

# Executive Summary

## Woodinville/Cottage Lake/Hollywood Hill - Area 36

### Annual Update

#### Characteristics Based Market Adjustment for 2014 Assessment Roll

**Previous Physical Inspection:** 2013

**Number of Improved Sales:** 516

**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
<b>2013 Value</b>	\$212,500	\$260,700	\$473,200			8.42%
<b>2014 Value</b>	\$237,700	\$359,400	\$597,100	\$646,300	92.9%	8.34%
<b>\$ Change</b>	+\$25,200	+\$98,700	+\$123,900			
<b>% Change</b>	+11.9%	+37.9%	+26.2%			

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The 2014 COD of 8.34% is an improvement from the previous COD of 8.42%. 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.

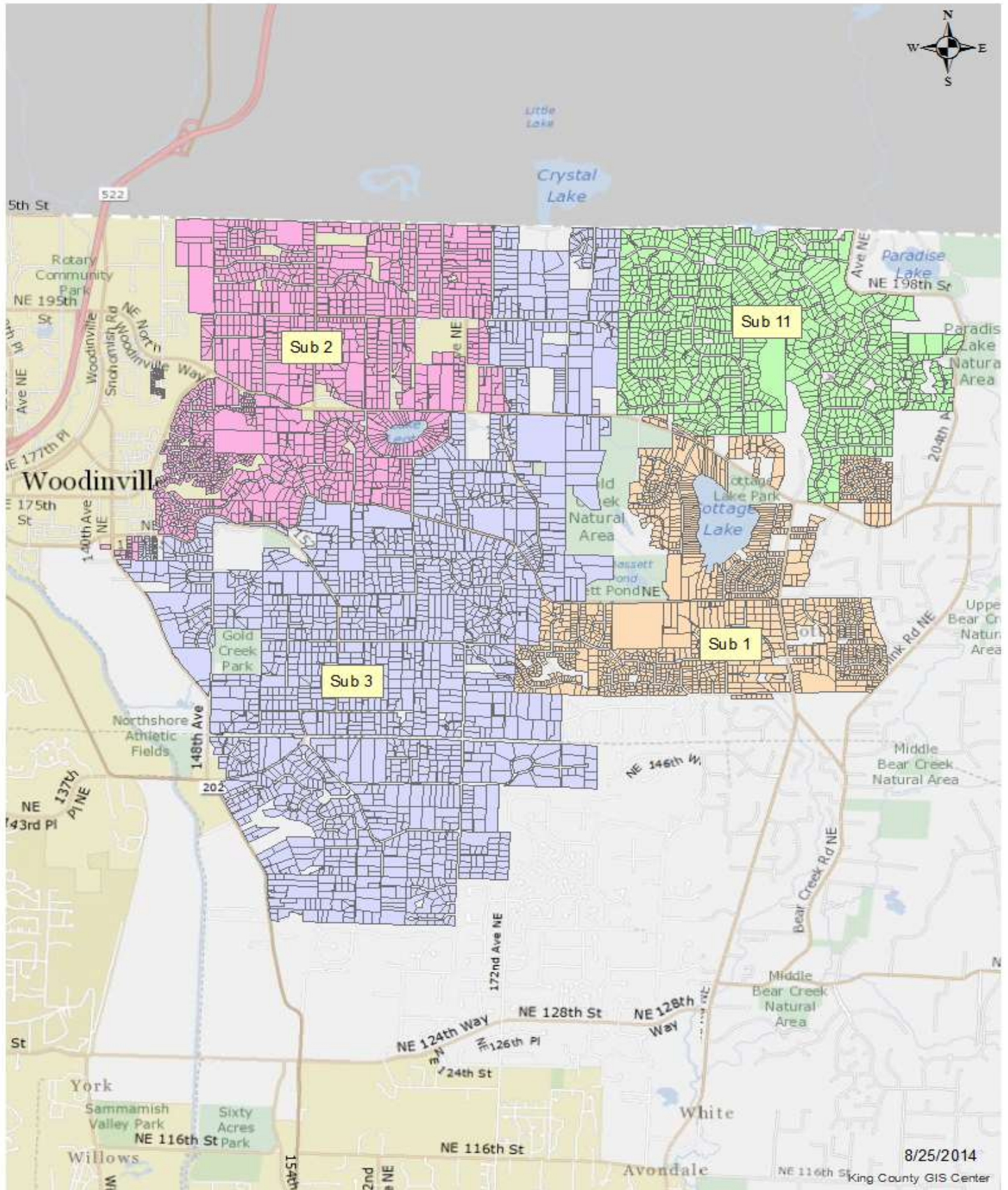
#### Population - Improved Parcel Summary Data:

	Land	Improvements	Total
<b>2013 Value</b>	\$214,000	\$244,100	\$458,100
<b>2014 Value</b>	\$239,300	\$339,000	\$578,300
<b>% Change</b>	+11.8%	+38.9%	+26.2%

**Number of one to three unit residences in the population:** 4,730

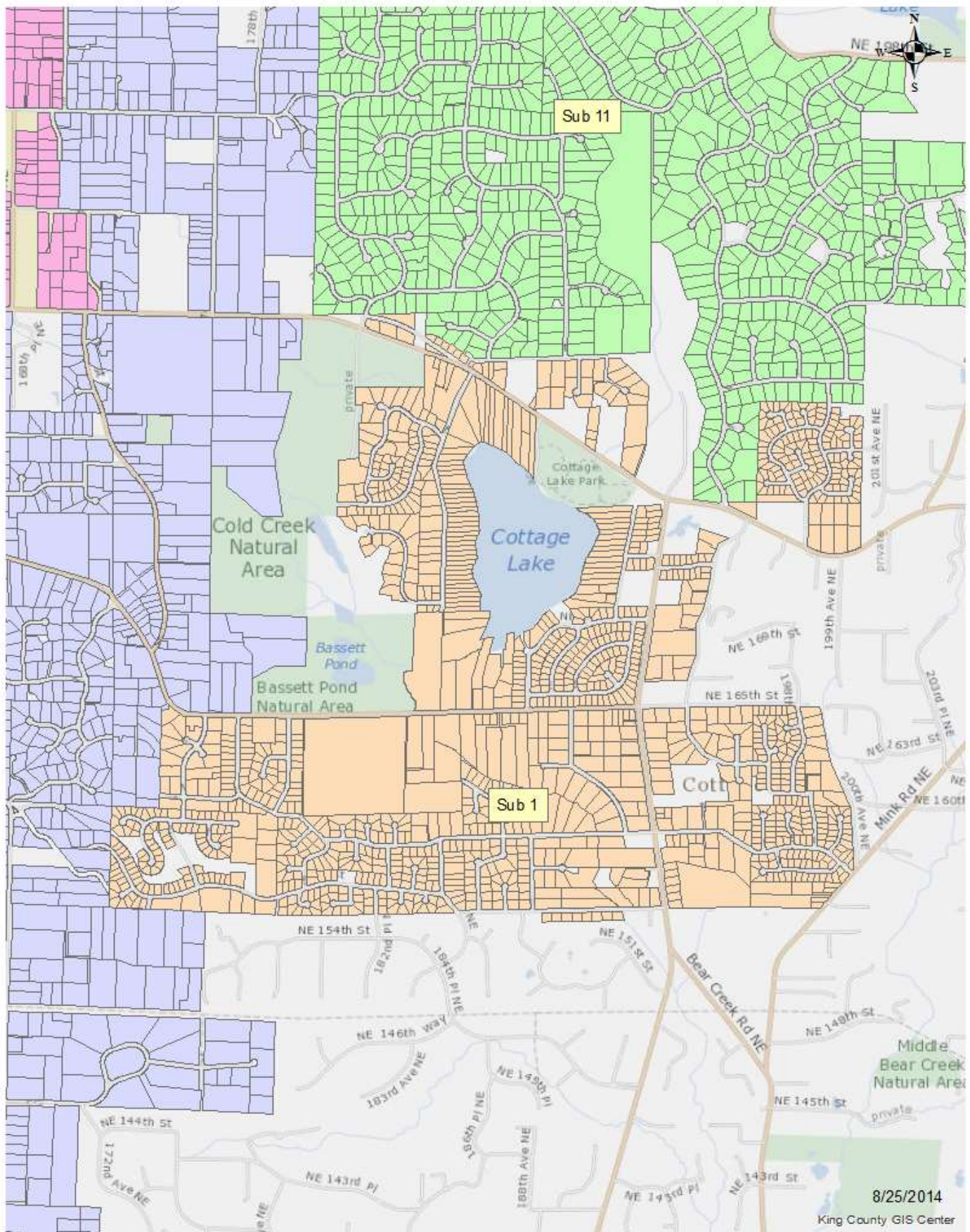
**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that a characteristic-based variable was needed in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, Grade 11 improvements were generally at higher assessment levels than the rest of the population. This annual update valuation model corrects for these strata differences.

