131048	0280	1/11/2011	\$440,000	\$418,000	2373	9	1999	3	6,883	N	N	13415 135TH AVE NE
007	131048	0160	2/25/2011	\$435,000	\$416,000	2373	9	1999	3	5,630	N	N	13377 NE 134TH PL
007	123850	0498	8/18/2010	\$650,000	\$606,000	2380	9	2010	3	8,516	N	N	9301 126TH AVE NE
007	388810	0185	4/28/2011	\$712,750	\$688,000	2380	9	2006	3	13,534	N	N	9520 130TH AVE NE
007	911320	0150	12/13/2010	\$680,000	\$644,000	2440	9	2000	3	4,669	N	N	9206 133RD CT NE
007	282605	9074	11/21/2011	\$500,000	\$497,000	2440	9	1998	3	7,204	N	N	13117 NE 117TH ST
007	911320	0200	3/20/2009	\$735,000	\$638,000	2480	9	2000	3	5,233	N	N	9140 134TH CT NE
007	123850	0497	6/21/2010	\$619,000	\$573,000	2480	9	2010	3	8,503	N	N	9305 126TH AVE NE
007	911320	0270	7/13/2010	\$618,000	\$573,000	2490	9	2000	3	6,285	N	N	13339 NE 92ND WAY
007	674370	0016	6/24/2010	\$537,000	\$497,000	2510	9	1999	4	7,362	N	N	12408 NE 106TH LN
007	674370	0302	6/30/2009	\$626,000	\$551,000	2520	9	2009	3	8,662	N	N	12608 NE 106TH PL
007	889898	0010	12/21/2011	\$502,000	\$501,000	2520	9	1997	3	6,481	N	N	12630 NE 100TH ST
007	911320	0350	9/10/2009	\$585,000	\$520,000	2530	9	2000	3	4,700	N	N	13217 NE 92ND WAY
007	663990	0241	8/20/2009	\$649,500	\$576,000	2540	9	2008	3	14,955	N	N	12315 NE 102ND LN
007	674370	0368	1/5/2011	\$687,047	\$653,000	2540	9	2010	3	6,541	N	N	12717 NE 106TH LN
007	032505	9273	6/9/2009	\$540,000	\$474,000	2550	9	2001	3	4,367	N	N	14224 NE 81ST CT
007	131048	0130	11/18/2009	\$533,500	\$479,000	2550	9	1999	4	5,526	N	N	13363 NE 134TH PL
007	674370	0017	7/14/2011	\$539,950	\$527,000	2640	9	1999	3	7,362	N	N	12414 NE 106TH LN
007	123850	0495	6/3/2011	\$610,000	\$592,000	2700	9	2011	3	8,005	N	N	9315 126TH AVE NE
007	674370	0061	4/14/2011	\$580,000	\$559,000	2710	9	2003	3	7,308	N	N	10512 125TH AVE NE
007	663990	0012	3/1/2010	\$602,000	\$548,000	2740	9	2009	3	7,571	N	N	10708 121ST PL NE
007	663990	0009	3/18/2010	\$596,838	\$545,000	2740	9	2009	3	7,104	N	N	10709 121ST PL NE

Improved Sales Used in this Physical Inspection Analysis
Area 93
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	123310	0771	10/9/2011	\$525,000	\$518,000	2740	9	1993	3	7,209	N	N	12725 NE 86TH ST
007	674370	0311	12/28/2011	\$687,937	\$687,000	2740	9	2011	3	8,774	N	N	12627 S 106TH PL
007	674370	0309	9/14/2010	\$620,500	\$581,000	2760	9	2010	3	7,208	N	N	12611 NE 106TH PL
007	123850	0880	2/12/2009	\$650,000	\$562,000	2770	9	2008	3	8,563	N	N	12316 NE 97TH ST
007	123310	0730	8/20/2009	\$770,000	\$683,000	2780	9	2009	3	7,565	N	N	8706 126TH AVE NE
007	123310	0732	9/16/2009	\$799,000	\$711,000	2780	9	2009	3	7,233	N	N	8716 126TH AVE NE
007	332605	9257	9/8/2011	\$632,000	\$622,000	2790	9	2005	3	7,187	N	N	13116 NE 104TH ST
007	389510	0041	3/8/2010	\$569,000	\$519,000	2800	9	2007	3	6,593	N	N	8366 138TH CT NE
007	674170	0207	4/20/2010	\$650,000	\$596,000	2800	9	2002	3	10,427	N	N	9605 128TH AVE NE
007	123850	0428	6/16/2009	\$592,500	\$521,000	2820	9	2007	3	10,641	N	N	9217 125TH AVE NE
007	674370	0308	9/4/2009	\$627,000	\$557,000	2820	9	2009	3	7,201	N	N	12622 NE 106TH PL
007	674370	0305	10/27/2010	\$599,000	\$564,000	2820	9	2010	3	7,307	N	N	12616 NE 106TH PL
007	674370	0307	12/2/2010	\$627,382	\$594,000	2820	9	2010	3	7,785	N	N	12616 NE 106TH PL
007	663990	0242	7/9/2009	\$700,000	\$617,000	2850	9	2008	3	12,429	N	N	12309 NE 102ND LN
007	032505	9280	12/3/2009	\$750,000	\$675,000	2850	9	2008	3	5,788	N	N	14006 NE 85TH CT
007	123850	0441	9/17/2009	\$610,000	\$543,000	2870	9	2002	3	7,806	N	N	9038 124TH AVE NE
007	342605	9085	6/10/2009	\$665,000	\$584,000	2880	9	1984	4	45,738	N	N	13418 NE 108TH ST
007	123310	0731	6/8/2010	\$700,000	\$646,000	2880	9	2009	3	6,589	N	N	8712 126TH AVE NE
007	123310	0733	6/17/2011	\$705,000	\$685,000	2880	9	2009	3	10,950	N	N	8720 126TH AVE NE
007	131048	0330	10/16/2009	\$565,000	\$505,000	2893	9	1999	4	6,131	N	N	13392 NE 134TH PL
007	388810	0129	3/24/2009	\$634,215	\$551,000	2900	9	2008	3	7,464	N	N	12905 NE 88TH ST
007	241995	0060	12/1/2009	\$680,000	\$612,000	2930	9	2004	3	7,130	N	N	12709 NE 103RD PL
007	674370	0303	12/9/2010	\$599,000	\$567,000	2940	9	2010	3	7,550	N	N	12612 NE 106TH PL
007	123850	0496	3/16/2011	\$613,000	\$588,000	2940	9	2011	3	8,005	N	N	9309 126TH AVE NE
007	123850	0831	7/22/2009	\$760,000	\$671,000	2960	9	1997	3	22,900	N	N	9738 SLATER AVE NE
007	674370	0369	1/26/2011	\$675,000	\$644,000	2960	9	2010	3	7,746	N	N	12709 NE 106TH LN
007	123850	0426	6/8/2009	\$598,000	\$525,000	2990	9	2007	3	7,630	N	N	9204 124TH AVE NE
007	123310	0910	4/26/2011	\$675,000	\$652,000	2990	9	2004	3	8,439	N	N	8751 126TH AVE NE
007	671700	0040	11/14/2011	\$530,000	\$526,000	3010	9	2005	3	5,857	N	N	13225 NE 137TH CT
007	332605	9202	12/11/2009	\$660,000	\$595,000	3030	9	2006	3	6,850	N	N	13022 NE 104TH ST

