

Executive Summary

Inglewood/Finn Hill/Juanita and Kingsgate/Queensgate - Areas 37 and 73

Annual Update

Characteristics Based Market Adjustment for 2014 Assessment Roll

Previous Physical Inspection: 2013, 2012

Number of Improved Sales: 1582

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

Sales - Improved Valuation Change Summary:

	Land	Improvements	Total	Mean Sale Price	Ratio	COD
2013 Value	\$165,700	\$236,600	\$402,300			8.60%
2014 Value	\$196,500	\$278,300	\$474,800	\$509,800	92.8%	8.28%
\$ Change	+\$30,800	+\$41,700	+\$72,500			
% Change	+18.6%	+17.6%	+18.0%			

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 8.28% is an improvement from the previous COD of 8.60%. The lower the COD, the more uniform are the predicted assessed values. Assessment standards prescribed by the International Association of Assessing Officers identify that the COD in rural or diverse neighborhoods should be no more than 20%. The resulting COD meets or exceeds the industry assessment standards.

Population - Improved Parcel Summary Data:

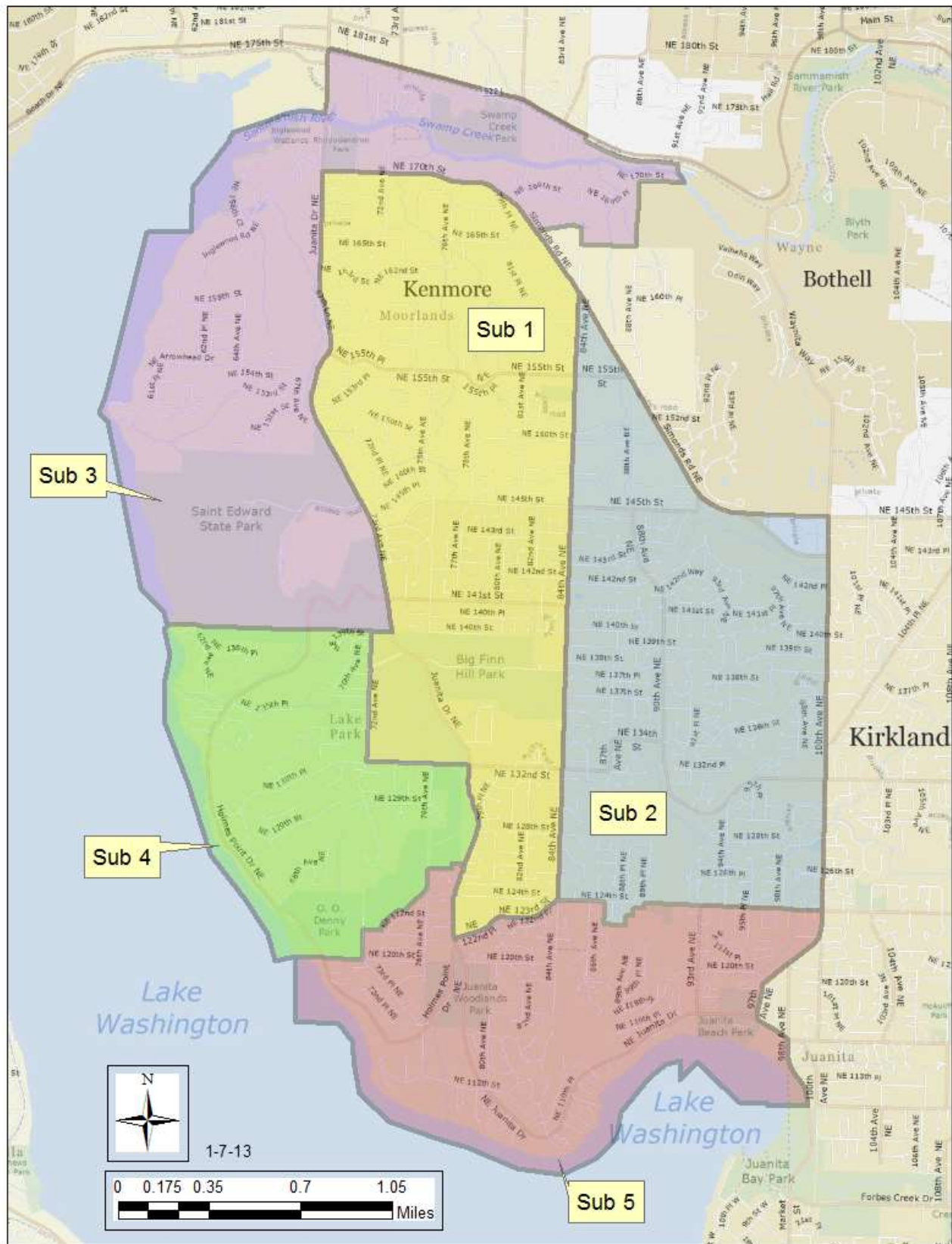
	Land	Improvements	Total
2013 Value	\$166,500	\$199,700	\$366,200
2014 Value	\$197,300	\$234,300	\$431,600
% Change	+18.5%	+17.3%	+17.9%

Number of one to three unit residences in the population: 15,587

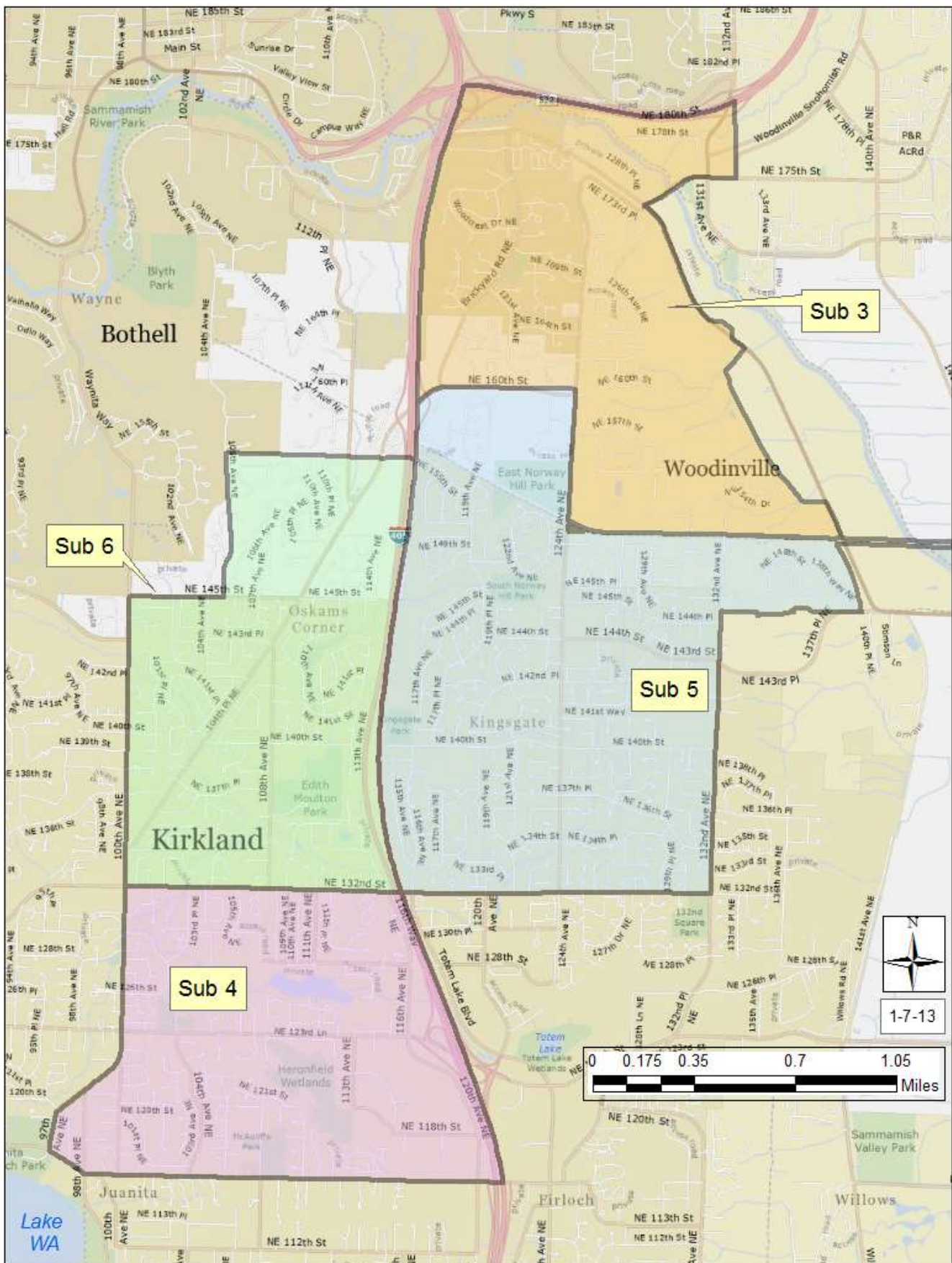
Summary of Findings: A statistical analysis was conducted using the Mann-Whitney U test to determine the feasibility of combining geographic areas for the purpose of the annual update process. Variables looked at during this analysis included, but were not limited to, lot size, grade, condition, age, and above grade living area, as they are typically most influential in determining value. Applying the Appraiser's knowledge and judgment, while reviewing the analysis, led to a determination to combine areas.

The analysis for these combined areas 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 two location-based variables needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, parcels in Area 73 and parcels in Sub Area 3 of Area 37 were generally at higher assessment levels than the rest of the population. This annual update valuation model corrects for these strata differences.

Area 37 - Map



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Areas 37 and 73 - Model Adjustments

1-3 Unit Residences

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

Standard Area Adjustment	# Parcels Adjusted	% of Population
+21.75%	7689	49%

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
AreaSub37_3	+18.31%	89	873	10%
Area73	+13.18%	709	7025	10%

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

Generally, parcels in Area 73 and parcels in Sub Area 3 of Area 37 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: July 14, 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 32 usable land sales available in the area, their 2013 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, market adjustments were derived. This resulted in an overall +18.5% increase in land assessments in the area for the 2014 Assessment Year. The formulas are:

2014 Land Value = 2013 Land Value * 1.1318, with the result truncated to the next \$1,000 for parcels in Area 73 (but not including Woodcrest Estates mobile home plat).

2014 Land Value = 2013 Land Value * 1.082, with the result truncated to the next \$1,000 for parcels in Woodcrest Estates mobile home plat (major 951120).

2014 Land Value = 2013 Land Value * 1.1831, with the result truncated to the next \$1,000 for parcels in Sub Area 3 of Area 37.

2014 Land Value = 2013 Land Value * 1.2175, with the result truncated to the next \$1,000 for parcels in other locations (sub areas 1, 2, 4 and 5 of Area 37).

Improved Parcel Update

A statistical analysis was conducted using the Mann-Whitney U test to determine the feasibility of combining geographic areas for the purpose of the annual update process. Variables looked at during this analysis included, but were not limited to, lot size, grade, condition, age, and above grade living area, as they are typically most influential in determining value. Applying the Appraiser's knowledge and judgment, while reviewing the analysis, led to a determination to combine areas.

The analysis for these combined areas 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 two location-based variables needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, parcels in Area 73 and parcels in Sub Area 3 of Area 37 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 1,582 useable residential sales in the area.