## Area 036 - Map



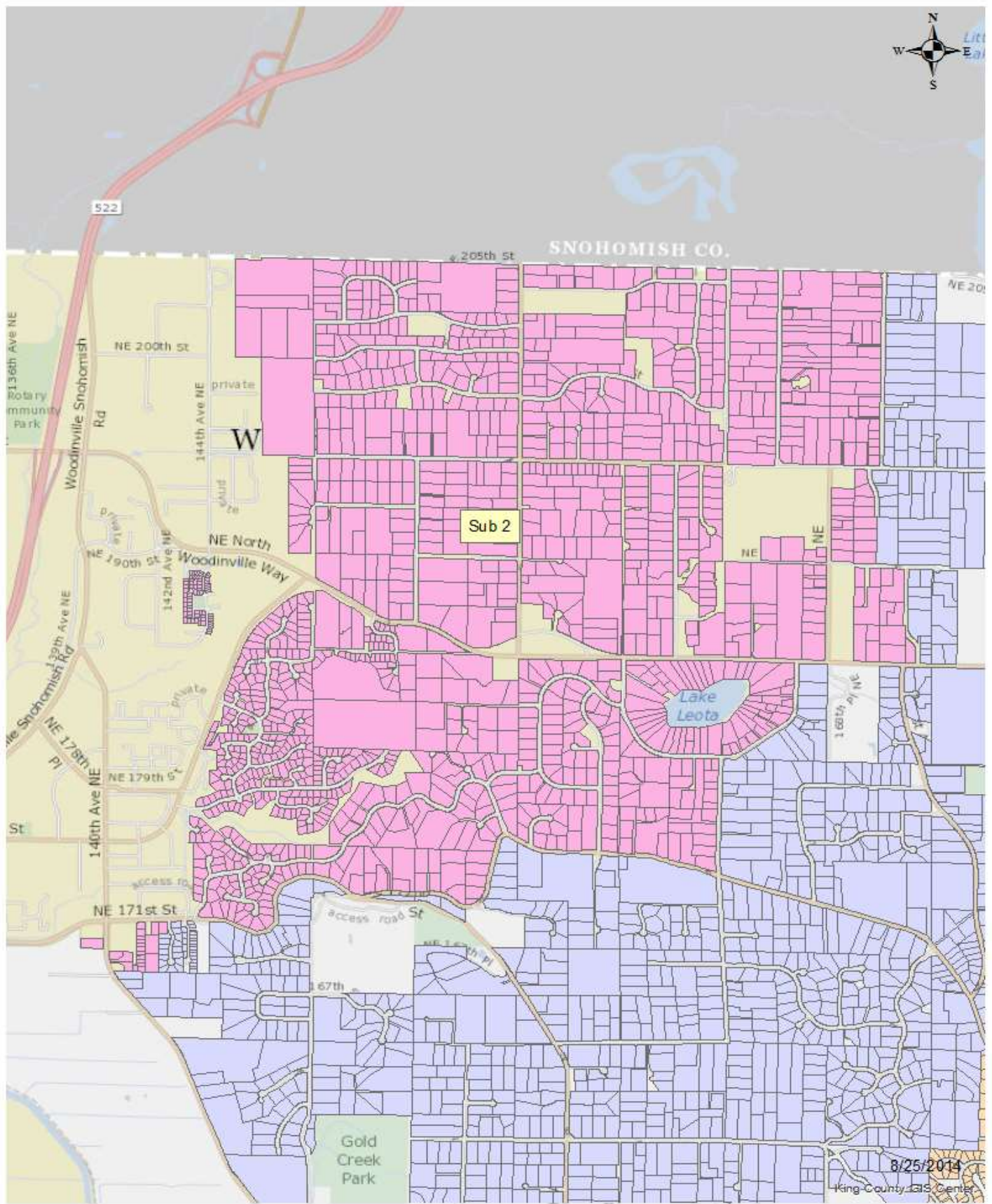


## Area 036 – Sub Area 1 Map



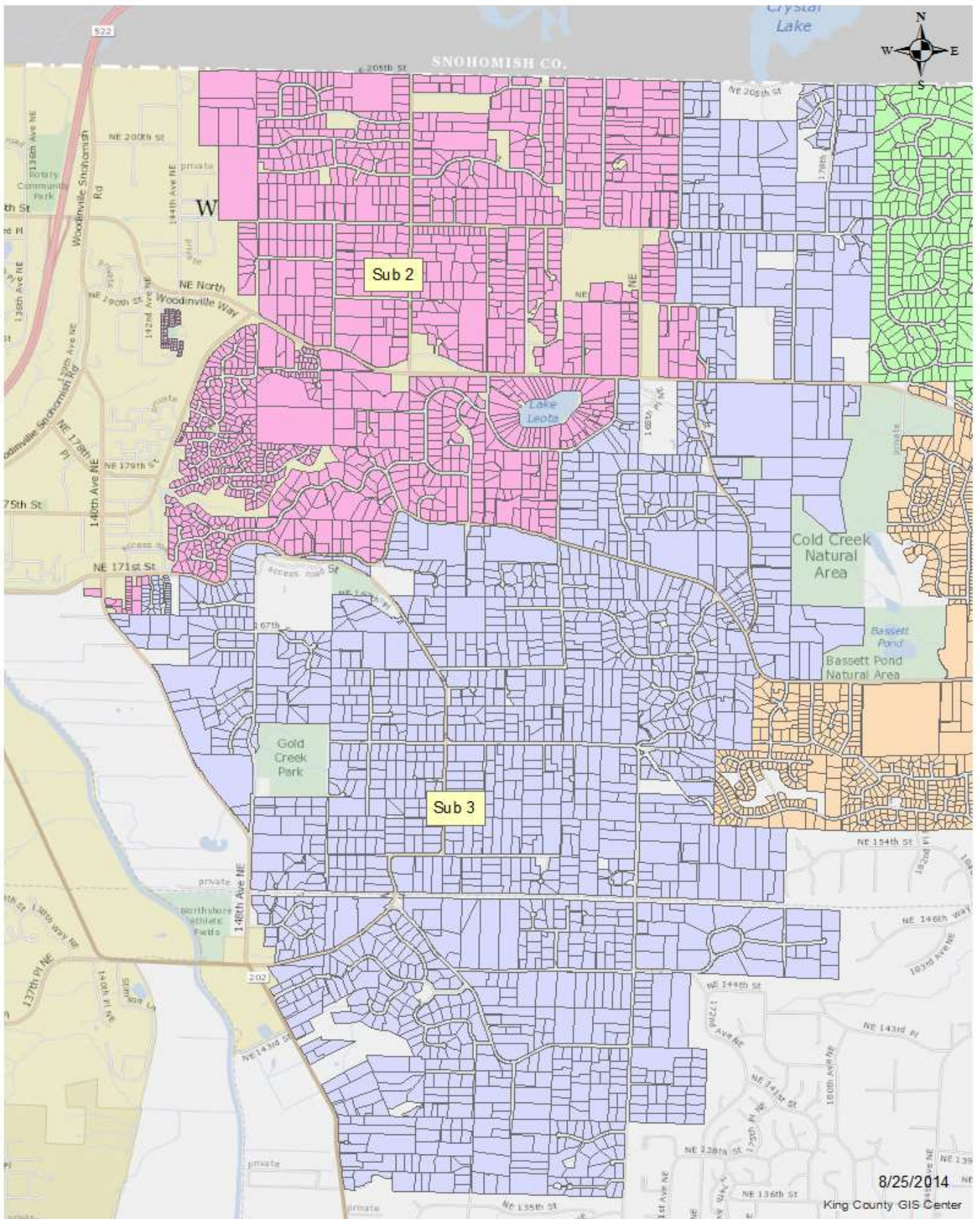


## Area 036 – Sub Area 2 Map



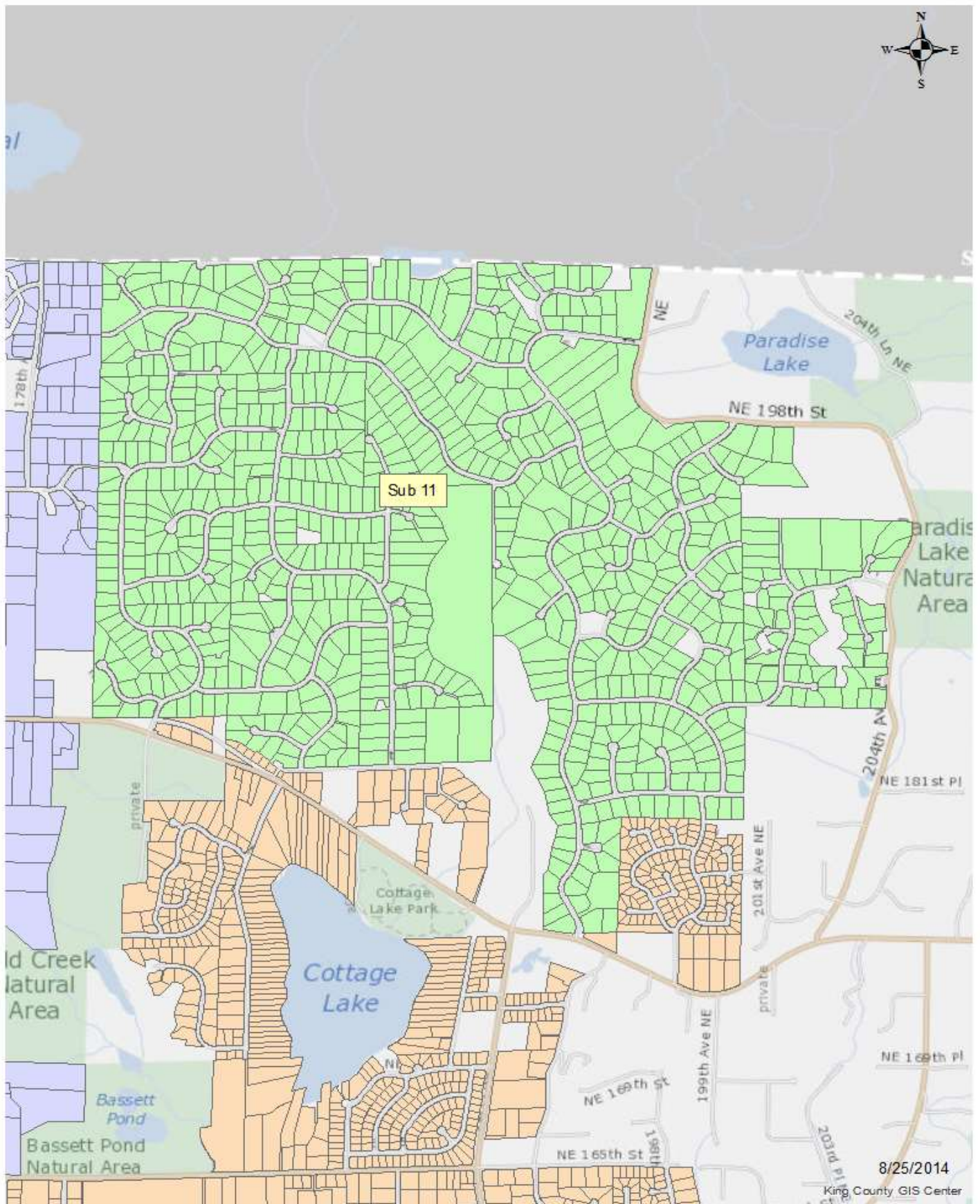


## Area 036 – Sub Area 3 Map





## Area 036 - Sub Area 11 Map



## Area 036 - Model Adjustments

### 1-3 Unit Residences

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

Standard Area Adjustment	# Parcels Adjusted	% of Population
<b>+27.08%</b>	4,566	97%

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

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

Model Variable	Adj %	# Sales	# in Pop	% Rep
<b>Building Grade = 11</b>	+16.56%	20	164	12%

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

Generally, Grade 11 parcels were at a higher assessment level than the rest of the population. This model corrects for these strata differences.

# Annual Update Process

**Effective Date of Appraisal: January 1, 2014**

**Date of Appraisal Report: August 28, 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 12 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 +11.8% increase in land assessments in the area for the 2014 Assessment Year. The formula is:

2014 Land Value = 2013 Land Value \* 1.120, with the result truncated to the next \$1,000.

## Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that a characteristic-based variable was needed in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, Grade 11 improvements were generally at higher assessment levels than the rest of the population. This annual update valuation model corrects for these strata differences.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the new recommended values on all improved parcels were based on the analysis of the 516 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:

$$2014 \text{ Total Value} = 2013 \text{ Total Value} * (1 - 0.06) / (.7396851 + 6.673605E-02 * \text{Grade11})$$

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

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

## Mobile Home Update

### 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 +26.2%. 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) \* 1.262.
- 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) \* 1.262.
- If adjusted land value falls < \$1,000, then land value = \$1,000 or previous, whichever is less.
- If adjusted improvement value falls < \$1,000, then improvement value = \$1,000 or previous, whichever is less.
- If land value <= \$10,000 no adjustment is applied.
- If improvements and accessories <= \$10,000 no further adjustment applied.
- If vacant parcel (no improvement value), the land adjustment applies.
- If a parcel is coded "non-perc" (sewer system=3 or 4), there is no change from previous land value.
- If a parcel is coded "unbuildable" = 1, there is no change from previous land value.
- If a parcel is coded water district private restricted, or public restricted, there is no change from previous land value.
- If an improvement is coded "% net condition" or is in "poor" condition, then there is no change from previous improvement value, only the land adjustment applies.
- Any properties excluded from the annual up-date process are noted in RealProperty.

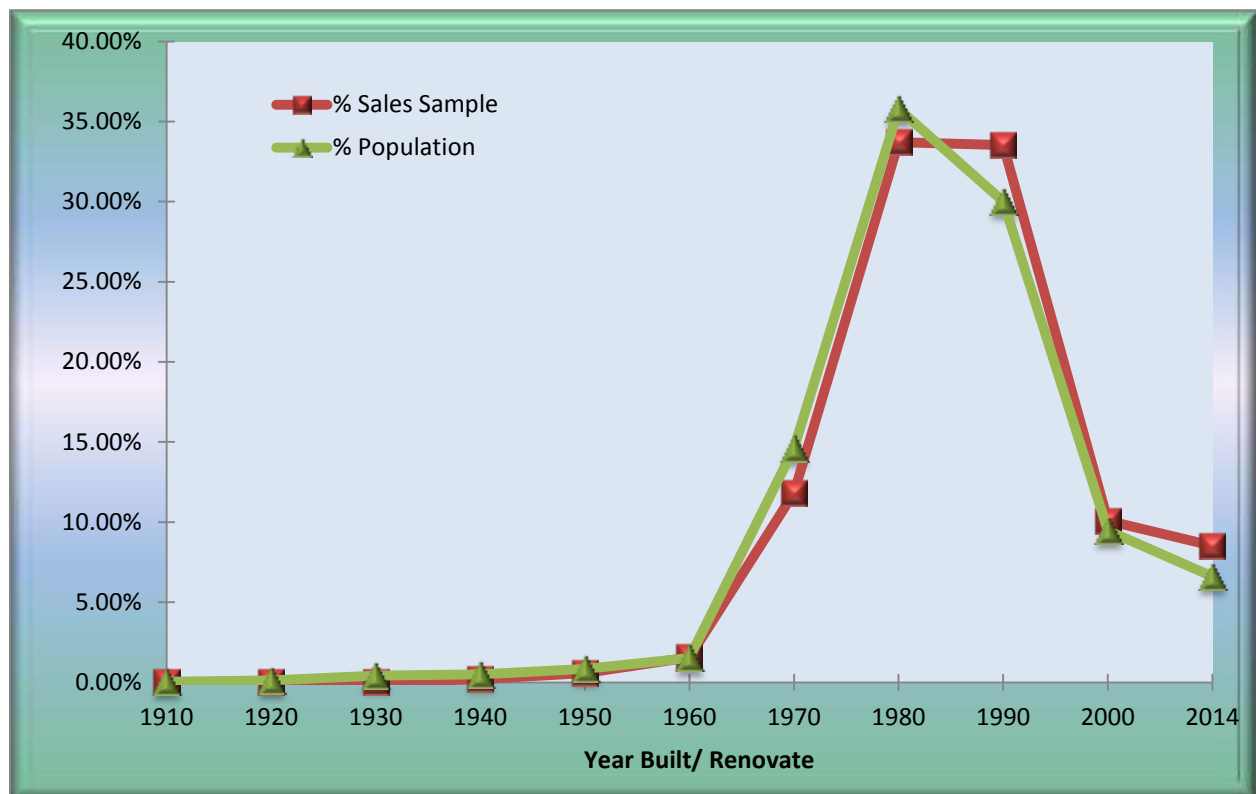
## Sales Sample Representation of Population Year Built or Renovated

**Sales Sample**

Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	0	0.00%
1940	1	0.19%
1950	3	0.58%
1960	8	1.55%
1970	61	11.82%
1980	174	33.72%
1990	173	33.53%
2000	52	10.08%
2014	44	8.53%
	516	

**Population**

Year Built/Ren	Frequency	% Population
1910	2	0.04%
1920	6	0.13%
1930	20	0.42%
1940	24	0.51%
1950	40	0.85%
1960	72	1.52%
1970	692	14.63%
1980	1,693	35.79%
1990	1,420	30.02%
2000	448	9.47%
2014	313	6.62%
	4,730	



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

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



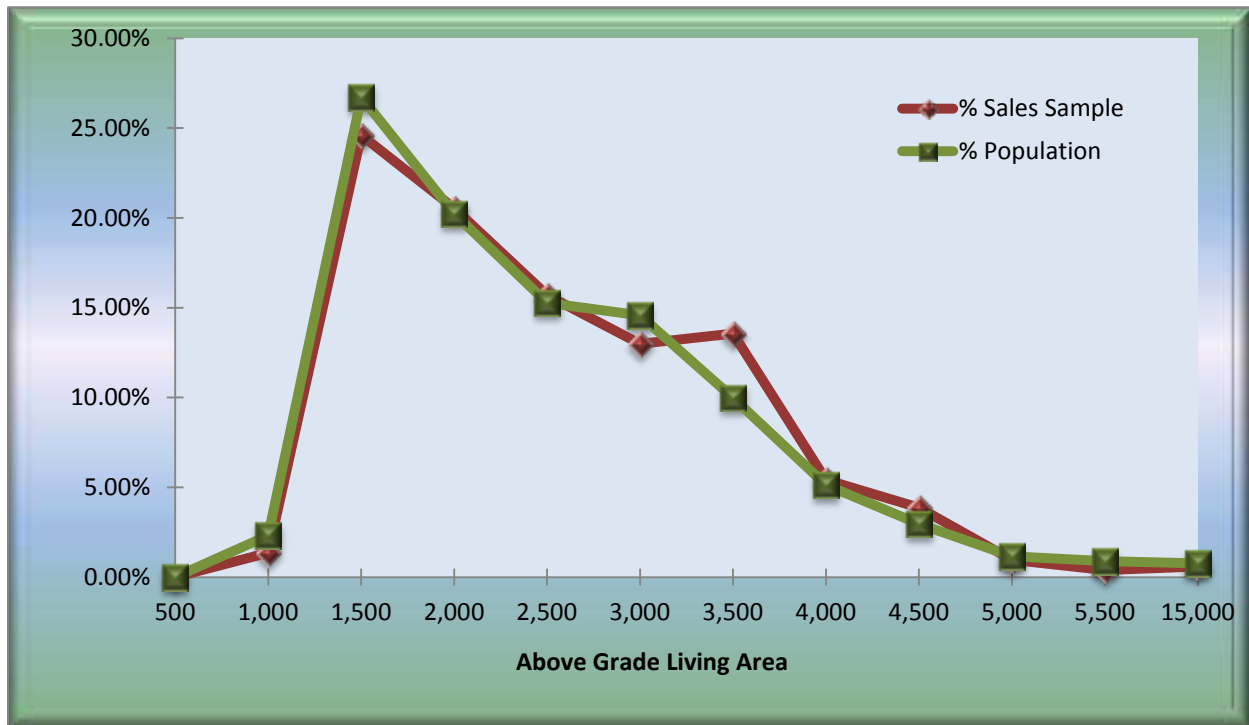
## Sales Sample Representation of Population Above Grade Living Area

**Sales Sample**

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	7	1.36%
1,500	127	24.61%
2,000	106	20.54%
2,500	81	15.70%
3,000	67	12.98%
3,500	70	13.57%
4,000	28	5.43%
4,500	20	3.88%
5,000	5	0.97%
5,500	2	0.39%
15,000	3	0.58%
516		

**Population**

AGLA	Frequency	% Population
500	0	0.00%
1,000	110	2.33%
1,500	1,264	26.72%
2,000	957	20.23%
2,500	722	15.26%
3,000	689	14.57%
3,500	472	9.98%
4,000	243	5.14%
4,500	140	2.96%
5,000	55	1.16%
5,500	42	0.89%
15,000	36	0.76%
4,730		



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

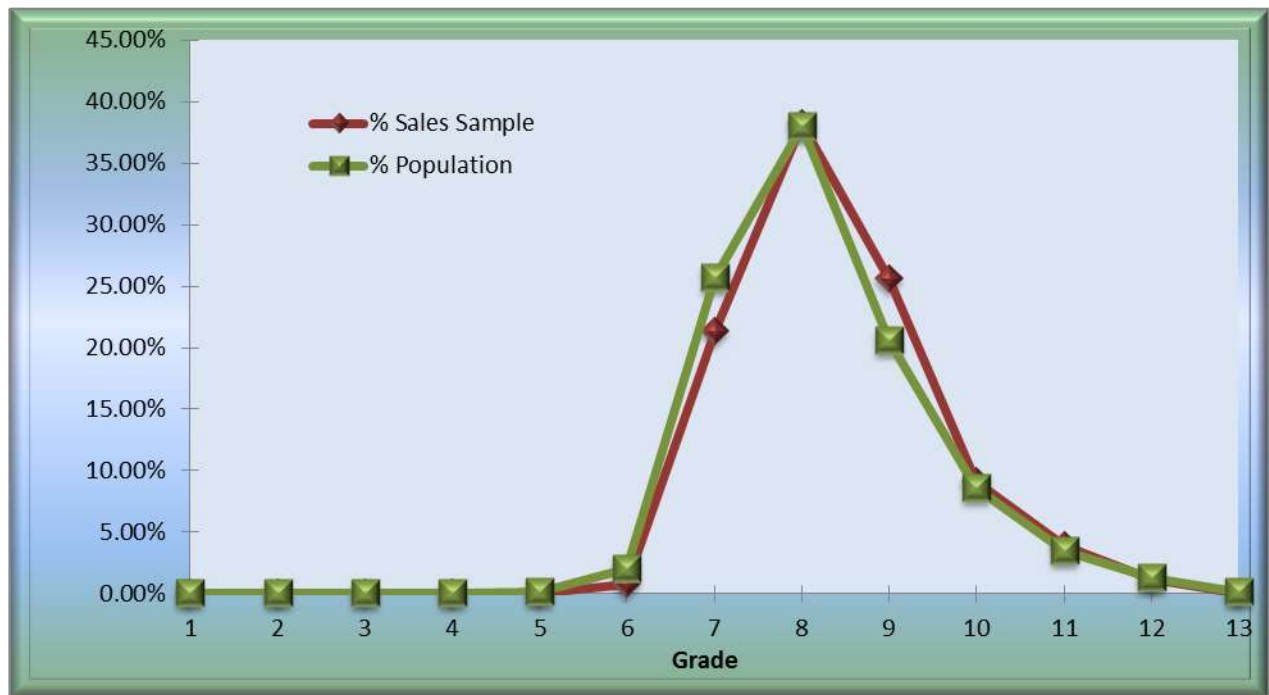
## Sales Sample Representation of Population Building Grade

**Sales Sample**

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	4	0.78%
7	110	21.32%
8	197	38.18%
9	132	25.58%
10	47	9.11%
11	20	3.88%
12	6	1.16%
13	0	0.00%
	516	

**Population**

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.02%
5	9	0.19%
6	98	2.07%
7	1,213	25.64%
8	1,795	37.95%
9	971	20.53%
10	408	8.63%
11	164	3.47%
12	63	1.33%
13	8	0.17%
	4,730	



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 036 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 1.272, resulting in an adjusted value of \$604,000 ( $\$475,000 \times 1.272 = \$604,200$ ) – truncated to the nearest \$1000.

SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2011	1.292	29.2%
2/1/2011	1.301	30.1%
3/1/2011	1.308	30.8%
4/1/2011	1.315	31.5%
5/1/2011	1.320	32.0%
6/1/2011	1.325	32.5%
7/1/2011	1.329	32.9%
8/1/2011	1.332	33.2%
9/1/2011	1.334	33.4%
10/1/2011	1.335	33.5%
11/1/2011	1.335	33.5%
12/1/2011	1.334	33.4%
1/1/2012	1.332	33.2%
2/1/2012	1.329	32.9%
3/1/2012	1.325	32.5%
4/1/2012	1.321	32.1%
5/1/2012	1.315	31.5%
6/1/2012	1.308	30.8%
7/1/2012	1.301	30.1%
8/1/2012	1.292	29.2%
9/1/2012	1.282	28.2%
10/1/2012	1.272	27.2%
11/1/2012	1.260	26.0%
12/1/2012	1.248	24.8%
1/1/2013	1.234	23.4%
2/1/2013	1.220	22.0%
3/1/2013	1.206	20.6%
4/1/2013	1.189	18.9%
5/1/2013	1.172	17.2%
6/1/2013	1.154	15.4%
7/1/2013	1.135	13.5%
8/1/2013	1.115	11.5%
9/1/2013	1.094	9.4%
10/1/2013	1.072	7.2%
11/1/2013	1.049	4.9%
12/1/2013	1.025	2.5%
1/1/2014	1.000	0.0%

The time adjustment formula for Area 036 is:  $(.7396851 - 6.156312E-04 * \text{SaleDay} - 3.81074E-07 * \text{SaleDaySq} + 6.673605E-02 * 3.875969E-02) / (.7396851 - 6.673605E-02 * 3.875969E-02)$

$\text{SaleDay} = \text{SaleDate} - 41640$

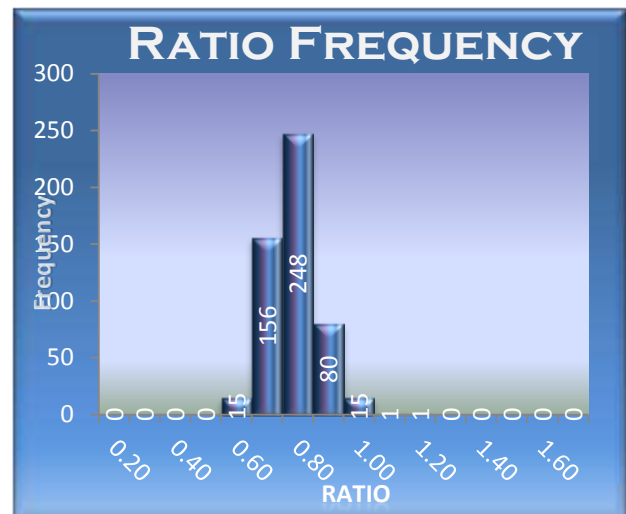
$\text{SaleDaySq} = (\text{SaleDate} - 41640)^2$



# Annual Update Ratio Study Report (Before) – 2013 Assessments

<b>District: NE / Team: 3</b>	<b>Appr. Date:</b>	<b>Date of Report:</b>	<b>Sales Dates:</b>
<b>Area Name: Woodinville/Cottage</b>	<b>1/1/2013</b>	<b>8/28/2014</b>	<b>1/2011 - 12/2013</b>
<b>Lake/Hollywood Hill</b>	<b>Appr ID:</b>	<b>Property Type:</b>	<b>Adjusted for time?</b>
<b>Area Number: 36</b>	<b>RGUI</b>	<b>1 to 3 Unit Residences</b>	<b>YES</b>

<b>SAMPLE STATISTICS</b>	
<b>Sample size (n)</b>	516
<b>Mean Assessed Value</b>	473,200
<b>Mean Adj. Sales Price</b>	646,300
<b>Standard Deviation AV</b>	190,901
<b>Standard Deviation SP</b>	261,950
<b>ASSESSMENT LEVEL</b>	
<b>Arithmetic Mean Ratio</b>	0.737
<b>Median Ratio</b>	0.735
<b>Weighted Mean Ratio</b>	0.732
<b>UNIFORMITY</b>	
<b>Lowest ratio</b>	0.529
<b>Highest ratio:</b>	1.124
<b>Coefficient of Dispersion</b>	8.42%
<b>Standard Deviation</b>	0.080
<b>Coefficient of Variation</b>	10.84%
<b>Price Related Differential (PRD)</b>	1.007
<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
Lower limit	0.727
Upper limit	0.742
<b>95% Confidence: Mean</b>	
Lower limit	0.730
Upper limit	0.744
<b>SAMPLE SIZE EVALUATION</b>	
<b>N (population size)</b>	4730
<b>B (acceptable error - in decimal)</b>	0.05
<b>S (estimated from this sample)</b>	0.080
<b>Recommended minimum:</b>	10
<b>Actual sample size:</b>	516
<b>Conclusion:</b>	OK
<b>NORMALITY</b>	
<b>Binomial Test</b>	
# ratios below mean:	266
# ratios above mean:	250
z:	0.704
<b>Conclusion:</b>	<b>Normal*</b>
<b>*i.e. no evidence of non-normality</b>	



## COMMENTS:

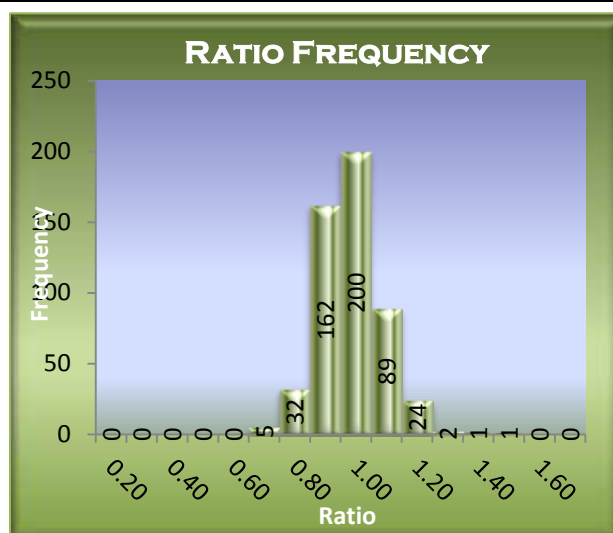
1 to 3 Unit Residences throughout Area 036

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

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

<b>District: NE / Team: 3</b>	<b>Appr. Date:</b>	<b>Date of Report:</b>	<b>Sales Dates:</b>
<b>Area Name: Woodinville/Cottage</b>	<b>1/1/2014</b>	<b>8/28/2014</b>	<b>1/2011 - 12/2013</b>
<b>Lake/Hollywood Hill</b>	<b>Appr. ID:</b>	<b>Property Type:</b>	<b>Adjusted for time?</b>
<b>Area Number: 36</b>	<b>RGUI</b>	<b>1 to 3 Unit</b>	<b>YES</b>

SAMPLE STATISTICS	
<b>Sample size (n)</b>	516
<b>Mean Assessed Value</b>	597,100
<b>Mean Sales Price</b>	646,300
<b>Standard Deviation AV</b>	233,924
<b>Standard Deviation SP</b>	261,950
ASSESSMENT LEVEL	
<b>Arithmetic Mean Ratio</b>	0.933
<b>Median Ratio</b>	0.929
<b>Weighted Mean Ratio</b>	0.924
UNIFORMITY	
<b>Lowest ratio</b>	0.670
<b>Highest ratio:</b>	1.424
<b>Coefficient of Dispersion</b>	8.34%
<b>Standard Deviation</b>	0.100
<b>Coefficient of Variation</b>	10.75%
<b>Price Related Differential (PRD)</b>	1.009
RELIABILITY	
<b>95% Confidence: Median</b>	
Lower limit	0.918
Upper limit	0.940
<b>95% Confidence: Mean</b>	
Lower limit	0.924
Upper limit	0.941
SAMPLE SIZE EVALUATION	
<b>N (population size)</b>	4730
<b>B (acceptable error - in decimal)</b>	0.05
<b>S (estimated from this sample)</b>	0.100
<b>Recommended minimum:</b>	16
<b>Actual sample size:</b>	516
<b>Conclusion:</b>	OK
NORMALITY	
<b>Binomial Test</b>	
# ratios below mean:	265
# ratios above mean:	251
z:	0.616
<b>Conclusion:</b>	Normal*
<b>*i.e. no evidence of non-normality</b>	



### COMMENTS:

1 to 3 Unit Residences throughout Area 036

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

## Improved Sales Used in This Annual Update Analysis

### Area 036 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	3	177450	0021	11/07/11	\$186,000	\$250,000	970	6	1945	VGood	28,000	N	N	16210 AVONDALE RD NE
1	3	177450	0106	07/08/13	\$314,500	\$358,000	1,270	6	1967	VGood	17,484	N	N	15524 AVONDALE RD NE
1	3	177100	0380	04/19/12	\$209,500	\$278,000	940	7	1968	Avg	11,416	N	N	15837 199TH AVE NE
1	3	177111	0740	04/05/13	\$239,000	\$286,000	940	7	1969	Good	9,594	N	N	19665 NE 176TH ST
1	3	177111	0700	03/30/11	\$245,000	\$324,000	960	7	1969	Good	10,010	N	N	19650 NE 176TH ST
1	3	177111	0210	04/09/13	\$215,000	\$257,000	970	7	1972	Avg	9,130	N	N	17654 197TH AVE NE
1	3	177592	0280	12/20/13	\$353,000	\$359,000	1,010	7	2008	Avg	10,500	N	N	15707 173RD AVE NE
1	3	177400	0980	05/02/13	\$242,000	\$286,000	1,030	7	1968	Avg	10,044	N	N	16534 188TH AVE NE
1	3	177580	1240	07/24/13	\$320,000	\$361,000	1,060	7	1968	Good	10,400	N	N	18040 NE 155TH PL
1	3	952240	0180	01/15/13	\$292,000	\$361,000	1,130	7	1971	Avg	9,600	N	N	18232 NE 176TH ST
1	3	073750	0120	10/31/13	\$305,000	\$322,000	1,150	7	1970	Good	9,775	N	N	19314 NE 172ND ST
1	3	177580	0170	05/23/12	\$235,000	\$310,000	1,150	7	1969	Good	13,920	N	N	18424 NE 156TH ST
1	3	177580	1010	06/05/12	\$336,000	\$442,000	1,150	7	1969	VGood	15,004	N	N	15732 180TH PL NE
1	3	177580	1220	09/24/12	\$224,000	\$287,000	1,150	7	1970	VGood	11,660	N	N	18029 NE 155TH PL
1	3	177100	0190	06/02/11	\$215,000	\$287,000	1,160	7	1967	Avg	8,928	N	N	19761 NE 156TH PL
1	3	177100	0430	03/30/12	\$235,000	\$313,000	1,160	7	1968	Avg	9,180	N	N	15804 198TH PL NE
1	3	177590	0160	07/29/13	\$257,000	\$289,000	1,200	7	1977	Good	13,650	N	N	15519 184TH PL NE
1	3	177111	0140	06/30/11	\$237,950	\$318,000	1,220	7	1970	Good	9,680	N	N	17611 197TH PL NE
1	3	177592	0160	08/30/11	\$210,000	\$282,000	1,220	7	1971	Good	8,400	N	N	17400 NE 156TH ST
1	3	177570	0015	12/08/11	\$292,300	\$393,000	1,250	7	1958	Good	89,298	N	N	19525 NE 159TH ST
1	3	177591	0500	11/21/11	\$250,000	\$336,000	1,250	7	1970	Good	15,200	N	N	16013 177TH PL NE
1	3	177580	0950	11/25/13	\$350,000	\$363,000	1,270	7	1968	VGood	12,800	N	N	15808 182ND AVE NE
1	3	177580	1300	10/25/11	\$229,500	\$309,000	1,280	7	1967	Avg	13,197	N	N	18011 NE 156TH ST
1	3	177591	0310	07/07/11	\$314,000	\$420,000	1,300	7	1968	Good	16,275	N	N	16005 179TH PL NE
1	3	132605	9003	09/05/12	\$300,000	\$387,000	1,330	7	1977	Good	60,112	N	N	17407 NE 156TH ST
1	3	162870	0108	04/15/13	\$400,000	\$476,000	1,330	7	1977	Avg	15,411	N	N	19129 NE 173RD ST
1	3	172606	9066	06/12/12	\$402,000	\$528,000	1,330	7	1978	Good	89,298	N	N	16041 200TH AVE NE
1	3	177580	0530	10/27/11	\$315,000	\$423,000	1,330	7	1977	Good	14,280	N	N	15904 181ST PL NE
1	3	177580	0730	11/14/12	\$405,000	\$512,000	1,330	7	1976	Good	11,931	N	N	15834 180TH AVE NE
1	3	177580	0840	02/11/13	\$412,000	\$504,000	1,330	7	1976	Good	11,700	N	N	15605 180TH AVE NE
1	3	177592	0080	08/25/11	\$315,000	\$423,000	1,330	7	1976	Good	13,500	N	N	15621 175TH AVE NE
1	3	177400	0940	02/13/13	\$304,000	\$372,000	1,340	7	1976	Avg	9,375	N	N	16517 189TH AVE NE
1	3	177593	0190	03/20/13	\$360,750	\$434,000	1,350	7	1990	Avg	10,000	N	N	15869 174TH AVE NE
1	3	572250	0005	08/29/13	\$327,500	\$361,000	1,360	7	1953	VGood	10,340	N	N	17015 185TH AVE NE
1	3	572250	0005	12/03/12	\$135,000	\$170,000	1,360	7	1953	VGood	10,340	N	N	17015 185TH AVE NE
1	3	072606	9065	09/24/13	\$305,000	\$331,000	1,390	7	2007	Avg	9,398	N	N	18460 NE WOODINVILLE-DUVAL PL



## Improved Sales Used in This Annual Update Analysis

### Area 036 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	3	177591	0360	09/15/13	\$394,000	\$430,000	1,400	7	1968	Good	17,010	N	N	16014 177TH PL NE
1	3	163070	0105	09/26/11	\$350,000	\$470,000	1,440	7	1955	Good	27,470	Y	Y	17422 185TH AVE NE
1	3	177110	0200	02/13/13	\$306,980	\$375,000	1,440	7	1968	VGood	10,125	N	N	17524 199TH AVE NE
1	3	177000	0100	04/11/12	\$319,000	\$424,000	1,460	7	1977	Good	17,250	N	N	18617 NE 159TH ST
1	3	613980	0500	10/26/11	\$289,000	\$389,000	1,460	7	1978	Good	9,744	N	N	19613 NE 162ND ST
1	3	177580	1050	11/02/11	\$275,000	\$370,000	1,470	7	1977	Good	15,903	N	N	15817 182ND AVE NE
1	3	177110	0470	08/07/13	\$340,000	\$380,000	1,490	7	1968	Good	10,196	N	N	17513 199TH AVE NE
1	3	177100	0680	12/02/11	\$250,000	\$336,000	1,530	7	1967	Good	9,100	N	N	15803 197TH PL NE
1	3	177400	0610	12/10/13	\$368,000	\$377,000	1,550	7	1975	Good	9,906	N	N	16633 190TH AVE NE
1	3	177592	0020	03/04/13	\$465,000	\$564,000	1,570	7	1976	Good	9,450	N	N	17528 NE 156TH ST
1	3	177100	0780	12/17/13	\$299,000	\$305,000	1,610	7	1967	Good	12,474	N	N	15847 196TH PL NE
1	3	177594	0100	07/24/13	\$395,000	\$446,000	1,690	7	1972	VGood	32,385	N	N	17408 NE 160TH PL
1	3	177550	0140	12/10/13	\$386,500	\$396,000	1,720	7	1959	Avg	40,000	N	N	16260 190TH AVE NE
1	3	177100	0950	05/17/13	\$361,000	\$423,000	1,780	7	1967	Avg	9,794	N	N	19736 NE 156TH PL
1	3	177550	0123	06/24/13	\$280,000	\$321,000	1,900	7	1967	Good	10,804	N	N	19161 NE 165TH ST
1	3	172606	9102	06/11/12	\$309,000	\$406,000	1,940	7	1968	Good	14,810	N	N	15515 MINK RD NE
1	3	177100	0450	12/19/13	\$399,000	\$406,000	1,970	7	1968	VGood	10,800	N	N	15818 198TH PL NE
1	3	177400	0970	08/12/12	\$285,000	\$370,000	2,010	7	1975	Avg	10,912	N	N	18806 NE 165TH PL
1	3	073750	0060	07/20/11	\$275,000	\$369,000	2,040	7	1970	Good	10,875	N	N	19311 NE 172ND ST
1	3	072606	9026	07/10/12	\$355,000	\$464,000	2,110	7	1987	Good	16,217	N	N	18525 NE 183RD ST
1	3	177110	0140	08/29/12	\$435,000	\$562,000	3,050	7	1989	Good	9,000	N	N	17517 199TH PL NE
1	3	177580	1060	05/02/13	\$325,000	\$384,000	1,070	8	1968	Good	16,475	N	N	15809 182ND AVE NE
1	3	177593	0270	02/13/12	\$250,000	\$334,000	1,080	8	1976	Avg	7,245	N	N	15872 174TH AVE NE
1	3	952240	0260	07/23/12	\$365,000	\$476,000	1,140	8	1972	Avg	14,725	N	N	18130 NE 175TH PL
1	3	162870	0163	06/15/12	\$330,500	\$434,000	1,190	8	1978	Avg	34,848	N	N	16615 194TH AVE NE
1	3	177592	0130	10/17/12	\$340,000	\$433,000	1,240	8	2012	Avg	10,500	N	N	17426 NE 156TH ST
1	3	952241	0150	11/13/13	\$429,000	\$449,000	1,250	8	1977	Avg	35,000	N	N	17834 182ND AVE NE
1	3	177593	0420	06/03/11	\$274,500	\$366,000	1,270	8	1978	Avg	9,100	N	N	15971 176TH AVE NE
1	3	613980	0080	12/23/11	\$373,000	\$501,000	1,320	8	1978	Good	8,968	N	N	16411 198TH AVE NE
1	3	613980	0420	08/23/12	\$268,000	\$347,000	1,320	8	1978	Avg	8,880	N	N	16315 197TH AVE NE
1	3	177592	0010	12/12/13	\$457,000	\$468,000	1,330	8	1976	Good	9,450	N	N	17536 NE 156TH ST
1	3	177001	0140	10/16/13	\$428,000	\$457,000	1,340	8	1968	Good	14,776	N	N	18625 NE 161ST PL
1	3	177400	0750	05/18/12	\$320,000	\$423,000	1,340	8	1977	Avg	8,690	N	N	16562 189TH AVE NE
1	3	177580	1290	08/13/13	\$425,000	\$474,000	1,340	8	1977	Good	13,137	N	N	18021 NE 156TH ST
1	3	177435	0110	08/17/11	\$415,000	\$557,000	1,380	8	1978	Good	34,760	N	N	16118 195TH PL NE
1	3	177435	0110	02/25/11	\$400,000	\$526,000	1,380	8	1978	Good	34,760	N	N	16118 195TH PL NE