Improved Sales Used in this Physical Inspection Analysis
Area 93
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	147159	0040	1/14/2010	\$556,000	\$503,000	3070	9	1998	3	11,080	N	N	14219 NE 86TH PL
007	032505	9284	4/8/2010	\$790,000	\$723,000	3070	9	2009	3	6,731	N	N	14022 NE 85TH CT
007	671700	0050	2/16/2010	\$520,000	\$473,000	3080	9	2005	3	4,888	N	N	13217 NE 137TH CT
007	671700	0030	1/7/2011	\$500,000	\$475,000	3080	9	2005	3	5,537	N	N	13226 NE 137TH CT
007	674370	0342	11/21/2011	\$699,900	\$695,000	3100	9	2007	3	8,138	N	N	12646 NE 104TH ST
007	445870	0100	4/25/2011	\$550,000	\$531,000	3150	9	2006	3	11,430	N	N	12804 NE 104TH ST
007	332605	9255	1/27/2009	\$567,000	\$489,000	3170	9	2005	3	7,187	N	N	13126 NE 104TH ST
007	032505	9061	3/29/2010	\$790,000	\$722,000	3170	9	2009	3	9,480	N	N	14026 NE 85TH CT
007	261992	0180	11/9/2011	\$565,000	\$560,000	3190	9	2004	3	4,469	N	N	13428 NE 97TH ST
007	123850	0940	2/20/2009	\$565,000	\$489,000	3200	9	2006	3	9,537	N	N	9707 SLATER AVE NE
007	261992	0170	4/15/2010	\$610,000	\$559,000	3230	9	2004	3	4,290	N	N	13426 NE 97TH ST
007	932930	0130	3/10/2009	\$624,950	\$542,000	3250	9	2008	3	7,207	N	N	13203 NE 129TH PL
007	674370	0367	10/25/2010	\$729,500	\$687,000	3280	9	2010	3	7,200	N	N	12725 NE 106TH LN
007	674370	0362	1/26/2011	\$719,000	\$686,000	3280	9	2010	3	7,200	N	N	12716 NE 106TH LN
007	261992	0070	4/28/2010	\$627,000	\$576,000	3290	9	2003	3	4,785	N	N	13330 NE 97TH ST
007	261992	0090	11/17/2011	\$560,000	\$556,000	3300	9	2003	3	5,644	N	N	13336 NE 97TH ST
007	032505	9277	9/2/2010	\$735,000	\$687,000	3330	9	2009	3	7,399	N	N	14009 NE 85TH CT
007	032505	9283	6/8/2009	\$900,000	\$790,000	3400	9	2008	3	8,371	Y	N	14018 NE 85TH CT
007	389510	0039	6/13/2011	\$620,000	\$602,000	3420	9	2009	3	6,845	N	N	8355 138TH CT NE
007	332605	9156	4/8/2011	\$722,500	\$696,000	3430	9	2005	3	7,336	N	N	13030 NE 104TH ST
007	123850	0444	12/18/2009	\$589,000	\$531,000	3480	9	2009	3	6,936	N	N	9031 125TH AVE NE
007	123850	0447	2/9/2010	\$590,000	\$536,000	3480	9	2009	3	7,300	N	N	9027 125TH AVE NE
007	663990	0244	2/16/2010	\$721,000	\$656,000	3500	9	2008	3	8,395	N	N	12329 NE 102ND LN
007	674370	0293	10/13/2011	\$758,000	\$749,000	3570	9	2008	3	8,832	N	N	12633 NE 104TH ST
007	388810	0086	5/16/2009	\$755,000	\$661,000	1940	10	2007	3	7,397	N	N	9227 130TH AVE NE
007	674370	0084	5/26/2010	\$605,000	\$558,000	2510	10	2002	3	7,200	N	N	10655 126TH AVE NE
007	272605	9100	12/16/2011	\$449,000	\$448,000	2640	10	1981	2	44,431	N	N	13407 NE 129TH ST
007	663990	0243	3/3/2011	\$625,000	\$599,000	3020	10	2008	3	8,897	N	N	12323 NE 102ND LN
007	674370	0321	4/5/2010	\$775,000	\$709,000	3070	10	2006	3	8,243	N	N	12617 NE 105TH PL
007	674370	0365	6/1/2010	\$689,500	\$636,000	3100	10	2010	3	7,200	N	N	10613 128TH AVE NE

Improved Sales Used in this Physical Inspection Analysis
Area 93
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	262173	0170	9/1/2010	\$605,000	\$565,000	3290	10	2000	3	11,605	N	N	13716 NE 136TH PL
007	674370	0361	5/11/2011	\$662,000	\$640,000	3310	10	2010	3	7,291	N	N	12710 NE 106TH LN
007	262173	0220	3/11/2011	\$541,000	\$519,000	3430	10	2000	3	10,157	N	N	13622 NE 136TH PL
007	262173	0160	8/16/2011	\$646,900	\$634,000	3480	10	2000	3	15,287	N	N	13720 NE 136TH PL
007	388810	0091	4/30/2009	\$845,000	\$738,000	3490	10	2008	3	10,043	N	N	12843 NE 91ST ST
007	388810	0091	4/13/2011	\$730,000	\$703,000	3490	10	2008	3	10,043	N	N	12843 NE 91ST ST
007	262173	0100	10/26/2010	\$645,000	\$607,000	3640	10	2000	3	13,852	N	N	13528 137TH PL NE
007	674370	0205	12/14/2011	\$850,000	\$847,000	3710	10	2011	3	11,854	N	N	10222 126TH AVE NE
007	663990	0240	5/17/2010	\$725,000	\$667,000	3790	10	2008	3	14,719	N	N	12326 NE 102ND LN
007	674370	0316	5/11/2010	\$705,000	\$648,000	3880	10	2007	3	8,417	N	N	10600 126TH AVE NE
007	262173	0070	9/14/2011	\$629,000	\$619,000	3900	10	2000	3	10,744	N	N	13727 NE 135TH PL
007	032505	9267	3/24/2010	\$880,000	\$804,000	4470	10	2003	3	12,090	N	N	9212 132ND AVE NE
007	388810	0125	6/24/2009	\$770,000	\$678,000	2570	11	2007	3	6,638	N	N	12920 NE 87TH ST
007	388810	0124	10/14/2009	\$802,500	\$717,000	2910	11	2006	3	8,805	N	N	12916 NE 87TH ST
015	123750	0740	5/20/2010	\$264,000	\$243,000	920	6	1962	3	16,900	N	N	13427 NE REDMOND WAY
015	102505	9167	8/13/2010	\$275,000	\$256,000	940	6	1970	4	10,085	N	N	7505 134TH AVE NE
015	389710	0172	6/28/2011	\$308,000	\$300,000	1150	6	1970	4	6,600	N	N	11629 NE 74TH ST
015	642110	0582	9/4/2009	\$380,000	\$337,000	1200	6	1970	4	9,396	N	N	7410 151ST AVE NE
015	640070	0332	1/25/2010	\$340,500	\$308,000	1200	6	1952	4	20,075	N	N	7041 122ND AVE NE
015	943530	0109	8/23/2011	\$242,500	\$238,000	1360	6	1982	3	11,445	N	N	6450 154TH AVE NE
015	102505	9108	12/2/2010	\$430,000	\$407,000	1780	6	1950	4	33,103	N	N	7355 148TH AVE NE
015	943530	0192	7/21/2009	\$335,000	\$296,000	1810	6	1965	3	8,400	N	N	6523 154TH AVE NE
015	424900	0080	6/22/2011	\$350,000	\$340,000	2030	6	1913	4	11,574	Y	N	7222 153RD AVE NE
015	640070	0166	5/19/2010	\$250,000	\$230,000	790	7	1940	3	7,956	N	N	12226 NE 73RD ST
015	290970	0240	3/24/2010	\$335,000	\$306,000	820	7	1971	4	11,514	N	N	13702 NE 83RD ST
015	042505	9046	6/25/2010	\$318,160	\$294,000	940	7	1967	3	15,289	N	N	8323 132ND AVE NE
015	742410	0170	10/21/2009	\$293,000	\$262,000	960	7	1968	3	8,260	N	N	12854 NE 83RD ST
015	856250	0300	8/6/2010	\$435,000	\$405,000	960	7	1962	4	8,538	N	N	13790 NE 78TH PL
015	856250	0970	3/23/2009	\$426,000	\$370,000	1000	7	1962	4	7,350	N	N	7642 138TH PL NE
015	092505	9223	3/14/2011	\$255,000	\$244,000	1000	7	1976	3	10,620	N	N	7831 126TH AVE NE

Improved Sales Used in this Physical Inspection Analysis
Area 93
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
015	389710	0135	1/14/2010	\$328,000	\$297,000	1050	7	1976	4	6,600	N	N	11636 NE 74TH ST
015	102505	9181	8/3/2011	\$348,000	\$340,000	1050	7	1977	3	7,400	N	N	13319 NE 75TH ST
015	856270	0300	7/1/2009	\$374,500	\$330,000	1070	7	1966	4	8,030	N	N	13810 NE 72ND PL
015	389710	0821	8/10/2009	\$310,000	\$274,000	1080	7	1962	4	7,840	N	N	11826 NE 74TH ST
015	131093	0110	6/9/2010	\$383,000	\$353,000	1080	7	1981	3	12,272	Y	N	7428 153RD CT NE
015	184210	0150	4/12/2010	\$406,000	\$372,000	1110	7	1965	4	9,520	N	N	14109 NE 72ND ST
015	092505	9188	4/21/2010	\$288,000	\$264,000	1110	7	1966	4	10,200	N	N	7528 126TH AVE NE
015	184230	0050	11/28/2011	\$238,000	\$236,000	1110	7	1965	2	9,072	N	N	14314 NE 72ND ST
015	620300	0070	1/12/2010	\$405,000	\$366,000	1120	7	1965	4	10,150	N	N	12018 NE 64TH ST
015	742100	0060	6/9/2011	\$285,000	\$277,000	1130	7	1965	3	10,125	N	N	7817 124TH AVE NE
015	123750	0721	10/5/2009	\$313,000	\$279,000	1140	7	1979	3	11,778	N	N	13419 NE REDMOND WAY
015	123750	0024	6/27/2011	\$360,000	\$350,000	1140	7	1966	4	10,545	N	N	13346 NE 80TH ST
015	804500	0560	8/8/2011	\$260,000	\$254,000	1140	7	1966	2	10,283	N	N	7518 135TH PL NE
015	951250	0760	8/13/2009	\$400,000	\$354,000	1150	7	1969	3	8,500	N	N	14028 NE 73RD ST
015	022510	0067	4/8/2010	\$309,950	\$284,000	1160	7	1967	4	6,150	N	N	7812 122ND AVE NE
015	951250	1210	6/15/2010	\$362,500	\$335,000	1170	7	1969	3	8,050	N	N	14209 NE 75TH ST
015	022510	0089	9/1/2009	\$385,000	\$342,000	1180	7	1953	5	10,934	N	N	7839 123RD AVE NE
015	856260	0490	10/4/2011	\$371,000	\$366,000	1190	7	1966	4	7,700	N	N	13724 NE 73RD PL
015	951250	0650	3/31/2009	\$461,000	\$401,000	1210	7	1968	4	8,400	N	N	7609 141ST AVE NE
015	856250	0790	9/14/2011	\$355,000	\$349,000	1210	7	1963	4	7,483	N	N	13771 NE 76TH PL
015	934890	0195	10/1/2009	\$358,300	\$319,000	1220	7	1969	4	13,140	N	N	6413 116TH AVE NE
015	379515	0010	3/24/2010	\$505,000	\$461,000	1220	7	1913	5	7,822	N	N	8208 122ND AVE NE
015	951250	0020	7/19/2011	\$396,000	\$387,000	1220	7	1968	3	8,960	N	N	7637 140TH PL NE
015	390110	0080	4/1/2010	\$341,300	\$312,000	1230	7	1961	4	8,580	N	N	12424 NE 72ND ST
015	742410	0050	8/12/2010	\$300,000	\$279,000	1240	7	1968	3	7,300	N	N	12839 NE 83RD ST
015	390110	0060	10/4/2011	\$282,000	\$278,000	1240	7	1962	3	9,590	N	N	12407 NE 73RD ST
015	175970	2070	7/7/2009	\$448,000	\$395,000	1250	7	1977	4	10,937	N	N	6216 116TH AVE NE
015	951250	1500	11/20/2009	\$395,000	\$355,000	1250	7	1969	3	9,450	N	N	7430 141ST AVE NE
015	742410	0200	9/14/2010	\$287,500	\$269,000	1250	7	1968	3	8,820	N	N	12832 NE 83RD ST
015	743700	0080	8/4/2011	\$235,000	\$230,000	1250	7	1965	2	10,799	N	N	8218 135TH PL NE

