

Executive Summary

West Shoreline / Area 001 Annual Update

Characteristics Based Market Adjustment for 2014 Assessment Roll

Previous Physical Inspection: 2011

Number of Improved Sales: 546

Range of Sale Dates: 1/1/2011 – 1/1/2014 Sales were time adjusted to 1/1/2014

Sales - Improved Valuation Change Summary:						
	Land	Improvements	Total	Mean Sale Price	Ratio	COD
2013 Value	\$204,800	\$232,800	\$437,600			11.04%
2014 Value	\$236,200	\$269,800	\$506,000	\$547,500	92.9%	11.04%
\$ Change	+\$31,400	+\$37,000	+\$68,400			
% Change	+15.3%	+15.9%	+15.6%			

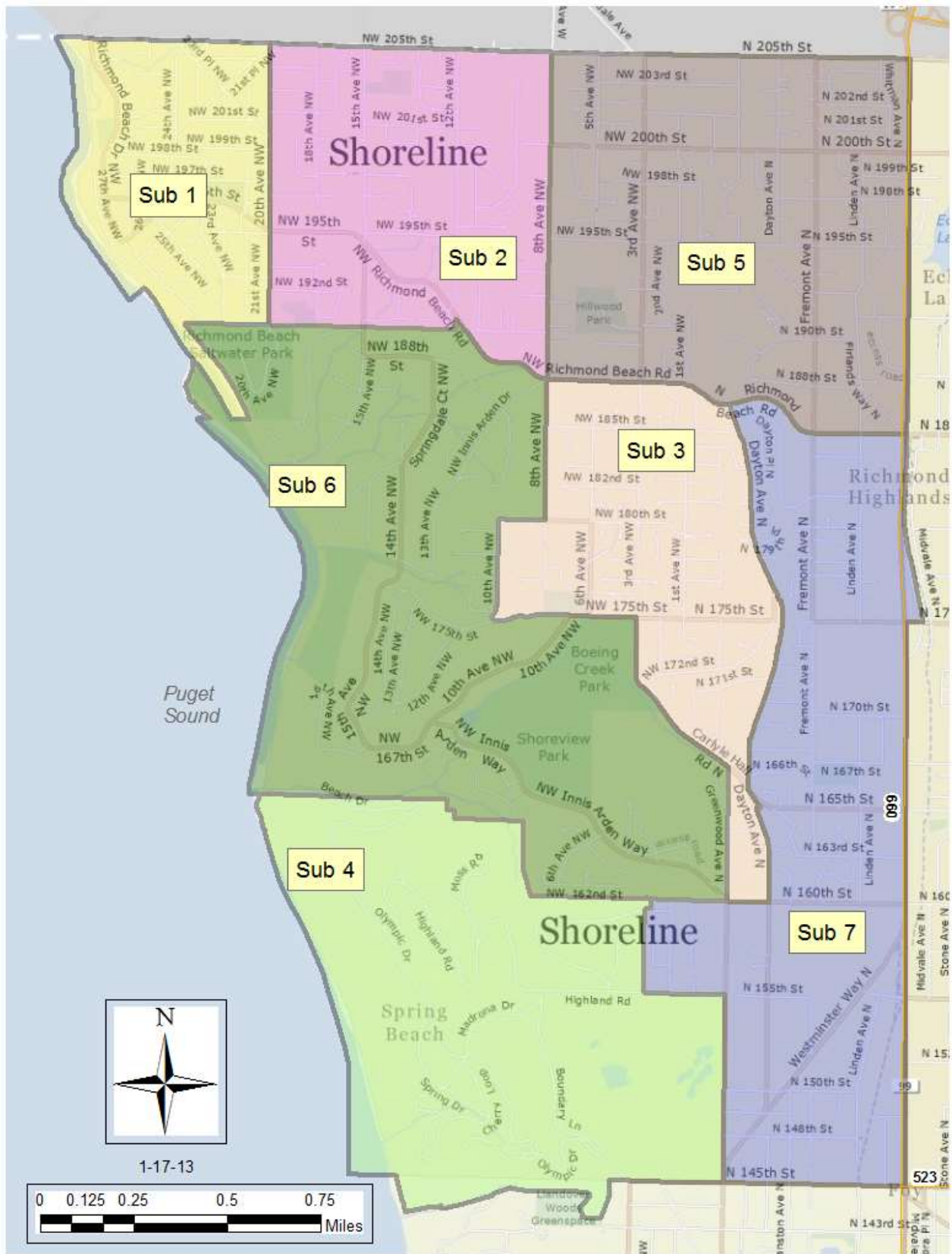
Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. No characteristic based variables were warranted, therefore there is no change to the COD. The lower the COD, the more uniform are the predicted assessed values.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

Population - Improved Parcel Summary Data:			
	Land	Improvements	Total
2013 Value	\$204,100	\$214,800	\$418,900
2014 Value	\$235,400	\$248,900	\$484,300
% Change	+15.3%	+15.9%	+15.6%

Number of one to three unit residences in the population: 6,050

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

Area 001 - Sub Area Map



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Area 001 - Model Adjustments

1-3 Unit Residences

2014 Total Value = 2013 Total Value + Overall (+/-) Characteristic Adjustments

Standard Area Adjustment	# Parcels Adjusted	% of Population
+15.74%	6,050	100%

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

Annual Update Process

Effective Date of Appraisal: January 1, 2014

Date of Appraisal Report: February 19, 2014

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 2013
5. Existing residences where the data for 2013 is significantly different than the data for 2014 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 2013 Assessment Roll
8. Short sales, financial institution re-sales and foreclosure sales verified or appearing to be not at market
9. Others as identified in the sales removed list

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

Land Update

Based on the seven usable land sales available in the area, their 2013 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall +15.3% increase in land assessments in the area for the 2014 Assessment Year. The formula is:

2014 Land Value = 2013 Land Value * 1.156, with the result truncated to the next \$1,000.

Improved Parcel Update

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

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the new recommended values on all improved parcels were based on the analysis of the 546 useable residential sales in the area.

Sales used in the valuation model were time adjusted to January 1, 2014. The chosen adjustment model was developed using multiple regression. An explanatory adjustment table is included in this report.



The derived adjustment formula is:

$$\text{2014 Total Value} = \text{2013 Total Value} * (1 - 0.06) / (0.812132)$$

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

$$\text{2014 Improvements Value} = \text{2014 Total Value} \text{ minus } \text{2014 Land Value}$$

Mobile Home Update

There were only two sales of mobile homes within Area 001, therefore Mobile Homes received the +15.6% Change indicated by the Area's sales sample as reflected on the Executive Summary page. The adjustment formula is:

$$\text{2014 Total Value} = \text{2013 Total Value} * 1.156$$

$$\text{2014 Improvements Value} = \text{2014 Total Value} \text{ minus } \text{2014 Land Value}$$

Results

The resulting assessment level is 0.929. 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 2014 assessment year (taxes payable in 2015) results in an average total change from the 2013 assessments of +15.6%. This increase is due partly to market changes over time and the previous assessment levels.

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

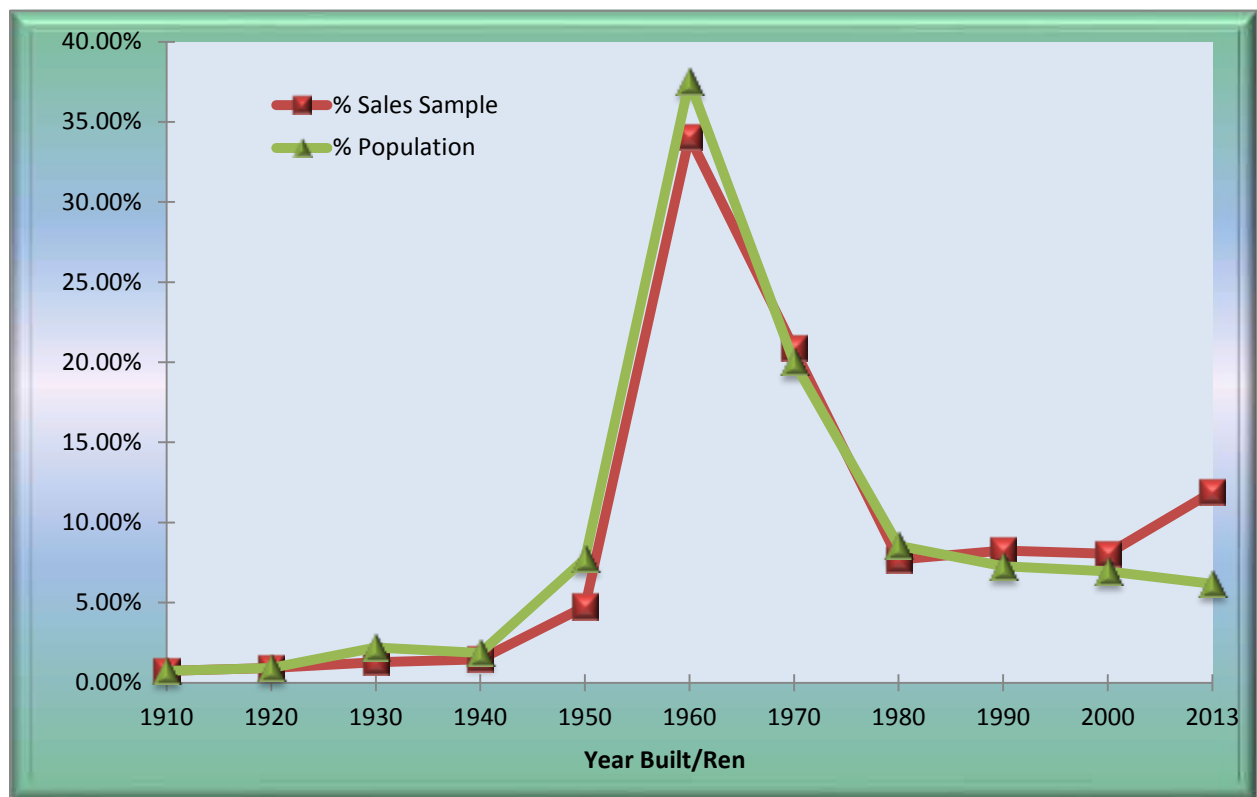
Exceptions:

- If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at the new total value (2013 Land Value + Previous Improvement Value) * 1.156.
- If the site is improved with a house and mobile home, the formula derived from the house is used to arrive at new total value.
- If "accessory improvements only", the Total % Change, as indicated by the sales sample, is used to arrive at a new total value. (2013 Land Value + Previous Improvement Value) * 1.156.
- If land value <= \$10,000 no adjustment is applied.
- If improvements and accessories <= \$10,000 no further adjustment applied.
- If vacant parcel (no improvement value), the land adjustment applies.
- If a parcel is coded "non-perc" (sewer system=3 or 4), there is no change from previous land value.
- If a parcel is coded "unbuildable" = 1, there is no change from previous land value.
- If a parcel is coded water district private restricted, or public restricted, there is no change from previous land value.
- If an improvement is coded "% net condition" or is in "poor" condition, then there is no change from previous improvement value, only the land adjustment applies.
- Any properties excluded from the annual up-date process are noted in RealProperty.

Sales Sample Representation of Population Year Built or Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	4	0.73%
1920	5	0.92%
1930	7	1.28%
1940	8	1.47%
1950	26	4.76%
1960	186	34.07%
1970	114	20.88%
1980	42	7.69%
1990	45	8.24%
2000	44	8.06%
2013	65	11.90%
	546	

Population		
Year Built/Ren	Frequency	% Population
1910	45	0.74%
1920	56	0.93%
1930	133	2.20%
1940	113	1.87%
1950	468	7.74%
1960	2,272	37.55%
1970	1,211	20.02%
1980	517	8.55%
1990	440	7.27%
2000	421	6.96%
2013	374	6.18%
	6,050	

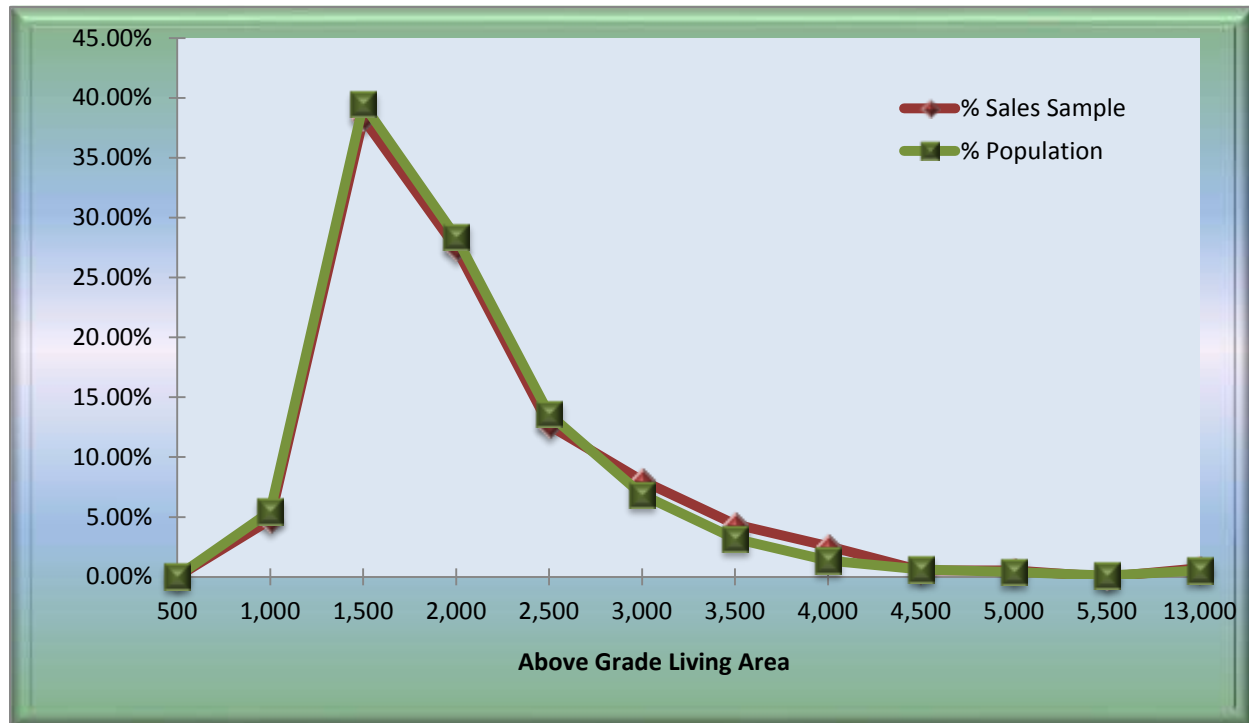


The sales sample frequency distribution follows the population distribution very closely with regard to Year Built or Renovated. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	26	4.76%
1,500	209	38.28%
2,000	150	27.47%
2,500	69	12.64%
3,000	44	8.06%
3,500	24	4.40%
4,000	14	2.56%
4,500	3	0.55%
5,000	3	0.55%
5,500	0	0.00%
13,000	4	0.73%
546		

Population		
AGLA	Frequency	% Population
500	2	0.03%
1,000	330	5.45%
1,500	2,388	39.47%
2,000	1,718	28.40%
2,500	821	13.57%
3,000	415	6.86%
3,500	193	3.19%
4,000	82	1.36%
4,500	37	0.61%
5,000	25	0.41%
5,500	7	0.12%
13,000	32	0.53%
6,050		