## Improved Sales Used in This Annual Update Analysis

### Area 036 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	3	952240	0110	05/31/12	\$326,000	\$430,000	1,380	8	1972	Good	7,800	N	N	18215 NE 176TH ST
1	3	177000	0510	06/25/13	\$396,000	\$454,000	1,390	8	1976	Avg	16,380	N	N	18618 NE 155TH ST
1	3	177400	0580	06/29/12	\$300,000	\$393,000	1,390	8	1975	Avg	9,514	N	N	19002 NE 167TH ST
1	3	177400	1080	06/27/13	\$458,000	\$525,000	1,400	8	1977	Avg	11,024	N	N	18805 NE 168TH ST
1	3	177591	0540	07/16/13	\$388,999	\$441,000	1,400	8	1970	Good	15,225	N	N	17631 NE 160TH PL
1	3	952241	0140	01/31/13	\$343,700	\$422,000	1,400	8	1977	Avg	37,800	N	N	17824 182ND AVE NE
1	3	177580	0660	03/16/12	\$312,500	\$416,000	1,420	8	1976	Good	13,600	N	N	15827 180TH AVE NE
1	3	613980	0380	12/06/13	\$440,000	\$452,000	1,420	8	1978	Good	9,540	N	N	16318 197TH AVE NE
1	3	952240	0190	10/25/12	\$310,000	\$394,000	1,420	8	1972	Good	10,350	N	N	18218 NE 176TH ST
1	3	177580	0480	04/27/12	\$331,650	\$439,000	1,450	8	1967	Good	9,310	N	N	15910 182ND PL NE
1	3	177435	0140	11/13/12	\$380,000	\$480,000	1,470	8	1977	Avg	33,000	N	N	16218 195TH PL NE
1	3	613980	0010	06/22/11	\$349,950	\$468,000	1,480	8	1978	Avg	9,728	N	N	19601 NE 165TH ST
1	3	613980	0580	10/07/13	\$482,600	\$519,000	1,500	8	1978	Good	9,525	N	N	19807 NE 160TH PL
1	3	613980	0100	04/19/12	\$385,000	\$511,000	1,510	8	1978	Good	9,200	N	N	19710 NE 164TH ST
1	3	163070	0165	08/29/13	\$645,000	\$712,000	1,570	8	1966	VGood	31,771	Y	Y	17712 185TH AVE NE
1	3	132605	9139	02/01/12	\$350,000	\$468,000	1,590	8	1981	Good	53,578	N	N	15925 179TH PL NE
1	3	177435	0150	04/25/13	\$410,000	\$485,000	1,590	8	1978	Good	36,400	N	N	16224 195TH PL NE
1	3	177400	0830	06/21/13	\$365,000	\$420,000	1,610	8	1966	Avg	10,000	N	N	19103 NE 168TH ST
1	3	177580	0590	10/17/13	\$373,000	\$398,000	1,610	8	1968	Good	19,193	N	N	18012 NE 159TH ST
1	3	177600	0110	08/14/13	\$450,000	\$501,000	1,740	8	1969	Avg	22,067	Y	Y	16577 188TH AVE NE
1	3	177590	0140	12/23/11	\$272,000	\$365,000	1,760	8	1967	Good	6,875	N	N	15515 184TH PL NE
1	3	177580	1403	10/11/13	\$550,000	\$590,000	1,770	8	1975	Good	52,272	N	N	18510 NE 159TH ST
1	3	177400	0020	05/01/13	\$350,000	\$413,000	1,790	8	1981	Avg	11,200	N	N	18815 NE 165TH PL
1	3	177594	0150	06/21/11	\$415,000	\$555,000	1,840	8	1976	Good	42,625	N	N	16050 175TH AVE NE
1	3	172606	9041	11/15/13	\$560,000	\$585,000	1,900	8	1976	Good	138,520	N	N	19801 NE 155TH PL
1	3	177400	0650	08/29/12	\$350,000	\$452,000	1,940	8	1968	Avg	9,176	N	N	16513 190TH AVE NE
1	3	177550	0131	12/13/13	\$515,000	\$527,000	1,950	8	1977	Good	41,200	N	N	16246 190TH AVE NE
1	3	177595	0040	10/25/11	\$335,000	\$450,000	2,180	8	1977	Avg	11,100	N	N	18221 NE 179TH ST
1	3	177595	0080	04/25/13	\$365,000	\$432,000	2,210	8	1969	Good	10,440	N	N	17727 184TH AVE NE
1	3	177400	0330	11/01/11	\$331,500	\$446,000	2,220	8	1967	Good	17,568	N	N	16510 191ST AVE NE
1	3	177400	0340	11/08/12	\$369,000	\$467,000	2,220	8	1983	Good	13,630	N	N	16516 191ST AVE NE
1	3	177450	0086	08/01/11	\$439,950	\$590,000	2,220	8	2011	Avg	13,000	N	N	19241 NE 159TH ST
1	3	177450	0087	08/10/11	\$439,950	\$590,000	2,220	8	2011	Avg	13,000	N	N	19243 NE 159TH ST
1	3	177400	0210	06/10/11	\$365,199	\$488,000	2,250	8	1968	Good	9,600	N	N	16528 191ST PL NE
1	3	613980	0160	06/21/11	\$415,000	\$555,000	2,280	8	1979	Good	11,040	N	N	16309 198TH AVE NE
1	3	177550	0195	08/31/12	\$399,950	\$517,000	2,320	8	1980	Avg	38,250	N	N	16214 190TH AVE NE

## Improved Sales Used in This Annual Update Analysis

### Area 036 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	3	162870	0085	06/01/11	\$642,500	\$857,000	2,340	8	1972	Avg	51,836	Y	Y	17005 191ST AVE NE
1	3	177400	1140	04/24/12	\$471,370	\$625,000	3,090	8	1976	Good	16,830	Y	N	18904 NE 168TH ST
1	3	177000	0400	11/30/11	\$490,000	\$658,000	3,520	8	1972	Good	17,250	N	N	15525 188TH AVE NE
1	3	177580	0680	09/21/12	\$300,000	\$385,000	1,520	9	1983	Avg	19,488	N	N	17901 NE 160TH ST
1	3	177595	0090	12/14/12	\$417,000	\$522,000	1,730	9	1970	Good	9,075	N	N	17721 184TH AVE NE
1	3	182606	9047	11/08/11	\$500,000	\$672,000	1,880	9	1974	VGood	138,085	N	N	16214 183RD PL NE
1	3	177090	0020	05/15/12	\$579,500	\$766,000	3,060	9	1994	Good	36,502	N	N	18219 189TH PL NE
1	3	177090	0020	11/14/12	\$540,000	\$682,000	3,060	9	1994	Good	36,502	N	N	18219 189TH PL NE
1	3	177400	1200	10/22/12	\$1,170,000	\$1,489,000	4,060	10	1984	Good	40,503	Y	Y	16707 188TH PL NE
1	3	163070	0400	02/10/11	\$710,000	\$932,000	4,080	11	1995	Avg	38,190	N	N	18206 190TH PL NE
1	3	163070	0413	09/23/13	\$915,000	\$993,000	4,190	11	1998	Avg	31,498	N	N	18215 190TH PL NE
2	0	951720	0600	03/06/13	\$369,000	\$447,000	1,080	7	1984	Good	10,373	N	N	18204 145TH CT NE
2	0	721481	0520	09/10/12	\$285,000	\$367,000	1,130	7	1983	Avg	8,800	N	N	14506 NE 178TH ST
2	0	951720	0530	09/10/12	\$270,000	\$348,000	1,170	7	1983	Avg	15,686	N	N	18313 146TH AVE NE
2	0	951720	0200	05/09/12	\$285,000	\$377,000	1,190	7	1983	Good	9,663	N	N	18112 146TH AVE NE
2	0	951720	0240	11/22/13	\$425,000	\$442,000	1,230	7	1984	Good	19,192	N	N	18224 146TH AVE NE
2	0	721481	0060	06/22/12	\$354,950	\$466,000	1,280	7	1979	Avg	11,500	N	N	17710 143RD AVE NE
2	0	951720	0590	05/06/13	\$395,000	\$465,000	1,280	7	1984	Avg	12,182	N	N	18210 145TH CT NE
2	0	951720	0580	04/24/13	\$315,000	\$373,000	1,290	7	1983	Good	11,460	N	N	14542 NE 182ND ST
2	0	923850	0050	06/27/11	\$363,000	\$486,000	1,300	7	1967	Good	25,608	N	N	15367 NE 202ND ST
2	0	951720	0380	05/18/12	\$245,000	\$324,000	1,340	7	1984	Fair	15,059	N	N	14714 NE 184TH PL
2	0	721482	0650	07/16/12	\$357,000	\$466,000	1,360	7	1979	Avg	11,040	N	N	14521 178TH PL NE
2	0	289640	0590	05/31/13	\$335,000	\$390,000	1,370	7	2003	Avg	1,818	N	N	18608 144TH AVE NE
2	0	162280	0050	11/06/12	\$328,000	\$416,000	1,380	7	1968	Avg	14,020	N	N	15823 NE 195TH ST
2	0	807870	0030	03/20/13	\$419,990	\$506,000	1,380	7	1976	Good	43,875	N	N	20325 156TH AVE NE
2	0	807870	0040	05/08/13	\$482,500	\$568,000	1,380	7	1976	Good	43,875	N	N	20309 156TH AVE NE
2	0	721482	0590	08/26/13	\$489,950	\$542,000	1,390	7	1979	Good	7,575	N	N	17829 146TH AVE NE
2	0	289640	0480	09/20/12	\$260,000	\$334,000	1,390	7	2002	Avg	2,582	N	N	18826 144TH AVE NE
2	0	112605	9179	05/23/13	\$378,750	\$442,000	1,400	7	1979	Avg	65,340	N	N	15806 NE 175TH ST
2	0	162280	0130	12/05/12	\$328,000	\$412,000	1,400	7	1976	Good	14,020	N	N	15615 NE 195TH ST
2	0	162280	0140	09/27/12	\$310,000	\$397,000	1,400	7	1976	Good	14,187	N	N	19414 156TH AVE NE
2	0	951720	0020	07/26/13	\$367,000	\$414,000	1,410	7	1983	Good	7,205	N	N	18127 145TH PL NE
2	0	951720	0080	07/26/12	\$312,500	\$407,000	1,410	7	1983	Good	9,600	N	N	18120 145TH PL NE
2	0	022605	9053	10/01/13	\$419,000	\$452,000	1,420	7	1963	Avg	60,548	N	N	18711 162ND AVE NE
2	0	289640	0140	12/11/12	\$250,000	\$313,000	1,430	7	2003	Avg	2,404	N	N	18611 143RD CT NE
2	0	721480	0440	10/21/13	\$415,000	\$442,000	1,550	7	1979	Avg	9,975	N	N	14602 NE 174TH ST



## Improved Sales Used in This Annual Update Analysis

### Area 036 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	162280	0120	08/27/13	\$435,000	\$481,000	1,560	7	1966	Avg	14,020	N	N	15625 NE 195TH ST
2	0	324450	0017	07/01/12	\$300,000	\$393,000	1,570	7	1988	Good	44,249	N	N	19109 156TH AVE NE
2	0	289640	0010	06/25/12	\$314,350	\$412,000	1,610	7	2003	Avg	3,574	N	N	14325 NE 186TH CT
2	0	923850	0090	12/12/12	\$445,000	\$557,000	1,630	7	1967	VGood	23,427	N	N	15338 NE 202ND ST
2	0	112605	9056	08/01/11	\$319,000	\$428,000	1,660	7	1948	Good	43,500	N	N	18409 160TH AVE NE
2	0	289640	0280	11/30/12	\$295,000	\$371,000	1,670	7	2003	Avg	2,607	N	N	18809 143RD CT NE
2	0	289640	0290	12/31/12	\$288,613	\$359,000	1,670	7	2002	Avg	2,426	N	N	18811 143RD CT NE
2	0	956080	0220	11/13/13	\$325,000	\$340,000	1,720	7	1984	Avg	10,695	N	N	17944 151ST WAY NE
2	0	102605	9117	11/09/11	\$358,000	\$481,000	1,740	7	1968	Good	19,166	N	N	14205 NE 171ST ST
2	0	289640	0110	09/18/13	\$382,000	\$416,000	1,760	7	2003	Avg	3,024	N	N	14315 NE 186TH PL
2	0	112605	9091	05/23/13	\$565,000	\$660,000	1,910	7	1975	Good	47,044	N	N	14848 NE 173RD ST
2	0	324450	0007	04/06/11	\$380,000	\$504,000	1,100	8	1975	Good	35,053	N	N	19337 156TH AVE NE
2	0	721482	0460	03/15/13	\$520,000	\$628,000	1,270	8	1979	VGood	33,800	N	N	14508 NE 180TH ST
2	0	923843	0030	11/21/12	\$412,337	\$520,000	1,330	8	1987	Avg	31,815	N	N	15720 NE 203RD PL
2	0	923843	0490	03/30/12	\$425,000	\$565,000	1,330	8	1988	Avg	43,166	N	N	15718 NE 198TH ST
2	0	327670	0130	04/24/12	\$410,000	\$543,000	1,360	8	1979	Good	18,900	N	N	15347 NE 201ST ST
2	0	721480	0070	08/25/11	\$360,000	\$483,000	1,380	8	1979	Avg	10,000	N	N	17307 145TH AVE NE
2	0	807870	0050	05/15/13	\$486,990	\$571,000	1,380	8	1977	Good	43,875	N	N	20221 156TH AVE NE
2	0	022605	9123	05/02/13	\$480,000	\$566,000	1,400	8	1978	Good	77,972	N	N	19545 161ST PL NE
2	0	022605	9123	04/27/11	\$410,000	\$545,000	1,400	8	1978	Good	77,972	N	N	19545 161ST PL NE
2	0	112605	9097	09/26/13	\$469,000	\$508,000	1,460	8	1977	Avg	36,580	N	N	15224 NE 173RD ST
2	0	112605	9167	07/28/11	\$466,000	\$625,000	1,490	8	1977	Good	35,719	N	N	17515 156TH PL NE
2	0	327670	0070	09/06/13	\$513,000	\$563,000	1,500	8	1973	Good	27,880	N	N	15208 NE 201ST ST
2	0	923850	0300	01/15/13	\$435,000	\$538,000	1,510	8	1967	Good	17,820	N	N	14805 NE 202ND ST
2	0	721480	0230	09/27/12	\$350,000	\$449,000	1,570	8	1978	Avg	11,760	N	N	17306 145TH AVE NE
2	0	022605	9108	01/09/12	\$350,000	\$469,000	1,580	8	1977	Avg	58,230	N	N	18613 160TH AVE NE
2	0	721480	0390	06/18/12	\$380,000	\$499,000	1,590	8	1978	Avg	15,500	N	N	14643 NE 174TH ST
2	0	956080	0360	02/12/13	\$481,000	\$588,000	1,690	8	1987	Good	14,483	Y	N	17860 149TH AVE NE
2	0	956080	0160	06/08/12	\$397,000	\$522,000	1,730	8	1987	Avg	18,094	Y	N	17830 151ST WAY NE
2	0	032605	9021	04/12/13	\$445,000	\$530,000	1,780	8	1981	Avg	29,865	Y	N	19417 148TH AVE NE
2	0	956080	0140	02/22/12	\$321,000	\$429,000	1,810	8	1987	Avg	8,873	N	N	17812 151ST WAY NE
2	0	721480	0280	06/14/12	\$460,000	\$604,000	1,870	8	1979	Good	10,500	N	N	17331 146TH PL NE
2	0	923850	0260	04/16/13	\$480,000	\$571,000	1,870	8	1968	Good	40,474	N	N	20237 149TH PL NE
2	0	923850	0210	07/05/11	\$416,500	\$558,000	1,890	8	1984	Good	21,669	N	N	14930 NE 204TH ST
2	0	951730	0140	04/13/11	\$375,000	\$497,000	1,890	8	1985	Good	17,810	N	N	18446 146TH AVE NE
2	0	721480	0710	07/18/13	\$477,000	\$540,000	1,980	8	1979	Avg	10,350	N	N	17125 143RD PL NE