Improved Sales Used in this Physical Inspection Analysis
Area 93
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
015	951250	0750	6/23/2009	\$462,000	\$406,000	1270	7	1968	4	8,400	N	N	7315 141ST AVE NE
015	123750	0660	2/8/2010	\$410,000	\$372,000	1280	7	1976	3	10,203	N	N	13550 NE 83RD ST
015	856250	0290	12/16/2010	\$365,000	\$346,000	1280	7	1962	4	7,817	N	N	13782 NE 78TH PL
015	081800	0080	12/7/2010	\$350,000	\$331,000	1290	7	1969	4	9,450	N	N	13221 NE 70TH ST
015	081800	0210	7/2/2009	\$470,000	\$414,000	1300	7	1969	4	9,025	N	N	13509 NE 70TH ST
015	123750	0380	12/16/2009	\$399,000	\$359,000	1300	7	1982	4	18,150	N	N	8040 132ND AVE NE
015	108710	0065	5/4/2011	\$350,000	\$338,000	1300	7	1955	4	10,790	N	N	12229 NE 67TH ST
015	081800	0290	12/13/2011	\$290,000	\$289,000	1300	7	1969	3	8,400	N	N	13416 NE 70TH ST
015	743690	0020	11/3/2010	\$273,500	\$257,000	1310	7	1958	3	8,925	N	N	8401 134TH AVE NE
015	951250	0260	11/28/2011	\$245,000	\$243,000	1310	7	1968	2	7,700	N	N	14209 NE 73RD ST
015	290970	0200	4/19/2011	\$305,000	\$294,000	1320	7	1969	4	10,008	N	N	13703 NE 83RD ST
015	092505	9125	8/4/2011	\$319,000	\$312,000	1320	7	1955	5	9,341	N	N	6506 126TH AVE NE
015	951250	0820	4/14/2009	\$395,000	\$344,000	1330	7	1967	3	7,935	N	N	7424 140TH PL NE
015	418000	0070	11/24/2010	\$474,950	\$449,000	1340	7	1967	5	9,666	N	N	7335 128TH AVE NE
015	804500	0090	10/26/2011	\$290,000	\$287,000	1350	7	1966	3	7,459	N	N	13317 NE 74TH ST
015	856285	0110	7/24/2009	\$450,750	\$398,000	1360	7	1972	3	8,800	N	N	6501 141ST PL NE
015	092505	9059	3/10/2010	\$444,000	\$405,000	1360	7	1947	4	16,440	N	N	7616 116TH AVE NE
015	856285	0110	9/6/2011	\$415,000	\$408,000	1360	7	1972	3	8,800	N	N	6501 141ST PL NE
015	548720	0010	11/11/2011	\$300,000	\$297,000	1370	7	1961	3	10,307	N	N	7855 135TH AVE NE
015	092505	9145	5/4/2010	\$334,950	\$308,000	1380	7	1958	4	12,196	N	N	7532 123RD AVE NE
015	804420	0050	7/15/2009	\$310,000	\$273,000	1390	7	1981	3	2,625	N	N	7801 140TH PL NE
015	856250	0860	2/5/2009	\$460,000	\$397,000	1400	7	1963	4	7,874	N	N	13774 NE 75TH PL
015	108610	0280	5/2/2011	\$315,000	\$304,000	1400	7	1972	4	8,432	N	N	6210 120TH AVE NE
015	804500	0050	5/3/2011	\$349,000	\$337,000	1400	7	1966	4	6,746	N	N	13310 NE 74TH ST
015	108790	0050	5/25/2011	\$390,000	\$378,000	1400	7	1963	4	10,182	N	N	6110 123RD AVE NE
015	108770	0095	1/4/2010	\$375,000	\$339,000	1410	7	1956	3	11,920	N	N	12213 NE 64TH ST
015	131093	0090	2/15/2011	\$434,500	\$415,000	1410	7	1982	3	8,801	N	N	7412 153RD CT NE
015	856250	0520	7/29/2011	\$400,000	\$391,000	1420	7	1968	4	7,875	N	N	7424 138TH PL NE
015	951250	1570	4/7/2009	\$325,000	\$283,000	1430	7	1968	3	7,665	N	N	7624 141ST AVE NE
015	812345	0330	6/25/2010	\$450,000	\$416,000	1440	7	1979	3	9,102	N	N	6110 149TH CT NE

Improved Sales Used in this Physical Inspection Analysis
Area 93
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
015	943530	0153	5/3/2010	\$370,000	\$340,000	1450	7	1987	3	9,583	N	N	15309 NE 63RD CT
015	951250	0230	10/14/2010	\$379,950	\$357,000	1460	7	1968	3	7,700	N	N	14105 NE 73RD ST
015	092505	9210	5/17/2010	\$349,950	\$322,000	1470	7	1972	3	12,100	N	N	12421 NE 65TH PL
015	719733	0040	3/12/2009	\$460,000	\$399,000	1490	7	1978	3	9,443	N	N	15325 NE 64TH CT
015	804500	0520	6/12/2010	\$365,000	\$337,000	1490	7	1966	3	10,939	N	N	7624 135TH PL NE
015	804500	0520	6/12/2010	\$365,000	\$337,000	1490	7	1966	3	10,939	N	N	7624 135TH PL NE
015	390050	0140	7/8/2010	\$325,000	\$301,000	1490	7	1965	4	10,529	N	N	7560 124TH AVE NE
015	804500	0180	6/27/2011	\$379,950	\$370,000	1490	7	1966	3	7,431	N	N	13326 NE 72ND ST
015	856260	0020	4/20/2010	\$388,000	\$356,000	1500	7	1966	3	9,325	N	N	13631 NE 75TH ST
015	856250	0190	1/24/2011	\$330,000	\$314,000	1500	7	1962	4	11,971	N	N	13774 NE 77TH PL
015	792270	0660	9/28/2011	\$350,000	\$345,000	1520	7	1968	4	10,116	N	N	6805 151ST AVE NE
015	548731	0140	2/18/2009	\$362,500	\$313,000	1550	7	1971	3	7,446	N	N	13533 NE 78TH ST
015	951250	1460	11/11/2009	\$415,000	\$372,000	1560	7	1968	3	8,400	N	N	7324 141ST AVE NE
015	620290	0020	4/29/2011	\$459,000	\$443,000	1560	7	1963	4	8,960	N	N	12118 NE 65TH ST
015	081800	0110	5/27/2011	\$389,000	\$377,000	1560	7	1969	4	8,296	N	N	6904 133RD CT NE
015	792271	0200	7/14/2010	\$355,000	\$329,000	1580	7	1973	4	8,160	N	N	6624 149TH AVE NE
015	548731	0020	2/10/2010	\$335,000	\$304,000	1590	7	1971	4	10,220	N	N	7710 135TH PL NE
015	548731	0020	12/29/2011	\$353,000	\$352,000	1590	7	1971	4	10,220	N	N	7710 135TH PL NE
015	124150	0268	8/10/2010	\$329,000	\$306,000	1600	7	1962	3	14,973	N	N	6506 128TH AVE NE
015	108790	0010	9/17/2009	\$387,000	\$344,000	1620	7	1959	3	11,920	N	N	12212 NE 62ND ST
015	743700	0100	10/29/2010	\$353,320	\$333,000	1620	7	1965	4	10,395	N	N	8211 135TH PL NE
015	642110	0338	12/16/2011	\$299,900	\$299,000	1620	7	1983	3	9,758	N	N	14828 NE 75TH ST
015	123310	0491	12/2/2011	\$266,159	\$265,000	1660	7	1913	4	7,555	N	N	8017 126TH AVE NE
015	184230	0120	10/20/2009	\$375,000	\$335,000	1670	7	1967	3	8,050	N	N	14215 NE 72ND ST
015	390110	0020	7/1/2011	\$399,000	\$388,000	1670	7	1961	4	8,580	N	N	12432 NE 73RD ST
015	358523	0030	4/21/2010	\$349,950	\$321,000	1700	7	1968	4	7,210	N	N	7919 127TH PL NE
015	804500	0240	12/8/2010	\$409,970	\$388,000	1700	7	1966	4	9,988	N	N	13302 NE 72ND ST
015	804500	0480	6/16/2011	\$345,000	\$335,000	1700	7	1966	3	10,285	N	N	7603 135TH PL NE
015	092505	9116	10/22/2010	\$300,000	\$282,000	1730	7	1953	3	14,683	N	N	12436 NE 75TH ST
015	742440	0150	10/18/2011	\$331,250	\$327,000	1740	7	1983	3	10,405	N	N	8108 126TH PL SE