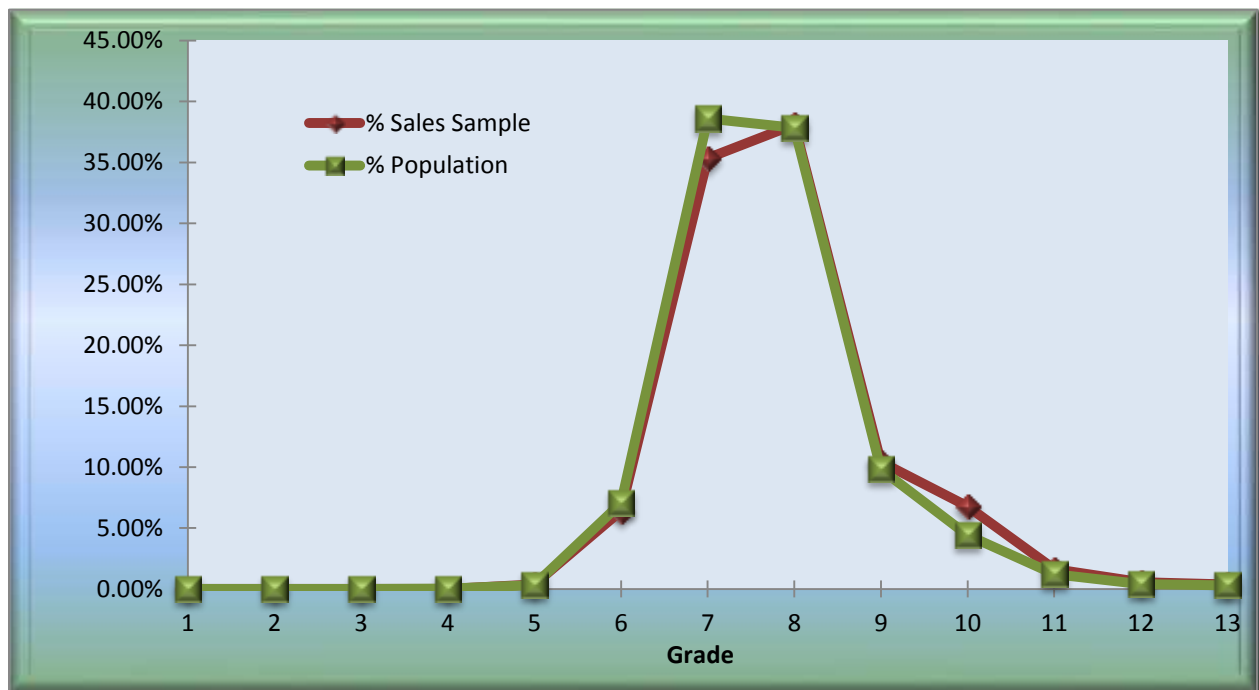


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area (AGLA). This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population Building Grade

Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	2	0.37%
6	35	6.41%
7	193	35.35%
8	208	38.10%
9	57	10.44%
10	37	6.78%
11	9	1.65%
12	3	0.55%
13	2	0.37%
546		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	2	0.03%
5	20	0.33%
6	427	7.06%
7	2,335	38.60%
8	2,289	37.83%
9	594	9.82%
10	267	4.41%
11	74	1.22%
12	24	0.40%
13	18	0.30%
6,050		



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

Area 0011 Market Value Changes Over Time

In a changing market, recognition of a sales trend to adjust a population of sold properties to a common date is required to allow for value differences over time between a range of sales dates and the assessment date. The following chart shows the % time adjustment required for sales to reflect the indicated market value as of the assessment date, **January 1, 2014**.

For example, a sale of \$475,000 which occurred on October 1, 2012 would be adjusted by the time trend factor of 1.162 resulting in an adjusted value of \$551,000 ($\$475,000 * 1.162 = \$551,950$) – truncated to the nearest \$1000.

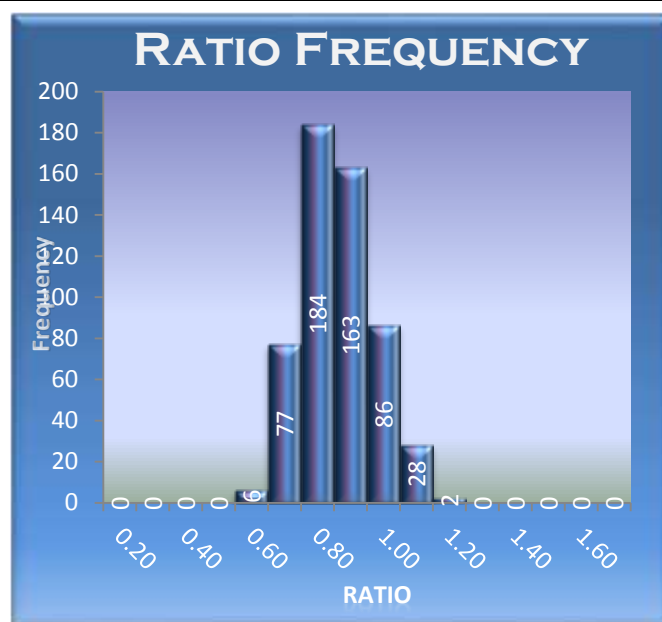
SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2011	1.204	20.4%
2/1/2011	1.207	20.7%
3/1/2011	1.210	21.0%
4/1/2011	1.212	21.2%
5/1/2011	1.213	21.3%
6/1/2011	1.214	21.4%
7/1/2011	1.214	21.4%
8/1/2011	1.214	21.4%
9/1/2011	1.214	21.4%
10/1/2011	1.213	21.3%
11/1/2011	1.211	21.1%
12/1/2011	1.209	20.9%
1/1/2012	1.207	20.7%
2/1/2012	1.204	20.4%
3/1/2012	1.201	20.1%
4/1/2012	1.197	19.7%
5/1/2012	1.192	19.2%
6/1/2012	1.187	18.7%
7/1/2012	1.182	18.2%
8/1/2012	1.176	17.6%
9/1/2012	1.169	16.9%
10/1/2012	1.162	16.2%
11/1/2012	1.155	15.5%
12/1/2012	1.147	14.7%
1/1/2013	1.139	13.9%
2/1/2013	1.130	13.0%
3/1/2013	1.121	12.1%
4/1/2013	1.111	11.1%
5/1/2013	1.101	10.1%
6/1/2013	1.090	9.0%
7/1/2013	1.079	7.9%
8/1/2013	1.067	6.7%
9/1/2013	1.054	5.4%
10/1/2013	1.042	4.2%
11/1/2013	1.028	2.8%
12/1/2013	1.015	1.5%
1/1/2014	1.000	0.0%

The time adjustment formula for Area 001 is: $(0.812132 - 0.0003867807 * \text{SaleDay} - 0.0000002146475 * \text{SaleDaySq}) / 0.812132$
SaleDaySq = (SaleDate – 41640)^2

Annual Update Ratio Study Report (Before) – 2013 Assessments

District: NW / Team: 2	Appr. Date:	Date of Report:	Sales Dates:
Area Name: West Shoreline	1/1/2013	2/19/2014	1/2011 - 12/2013
Area Number: 1	Appr ID:	Property Type:	Adjusted for time?
	DJOH	1 to 3 Unit Residences	YES

SAMPLE STATISTICS	
Sample size (n)	546
Mean Assessed Value	437,600
Mean Adj. Sales Price	547,500
Standard Deviation AV	337,193
Standard Deviation SP	418,220
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.812
Median Ratio	0.803
Weighted Mean Ratio	0.799
UNIFORMITY	
Lowest ratio	0.564
Highest ratio:	1.105
Coefficient of Dispersion	11.04%
Standard Deviation	0.109
Coefficient of Variation	13.44%
Price Related Differential (PRD)	1.016
RELIABILITY	
95% Confidence: Median	
Lower limit	0.792
Upper limit	0.814
95% Confidence: Mean	
Lower limit	0.803
Upper limit	0.821
SAMPLE SIZE EVALUATION	
N (population size)	6050
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.109
Recommended minimum:	19
Actual sample size:	546
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	292
# ratios above mean:	254
z:	1.626
Conclusion:	Normal*



COMMENTS:

1 to 3 Unit Residences throughout Area 001

Sales Prices are adjusted for time to the Assessment Date of 1/1/2014

Annual Update Ratio Study Report (After) – 2014 Assessments

District: NW / Team: 2	Appr. Date:	Date of Report:	Sales Dates:
Area Name: West Shoreline	1/1/2014	2/19/2014	1/2011 - 12/2013
Area Number: 1	Appr. ID:	Property Type:	Adjusted for time?
	DJOH	1 to 3 Unit Residences	YES
SAMPLE STATISTICS			
Sample size (n)	546		
Mean Assessed Value	506,000		
Mean Sales Price	547,500		
Standard Deviation AV	390,306		
Standard Deviation SP	418,220		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.939		
Median Ratio	0.929		
Weighted Mean Ratio	0.924		
UNIFORMITY			
Lowest ratio	0.652		
Highest ratio:	1.278		
Coefficient of Dispersion	11.04%		
Standard Deviation	0.126		
Coefficient of Variation	13.44%		
Price Related Differential (PRD)	1.016		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.915		
Upper limit	0.941		
95% Confidence: Mean			
Lower limit	0.928		
Upper limit	0.949		
SAMPLE SIZE EVALUATION			
N (population size)	6050		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.126		
Recommended minimum:	25		
Actual sample size:	546		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	293		
# ratios above mean:	253		
z:	1.712		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			

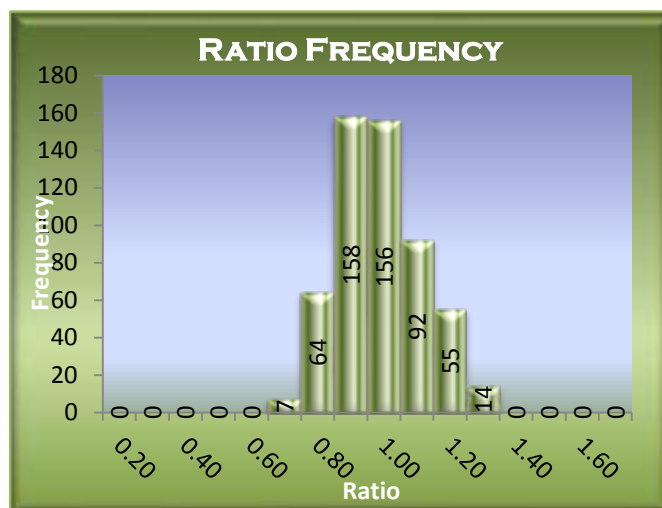
RATIO FREQUENCY

Ratio	Frequency
0.70-0.80	64
0.80-0.90	158
0.90-1.00	156
1.00-1.10	92
1.10-1.20	55
1.20-1.30	14

COMMENTS:

1 to 3 Unit Residences throughout Area 001

Sales Prices are adjusted for time to the Assessment Date of 1/1/2014.



COMMENTS:

1 to 3 Unit Residences throughout Area 001

Sales Prices are adjusted for time to the Assessment Date of 1/1/2014.

Improved Sales Used in This Annual Update Analysis

Area 001 -- 1 to 3 Unit Residences

Sub Area	Nghb	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
1	0	727710	0616	7/13/11	\$305,000	\$370,000	820	6	1960	Avg	6840	Y	N	2534 NW 194TH PL
1	0	727810	0700	4/7/11	\$300,000	\$364,000	940	6	1912	Good	4680	Y	N	2536 NW 194TH PL
1	0	727810	0655	6/14/13	\$365,000	\$396,000	1080	6	1912	Good	6875	Y	N	19522 RICHMOND BEACH DR
1	0	727710	0465	7/3/12	\$395,000	\$467,000	1090	6	1944	Good	7200	Y	N	2329 NW 196TH ST
1	0	022603	9020	6/28/13	\$590,000	\$637,000	1800	6	1900	Good	13665	Y	N	2115 NW 199TH ST
1	0	727710	0680	8/24/12	\$475,000	\$556,000	1090	7	1955	Avg	7200	Y	N	19320 25TH AVE NW
1	0	728490	0385	4/30/13	\$450,000	\$496,000	1130	7	1963	Avg	5420	Y	N	19221 23RD AVE NW
1	0	022603	9226	5/11/11	\$315,000	\$382,000	1200	7	1903	Avg	7776	Y	N	2330 NW 199TH ST
1	0	727810	0955	2/28/12	\$630,000	\$757,000	1240	7	1960	Avg	14890	Y	Y	19425 27TH AVE NW
1	0	728490	0805	7/29/13	\$372,500	\$398,000	1320	7	1961	Avg	7200	N	N	19332 21ST AVE NW
1	0	728030	0231	12/1/13	\$519,900	\$527,000	1360	7	1929	VGood	7800	Y	N	20235 20TH AVE NW
1	0	727710	0040	8/8/12	\$350,000	\$411,000	1390	7	1962	Avg	7680	Y	N	19721 24TH AVE NW
1	0	727710	0045	3/3/11	\$295,000	\$357,000	1500	7	1962	Avg	7680	N	N	2402 NW 197TH ST
1	0	728490	0125	7/25/12	\$300,000	\$353,000	1500	7	1921	Avg	7200	Y	N	2502 NW 192ND PL
1	0	727810	0235	8/26/13	\$575,000	\$608,000	1530	7	1908	Avg	7200	Y	N	2601 NW 197TH ST
1	0	728490	0090	8/29/13	\$589,000	\$622,000	1160	8	1957	Avg	6656	Y	N	19222 RICHMOND BEACH DR
1	0	022603	9149	12/11/12	\$418,000	\$478,000	1190	8	1952	Good	8280	Y	N	2207 NW 199TH ST
1	0	728490	0445	2/26/13	\$386,000	\$433,000	1200	8	1970	Avg	8101	Y	N	2105 NW 195TH ST
1	0	022603	9014	4/10/13	\$495,000	\$548,000	1350	8	1960	Avg	11287	Y	N	2312 NW 199TH ST
1	0	728030	0375	3/19/13	\$515,000	\$574,000	1350	8	1965	Avg	9140	Y	N	2301 NW 204TH ST
1	0	728030	0196	2/4/11	\$429,000	\$518,000	1400	8	1965	Good	7750	N	N	2010 NW 204TH ST
1	0	728030	0465	11/1/13	\$510,000	\$524,000	1400	8	1955	Good	10350	Y	N	20112 24TH AVE NW
1	0	728030	0505	4/12/11	\$446,800	\$542,000	1400	8	1957	Good	12488	Y	N	19905 24TH AVE NW
1	0	727710	0670	6/26/12	\$518,000	\$613,000	1450	8	1964	Avg	7200	Y	N	2540 NW 193RD PL
1	0	728030	0025	6/12/12	\$625,000	\$741,000	1520	8	1955	Good	8340	Y	N	20145 21ST PL NW
1	0	022603	9009	3/23/11	\$425,000	\$515,000	1580	8	1957	Good	10973	Y	N	2018 NW 199TH ST
1	0	728490	0115	8/28/13	\$589,000	\$622,000	1590	8	1971	Avg	7200	Y	N	2511 NW 193RD PL
1	0	022603	9259	10/6/11	\$400,000	\$485,000	1610	8	1962	Avg	7176	Y	N	2325 NW 199TH ST
1	0	727710	0006	12/13/12	\$620,000	\$709,000	1830	8	1964	Avg	14400	Y	N	2441 NW 198TH ST
1	0	728490	0307	12/13/13	\$775,000	\$782,000	2025	8	2001	Avg	4800	Y	N	19000 RICHMOND BEACH DR
1	0	728030	0183	5/16/11	\$684,000	\$830,000	2230	8	2002	Avg	5914	Y	N	2124 NW 204TH ST
1	0	738550	0070	1/4/12	\$521,950	\$630,000	2410	8	1988	Good	13743	Y	N	2510 NW 202ND ST
1	0	727710	0290	2/11/11	\$779,000	\$941,000	2430	8	2008	Avg	7200	Y	N	2426 NW 196TH ST
1	0	728030	0335	8/27/13	\$850,000	\$898,000	3220	8	2013	Avg	8420	Y	N	2311 NW 201ST ST