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

$$\text{2014 Total Value} = \text{2013 Total Value} * (1 - 0.06) / (.7721027 - 4.31294\text{E-}04 * \text{SaleDay} - 2.326446\text{E-}07 * \text{SaleDaySq} + 2.242018\text{E-}02 * \text{AreaSub37_3} + 5.845743\text{E-}02 * \text{Area73})$$

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

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

Mobile Home Update

There were no recent fair market sales of mobile homes within most parts of Areas 37 and 73; therefore, most mobile homes received the same adjustment as the site-built homes. The only mobile home sales were all located in one unique plat called Woodcrest Estates (major 951120). Based on the 24 mobile home sales in this plat, a market adjustment was derived. The adjustment formulas are:

$$\text{2014 Total Value} = \text{2013 Total Value} * 1.082, \text{ with the result truncated to the next \$1,000 for parcels in Woodcrest Estates plat (major 951120).}$$

$$\text{2014 Total Value} = \text{2013 Total Value} * 1.1318, \text{ with the result truncated to the next \$1,000 for parcels in Area 73 (but not including Woodcrest Estates plat).}$$

$$\text{2014 Total Value} = \text{2013 Total Value} * 1.1831, \text{ with the result truncated to the next \$1,000 for parcels in Sub Area 3 of Area 37.}$$

2014 Total Value = 2013 Total Value * 1.2175, with the result truncated to the next \$1,000 for parcels in other locations (sub areas 1, 2, 4 and 5 of Area 37).

Results

The resulting assessment level is 0.928. 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 +17.9%. 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 new total value is (2013 Land Value + Previous Improvement Value) * 1.1318 for parcels in Area 73, or (2013 Land Value + Previous Improvement Value) * 1.1831 for parcels in Sub Area 3 of Area 37, or 1.2175 for parcels in other locations.
- 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 new total value is (2013 Land Value + Previous Improvement Value) * 1.1318 for parcels in Area 73, or (2013 Land Value + Previous Improvement Value) * 1.1831 for parcels in Sub Area 3 of Area 37, or 1.2175 for parcels in other locations.
- 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.

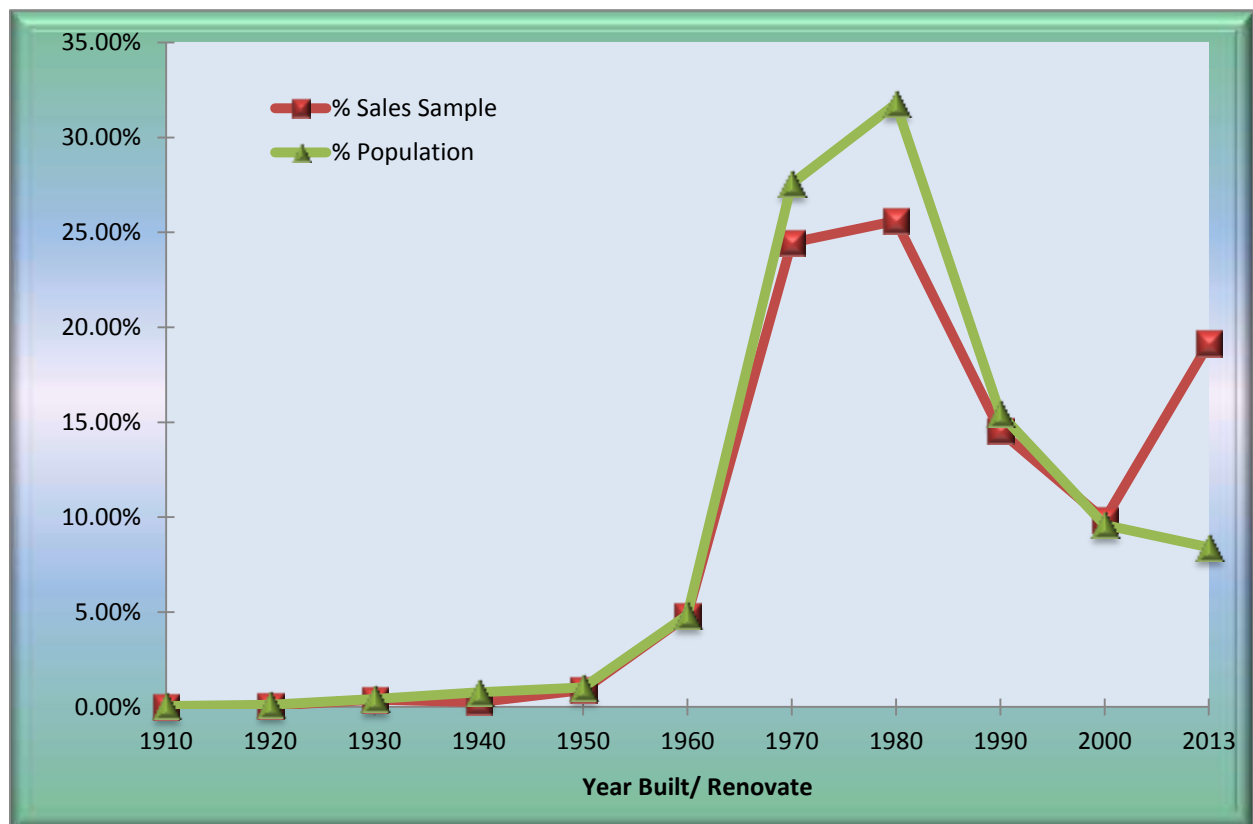
Sales Sample Representation of Population Year Built or Renovated

Sales Sample

Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	1	0.06%
1930	6	0.38%
1940	4	0.25%
1950	14	0.88%
1960	76	4.80%
1970	387	24.46%
1980	405	25.60%
1990	230	14.54%
2000	156	9.86%
2013	303	19.15%
1,582		

Population

Year Built/Ren	Frequency	% Population
1910	7	0.04%
1920	18	0.12%
1930	65	0.42%
1940	121	0.78%
1950	161	1.03%
1960	753	4.83%
1970	4,295	27.56%
1980	4,952	31.77%
1990	2,410	15.46%
2000	1,494	9.58%
2013	1,311	8.41%
15,587		



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.

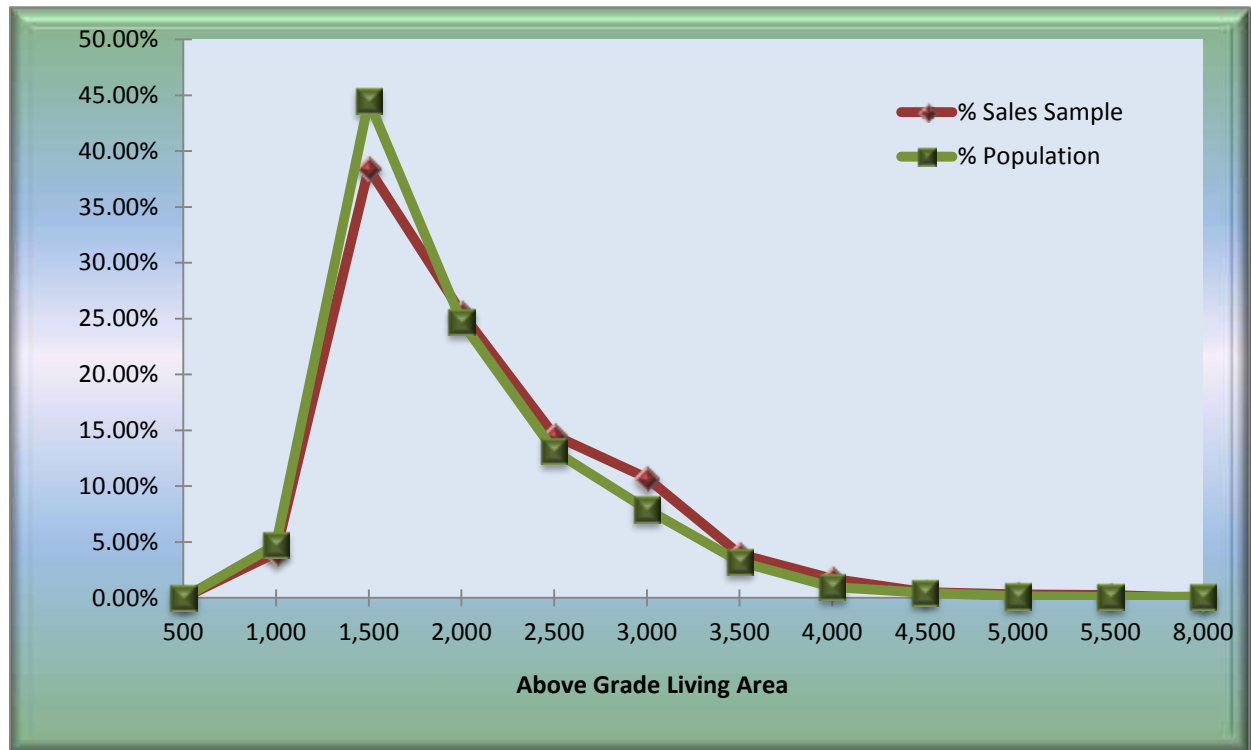
Sales Sample Representation of Population Above Grade Living Area

Sales Sample

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	64	4.05%
1,500	608	38.43%
2,000	404	25.54%
2,500	230	14.54%
3,000	170	10.75%
3,500	62	3.92%
4,000	27	1.71%
4,500	8	0.51%
5,000	5	0.32%
5,500	4	0.25%
8,000	0	0.00%
1582		

Population

AGLA	Frequency	% Population
500	0	0.00%
1,000	742	4.76%
1,500	6,935	44.49%
2,000	3,852	24.71%
2,500	2,049	13.15%
3,000	1,236	7.93%
3,500	505	3.24%
4,000	152	0.98%
4,500	69	0.44%
5,000	21	0.13%
5,500	11	0.07%
8,000	15	0.10%
15,587		



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



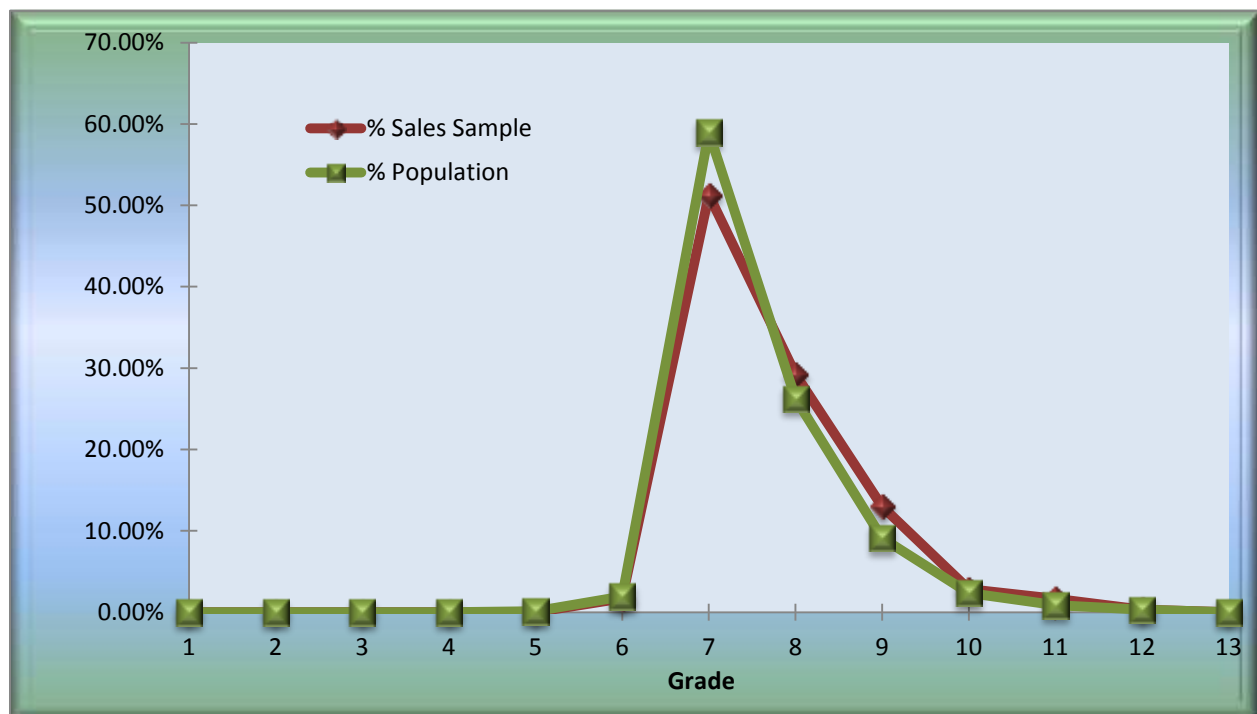
Sales Sample Representation of Population Building Grade