## Improved Sales Used in This Annual Update Analysis

### Area 036 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	956080	0170	07/03/13	\$412,000	\$470,000	2,020	8	1988	Good	13,597	N	N	17922 151ST WAY NE
2	0	856470	0210	11/15/11	\$380,000	\$511,000	2,030	8	2004	Avg	6,520	N	N	14965 NE 18TH ST
2	0	951730	0110	05/09/13	\$399,000	\$469,000	2,070	8	1983	Avg	21,073	N	N	18432 146TH AVE NE
2	0	022605	9023	10/27/13	\$468,200	\$496,000	2,100	8	1984	Good	24,583	N	N	19818 156TH AVE NE
2	0	022605	9023	07/06/11	\$352,000	\$471,000	2,100	8	1984	Good	24,583	N	N	19818 156TH AVE NE
2	0	324450	0083	08/08/11	\$398,150	\$534,000	2,220	8	1979	Avg	35,135	N	N	15100 NE WOODINVILLE-DUVALL RD
2	0	951730	0150	05/16/12	\$392,500	\$518,000	2,220	8	1987	Avg	21,050	N	N	18450 146TH AVE NE
2	0	923849	0060	04/20/11	\$385,000	\$511,000	2,230	8	1979	Avg	28,282	N	N	15523 NE 198TH ST
2	0	956080	0420	08/05/13	\$510,000	\$571,000	2,280	8	1985	Good	11,223	N	N	17837 149TH AVE NE
2	0	951730	0230	10/16/12	\$435,000	\$555,000	2,300	8	1987	Good	23,147	N	N	18409 146TH AVE NE
2	0	923843	0190	03/17/11	\$465,000	\$614,000	2,310	8	1984	Good	31,850	N	N	16332 NE 198TH ST
2	0	856470	0090	11/12/13	\$565,000	\$592,000	2,310	8	2004	Avg	7,033	N	N	18565 151ST AVE NE
2	0	923843	0520	10/19/11	\$435,000	\$585,000	2,330	8	1984	Avg	35,261	N	N	15908 NE 198TH ST
2	0	923843	0400	11/25/13	\$474,000	\$492,000	2,360	8	1982	Avg	37,304	N	N	19723 159TH CT NE
2	0	324450	0095	10/11/12	\$575,000	\$734,000	2,410	8	1996	Avg	79,279	Y	N	19122 148TH AVE NE
2	0	856470	0010	10/18/12	\$410,000	\$523,000	2,410	8	2004	Avg	7,311	N	N	18680 151ST AVE NE
2	0	022605	9153	10/25/13	\$547,500	\$581,000	2,470	8	1985	Avg	35,059	N	N	19537 158TH PL NE
2	0	951730	0120	02/08/12	\$413,000	\$552,000	2,610	8	1986	Good	16,920	N	N	18434 146TH AVE NE
2	0	923851	0190	07/18/12	\$498,800	\$651,000	2,640	8	1986	Good	35,001	N	N	15021 NE 198TH ST
2	0	112605	9022	11/06/12	\$549,000	\$696,000	2,660	8	1977	Good	40,312	N	N	15008 NE 173RD ST
2	0	923843	0050	08/02/13	\$595,000	\$668,000	2,700	8	1985	Good	38,973	N	N	15802 NE 203RD PL
2	0	923851	0110	10/28/11	\$487,500	\$655,000	2,830	8	1986	Good	34,999	N	N	14830 NE 198TH ST
2	0	324450	0170	09/03/13	\$599,000	\$659,000	3,050	8	1963	Good	130,680	N	N	15242 NE WOODINVILLE-DUVALL RD
2	0	022605	9095	08/22/12	\$687,000	\$889,000	3,140	8	1977	Good	74,052	N	N	15822 NE 191ST ST
2	0	721482	0120	03/02/12	\$497,000	\$663,000	3,220	8	1980	Good	9,234	Y	N	17835 147TH PL NE
2	0	951730	0030	08/25/12	\$423,500	\$548,000	1,360	9	1984	Good	15,500	Y	N	18541 148TH AVE NE
2	0	721480	0570	09/24/13	\$525,000	\$569,000	1,600	9	1978	Avg	10,450	N	N	17425 145TH PL NE
2	0	421525	0540	08/28/13	\$647,950	\$715,000	2,130	9	1987	Good	35,268	N	N	18016 159TH AVE NE
2	0	721480	0350	12/19/13	\$390,000	\$397,000	2,230	9	1978	Avg	10,000	N	N	14603 NE 174TH ST
2	0	721480	0380	10/31/12	\$365,000	\$463,000	2,270	9	1978	Avg	16,000	N	N	14633 NE 174TH ST
2	0	022605	9164	06/16/12	\$510,000	\$670,000	2,330	9	1988	Good	38,042	N	N	16310 NE 196TH ST
2	0	247470	0010	11/19/12	\$500,000	\$631,000	2,650	9	1996	Avg	64,899	N	N	19203 148TH AVE NE
2	0	247470	0060	06/26/12	\$712,625	\$934,000	2,760	9	1998	Avg	68,407	Y	N	19131 148TH AVE NE
2	0	093730	0040	06/20/13	\$799,950	\$920,000	2,870	9	2012	Avg	65,090	N	N	18766 157TH PL NE

## Improved Sales Used in This Annual Update Analysis

### Area 036 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	421525	0090	09/20/12	\$620,000	\$796,000	2,900	9	1983	Good	42,069	N	N	18213 157TH AVE NE
2	0	421525	0010	08/08/11	\$490,000	\$658,000	3,060	9	1988	Avg	27,855	N	N	15914 NE 183RD ST
2	0	560630	0020	03/07/11	\$651,140	\$859,000	3,160	9	2009	Avg	7,028	N	N	17044 140TH CT NE
2	0	093730	0060	02/12/13	\$739,950	\$905,000	3,320	9	2010	Avg	39,082	N	N	18636 157TH PL NE
2	0	856470	0270	06/17/11	\$576,594	\$771,000	3,390	9	2011	Avg	7,181	N	N	18485 151ST AVE NE
2	0	560630	0100	05/10/11	\$624,200	\$831,000	3,440	9	2008	Avg	5,710	N	N	17076 140TH CT NE
2	0	093730	0050	01/28/13	\$737,500	\$907,000	3,500	9	2011	Avg	58,976	N	N	18646 157TH PL NE
2	0	022605	9173	06/07/12	\$655,000	\$862,000	3,580	9	1996	Good	38,638	N	N	16218 NE 195TH ST
2	0	421525	0130	11/14/12	\$856,000	\$1,082,000	3,400	10	1983	Good	35,000	N	N	18017 157TH AVE NE
2	0	421525	0430	11/22/13	\$800,000	\$832,000	4,030	10	1983	Avg	27,872	Y	N	15822 NE 180TH PL
2	0	421525	0430	10/09/12	\$772,000	\$986,000	4,030	10	1983	Avg	27,872	Y	N	15822 NE 180TH PL
2	0	421525	0170	10/05/12	\$705,000	\$902,000	4,120	10	1984	Avg	35,492	N	N	15541 NE 179TH ST
2	0	324450	0090	05/23/11	\$700,000	\$933,000	2,850	11	1997	Avg	28,012	Y	N	14825 NE 192ND ST
2	0	803100	0030	07/19/11	\$920,000	\$1,233,000	4,019	11	2002	Avg	23,768	N	N	18775 164TH AVE NE
2	0	112605	9023	02/21/12	\$1,150,000	\$1,536,000	4,490	11	2000	Avg	106,038	N	N	15228 NE 173RD ST
2	0	112605	9193	07/30/13	\$920,000	\$1,034,000	4,730	11	1990	Avg	47,044	N	N	17407 155TH PL NE
2	0	610400	0040	07/23/12	\$1,290,250	\$1,682,000	4,840	12	2005	Avg	35,510	N	N	19360 163RD CT NE
2	0	610400	0020	06/13/11	\$1,490,000	\$1,991,000	5,110	12	2005	Avg	35,510	N	N	19410 163RD CT NE
2	2	427700	0100	11/21/13	\$624,500	\$650,000	2,730	9	1998	Good	37,107	N	N	19340 162ND AVE NE
2	2	427700	0100	10/13/11	\$545,000	\$733,000	2,730	9	1998	Good	37,107	N	N	19340 162ND AVE NE
2	2	022605	9174	10/10/11	\$714,000	\$960,000	3,402	9	1997	Avg	43,561	N	N	19125 162ND AVE NE
2	3	404590	0055	10/13/11	\$379,000	\$510,000	1,470	6	1947	VGood	33,300	Y	Y	16240 NE 180TH ST
2	3	012605	9093	03/27/13	\$358,000	\$430,000	1,380	7	1972	Good	19,040	N	N	19507 170TH AVE NE
2	3	404590	0035	03/21/12	\$330,000	\$439,000	1,410	7	1959	Avg	22,950	N	N	16614 NE 180TH ST
2	3	012605	9037	09/14/13	\$413,000	\$451,000	1,500	7	1933	VGood	95,832	N	N	16616 NE 190TH ST
2	3	012605	9156	06/08/11	\$360,000	\$481,000	1,660	7	1966	Good	56,628	N	N	16812 NE 195TH ST
2	3	012605	9068	11/08/11	\$500,000	\$672,000	2,520	7	1986	Good	234,788	N	N	20332 166TH AVE NE
2	3	404590	0027	09/10/13	\$420,000	\$460,000	1,660	8	1953	VGood	14,700	N	N	18205 167TH AVE NE
2	3	112605	9076	09/25/13	\$423,500	\$459,000	1,930	8	1996	Avg	15,246	N	N	17933 164TH AVE NE
2	3	012605	9240	07/09/12	\$390,000	\$510,000	1,980	8	1980	Good	45,738	N	N	19107 170TH AVE NE
2	3	812342	0090	03/26/13	\$520,000	\$624,000	2,490	8	1985	VGood	35,001	N	N	19415 170TH AVE NE
2	3	012605	9294	05/20/13	\$580,000	\$678,000	2,660	8	1996	Avg	37,636	N	N	20314 166TH AVE NE
2	3	012605	9192	04/27/12	\$500,000	\$662,000	3,300	8	1973	Good	45,603	N	N	19709 170TH AVE NE
2	3	012605	9275	08/01/13	\$525,000	\$589,000	2,460	9	1991	Avg	40,748	N	N	18712 165TH PL NE
2	3	112605	9049	12/04/13	\$546,000	\$562,000	2,650	9	1989	Avg	35,184	N	N	17935 163RD AVE NE
2	3	012605	9298	04/16/13	\$665,000	\$791,000	2,860	9	2000	Avg	43,560	N	N	20023 170TH AVE NE



## Improved Sales Used in This Annual Update Analysis

### Area 036 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	3	012605	9274	07/27/13	\$645,000	\$726,000	3,260	9	1992	Avg	40,441	N	N	18628 165TH PL NE
2	3	012605	9303	01/14/13	\$645,000	\$798,000	3,380	9	2000	Avg	36,806	N	N	20021 170TH AVE NE
2	3	012605	9307	09/06/11	\$810,000	\$1,088,000	3,580	9	2003	Avg	36,594	N	N	19732 166TH AVE NE
2	3	404590	0045	06/29/11	\$1,200,000	\$1,606,000	3,460	10	2008	Avg	54,885	Y	Y	16400 NE 180TH ST
2	3	404590	0090	06/14/12	\$1,075,000	\$1,413,000	4,180	11	1996	Good	37,668	Y	Y	18056 160TH PL NE
2	5	956220	0220	12/30/11	\$422,500	\$567,000	2,780	9	1989	Avg	37,847	N	N	14928 NE 177TH DR
2	5	956220	0140	05/19/12	\$555,000	\$733,000	3,360	9	1986	Avg	57,585	N	N	15232 NE 177TH DR
2	5	956220	0250	10/11/12	\$575,000	\$734,000	3,460	9	1987	Good	42,803	N	N	14919 NE 177TH DR
2	5	956080	0520	09/11/13	\$650,000	\$711,000	3,630	9	1986	Good	30,615	N	N	17715 154TH CT NE
2	5	956220	0100	09/19/12	\$740,000	\$951,000	3,300	10	1983	Avg	31,174	N	N	17726 154TH CT NE
2	5	956220	0340	11/15/13	\$722,500	\$755,000	3,640	10	1985	Good	44,155	N	N	15414 NE 176TH PL
2	5	956220	0340	09/02/11	\$706,000	\$948,000	3,640	10	1985	Good	44,155	N	N	15414 NE 176TH PL
2	5	956220	0390	03/28/13	\$735,000	\$882,000	3,670	10	1984	Avg	72,460	N	N	15406 NE 176TH PL
2	5	956220	0320	06/14/13	\$800,000	\$923,000	2,250	11	1986	Avg	60,250	N	N	15219 NE 177TH DR
2	5	956220	0410	03/13/13	\$748,000	\$903,000	3,600	11	1984	Avg	51,388	N	N	15405 NE 176TH PL
2	5	956220	0430	08/15/13	\$775,000	\$863,000	3,970	11	1983	Avg	34,498	N	N	15421 NE 176TH PL
3	0	795502	0110	08/10/11	\$275,000	\$369,000	820	7	1969	Good	10,064	N	N	17068 142ND PL NE
3	0	795502	0140	09/05/13	\$251,000	\$276,000	1,010	7	1969	VGood	8,075	N	N	17086 142ND PL NE
3	0	340470	0086	04/04/13	\$515,000	\$616,000	1,660	8	1977	Good	43,995	N	N	15316 NE 140TH ST
3	0	951600	0070	06/05/13	\$624,950	\$725,000	2,430	8	2013	Avg	3,540	N	N	17074 143RD PL NE
3	0	951600	0040	03/25/13	\$599,950	\$721,000	2,570	8	2012	Avg	3,540	Y	N	17084 143RD PL NE
3	0	951600	0060	03/07/13	\$589,950	\$714,000	2,570	8	2013	Avg	3,540	N	N	17076 143RD PL NE
3	0	951600	0080	09/17/13	\$599,950	\$654,000	2,570	8	2013	Avg	3,540	N	N	17070 143RD PL NE
3	0	951600	0090	10/14/13	\$615,950	\$659,000	2,570	8	2013	Avg	3,540	N	N	17066 143RD PL NE
3	0	340620	0220	11/12/12	\$573,950	\$726,000	1,750	9	1979	Good	31,682	N	N	14910 NE 147TH PL
3	0	340620	0100	09/25/13	\$618,000	\$670,000	1,920	9	1979	Good	35,987	N	N	14953 NE 147TH CT
3	0	232605	9098	03/10/11	\$675,000	\$891,000	2,940	9	2001	Avg	42,847	N	N	15706 NE 136TH PL
3	0	232605	9095	04/20/13	\$735,000	\$872,000	3,230	9	2001	Avg	43,020	N	N	15718 NE 136TH PL
3	0	248160	0060	03/27/13	\$670,000	\$804,000	2,760	10	1981	Avg	43,200	Y	N	15070 NE 144TH ST
3	0	232605	9094	10/18/13	\$850,000	\$907,000	3,560	10	2006	Avg	70,567	Y	N	15319 NE 138TH PL
3	0	152605	9002	04/21/11	\$1,305,000	\$1,733,000	4,500	11	2004	Avg	670,388	N	N	15535 148TH AVE NE
3	3	012605	9046	10/12/12	\$292,000	\$373,000	1,420	6	1983	Avg	102,801	N	N	17124 NE 190TH ST
3	3	795503	0080	03/21/11	\$200,000	\$264,000	910	7	1970	Good	19,964	N	N	16810 172ND PL NE
3	3	404590	0146	05/25/12	\$285,000	\$376,000	1,250	7	1961	VGood	13,095	N	N	18044 167TH AVE NE
3	3	132605	9156	01/11/11	\$395,000	\$515,000	1,280	7	1981	Good	69,696	N	N	17014 NE 158TH ST
3	3	132605	9156	01/23/13	\$360,000	\$444,000	1,280	7	1981	Good	69,696	N	N	17014 NE 158TH ST