Improved Sales Used in This Annual Update Analysis

Area 001 -- 1 to 3 Unit Residences

Sub Area	Nghb	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
1	0	727710	0460	4/12/13	\$596,000	\$660,000	3382	8	2001	Avg	7200	Y	N	2335 NW 196TH ST
1	0	728490	0016	6/5/12	\$595,000	\$706,000	1690	9	1983	Avg	3004	Y	N	19211 RICHMOND BEACH DR
1	0	738550	0140	7/9/12	\$540,000	\$637,000	1700	9	1967	Avg	7566	Y	N	20145 24TH AVE NW
1	0	715420	0030	11/26/13	\$764,995	\$778,000	1960	9	1985	Avg	8118	Y	N	2123 NW 204TH ST
1	0	022603	9372	7/17/13	\$685,400	\$735,000	2500	9	2002	Avg	4371	Y	N	2306 NW 199TH ST
1	0	727710	0515	9/26/12	\$575,000	\$669,000	2600	9	1975	Avg	5400	Y	N	19494 RICHMOND BEACH DR
1	0	728490	0670	5/7/12	\$715,000	\$852,000	2940	9	2002	Avg	9480	N	N	19021 20TH AVE NW
1	0	022603	9338	4/30/12	\$660,000	\$787,000	2980	9	1990	Avg	8738	Y	N	20409 25TH AVE NW
1	0	022603	9373	10/13/11	\$693,000	\$840,000	3630	9	2004	Avg	7210	Y	N	2022 NW 199TH ST
1	0	815530	0010	8/31/12	\$745,000	\$871,000	2110	10	1993	Avg	7445	Y	N	2650 NW 204TH ST
1	0	727810	0370	11/20/12	\$1,375,000	\$1,581,000	2270	10	1997	Avg	17124	Y	Y	19557 27TH AVE NE
1	0	728490	0420	5/18/11	\$1,148,500	\$1,394,000	2540	10	2001	Avg	5010	Y	N	19341 22ND AVE NW
1	0	727710	0197	1/12/11	\$770,000	\$928,000	2550	10	1989	Avg	7200	Y	N	2314 NW 196TH ST
1	0	815530	0020	6/1/11	\$850,000	\$1,032,000	2610	10	1993	Avg	6999	Y	N	2644 NW 204TH ST
1	0	183770	0020	10/3/13	\$1,100,000	\$1,145,000	2620	10	2009	Avg	7228	Y	N	20415 25TH AVE NW
1	0	183770	0021	8/21/13	\$1,150,000	\$1,217,000	2650	10	2009	Avg	7360	Y	N	20419 25TH AVE SW
1	0	022603	9309	3/26/12	\$620,000	\$742,000	2820	10	1995	Avg	16598	Y	N	20229 24TH AVE NW
1	0	728030	0430	5/23/12	\$569,500	\$677,000	3010	10	1990	Avg	7800	N	N	20150 24TH AVE NW
1	0	728030	0180	8/27/12	\$840,000	\$983,000	3100	10	2007	Avg	8916	Y	N	2122 NW 204TH ST
1	0	022603	9103	7/30/12	\$1,275,000	\$1,500,000	3240	10	2008	Avg	21254	Y	N	2424 NW 201ST CT
1	0	727810	0225	5/24/11	\$1,025,000	\$1,244,000	3350	10	2006	Avg	7200	Y	N	2611 NW 197TH ST
1	0	728490	0220	7/21/11	\$955,000	\$1,160,000	3480	10	2007	Avg	7200	Y	N	2530 NW 191ST PL
1	0	728490	0245	8/8/11	\$850,000	\$1,032,000	3650	10	1993	Avg	7200	Y	N	2535 NW 191ST PL
1	0	727810	0375	7/25/12	\$1,050,000	\$1,236,000	3720	10	1995	Avg	19775	Y	Y	19561 27TH AVE NW
1	0	728490	0230	9/23/13	\$1,062,500	\$1,110,000	3580	11	2007	Avg	7200	Y	N	2542 NW 191ST PL
1	0	728490	0230	8/3/11	\$1,100,000	\$1,336,000	3580	11	2007	Avg	7200	Y	N	2542 NW 191ST PL
2	0	022603	9266	9/28/12	\$300,000	\$349,000	1210	6	1946	Good	10730	N	N	19340 20TH AVE NW
2	0	664990	0220	11/22/11	\$251,500	\$304,000	1210	6	1941	Avg	10340	N	N	19815 8TH AVE NW
2	0	022603	9244	7/19/13	\$378,500	\$406,000	1080	7	1959	Avg	6875	N	N	1722 NW 192ND ST
2	0	022603	9280	6/14/13	\$285,000	\$309,000	1100	7	1967	Avg	9000	N	N	19821 19TH AVE NW
2	0	297880	0170	5/22/13	\$405,000	\$443,000	1130	7	1966	Avg	8100	N	N	1226 NW 202ND ST
2	0	012603	9217	3/20/13	\$390,000	\$435,000	1170	7	1958	Avg	16940	N	N	19520 15TH AVE NW
2	0	022603	9086	10/4/13	\$399,950	\$416,000	1170	7	1922	Avg	13485	N	N	19034 20TH AVE NW
2	0	012603	9283	5/31/11	\$222,500	\$270,000	1190	7	1952	Avg	7686	N	N	19440 15TH AVE NW

Improved Sales Used in This Annual Update Analysis

Area 001 -- 1 to 3 Unit Residences

Sub Area	Nghb	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
2	0	275890	0010	8/7/13	\$296,000	\$315,000	1230	7	1955	Avg	7855	N	N	1620 NW 197TH ST
2	0	275950	0130	7/25/12	\$311,500	\$367,000	1240	7	1958	Good	11115	N	N	1825 NW 198TH ST
2	0	022603	9217	7/21/11	\$293,000	\$356,000	1260	7	1958	Avg	7610	N	N	20136 17TH AVE NW
2	0	012603	9368	7/25/13	\$397,000	\$425,000	1270	7	1958	Avg	13920	N	N	1289 NW 191ST ST
2	0	012603	9472	9/22/11	\$377,900	\$459,000	1270	7	1962	Avg	10135	N	N	19508 14TH AVE NW
2	0	761870	0020	11/5/12	\$377,000	\$435,000	1270	7	1953	Good	13070	Y	N	19005 11TH AVE NW
2	0	729170	0060	3/19/13	\$280,000	\$312,000	1280	7	1955	Avg	11400	N	N	1837 NW 197TH ST
2	0	729170	0075	6/11/12	\$300,000	\$356,000	1280	7	1955	Avg	11400	N	N	1825 NW 197TH ST
2	0	729170	0085	4/19/12	\$305,000	\$364,000	1280	7	1955	Avg	11400	N	N	1811 NW 197TH ST
2	0	012603	9192	11/28/12	\$343,000	\$394,000	1350	7	1963	Good	9030	N	N	19522 14TH AVE NW
2	0	012603	9246	3/26/13	\$310,000	\$345,000	1410	7	1957	Avg	14606	N	N	19030 9TH PL W
2	0	022603	9231	11/20/12	\$277,500	\$319,000	1410	7	1962	Avg	7200	N	N	20406 18TH AVE NW
2	0	022603	9322	12/13/13	\$303,500	\$306,000	1440	7	1979	Avg	6875	N	N	1736 NW 192ND ST
2	0	022603	9025	6/20/12	\$388,500	\$460,000	1480	7	1959	Good	12460	N	N	1545 NW 200TH ST
2	0	550010	0020	12/12/11	\$257,356	\$311,000	1530	7	1966	Avg	7936	N	N	1437 NW 205TH ST
2	0	275890	0050	9/16/13	\$420,000	\$440,000	1620	7	1955	Avg	11171	N	N	19604 18TH AVE NW
2	0	275950	0135	8/8/11	\$463,000	\$562,000	1620	7	1957	VGood	16359	N	N	19803 19TH AVE NW
2	0	729170	0010	7/2/12	\$292,200	\$345,000	1770	7	1955	Avg	9059	N	N	1844 NW 197TH ST
2	0	012603	9605	9/27/13	\$442,500	\$462,000	1800	7	1904	Good	10880	N	N	19536 15TH AVE NW
2	0	012603	9552	8/16/13	\$408,000	\$433,000	1830	7	1963	Avg	14717	N	N	1251 NW 195TH ST
2	0	078450	0025	2/26/13	\$384,500	\$431,000	2050	7	1948	Avg	9994	N	N	1840 NW 202ND ST
2	0	275930	0030	10/23/12	\$375,000	\$434,000	2160	7	1959	Avg	7584	N	N	19513 14TH AVE NW
2	0	550010	0080	10/16/12	\$415,000	\$481,000	2220	7	1965	Avg	9513	N	N	20400 14TH AVE NW
2	0	664990	0230	2/23/11	\$364,000	\$440,000	2450	7	1975	Avg	10755	N	N	19803 8TH AVE NW
2	0	761870	0170	6/21/12	\$440,000	\$521,000	1150	8	1955	Avg	13040	Y	N	19040 11TH AVE NW
2	0	275970	0015	5/24/11	\$430,000	\$522,000	1200	8	1958	Avg	9361	N	N	1828 NW 204TH ST
2	0	550030	0110	3/11/13	\$370,000	\$414,000	1280	8	1966	Good	7275	N	N	1227 NW 203RD ST
2	0	278200	0100	7/9/12	\$400,000	\$472,000	1320	8	1959	Avg	7195	N	N	1619 NW 191ST ST
2	0	727760	0110	3/21/11	\$320,950	\$389,000	1320	8	1967	Avg	7200	N	N	1203 NW 201ST ST
2	0	275980	0045	2/27/13	\$495,000	\$555,000	1340	8	1959	Avg	13286	Y	N	20416 16TH PL NW
2	0	211090	0035	4/23/13	\$360,000	\$397,000	1350	8	1962	Avg	7980	N	N	19819 11TH AVE NW
2	0	022603	9239	6/28/13	\$392,090	\$423,000	1370	8	1959	Avg	8731	N	N	1625 NW 198TH ST
2	0	022603	9225	6/7/13	\$464,000	\$505,000	1400	8	1957	Good	10500	N	N	1703 NW 201ST ST
2	0	380770	0080	11/1/12	\$416,000	\$480,000	1400	8	1973	Avg	8913	N	N	1602 NW 198TH ST

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Area 001 -- 1 to 3 Unit Residences

Sub Area	Nghb	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
2	0	801800	0050	6/26/12	\$385,000	\$455,000	1440	8	1965	Avg	7350	N	N	19620 12TH AVE NW
2	0	275980	0115	6/7/12	\$475,000	\$563,000	1450	8	1960	Avg	8250	Y	N	1511 NW 204TH ST
2	0	262180	0090	4/17/13	\$395,000	\$437,000	1460	8	1968	Avg	7208	N	N	1730 NW 199TH ST
2	0	022603	9260	12/23/11	\$375,000	\$453,000	1470	8	1962	Good	7768	N	N	20305 15TH AVE NW
2	0	664990	0361	11/20/12	\$525,000	\$604,000	1470	8	1958	Good	18900	Y	N	20023 10TH AVE NW
2	0	275980	0025	9/21/11	\$525,000	\$637,000	1480	8	1961	Good	8141	Y	N	20427 16TH PL NW
2	0	715470	0030	5/9/13	\$506,000	\$556,000	1490	8	1968	Avg	9963	N	N	1424 NW 198TH ST
2	0	012603	9512	5/10/13	\$459,922	\$505,000	1500	8	1966	Avg	10000	N	N	20315 12TH AVE NW
2	0	550010	0100	8/27/13	\$449,950	\$475,000	1520	8	1965	Good	8647	N	N	1405 NW 204TH PL
2	0	928670	0140	7/3/13	\$530,000	\$571,000	1520	8	1968	Avg	7900	Y	N	1108 NW 200TH ST
2	0	211090	0015	3/27/13	\$468,000	\$521,000	1540	8	1965	Avg	7875	N	N	19812 12TH AVE NW
2	0	638430	0100	9/9/13	\$459,000	\$482,000	1560	8	1973	Good	8600	N	N	1213 NW 199TH PL
2	0	928670	0180	11/25/13	\$440,000	\$448,000	1560	8	1969	Avg	8086	N	N	1132 NW 200TH ST
2	0	380770	0060	2/14/13	\$440,000	\$495,000	1590	8	1973	Good	7177	N	N	1601 NW 198TH ST
2	0	012603	9488	7/6/12	\$389,000	\$459,000	1600	8	1972	Avg	9600	N	N	19632 14TH AVE NW
2	0	262180	0060	5/1/12	\$400,000	\$477,000	1610	8	1968	Avg	7420	N	N	1706 NW 199TH ST
2	0	509630	0090	8/30/12	\$325,000	\$380,000	1630	8	1996	Avg	4434	N	N	1419 NW 202ND LN
2	0	183702	0010	6/21/11	\$462,500	\$562,000	1640	8	1973	Avg	7225	N	N	817 NW 193RD ST
2	0	262180	0070	9/13/11	\$400,000	\$485,000	1670	8	1969	Avg	7228	N	N	1714 NW 199TH ST
2	0	509630	0070	6/18/13	\$350,000	\$379,000	1800	8	1997	Avg	1949	N	N	1429 NW 202ND LN
2	0	761870	0012	5/2/12	\$432,000	\$515,000	1810	8	1969	Avg	11191	N	N	19105 12TH AVE NW
2	0	509630	0110	7/7/12	\$341,000	\$403,000	1820	8	1996	Avg	2446	N	N	1411 NW 202ND LN
2	0	022603	9251	6/19/11	\$399,000	\$485,000	1830	8	1961	Avg	7964	N	N	19845 19TH AVE NW
2	0	509630	0270	4/11/13	\$350,000	\$388,000	1830	8	1997	Avg	3084	N	N	1438 NW 202ND LN
2	0	509630	0300	8/9/13	\$392,500	\$417,000	1850	8	1997	Avg	3847	N	N	1448 NW 202ND LN
2	0	509630	0310	8/27/12	\$355,000	\$415,000	1850	8	1996	Avg	3510	N	N	1452 NW 202ND LN
2	0	638870	0020	9/17/13	\$515,000	\$539,000	1860	8	1971	Avg	9947	N	N	1451 NW 198TH ST
2	0	801800	0270	11/1/13	\$490,000	\$504,000	1860	8	1964	Avg	7580	Y	N	1041 NW 197TH PL
2	0	509630	0010	6/29/12	\$345,000	\$408,000	1870	8	1997	Avg	2550	N	N	1441 NW 202ND LN
2	0	275910	0015	6/14/12	\$419,922	\$498,000	1910	8	1958	Avg	9000	N	N	1843 NW 202ND ST
2	0	664990	0040	9/22/11	\$445,000	\$540,000	1930	8	1917	Good	28350	N	N	20061 8TH AVE NW
2	0	517770	0085	7/31/13	\$500,000	\$534,000	1970	8	1956	Avg	10467	N	N	1755 NW 193RD ST
2	0	727760	0060	7/23/13	\$545,000	\$583,000	2020	8	1968	Avg	9650	N	N	1242 NW 201ST ST
2	0	022603	9367	10/15/12	\$460,000	\$533,000	2150	8	1994	Avg	7260	N	N	19718 20TH AVE NW