Sales Sample

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	27	1.71%
7	811	51.26%
8	462	29.20%
9	206	13.02%
10	45	2.84%
11	26	1.64%
12	5	0.32%
13	0	0.00%
1582		

Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	2	0.01%
5	18	0.12%
6	303	1.94%
7	9,196	59.00%
8	4,089	26.23%
9	1,423	9.13%
10	368	2.36%
11	135	0.87%
12	51	0.33%
13	2	0.01%
15,587		



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.

Areas 37 and 73 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 1.186, resulting in an adjusted value of \$563,000 ($\$475,000 * 1.186 = \$563,350$) – truncated to the nearest \$1000.

SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2011	1.242	24.2%
2/1/2011	1.244	24.4%
3/1/2011	1.246	24.6%
4/1/2011	1.248	24.8%
5/1/2011	1.249	24.9%
6/1/2011	1.250	25.0%
7/1/2011	1.250	25.0%
8/1/2011	1.249	24.9%
9/1/2011	1.248	24.8%
10/1/2011	1.247	24.7%
11/1/2011	1.245	24.5%
12/1/2011	1.242	24.2%
1/1/2012	1.239	23.9%
2/1/2012	1.235	23.5%
3/1/2012	1.231	23.1%
4/1/2012	1.226	22.6%
5/1/2012	1.221	22.1%
6/1/2012	1.215	21.5%
7/1/2012	1.208	20.8%
8/1/2012	1.201	20.1%
9/1/2012	1.194	19.4%
10/1/2012	1.186	18.6%
11/1/2012	1.177	17.7%
12/1/2012	1.168	16.8%
1/1/2013	1.158	15.8%
2/1/2013	1.148	14.8%
3/1/2013	1.138	13.8%
4/1/2013	1.126	12.6%
5/1/2013	1.115	11.5%
6/1/2013	1.102	10.2%
7/1/2013	1.089	8.9%
8/1/2013	1.076	7.6%
9/1/2013	1.061	6.1%
10/1/2013	1.047	4.7%
11/1/2013	1.032	3.2%
12/1/2013	1.016	1.6%
1/1/2014	1.000	0.0%

The time adjustment formula for Areas 37 and 73 is: $(.7721027 - 4.31294E-04 * \text{SaleDay} - 2.326446E-07 * \text{SaleDaySq} + 2.242018E-02 * 0.0562579 + 5.845743E-02 * 0.4481669) / (.7721027 + 2.242018E-02 * 0.0562579 + 5.845743E-02 * 0.4481669)$

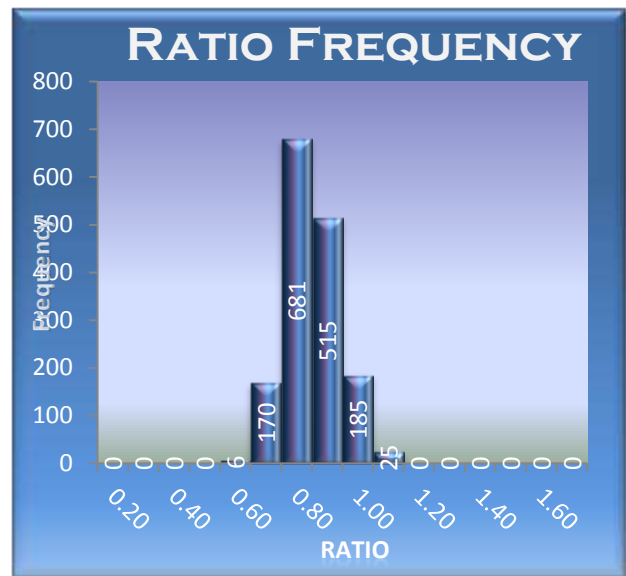
$\text{SaleDay} = \text{SaleDate} - 41640$

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

Annual Update Ratio Study Report (Before) – 2013 Assessments

District: NW / Team: 1	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Inglewood/Finn Hill/Juanita and Kingsgate/Queensgate	1/1/2013	7/14/2014	1/2011 - 12/2013
Area Number: 37, 73	Appr ID:	Property Type:	Adjusted for time?
	DJOH	1 to 3 Unit Residences	YES

SAMPLE STATISTICS	
Sample size (n)	1582
Mean Assessed Value	402,300
Mean Adj. Sales Price	509,800
Standard Deviation AV	221,509
Standard Deviation SP	298,456
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.799
Median Ratio	0.791
Weighted Mean Ratio	0.789
UNIFORMITY	
Lowest ratio	0.590
Highest ratio:	1.084
Coefficient of Dispersion	8.60%
Standard Deviation	0.086
Coefficient of Variation	10.71%
Price Related Differential (PRD)	1.013
RELIABILITY	
95% Confidence: Median	
Lower limit	0.785
Upper limit	0.797
95% Confidence: Mean	
Lower limit	0.795
Upper limit	0.804
SAMPLE SIZE EVALUATION	
N (population size)	15587
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.086
Recommended minimum:	12
Actual sample size:	1582
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	851
# ratios above mean:	731
z:	3.017
Conclusion:	Non-normal



COMMENTS:

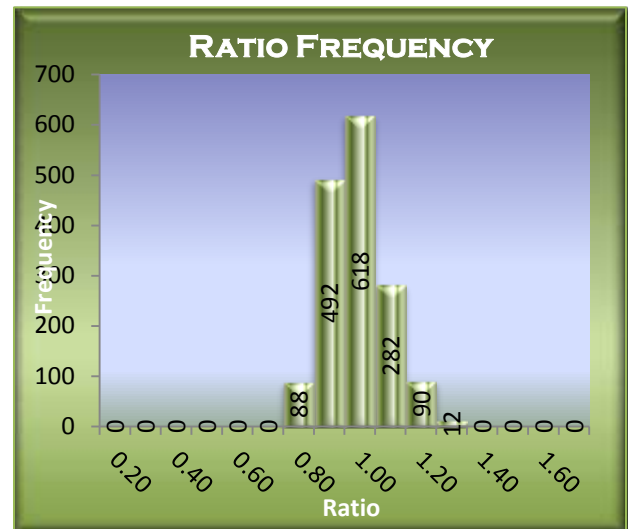
1 to 3 Unit Residences throughout Areas 37 and 73

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

Annual Update Ratio Study Report (After) – 2014 Assessments

District: NW / Team: 1	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Inglewood/Finn Hill/Juanita and Kingsgate/Queensgate	1/1/2014	7/14/2014	1/2011 - 12/2013
Area Number: 37, 73	Appr. ID:	Property Type:	Adjusted for time?
	DJOH	1 to 3 Unit	YES

SAMPLE STATISTICS	
Sample size (n)	1582
Mean Assessed Value	474,800
Mean Sales Price	509,800
Standard Deviation AV	271,163
Standard Deviation SP	298,456
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.939
Median Ratio	0.928
Weighted Mean Ratio	0.931
UNIFORMITY	
Lowest ratio	0.709
Highest ratio:	1.230
Coefficient of Dispersion	8.28%
Standard Deviation	0.097
Coefficient of Variation	10.31%
Price Related Differential (PRD)	1.008
RELIABILITY	
95% Confidence: Median	
Lower limit	0.922
Upper limit	0.935
95% Confidence: Mean	
Lower limit	0.934
Upper limit	0.944
SAMPLE SIZE EVALUATION	
N (population size)	15587
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.097
Recommended minimum:	15
Actual sample size:	1582
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	847
# ratios above mean:	735
z:	2.816
Conclusion:	Non-normal



COMMENTS:

1 to 3 Unit Residences throughout Areas 37 and 73

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

Improved Sales Used in This Annual Update Analysis

Areas 37 and 73 -- 1 to 3 Unit Residences

Area - 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
37 - 1	1	563150	0150	1/16/13	\$184,900	\$213,000	860	6	1941	Avg	14,700	N	N	N	14715 84TH AVE NE
37 - 1	1	364910	0038	8/28/13	\$295,000	\$314,000	1,220	6	1955	Good	15,750	N	N	N	15328 JUANITA DR NE
37 - 1	1	242604	9112	5/2/11	\$289,000	\$361,000	1,250	6	1963	Good	15,681	N	N	N	7840 NE 141ST ST
37 - 1	1	321120	0250	3/26/12	\$282,000	\$346,000	830	7	1971	Good	9,601	N	N	N	14217 76TH PL NE
37 - 1	1	364910	0060	4/25/12	\$240,000	\$293,000	840	7	1947	Good	23,500	N	N	N	6852 NE 153RD PL
37 - 1	1	659950	0250	12/6/12	\$355,000	\$414,000	850	7	1975	Good	6,720	N	N	N	14110 77TH AVE NE
37 - 1	1	321121	0040	8/15/13	\$301,000	\$322,000	860	7	1972	Avg	7,496	N	N	N	7805 NE 145TH ST
37 - 1	1	321120	0290	5/2/11	\$260,000	\$325,000	900	7	1972	Good	7,500	N	N	N	7725 NE 143RD ST
37 - 1	1	563150	1018	7/22/12	\$262,500	\$316,000	920	7	1983	Good	11,100	N	N	N	8316 NE 156TH ST
37 - 1	1	379000	0090	1/17/13	\$295,000	\$340,000	940	7	1967	VGood	8,160	N	N	N	14316 82ND AVE NE
37 - 1	1	563450	0015	8/10/11	\$199,950	\$250,000	950	7	1972	Avg	22,582	N	N	N	16734 72ND AVE NE
37 - 1	1	769630	0120	4/23/12	\$219,000	\$268,000	960	7	1972	Avg	7,560	N	N	N	8126 NE 142ND PL
37 - 1	1	770850	0180	11/26/13	\$283,500	\$289,000	960	7	1970	Good	7,548	N	N	N	8010 NE 142ND ST
37 - 1	1	770850	0070	4/8/13	\$298,400	\$335,000	960	7	1969	Good	7,865	N	N	N	8020 NE 141ST PL
37 - 1	1	795480	0060	7/19/12	\$326,000	\$393,000	1,010	7	1969	Good	7,650	N	N	N	14258 79TH AVE NE
37 - 1	1	357980	0475	1/5/11	\$294,000	\$365,000	1,020	7	1962	Good	10,010	N	N	N	7426 NE 143RD ST
37 - 1	1	895190	0060	2/9/12	\$240,000	\$296,000	1,040	7	1956	Avg	9,600	N	N	N	15714 83RD AVE NE
37 - 1	1	357980	0030	12/3/12	\$349,950	\$409,000	1,040	7	1961	Good	9,960	N	N	N	14610 75TH AVE NE
37 - 1	1	357980	0240	2/24/12	\$322,000	\$397,000	1,050	7	1962	VGood	8,970	N	N	N	7425 NE 145TH PL
37 - 1	1	357980	0060	9/16/13	\$282,500	\$298,000	1,060	7	1961	Good	12,000	N	N	N	14520 75TH AVE NE
37 - 1	1	176160	0180	1/3/13	\$340,000	\$394,000	1,060	7	1970	VGood	7,194	N	N	N	14230 82ND AVE NE
37 - 1	1	135730	0220	3/22/12	\$250,000	\$307,000	1,080	7	1977	Avg	7,703	N	N	N	14504 78TH AVE NE
37 - 1	1	358270	0035	10/28/13	\$325,000	\$336,000	1,080	7	1984	Good	7,770	N	N	N	15919 70TH AVE NE
37 - 1	1	804560	0150	1/9/13	\$349,500	\$404,000	1,080	7	1979	Good	8,050	N	N	N	15220 72ND AVE NE
37 - 1	1	563150	0248	2/8/13	\$325,000	\$372,000	1,080	7	1985	Avg	9,842	N	N	N	8000 NE 149TH ST
37 - 1	1	357980	0380	7/23/12	\$339,000	\$408,000	1,100	7	1961	VGood	7,956	N	N	N	7481 NE 146TH ST
37 - 1	1	327700	0070	2/20/13	\$437,500	\$499,000	1,100	7	1960	VGood	17,930	N	N	N	8124 NE 157TH ST
37 - 1	1	563150	1161	5/6/13	\$366,500	\$408,000	1,110	7	1981	Good	16,785	N	N	N	16410 81ST PL NE
37 - 1	1	563150	0	10/20/11	\$200,000	\$249,000	1,120	7	1961	Avg	9,938	N	N	N	8303 NE 147TH PL