Improved Sales Used in this Physical Inspection Analysis
Area 93
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
015	856260	0310	10/17/2009	\$399,500	\$357,000	1750	7	1966	3	8,354	N	N	13919 NE 70TH PL
015	108790	0020	3/25/2009	\$550,000	\$478,000	1770	7	1959	4	11,920	N	N	12228 NE 62ND ST
015	254710	0005	12/22/2010	\$400,000	\$379,000	1770	7	1966	3	12,004	N	N	7308 128TH AVE NE
015	934890	0175	7/22/2009	\$370,000	\$327,000	1780	7	1967	4	13,140	N	N	6421 116TH AVE NE
015	741970	0016	12/16/2009	\$365,000	\$329,000	1800	7	1973	3	10,909	N	N	13219 NE 75TH ST
015	108770	0075	12/2/2011	\$349,000	\$347,000	1810	7	1956	4	9,520	N	N	12218 NE 64TH ST
015	108580	0130	5/18/2010	\$499,000	\$459,000	1830	7	1972	4	8,917	N	N	12308 NE 68TH PL
015	111580	0240	6/2/2009	\$405,000	\$355,000	1840	7	1972	3	7,700	N	N	6618 146TH AVE NE
015	941350	0180	11/17/2009	\$590,000	\$530,000	1850	7	1970	5	8,800	N	N	6227 146TH AVE NE
015	289600	0730	11/24/2010	\$380,000	\$359,000	1860	7	1976	3	10,820	N	N	7921 146TH AVE NE
015	856260	0130	7/25/2011	\$370,000	\$361,000	1910	7	1965	3	8,566	N	N	13709 NE 73RD PL
015	102505	9095	2/28/2011	\$419,950	\$402,000	1930	7	1969	3	10,060	N	N	7826 133RD AVE NE
015	856250	0530	1/31/2011	\$340,000	\$324,000	1940	7	1963	3	7,585	N	N	7416 138TH PL NE
015	131093	0060	8/25/2011	\$412,000	\$404,000	1960	7	1981	3	9,892	N	N	15243 NE 74TH WAY
015	640070	0072	5/12/2011	\$440,000	\$426,000	1990	7	1993	3	7,050	N	N	7328 121ST LN NE
015	640070	0210	9/26/2011	\$641,000	\$632,000	2060	7	1946	5	12,228	N	N	7034 122ND AVE NE
015	068653	0330	10/2/2009	\$400,000	\$357,000	2080	7	1969	3	8,958	N	N	14209 NE 63RD CT
015	290970	0210	7/20/2011	\$379,900	\$371,000	2080	7	1969	3	9,979	N	N	13709 NE 83RD ST
015	108770	0110	10/7/2011	\$367,500	\$363,000	2150	7	1959	3	9,600	N	N	12233 NE 64TH ST
015	123690	0101	10/1/2009	\$450,000	\$401,000	2210	7	1963	4	12,028	N	N	7843 130TH AVE NE
015	792270	0480	4/20/2009	\$470,000	\$410,000	2380	7	1968	3	11,232	N	N	6730 150TH AVE NE
015	184220	0110	5/21/2010	\$428,500	\$394,000	2460	7	1964	3	9,200	N	N	14115 NE 71ST PL
015	184230	0160	2/16/2010	\$505,000	\$459,000	2800	7	1965	4	9,120	N	N	14311 NE 72ND ST
015	123750	0420	2/19/2009	\$320,000	\$276,000	3080	7	1959	4	16,485	N	N	8036 132ND AVE NE
015	856260	0220	6/4/2009	\$351,000	\$308,000	1070	8	1964	3	7,350	N	N	7201 139TH PL NE
015	289600	0920	12/8/2011	\$429,900	\$428,000	1180	8	1975	4	11,840	N	N	7614 144TH AVE NE
015	719735	0010	10/5/2009	\$485,000	\$433,000	1190	8	1977	3	9,020	N	N	6104 152ND AVE NE
015	719735	0050	6/16/2010	\$349,950	\$323,000	1190	8	1977	3	9,594	N	N	15317 NE 62ND CT
015	719735	0130	7/20/2011	\$424,000	\$414,000	1190	8	1978	4	10,000	N	N	15308 NE 62ND CT
015	530860	0050	2/7/2011	\$360,000	\$344,000	1230	8	1982	3	8,657	N	N	11719 NE 75TH PL

Improved Sales Used in this Physical Inspection Analysis
Area 93
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
015	720243	0120	10/19/2011	\$409,500	\$405,000	1250	8	1970	4	9,024	N	N	15333 NE 66TH CT
015	660030	0030	11/24/2010	\$420,000	\$397,000	1290	8	1969	4	17,608	N	N	12908 NE 78TH PL
015	108800	0050	3/10/2010	\$538,500	\$491,000	1300	8	1973	4	10,548	N	N	12020 NE 68TH PL
015	289600	0390	12/17/2010	\$430,000	\$408,000	1320	8	1975	4	11,000	N	N	14615 NE 76TH ST
015	804450	0110	2/9/2009	\$470,000	\$406,000	1340	8	1977	4	7,776	N	N	6836 140TH PL NE
015	792270	0700	1/6/2010	\$359,500	\$325,000	1340	8	1967	3	10,640	N	N	6908 151ST AVE NE
015	792270	0310	1/19/2010	\$445,000	\$403,000	1340	8	1968	3	8,975	N	N	15103 NE 68TH ST
015	108800	0040	3/25/2011	\$413,000	\$397,000	1340	8	1972	4	8,926	N	N	12104 68TH PL NE
015	184231	0010	12/14/2011	\$400,000	\$399,000	1370	8	1977	4	7,752	N	N	14208 NE 71ST ST
015	620265	0230	5/21/2009	\$390,000	\$341,000	1380	8	1984	3	8,698	N	N	13417 NE 69TH WAY
015	743640	0160	12/10/2010	\$395,000	\$374,000	1410	8	1974	4	8,314	N	N	7728 131ST AVE NE
015	068653	0190	7/27/2010	\$519,000	\$482,000	1430	8	1972	4	9,000	N	N	14220 NE 64TH CT
015	102505	9188	4/5/2011	\$355,000	\$341,000	1440	8	1978	3	8,402	N	N	7512 134TH AVE NE
015	792270	0210	10/19/2011	\$363,000	\$359,000	1440	8	1968	3	9,700	N	N	6810 152ND AVE NE
015	289600	0670	2/18/2010	\$387,500	\$352,000	1460	8	1977	3	10,345	N	N	7820 147TH AVE NE
015	941350	0350	9/21/2010	\$381,000	\$357,000	1480	8	1971	4	8,394	N	N	6312 147TH CT NE
015	743650	0160	1/24/2011	\$389,950	\$371,000	1500	8	1974	4	7,579	N	N	12820 NE 76TH ST
015	743650	0110	10/1/2009	\$479,950	\$428,000	1540	8	1974	4	7,480	N	N	12919 NE 76TH ST
015	108801	0280	4/19/2011	\$349,995	\$337,000	1540	8	1973	3	8,581	N	N	11914 NE 67TH PL
015	108801	0080	1/15/2009	\$403,800	\$347,000	1550	8	1973	4	7,176	N	N	11712 NE 67TH PL
015	289600	0220	3/8/2010	\$537,000	\$489,000	1560	8	1975	4	9,600	N	N	7549 146TH AVE NE
015	254721	0200	8/24/2009	\$479,000	\$425,000	1570	8	1973	3	12,496	N	N	7204 130TH AVE NE
015	812345	0160	7/16/2010	\$507,275	\$471,000	1580	8	1978	3	8,280	N	N	6043 150TH CT NE
015	687030	0080	4/29/2010	\$445,000	\$408,000	1590	8	2005	3	2,415	N	N	7862 148TH CT NE
015	108800	0080	10/8/2010	\$406,500	\$382,000	1610	8	1972	4	9,305	N	N	12008 NE 68TH PL
015	108800	0080	11/14/2011	\$436,000	\$433,000	1610	8	1972	4	9,305	N	N	12008 NE 68TH PL
015	792270	0200	5/13/2010	\$479,000	\$441,000	1620	8	1976	3	12,469	N	N	6915 153RD AVE NE
015	792272	0290	9/15/2010	\$430,000	\$402,000	1620	8	1977	3	9,020	N	N	6220 152ND AVE NE
015	792272	0130	6/27/2011	\$518,000	\$504,000	1620	8	1977	4	8,360	N	N	6417 152ND AVE NE
015	773230	0400	6/12/2009	\$535,000	\$470,000	1630	8	1984	3	8,417	N	N	6112 142ND CT NE