## Improved Sales Used in This Annual Update Analysis

### Area 036 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	3	122605	9138	01/04/12	\$399,000	\$535,000	1,330	7	1977	Good	43,855	N	N	17557 174TH AVE NE
3	3	012605	9003	08/03/11	\$378,000	\$507,000	1,490	7	1979	Avg	35,006	N	N	17308 NE 195TH ST
3	3	012605	9184	03/14/12	\$361,000	\$481,000	1,910	7	1970	Good	25,357	N	N	18919 176TH AVE NE
3	3	739980	0010	02/15/11	\$480,000	\$631,000	1,550	8	1985	Good	31,500	N	N	16723 171ST PL NE
3	3	404590	0148	05/07/12	\$428,000	\$566,000	1,580	8	1987	VGood	15,205	N	N	18050 167TH AVE NE
3	3	940830	0090	03/17/13	\$510,000	\$615,000	1,750	8	1981	Avg	44,866	N	N	17112 NE 160TH CT
3	3	404590	0144	07/27/11	\$606,000	\$813,000	1,780	8	1972	VGood	82,764	Y	N	16623 NE 180TH PL
3	3	012605	9284	06/11/13	\$569,000	\$658,000	1,870	8	1997	Avg	40,873	N	N	17917 NE 196TH ST
3	3	366300	0030	04/19/13	\$502,000	\$596,000	1,900	8	1984	Good	45,302	N	N	16716 NE 176TH ST
3	3	940830	0120	01/19/11	\$475,000	\$621,000	2,090	8	1985	Good	35,620	N	N	17126 NE 163RD PL
3	3	812342	0040	12/07/12	\$529,500	\$664,000	2,260	8	1987	Good	35,001	N	N	19308 170TH AVE NE
3	3	012605	9212	09/26/11	\$455,000	\$612,000	2,410	8	1989	Avg	37,430	N	N	19714 170TH AVE NE
3	3	940830	0070	06/14/12	\$465,000	\$611,000	2,450	8	1986	Good	36,104	N	N	17128 NE 160TH CT
3	3	773310	0110	11/02/12	\$575,000	\$729,000	3,120	8	1998	Avg	35,685	N	N	20125 178TH AVE NE
3	3	940830	0140	09/26/12	\$485,000	\$622,000	1,940	9	1983	Good	31,654	N	N	17110 NE 163RD PL
3	3	940830	0330	05/30/12	\$529,000	\$697,000	2,000	9	1981	Good	30,017	N	N	16215 171ST PL NE
3	3	131035	0080	07/24/13	\$564,000	\$636,000	2,510	9	1987	Avg	35,610	N	N	17522 170TH PL NE
3	3	122605	9182	09/06/13	\$585,000	\$642,000	2,540	9	1993	Avg	52,707	N	N	17429 NE 166TH PL
3	3	940830	0170	04/13/12	\$555,000	\$737,000	2,800	9	1984	Avg	37,895	N	N	16417 171ST PL NE
3	3	131035	0040	06/26/13	\$586,000	\$672,000	3,110	9	1989	Avg	35,586	N	N	16929 NE 176TH ST
3	3	366300	0010	05/18/11	\$629,000	\$838,000	3,120	9	1976	Good	50,094	N	N	16709 NE 179TH ST
3	3	317540	0160	07/09/12	\$629,000	\$822,000	3,280	9	1999	Avg	42,852	N	N	17116 NE 183RD PL
3	3	131037	0060	08/09/13	\$670,000	\$749,000	3,290	9	1991	Avg	36,373	N	N	16904 NE 176TH ST
3	3	317540	0060	06/19/13	\$790,000	\$909,000	3,370	9	1998	Good	34,988	N	N	17019 NE 181ST ST
3	3	012605	9256	08/11/11	\$730,000	\$980,000	3,730	9	2002	Avg	74,835	N	N	19201 173RD AVE NE
3	3	317540	0020	10/11/12	\$663,750	\$848,000	3,860	9	2003	Avg	35,004	N	N	18233 171ST AVE NE
3	3	122605	9167	08/06/12	\$649,000	\$843,000	3,870	9	2003	Avg	35,200	N	N	18311 171ST AVE NE
3	3	317540	0110	10/05/12	\$625,000	\$800,000	4,470	9	2001	Avg	28,932	N	N	18022 171ST AVE NE
3	3	940830	0410	02/24/12	\$735,000	\$982,000	3,780	10	1981	Avg	81,457	Y	N	16804 NE 160TH PL
3	4	340170	0246	11/26/13	\$415,000	\$430,000	1,280	7	1976	Avg	29,512	N	N	16127 NE 143RD ST
3	4	242605	9071	03/12/13	\$479,000	\$579,000	1,380	7	1978	Good	98,445	N	N	14447 168TH AVE NE
3	4	113610	0107	06/07/12	\$385,500	\$507,000	1,700	7	1974	Avg	45,000	N	N	15509 NE 160TH ST
3	4	340170	0277	12/04/12	\$433,000	\$544,000	2,270	7	1992	Avg	43,560	N	N	14021 162ND AVE NE
3	4	242605	9020	10/06/11	\$520,000	\$699,000	2,350	7	1991	Avg	41,776	N	N	14458 168TH AVE NE
3	4	340170	0136	10/29/12	\$450,000	\$572,000	1,300	8	1978	Good	54,450	N	N	15202 164TH AVE NE
3	4	113610	0064	01/29/13	\$435,000	\$535,000	1,310	8	1984	Avg	21,113	N	N	15707 NE 160TH ST

## Improved Sales Used in This Annual Update Analysis

### Area 036 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	4	112605	9178	11/26/12	\$415,000	\$522,000	1,320	8	1979	Avg	47,916	N	N	16021 NE 169TH PL
3	4	112605	9176	11/27/12	\$505,000	\$635,000	1,410	8	1979	Good	47,916	N	N	16017 NE 169TH PL
3	4	340170	0036	12/16/11	\$430,000	\$577,000	1,520	8	1971	Good	41,175	N	N	15352 158TH AVE NE
3	4	112605	9103	03/13/13	\$406,500	\$491,000	1,610	8	1972	Avg	43,560	N	N	16721 164TH AVE NE
3	4	112605	9110	09/04/13	\$400,000	\$440,000	1,620	8	1966	Avg	19,166	N	N	15925 NE 175TH ST
3	4	281726	0030	06/07/13	\$525,000	\$608,000	1,630	8	1975	Good	33,806	N	N	14630 NE 169TH ST
3	4	955680	0020	09/07/12	\$566,000	\$730,000	1,630	8	1977	Good	36,800	N	N	16425 NE 170TH PL
3	4	132605	9057	07/07/12	\$339,500	\$444,000	1,690	8	1968	Good	16,988	N	N	16704 NE 158TH ST
3	4	339535	0220	07/19/12	\$485,000	\$633,000	1,770	8	1981	Avg	42,954	N	N	16729 NE 138TH CT
3	4	142605	9035	05/27/11	\$1,273,000	\$1,698,000	1,810	8	1959	VGood	415,562	Y	N	16020 NE 145TH ST
3	4	340170	0039	01/10/11	\$465,000	\$606,000	1,820	8	1976	Avg	31,160	N	N	15820 NE 153RD ST
3	4	281728	0040	09/19/13	\$585,000	\$637,000	1,860	8	1978	Avg	41,300	Y	N	14712 NE 164TH ST
3	4	340170	0100	10/07/11	\$395,000	\$531,000	1,860	8	1972	Avg	47,916	N	N	15025 159TH AVE NE
3	4	340170	0192	10/02/13	\$778,000	\$839,000	1,870	8	1973	Good	43,560	N	N	16125 NE 145TH ST
3	4	930630	0140	07/02/13	\$456,000	\$521,000	2,020	8	1969	Avg	42,400	N	N	14603 NE 166TH ST
3	4	112605	9177	04/20/12	\$457,000	\$606,000	2,170	8	1979	Good	47,916	N	N	16019 NE 169TH PL
3	4	340770	0010	12/06/13	\$700,000	\$720,000	2,370	8	1981	Avg	45,036	Y	N	15201 152ND AVE NE
3	4	113610	0062	04/16/12	\$500,000	\$664,000	2,400	8	1982	Good	29,252	N	N	15610 NE 159TH ST
3	4	142605	9098	06/07/11	\$488,500	\$652,000	2,450	8	1978	Good	45,302	N	N	16220 NE 145TH ST
3	4	112605	9011	04/19/12	\$525,000	\$696,000	2,660	8	1988	Good	58,806	N	N	17324 155TH PL NE
3	4	113610	0021	10/09/13	\$730,000	\$784,000	2,690	8	1979	Good	45,132	N	N	15912 NE 160TH ST
3	4	112605	9165	06/13/12	\$501,000	\$659,000	2,700	8	1977	Good	48,787	N	N	16109 NE 169TH PL
3	4	122605	9164	04/26/12	\$629,000	\$834,000	2,760	8	1993	Avg	41,206	N	N	16631 NE 172ND PL
3	4	281728	0020	07/08/13	\$580,000	\$660,000	2,790	8	1978	Avg	34,100	N	N	14728 NE 164TH ST
3	4	142605	9102	06/26/13	\$585,000	\$671,000	2,870	8	1979	Avg	40,946	N	N	16034 162ND PL NE
3	4	142605	9046	03/15/13	\$650,000	\$784,000	2,910	8	1983	Good	48,787	N	N	15712 160TH AVE NE
3	4	955680	0030	07/01/11	\$545,000	\$729,000	3,190	8	1977	Good	48,787	N	N	16441 NE 170TH PL
3	4	112605	9126	10/05/12	\$615,000	\$787,000	3,340	8	1974	Good	75,358	N	N	16050 NE 165TH ST
3	4	142605	9118	10/30/13	\$920,000	\$973,000	3,980	8	1987	Good	48,240	N	N	15808 163RD AVE NE
3	4	132605	9116	03/23/11	\$594,000	\$785,000	1,390	9	1978	Good	108,900	N	N	15819 165TH PL NE
3	4	132605	9119	02/24/11	\$456,000	\$600,000	1,430	9	1978	Good	52,272	N	N	15724 168TH AVE NE
3	4	132605	9112	11/15/13	\$675,000	\$705,000	1,550	9	1978	Avg	58,370	N	N	15720 165TH PL NE
3	4	132605	9118	09/02/11	\$557,000	\$748,000	1,580	9	1978	Good	43,560	N	N	15812 168TH AVE NE
3	4	132605	9167	05/01/12	\$499,000	\$661,000	1,860	9	1985	Good	65,073	N	N	15227 166TH PL NE
3	4	340170	0033	12/09/13	\$620,000	\$636,000	2,170	9	1975	Good	38,410	N	N	15315 160TH AVE NE
3	4	112605	9164	08/23/11	\$500,000	\$671,000	2,440	9	1988	Avg	63,162	N	N	16626 160TH PL NE



## Improved Sales Used in This Annual Update Analysis

### Area 036 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	4	132605	9114	07/24/13	\$627,500	\$708,000	2,450	9	1979	Good	58,370	N	N	15617 165TH PL NE
3	4	635400	0030	04/02/12	\$452,000	\$601,000	2,480	9	1985	Avg	32,546	N	N	16710 NE 137TH ST
3	4	132605	9186	07/24/12	\$635,000	\$828,000	2,490	9	1992	Good	52,272	N	N	16859 NE 159TH PL
3	4	340470	0094	06/06/12	\$625,000	\$823,000	2,490	9	2011	Avg	26,922	Y	N	14011 156TH PL NE
3	4	340170	0019	12/04/12	\$550,000	\$690,000	2,580	9	1986	Good	36,170	N	N	15312 162ND AVE NE
3	4	340170	0129	05/14/12	\$550,000	\$727,000	2,600	9	1986	Good	36,300	N	N	15200 163RD PL NE
3	4	113610	0158	07/16/12	\$443,000	\$578,000	2,820	9	1977	Avg	37,800	N	N	16103 154TH AVE NE
3	4	242605	9118	08/30/12	\$610,000	\$788,000	2,910	9	1987	Avg	43,066	N	N	16630 NE 143RD ST
3	4	132605	9064	07/13/11	\$545,000	\$730,000	2,960	9	1978	Good	57,934	N	N	16424 164TH AVE NE
3	4	132605	9115	06/24/13	\$805,000	\$924,000	2,960	9	1979	Good	58,370	N	N	15719 165TH PL NE
3	4	132605	9037	08/15/13	\$750,000	\$835,000	3,010	9	1991	Avg	84,070	N	N	16860 NE 159TH PL
3	4	132605	9180	07/31/13	\$780,500	\$877,000	3,160	9	1987	Good	39,968	N	N	16418 167TH AVE NE
3	4	340170	0112	05/03/11	\$610,000	\$811,000	3,160	9	1984	Good	45,302	N	N	16017 NE 153RD ST
3	4	122605	9152	03/08/12	\$633,000	\$844,000	3,260	9	1979	VGood	47,916	N	N	16504 164TH AVE NE
3	4	142605	9112	10/31/13	\$837,950	\$886,000	3,350	9	1984	Good	42,835	N	N	16326 NE 160TH ST
3	4	242605	9091	07/30/13	\$850,000	\$955,000	3,530	9	1986	Good	43,560	N	N	14160 171ST AVE NE
3	4	113610	0076	05/07/12	\$541,000	\$716,000	3,600	9	1968	Avg	65,775	N	N	16319 158TH AVE NE
3	4	242605	9023	09/23/13	\$1,419,000	\$1,540,000	3,650	9	1971	VGood	169,448	N	N	14343 168TH AVE NE
3	4	242605	9121	03/18/11	\$710,000	\$938,000	3,750	9	1990	Avg	35,089	N	N	16924 NE 141ST PL
3	4	142605	9026	05/09/12	\$620,000	\$820,000	3,990	9	1978	Good	54,885	N	N	16224 NE 145TH ST
3	4	142605	9093	01/23/13	\$925,000	\$1,140,000	4,040	9	1979	Good	58,806	N	N	15800 163RD AVE NE
3	4	142605	9073	11/04/13	\$790,000	\$832,000	4,100	9	1991	Good	35,190	N	N	16322 NE 160TH ST
3	4	132605	9050	01/24/11	\$945,000	\$1,236,000	4,680	9	1994	Avg	108,900	Y	N	16620 NE 162ND CT
3	4	132605	9041	10/19/11	\$668,500	\$899,000	1,920	10	1979	Good	58,370	N	N	15524 165TH PL NE
3	4	340170	0029	08/26/11	\$950,000	\$1,276,000	2,410	10	1998	Avg	106,653	N	N	16040 NE 153RD ST
3	4	340170	0053	04/17/12	\$572,000	\$759,000	2,810	10	1987	Avg	49,222	N	N	15624 NE 153RD ST
3	4	068770	0010	06/19/13	\$835,000	\$961,000	2,830	10	1988	Avg	51,836	N	N	14905 NE 167TH ST
3	4	133190	0210	08/28/12	\$610,000	\$788,000	2,990	10	1989	Avg	35,017	N	N	16908 NE 166TH ST
3	4	248161	0060	07/24/13	\$729,950	\$823,000	3,140	10	1983	Avg	35,568	N	N	14432 156TH AVE NE
3	4	133190	0330	08/27/13	\$760,000	\$840,000	3,220	10	1987	Good	37,103	N	N	16635 168TH PL NE
3	4	113610	0033	10/22/13	\$995,000	\$1,058,000	3,270	10	1997	Good	50,604	N	N	15720 158TH AVE NE
3	4	248161	0030	07/25/13	\$901,500	\$1,016,000	3,300	10	1983	Avg	47,480	N	N	15606 NE 144TH PL
3	4	133190	0350	10/11/12	\$645,000	\$824,000	3,320	10	1987	Good	37,480	N	N	16700 NE 166TH ST
3	4	142605	9094	03/29/13	\$805,000	\$965,000	3,350	10	1996	Avg	85,813	N	N	15618 163RD AVE NE
3	4	142605	9047	10/08/13	\$895,000	\$961,000	3,370	10	1963	VGood	35,000	N	N	16130 NE 160TH ST
3	4	133190	0250	10/13/11	\$635,000	\$854,000	3,420	10	1986	Good	35,073	N	N	16640 168TH PL NE