Improved Sales Used in This Annual Update Analysis

Areas 37 and 73 -- 1 to 3 Unit Residences

Area - 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
37 - 1	1	358090	0260	10/9/12	\$236,000	\$279,000	1,120	7	1962	Avg	9,022	N	N	N	14150 75TH AVE NE
37 - 1	1	358270	0050	8/22/12	\$316,000	\$378,000	1,130	7	1960	Good	12,235	N	N	N	6816 NE 159TH ST
37 - 1	1	563150	0168	9/30/13	\$330,000	\$346,000	1,130	7	1967	Avg	11,400	N	N	N	8300 NE 146TH ST
37 - 1	1	357990	0040	1/20/11	\$304,875	\$379,000	1,140	7	1962	Good	9,840	N	N	N	7327 NE 143RD ST
37 - 1	1	132604	9176	4/19/11	\$285,000	\$356,000	1,140	7	1976	Avg	10,166	N	N	N	7001 NE 158TH ST
37 - 1	1	769630	0340	4/24/13	\$305,000	\$341,000	1,140	7	1975	Avg	7,276	N	N	N	8105 NE 142ND PL
37 - 1	1	563450	0166	5/11/12	\$260,000	\$317,000	1,150	7	1984	Avg	12,320	N	N	N	7713 NE 167TH ST
37 - 1	1	111270	0100	6/20/11	\$311,500	\$389,000	1,150	7	1979	Good	8,664	N	N	N	8119 NE 142ND ST
37 - 1	1	358110	0120	4/10/12	\$222,000	\$272,000	1,160	7	1967	Avg	7,242	N	N	N	8232 NE 142ND ST
37 - 1	1	358110	0050	7/12/12	\$238,000	\$287,000	1,160	7	1966	Avg	7,169	N	N	N	14131 82ND PL NE
37 - 1	1	357970	0105	5/22/13	\$310,000	\$343,000	1,160	7	1962	Avg	10,492	N	N	N	14315 73RD AVE NE
37 - 1	1	357980	0020	7/13/12	\$295,000	\$356,000	1,170	7	1961	Avg	12,000	N	N	N	7470 NE 146TH ST
37 - 1	1	563150	0977	10/20/13	\$410,000	\$426,000	1,180	7	1973	Avg	42,000	N	N	N	15919 84TH AVE NE
37 - 1	1	358100	0040	2/28/13	\$305,000	\$347,000	1,180	7	1964	Good	7,210	N	N	N	7354 NE 140TH PL
37 - 1	1	357980	0035	9/26/13	\$310,000	\$325,000	1,190	7	1961	Avg	13,330	N	N	N	14602 75TH AVE NE
37 - 1	1	376800	0350	11/8/12	\$405,000	\$476,000	1,190	7	1967	VGood	7,272	N	N	N	8211 NE 145TH ST
37 - 1	1	132604	9196	1/12/11	\$198,000	\$246,000	1,200	7	1955	Avg	7,800	N	N	N	15513 74TH AVE NE
37 - 1	1	321121	0170	6/19/13	\$250,000	\$274,000	1,200	7	1971	Avg	7,201	N	N	N	7824 NE 144TH ST
37 - 1	1	254083	0140	3/23/12	\$286,000	\$351,000	1,200	7	1986	Avg	7,172	N	N	N	8206 NE 140TH PL
37 - 1	1	563150	1162	9/5/13	\$230,000	\$244,000	1,210	7	1960	Fair	9,900	N	N	N	8135 NE 165TH ST
37 - 1	1	563150	1096	1/13/12	\$313,000	\$387,000	1,210	7	1980	Good	14,225	N	N	N	15918 81ST PL NE
37 - 1	1	381980	0530	9/16/13	\$410,000	\$432,000	1,210	7	1976	Good	10,800	N	N	N	7704 NE 140TH ST
37 - 1	1	562830	0005	5/25/11	\$341,000	\$426,000	1,210	7	1959	Good	9,750	N	N	N	7404 NE 156TH ST
37 - 1	1	358270	0115	7/17/13	\$299,950	\$325,000	1,210	7	1968	Good	7,547	N	N	N	15914 JUANITA DR NE
37 - 1	1	895050	0090	5/28/13	\$284,000	\$313,000	1,220	7	1981	Avg	10,003	N	N	N	15939 82ND PL NE
37 - 1	1	563450	0182	5/30/12	\$277,800	\$338,000	1,220	7	1968	Avg	12,409	N	N	N	16545 79TH PL NE
37 - 1	1	321120	0380	9/6/13	\$312,000	\$330,000	1,220	7	1969	Avg	6,545	N	N	N	7715 NE 142ND CT
37 - 1	1	562830	0030	3/13/12	\$215,000	\$264,000	1,240	7	1959	Good	9,750	N	N	N	7444 NE 156TH ST
37 - 1	1	357980	0350	8/9/12	\$352,000	\$422,000	1,240	7	1962	VGood	10,125	N	N	N	7437 NE 146TH ST

Improved Sales Used in This Annual Update Analysis

Areas 37 and 73 -- 1 to 3 Unit Residences

Area - 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
37 - 1	1	117270	0050	4/6/11	\$346,500	\$433,000	1,240	7	1992	Good	5,077	N	N	N	8134 NE 161ST PL
37 - 1	1	321120	0180	2/16/12	\$195,900	\$242,000	1,250	7	1971	Avg	8,038	N	N	N	14252 76TH PL NE
37 - 1	1	563150	0277	4/19/11	\$280,000	\$350,000	1,250	7	1986	Avg	10,300	N	N	N	8011 NE 147TH ST
37 - 1	1	563450	0137	6/3/13	\$315,000	\$347,000	1,260	7	1969	Good	12,600	N	N	N	16643 76TH AVE NE
37 - 1	1	364910	0115	3/29/13	\$246,500	\$278,000	1,280	7	1951	Avg	9,968	N	N	N	7200 NE 153RD PL
37 - 1	1	364910	0032	3/19/11	\$192,000	\$240,000	1,290	7	1953	Avg	12,000	N	N	N	15344 JUANITA DR NE
37 - 1	1	563450	0067	11/20/12	\$296,500	\$347,000	1,290	7	1966	Avg	15,353	N	N	N	16731 74TH AVE NE
37 - 1	1	242604	9139	3/26/13	\$350,000	\$395,000	1,290	7	1979	VGood	9,583	N	N	N	8129 NE 141ST ST
37 - 1	1	151530	0045	6/9/11	\$280,000	\$350,000	1,300	7	1959	Good	23,530	N	N	N	7810 NE 156TH ST
37 - 1	1	515620	0030	7/17/12	\$234,000	\$282,000	1,300	7	1959	Avg	9,600	N	N	N	6834 NE 149TH ST
37 - 1	1	515620	0020	9/16/13	\$344,000	\$363,000	1,300	7	1959	Good	10,000	N	N	N	6827 NE 149TH ST
37 - 1	1	515620	0020	11/14/11	\$310,000	\$386,000	1,300	7	1959	Good	10,000	N	N	N	6827 NE 149TH ST
37 - 1	1	563150	0163	10/16/12	\$297,500	\$352,000	1,300	7	1969	Good	9,600	N	N	N	8301 NE 147TH ST
37 - 1	1	364910	0129	6/26/12	\$301,000	\$364,000	1,310	7	1987	Good	8,995	N	N	N	15211 71ST PL NE
37 - 1	1	563150	0427	7/11/12	\$237,000	\$286,000	1,310	7	1957	Avg	9,828	N	N	N	15104 78TH AVE NE
37 - 1	1	135730	0130	11/14/13	\$335,000	\$343,000	1,320	7	1977	Good	7,213	N	N	N	7844 NE 146TH ST
37 - 1	1	563150	1325	12/1/12	\$339,000	\$396,000	1,320	7	1968	Good	10,580	N	N	N	15505 81ST AVE NE
37 - 1	1	381980	0590	1/25/12	\$320,000	\$395,000	1,330	7	1982	Good	10,800	N	N	N	7820 NE 140TH ST
37 - 1	1	712000	0080	7/30/12	\$226,000	\$272,000	1,340	7	1990	Avg	4,347	N	N	N	7835 NE 150TH ST
37 - 1	1	562830	0060	7/9/12	\$351,000	\$424,000	1,340	7	1959	VGood	9,600	N	N	N	7431 NE 156TH ST
37 - 1	1	563150	0628	8/13/13	\$377,000	\$403,000	1,350	7	1958	VGood	12,952	N	N	N	15832 76TH PL NE
37 - 1	1	358100	0260	5/31/11	\$281,000	\$351,000	1,350	7	1963	Good	10,600	N	N	N	7325 NE 140TH ST
37 - 1	1	563150	0634	3/15/12	\$377,000	\$463,000	1,350	7	1959	Good	27,480	N	N	N	15924 76TH PL NE
37 - 1	1	729770	0020	5/3/12	\$275,000	\$336,000	1,370	7	1955	Avg	18,748	N	N	N	7230 NE 158TH ST
37 - 1	1	563150	1181	6/12/12	\$370,000	\$449,000	1,370	7	1970	Good	17,960	N	N	N	16410 76TH CT NE
37 - 1	1	769630	0200	7/2/13	\$335,500	\$365,000	1,370	7	1973	Good	10,200	N	N	N	14233 81ST AVE NE
37 - 1	1	242604	9172	5/9/11	\$353,000	\$441,000	1,380	7	1999	Avg	8,269	N	N	N	14316 79TH PL NE
37 - 1	1	563450	0310	8/18/11	\$299,000	\$373,000	1,380	7	1953	Good	11,932	N	N	N	16649 SIMONDS RD NE
37 - 1	1	563150	1320	10/7/13	\$255,000	\$266,000	1,390	7	1968	Avg	11,592	N	N	N	15517 81ST AVE NE