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Area 001 -- 1 to 3 Unit Residences

Sub Area	Nghb	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
2	0	022603	9074	9/5/13	\$565,000	\$595,000	2160	8	1997	Avg	6600	Y	N	19704 20TH AVE NW
2	0	550020	0030	10/15/13	\$450,000	\$466,000	2210	8	1966	Avg	8910	N	N	20411 13TH AVE NW
2	0	664990	0152	9/25/13	\$470,000	\$491,000	2220	8	2001	Avg	8609	N	N	20076 10TH AVE NW
2	0	275970	0025	12/19/13	\$435,000	\$438,000	2280	8	1958	Avg	9356	N	N	1810 NW 204TH ST
2	0	550020	0065	11/1/12	\$505,000	\$583,000	2540	8	1998	Avg	8350	N	N	20418 13TH AVE NW
2	0	012603	9151	6/14/12	\$775,000	\$918,000	2910	8	1940	VGood	43560	Y	N	835 NW 190TH ST
2	0	664990	0237	5/24/13	\$750,000	\$820,000	3080	8	1999	Good	7359	Y	N	985 NW 198TH PL
2	0	664990	0247	6/4/12	\$550,000	\$653,000	3120	8	1999	Avg	7556	Y	N	960 NW 198TH PL
2	0	801970	0050	4/26/11	\$459,000	\$557,000	1550	9	1961	Good	12900	Y	N	826 NW 197TH ST
2	0	801970	0130	9/18/13	\$680,000	\$712,000	1740	9	1975	Avg	14450	Y	N	19634 10TH TER NW
2	0	928670	0080	2/27/12	\$461,000	\$554,000	1890	9	1977	Avg	12000	Y	N	1105 NW 200TH ST
2	0	761870	0188	6/21/13	\$700,000	\$758,000	2110	9	1992	Avg	7893	Y	N	19003 10TH AVE NW
2	0	761870	0103	8/23/12	\$699,950	\$820,000	2360	9	1993	Good	24750	Y	N	19318 12TH AVE NW
2	0	279500	0010	6/4/12	\$689,000	\$818,000	2420	9	1944	VGood	9752	Y	N	19845 10TH AVE NW
2	0	761870	0101	10/31/12	\$632,150	\$730,000	2530	9	1995	Avg	15927	N	N	19324 12TH AVE NW
2	0	022603	9377	11/5/13	\$675,000	\$693,000	2680	9	2007	Avg	8363	N	N	1850 NW 204TH ST
2	0	664990	0073	6/13/13	\$531,000	\$576,000	2680	9	2003	Avg	7263	N	N	20047 8TH AVE NW
2	0	022603	9370	5/8/13	\$543,000	\$596,000	2750	9	1998	Avg	8065	N	N	1700 NW 200TH ST
2	0	022603	9378	11/28/12	\$575,000	\$660,000	2980	9	2006	Avg	7630	N	N	1846 NW 204TH ST
2	0	211090	0086	8/19/13	\$680,000	\$720,000	3000	9	1978	Good	12430	Y	N	19828 10TH PL NW
2	0	012603	9037	8/23/11	\$600,000	\$728,000	3460	9	1981	Avg	13153	Y	N	19025 9TH PL NW
2	0	664990	0260	11/7/12	\$878,500	\$1,013,000	3540	9	1992	Avg	22260	Y	N	19826 10TH AVE NW
2	0	012603	9233	1/11/11	\$665,000	\$802,000	3750	9	2007	Avg	39928	N	N	19323 12TH AVE NW
2	0	012603	9271	10/30/12	\$659,000	\$761,000	3790	9	2007	Avg	41416	N	N	19429 12TH AVE NW
2	0	329880	0110	8/19/13	\$730,000	\$773,000	2690	10	2004	Avg	15720	N	N	20412 12TH AVE NW
2	0	664990	0365	9/13/11	\$499,900	\$607,000	2840	10	1984	Avg	16300	Y	N	1118 NW 201ST ST
2	0	329880	0010	8/8/13	\$585,000	\$622,000	3500	10	2001	Avg	20807	N	N	805 205TH AVE NE
3	1	728230	0185	7/10/12	\$201,000	\$237,000	910	6	1953	Avg	7332	N	N	125 N 182ND ST
3	1	728230	0220	12/19/12	\$259,500	\$296,000	1570	6	1953	Avg	7333	N	N	112 N 181ST ST
3	2	012603	9069	2/29/12	\$235,000	\$282,000	660	7	1982	Good	7239	N	N	320 N 185TH ST
3	0	619070	0393	7/17/13	\$267,000	\$286,000	990	7	1940	VGood	10269	N	N	647 NW 180TH ST
3	0	619070	0393	12/7/11	\$255,000	\$308,000	990	7	1940	VGood	10269	N	N	647 NW 180TH ST
3	1	619070	1486	5/8/13	\$325,000	\$357,000	1000	7	1957	Avg	8400	N	N	16511 CARLYLE HALL RD NW
3	1	040510	0265	8/5/13	\$289,000	\$308,000	1030	7	1954	Good	8150	N	N	106 N 168TH ST

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Area 001 -- 1 to 3 Unit Residences

Sub Area	Nghb	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
3	2	025810	0030	12/10/13	\$321,000	\$324,000	1060	7	1967	Good	8742	N	N	18515 3RD PL NW
3	1	040510	0335	8/14/12	\$325,000	\$381,000	1070	7	1954	VGood	6750	N	N	205 N 171ST ST
3	2	122603	9073	3/29/12	\$235,000	\$281,000	1070	7	1958	Good	8307	N	N	113 NW 176TH PL
3	1	310270	0070	5/29/12	\$291,000	\$346,000	1100	7	1955	Avg	8009	N	N	110 NW 173RD ST
3	1	310270	0140	10/11/11	\$298,000	\$361,000	1100	7	1955	Good	9900	N	N	17330 1ST AVE NW
3	1	310270	0155	12/3/12	\$291,000	\$334,000	1100	7	1955	Good	7700	N	N	17312 1ST AVE NW
3	1	040510	0035	6/20/12	\$285,000	\$337,000	1120	7	1956	Avg	10890	N	N	234 N 171ST ST
3	2	012603	9627	7/5/11	\$360,000	\$437,000	1130	7	1982	Avg	7200	N	N	214 N 185TH ST
3	2	122603	9106	6/19/13	\$285,000	\$309,000	1130	7	1959	Avg	11123	N	N	220 NW 176TH PL
3	1	040510	0050	7/2/13	\$290,000	\$313,000	1150	7	1956	Good	11700	N	N	216 N 171ST ST
3	2	619070	1083	4/2/12	\$330,000	\$395,000	1150	7	1960	Good	11250	N	N	311 N 175TH ST
3	1	040510	0030	6/25/13	\$372,500	\$403,000	1240	7	1957	Good	9075	N	N	240 N 171ST ST
3	2	619070	1292	5/28/13	\$300,000	\$327,000	1250	7	1980	Avg	6243	N	N	17021 DAYTON AVE N
3	2	619070	1208	7/24/13	\$260,000	\$278,000	1270	7	1977	Good	8700	N	N	17225 DAYTON AVE N
3	1	040510	0250	6/3/13	\$280,000	\$305,000	1300	7	1955	Avg	8100	N	N	16805 PALATINE AVE N
3	1	122603	9094	5/9/12	\$316,000	\$376,000	1300	7	1958	Avg	10470	N	N	130 N 180TH ST
3	0	286800	0025	2/21/13	\$268,840	\$302,000	1300	7	1958	Good	8125	N	N	328 NW 177TH ST
3	1	750800	0030	8/15/12	\$284,000	\$333,000	1300	7	1963	Good	7200	N	N	132 N 175TH ST
3	2	950850	0060	6/7/12	\$375,000	\$445,000	1300	7	1954	Avg	10667	N	N	18527 1ST AVE NW
3	1	040510	0375	6/21/13	\$299,000	\$324,000	1320	7	1954	Good	8280	N	N	16814 PALATINE AVE N
3	2	064170	0020	4/25/12	\$347,000	\$414,000	1330	7	1963	Good	7200	N	N	18513 PALATINE PL N
3	1	310270	0005	8/29/13	\$360,000	\$380,000	1340	7	1919	Avg	11286	N	N	103 NW 175TH ST
3	1	064180	0040	10/23/12	\$362,700	\$420,000	1350	7	1964	VGood	9425	N	N	405 N 179TH PL
3	2	950850	0050	1/21/11	\$300,000	\$362,000	1350	7	1954	Good	12830	N	N	106 NW 185TH ST
3	1	064180	0050	3/15/12	\$287,000	\$344,000	1400	7	1964	Avg	8929	N	N	409 N 179TH PL
3	0	269740	0090	6/7/11	\$414,900	\$504,000	1400	7	1965	VGood	7600	N	N	626 NW 183RD ST
3	1	329370	0420	4/12/12	\$380,000	\$454,000	1400	7	2005	Avg	7200	N	N	344 N 160TH ST
3	1	619070	0910	6/10/11	\$283,000	\$344,000	1490	7	1955	Good	8611	N	N	17315 2ND AVE NW
3	1	728230	0010	11/1/12	\$307,500	\$355,000	1520	7	1953	Good	5200	N	N	108 N 184TH ST
3	1	122603	9033	12/6/11	\$369,000	\$446,000	1530	7	1975	Avg	7464	N	N	129 N 180TH ST
3	1	303850	0110	4/24/12	\$343,500	\$410,000	1530	7	1969	Good	12200	N	N	101 NW 171ST ST
3	0	727930	0150	11/20/13	\$320,000	\$326,000	1540	7	1960	Good	9455	N	N	642 NW 180TH ST
3	2	781890	0040	12/11/12	\$362,500	\$415,000	1820	7	1967	Good	7242	N	N	17713 1ST AVE NW
3	0	926570	0020	6/19/12	\$375,000	\$444,000	1960	7	2011	Avg	8422	N	N	18303 3RD AVE NW

Improved Sales Used in This Annual Update Analysis

Area 001 -- 1 to 3 Unit Residences

Sub Area	Nghb	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
3	1	310270	0040	3/19/11	\$383,800	\$465,000	2100	7	1955	Good	7603	N	N	17314 2ND AVE NW
3	1	286790	0025	10/21/13	\$446,000	\$461,000	2150	7	1957	Good	9313	N	N	17309 PALATINE AVE N
3	0	727930	0061	10/12/12	\$389,000	\$451,000	2320	7	1954	Good	15200	N	N	18309 3RD AVE NW
3	2	064170	0100	12/24/13	\$389,000	\$390,000	2740	7	1964	Good	7200	N	N	18528 PALATINE PL N
3	0	269740	0060	9/17/12	\$445,000	\$519,000	2960	7	1965	Good	9652	N	N	639 NW 183RD ST
3	0	619070	0285	6/4/12	\$350,000	\$415,000	1300	8	1959	Avg	11179	N	N	504 NW 175TH CT
3	2	661950	0060	8/20/13	\$410,000	\$434,000	1310	8	1978	Good	8129	N	N	138 NW 181ST ST
3	2	950870	0015	8/20/13	\$369,950	\$392,000	1350	8	1955	Avg	7820	N	N	18537 1ST AVE NW
3	1	303850	0090	1/18/11	\$368,250	\$444,000	1360	8	1961	Good	11500	N	N	104 NW 171ST ST
3	0	025920	0080	10/15/13	\$393,000	\$407,000	1370	8	1964	Avg	7414	N	N	17849 4TH AVE NW
3	1	729000	0050	3/10/11	\$391,500	\$474,000	1370	8	1964	Avg	7800	N	N	147 N 180TH PL
3	0	025920	0090	10/21/13	\$444,950	\$460,000	1380	8	1964	Good	7700	N	N	17841 4TH AVE NW
3	2	950850	0105	5/15/13	\$360,500	\$395,000	1410	8	1954	Avg	10045	N	N	18521 2ND AVE NW
3	0	287550	0020	8/25/11	\$420,000	\$510,000	1420	8	1961	Good	8500	N	N	321 NW 176TH PL
3	0	309580	0060	10/8/13	\$342,000	\$355,000	1420	8	1965	Avg	9090	N	N	626 NW 182ND ST
3	2	314880	0020	6/19/13	\$390,000	\$422,000	1420	8	1965	Avg	7822	N	N	18117 1ST AVE NW
3	2	122603	9102	11/16/11	\$525,000	\$636,000	1450	8	1959	VGood	7875	N	N	114 NW 177TH LN
3	0	115870	0135	2/20/13	\$365,000	\$410,000	1460	8	1967	Good	7020	N	N	17617 6TH AVE NW
3	2	701900	0030	2/27/12	\$343,750	\$413,000	1460	8	1961	Good	8818	N	N	18036 3RD AVE NW
3	2	619070	1200	4/29/13	\$370,000	\$408,000	1490	8	1990	Good	7550	N	N	17222 GREENWOOD PL N
3	0	727930	0025	3/1/11	\$309,500	\$374,000	1500	8	1959	Good	11258	N	N	18329 6TH AVE NW
3	1	750800	0035	4/6/11	\$380,000	\$461,000	1530	8	1963	Good	10801	N	N	140 N 175TH ST
3	1	619070	0932	7/2/13	\$336,500	\$363,000	1560	8	1974	Avg	9433	N	N	17051 2ND AVE NW
3	2	701900	0020	6/24/13	\$330,000	\$357,000	1560	8	1961	Avg	7681	N	N	18030 3RD AVE NW
3	2	950870	0010	8/6/13	\$307,000	\$327,000	1570	8	1954	Good	8712	N	N	18548 1ST AVE NW
3	1	303850	0050	8/29/11	\$292,500	\$355,000	1690	8	1959	Good	6800	N	N	140 NW 171ST ST
3	1	728310	0026	6/15/12	\$319,950	\$379,000	1700	8	1957	Avg	9600	N	N	131 NW 181ST ST
3	1	671310	0027	3/28/11	\$345,000	\$418,000	1750	8	1977	VGood	6960	N	N	422 N 182ND CT
3	1	671310	0027	2/28/13	\$376,500	\$422,000	1750	8	1977	VGood	6960	N	N	422 N 182ND CT
3	0	619070	0582	11/26/12	\$399,900	\$459,000	1790	8	1964	Avg	11570	N	N	813 NW 180TH ST
3	0	286800	0020	9/28/11	\$298,000	\$361,000	1850	8	1958	Avg	8125	N	N	324 NW 177TH ST
3	0	286800	0070	6/4/13	\$367,000	\$400,000	1850	8	1959	Good	8289	N	N	323 NW 177TH ST
3	0	727930	0040	9/6/13	\$499,950	\$526,000	1920	8	1962	VGood	10794	N	N	18340 6TH AVE NW
3	1	619070	0121	12/2/13	\$469,950	\$477,000	2160	8	2000	Avg	5100	N	N	406 N 178TH ST