## Improved Sales Used in This Annual Update Analysis

### Area 036 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	4	205000	0080	09/26/12	\$870,000	\$1,116,000	3,500	10	1994	Avg	35,362	N	N	14819 163RD CT NE
3	4	248162	0170	06/13/11	\$665,000	\$889,000	3,500	10	1984	Avg	53,129	N	N	14267 157TH PL NE
3	4	068770	0060	10/12/11	\$615,000	\$827,000	3,540	10	1989	Avg	53,531	N	N	15033 NE 167TH ST
3	4	133190	0150	11/16/11	\$659,500	\$886,000	3,560	10	1989	Good	34,013	N	N	16729 NE 166TH ST
3	4	340550	0040	06/26/13	\$908,000	\$1,041,000	3,900	10	1988	Good	37,247	N	N	17105 161ST AVE NE
3	4	248162	0090	05/06/11	\$785,000	\$1,044,000	3,920	10	1984	Good	35,903	N	N	15726 NE 143RD PL
3	4	248163	0030	05/17/12	\$765,000	\$1,010,000	3,920	10	1988	Good	41,206	N	N	15430 NE 144TH PL
3	4	340170	0165	03/20/13	\$1,075,000	\$1,294,000	4,010	10	2008	Avg	54,450	Y	N	14509 165TH PL NE
3	4	248163	0170	04/28/11	\$650,000	\$864,000	4,080	10	1985	Good	36,420	N	N	15403 NE 144TH PL
3	4	248161	0160	12/10/13	\$1,150,000	\$1,179,000	4,150	10	1994	VGood	38,715	N	N	14461 156TH AVE NE
3	4	132605	9175	06/14/11	\$800,000	\$1,069,000	4,160	10	1986	Good	70,567	N	N	15513 164TH PL NE
3	4	248162	0030	11/09/11	\$620,000	\$833,000	3,070	11	1984	Avg	45,276	N	N	15735 NE 144TH PL
3	4	248163	0070	11/13/12	\$763,750	\$966,000	3,180	11	1985	Avg	80,837	N	N	15318 NE 144TH PL
3	4	242605	9127	07/05/11	\$866,000	\$1,159,000	3,210	11	1991	Avg	59,241	N	N	14045 170TH LN NE
3	4	133190	0380	06/11/13	\$963,950	\$1,114,000	3,910	11	1987	Good	40,673	N	N	16822 167TH AVE NE
3	4	133190	0430	04/09/13	\$830,000	\$990,000	4,080	11	1987	Avg	30,911	N	N	16520 NE 169TH PL
3	4	132605	9153	10/18/13	\$1,183,500	\$1,262,000	4,390	11	1984	Good	185,130	N	N	17359 NE 147TH ST
3	4	242605	9142	10/21/11	\$985,000	\$1,324,000	5,030	11	2000	Avg	63,162	N	N	14009 166TH AVE NE
3	4	112605	9026	08/15/13	\$1,589,000	\$1,769,000	5,630	11	2011	Avg	51,400	N	N	16214 NE 165TH ST
3	4	248163	0240	06/03/13	\$1,085,000	\$1,260,000	5,690	11	1985	Avg	91,005	Y	N	14312 155TH AVE NE
3	4	340170	0088	11/07/12	\$1,258,888	\$1,595,000	4,340	12	1989	Good	55,353	N	N	15414 NE 152ND PL
3	4	113610	0003	06/06/13	\$1,050,000	\$1,217,000	4,780	12	2001	Avg	24,768	N	N	15813 NE 164TH ST
3	4	113610	0011	07/18/13	\$1,420,000	\$1,608,000	4,890	12	2005	Avg	35,017	N	N	15825 NE 164TH ST
3	4	132605	9100	09/27/11	\$1,399,000	\$1,880,000	6,180	12	1987	Good	92,782	Y	N	17503 NE 152ND ST
11	3	721470	0470	11/13/12	\$434,875	\$550,000	1,300	8	1977	Good	36,864	N	N	18319 199TH PL NE
11	3	177420	0110	12/02/11	\$423,000	\$568,000	1,370	8	1975	Good	32,438	N	N	18221 NE 189TH ST
11	3	721471	0230	10/02/12	\$430,000	\$551,000	1,370	8	1978	Good	35,206	N	N	19728 NE 189TH ST
11	3	177420	0170	05/23/13	\$375,000	\$438,000	1,420	8	1975	Avg	34,584	N	N	18110 NE 189TH ST
11	3	177421	0340	08/06/12	\$467,000	\$607,000	1,470	8	1976	Good	35,191	N	N	19122 181ST AVE NE
11	3	177420	0010	08/20/13	\$420,000	\$466,000	1,580	8	1975	Avg	33,031	N	N	18512 182ND AVE NE
11	3	721471	0170	12/10/12	\$430,000	\$539,000	1,580	8	1976	Good	40,895	N	N	19819 NE 189TH ST
11	3	721471	0640	07/05/12	\$487,000	\$637,000	1,610	8	1977	Good	43,524	N	N	19419 200TH AVE NE
11	3	721470	0680	06/22/11	\$459,000	\$614,000	1,630	8	1976	Good	30,315	N	N	18127 195TH PL NE
11	3	721470	0040	01/15/13	\$444,950	\$550,000	1,640	8	1976	Avg	42,226	N	N	17824 194TH AVE NE
11	3	721470	0300	07/13/12	\$410,000	\$536,000	1,640	8	1975	Good	40,901	N	N	19906 NE 185TH ST
11	3	721471	0650	09/20/13	\$518,000	\$563,000	1,640	8	1977	Good	34,864	N	N	19922 NE 194TH ST

## Improved Sales Used in This Annual Update Analysis

### Area 036 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
11	3	721470	0900	05/03/12	\$435,000	\$576,000	1,660	8	1977	Good	30,780	N	N	17801 194TH AVE NE
11	3	721470	0440	11/26/13	\$520,000	\$539,000	1,690	8	1976	Good	37,668	N	N	19803 NE 185TH ST
11	3	721471	0160	02/12/13	\$440,000	\$538,000	1,710	8	1976	Good	34,180	N	N	19811 NE 189TH ST
11	3	721470	0060	11/14/12	\$440,000	\$556,000	1,810	8	1977	Good	39,000	N	N	19426 NE 179TH ST
11	3	721471	0360	09/17/12	\$495,000	\$636,000	1,820	8	1978	Good	51,637	N	N	20030 NE 192ND ST
11	3	721471	1180	03/26/13	\$498,500	\$599,000	1,820	8	1978	Good	32,625	N	N	18923 197TH AVE NE
11	3	177421	0380	06/05/13	\$450,000	\$522,000	1,880	8	1976	Avg	35,250	N	N	19404 181ST AVE NE
11	3	177420	0320	08/07/13	\$467,500	\$523,000	1,950	8	1995	Avg	34,862	N	N	18527 182ND AVE NE
11	3	177423	0200	07/20/13	\$460,000	\$520,000	1,950	8	1979	Avg	39,139	N	N	18802 185TH AVE NE
11	3	177421	0100	12/20/12	\$424,905	\$530,000	1,960	8	1976	Good	34,128	N	N	18304 NE 191ST CT
11	3	721470	0020	10/16/12	\$408,000	\$520,000	2,000	8	1976	Good	38,192	N	N	17622 194TH AVE NE
11	3	177421	0050	12/19/13	\$550,000	\$560,000	2,050	8	1976	Good	36,364	N	N	18217 NE 191ST ST
11	3	721471	0980	02/06/13	\$429,000	\$526,000	2,050	8	1977	Avg	38,202	N	N	19086 194TH AVE NE
11	3	721470	0260	03/29/13	\$450,000	\$540,000	2,090	8	1977	Good	40,804	N	N	19937 NE 185TH ST
11	3	721472	0065	08/15/12	\$432,000	\$560,000	2,090	8	1983	Avg	156,816	N	N	20002 194TH AVE NE
11	3	163070	0365	11/09/11	\$409,950	\$551,000	2,170	8	1978	Good	54,014	N	N	18324 189TH AVE NE
11	3	721473	0010	05/29/12	\$468,000	\$617,000	2,190	8	1978	Good	30,625	N	N	17609 194TH AVE NE
11	3	177420	0091	06/22/12	\$530,000	\$695,000	2,230	8	1998	Avg	38,550	N	N	18622 182ND AVE NE
11	3	721470	0720	02/22/12	\$460,000	\$614,000	2,250	8	1976	Good	54,014	N	N	18210 194TH AVE NE
11	3	177421	0420	06/21/13	\$404,000	\$464,000	2,470	8	1976	Avg	35,040	N	N	19237 181ST AVE NE
11	3	721470	0790	03/04/11	\$449,950	\$593,000	2,480	8	1977	Good	36,340	N	N	18319 194TH AVE NE
11	3	177421	0270	10/26/11	\$453,000	\$609,000	2,680	8	1976	Good	36,673	N	N	19307 183RD AVE NE
11	3	177422	0340	06/19/12	\$494,000	\$649,000	2,930	8	1978	Avg	41,921	N	N	18115 NE 197TH PL
11	3	721471	0200	11/01/12	\$482,500	\$612,000	3,020	8	1977	Avg	40,005	N	N	19814 NE 189TH ST
11	3	721470	0030	01/18/13	\$430,000	\$531,000	3,220	8	1976	Avg	40,020	N	N	17804 194TH AVE NE
11	3	721471	0870	10/11/11	\$518,000	\$696,000	3,270	8	1978	Good	96,754	N	N	19311 NE 190TH ST
11	3	721471	0890	05/16/12	\$516,500	\$682,000	3,270	8	1978	Good	47,271	N	N	18911 194TH AVE NE
11	3	721471	0050	03/28/12	\$370,000	\$492,000	1,620	9	1978	Good	57,409	N	N	19513 NE 188TH ST
11	3	769546	0040	10/13/12	\$475,000	\$606,000	1,660	9	1987	Avg	47,226	N	N	19524 189TH PL NE
11	3	721471	0850	07/05/12	\$680,000	\$890,000	2,010	9	1979	Good	106,974	N	N	19322 NE 190TH ST
11	3	721472	0244	06/24/13	\$575,000	\$660,000	2,040	9	1985	Avg	43,995	N	N	19829 194TH AVE NE
11	3	935930	0210	12/30/11	\$401,000	\$538,000	2,040	9	1988	Avg	49,552	N	N	20124 186TH PL NE
11	3	721471	0500	09/03/13	\$550,000	\$605,000	2,070	9	1977	Avg	48,272	N	N	20040 NE 196TH ST
11	3	721477	0030	08/09/13	\$606,000	\$677,000	2,210	9	1984	Good	47,777	N	N	19348 NE 200TH ST
11	3	769547	0030	10/16/11	\$415,000	\$558,000	2,240	9	1985	Avg	39,292	N	N	18929 NE 186TH PL
11	3	769547	0180	05/17/13	\$534,850	\$626,000	2,250	9	1985	Good	37,277	N	N	18925 NE 190TH CT

## Improved Sales Used in This Annual Update Analysis

### Area 036 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
11	3	769547	0380	06/18/12	\$479,000	\$629,000	2,370	9	1986	Avg	35,037	N	N	18401 NE 192ND ST
11	3	935930	0160	03/21/12	\$494,000	\$658,000	2,390	9	1990	Avg	30,800	N	N	18601 NE 201ST DR
11	3	769547	0160	02/27/12	\$529,000	\$706,000	2,410	9	1986	Good	33,345	N	N	18908 189TH AVE NE
11	3	769546	0100	04/15/11	\$510,000	\$677,000	2,420	9	1987	Avg	35,002	N	N	19501 189TH PL NE
11	3	721478	0080	08/01/13	\$546,000	\$613,000	2,470	9	1987	Avg	37,912	N	N	19228 NE 202ND ST
11	3	721479	0200	11/25/13	\$550,000	\$570,000	2,470	9	1989	Avg	35,961	N	N	20318 191ST AVE NE
11	3	353021	0240	05/30/11	\$529,000	\$706,000	2,480	9	1987	Avg	47,249	N	N	19902 184TH PL NE
11	3	721472	0380	11/12/13	\$540,000	\$566,000	2,500	9	1988	Avg	39,138	N	N	20002 190TH AVE NE
11	3	935930	0520	06/21/13	\$535,000	\$615,000	2,520	9	1988	Good	37,633	N	N	18136 NE 201ST DR
11	3	935930	0520	01/03/11	\$490,000	\$638,000	2,520	9	1988	Good	37,633	N	N	18136 NE 201ST DR
11	3	353021	0130	04/24/13	\$613,000	\$726,000	2,540	9	1987	Avg	42,544	N	N	19616 184TH PL NE
11	3	721478	0030	08/15/13	\$525,000	\$584,000	2,550	9	1987	Good	40,334	N	N	19424 NE 202ND PL
11	3	721472	0370	10/18/11	\$495,000	\$665,000	2,570	9	1987	Good	38,400	N	N	19940 190TH AVE NE
11	3	721477	0010	03/26/12	\$435,000	\$579,000	2,570	9	1983	Avg	87,629	N	N	19225 NE 202ND ST
11	3	769547	0250	07/12/13	\$541,000	\$615,000	2,570	9	1986	Good	30,620	N	N	19129 189TH PL NE
11	3	935930	0230	10/21/13	\$525,000	\$559,000	2,590	9	1989	Avg	36,471	N	N	20227 188TH AVE NE
11	3	721472	0570	06/04/12	\$500,000	\$658,000	2,640	9	1987	Good	35,336	N	N	19718 192ND AVE NE
11	3	769547	0020	08/16/12	\$530,000	\$687,000	2,660	9	1987	Good	36,234	N	N	18909 NE 186TH PL
11	3	769547	0020	01/26/11	\$525,000	\$687,000	2,660	9	1987	Good	36,234	N	N	18909 NE 186TH PL
11	3	353020	0310	01/30/12	\$620,000	\$830,000	2,670	9	1986	Good	37,289	N	N	18346 NE 194TH ST
11	3	721478	0050	02/12/13	\$490,000	\$599,000	2,710	9	1988	Avg	49,044	N	N	20241 194TH PL NE
11	3	721478	0010	10/08/11	\$475,000	\$639,000	2,730	9	1990	Good	43,216	N	N	19522 NE 202ND PL
11	3	935930	0250	05/02/12	\$545,000	\$722,000	2,770	9	1989	Avg	45,514	N	N	18630 NE 202ND ST
11	3	721479	0110	02/22/12	\$409,903	\$548,000	2,790	9	1989	Avg	43,091	N	N	20324 194TH PL NE
11	3	769547	0500	04/26/12	\$510,000	\$676,000	2,800	9	1986	Good	30,938	N	N	19003 189TH AVE NE
11	3	721471	0490	03/12/12	\$829,000	\$1,105,000	2,820	9	1978	Good	141,603	N	N	20050 NE 196TH ST
11	3	935930	0170	11/01/13	\$615,000	\$649,000	2,830	9	1989	Avg	28,064	N	N	18613 NE 201ST DR
11	3	353021	0300	12/16/13	\$685,000	\$699,000	2,900	9	1987	Avg	35,813	N	N	18336 NE 198TH ST
11	3	935930	0280	05/10/12	\$600,000	\$793,000	2,940	9	1988	Avg	45,916	N	N	20135 186TH PL NE
11	3	935930	0110	06/01/12	\$580,000	\$764,000	3,020	9	1988	Avg	43,018	N	N	18319 NE 201ST DR
11	3	769546	0020	06/25/13	\$599,950	\$688,000	3,030	9	1987	Good	42,760	N	N	19508 189TH PL NE
11	3	935930	0380	07/03/13	\$545,000	\$622,000	3,080	9	1990	Avg	39,676	N	N	18317 NE 204TH CT
11	3	769547	0100	06/13/12	\$545,000	\$716,000	3,110	9	1985	Good	47,044	N	N	18914 NE 186TH PL
11	3	769546	0080	07/17/13	\$682,000	\$773,000	3,140	9	1987	Good	30,116	N	N	19521 189TH PL NE
11	3	721472	0280	09/08/11	\$585,000	\$786,000	3,160	9	1987	Good	31,972	N	N	19036 NE 198TH ST
11	3	353020	0220	04/28/11	\$605,000	\$804,000	3,230	9	1987	Good	37,604	N	N	18642 NE 194TH ST



## Improved Sales Used in This Annual Update Analysis

### Area 036 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
11	3	353020	0260	05/20/13	\$658,000	\$769,000	3,260	9	1986	Avg	43,295	N	N	18532 NE 194TH ST
11	3	353020	0210	01/07/11	\$542,000	\$706,000	3,270	9	1987	Avg	36,613	N	N	18904 NE 194TH ST
11	3	353021	0030	02/08/12	\$604,000	\$808,000	3,290	9	1987	Good	33,655	N	N	18441 NE 196TH PL
11	3	353021	0090	05/19/11	\$635,000	\$846,000	3,380	9	1987	Good	41,443	N	N	18460 NE 196TH PL
11	3	662610	0080	04/18/11	\$491,950	\$653,000	2,570	10	1993	Good	28,718	N	N	20027 NE 190TH CT
11	3	193908	0030	07/18/12	\$750,000	\$979,000	2,620	10	1996	Avg	35,000	N	N	20115 NE 186TH CT
11	3	662610	0160	03/22/11	\$595,000	\$787,000	3,090	10	1993	Good	30,031	N	N	20029 NE 188TH PL
11	3	662610	0070	03/24/11	\$585,000	\$774,000	3,120	10	1992	Good	26,199	Y	N	20023 NE 190TH CT
11	3	662610	0140	09/10/13	\$730,000	\$799,000	3,140	10	1994	Avg	27,836	N	N	20020 NE 188TH PL
11	3	662610	0180	11/26/12	\$684,500	\$862,000	3,210	10	1994	Good	31,688	N	N	18708 201ST AVE NE
11	3	662610	0120	05/31/11	\$627,000	\$837,000	3,270	10	1994	Avg	29,708	N	N	20028 NE 188TH PL
11	3	662610	0220	11/14/11	\$558,000	\$750,000	3,400	10	1994	Good	32,321	N	N	18820 201ST AVE NE
11	3	052606	9059	06/12/12	\$679,500	\$893,000	3,510	10	1998	Avg	57,499	N	N	19125 201ST AVE NE
11	3	052606	9064	01/13/11	\$585,000	\$763,000	3,660	10	1998	Good	83,199	N	N	19033 203RD PL NE