Improved Sales Used in This Annual Update Analysis

Areas 37 and 73 -- 1 to 3 Unit Residences

Area - 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
37 - 1	1	562840	0070	8/16/13	\$300,000	\$321,000	1,400	7	1962	Avg	9,270	N	N	N	7229 NE 153RD ST
37 - 1	1	381980	0140	2/17/11	\$290,000	\$361,000	1,410	7	1962	VGood	10,800	N	N	N	7621 NE 141ST ST
37 - 1	1	111270	0130	2/15/12	\$255,000	\$314,000	1,440	7	1979	Good	8,560	N	N	N	8128 NE 142ND ST
37 - 1	1	869060	0010	12/19/13	\$270,000	\$272,000	1,440	7	2005	Avg	1,144	N	N	N	6816 A NE 153RD PL
37 - 1	1	563450	0301	1/28/11	\$285,000	\$355,000	1,440	7	1955	Good	9,025	N	N	N	16558 79TH PL NE
37 - 1	1	358090	0150	9/13/13	\$389,000	\$411,000	1,450	7	2006	Avg	9,450	N	N	N	14115 75TH AVE NE
37 - 1	1	358090	0200	6/13/11	\$280,000	\$350,000	1,450	7	1962	Good	8,400	N	N	N	14114 75TH AVE NE
37 - 1	1	357980	0175	6/25/12	\$354,000	\$428,000	1,450	7	1958	Good	11,940	N	N	N	7419 NE 145TH ST
37 - 1	1	364910	0086	7/6/12	\$299,900	\$362,000	1,460	7	1959	Good	13,500	N	N	N	15341 70TH AVE NE
37 - 1	1	563150	0367	8/25/11	\$258,500	\$323,000	1,460	7	1982	Avg	11,566	N	N	N	15335 81ST AVE NE
37 - 1	1	563450	0220	11/7/12	\$329,888	\$388,000	1,460	7	1950	Good	12,600	N	N	N	16606 76TH AVE NE
37 - 1	1	364910	0010	3/15/12	\$355,000	\$436,000	1,470	7	1977	Good	10,018	N	N	N	6817 NE 154TH ST
37 - 1	1	364910	0265	5/6/13	\$390,000	\$434,000	1,470	7	1987	Avg	10,500	N	N	N	15335 75TH AVE NE
37 - 1	1	364910	0015	11/14/13	\$303,950	\$312,000	1,480	7	1978	Avg	15,000	N	N	N	15370 JUANITA DR NE
37 - 1	1	357980	0215	7/12/12	\$317,000	\$382,000	1,500	7	1959	Good	10,710	N	N	N	7440 NE 145TH ST
37 - 1	1	563450	0898	11/26/13	\$301,000	\$307,000	1,510	7	1984	Avg	7,637	N	N	N	6802 NE 166TH CT
37 - 1	1	515620	0035	8/7/13	\$420,000	\$451,000	1,510	7	1959	Good	10,000	N	N	N	6826 NE 149TH ST
37 - 1	1	712000	0030	10/31/13	\$316,000	\$326,000	1,540	7	1990	Avg	6,829	N	N	N	7807 NE 150TH ST
37 - 1	1	563150	0740	6/11/12	\$303,000	\$367,000	1,550	7	1968	Good	29,100	N	N	N	15619 76TH PL NE
37 - 1	1	563150	0152	3/25/11	\$330,000	\$412,000	1,550	7	1978	Good	9,600	N	N	N	8304 NE 147TH PL
37 - 1	1	563150	0373	10/11/11	\$295,000	\$368,000	1,560	7	1996	Avg	7,366	N	N	N	8035 NE 153RD PL
37 - 1	1	563150	0374	3/19/13	\$350,000	\$396,000	1,560	7	1996	Avg	7,500	N	N	N	8029 NE 153RD PL
37 - 1	1	563150	1005	7/14/11	\$289,000	\$361,000	1,600	7	1952	Avg	19,500	N	N	N	15705 84TH AVE NE
37 - 1	1	364910	0434	10/10/12	\$348,000	\$412,000	1,600	7	1986	Good	9,170	N	N	N	14740 72ND PL NE
37 - 1	1	376800	0150	8/1/12	\$296,000	\$356,000	1,630	7	1967	Good	7,000	N	N	N	14427 83RD PL NE
37 - 1	1	563450	0312	11/9/11	\$258,000	\$321,000	1,680	7	1953	Avg	12,909	N	N	N	16641 SIMONDS RD NE
37 - 1	1	358210	0050	6/20/12	\$385,000	\$466,000	1,680	7	1994	Avg	6,193	N	N	N	7119 NE 165TH PL
37 - 1	1	358090	0220	5/1/11	\$265,000	\$331,000	1,700	7	1962	Good	7,440	N	N	N	14126 75TH AVE NE
37 - 1	1	083701	0040	7/20/11	\$392,000	\$490,000	1,710	7	1984	Good	12,670	N	N	N	14802 72ND PL NE

Improved Sales Used in This Annual Update Analysis

Areas 37 and 73 -- 1 to 3 Unit Residences

Area - 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
37 - 1	1	563150	0961	10/25/13	\$400,000	\$414,000	1,810	7	1981	Good	13,027	N	N	N	8315 NE 162ND CT
37 - 1	1	242604	9078	9/12/13	\$270,000	\$285,000	1,860	7	1964	Avg	12,197	N	N	N	14137 80TH AVE NE
37 - 1	1	242604	9142	12/6/12	\$430,000	\$502,000	1,870	7	1930	VGood	17,424	N	N	N	8023 NE 141ST ST
37 - 1	1	358220	0200	2/11/13	\$349,000	\$399,000	1,890	7	1940	Good	17,239	N	N	N	16713 72ND AVE NE
37 - 1	1	358210	0080	9/2/12	\$326,000	\$389,000	1,920	7	1994	Avg	7,307	N	N	N	7133 NE 165TH PL
37 - 1	1	358210	0030	2/25/11	\$350,000	\$436,000	1,920	7	1994	Avg	6,014	N	N	N	7122 NE 165TH PL
37 - 1	1	364910	0158	8/17/12	\$318,500	\$381,000	1,960	7	1953	VGood	20,095	N	N	N	7218 NE 150TH ST
37 - 1	1	563150	1022	7/13/11	\$309,000	\$386,000	2,010	7	1979	Avg	13,000	N	N	N	15523 84TH AVE NE
37 - 1	1	364910	0483	8/6/13	\$363,000	\$390,000	2,020	7	1984	Avg	9,732	N	N	N	7329 NE 150TH ST
37 - 1	1	381980	0270	5/20/11	\$345,000	\$431,000	2,040	7	1984	Good	10,800	N	N	N	7818 NE 140TH PL
37 - 1	1	563150	0371	11/7/13	\$350,000	\$360,000	2,050	7	1990	Avg	17,900	N	N	N	8013 NE 153RD PL
37 - 1	1	381980	0310	4/2/13	\$461,000	\$519,000	2,070	7	1984	Avg	10,800	N	N	N	7850 NE 140TH PL
37 - 1	1	364910	0005	12/13/12	\$440,000	\$512,000	2,090	7	1977	VGood	18,295	N	N	N	6816 NE 154TH CT
37 - 1	1	562830	0035	8/9/11	\$260,000	\$325,000	2,100	7	1959	Good	18,300	N	N	N	7452 NE 156TH ST
37 - 1	1	364910	0469	11/11/11	\$328,000	\$408,000	2,270	7	1966	Avg	10,925	N	N	N	14847 74TH PL NE
37 - 1	1	364910	0366	7/16/13	\$450,000	\$487,000	2,400	7	1982	Avg	21,577	N	N	N	15024 75TH AVE NE
37 - 1	1	364910	0126	7/18/13	\$434,000	\$470,000	2,440	7	2005	Avg	6,236	N	N	N	7021 NE 153RD PL
37 - 1	1	804560	0050	6/6/13	\$428,000	\$471,000	2,640	7	1954	Good	9,500	N	N	N	7209 NE 152ND PL
37 - 1	1	730840	0020	1/25/12	\$305,000	\$377,000	3,050	7	1950	Good	9,559	N	N	N	15516 73RD PL NE
37 - 1	1	660025	0010	12/21/12	\$364,500	\$423,000	880	8	1981	Good	10,611	Y	N	N	7126 NE 159TH ST
37 - 1	1	381980	0330	10/25/12	\$370,000	\$436,000	1,120	8	1983	Good	11,475	N	N	N	7857 NE 140TH PL
37 - 1	1	132604	9035	11/1/13	\$405,000	\$418,000	1,250	8	1978	Good	18,304	Y	N	N	7304 NE 162ND ST
37 - 1	1	358270	0055	7/3/13	\$450,000	\$490,000	1,320	8	1961	VGood	9,100	N	N	N	6817 NE 159TH ST
37 - 1	1	358280	0080	9/20/12	\$258,000	\$307,000	1,380	8	1956	Avg	11,100	N	N	N	15508 70TH AVE NE
37 - 1	1	025120	0320	7/19/12	\$450,000	\$542,000	1,400	8	1980	Good	6,700	N	N	N	8100 NE 140TH PL
37 - 1	1	364910	0626	11/8/12	\$299,000	\$351,000	1,440	8	1978	Avg	10,000	N	N	N	7028 NE 148TH PL
37 - 1	1	364910	0651	9/26/12	\$307,300	\$365,000	1,520	8	1964	Avg	12,000	N	N	N	14851 72ND PL NE
37 - 1	1	357900	0670	6/21/11	\$270,000	\$337,000	1,520	8	1987	Avg	7,262	N	N	N	6804 NE 163RD ST
37 - 1	1	364910	0651	2/16/11	\$326,000	\$406,000	1,520	8	1964	Avg	12,000	N	N	N	14851 72ND PL NE