Improved Sales Used in this Physical Inspection Analysis
Area 93
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
015	792272	0030	5/12/2010	\$519,000	\$477,000	1630	8	1977	4	10,982	N	N	15106 NE 67TH PL
015	620265	0050	8/9/2010	\$425,000	\$396,000	1650	8	1984	3	7,810	N	N	13436 NE 69TH WAY
015	108801	0010	9/1/2010	\$440,000	\$411,000	1660	8	1973	3	8,925	N	N	11814 NE 68TH PL
015	108801	0250	7/10/2009	\$555,000	\$489,000	1670	8	1973	4	6,825	N	N	11911 NE 67TH PL
015	111580	0360	6/25/2010	\$398,000	\$368,000	1680	8	1972	3	11,875	N	N	14504 NE 67TH ST
015	951250	0350	7/22/2010	\$532,000	\$494,000	1680	8	1968	5	8,160	N	N	7314 143RD AVE NE
015	941350	0280	5/11/2010	\$390,000	\$359,000	1690	8	1972	3	7,875	N	N	14615 NE 64TH ST
015	092505	9264	12/6/2010	\$534,000	\$505,000	1690	8	1992	4	8,691	N	N	7512 130TH AVE NE
015	124150	0145	6/16/2011	\$423,990	\$412,000	1690	8	1999	3	3,909	N	N	13027 NE 70TH DR
015	175970	0550	3/16/2010	\$710,000	\$648,000	1710	8	1966	5	13,978	N	N	6811 120TH AVE NE
015	102505	9113	5/2/2011	\$625,000	\$604,000	1730	8	2007	3	12,000	N	N	7834 134TH AVE NE
015	092505	9227	3/17/2010	\$471,500	\$430,000	1760	8	1977	4	9,600	N	N	7545 132ND AVE NE
015	092505	9234	5/7/2010	\$460,000	\$423,000	1760	8	1979	3	14,026	N	N	7908 125TH LN NE
015	123750	0011	12/17/2010	\$355,000	\$336,000	1770	8	1957	4	11,850	N	N	8028 132ND AVE NE
015	792271	0180	3/28/2011	\$439,950	\$423,000	1770	8	1973	4	8,400	N	N	6608 149TH AVE NE
015	687030	0150	7/18/2011	\$445,000	\$434,000	1770	8	2005	3	2,591	N	N	7892 148TH CT NE
015	289600	0790	10/6/2010	\$415,000	\$389,000	1780	8	1975	3	8,800	N	N	7707 146TH AVE NE
015	856270	0510	8/22/2011	\$392,523	\$385,000	1810	8	1965	3	7,700	N	N	13805 NE 71ST PL
015	792270	0400	11/11/2011	\$455,000	\$451,000	1820	8	1967	4	11,932	N	N	15001 NE 66TH ST
015	092505	9253	1/14/2010	\$462,500	\$418,000	1830	8	1990	3	7,210	N	N	7411 131ST PL NE
015	792270	0720	10/19/2011	\$313,000	\$309,000	1830	8	1968	3	9,965	N	N	6804 151ST AVE NE
015	792271	0840	5/6/2010	\$425,000	\$390,000	1840	8	1973	4	8,100	N	N	6322 151ST AVE NE
015	640070	0313	4/26/2011	\$410,000	\$396,000	1850	8	1990	3	7,634	N	N	7210 120TH AVE NE
015	792272	0120	6/5/2009	\$504,000	\$442,000	1860	8	1977	3	8,910	N	N	6425 152ND AVE NE
015	111581	0030	2/2/2010	\$402,500	\$365,000	1930	8	1975	3	10,959	N	N	6605 140TH PL NE
015	424900	0030	4/16/2010	\$609,000	\$558,000	1930	8	1988	3	7,526	N	N	15228 NE 73RD ST
015	642110	0011	8/16/2010	\$465,000	\$433,000	1930	8	1995	3	10,083	N	N	7939 152ND AVE NE
015	111580	0380	11/24/2010	\$432,500	\$409,000	1930	8	1972	4	10,002	N	N	14509 NE 67TH CT
015	056900	0080	12/14/2011	\$535,000	\$533,000	1930	8	1973	4	6,750	N	N	14116 NE 62ND ST
015	792271	0310	5/14/2010	\$520,000	\$478,000	1940	8	1975	4	9,656	N	N	6905 149TH AVE NE

Improved Sales Used in this Physical Inspection Analysis
Area 93
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
015	421520	0020	9/17/2010	\$492,500	\$461,000	1960	8	1967	4	12,219	N	N	7522 124TH PL NE
015	124150	0140	12/16/2011	\$415,000	\$414,000	1960	8	1998	3	3,600	N	N	13105 NE 70TH DR
015	123750	0520	11/24/2009	\$438,000	\$393,000	1990	8	1960	3	14,475	N	N	8316 132ND AVE NE
015	056900	0150	1/20/2011	\$497,000	\$473,000	1990	8	1969	4	10,240	N	N	14016 NE 62ND ST
015	687030	0030	11/17/2010	\$455,000	\$429,000	2010	8	2005	3	2,747	N	N	14884 NE 78TH WAY
015	687030	0010	8/22/2011	\$465,000	\$456,000	2010	8	2005	3	3,037	N	N	7853 149TH AVE NE
015	123310	0267	9/3/2009	\$490,000	\$435,000	2020	8	1991	4	8,337	N	N	8217 122ND AVE NE
015	289600	0250	10/1/2009	\$488,000	\$435,000	2030	8	1975	3	10,400	N	N	7531 146TH AVE NE
015	068653	0020	7/22/2011	\$485,000	\$474,000	2030	8	1976	4	9,300	N	N	14218 NE 67TH CT
015	620265	0150	8/3/2011	\$482,000	\$472,000	2030	8	1986	3	8,803	N	N	13213 NE 69TH WAY
015	856270	0080	3/5/2010	\$455,000	\$414,000	2040	8	1966	3	10,395	N	N	7025 137TH AVE NE
015	640070	0222	7/8/2011	\$499,000	\$486,000	2040	8	2000	4	9,835	N	N	7042 122ND AVE NE
015	769480	0260	9/2/2009	\$540,000	\$480,000	2050	8	2007	3	2,686	N	N	6860 156TH PL NE
015	102505	9195	9/14/2010	\$560,000	\$524,000	2050	8	1983	4	13,448	N	N	6410 140TH AVE NE
015	124150	0142	6/23/2009	\$490,000	\$431,000	2070	8	1998	3	3,599	N	N	13101 NE 70TH ST
015	254720	0070	2/27/2009	\$396,500	\$343,000	2090	8	1966	3	9,936	N	N	7323 129TH AVE NE
015	184231	0150	10/3/2011	\$410,000	\$404,000	2090	8	1974	3	8,800	N	N	7005 142ND PL NE
015	289600	0020	11/3/2011	\$550,000	\$545,000	2100	8	1976	5	8,800	N	N	7519 144TH AVE NE
015	640070	0304	2/16/2011	\$540,000	\$516,000	2130	8	2010	3	6,708	N	N	7010 122ND AVE NE
015	666600	0010	3/24/2011	\$374,950	\$360,000	2140	8	1955	4	15,481	N	N	6515 116TH AVE NE
015	418000	0060	6/28/2011	\$497,000	\$484,000	2160	8	2003	3	9,664	N	N	7430 127TH AVE NE
015	126240	0120	9/11/2009	\$449,500	\$400,000	2170	8	1967	4	9,729	N	N	12638 NE 70TH PL
015	640070	0309	6/8/2011	\$519,000	\$504,000	2170	8	1989	5	7,200	N	N	12005 NE 73RD ST
015	642110	0131	7/29/2011	\$470,000	\$459,000	2180	8	1997	3	6,830	N	N	7709 151ST AVE NE
015	792266	0050	11/19/2009	\$495,000	\$444,000	2190	8	1983	4	9,667	N	N	12916 NE 71ST ST
015	108750	0005	7/25/2011	\$450,000	\$440,000	2190	8	1985	4	10,790	N	N	12204 NE 66TH ST
015	742040	0050	2/12/2010	\$487,500	\$443,000	2230	8	1994	3	8,052	N	N	8024 131ST PL NE
015	175970	2066	10/22/2009	\$539,700	\$483,000	2240	8	2009	3	9,198	N	N	6228 116TH AVE NE
015	092505	9259	3/24/2010	\$525,000	\$480,000	2270	8	1992	4	14,145	N	N	6607 126TH AVE NE
015	620265	0010	10/19/2009	\$408,000	\$365,000	2300	8	1987	2	11,254	N	N	13522 NE OLD REDMOND RD