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Area 001 -- 1 to 3 Unit Residences

Sub Area	Nghb	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
3	0	926570	0035	6/26/12	\$350,000	\$414,000	2290	8	1998	Good	6930	N	N	315 NW 183RD ST
3	2	122603	9137	1/16/13	\$460,000	\$522,000	2370	8	1967	VGood	6701	N	N	127 NW 177TH LN
3	1	329370	0530	8/27/13	\$400,000	\$422,000	2390	8	1954	Avg	27735	N	N	16034 GREENWOOD AVE N
3	1	896330	0056	6/10/13	\$725,000	\$788,000	2430	8	2009	Avg	7508	N	N	141 N 177TH ST
3	0	619070	0389	8/28/13	\$525,000	\$554,000	1720	9	1979	Good	10193	N	N	17836 8TH AVE NW
3	0	894310	0040	2/5/13	\$400,000	\$451,000	2220	9	2003	Avg	5958	N	N	601 NW 181ST CT
3	0	619070	0279	2/28/13	\$365,000	\$409,000	2420	9	1960	Good	8056	N	N	350 NW 175TH CT
3	1	728230	0017	7/27/12	\$570,000	\$671,000	3260	9	1998	Avg	8450	N	N	215 N 185TH ST
4	0	330470	0450	2/1/12	\$1,360,000	\$1,637,000	4580	9	1953	Good	62768	N	N	171 NW CASCADE DR
4	0	330470	0198	12/26/13	\$1,500,000	\$1,504,000	3050	10	1982	Good	162914	N	N	70 OLYMPIC DR NW
4	0	330470	0246	3/31/11	\$850,000	\$1,030,000	4270	10	1956	Poor	68824	Y	N	27 NW CHERRY LOOP
4	0	330470	0145	9/4/13	\$1,375,000	\$1,448,000	2600	11	1988	Good	88862	N	N	112 NW HIGHLAND DR
4	0	264100	0085	5/29/12	\$1,176,900	\$1,398,000	4040	11	1969	Good	54014	N	N	153 NW HIGHLAND DR
4	0	264100	0020	7/3/13	\$1,223,000	\$1,318,000	4650	11	1977	Good	68587	N	N	143 MOSS RD NW
4	0	330470	0030	10/28/11	\$1,550,000	\$1,878,000	4850	11	1989	Avg	57063	N	N	159 NW HIGHLAND DR
4	0	330470	0344	8/14/13	\$2,425,000	\$2,574,000	3410	12	1986	Avg	98712	Y	N	55 SPRING DR NW
4	0	330470	0340	12/17/12	\$4,466,000	\$5,104,000	7410	12	1994	Avg	97574	Y	N	47 NW CHERRY LOOP
4	0	264100	0010	6/25/13	\$3,095,000	\$3,346,000	8540	12	1992	Avg	71874	N	N	142 MOSS RD NW
4	0	330470	0255	3/9/11	\$3,000,000	\$3,631,000	5950	13	1989	Avg	96703	Y	N	11 OLYMPIC DR NW
4	0	330470	0311	10/5/12	\$3,610,000	\$4,193,000	6180	13	1998	Avg	82764	Y	N	39 NW CHERRY LOOP
5	5	012603	9452	8/30/12	\$316,000	\$370,000	1290	5	1960	Avg	14368	N	N	19520 8TH AVE NW
5	3	062604	9067	2/12/13	\$151,000	\$170,000	640	6	1946	Avg	8857	N	N	320 N 200TH ST
5	3	728390	0071	8/9/11	\$199,000	\$242,000	850	6	1927	Good	7788	N	N	18840 FREMONT AVE N
5	3	222890	0141	4/23/13	\$215,000	\$237,000	900	6	1953	Avg	8700	N	N	19515 LINDEN AVE N
5	3	530610	0235	10/26/12	\$257,500	\$298,000	1010	6	1940	Good	10200	N	N	20110 FREMONT AVE N
5	3	530610	0235	4/3/12	\$250,000	\$299,000	1010	6	1940	Good	10200	N	N	20110 FREMONT AVE N
5	3	728390	0010	7/29/11	\$195,860	\$238,000	1080	6	1916	Good	7000	N	N	18510 FREMONT AVE N
5	4	728390	0581	5/20/13	\$282,900	\$310,000	1390	6	1950	Avg	7200	N	N	19338 LINDEN AVE N
5	3	222790	0060	5/31/11	\$235,000	\$285,000	1520	6	1942	Avg	9947	N	N	19820 LINDEN AVE N
5	0	012603	9554	9/23/13	\$327,000	\$342,000	1610	6	1952	Avg	15658	N	N	151 N 200TH ST
5	3	728710	0016	1/18/13	\$230,000	\$261,000	1640	6	1927	Good	5514	N	N	18531 FREMONT AVE N
5	3	728390	0051	11/29/12	\$234,000	\$269,000	720	7	1953	Good	7700	N	N	18824 FREMONT AVE N
5	3	222790	0041	9/13/11	\$225,000	\$273,000	930	7	1928	Good	6868	N	N	916 N 199TH ST
5	0	052050	0150	10/11/13	\$288,500	\$299,000	1010	7	1944	Avg	7458	N	N	20109 3RD AVE NW

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Area 001 -- 1 to 3 Unit Residences

Sub Area	Nghb	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
5	3	728390	0239	12/23/13	\$345,000	\$346,000	1040	7	1986	Avg	10680	N	N	18837 FIRLANDS WAY N
5	3	530610	0080	2/19/13	\$336,000	\$378,000	1060	7	1962	Good	9778	N	N	742 N 200TH ST
5	3	728390	0085	5/6/13	\$357,050	\$392,000	1060	7	1997	Avg	4655	N	N	709 N 190TH ST
5	3	530610	0100	3/6/12	\$231,750	\$278,000	1140	7	1990	Avg	10200	N	N	20002 FREMONT AVE N
5	0	012603	9254	7/18/11	\$229,200	\$278,000	1180	7	1950	Avg	14300	N	N	18710 1ST AVE NW
5	3	222890	0197	6/3/13	\$325,000	\$354,000	1220	7	1959	Avg	7245	N	N	19550 FREMONT AVE N
5	3	222890	0198	4/18/12	\$285,000	\$340,000	1220	7	1959	Avg	7245	N	N	19556 FREMONT AVE N
5	0	750750	0041	9/22/11	\$265,000	\$322,000	1220	7	1956	Avg	8171	N	N	19315 PALATINE AVE N
5	3	264550	0056	8/29/13	\$340,000	\$359,000	1230	7	1966	Avg	8540	N	N	538 N 202ND ST
5	3	925090	0013	3/1/13	\$369,000	\$414,000	1230	7	1963	Avg	7575	N	N	339 N 200TH ST
5	0	859890	0115	7/27/11	\$239,000	\$290,000	1250	7	1955	Avg	12994	N	N	208 NW 203RD ST
5	3	222890	0083	11/27/13	\$280,000	\$285,000	1280	7	1976	Avg	8867	N	N	912 N 196TH CT
5	3	925090	0100	11/20/12	\$285,000	\$328,000	1290	7	1942	Good	5636	N	N	19900 FREMONT AVE N
5	0	799230	0070	7/18/11	\$290,000	\$352,000	1320	7	1956	Avg	10001	N	N	19536 2ND AVE NW
5	0	816510	0070	9/18/12	\$359,000	\$418,000	1320	7	1963	Avg	9112	N	N	319 NW 205TH ST
5	0	012603	9329	2/11/11	\$279,000	\$337,000	1340	7	1955	Avg	11100	N	N	635 NW 195TH ST
5	3	264490	0080	6/19/13	\$407,000	\$441,000	1340	7	1977	Avg	8820	N	N	503 N 203RD CT
5	0	799230	0085	7/1/11	\$252,000	\$306,000	1370	7	1954	Avg	10138	N	N	19556 2ND AVE NW
5	0	012603	9195	12/20/13	\$489,000	\$492,000	1380	7	1978	Avg	19012	N	N	708 NW 191ST PL
5	3	728390	0012	5/8/12	\$206,000	\$245,000	1410	7	1953	Avg	9000	N	N	720 N 185TH ST
5	0	052070	0065	12/13/12	\$375,000	\$429,000	1420	7	1962	Avg	9570	N	N	124 N 201ST ST
5	0	116310	0065	7/29/13	\$320,000	\$342,000	1450	7	1955	Avg	10705	N	N	18708 2ND AVE NW
5	0	012603	9591	6/4/13	\$319,950	\$348,000	1460	7	1977	Avg	7238	N	N	710 NW 190TH LN
5	0	052050	0075	5/3/11	\$309,600	\$376,000	1480	7	1956	Avg	8277	N	N	304 NW 202ND ST
5	0	750750	0100	5/24/13	\$365,000	\$399,000	1480	7	1965	Good	7247	N	N	19306 3RD AVE NW
5	3	021770	0180	6/13/13	\$375,000	\$407,000	1500	7	1959	Good	12372	N	N	20300 WHITMAN AVE N
5	3	264430	0045	2/28/11	\$235,000	\$284,000	1530	7	1954	Good	8182	N	N	20209 FREMONT AVE N
5	0	859890	0185	1/7/11	\$290,000	\$349,000	1560	7	1950	Good	9270	N	N	115 N 203RD ST
5	0	116310	0040	12/18/12	\$310,500	\$355,000	1570	7	1955	Avg	9000	N	N	103 NW 189TH ST
5	0	012603	9089	8/26/13	\$340,800	\$360,000	1580	7	1949	VGood	7204	N	N	19908 3RD AVE NW
5	0	311290	0110	12/28/11	\$340,000	\$410,000	1610	7	1955	Avg	9100	N	N	215 NW 198TH ST
5	0	338090	0045	10/17/12	\$227,200	\$263,000	1620	7	1954	Avg	8307	N	N	19010 3RD AVE NW
5	5	012603	9637	11/20/13	\$352,000	\$359,000	1650	7	1945	Avg	11474	N	N	19522 8TH AVE NW
5	0	222790	0072	9/24/13	\$297,200	\$310,000	1690	7	2004	Avg	2442	N	N	928 N 198TH ST

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Area 001 -- 1 to 3 Unit Residences

Sub Area	Nghb	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
5	0	052050	0135	2/22/12	\$248,000	\$298,000	1740	7	1956	Avg	7920	N	N	327 NW 202ND ST
5	0	338090	0130	5/1/13	\$385,000	\$424,000	1770	7	1954	Avg	9712	N	N	19128 2ND AVE NW
5	3	728390	0038	2/16/12	\$305,000	\$367,000	1800	7	1984	Avg	7474	N	N	707 N 188TH ST
5	3	925090	0099	7/10/12	\$347,000	\$409,000	1820	7	1984	Good	9585	N	N	19911 LINDEN AVE N
5	3	728390	0213	7/27/13	\$385,000	\$411,000	1830	7	1939	Avg	10395	N	N	19201 FIRLANDS WAY N
5	0	012603	9252	7/25/13	\$385,000	\$412,000	1840	7	1950	Avg	11367	N	N	18820 1ST AVE NW
5	0	012603	9322	3/2/11	\$377,000	\$456,000	1840	7	1955	Good	10125	N	N	105 N 200TH ST
5	0	012603	9321	8/13/12	\$255,000	\$299,000	1870	7	1955	VGood	14280	N	N	19516 3RD AVE NW
5	3	222890	0192	5/24/13	\$250,000	\$273,000	1880	7	1978	Avg	10800	N	N	19540 FREMONT AVE N
5	3	728390	0043	2/14/12	\$425,900	\$512,000	1900	7	1963	Avg	7600	N	N	706 N 188TH ST
5	3	222890	0064	9/23/13	\$355,000	\$371,000	1970	7	1965	Avg	8040	N	N	916 N 195TH ST
5	0	799230	0040	7/18/13	\$410,000	\$440,000	2270	7	1956	Avg	10090	N	N	19559 2ND AVE NW
5	0	012603	9130	5/23/13	\$288,400	\$315,000	2890	7	1953	Avg	14066	N	N	19121 3RD AVE NW
5	3	925090	0131	10/3/12	\$270,000	\$314,000	2890	7	1962	Avg	11013	N	N	724 N 198TH ST
5	0	279750	0085	2/27/12	\$378,000	\$454,000	3270	7	1995	Avg	7798	N	N	19310 1ST AVE NW
5	4	728390	0546	4/17/12	\$325,000	\$388,000	1150	8	1978	Avg	7100	N	N	19203 WHITMAN AVE N
5	0	012603	9622	2/8/12	\$258,000	\$310,000	1220	8	1982	Avg	7210	N	N	110 N 195TH CT
5	3	728710	0168	7/24/13	\$400,388	\$428,000	1270	8	1975	Avg	8800	N	N	329 N 188TH ST
5	5	379240	0140	7/19/13	\$439,000	\$471,000	1280	8	1967	Avg	7366	N	N	505 NW 201ST CT
5	3	728710	0081	11/1/12	\$295,000	\$341,000	1290	8	1967	Avg	7200	N	N	527 N 190TH ST
5	0	500950	0090	6/18/13	\$375,000	\$406,000	1300	8	1965	Avg	7474	N	N	19807 GREENWOOD PL N
5	3	264430	0060	10/3/12	\$335,000	\$389,000	1320	8	1964	Avg	8923	N	N	628 N 201ST LN
5	3	021770	0150	1/8/13	\$349,950	\$398,000	1330	8	1959	Good	8502	N	N	20324 WHITMAN AVE N
5	3	728390	0215	4/25/12	\$302,500	\$361,000	1340	8	1970	VGood	8500	N	N	19203 FIRLANDS WAY N
5	5	728410	0030	6/30/11	\$339,000	\$412,000	1370	8	1970	Avg	7198	N	N	19520 5TH AVE NW
5	3	728710	0121	12/7/12	\$384,500	\$440,000	1370	8	1970	Avg	7398	N	N	440 N 188TH ST
5	5	728410	0080	9/18/13	\$435,000	\$455,000	1450	8	1971	Avg	7399	N	N	415 NW 196TH PL
5	0	729270	0010	2/21/12	\$294,000	\$353,000	1450	8	1959	Avg	7272	N	N	242 NW 196TH PL
5	5	737600	0030	10/31/13	\$359,000	\$369,000	1450	8	1963	Avg	11745	N	N	312 NW 195TH ST
5	0	859890	0010	9/18/13	\$330,000	\$346,000	1450	8	1988	Avg	13001	N	N	155 NW 205TH ST
5	0	012603	9486	6/12/13	\$390,000	\$423,000	1480	8	1964	Avg	13500	N	N	106 NW 200TH ST
5	5	379240	0060	11/8/11	\$300,000	\$363,000	1520	8	1967	Avg	9726	N	N	536 NW 201ST CT
5	5	012603	9543	8/31/12	\$362,000	\$423,000	1530	8	1979	Avg	12430	N	N	19532 8TH AVE NW
5	3	728710	0052	6/21/13	\$370,000	\$401,000	1530	8	1984	Avg	7741	N	N	505 N 188TH ST