## Improved Sales Removed in This Annual Update Analysis

### Area 036 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	3	072606	9070	05/15/13	\$200,000	IMP COUNT
1	3	162870	0050	05/24/12	\$375,000	PREVIMP<=25K;NO MARKET EXPOSURE
1	3	163070	0145	01/18/11	\$332,000	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
1	3	163070	0210	12/04/12	\$250,000	DOR RATIO;UNFINISHED AREA
1	3	163070	0225	05/08/13	\$170,000	DOR RATIO;PREVIMP<=25K;NO MARKET EXPOSURE
1	3	163070	0230	12/08/11	\$429,900	IMP COUNT
1	3	163070	0302	02/15/12	\$270,100	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	3	177001	0120	12/26/13	\$620,000	DOR RATIO;PREVIMP<=25K
1	3	177100	0410	02/11/13	\$124,000	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
1	3	177100	0460	01/04/11	\$175,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
1	3	177100	0780	08/02/13	\$335,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
1	3	177100	0890	11/11/11	\$155,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	3	177110	0270	08/29/12	\$320,000	DIAGNOSTIC OUTLIER; NON-REPRESENTATIVE SALE
1	3	177110	0450	08/03/11	\$169,500	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
1	3	177110	0470	03/21/13	\$315,371	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
1	3	177111	0090	07/25/13	\$291,874	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
1	3	177111	0090	09/30/13	\$286,042	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
1	3	177111	0210	01/10/13	\$215,928	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
1	3	177111	0250	03/13/13	\$240,000	DIAGNOSTIC OUTLIER; NON-REPRESENTATIVE SALE
1	3	177111	0430	01/04/13	\$209,000	BANKRUPTCY - RECEIVER OR TRUSTEE
1	3	177400	0440	10/16/13	\$430,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY
1	3	177400	0610	08/06/13	\$275,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
1	3	177400	0860	03/25/13	\$149,539	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
1	3	177400	0940	09/05/12	\$396,129	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
1	3	177400	1080	06/27/13	\$462,000	RELOCATION - SALE TO SERVICE
1	3	177400	1100	04/30/12	\$340,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	3	177450	0106	03/04/13	\$166,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
1	3	177550	0240	07/17/12	\$267,000	DIAGNOSTIC OUTLIER; NON-REPRESENTATIVE SALE
1	3	177550	0340	05/29/13	\$328,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
1	3	177580	0060	11/08/11	\$102,443	DOR RATIO;NO MARKET EXPOSURE

## Improved Sales Removed in This Annual Update Analysis

### Area 036 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	3	177580	0280	05/31/13	\$338,801	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	3	177580	0530	01/12/11	\$214,198	FINANCIAL INSTITUTION RESALE; NON-REPRESENTATIVE SALE
1	3	177580	0540	08/17/11	\$231,500	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
1	3	177580	0750	08/13/13	\$241,749	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	3	177580	1090	10/28/13	\$258,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	3	177580	1180	09/14/13	\$136,500	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
1	3	177580	1290	04/10/13	\$260,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	3	177590	0240	06/05/13	\$185,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	3	177590	0240	04/22/13	\$190,863	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
1	3	177590	0250	06/26/13	\$320,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	3	177591	0050	09/19/12	\$345,000	IMP COUNT;NO MARKET EXPOSURE
1	3	177591	0060	09/20/12	\$5,000	DOR RATIO;PREVIMP<=25K;NO MARKET EXPOSURE
1	3	177592	0210	08/08/11	\$122,884	DOR RATIO;QUIT CLAIM DEED
1	3	177592	0280	09/05/13	\$183,205	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
1	3	182606	9047	11/08/11	\$500,000	RELOCATION - SALE TO SERVICE
1	3	572250	0020	10/03/11	\$160,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
1	3	613980	0100	12/27/11	\$240,000	FORCED SALE; EXEMPT FROM EXCISE TAX
1	3	613980	0630	08/01/13	\$341,500	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	3	952240	0060	10/22/13	\$268,299	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
1	3	952241	0140	10/30/12	\$403,200	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	3	952241	0140	11/06/12	\$369,518	NO MARKET EXPOSURE; GOVERNMENT AGENCY
2	0	022605	9024	12/30/13	\$400,000	NO MARKET EXPOSURE; QUIT CLAIM DEED
2	0	022605	9073	11/30/11	\$289,900	PREVIMP<=25K
2	0	102605	9157	04/12/13	\$190,299	IMP COUNT;NON-REPRESENTATIVE SALE
2	0	112605	9060	02/17/11	\$311,100	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	112605	9098	05/31/13	\$335,575	NO MARKET EXPOSURE; GOVERNMENT AGENCY
2	0	112605	9147	12/26/13	\$375,074	%NETCOND;BANKRUPTCY - RECEIVER OR TRUSTEE
2	0	112605	9199	08/19/11	\$720,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	112605	9240	06/06/11	\$625,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	289640	0600	12/30/13	\$142,400	PREVIMP<=25K;GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX

## Improved Sales Removed in This Annual Update Analysis

### Area 036 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	289640	0600	10/29/13	\$142,400	PREVIMP<=25K;NO MARKET EXPOSURE
2	0	289640	0660	01/11/12	\$166,299	PREVIMP<=25K;GOVERNMENT AGENCY
2	0	289640	0660	08/10/12	\$103,000	PREVIMP<=25K;GOVERNMENT AGENCY
2	0	289640	0670	06/21/11	\$157,000	PREVIMP<=25K
2	0	324450	0008	11/26/12	\$415,000	NO MARKET EXPOSURE
2	0	324450	0153	06/06/13	\$525,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	324450	0171	08/02/12	\$238,718	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	0	421525	0070	02/22/13	\$500,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	421525	0100	06/23/11	\$509,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	421525	0260	06/28/12	\$848,000	OBSOLESCENCE
2	0	421525	0540	10/25/12	\$570,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	421525	0540	08/28/13	\$647,950	RELOCATION - SALE TO SERVICE
2	0	610400	0080	01/04/13	\$2,250,000	UNFINISHED AREA;EXEMPT FROM EXCISE TAX
2	0	610400	0080	04/30/13	\$1,950,000	UNFINISHED AREA;FORCED SALE
2	0	721480	0630	06/18/13	\$510,000	NO MARKET EXPOSURE
2	0	721481	0380	11/01/11	\$330,000	SHORT SALE; NO MARKET EXPOSURE
2	0	721481	0500	04/12/13	\$371,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	721482	0590	08/23/13	\$489,950	RELOCATION - SALE TO SERVICE
2	0	803100	0030	07/19/11	\$920,000	RELOCATION - SALE TO SERVICE
2	0	807870	0020	02/22/13	\$429,990	BUILDER OR DEVELOPER SALES
2	0	923843	0400	05/08/13	\$457,935	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	0	951720	0090	11/29/11	\$231,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	0	951730	0120	03/23/13	\$167,335	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
2	1	022605	9171	10/04/13	\$1,250,000	OBSOLESCENCE
2	2	427700	0060	12/17/13	\$500,000	DIAGNOSTIC OUTLIER; NON-REPRESENTATIVE SALE
2	3	012605	9069	03/01/12	\$255,000	OBSOLESCENCE
2	3	012605	9102	09/11/13	\$273,000	PREVIMP<=25K
2	3	012605	9106	07/29/11	\$250,000	PREVIMP<=25K
2	3	012605	9177	10/29/13	\$489,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	3	012605	9177	05/23/13	\$319,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX



## Improved Sales Removed in This Annual Update Analysis

### Area 036 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	3	404590	0028	12/06/12	\$97,000	NO MARKET EXPOSURE; PARTIAL INTEREST (1/3, 1/2, Etc.)
2	3	404590	0037	05/09/13	\$308,500	PREVIMP<=25K
2	3	404590	0103	12/12/12	\$530,000	OBSOLESCENCE;UNFINISHED AREA
2	5	956220	0240	09/21/12	\$265,000	DOR RATIO;NO MARKET EXPOSURE
2	5	956220	0340	06/19/13	\$760,200	RELOCATION - SALE TO SERVICE
3	0	152605	9043	01/09/13	\$155,015	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	0	152605	9043	06/27/11	\$160,368	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	0	232605	9009	05/23/13	\$286,300	PREVIMP<=25K;NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	0	951600	0200	10/19/12	\$599,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	3	012605	9018	10/24/12	\$330,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	3	012605	9018	05/10/12	\$180,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	3	012605	9091	09/10/12	\$349,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	3	012605	9124	01/11/11	\$305,000	PREVIMP<=25K
3	3	012605	9227	07/20/12	\$425,000	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
3	3	012605	9227	11/12/12	\$425,000	QUESTIONABLE PER APPRAISAL; STATEMENT TO DOR
3	3	012605	9237	01/24/12	\$743,500	IMP COUNT
3	3	012605	9245	09/18/13	\$200,000	PREVIMP<=25K
3	3	122605	9137	12/12/12	\$790,000	IMP COUNT
3	3	122605	9140	05/16/11	\$349,900	FINANCIAL INSTITUTION RESALE; NO MARKET EXPOSURE
3	3	317540	0110	03/01/12	\$640,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	3	366300	0100	10/26/12	\$580,000	NO MARKET EXPOSURE; SHORT SALE
3	3	404590	0140	08/08/13	\$255,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
3	3	739980	0040	12/12/12	\$1,395,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	3	739980	0080	07/30/13	\$524,179	CORPORATE AFFILIATES
3	3	773310	0120	06/18/12	\$541,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
3	3	795503	0090	07/12/13	\$407,500	PREVIMP<=25K
3	3	795503	0090	02/19/13	\$230,000	PREVIMP<=25K
3	3	856500	0010	03/13/13	\$375,000	GOVERNMENT AGENCY; FINANCIAL INSTITUTION RESALE
3	3	856500	0010	07/10/12	\$442,956	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	3	940830	0330	06/14/11	\$322,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE

## Improved Sales Removed in This Annual Update Analysis

### Area 036 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	4	112605	9014	10/25/11	\$800,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	4	112605	9016	03/28/11	\$1,128,000	NON-EPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
3	4	112605	9113	02/16/12	\$1,100,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	4	112605	9170	05/31/11	\$251,000	DOR RATIO;BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
3	4	112605	9170	05/31/11	\$251,000	DOR RATIO;QUIT CLAIM DEED
3	4	112605	9217	05/16/11	\$2,350,000	NO MARKET EXPOSURE
3	4	112605	9218	04/22/13	\$1,600,000	INCORRECT CHARACTERISTICS DATA
3	4	113610	0008	02/04/13	\$950,000	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
3	4	113610	0023	06/18/13	\$749,000	NO MARKET EXPOSURE
3	4	113610	0055	11/18/13	\$780,000	OBSOLESCENCE
3	4	113610	0133	05/03/11	\$596,950	OPEN SPACE
3	4	132605	9014	04/18/12	\$246,420	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
3	4	132605	9048	03/14/12	\$795,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	4	132605	9058	03/20/13	\$175,000	DOR RATIO
3	4	132605	9073	07/22/11	\$495,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	4	132605	9097	09/05/12	\$1,075,000	OPEN SPACE
3	4	132605	9099	05/04/11	\$565,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
3	4	133190	0340	10/21/13	\$869,000	INCORRECT CHARACTERISTICS DATA
3	4	133190	0350	05/23/12	\$519,001	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
3	4	142605	9032	10/28/11	\$1,470,000	BUILDER OR DEVELOPER SALES; IMP. CHARACTERISTICS CHANGED SINCE SALE
3	4	142605	9074	09/12/12	\$735,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	4	142605	9089	06/29/12	\$525,000	UNFINISHED AREA;NO MARKET EXPOSURE
3	4	232605	9044	03/23/12	\$625,000	DOR RATIO
3	4	232605	9090	05/12/11	\$935,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	4	242605	9069	08/16/13	\$519,000	OBSOLESCENCE
3	4	242605	9069	06/05/13	\$424,782	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
3	4	242605	9071	12/07/12	\$292,000	DOR RATIO;EXEMPT FROM EXCISE TAX
3	4	242605	9107	10/14/11	\$1,040,000	DIAGNOSTIC OUTLIER; STATISTICAL OUTLIER
3	4	242605	9120	11/17/11	\$1,200,000	DIAGNOSTIC OUTLIER; NON-REPRESENTATIVE SALE
3	4	242605	9124	09/25/12	\$690,000	OBSOLESCENCE

## Improved Sales Removed in This Annual Update Analysis

### Area 036 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	4	242605	9129	10/02/13	\$860,000	NON-REPRESENTATIVE SALE
3	4	248162	0180	09/20/13	\$807,500	UNFINISHED AREA
3	4	281726	0040	08/21/12	\$390,000	OPEN SPACE
3	4	281726	0050	03/20/12	\$390,000	OPEN SPACE
3	4	281730	0050	05/25/11	\$437,500	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
3	4	340170	0150	06/07/11	\$899,995	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	4	340170	0154	06/09/11	\$797,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	4	340170	0165	07/13/12	\$1,311,940	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	4	340170	0192	06/04/11	\$510,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	4	340770	0045	07/13/11	\$417,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	4	340770	0053	01/31/12	\$839,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	4	361200	0070	06/28/11	\$870,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	4	930630	0070	05/25/11	\$455,000	OBSOLESCENCE
3	4	955680	0020	05/11/12	\$400,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; BUILDER OR DEVELOPER SALES
11	3	052606	9061	03/25/11	\$579,900	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
11	3	177420	0330	04/20/12	\$327,000	NON-REPRESENTATIVE SALE; SHORT SALE
11	3	177422	0410	08/20/13	\$366,234	UNFINISHED AREA; NO MARKET EXPOSURE
11	3	193908	0060	09/23/13	\$528,250	INCORRECT CHARACTERISTICS DATA
11	3	353020	0100	06/27/13	\$516,950	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
11	3	662610	0290	11/19/12	\$805,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	3	721470	0090	01/21/11	\$281,022	DIAGNOSTIC OUTLIER; NON-REPRESENTATIVE SALE
11	3	721470	0200	09/11/13	\$515,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
11	3	721470	0300	08/25/11	\$200,000	DOR RATIO
11	3	721471	0070	07/13/11	\$270,000	PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR
11	3	721471	0410	10/04/11	\$485,000	RELATED PARTY, FRIEND, OR NEIGHBOR
11	3	721471	0480	10/30/13	\$529,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	3	721471	0590	10/08/13	\$324,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	3	721471	0590	05/07/13	\$417,401	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
11	3	721471	0590	05/31/13	\$417,401	GOVERNMENT AGENCY; FINANCIAL INSTITUTION RESALE
11	3	721472	0280	09/08/11	\$585,000	RELOCATION - SALE TO SERVICE

## Improved Sales Removed in This Annual Update Analysis

### Area 036 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
11	3	721472	0570	05/30/12	\$500,000	RELOCATION - SALE TO SERVICE
11	3	721472	0580	03/13/12	\$420,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	3	769547	0180	11/15/12	\$393,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
11	3	769547	0470	11/29/12	\$615,440	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
11	3	935930	0520	06/14/13	\$535,000	RELOCATION - SALE TO SERVICE



## Vacant Sales Used in this Annual Update Analysis

### Area 036

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
001	3	072606	9091	3/4/11	\$185,000	43,991	N	N
002	0	012605	9055	4/9/13	\$182,500	44,062	N	N
002	0	022605	9187	12/11/13	\$235,525	43,851	N	N
002	0	112605	9243	5/24/13	\$225,000	46,475	N	N
002	0	560630	0030	11/9/11	\$169,000	5,339	N	N
002	0	803100	0010	6/27/11	\$425,000	178,617	N	N
003	0	232605	9014	1/11/13	\$355,000	274,428	Y	N
003	0	340470	0032	11/21/13	\$255,000	46,517	Y	N
003	4	112605	9005	9/1/11	\$410,000	59,677	N	N
003	4	112605	9070	5/2/13	\$220,000	82,764	N	N
003	4	340170	0276	1/10/11	\$225,000	43,560	N	N

## Vacant Sales Removed in this Annual Update Analysis Area 036

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
001	3	162870	0155	8/30/13	\$40,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
001	3	163070	0220	5/8/13	\$133,000	NO MARKET EXPOSURE
001	3	177001	0120	1/29/13	\$100,000	NO MARKET EXPOSURE
001	3	177111	0720	10/16/12	\$75,000	FORCED SALE
001	3	177592	0130	1/5/12	\$52,636	STATEMENT TO DOR
002	0	022605	9137	10/30/13	\$240,000	NO MARKET EXPOSURE
002	0	022605	9169	12/20/11	\$95,000	BUILDER OR DEVELOPER SALES
003	3	012605	9040	7/1/13	\$208,000	NO MARKET EXPOSURE
003	3	012605	9234	12/5/13	\$195,000	NO MARKET EXPOSURE
003	4	242605	9044	7/22/13	\$280,000	NO MARKET EXPOSURE

# 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.

Ronald Guidry

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

  
Appraiser II

8/28/2014

Date