Improved Sales Used in this Physical Inspection Analysis
Area 93
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
015	112505	9128	5/11/2010	\$453,000	\$416,000	2300	8	1987	3	8,617	Y	N	15316 OLD REDMOND RD
015	123750	0140	3/17/2009	\$506,500	\$439,000	2330	8	1959	4	19,750	N	N	13430 NE 80TH ST
015	856270	0260	11/16/2009	\$500,000	\$449,000	2410	8	1966	3	7,350	N	N	7200 138TH PL NE
015	102505	9028	2/24/2010	\$509,000	\$463,000	2450	8	1992	3	8,901	N	N	14016 NE 63RD CT
015	804470	0070	5/13/2011	\$549,950	\$532,000	2460	8	1982	4	7,647	N	N	14111 NE 63RD CT
015	241970	0240	1/22/2009	\$625,000	\$538,000	2490	8	2009	3	4,713	N	N	7264 147TH CT NE
015	241970	0060	6/24/2010	\$649,800	\$601,000	2490	8	2010	3	4,181	N	N	14700 NE 73RD WAY
015	241970	0190	10/29/2009	\$669,800	\$600,000	2600	8	2009	3	3,660	N	N	7251 147TH CT NE
015	241970	0230	5/1/2009	\$625,000	\$546,000	2670	8	2009	3	3,952	N	N	7258 147TH CT NE
015	241970	0230	7/25/2011	\$595,000	\$582,000	2670	8	2009	3	3,952	N	N	7258 147TH CT NE
015	175970	2067	3/23/2010	\$539,999	\$493,000	2740	8	2009	3	8,510	N	N	6224 116TH AVE NE
015	241970	0220	5/20/2009	\$659,950	\$578,000	2840	8	2008	3	3,851	N	N	7252 147TH CT NE
015	241970	0050	9/21/2009	\$650,000	\$579,000	2840	8	2008	3	4,181	N	N	14712 NE 73RD WAY
015	804470	0040	7/21/2009	\$615,000	\$543,000	2880	8	1982	4	7,440	N	N	14025 NE 63RD CT
015	241970	0080	5/27/2010	\$708,000	\$653,000	2910	8	2010	3	4,356	N	N	14690 NE 73RD WAY
015	241970	0160	5/1/2009	\$729,950	\$638,000	2920	8	2009	3	4,708	N	N	7240 145TH CT NE
015	241970	0040	2/24/2009	\$670,000	\$580,000	2930	8	2008	3	3,878	N	N	14720 NE 73RD WAY
015	286910	0030	2/28/2011	\$602,500	\$577,000	3010	8	1986	4	7,697	N	N	6814 142ND CT NE
015	175970	2068	12/16/2009	\$550,001	\$496,000	3030	8	2009	3	10,953	N	N	6220 116TH AVE NE
015	241970	0020	6/23/2010	\$670,000	\$620,000	3030	8	2010	3	4,181	N	N	14744 NE 73RD WAY
015	241970	0130	7/28/2009	\$710,000	\$628,000	3070	8	2009	3	5,226	N	N	7222 145TH CT NE
015	241970	0180	4/1/2010	\$660,000	\$604,000	3110	8	2010	3	3,988	N	N	7257 147TH CT NE
015	241970	0110	10/26/2009	\$725,000	\$649,000	3170	8	2008	3	3,959	N	N	7227 145TH CT NE
015	241970	0150	10/19/2009	\$700,000	\$626,000	3200	8	2010	3	4,923	N	N	7234 145TH CT NE
015	241970	0200	7/8/2009	\$700,000	\$617,000	3380	8	2009	3	5,221	N	N	7245 147TH CT NE
015	792270	0600	8/4/2009	\$547,500	\$484,000	3470	8	1968	3	14,246	N	N	6920 150TH AVE NE
015	943530	0090	1/20/2011	\$600,000	\$572,000	4030	8	2002	3	23,715	N	N	6556 154TH AVE NE
015	943530	0112	6/16/2009	\$435,000	\$382,000	1280	9	2004	3	5,299	N	N	6218 154TH AVE NE
015	020048	0020	4/28/2009	\$580,000	\$506,000	1610	9	2007	3	7,912	N	N	12412 NE 80TH WAY
015	254721	0110	5/9/2011	\$480,000	\$464,000	1720	9	1974	4	12,316	N	N	12919 NE 72ND ST

Improved Sales Used in this Physical Inspection Analysis
Area 93
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
015	773241	0010	2/19/2010	\$510,000	\$464,000	1780	9	1988	4	9,920	N	N	5718 147TH AVE NE
015	112505	9088	12/10/2009	\$565,000	\$509,000	1810	9	1990	3	9,794	Y	N	15318 OLD REDMOND RD
015	773241	0340	5/23/2011	\$543,999	\$527,000	1850	9	1988	4	9,000	N	N	14511 NE 58TH ST
015	941350	0220	7/16/2009	\$570,000	\$503,000	1870	9	1969	4	12,323	N	N	6210 146TH AVE NE
015	773241	0440	10/22/2010	\$585,000	\$550,000	1970	9	1987	4	7,810	N	N	14607 NE 57TH ST
015	773230	0290	1/13/2009	\$610,000	\$525,000	1990	9	1984	3	8,204	N	N	6028 143RD CT NE
015	773240	0420	7/9/2009	\$595,000	\$525,000	2040	9	1986	4	7,504	N	N	14443 NE 61ST ST
015	385010	0010	12/23/2011	\$500,000	\$499,000	2070	9	2003	3	4,337	Y	N	7011 117TH PL NE
015	640070	0334	9/14/2009	\$525,000	\$467,000	2100	9	1973	4	18,300	N	N	12131 NE 73RD ST
015	642110	0170	4/11/2011	\$550,000	\$530,000	2100	9	1999	3	22,782	N	N	7527 151ST AVE NE
015	773230	0540	9/29/2010	\$577,500	\$542,000	2130	9	1984	3	7,211	N	N	14026 NE 61ST ST
015	773240	0410	12/22/2011	\$557,000	\$556,000	2150	9	1986	3	7,504	N	N	14501 NE 61ST ST
015	409910	0040	11/18/2009	\$520,000	\$467,000	2170	9	1996	3	3,987	N	N	6821 117TH AVE NE
015	642100	0070	8/26/2009	\$639,000	\$567,000	2240	9	1988	4	9,441	N	N	14917 NE 76TH CT
015	773241	0400	4/21/2009	\$630,000	\$549,000	2330	9	1988	3	9,534	N	N	5733 146TH AVE NE
015	254721	0140	12/22/2010	\$530,000	\$503,000	2360	9	1972	4	11,908	N	N	12931 NE 72ND ST
015	773241	0270	10/21/2009	\$615,000	\$550,000	2380	9	1987	4	8,896	N	N	14508 NE 58TH ST
015	666907	0290	6/22/2010	\$574,500	\$531,000	2390	9	1984	4	7,811	N	N	12605 NE 68TH ST
015	092505	9156	9/20/2010	\$610,000	\$571,000	2390	9	2000	3	7,210	N	N	6510 125TH AVE NE
015	773241	0280	11/9/2010	\$625,000	\$589,000	2390	9	1987	4	8,976	N	N	14498 NE 58TH ST
015	773240	0180	12/21/2010	\$600,000	\$569,000	2420	9	1986	4	8,271	N	N	6111 147TH CT NE
015	124150	0063	9/30/2009	\$610,000	\$544,000	2440	9	2002	3	8,076	N	N	7323 126TH AVE NE
015	365760	0050	5/17/2011	\$543,000	\$526,000	2450	9	1994	3	7,878	N	N	15322 NE 63RD WAY
015	123310	0328	5/24/2011	\$599,000	\$580,000	2460	9	2010	3	8,186	N	N	8036 122ND AVE NE
015	123310	0324	6/14/2011	\$590,000	\$573,000	2460	9	2010	3	10,075	N	N	8040 122ND AVE NE
015	092505	9291	11/21/2011	\$521,199	\$518,000	2460	9	2001	3	8,396	N	N	7547 125TH PL NE
015	773241	0070	2/11/2010	\$635,000	\$577,000	2470	9	1987	4	8,293	N	N	5858 147TH AVE NE
015	773230	0160	10/18/2010	\$581,000	\$546,000	2470	9	1984	3	7,219	N	N	6005 142ND CT NE
015	773241	0240	10/11/2010	\$600,000	\$564,000	2490	9	1987	3	8,853	N	N	14550 NE 58TH ST
015	679210	0050	10/19/2009	\$623,700	\$558,000	2500	9	1990	3	8,467	N	N	7716 149TH AVE NE