Improved Sales Used in This Annual Update Analysis

Areas 37 and 73 -- 1 to 3 Unit Residences

Area - 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
37 - 1	1	242604	9169	3/4/13	\$365,000	\$415,000	1,620	8	1992	Avg	8,583	N	N	N	8107 NE 145TH ST
37 - 1	1	364910	0612	5/10/12	\$345,000	\$421,000	1,630	8	1977	Avg	10,890	N	N	N	7126 NE 147TH PL
37 - 1	1	083700	0130	3/13/12	\$375,000	\$461,000	1,730	8	1978	Good	7,410	N	N	N	7211 NE 150TH ST
37 - 1	1	358270	0030	5/1/13	\$297,000	\$331,000	1,740	8	1980	Avg	6,915	N	N	N	15925 70TH AVE NE
37 - 1	1	083702	0020	7/24/13	\$375,000	\$405,000	1,760	8	1981	Avg	8,800	N	N	N	14939 73RD AVE NE
37 - 1	1	242604	9023	12/2/13	\$464,000	\$471,000	1,768	8	1997	Avg	7,800	N	N	N	14112 80TH AVE NE
37 - 1	1	025120	0300	12/27/11	\$307,500	\$381,000	1,790	8	1980	Avg	7,169	N	N	N	8112 NE 140TH PL
37 - 1	1	025120	0330	12/10/12	\$425,000	\$495,000	1,790	8	1980	Good	7,254	N	N	N	8018 NE 140TH PL
37 - 1	1	357900	0370	6/22/11	\$345,000	\$431,000	1,830	8	1985	Avg	7,943	N	N	N	6914 NE 163RD ST
37 - 1	1	357820	0080	5/3/12	\$372,000	\$454,000	1,860	8	1998	Avg	5,285	N	N	N	7862 NE 148TH ST
37 - 1	1	381980	0190	9/12/11	\$327,500	\$409,000	1,920	8	1965	Avg	10,800	N	N	N	7620 NE 140TH PL
37 - 1	1	357900	0700	3/24/11	\$345,000	\$430,000	1,930	8	1984	Good	9,402	N	N	N	6901 NE 163RD ST
37 - 1	1	563150	1070	10/12/11	\$282,000	\$351,000	2,000	8	1984	Avg	11,200	N	N	N	8103 NE 158TH ST
37 - 1	1	563150	1137	3/23/11	\$339,000	\$423,000	2,020	8	1999	Avg	7,766	N	N	N	8140 NE 161ST PL
37 - 1	1	357970	0055	5/20/13	\$388,850	\$430,000	2,080	8	1962	Good	9,450	N	N	N	7068 NE 145TH ST
37 - 1	1	563150	1083	7/5/11	\$340,000	\$425,000	2,080	8	1994	Avg	8,100	N	N	N	8134 NE 158TH PL
37 - 1	1	357820	0050	6/14/12	\$363,000	\$440,000	2,090	8	1999	Avg	3,636	N	N	N	7847 NE 148TH ST
37 - 1	1	364910	0110	11/26/13	\$399,000	\$407,000	2,170	8	1998	Avg	9,649	N	N	N	7046 NE 153RD PL
37 - 1	1	730840	0070	4/6/12	\$385,000	\$472,000	2,170	8	2002	Avg	4,502	N	N	N	15511 73RD PL NE
37 - 1	1	083700	0100	6/17/13	\$424,900	\$465,000	2,200	8	1978	Good	8,625	N	N	N	14910 72ND PL NE
37 - 1	1	357900	0160	12/23/13	\$405,000	\$407,000	2,230	8	1984	Good	8,602	N	N	N	7007 NE 163RD ST
37 - 1	1	214070	0145	8/23/12	\$422,000	\$505,000	2,240	8	1999	Avg	5,250	N	N	N	14709 75TH AVE NE
37 - 1	1	563150	1168	6/24/13	\$416,000	\$454,000	2,250	8	2006	Avg	5,997	N	N	N	8143 NE 165TH ST
37 - 1	1	357900	0290	11/8/13	\$445,000	\$458,000	2,280	8	1988	Avg	10,447	Y	N	N	7060 NE 163RD ST
37 - 1	1	563150	0795	4/23/12	\$445,000	\$544,000	2,290	8	1994	Good	16,250	N	N	N	16041 76TH PL NE
37 - 1	1	357900	0650	10/12/12	\$399,950	\$473,000	2,290	8	1984	Good	7,264	N	N	N	16311 69TH AVE NE
37 - 1	1	364910	0242	1/23/13	\$446,000	\$513,000	2,310	8	2012	Avg	5,402	N	N	N	77313 NE 155TH ST
37 - 1	1	563150	0973	4/25/11	\$414,000	\$517,000	2,320	8	1996	Avg	11,565	N	N	N	8316 NE 161ST PL
37 - 1	1	113761	0140	3/15/12	\$403,000	\$495,000	2,340	8	1995	Avg	5,957	N	N	N	7815 NE 147TH ST

Improved Sales Used in This Annual Update Analysis

Areas 37 and 73 -- 1 to 3 Unit Residences

Area - 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
37 - 1	1	358210	0070	11/26/12	\$494,950	\$579,000	2,360	8	1994	Good	6,545	N	N	N	7127 NE 165TH PL
37 - 1	1	214070	0140	5/22/12	\$427,500	\$520,000	2,460	8	1997	Avg	6,156	N	N	N	14711 75TH AVE NE
37 - 1	1	563450	0247	5/10/12	\$435,000	\$530,000	2,470	8	2002	Avg	12,052	N	N	N	7709 NE 170TH ST
37 - 1	1	358210	0010	12/27/11	\$375,000	\$465,000	2,480	8	1990	Avg	10,272	N	N	N	16525 72ND AVE NE
37 - 1	1	214070	0060	11/7/13	\$539,000	\$555,000	2,520	8	1997	Avg	8,138	N	N	N	7238 NE 147TH PL
37 - 1	1	563450	0162	10/4/11	\$375,500	\$468,000	2,530	8	1995	Avg	12,320	N	N	N	7707 NE 167TH ST
37 - 1	1	563150	0366	6/4/12	\$520,000	\$631,000	2,530	8	2009	Avg	7,362	N	N	N	15447 81ST AVE NE
37 - 1	1	242604	9190	3/29/13	\$557,000	\$628,000	2,540	8	2012	Avg	4,672	N	N	N	7603 NE 143RD CT
37 - 1	1	242604	9196	7/29/13	\$579,900	\$625,000	2,560	8	2013	Avg	7,500	N	N	N	7812 NE 143RD ST
37 - 1	1	242604	9189	2/23/13	\$562,000	\$641,000	2,560	8	2012	Avg	5,594	N	N	N	7615 NE 143RD CT
37 - 1	1	242604	9188	4/11/13	\$518,000	\$581,000	2,570	8	2012	Avg	5,119	N	N	N	7611 NE 143RD CT
37 - 1	1	242604	9192	9/27/12	\$470,000	\$558,000	2,600	8	2012	Avg	4,411	N	N	N	7626 NE 143RD CT
37 - 1	1	113761	0050	7/28/11	\$371,499	\$464,000	2,610	8	1998	Avg	6,604	N	N	N	7818 NE 147TH ST
37 - 1	1	364910	0112	9/11/12	\$486,500	\$579,000	2,630	8	2012	Avg	7,559	N	N	N	7050 NE 153RD ST
37 - 1	1	242604	9191	9/12/12	\$498,275	\$593,000	2,630	8	2012	Avg	6,308	N	N	N	7630 NE 143RD CT
37 - 1	1	242604	9191	7/16/13	\$569,000	\$616,000	2,630	8	2012	Avg	6,308	N	N	N	7630 NE 143RD CT
37 - 1	1	242604	9193	10/10/12	\$539,250	\$638,000	2,630	8	2012	Avg	6,869	N	N	N	7622 NE 143RD CT
37 - 1	1	242604	9073	6/26/12	\$540,000	\$653,000	2,630	8	2012	Avg	7,187	N	N	N	7618 NE 143RD CT
37 - 1	1	563450	0171	10/23/12	\$515,950	\$609,000	2,646	8	2012	Avg	10,720	N	N	N	7803 NE 167TH ST
37 - 1	1	563150	0710	5/14/13	\$500,000	\$555,000	2,720	8	2010	Avg	7,200	N	N	N	7514 NE 155TH ST
37 - 1	1	242604	9197	7/30/13	\$609,900	\$657,000	2,780	8	2013	Avg	9,613	N	N	N	7804 NE 143RD ST
37 - 1	1	563150	1240	8/12/13	\$642,500	\$688,000	2,835	8	2013	Avg	30,492	N	N	N	16115 81ST PL NE
37 - 1	1	563150	0820	2/25/13	\$533,000	\$607,000	2,900	8	2012	Avg	8,625	N	N	N	15830 174TH AVE NE
37 - 1	1	731350	0040	10/9/13	\$502,000	\$524,000	2,950	8	2010	Avg	5,051	N	N	N	16318 82ND LN NE
37 - 1	1	242604	9199	8/22/13	\$629,900	\$672,000	2,960	8	2012	Avg	7,297	N	N	N	7819 NE 143RD ST
37 - 1	1	731350	0020	3/1/12	\$379,000	\$467,000	2,980	8	2010	Avg	4,502	N	N	N	16321 82ND LN NE
37 - 1	1	563150	0823	12/16/12	\$539,950	\$628,000	3,310	8	2013	Avg	11,850	N	N	N	15836 74TH AVE NE
37 - 1	1	083702	0055	8/23/12	\$350,000	\$419,000	1,490	9	1991	Avg	7,306	N	N	N	14931 73RD AVE NE
37 - 1	1	427660	0010	10/16/13	\$455,000	\$473,000	2,060	9	2000	Avg	5,183	N	N	N	8038 NE 162ND CT

Improved Sales Used in This Annual Update Analysis

Areas 37 and 73 -- 1 to 3 Unit Residences

Area - 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
37 - 1	1	1	619050	0440	10/24/13	\$454,000	\$470,000	2,130	9	1998	Avg	7,115	N	N	7822 NE 150TH ST
37 - 1	1	1	364910	0216	7/1/13	\$448,750	\$489,000	2,150	9	2005	Avg	7,526	N	N	15328 72ND AVE NE
37 - 1	1	1	619050	0420	3/18/11	\$420,000	\$524,000	2,210	9	1998	Avg	6,825	N	N	7830 NE 150TH ST
37 - 1	1	1	563150	0257	8/8/11	\$408,000	\$510,000	2,370	9	2000	Avg	6,075	N	N	8017 NE 148TH LN
37 - 1	1	1	619050	0470	10/5/12	\$410,000	\$486,000	2,380	9	1998	Avg	7,216	N	N	7806 NE 150TH ST
37 - 1	1	1	364910	0672	11/15/13	\$450,000	\$461,000	2,400	9	2003	Avg	5,866	N	N	15222 69TH LN NE
37 - 1	1	1	619050	0460	7/16/13	\$481,500	\$521,000	2,410	9	1998	Avg	6,825	N	N	7812 NE 150TH ST
37 - 1	1	1	563150	0646	6/17/13	\$599,950	\$657,000	2,450	9	2013	Avg	18,029	N	N	15956 76TH PL NE
37 - 1	1	1	619050	0430	12/11/12	\$510,715	\$595,000	2,480	9	1998	Avg	7,690	N	N	7826 NE 150TH ST
37 - 1	1	1	111710	0100	3/25/13	\$441,445	\$498,000	2,540	9	2007	Avg	4,582	N	N	8145 NE 149TH ST
37 - 1	1	1	619050	0250	4/1/11	\$512,000	\$639,000	2,570	9	1999	Avg	7,017	N	N	15264 80TH AVE NE
37 - 1	1	1	364910	0676	4/27/12	\$450,000	\$550,000	2,590	9	2003	Avg	7,910	N	N	15126 69TH LN NE
37 - 1	1	1	147233	0040	5/7/13	\$569,000	\$633,000	2,650	9	2004	Avg	5,775	N	N	7126 NE 167TH ST
37 - 1	1	1	111710	0030	12/31/12	\$509,000	\$590,000	2,660	9	2007	Avg	4,762	N	N	8119 NE 149TH ST
37 - 1	1	1	111710	0070	9/7/11	\$492,500	\$615,000	2,660	9	2007	Avg	7,407	N	N	8139 NE 149TH ST
37 - 1	1	1	563150	0978	10/25/12	\$462,500	\$545,000	2,680	9	2006	Avg	6,454	N	N	8329 NE 161ST PL
37 - 1	1	1	619050	0240	1/3/13	\$520,000	\$602,000	2,720	9	1999	Avg	8,058	N	N	15260 80TH AVE NE
37 - 1	1	1	619050	0240	6/11/12	\$520,000	\$631,000	2,720	9	1999	Avg	8,058	N	N	15260 80TH AVE NE
37 - 1	1	1	364910	0286	10/30/12	\$490,000	\$577,000	2,770	9	2010	Avg	5,639	N	N	15047 75TH AVE NE
37 - 1	1	1	563150	1151	4/2/13	\$494,500	\$557,000	2,790	9	2008	Avg	4,500	N	N	16300 81ST PL NE
37 - 1	1	1	163550	0070	11/17/11	\$500,000	\$622,000	2,790	9	2005	Avg	6,640	N	N	7610 NE 148TH PL
37 - 1	1	1	445860	0080	2/15/13	\$509,000	\$582,000	2,860	9	2009	Avg	5,008	N	N	8134 NE 147TH ST
37 - 1	1	1	563450	0101	3/6/13	\$523,000	\$594,000	2,870	9	2005	Avg	7,702	N	N	16630 74TH AVE NE
37 - 1	1	1	029361	0100	4/12/13	\$568,500	\$638,000	2,900	9	2007	Avg	6,212	N	N	14916 81ST AVE NE
37 - 1	1	1	619050	0090	12/18/13	\$560,000	\$564,000	2,950	9	1998	Avg	6,251	N	N	8024 NE NE 151ST CT
37 - 1	1	1	029361	0030	6/26/12	\$545,000	\$659,000	2,950	9	2007	Avg	5,803	N	N	8119 NE 150TH ST
37 - 1	1	1	619050	0180	6/5/13	\$600,000	\$660,000	2,950	9	1998	Avg	7,947	N	N	8022 NE 152ND CT
37 - 1	1	1	111710	0060	8/29/13	\$575,000	\$611,000	3,050	9	2007	Avg	4,602	N	N	8133 NE 149TH ST
37 - 1	1	1	445860	0010	6/17/13	\$550,000	\$602,000	3,060	9	2007	Avg	5,979	N	N	8107 NE 147TH ST