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Area 001 -- 1 to 3 Unit Residences

Sub Area	Nghb	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
5	5	330300	0190	1/2/13	\$370,000	\$421,000	1570	8	1965	Avg	7886	N	N	339 NW 198TH ST
5	3	222890	0134	4/19/12	\$429,500	\$513,000	1580	8	1984	Avg	7522	N	N	812 N 196TH CT
5	3	021770	0090	11/28/11	\$290,000	\$351,000	1610	8	1959	Avg	9348	N	N	758 N 204TH ST
5	3	021770	0240	12/7/11	\$319,000	\$386,000	1610	8	1959	Avg	9600	N	N	745 N 203RD ST
5	5	012603	9525	1/22/13	\$437,500	\$495,000	1630	8	1966	Avg	10156	N	N	521 NW 201ST PL
5	5	728410	0070	4/25/12	\$418,000	\$499,000	1640	8	1971	Avg	7620	N	N	419 NW 196TH PL
5	5	728410	0130	6/6/12	\$385,000	\$457,000	1750	8	1970	Avg	7140	N	N	512 NW 196TH PL
5	3	925090	0003	11/15/11	\$454,000	\$550,000	1750	8	1978	VGood	9085	N	N	19836 GREENWOOD AVE N
5	3	021770	0340	8/26/11	\$310,000	\$376,000	1770	8	1959	Avg	11040	N	N	747 N 204TH ST
5	3	780020	0040	10/3/13	\$422,500	\$440,000	1780	8	1969	Avg	7672	N	N	19806 DAYTON PL N
5	5	379240	0010	8/1/11	\$374,950	\$455,000	1870	8	1967	Avg	7264	N	N	504 NW 201ST CT
5	0	052070	0085	5/20/13	\$350,000	\$383,000	1910	8	1960	Good	9450	N	N	20040 3RD AVE NW
5	3	728390	0300	6/17/13	\$354,000	\$384,000	1910	8	2007	Avg	3739	N	N	738 N 185TH ST
5	3	728390	0304	5/15/13	\$375,000	\$411,000	1910	8	2007	Avg	2925	N	N	736 N 185TH ST
5	3	728390	0306	9/26/12	\$330,000	\$384,000	1910	8	2007	Avg	4408	N	N	732 N 185TH ST
5	3	728390	0189	10/4/12	\$375,000	\$436,000	1990	8	1999	Avg	6247	N	N	807 N 193RD CT
5	0	012603	9509	8/27/13	\$320,000	\$338,000	2010	8	1966	Avg	8460	N	N	19111 3RD AVE NW
5	5	737590	0007	5/10/12	\$370,000	\$441,000	2080	8	2001	Avg	5726	N	N	644 NW 195TH ST
5	5	737590	0008	10/26/11	\$310,000	\$376,000	2080	8	2001	Avg	5040	N	N	636 NW 195TH ST
5	0	166100	0010	3/20/13	\$388,000	\$433,000	2110	8	1972	Avg	7360	N	N	19929 2ND AVE NW
5	3	264430	0043	11/9/12	\$434,500	\$501,000	2120	8	2008	Avg	6260	N	N	624 N 202ND PL
5	3	728710	0050	3/29/13	\$406,000	\$451,000	2140	8	1983	Avg	8224	N	N	511 N 188TH ST
5	0	012603	9655	1/18/12	\$304,000	\$366,000	2250	8	1997	Avg	6210	N	N	510 NW 203RD ST
5	0	338060	0010	8/9/12	\$419,950	\$493,000	2290	8	2003	Avg	5021	N	N	19202 7TH PL NW
5	0	012603	9569	7/16/12	\$295,000	\$348,000	2340	8	1973	Avg	16941	N	N	19114 8TH AVE NW
5	5	330300	0040	1/21/11	\$407,000	\$491,000	2340	8	1965	Avg	8513	N	N	346 NW 198TH ST
5	3	728390	0225	12/3/13	\$400,000	\$405,000	2340	8	1994	Avg	7600	N	N	724 N 190TH ST
5	5	737590	0020	9/13/11	\$381,000	\$462,000	2360	8	1963	Good	11475	N	N	522 NW 195TH ST
5	0	925090	0073	10/4/13	\$510,000	\$531,000	2400	8	2008	Avg	7509	N	N	539 N 200TH ST
5	3	925090	0133	8/21/12	\$406,000	\$476,000	2420	8	1999	Avg	8653	N	N	722 N 198TH ST
5	5	012603	9658	10/23/11	\$440,000	\$533,000	2640	8	1998	Avg	8186	N	N	19846 8TH AVE NW
5	5	330320	0010	3/9/11	\$450,000	\$545,000	2790	8	1967	Avg	7757	N	N	20010 5TH AVE NW
5	5	379240	0080	5/26/11	\$370,000	\$449,000	3360	8	1967	Good	15072	Y	N	20116 8TH AVE NW
5	3	728710	0085	4/25/12	\$440,000	\$525,000	3600	8	1973	Avg	15298	N	N	505 N 190TH ST

Improved Sales Used in This Annual Update Analysis

Area 001 -- 1 to 3 Unit Residences

Sub Area	Nghb	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
5	0	768140	0070	10/30/13	\$427,000	\$439,000	1990	9	1989	Avg	7217	N	N	303 NW 193RD CT
5	5	620270	0130	2/9/11	\$354,000	\$428,000	2050	9	1965	Avg	8189	N	N	19702 6TH PL NW
5	0	012603	9296	8/5/13	\$596,000	\$635,000	2270	9	2005	Avg	7299	N	N	503 NW 195TH ST
5	0	012603	9692	4/17/13	\$608,000	\$672,000	2700	9	2012	Avg	7203	N	N	19912 3RD AVE NW
5	0	012603	9690	4/9/13	\$599,950	\$665,000	2750	9	2012	Avg	7221	N	N	19900 3RD AVE N
5	0	012603	9691	8/6/13	\$589,000	\$627,000	2860	9	2009	Avg	7215	N	N	19904 3RD AVE NW
5	3	264490	0045	11/21/13	\$620,000	\$632,000	2860	9	2005	Avg	8424	N	N	20302 DAYTON AVE N
5	0	012603	9682	6/11/13	\$620,000	\$673,000	3220	9	2007	Avg	7992	N	N	509 NW 195TH ST
6	0	358650	0240	11/25/12	\$725,000	\$833,000	1270	8	1959	Avg	19012	Y	N	16742 16TH AVE NW
6	0	358530	0260	6/3/11	\$560,000	\$680,000	1300	8	1955	Avg	28000	Y	N	18542 SPRINGDALE CT NW
6	0	358590	0455	3/14/12	\$670,700	\$804,000	1360	8	1950	Avg	20000	Y	N	17777 14TH AVE NW
6	0	358650	0745	2/10/11	\$399,000	\$482,000	1460	8	1955	Avg	28925	N	N	17211 10TH AVE NW
6	0	358650	0915	11/7/13	\$570,000	\$584,000	1460	8	1959	Avg	19166	N	N	17066 10TH AVE NW
6	0	358650	0045	12/15/11	\$436,000	\$527,000	1580	8	1952	Good	41390	Y	N	1212 NW 175TH ST
6	0	358590	0730	6/29/11	\$405,000	\$492,000	1600	8	1952	Avg	19807	N	N	1420 NW 186TH ST
6	0	358530	0070	8/9/13	\$750,000	\$798,000	1610	8	1947	Avg	22500	Y	N	18055 8TH AVE NW
6	0	358530	0245	8/18/11	\$650,000	\$789,000	1880	8	1951	VGood	34800	N	N	18525 SPRINGDALE CT NW
6	0	358650	0750	1/13/12	\$615,000	\$742,000	2040	8	1955	Avg	26100	N	N	17201 10TH AVE NW
6	0	358590	0926	11/27/12	\$410,000	\$471,000	2050	8	1951	Good	15204	N	N	1533 NW 190TH ST
6	0	358650	0630	5/7/12	\$695,000	\$828,000	2170	8	1952	Good	25732	Y	N	17206 12TH AVE NW
6	0	358650	0225	12/30/13	\$562,000	\$563,000	2270	8	1954	Avg	18000	N	N	16710 16TH AVE NW
6	0	358530	0375	6/6/13	\$520,000	\$566,000	2470	8	1956	Avg	21802	Y	N	820 NW INNIS ARDEN DR
6	0	358590	0680	11/8/13	\$879,000	\$901,000	2650	8	1954	VGood	19831	Y	N	18012 17TH AVE NW
6	0	358590	0680	8/15/11	\$780,000	\$947,000	2650	8	1954	VGood	19831	Y	N	18012 17TH AVE NW
6	0	358590	0685	11/13/13	\$869,000	\$889,000	2890	8	1953	VGood	19831	Y	N	18022 17TH AVE NW
6	0	358650	0600	2/13/13	\$610,000	\$687,000	3180	8	1964	Avg	34700	Y	N	17040 12TH AVE NW
6	0	358590	0550	7/18/11	\$960,000	\$1,166,000	1300	9	1953	Good	21660	Y	N	17767 15TH AVE NW
6	0	358590	0415	10/21/13	\$850,000	\$878,000	1780	9	1961	Good	18164	Y	N	1456 NW SPRINGDALE PL
6	0	358590	0415	11/28/11	\$762,000	\$922,000	1780	9	1961	Good	18164	Y	N	1456 NW SPRINGDALE PL
6	0	358650	0180	5/20/11	\$850,000	\$1,032,000	1820	9	1959	Avg	21965	Y	N	16765 15TH AVE NW
6	0	358590	0465	1/11/13	\$720,000	\$818,000	1880	9	1955	Avg	20000	Y	N	17757 14TH AVE NW
6	0	358590	0235	12/26/13	\$930,000	\$933,000	1960	9	1958	Avg	20000	Y	N	17739 13TH AVE NW
6	0	358650	0475	8/3/12	\$760,000	\$893,000	2000	9	1955	Avg	16600	Y	N	17045 12TH AVE NW
6	0	358650	0515	5/2/11	\$1,230,000	\$1,492,000	2180	9	2005	Avg	17450	Y	N	17144 13TH AVE NW

Improved Sales Used in This Annual Update Analysis

Area 001 -- 1 to 3 Unit Residences

Sub Area	Nghb	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
6	0	358590	1075	11/12/12	\$950,000	\$1,095,000	2260	9	1955	Good	14544	Y	N	18335 17TH PL NW
6	0	358590	1010	11/1/13	\$1,280,000	\$1,316,000	2620	9	2002	Avg	19738	Y	N	18455 17TH AVE NW
6	0	358530	0150	9/27/11	\$944,500	\$1,146,000	2660	9	1958	Good	22864	Y	N	18384 RIDGEFIELD RD NW
6	0	358590	0885	12/14/12	\$680,000	\$778,000	3000	9	2000	Avg	20328	N	N	18649 15TH AVE NW
6	0	358590	0925	8/19/11	\$650,000	\$789,000	3130	9	1988	Avg	15969	N	N	1521 NW 190TH ST
6	0	358590	0115	11/29/12	\$1,150,000	\$1,320,000	3190	9	1948	VGood	23000	Y	N	17730 13TH AVE NW
6	0	358590	1060	11/19/12	\$1,357,000	\$1,561,000	1770	10	1956	Good	15325	Y	N	18365 17TH PL NW
6	0	358590	1060	6/6/11	\$1,317,000	\$1,599,000	1770	10	1956	Good	15325	Y	N	18365 17TH PL NW
6	3	778535	0610	7/16/13	\$682,000	\$732,000	1780	10	1982	Avg	16560	N	N	405 NW 163RD ST
6	0	358590	0560	7/5/13	\$1,120,000	\$1,206,000	1870	10	1991	Avg	20000	Y	N	17747 15TH AVE NW
6	0	358590	0820	3/6/13	\$1,165,000	\$1,304,000	2190	10	2000	Avg	23433	Y	N	18440 16TH AVE NW
6	0	358650	0994	7/18/12	\$1,155,000	\$1,361,000	2240	10	1956	Avg	64033	Y	N	16727 16TH AVE NW
6	3	778535	0710	5/2/11	\$485,000	\$588,000	2340	10	1981	Avg	15488	N	N	532 NW 162ND ST
6	0	358650	0135	9/18/12	\$980,000	\$1,142,000	2710	10	1951	Avg	27893	Y	N	17223 15TH AVE NW
6	3	778535	0160	6/24/13	\$733,000	\$793,000	2870	10	1991	Avg	12170	N	N	609 NW 163RD ST
6	3	778535	0210	10/14/12	\$555,000	\$643,000	2980	10	1985	Avg	16130	N	N	16223 6TH AVE NW
6	3	778535	0560	4/16/12	\$525,000	\$627,000	3030	10	1983	Avg	12540	N	N	525 NW 163RD ST
6	0	358530	0160	5/31/13	\$1,262,250	\$1,376,000	3150	10	1984	Good	27829	Y	N	18514 RIDGEFIELD RD NW
6	3	778536	0230	8/17/11	\$635,000	\$771,000	3260	10	1987	Avg	15900	N	N	826 NW 165TH PL
6	0	619070	0668	11/12/13	\$1,200,000	\$1,228,000	3330	10	2003	Avg	12408	Y	N	1025 NW 178TH ST
6	3	778535	0520	11/27/13	\$1,010,000	\$1,027,000	3770	10	1984	Good	15886	N	N	508 NW 163RD ST
6	3	778535	0320	5/24/12	\$727,000	\$864,000	3980	10	1981	Good	15000	N	N	609 NW 162ND ST
6	3	778536	0150	6/7/12	\$800,000	\$949,000	3980	10	1984	Avg	36437	N	N	833 NW 165TH ST
6	0	358590	0995	3/23/12	\$1,415,000	\$1,695,000	3570	11	1958	Good	20000	Y	N	18615 17TH AVE NW
6	3	778536	0040	8/16/13	\$827,500	\$878,000	3660	11	1984	Avg	15584	N	N	920 NW 165TH PL
6	3	778535	0670	6/26/13	\$845,000	\$913,000	4430	11	1985	Avg	16272	N	N	16223 5TH CT NW
7	0	914110	0185	11/19/13	\$200,000	\$204,000	740	5	1941	Avg	17829	N	N	15208 DAYTON AVE N
7	0	329970	0205	12/28/11	\$292,000	\$353,000	910	6	1952	Good	7000	N	N	15727 2ND AVE NW
7	0	329970	0215	4/25/13	\$325,000	\$358,000	910	6	1952	Avg	7000	N	N	15715 2ND AVE NW
7	0	329970	0240	10/24/12	\$330,600	\$382,000	910	6	1952	Good	11737	N	N	121 NW 156TH ST
7	0	139730	0030	5/6/11	\$225,000	\$273,000	940	6	1953	Avg	8425	N	N	532 N 167TH ST
7	0	351990	0100	6/11/13	\$220,000	\$239,000	980	6	1953	Avg	6943	N	N	17909 LINDEN AVE N
7	0	182604	9401	5/17/12	\$240,000	\$286,000	1020	6	1942	Good	5490	N	N	15740 GREENWOOD AVE N
7	0	329970	0050	6/4/13	\$252,000	\$274,000	1060	6	1951	Good	6581	N	N	15628 1ST AVE NW