Improved Sales Used in this Physical Inspection Analysis
Area 93
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
015	365760	0070	6/22/2010	\$590,000	\$546,000	2500	9	1995	3	8,717	N	N	15306 NE 63RD WAY
015	123750	0621	6/25/2010	\$596,000	\$552,000	2500	9	2008	3	9,630	N	N	13440 NE 83RD ST
015	409910	0120	5/6/2011	\$465,450	\$450,000	2500	9	1996	3	3,842	N	N	6805 117TH AVE NE
015	020048	0070	7/24/2009	\$585,000	\$517,000	2510	9	2008	3	8,324	N	N	12407 NE 80TH LN
015	773241	0180	10/5/2011	\$612,300	\$604,000	2530	9	1987	3	9,132	N	N	5774 146TH AVE NE
015	409910	0060	7/20/2009	\$543,000	\$479,000	2540	9	1996	3	5,463	N	N	6825 117TH AVE NE
015	173795	0030	4/19/2011	\$542,500	\$523,000	2540	9	1998	3	9,394	N	N	7738 134TH AVE NE
015	124150	0217	12/15/2010	\$635,000	\$602,000	2550	9	1992	4	7,214	N	N	12621 NE 66TH PL
015	666907	0190	11/2/2009	\$555,000	\$497,000	2570	9	1985	4	9,493	N	N	12616 NE 68TH PL
015	773241	0410	7/12/2011	\$655,000	\$639,000	2600	9	1987	4	9,516	N	N	5711 146TH AVE NE
015	720243	0010	5/21/2010	\$525,000	\$483,000	2610	9	1996	3	7,718	N	N	15360 NE 66TH CT
015	720243	0080	6/21/2010	\$625,000	\$578,000	2610	9	1997	3	7,575	N	N	15306 NE 66TH CT
015	124150	0168	9/20/2010	\$645,000	\$604,000	2610	9	2004	3	6,892	N	N	13028 NE 70TH DR
015	642110	0030	9/20/2010	\$600,000	\$562,000	2620	9	1999	3	9,866	Y	N	7717 152ND AVE NE
015	020048	0050	11/23/2009	\$568,000	\$510,000	2630	9	2009	3	7,504	N	N	8028 124TH CT NE
015	773241	0230	8/18/2010	\$675,000	\$629,000	2630	9	1987	4	8,860	N	N	14572 NE 58TH ST
015	124150	0238	2/15/2011	\$605,000	\$578,000	2630	9	1996	3	8,900	N	N	6521 127TH LN NE
015	123310	0358	7/19/2011	\$598,500	\$584,000	2640	9	2011	3	6,750	N	N	8027 124TH AVE NE
015	773240	0470	1/25/2010	\$665,000	\$603,000	2670	9	1986	4	13,288	N	N	14413 NE 61ST ST
015	642100	0120	4/27/2011	\$602,900	\$582,000	2670	9	1988	3	21,043	N	N	14921 NE 75TH CT
015	254720	0140	1/4/2011	\$656,000	\$624,000	2750	9	2006	3	10,138	N	N	7401 130TH AVE NE
015	642110	0133	3/15/2010	\$670,000	\$611,000	2770	9	2001	3	14,860	N	N	7703 151ST AVE NE
015	773241	0380	9/23/2010	\$675,000	\$633,000	2770	9	1987	4	8,642	N	N	14583 NE 58TH ST
015	124150	0010	2/10/2011	\$530,000	\$506,000	2770	9	2006	3	7,398	N	N	7410 124TH AVE NE
015	123310	0334	2/17/2010	\$700,000	\$637,000	2780	9	2007	3	7,648	N	N	8010 122ND AVE NE
015	123310	0525	6/30/2011	\$640,000	\$623,000	2780	9	2001	3	7,232	N	N	8218 125TH PL NE
015	123310	0355	12/8/2010	\$614,548	\$582,000	2790	9	2010	3	8,676	N	N	8025 124TH AVE NE
015	123310	0496	4/15/2009	\$670,000	\$584,000	2800	9	2008	3	7,227	N	N	12519 NE 81ST DR
015	123310	0648	2/5/2010	\$599,950	\$545,000	2820	9	2003	3	7,330	N	N	12715 NE 81ST PL
015	123310	0487	4/10/2009	\$687,500	\$599,000	2830	9	2008	3	7,200	N	N	12526 NE 80TH PL

Improved Sales Used in this Physical Inspection Analysis
Area 93
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
015	123310	0497	4/30/2009	\$685,000	\$598,000	2870	9	2009	3	7,998	N	N	12515 NE 81ST DR
015	388910	0031	10/20/2010	\$630,000	\$593,000	2890	9	2002	3	8,553	N	N	6924 123RD AVE NE
015	390110	0095	5/24/2011	\$805,000	\$780,000	2890	9	2011	3	8,580	N	N	12448 NE 72ND ST
015	123310	0498	8/3/2009	\$650,000	\$575,000	2900	9	2009	3	7,564	N	N	12509 NE 81ST DR
015	020048	0080	5/13/2009	\$620,000	\$542,000	2910	9	2008	3	6,840	N	N	12403 NE 80TH LN
015	124150	0030	8/3/2011	\$695,000	\$680,000	2910	9	2011	3	7,008	N	N	7023 126TH AVE NE
015	424900	0300	9/1/2009	\$630,000	\$560,000	2920	9	1990	3	8,641	N	N	15231 NE 72ND ST
015	424900	0090	4/20/2010	\$617,000	\$566,000	2960	9	1989	3	7,837	N	N	7212 153RD AVE NE
015	123310	0647	4/7/2011	\$670,000	\$645,000	3010	9	2003	3	8,131	N	N	12721 NE 81ST PL
015	092505	9318	9/17/2009	\$758,000	\$675,000	3040	9	2008	3	7,480	N	N	6545 125TH AVE NE
015	102505	9213	3/8/2010	\$739,000	\$674,000	3080	9	2005	3	6,474	N	N	14778 NE 60TH CT
015	123310	0499	8/7/2009	\$708,000	\$627,000	3110	9	2008	3	8,284	N	N	8103 125TH PL NE
015	124150	0226	7/22/2009	\$730,000	\$645,000	3180	9	2007	3	9,022	N	N	6834 128TH AVE NE
015	123310	0337	3/1/2010	\$745,000	\$679,000	3230	9	2007	3	12,312	N	N	8014 122ND AVE NE
015	092505	9087	4/6/2010	\$675,000	\$618,000	3240	9	2007	3	7,009	N	N	7914 123RD AVE NE
015	092505	9260	10/20/2011	\$775,000	\$767,000	3270	9	2005	3	12,100	N	N	6543 125TH AVE NE
015	124150	0060	9/22/2010	\$700,000	\$656,000	3280	9	2003	3	7,426	N	N	7327 126TH AVE NE
015	388910	0016	9/18/2009	\$669,950	\$597,000	3310	9	2007	3	8,509	N	N	12023 NE 70TH ST
015	102505	9214	4/26/2010	\$650,000	\$597,000	3310	9	2006	3	6,422	N	N	14782 NE 60TH CT
015	022510	0110	6/8/2009	\$687,500	\$604,000	3320	9	2004	3	7,045	N	N	7553 123RD AVE NE
015	388910	0037	6/17/2010	\$710,000	\$656,000	3350	9	2008	3	7,955	N	N	12033 NE 70TH ST
015	092505	9244	5/26/2009	\$800,000	\$701,000	3460	9	2005	3	7,722	N	N	12514 NE 65TH ST
015	388910	0034	7/1/2010	\$700,000	\$648,000	3550	9	2008	3	11,450	N	N	12027 NE 70TH ST
015	124150	0059	11/2/2010	\$745,000	\$702,000	3560	9	2004	3	8,754	N	N	7330 126TH AVE NE
015	773241	0210	9/13/2010	\$875,000	\$819,000	3820	9	1987	4	8,838	N	N	14594 NE 58TH ST
015	773265	0120	12/7/2009	\$815,000	\$734,000	2750	10	1999	3	9,949	N	N	14540 NE 57TH ST
015	773265	0110	9/8/2009	\$830,000	\$738,000	2950	10	1999	4	9,952	N	N	14552 NE 57TH ST
015	126240	0098	5/5/2011	\$719,000	\$695,000	3090	10	2007	3	6,997	N	N	7014 126TH AVE NE
015	286920	0110	6/22/2009	\$760,000	\$669,000	3290	10	2000	3	6,830	N	N	14845 NE 73RD WAY
015	286920	0050	4/9/2010	\$700,000	\$641,000	3290	10	2001	3	6,139	N	N	7225 148TH PL NE

Improved Sales Used in this Physical Inspection Analysis
Area 93
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
015	389710	0340	4/29/2010	\$760,000	\$698,000	3300	10	2008	3	6,600	N	N	11701 NE 73RD ST
015	123750	0578	4/4/2011	\$690,000	\$664,000	3650	10	2007	3	8,791	N	N	13416 NE 83RD ST
015	389710	0230	10/12/2011	\$530,250	\$524,000	3680	10	2003	3	8,225	N	N	7306 116TH AVE NE
015	092505	9133	5/25/2010	\$840,000	\$774,000	3830	10	2007	3	9,100	N	N	7323 126TH AVE NE
015	742040	0030	4/14/2009	\$900,000	\$784,000	4380	10	2007	3	18,828	N	N	8019 131ST PL NE