Improved Sales Used in This Annual Update Analysis

Areas 37 and 73 -- 1 to 3 Unit Residences

Area - 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
37 - 1	1	163550	0020	8/3/12	\$530,000	\$636,000	3,080	9	2006	Avg	5,607	N	N	N	7712 NE 148TH PL
37 - 1	1	163550	0140	5/3/12	\$555,000	\$677,000	3,080	9	2005	Avg	8,069	N	N	N	14705 77TH PL NE
37 - 1	1	563150	1072	8/2/13	\$659,000	\$709,000	3,170	9	2013	Avg	11,200	N	N	N	8123 NE 158TH ST
37 - 1	1	132604	9199	5/26/11	\$530,000	\$662,000	2,430	10	1997	Avg	9,573	Y	N	N	15825 71ST AVE NE
37 - 1	1	563150	0095	6/17/11	\$580,000	\$725,000	3,600	10	2007	Avg	10,540	N	N	N	15218 81ST AVE NE
37 - 1	2	798090	0042	5/4/11	\$200,000	\$250,000	950	7	1968	Avg	13,500	N	N	N	8054 NE 123RD ST
37 - 1	2	135790	0050	1/11/11	\$350,000	\$435,000	1,190	7	1996	Avg	5,002	N	N	N	8228 NE 125TH CT
37 - 1	2	384070	0512	11/21/13	\$375,000	\$383,000	1,200	7	1988	Avg	20,257	N	N	N	12634 82ND AVE NE
37 - 1	2	639600	0250	8/22/12	\$405,000	\$484,000	1,210	7	1993	Good	5,747	N	N	N	8135 NE 125TH ST
37 - 1	2	376330	0010	9/3/13	\$415,000	\$440,000	1,220	7	1959	Avg	9,900	N	N	N	12823 81ST AVE NE
37 - 1	2	327573	0220	6/21/12	\$406,000	\$492,000	1,240	7	1974	VGood	7,070	N	N	N	8007 NE 130TH PL
37 - 1	2	384070	0456	12/24/12	\$310,000	\$360,000	1,260	7	1983	Good	10,986	N	N	N	12724 83RD CT NE
37 - 1	2	607650	0335	10/16/13	\$600,000	\$624,000	1,300	7	1976	Avg	26,500	N	N	N	12317 80TH AVE NE
37 - 1	2	607650	0205	6/3/13	\$390,000	\$429,000	1,350	7	1976	Good	11,680	N	N	N	7821 NE 124TH ST
37 - 1	2	384070	0105	4/17/12	\$235,000	\$287,000	1,410	7	1962	Avg	9,680	N	N	N	8033 NE 132ND ST
37 - 1	2	051800	0110	7/25/11	\$370,000	\$462,000	1,550	7	1963	Good	9,984	N	N	N	13303 79TH PL NE
37 - 1	2	639600	0150	2/1/11	\$320,000	\$398,000	1,570	7	1993	Avg	5,710	N	N	N	8121 NE 126TH ST
37 - 1	2	798090	0072	6/17/13	\$350,500	\$384,000	1,600	7	1948	Good	15,225	N	N	N	8005 NE 124TH ST
37 - 1	2	384070	0566	8/14/13	\$405,000	\$433,000	1,610	7	1968	Good	12,600	N	N	N	8123 NE 126TH PL
37 - 1	2	384070	0131	12/12/13	\$340,000	\$344,000	1,670	7	1963	Avg	14,400	N	N	N	12849 82ND AVE NE
37 - 1	2	327574	0200	6/28/12	\$380,000	\$459,000	1,730	7	1977	Good	6,825	N	N	N	12916 79TH PL NE
37 - 1	2	639600	0120	2/28/13	\$433,000	\$493,000	1,750	7	1993	Avg	7,026	N	N	N	12528 81ST PL NE
37 - 1	2	798090	0062	5/21/13	\$312,900	\$346,000	1,840	7	1942	Good	11,775	N	N	N	8018 NE 123RD ST
37 - 1	2	639600	0100	6/23/11	\$304,000	\$380,000	2,290	7	1993	Avg	5,762	N	N	N	12520 81ST PL NE
37 - 1	2	639600	0020	11/26/12	\$424,042	\$496,000	2,290	7	1995	VGood	7,361	N	N	N	12521 80TH PL NE
37 - 1	2	254080	0080	11/4/11	\$365,000	\$454,000	1,850	8	1978	Good	8,404	N	N	N	13429 78TH PL NE
37 - 1	2	639600	0357	9/21/12	\$442,000	\$525,000	1,860	8	1997	VGood	5,301	N	N	N	7847 NE 125TH ST
37 - 1	2	185320	0040	6/14/11	\$462,000	\$577,000	2,010	8	1999	Good	5,281	N	N	N	8239 NE 124TH PL
37 - 1	2	185320	0060	6/26/13	\$475,000	\$518,000	2,040	8	1999	Avg	6,175	N	N	N	8251 NE 124TH PL

Improved Sales Used in This Annual Update Analysis

Areas 37 and 73 -- 1 to 3 Unit Residences

Area - 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
37 - 1	2	384070	0201	3/7/11	\$440,000	\$549,000	2,180	8	2004	Avg	13,894	N	N	N	8004 NE 128TH ST
37 - 1	2	325948	0040	9/15/11	\$359,500	\$449,000	2,290	8	2002	Avg	3,547	N	N	N	8023 NE 131ST CT
37 - 1	2	185320	0020	4/11/11	\$500,000	\$624,000	2,570	8	1998	Good	6,834	N	N	N	8225 NE 124TH PL
37 - 1	2	384070	0757	6/22/11	\$375,000	\$469,000	2,840	8	2001	Avg	11,044	N	N	N	12458 JUANITA DR NE
37 - 1	2	384070	0614	10/26/11	\$705,000	\$878,000	3,640	9	2008	Avg	7,260	N	N	N	8028 NE 126TH ST
37 - 1	2	384070	0570	7/17/13	\$766,800	\$830,000	3,680	9	2005	Avg	7,559	N	N	N	12605 82ND AVE NE
37 - 2	1	667550	0130	6/6/13	\$213,000	\$234,000	840	6	1951	Avg	8,530	N	N	N	8644 NE 141ST ST
37 - 2	1	514510	0030	5/21/13	\$380,000	\$421,000	790	7	1971	Good	7,193	N	N	N	9018 NE 141ST ST
37 - 2	1	289660	0020	7/29/13	\$255,000	\$275,000	820	7	1969	Avg	7,700	N	N	N	13610 91ST PL NE
37 - 2	1	289660	0190	5/11/12	\$260,000	\$317,000	820	7	1969	Good	8,502	N	N	N	9035 NE 137TH ST
37 - 2	1	039530	0140	9/3/13	\$330,000	\$350,000	970	7	1966	Avg	9,514	N	N	N	13904 87TH AVE NE
37 - 2	1	865173	0100	12/13/13	\$433,000	\$437,000	1,000	7	1982	Good	9,075	N	N	N	14334 93RD AVE NE
37 - 2	1	514510	0380	2/2/11	\$204,500	\$255,000	1,010	7	1969	Good	7,089	N	N	N	14047 90TH PL NE
37 - 2	1	514510	0430	10/4/11	\$205,000	\$256,000	1,010	7	1969	Avg	7,402	N	N	N	14024 90TH AVE NE
37 - 2	1	856460	0040	4/25/13	\$250,000	\$279,000	1,010	7	1966	Avg	10,175	N	N	N	13754 87TH AVE NE
37 - 2	1	357811	0240	5/15/12	\$340,000	\$414,000	1,030	7	1983	VGood	8,797	N	N	N	14120 88TH PL NE
37 - 2	1	856450	0310	9/5/12	\$310,000	\$370,000	1,030	7	1961	Good	10,181	N	N	N	8413 NE 137TH ST
37 - 2	1	076690	0290	6/15/11	\$294,000	\$367,000	1,030	7	1990	Good	7,381	N	N	N	15016 87TH AVE NE
37 - 2	1	790539	0390	4/25/13	\$239,900	\$268,000	1,050	7	1974	Avg	6,960	Y	N	N	9412 NE 138TH ST
37 - 2	1	790538	0440	9/13/13	\$361,000	\$381,000	1,050	7	1971	Good	6,965	N	N	N	13522 92ND PL NE
37 - 2	1	790537	0560	11/30/11	\$205,000	\$255,000	1,060	7	1973	Avg	8,000	N	N	N	9768 NE 135TH PL
37 - 2	1	039530	0250	5/14/12	\$214,000	\$261,000	1,060	7	1963	Avg	9,514	N	N	N	8405 NE 139TH ST
37 - 2	1	375510	0540	11/5/13	\$299,950	\$309,000	1,060	7	1966	Avg	10,609	N	N	N	13248 85TH AVE NE
37 - 2	1	357480	0440	5/12/11	\$330,000	\$412,000	1,060	7	1980	Good	8,777	N	N	N	8837 NE 144TH PL
37 - 2	1	265100	0120	4/4/13	\$320,000	\$360,000	1,070	7	1968	VGood	9,887	N	N	N	8815 NE 137TH PL
37 - 2	1	514500	0120	8/1/11	\$240,000	\$300,000	1,090	7	1968	Avg	7,441	N	N	N	14006 89TH AVE NE
37 - 2	1	542251	0120	10/23/13	\$275,000	\$285,000	1,100	7	1973	Avg	7,262	N	N	N	9136 NE 139TH ST
37 - 2	1	357480	0410	4/13/11	\$320,000	\$400,000	1,100	7	1978	Good	8,459	N	N	N	14429 88TH CT NE
37 - 2	1	076690	0280	9/4/13	\$346,000	\$367,000	1,110	7	1991	Good	8,909	N	N	N	15010 87TH AVE NE