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Area 001 -- 1 to 3 Unit Residences

Sub Area	Nghb	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
7	0	329970	0160	10/10/13	\$324,000	\$336,000	1100	6	1951	Avg	6900	N	N	15702 2ND AVE NW
7	0	671310	0040	10/24/13	\$339,950	\$351,000	1100	6	1958	Good	9688	N	N	18012 DAYTON AVE N
7	0	329970	0070	5/20/11	\$270,000	\$328,000	1170	6	1951	Avg	7150	N	N	15604 1ST AVE NW
7	0	329970	0085	5/23/11	\$282,400	\$343,000	1220	6	1951	Good	7136	N	N	15516 1ST AVE NW
7	0	329670	0081	6/18/13	\$261,000	\$283,000	1530	6	1952	Avg	9590	N	N	15761 PALATINE AVE N
7	0	329970	0262	5/15/12	\$264,000	\$314,000	1530	6	1951	VGood	8496	N	N	15903 1ST AVE NW
7	0	329670	0040	2/28/12	\$289,500	\$348,000	1630	6	1952	Avg	9384	N	N	15738 PALATINE AVE N
7	0	329970	0130	1/26/11	\$289,500	\$349,000	1870	6	1951	Good	6900	N	N	15703 1ST AVE NW
7	0	728650	0050	5/3/13	\$369,000	\$406,000	2120	6	1953	Good	18402	N	N	729 N 184TH ST
7	0	930430	0160	9/26/13	\$250,000	\$261,000	800	7	1948	Avg	7200	N	N	323 N 149TH ST
7	0	914110	0180	11/18/13	\$300,000	\$306,000	880	7	1941	Avg	17809	N	N	15214 DAYTON AVE N
7	0	662930	0130	7/25/12	\$190,500	\$224,000	960	7	1954	Good	6570	N	N	16503 EVANSTON PL N
7	0	139730	0105	6/3/11	\$315,000	\$382,000	980	7	1954	VGood	8425	N	N	537 N 167TH ST
7	0	884795	0110	3/9/12	\$169,900	\$204,000	990	7	2006	Avg	527	N	N	835 N 145TH LN
7	0	884795	0150	10/29/13	\$244,000	\$251,000	990	7	2006	Avg	528	N	N	843 N 145TH LN
7	0	329370	0247	2/1/12	\$264,900	\$319,000	1000	7	1957	Good	6000	N	N	711 N 165TH ST
7	0	432570	0045	4/6/12	\$310,000	\$371,000	1010	7	1953	VGood	9472	N	N	553 N 166TH ST
7	0	671310	0130	6/2/11	\$245,000	\$297,000	1020	7	1953	Avg	20003	N	N	18247 FREMONT AVE N
7	0	671310	0045	9/23/13	\$284,950	\$298,000	1040	7	1954	Good	6634	N	N	18114 DAYTON AVE N
7	0	432570	0020	8/19/11	\$222,500	\$270,000	1050	7	1953	Avg	8576	N	N	523 N 166TH ST
7	0	671370	0090	4/26/12	\$265,000	\$316,000	1050	7	1953	Good	8400	N	N	18357 EVANSTON AVE N
7	0	144230	0025	12/10/13	\$250,000	\$253,000	1080	7	1954	Avg	7620	N	N	18009 N PARK PL N
7	0	267310	0034	9/21/11	\$215,000	\$261,000	1080	7	1948	Avg	7564	N	N	14823 FREMONT AVE N
7	0	914110	0226	3/30/12	\$250,000	\$299,000	1100	7	1981	Avg	7532	N	N	15233 FREMONT AVE N
7	0	619070	1352	2/9/12	\$260,000	\$313,000	1130	7	1956	Good	12000	N	N	16843 FREMONT AVE N
7	0	182604	9038	12/5/13	\$405,000	\$410,000	1150	7	1936	VGood	7096	N	N	15505 DAYTON AVE N
7	0	619070	0220	6/7/11	\$277,500	\$337,000	1160	7	1978	Good	8976	N	N	17528 DAYTON AVE N
7	0	923830	0020	6/20/13	\$250,000	\$271,000	1190	7	1967	Avg	7203	N	N	16335 FREMONT PL N
7	0	182604	9218	2/17/11	\$315,000	\$381,000	1200	7	1951	Good	23411	N	N	15556 GREENWOOD AVE N
7	0	671370	0205	4/26/11	\$283,500	\$344,000	1210	7	1953	Good	9730	N	N	18321 DAYTON PL N
7	0	884795	0020	3/2/12	\$169,000	\$203,000	1210	7	2006	Avg	658	N	N	836 N 145TH LN
7	0	072604	9199	8/9/12	\$235,000	\$276,000	1220	7	1956	Good	9000	N	N	704 N 165TH ST
7	0	884795	0060	12/21/12	\$186,000	\$212,000	1220	7	2006	Avg	661	N	N	850 N 145TH LN
7	0	884795	0140	4/22/13	\$238,000	\$263,000	1220	7	2006	Avg	663	N	N	841 N 145TH LN

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Area 001 -- 1 to 3 Unit Residences

Sub Area	Nghb	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
7	0	884795	0190	9/11/12	\$189,995	\$222,000	1220	7	2006	Avg	661	N	N	857 N 145TH ST
7	0	740170	0015	6/19/12	\$263,500	\$312,000	1240	7	1952	Good	7539	N	N	516 N 172ND ST
7	0	619070	0102	8/16/13	\$362,000	\$384,000	1250	7	1981	Good	7204	N	N	508 N 178TH CT
7	0	931030	0277	8/10/11	\$320,000	\$389,000	1260	7	1998	Avg	7485	N	N	803 N 153RD PL
7	0	671310	0048	11/4/11	\$210,000	\$254,000	1270	7	1957	Avg	7818	N	N	520 N 181ST ST
7	0	432570	0035	12/12/13	\$315,000	\$318,000	1290	7	1953	Good	9145	N	N	541 N 166TH ST
7	0	182604	9485	6/26/13	\$325,000	\$351,000	1300	7	1997	Avg	5337	N	N	15738 GREENWOOD AVE N
7	0	522030	0010	8/12/11	\$290,000	\$352,000	1300	7	1969	Avg	7688	N	N	14551 FREMONT AVE N
7	0	662930	0050	7/5/13	\$271,500	\$292,000	1320	7	1954	Good	8100	N	N	618 N 165TH PL
7	0	930430	0215	4/4/12	\$290,000	\$347,000	1330	7	1963	Avg	7200	N	N	14817 EVANSTON AVE N
7	0	144230	0020	8/12/11	\$294,000	\$357,000	1340	7	1954	VGood	7597	N	N	18010 N PARK AVE
7	0	182604	9153	10/11/11	\$260,000	\$315,000	1350	7	1938	Avg	17930	N	N	725 N 148TH ST
7	0	728650	0037	8/2/11	\$290,000	\$352,000	1390	7	1949	Good	8938	N	N	18245 LINDEN AVE N
7	0	072604	9240	10/13/11	\$267,500	\$324,000	1440	7	1957	Avg	7450	N	N	16514 N PARK AVE N
7	0	680110	0030	4/29/11	\$258,000	\$313,000	1440	7	1954	Good	14695	N	N	532 N 185TH PL
7	0	671370	0145	9/17/13	\$330,000	\$346,000	1470	7	1953	VGood	8400	N	N	18334 DAYTON PL N
7	0	182604	9394	4/17/13	\$375,000	\$415,000	1480	7	1963	Avg	11150	N	N	15708 GREENWOOD AVE N
7	0	671370	0125	10/23/13	\$312,500	\$323,000	1530	7	1954	Good	10710	N	N	526 N 183RD ST
7	0	662930	0110	9/27/13	\$284,000	\$296,000	1540	7	1954	Avg	8213	N	N	615 N 165TH PL
7	0	329670	0025	7/15/13	\$294,000	\$316,000	1550	7	1952	Avg	6324	N	N	211 N 160TH ST
7	0	931030	0265	8/8/11	\$315,000	\$383,000	1560	7	1947	Good	18000	N	N	15078 WESTMINSTER WAY N
7	0	432570	0090	10/8/13	\$310,017	\$322,000	1580	7	1953	Good	8316	N	N	542 N 166TH ST
7	0	182604	9424	8/21/12	\$258,000	\$302,000	1600	7	1945	Good	8075	N	N	15553 DAYTON AVE N
7	0	619070	1139	10/3/11	\$247,000	\$300,000	1680	7	1957	Good	18048	N	N	510 N 173RD ST
7	4	931030	0130	1/13/12	\$415,000	\$500,000	1720	7	2002	Avg	9500	N	N	15332 LINDEN AVE N
7	0	182604	9390	10/15/13	\$313,629	\$325,000	1790	7	1964	Good	13813	N	N	14825 N PARK AVE N
7	0	522030	0095	7/19/12	\$285,000	\$336,000	2020	7	1966	Avg	7812	N	N	603 N 148TH ST
7	0	619070	1357	6/6/13	\$455,000	\$495,000	2170	7	1986	Avg	8455	N	N	505 N 169TH ST
7	4	931030	0116	9/25/13	\$405,000	\$423,000	2180	7	2004	Avg	13228	N	N	15420 LINDEN AVE N
7	0	728770	0044	7/5/12	\$435,000	\$514,000	2230	7	2002	Avg	7204	N	N	740 N 182ND ST
7	0	072604	9287	4/18/13	\$465,000	\$514,000	2940	7	1973	Good	7650	N	N	17717 LINDEN AVE N
7	0	139730	0045	10/9/13	\$466,000	\$484,000	2980	7	1953	VGood	8425	N	N	550 N 167TH ST
7	0	869080	0060	6/17/13	\$305,000	\$331,000	920	8	1980	Good	11579	N	N	16128 EVANSTON AVE N
7	0	329370	0470	10/7/11	\$300,000	\$364,000	1140	8	1967	Good	11082	N	N	510 N GREENWOOD DR

Improved Sales Used in This Annual Update Analysis

Area 001 -- 1 to 3 Unit Residences

Sub Area	Nghb	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
7	0	329670	0005	6/13/11	\$320,000	\$389,000	1180	8	1951	Good	7140	N	N	15757 GREENWOOD AVE N
7	0	619070	0212	9/25/13	\$372,950	\$389,000	1260	8	1955	Avg	14700	N	N	17521 FREMONT AVE N
7	0	914110	0006	8/5/13	\$390,000	\$415,000	1290	8	1961	Avg	7777	N	N	15280 GREENWOOD AVE N
7	0	619070	0066	9/17/12	\$312,750	\$365,000	1350	8	1953	Avg	7590	N	N	17943 FREMONT AVE N
7	0	329370	0271	7/26/13	\$499,950	\$534,000	1420	8	1973	Good	10929	N	N	16311 FREMONT AVE N
7	0	914110	0125	12/18/12	\$259,000	\$296,000	1460	8	1983	Avg	9401	N	N	15205 DAYTON AVE N
7	0	262710	0005	7/20/12	\$320,000	\$377,000	1500	8	1953	Good	10787	N	N	15533 PALATINE AVE N
7	0	329380	0190	7/27/12	\$337,000	\$397,000	1510	8	1962	Avg	8054	N	N	16314 N PARK AVE
7	0	329380	0260	8/9/12	\$365,000	\$429,000	1530	8	1961	Good	7861	N	N	704 N 163RD ST
7	0	740100	0110	12/24/13	\$479,000	\$481,000	1550	8	1962	Good	7200	N	N	17625 EVANSTON AVE N
7	0	951110	0021	9/30/11	\$410,000	\$497,000	1550	8	2001	Avg	7350	N	N	15015 DAYTON AVE N
7	0	182604	9432	4/16/13	\$340,000	\$376,000	1570	8	1969	Good	7386	N	N	417 N 156TH CT
7	0	680110	0005	5/18/12	\$459,950	\$547,000	1580	8	2012	Avg	12576	N	N	506 N 185TH PL
7	4	282710	0118	11/9/11	\$410,000	\$496,000	1590	8	1952	Good	19949	N	N	14926 LINDEN AVE N
7	0	132603	9067	3/21/12	\$380,000	\$455,000	1610	8	1964	VGood	7611	N	N	15508 PALATINE LN N
7	0	182604	9286	9/17/13	\$380,000	\$398,000	1620	8	1955	Good	9395	N	N	15714 GREENWOOD AVE N
7	0	329920	0020	5/18/11	\$267,000	\$324,000	1640	8	1958	Avg	7602	N	N	504 N 160TH ST
7	0	619070	0070	5/9/11	\$310,500	\$377,000	1640	8	1954	Avg	10539	N	N	625 N 180TH ST
7	0	182604	9353	5/8/12	\$339,950	\$405,000	1760	8	1962	Good	12000	N	N	320 N 155TH ST
7	0	869080	0020	11/29/11	\$274,000	\$331,000	1910	8	1980	Good	9843	N	N	16129 EVANSTON AVE N
7	0	671370	0263	3/28/11	\$373,000	\$452,000	1920	8	1989	Avg	10860	Y	N	525 N 181ST ST
7	0	619070	0099	7/8/13	\$440,000	\$473,000	1930	8	1968	Good	7650	N	N	606 N 178TH ST
7	0	740100	0050	4/8/13	\$400,000	\$443,000	1930	8	1962	Good	8749	N	N	17616 EVANSTON AVE N
7	0	671370	0270	3/1/11	\$394,000	\$477,000	1950	8	1987	Avg	14830	N	N	611 N 182ND ST
7	0	869080	0100	9/6/13	\$460,100	\$484,000	2080	8	1980	Good	8499	N	N	16301 FREMONT PL N
7	0	914110	0163	5/19/13	\$505,000	\$553,000	2170	8	1998	Avg	9511	N	N	15244 DAYTON AVE N
7	0	728770	0077	2/7/11	\$420,000	\$507,000	2220	8	2001	Avg	6385	N	N	739 N 182ND ST
7	0	930430	0230	1/27/11	\$483,400	\$583,000	2530	8	2003	Avg	7200	N	N	510 N 148TH ST
7	0	329370	0180	7/15/13	\$545,000	\$585,000	2930	8	2005	Avg	7370	N	N	16347 LINDEN AVE N
7	0	914110	0217	5/24/11	\$470,000	\$570,000	2990	8	2007	Avg	5031	N	N	15243 FREMONT AVE N
7	0	182604	9300	2/16/11	\$438,000	\$529,000	1060	9	2010	Avg	7215	N	N	438 N FISH SINGER PL
7	0	930430	0165	12/16/11	\$499,950	\$604,000	1860	9	1924	VGood	7800	N	N	329 N 149TH ST
7	0	132603	9078	6/13/12	\$460,000	\$545,000	2200	9	1986	Avg	10752	N	N	15705 GREENWOOD AVE N
7	0	728770	0075	8/30/12	\$375,000	\$439,000	2290	9	2001	Avg	5084	N	N	735 N 182ND ST

Improved Sales Used in This Annual Update Analysis

Area 001 -- 1 to 3 Unit Residences

Sub Area	Nghb	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
7	0	132603	9084	4/10/12	\$675,000	\$807,000	2390	9	2008	Avg	10001	N	N	15751 GREENWOOD AVE N
7	0	914110	0157	8/27/12	\$539,950	\$632,000	2440	9	2000	Avg	7883	N	N	15250 DAYTON AVE N