Improved Sales Removed in this Physical Inspection Analysis
Area 93
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	123310	0771	9/30/11	\$525,000	RELOCATION - SALE TO SERVICE
007	123850	0396	6/20/09	\$300,000	NO MARKET EXPOSURE
007	123850	0495	8/4/09	\$631,250	BANKRUPTCY - RECEIVER OR TRUSTEE
007	123850	0567	1/19/10	\$340,148	NO MARKET EXPOSURE
007	123850	0700	4/20/11	\$550,000	FINANCIAL INSTITUTION RESALE
007	123850	0760	11/10/09	\$137,000	NO MARKET EXPOSURE
007	123850	0763	5/20/09	\$63,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	123850	0939	12/21/11	\$475,000	NO MARKET EXPOSURE
007	124670	0005	4/12/10	\$275,000	NON-REPRESENTATIVE
007	124670	0028	2/8/11	\$390,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	147159	0170	4/27/10	\$1,430,000	MULTI-PARCEL SALE
007	147159	0180	4/27/10	\$1,430,000	MULTI-PARCEL SALE
007	173710	0240	8/4/11	\$218,750	RELATED PARTY, FRIEND, OR NEIGHBOR
007	259240	0150	8/29/10	\$241,443	QUIT CLAIM DEED
007	259240	0270	1/21/11	\$238,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	259240	0620	7/15/10	\$130,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	272605	9046	6/3/10	\$384,000	FINANCIAL INSTITUTION RESALE
007	332605	9202	6/19/09	\$685,000	RELOCATION - SALE TO SERVICE
007	357030	0180	6/8/09	\$122,990	AFFORDABLE HOUSING SALES
007	388810	0065	2/1/10	\$318,000	NO MARKET EXPOSURE
007	388810	0108	12/8/09	\$527,253	NO MARKET EXPOSURE
007	389510	0036	10/31/11	\$610,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	389510	0037	10/31/11	\$610,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	509680	0010	4/23/10	\$279,150	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	509680	0040	5/6/11	\$238,700	RELATED PARTY, FRIEND, OR NEIGHBOR
007	511605	0290	11/4/11	\$424,206	GOVERNMENT AGENCY EXEMPT FROM EXCISE TAX
007	548730	0270	9/27/10	\$162,500	NO MARKET EXPOSURE, QUIT CLAIM
007	640270	0080	2/17/09	\$368,910	BANKRUPTCY
007	663990	0010	12/30/11	\$658,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	663990	0350	4/21/10	\$240,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	674170	0205	8/13/09	\$495,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	674370	0146	10/26/09	\$572,000	NON-REPRESENTATIVE
007	674370	0205	1/19/11	\$280,000	SEGREGATION AND/OR MERGER
007	674370	0270	5/4/10	\$580,000	NO MARKET EXPOSURE
007	674370	0303	5/21/10	\$360,500	NO MARKET EXPOSURE
007	674370	0307	5/21/10	\$360,500	NO MARKET EXPOSURE
007	674370	0311	12/28/11	\$687,937	BUILDER OR DEVELOPER SALES
007	674370	0317	8/30/11	\$402,000	NO MARKET EXPOSURE
007	683800	0550	3/26/10	\$270,000	MULTI-PARCEL SALE
007	683800	0555	3/26/10	\$270,000	MULTI-PARCEL SALE
007	794140	0110	12/21/11	\$339,000	SHORT SALE
007	866340	0270	12/2/09	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	867960	0390	12/9/11	\$392,761	NO MARKET EXPOSURE
007	883520	0560	5/2/11	\$215,000	FINANCIAL INSTITUTION RESALE

Improved Sales Removed in this Physical Inspection Analysis
Area 93
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	883520	0720	10/29/09	\$293,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	883522	0240	7/20/09	\$285,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	911320	0270	7/13/10	\$618,000	RELOCATION - SALE TO SERVICE
007	923780	0010	8/30/10	\$55,450	QUIT CLAIM DEED PARTIAL INTEREST (1/3, 1/2, Etc.)
015	022510	0110	2/16/09	\$750,000	RELOCATION - SALE TO SERVICE
015	032505	9122	6/27/11	\$155,000	FINANCIAL INSTITUTION RESALE
015	032505	9122	9/1/11	\$199,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
015	068653	0190	7/23/10	\$519,000	RELOCATION - SALE TO SERVICE
015	092505	9066	6/13/11	\$232,500	FINANCIAL INSTITUTION RESALE
015	092505	9182	10/7/09	\$300,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
015	092505	9234	1/7/10	\$525,000	BANKRUPTCY - RECEIVER OR TRUSTEE
015	092505	9314	12/29/09	\$1,450,000	QUIT CLAIM DEED
015	102505	9090	12/23/11	\$361,000	MULTI-PARCEL SALE
015	102505	9123	12/23/11	\$361,000	MULTI-PARCEL SALE
015	102505	9214	12/29/09	\$666,413	BANKRUPTCY - RECEIVER OR TRUSTEE
015	102505	9214	1/18/10	\$599,000	QUIT CLAIM DEED
015	108770	0140	9/15/09	\$278,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
015	111580	0180	12/29/11	\$320,000	FINANCIAL INSTITUTION RESALE
015	111580	0240	4/28/09	\$295,000	RELOCATION - SALE TO SERVICE
015	123310	0267	9/3/09	\$490,000	RELOCATION - SALE TO SERVICE
015	123310	0346	10/6/09	\$593,900	NON-REPRESENTATIVE SALE
015	123310	0515	9/26/11	\$675,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
015	124150	0008	9/25/09	\$586,500	NON-REPRESENTATIVE SALE
015	124150	0030	10/29/10	\$220,000	NO MARKET EXPOSURE
015	124150	0032	8/21/09	\$720,000	RELATED PARTY, FRIEND, OR NEIGHBOR
015	124150	0038	12/22/09	\$465,000	NON-REPRESENTATIVE SALE
015	124150	0042	7/16/10	\$186,000	RELATED PARTY, FRIEND, OR NEIGHBOR
015	124150	0238	2/17/10	\$59,125	QUIT CLAIM DEED
015	124150	0269	7/13/09	\$285,000	NO MARKET EXPOSURE
015	142070	0030	4/23/09	\$420,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
015	147151	0010	1/12/11	\$477,899	FORCED SALE
015	175970	0549	2/4/10	\$350,000	NO MARKET EXPOSURE
015	184210	0130	1/27/10	\$380,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
015	241970	0070	6/17/10	\$665,000	NON-REPRESENTATIVE SALE
015	254720	0020	3/18/10	\$285,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
015	286920	0070	9/21/11	\$598,000	FINANCIAL INSTITUTION RESALE
015	286920	0120	12/21/10	\$608,000	SHORT SALE
015	289600	0610	3/11/09	\$440,000	NON-REPRESENTATIVE SALE
015	289600	0920	9/19/11	\$290,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
015	365760	0010	12/15/11	\$230,000	FINANCIAL INSTITUTION RESALE
015	386470	0040	7/20/10	\$530,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
015	389710	0164	2/11/10	\$309,000	MULTI-PARCEL, SALE SHORT SALE
015	389710	0167	2/11/10	\$309,000	MULTI-PARCEL, SALE SHORT SALE
015	409910	0230	6/25/09	\$460,000	NO MARKET EXPOSURE

Improved Sales Removed in this Physical Inspection Analysis
Area 93
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
015	548731	0020	12/29/11	\$353,000	RELOCATION - SALE TO SERVICE
015	620300	0140	7/27/10	\$510,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
015	642100	0070	7/27/09	\$639,000	RELOCATION - SALE TO SERVICE
015	642110	0341	3/30/09	\$399,230	BANKRUPTCY - RECEIVER OR TRUSTEE
015	642110	0341	4/24/09	\$660,000	FINANCIAL INSTITUTION RESALE
015	642110	0561	4/8/11	\$297,900	SHORT SALE
015	642110	0570	12/2/11	\$280,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
015	666600	0010	9/11/09	\$326,000	MULTI-PARCEL SALE
015	687030	0070	4/28/11	\$410,192	QUIT CLAIM DEED
015	687031	0090	6/28/10	\$588,000	FINANCIAL INSTITUTION RESALE
015	719735	0020	7/8/11	\$368,000	NON-REPRESENTATIVE SALE
015	719735	0060	2/5/10	\$345,000	FINANCIAL INSTITUTION RESALE
015	720243	0020	4/5/11	\$350,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
015	741970	0045	12/23/10	\$365,000	FORCED SALE, MULTI-PARCEL SALE
015	741970	0050	12/23/10	\$365,000	FORCED SALE, MULTI-PARCEL SALE
015	742040	0050	2/10/09	\$257,000	SHORT SALE
015	743690	0040	6/3/11	\$160,000	QUIT CLAIM DEED
015	792271	0570	12/9/09	\$54,321	QUIT CLAIM DEED
015	792271	0760	6/14/10	\$279,858	QUIT CLAIM DEED
015	804420	0180	7/26/10	\$155,768	QUIT CLAIM DEED STATEMENT TO DOR
015	812345	0070	12/23/09	\$402,400	NO MARKET EXPOSURE
015	856270	0080	3/5/10	\$455,000	RELOCATION - SALE TO SERVICE
015	856270	0270	11/4/11	\$220,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
015	873170	0020	6/22/11	\$215,900	GOVERNMENT AGENCY EXEMPT FROM EXCISE TAX
015	941350	0040	5/25/11	\$360,000	FINANCIAL INSTITUTION RESALE
015	941350	0240	8/5/10	\$300,000	QUESTIONABLE PER APPRAISAL
015	941350	0240	12/20/10	\$525,000	SHORT SALE
015	941351	0100	5/27/10	\$490,000	FINANCIAL INSTITUTION RESALE
015	951250	0590	5/31/11	\$238,100	IMP. CHARACTERISTICS CHANGED SINCE SALE
015	951250	1020	8/30/11	\$245,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

Results

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

The resulting assessment level is 92.2%. 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 2012 assessment year (taxes payable in 2013) results in an average total change from the 2011 assessments of -5.6%. This decrease is due partly to market changes over time and the previous assessment levels.

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