Improved Sales Removed in This Annual Update Analysis

Area 001 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	0	022603	9126	12/5/13	\$750,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
1	0	022603	9334	1/19/13	\$156,409	QUIT CLAIM DEED
1	0	727710	0040	7/13/12	\$440,476	FORCED SALE
1	0	727710	0200	4/25/13	\$537,750	FORCED SALE
1	0	727710	0530	7/9/13	\$850,000	DATA DOES NOT MATCH SALE
1	0	727710	0555	7/11/12	\$475,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	0	727710	0745	5/16/12	\$426,000	QUIT CLAIM DEED
1	0	728030	0120	6/22/11	\$395,000	TEAR DOWN
1	0	728030	0195	2/27/12	\$425,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
1	0	728030	0221	12/6/13	\$630,000	DATA DOES NOT MATCH SALE
1	0	728030	0230	11/6/13	\$355,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
1	0	728030	0365	4/19/12	\$485,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	0	728030	0365	4/24/12	\$485,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	0	728490	0160	5/29/13	\$400,000	PREVIOUS IMPROVEMENT VALUE <= \$25,000
1	0	728490	0230	8/1/11	\$1,100,000	RELOCATION - SALE TO SERVICE
1	0	728490	0307	8/23/13	\$625,500	FORCED SALE
1	0	728490	0460	3/12/13	\$300,000	PREVIOUS IMPROVEMENT VALUE <= \$25,000
1	0	728490	0500	6/5/12	\$775,000	UNFINISHED AREA > 0
2	0	012603	9174	4/3/12	\$215,000	MORE THAN 1 HOUSE
2	0	012603	9226	12/26/12	\$425,000	PREVIOUS IMPROVEMENT VALUE <= \$25,000
2	0	012603	9335	4/27/12	\$348,000	PREVIOUS IMPROVEMENT VALUE <= \$25,000
2	0	012603	9588	11/21/12	\$395,000	APPEAL/NEW VALUE
2	0	012603	9625	9/13/12	\$219,500	QUIT CLAIM DEED
2	0	022603	9006	5/22/13	\$429,000	DATA DOES NOT MATCH SALE
2	0	022603	9053	9/3/13	\$1,525,000	SEGREGATION AND/OR MERGER
2	0	022603	9217	10/17/13	\$419,800	DATA DOES NOT MATCH SALE
2	0	022603	9260	8/9/11	\$245,000	NO MARKET EXPOSURE
2	0	022603	9266	2/22/12	\$423,430	FORCED SALE
2	0	022603	9322	8/22/13	\$332,100	FORCED SALE
2	0	211090	0030	4/5/12	\$285,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
2	0	275950	0040	2/18/11	\$260,000	TEAR DOWN
2	0	275950	0135	1/21/11	\$220,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	275980	0095	8/31/11	\$254,100	NON-REPRESENTATIVE SALE
2	0	638430	0120	5/13/13	\$305,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
2	0	638430	0120	12/18/13	\$549,000	DATA DOES NOT MATCH SALE
2	0	664990	0310	8/2/12	\$585,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed in This Annual Update Analysis

Area 001 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	664990	0310	12/6/13	\$499,990	DATA DOES NOT MATCH SALE
2	0	761750	0010	11/21/11	\$218,500	NON-REPRESENTATIVE SALE
2	0	761870	0021	7/2/12	\$275,807	FORCED SALE
2	0	761870	0021	12/4/12	\$284,900	PREVIOUS IMPROVEMENT VALUE <= \$25,000
2	0	761870	0041	5/7/13	\$246,792	RELATED PARTY, FRIEND, OR NEIGHBOR
3	2	012603	9060	5/22/13	\$691,500	DATA DOES NOT MATCH SALE
3	2	012603	9069	11/8/11	\$143,500	FORCED SALE
3	2	012603	9069	12/7/11	\$160,000	QUIT CLAIM DEED
3	1	040510	0335	3/26/12	\$170,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	1	122603	9033	10/24/13	\$420,000	DATA DOES NOT MATCH SALE
3	2	122603	9073	11/8/11	\$238,400	FORCED SALE
3	1	122603	9134	2/16/12	\$303,393	FORCED SALE
3	1	122603	9134	2/13/13	\$235,000	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
3	2	303800	0090	8/19/13	\$505,000	DATA DOES NOT MATCH SALE
3	0	309580	0090	6/14/13	\$480,000	DATA DOES NOT MATCH SALE
3	1	329370	0508	11/18/13	\$343,000	APPEAL/NEW VALUE
3	0	619070	0389	5/8/13	\$367,000	FORCED SALE
3	0	619070	0396	12/27/12	\$420,000	DATA DOES NOT MATCH SALE
3	1	619070	1480	3/29/13	\$433,750	BANKRUPTCY - RECEIVER OR TRUSTEE
3	2	670100	0060	9/20/13	\$195,388	QUIT CLAIM DEED
3	1	671310	0025	8/2/13	\$271,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	0	672270	0005	10/22/12	\$515,000	DATA DOES NOT MATCH SALE
3	1	728230	0045	12/13/11	\$143,100	RELATED PARTY, FRIEND, OR NEIGHBOR
3	1	728230	0100	7/1/13	\$414,950	DATA DOES NOT MATCH SALE
3	1	750800	0030	3/28/12	\$308,303	FORCED SALE
3	0	926570	0020	8/5/11	\$220,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	2	950850	0095	2/28/11	\$140,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
4	0	330470	0010	4/11/11	\$3,550,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	0	330470	0035	5/15/12	\$2,250,000	MORE THAN 1 HOUSE
4	0	330470	0040	5/23/13	\$2,200,000	MORE THAN 1 HOUSE
4	0	330470	0060	12/7/12	\$5,800,000	MORE THAN 1 HOUSE
4	0	330470	0085	10/15/12	\$780,000	APPEAL/NEW VALUE
4	0	330470	0140	1/11/11	\$1,375,000	MORE THAN 1 HOUSE
4	0	330470	0160	9/17/13	\$1,840,000	UNFINISHED AREA > 0
4	0	330470	0161	10/26/11	\$962,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	0	330470	0205	7/1/11	\$2,500,000	MORE THAN 1 HOUSE

Improved Sales Removed in This Annual Update Analysis

Area 001 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
4	0	330470	0266	5/2/11	\$745,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	0	330470	0275	5/1/13	\$2,850,000	APPEAL/NEW VALUE
4	0	330470	0280	5/7/12	\$855,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	0	330470	0290	6/8/11	\$2,100,000	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
4	0	330470	0300	3/15/11	\$1,635,000	TEAR DOWN
4	0	330470	0350	11/30/11	\$3,000,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	0	330470	0361	4/25/13	\$2,050,000	MORE THAN 1 HOUSE
5	0	012603	9119	2/15/12	\$179,900	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
5	0	012603	9305	8/6/13	\$330,000	MORE THAN 1 HOUSE
5	0	012603	9321	12/27/12	\$436,400	DATA DOES NOT MATCH SALE
5	5	012603	9452	3/23/12	\$283,000	NON-PROFIT ORGANIZATION
5	0	012603	9506	7/1/13	\$311,000	FORCED SALE
5	0	012603	9506	9/25/13	\$429,900	DATA DOES NOT MATCH SALE
5	5	012603	9543	10/15/13	\$461,000	DATA DOES NOT MATCH SALE
5	0	012603	9680	10/8/13	\$485,405	QUIT CLAIM DEED
5	3	021770	0140	2/8/11	\$285,000	OBSOLESCENCE > 0
5	3	021770	0380	7/8/13	\$245,650	FORCED SALE
5	3	222890	0113	11/29/11	\$305,500	NO MARKET EXPOSURE
5	0	264490	0140	9/13/13	\$140,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
5	0	264490	0145	10/14/13	\$205,000	FORCED SALE
5	3	264550	0005	9/12/13	\$648,500	PERCENT COMPLETE < 100%
5	0	264550	0006	9/19/13	\$619,950	PERCENT COMPLETE < 100%
5	0	311310	0025	4/24/13	\$310,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	0	311310	0025	12/20/13	\$473,000	DATA DOES NOT MATCH SALE
5	0	338090	0045	6/18/12	\$336,420	FORCED SALE
5	0	338090	0110	4/19/13	\$179,000	LACK OF REPRESENTATION
5	0	338090	0110	9/27/13	\$368,000	DATA DOES NOT MATCH SALE
5	0	338090	0115	10/11/12	\$50,000	DOR RATIO
5	3	530610	0090	11/16/13	\$339,000	DATA DOES NOT MATCH SALE
5	3	530610	0265	6/18/12	\$192,000	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
5	3	728390	0215	12/14/11	\$155,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	3	728390	0223	5/9/12	\$261,000	DATA DOES NOT MATCH SALE
5	4	728390	0581	11/16/12	\$289,820	FORCED SALE
5	5	728410	0030	11/13/13	\$180,004	QUIT CLAIM DEED
5	5	728410	0110	10/16/13	\$165,000	DOR RATIO
5	0	799230	0030	2/24/12	\$239,950	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM

Improved Sales Removed in This Annual Update Analysis

Area 001 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	0	859890	0140	5/7/13	\$339,211	FORCED SALE
5	0	859890	0157	11/18/13	\$256,329	FORCED SALE
5	3	925090	0003	6/30/11	\$230,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
6	0	358530	0200	2/28/12	\$360,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	0	358530	0205	2/22/12	\$405,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
6	0	358530	0300	11/2/11	\$800,000	OBSOLESCENCE > 0
6	0	358590	0135	12/4/11	\$760,000	OBSOLESCENCE > 0
6	0	358590	0155	6/1/11	\$1,496,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
6	0	358590	0220	9/26/12	\$1,054,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	0	358590	0440	8/17/11	\$739,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	0	358590	0820	1/23/12	\$25,000	EASEMENT OR RIGHT-OF-WAY
6	0	358590	0875	8/16/12	\$650,000	UNFINISHED AREA > 0
6	0	358650	0190	3/27/13	\$238,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
6	0	358650	0655	7/17/13	\$990,400	DATA DOES NOT MATCH SALE
6	0	358650	0775	8/15/12	\$380,000	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
6	0	358650	0840	6/29/12	\$317,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
6	0	358650	0910	8/8/13	\$723,000	DATA DOES NOT MATCH SALE
6	0	358650	1030	6/1/13	\$129,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
6	0	358650	1085	9/18/13	\$426,000	FORCED SALE
6	0	358650	1125	9/20/13	\$375,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
6	0	358650	1130	3/26/13	\$327,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	3	778535	0370	4/2/13	\$865,000	DATA DOES NOT MATCH SALE
6	3	778535	0560	12/22/11	\$550,000	FORCED SALE
6	3	778536	0210	1/21/11	\$700,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	0	072604	9069	4/19/12	\$131,000	DOR RATIO
7	0	144230	0020	5/5/11	\$175,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	182604	9188	4/5/12	\$580,000	MORE THAN 1 HOUSE
7	0	182604	9301	9/19/12	\$290,000	BANKRUPTCY - RECEIVER OR TRUSTEE
7	0	282710	0081	10/18/12	\$600,000	MORE THAN 1 HOUSE
7	4	329370	0155	8/30/12	\$370,000	UNFINISHED AREA > 0
7	4	329370	0156	6/27/11	\$169,900	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	619070	0211	10/9/13	\$457,000	DATA DOES NOT MATCH SALE
7	0	619070	1262	4/20/11	\$205,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	619070	1276	11/18/11	\$262,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	660200	0010	7/30/12	\$270,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
7	0	660200	0010	3/19/13	\$495,000	DATA DOES NOT MATCH SALE

Improved Sales Removed in This Annual Update Analysis

Area 001 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	0	662930	0120	11/25/13	\$350,000	DATA DOES NOT MATCH SALE
7	0	671370	0006	11/2/12	\$182,500	OBSOLESCENCE > 0
7	0	671370	0210	2/8/11	\$269,691	FORCED SALE
7	0	671370	0220	5/23/13	\$200,000	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
7	0	740030	0021	4/13/11	\$131,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	740570	0015	4/6/11	\$146,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
7	0	740570	0015	4/12/11	\$146,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
7	0	750820	0090	7/18/12	\$309,500	UNFINISHED AREA > 0
7	0	884795	0020	11/7/11	\$176,458	FORCED SALE
7	0	884795	0040	5/31/13	\$272,727	FORCED SALE
7	0	884795	0110	1/11/12	\$281,300	FORCED SALE
7	0	884795	0140	2/11/13	\$257,087	FORCED SALE
7	0	884795	0150	10/22/12	\$135,600	SHORT SALE
7	0	914110	0123	11/18/13	\$585,000	PERCENT COMPLETE < 100%
7	0	914110	0150	7/2/13	\$430,000	MORE THAN 1 HOUSE
7	0	914110	0226	1/6/12	\$225,000	FORCED SALE
7	0	930430	0200	11/11/11	\$180,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	930430	0280	11/14/12	\$391,520	FORCED SALE
7	0	931030	0320	6/26/13	\$450,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	4	937230	0041	9/13/13	\$315,457	FORCED SALE
7	4	937230	0055	11/22/13	\$151,000	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
7	0	951110	0010	11/14/13	\$175,000	DOR RATIO

Vacant Sales Used in this Annual Update Analysis

Area 001

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
1	0	728030	0300	11/28/12	\$270,000	7234	N	N
1	0	728030	0335	10/11/12	\$258,000	8420	Y	N
5	0	012603	9690	5/17/12	\$170,000	7221	N	N
5	0	012603	9692	5/17/12	\$148,000	7203	N	N
7	0	680110	0005	11/28/11	\$139,500	12576	N	N
7	0	914110	0050	8/21/12	\$895,000	26536	N	N
7	0	914110	0123	12/14/12	\$120,000	8437	N	N

Vacant Sales Removed in this Annual Update Analysis
Area 001

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	3	728710	0152	8/30/11	\$85,000	NON-PROFIT ORGANIZATION

Mobile Home Sales Used in this Annual Update Analysis

Area 001

Sub Area	Nghb	Major	Minor	SaleDate	Sale Price	Adj Sale Price	Living Area	Class	Year Built	Cond	Lot Size	View	Situs Address
5	3	264490	0011	11/7/2013	\$175,000	\$179,000	728		1974		10,500	N	517 N 205TH ST
7	0	522030	0040	7/22/2013	\$250,000	\$269,000	1568		1984		7440	N	14515 FREMONT AV N

Mobile Home Sales Removed in this Annual Update Analysis
Area 001

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
No sales were removed.						

Uniform Standards of Professional Appraisal Practice Compliance

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

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

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

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

Highest and Best Use

RCW 84.40.030

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

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



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

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

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

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

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

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

Date of Value Estimate

RCW 84.36.005

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

RCW 36.21.080

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

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

Property Rights Appraised: Fee Simple

Wash Constitution Article 7 § 1 Taxation:

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

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

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

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

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

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

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

Assumptions and Limiting Conditions:

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

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

Scope of Work Performed:

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

Certification:

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

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

None

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

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

- Annual Update Model Development and Report Preparation
- Data Collection
- Sales Verification
- Land and total Valuation
- New Construction Evaluation



February 19, 2014

Appraiser II

Date