Improved Sales Used in This Annual Update Analysis

Areas 37 and 73 -- 1 to 3 Unit Residences

Area - 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
37 - 2	1	076690	0280	10/12/11	\$301,950	\$376,000	1,110	7	1991	Good	8,909	N	N	N	15010 87TH AVE NE
37 - 2	1	212541	0110	3/25/11	\$304,500	\$380,000	1,130	7	1987	Good	11,182	N	N	N	9724 NE 141ST CT
37 - 2	1	212541	0130	4/19/12	\$310,000	\$379,000	1,140	7	1986	Good	13,652	N	N	N	9712 NE 141ST CT
37 - 2	1	212541	0300	2/25/11	\$256,000	\$319,000	1,150	7	1986	Avg	11,066	N	N	N	14107 97TH AVE NE
37 - 2	1	076690	0220	8/24/11	\$295,000	\$368,000	1,150	7	1990	Good	6,652	N	N	N	15017 87TH AVE NE
37 - 2	1	076690	0230	7/18/12	\$321,000	\$387,000	1,150	7	1990	Good	6,038	N	N	N	15011 87TH AVE NE
37 - 2	1	357480	0300	3/15/12	\$325,000	\$399,000	1,150	7	1978	Good	7,350	N	N	N	14447 89TH PL NE
37 - 2	1	076690	0270	6/26/12	\$303,000	\$366,000	1,160	7	1990	Good	10,925	N	N	N	15006 87TH AVE NE
37 - 2	1	509790	0230	6/16/11	\$290,000	\$362,000	1,160	7	1977	Avg	7,853	N	N	N	13516 89TH PL NE
37 - 2	1	290950	0120	12/30/13	\$375,000	\$375,000	1,160	7	1971	Avg	7,041	N	N	N	9214 NE 136TH PL
37 - 2	1	357480	1480	12/21/11	\$232,500	\$288,000	1,170	7	1987	Avg	8,250	N	N	N	14413 88TH AVE NE
37 - 2	1	790538	0260	4/29/13	\$488,800	\$545,000	1,170	7	2013	Avg	8,102	N	N	N	13458 92ND PL NE
37 - 2	1	790538	0800	8/28/12	\$333,000	\$398,000	1,170	7	1971	Good	8,932	Y	N	N	13525 95TH AVE NE
37 - 2	1	039530	0040	9/27/11	\$259,000	\$323,000	1,170	7	1964	Avg	9,600	N	N	N	8426 NE 139TH ST
37 - 2	1	375480	0060	4/13/13	\$350,000	\$393,000	1,180	7	1963	Good	9,180	N	N	N	8626 NE 132ND PL
37 - 2	1	755830	0160	1/29/13	\$396,450	\$455,000	1,180	7	1981	Good	13,878	N	N	N	9739 NE 138TH PL
37 - 2	1	357810	0330	5/7/13	\$250,000	\$278,000	1,190	7	1974	Avg	7,724	N	N	N	9139 NE 142ND WAY
37 - 2	1	357810	0330	9/16/13	\$294,500	\$311,000	1,190	7	1974	Avg	7,724	N	N	N	9139 NE 142ND WAY
37 - 2	1	790537	0520	9/18/13	\$370,000	\$390,000	1,200	7	1975	VGood	11,600	N	N	N	9753 NE 135TH PL
37 - 2	1	790539	0080	1/11/12	\$335,000	\$415,000	1,210	7	1972	Good	9,014	Y	N	N	9529 NE 137TH ST
37 - 2	1	357480	0330	5/15/12	\$375,000	\$457,000	1,210	7	1978	VGood	8,292	N	N	N	8834 NE 144TH PL
37 - 2	1	229670	0050	6/30/11	\$390,000	\$487,000	1,210	7	1969	VGood	8,284	N	N	N	13311 91ST PL NE
37 - 2	1	229670	0270	4/11/12	\$255,000	\$312,000	1,220	7	1970	Good	8,135	N	N	N	13204 91ST PL NE
37 - 2	1	229670	0800	1/13/12	\$247,000	\$306,000	1,220	7	1968	Avg	7,350	N	N	N	9019 NE 136TH ST
37 - 2	1	265110	0070	6/21/13	\$330,000	\$361,000	1,220	7	1968	Good	7,425	N	N	N	13703 90TH PL NE
37 - 2	1	865174	0100	9/22/11	\$357,500	\$446,000	1,230	7	1979	Good	8,000	N	N	N	14013 92ND PL NE
37 - 2	1	542250	0220	5/4/11	\$350,000	\$437,000	1,230	7	1973	Good	6,705	N	N	N	9211 NE 138TH PL
37 - 2	1	192605	9213	11/13/12	\$295,000	\$346,000	1,240	7	1991	Avg	12,525	N	N	N	8416 NE 137TH CT
37 - 2	1	790537	0020	3/29/11	\$292,500	\$365,000	1,240	7	1974	Avg	9,258	N	N	N	13652 99TH AVE NE

Improved Sales Used in This Annual Update Analysis

Areas 37 and 73 -- 1 to 3 Unit Residences

Area - 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
37 - 2	1	375500	0130	7/12/12	\$223,000	\$269,000	1,250	7	1966	Good	10,500	N	N	N	8648 NE 140TH ST
37 - 2	1	212100	0100	6/4/12	\$304,000	\$369,000	1,260	7	1978	VGood	10,843	N	N	N	8435 NE 144TH PL
37 - 2	1	856460	0110	2/13/13	\$325,000	\$372,000	1,260	7	1966	Good	9,874	N	N	N	8514 NE 137TH PL
37 - 2	1	229670	0690	11/15/11	\$332,000	\$413,000	1,260	7	1969	Good	7,514	N	N	N	13413 90TH PL NE
37 - 2	1	229670	0480	8/15/13	\$431,000	\$461,000	1,260	7	1969	VGood	7,700	N	N	N	13520 91ST PL NE
37 - 2	1	514500	0010	2/20/12	\$227,500	\$280,000	1,300	7	1968	Avg	7,542	N	N	N	14033 90TH AVE NE
37 - 2	1	358521	0160	4/19/13	\$301,000	\$337,000	1,300	7	1967	Good	8,051	N	N	N	8801 NE 138TH ST
37 - 2	1	358521	0250	1/19/11	\$261,950	\$326,000	1,300	7	1967	Avg	7,910	N	N	N	8818 NE 138TH ST
37 - 2	1	358521	0280	4/11/12	\$311,000	\$381,000	1,300	7	1967	Good	8,550	N	N	N	13820 88TH AVE NE
37 - 2	1	563250	0040	10/25/12	\$299,900	\$354,000	1,310	7	1960	Good	9,940	N	N	N	9020 NE 147TH ST
37 - 2	1	790539	0460	9/7/11	\$321,500	\$401,000	1,310	7	1986	Avg	8,175	N	N	N	9714 NE 136TH ST
37 - 2	1	563250	0140	1/31/12	\$205,000	\$253,000	1,320	7	1960	Avg	10,865	N	N	N	9047 NE 147TH ST
37 - 2	1	514510	0260	3/27/13	\$283,000	\$319,000	1,320	7	1969	Good	7,403	N	N	N	14036 90TH PL NE
37 - 2	1	856460	0070	8/31/12	\$262,227	\$313,000	1,320	7	1966	Avg	10,235	N	N	N	8546 NE 137TH PL
37 - 2	1	357480	0700	1/24/13	\$407,000	\$468,000	1,320	7	1979	VGood	9,620	N	N	N	14404 91ST AVE NE
37 - 2	1	357811	0230	5/3/13	\$325,000	\$362,000	1,340	7	1984	VGood	7,216	N	N	N	14114 88TH PL NE
37 - 2	1	790539	0300	11/21/11	\$330,000	\$410,000	1,340	7	1972	Good	8,280	N	N	N	9435 NE 138TH ST
37 - 2	1	375500	0030	4/4/12	\$240,000	\$294,000	1,350	7	1966	Avg	10,500	N	N	N	8418 NE 140TH ST
37 - 2	1	563050	0335	4/18/13	\$365,000	\$409,000	1,350	7	1993	Avg	22,846	N	N	N	14628 84TH AVE NE
37 - 2	1	290950	0380	6/18/13	\$335,000	\$367,000	1,360	7	1971	Good	7,140	N	N	N	13629 92ND PL NE
37 - 2	1	265110	0160	1/7/13	\$295,000	\$341,000	1,370	7	1969	Good	8,755	N	N	N	13737 90TH PL NE
37 - 2	1	357480	1130	11/27/12	\$344,000	\$402,000	1,370	7	1978	Good	8,864	N	N	N	9021 NE 143RD ST
37 - 2	1	212540	0110	6/27/12	\$366,000	\$443,000	1,370	7	1984	Good	8,310	Y	N	N	9622 NE 140TH CT
37 - 2	1	542251	0200	1/17/12	\$270,000	\$334,000	1,380	7	1973	Avg	8,061	N	N	N	9225 NE 139TH ST
37 - 2	1	563050	0446	6/4/12	\$315,000	\$382,000	1,380	7	1982	Avg	19,103	N	N	N	8431 NE 150TH ST
37 - 2	1	375500	0110	12/2/13	\$270,000	\$274,000	1,390	7	1966	Good	10,500	N	N	N	8632 NE 140TH ST
37 - 2	1	790539	0160	2/24/12	\$400,000	\$493,000	1,390	7	1972	Good	9,000	Y	N	N	13731 97TH AVE NE
37 - 2	1	667550	0122	7/8/11	\$275,000	\$344,000	1,390	7	1950	Avg	11,172	N	N	N	8630 NE 141ST ST
37 - 2	1	375510	0320	6/15/11	\$306,000	\$382,000	1,400	7	1964	Good	11,320	N	N	N	13234 86TH PL NE

Improved Sales Used in This Annual Update Analysis

Areas 37 and 73 -- 1 to 3 Unit Residences

Area - 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
37 - 2	1	790539	0200	4/1/11	\$369,500	\$461,000	1,410	7	1973	VGood	8,025	Y	N	N	9508 NE 137TH ST
37 - 2	1	375510	0300	4/4/12	\$240,000	\$294,000	1,420	7	1964	Avg	10,614	N	N	N	8609 NE 133RD ST
37 - 2	1	229670	0360	10/31/11	\$300,000	\$373,000	1,420	7	1969	Good	7,693	N	N	N	13323 92ND AVE NE
37 - 2	1	375510	0090	1/30/12	\$300,000	\$371,000	1,420	7	1967	Good	10,167	N	N	N	8523 NE 136TH ST
37 - 2	1	375510	0050	1/4/12	\$297,500	\$368,000	1,420	7	1966	Good	11,505	N	N	N	8520 NE 136TH ST
37 - 2	1	357480	0160	2/6/12	\$300,000	\$370,000	1,420	7	1978	Good	7,830	N	N	N	14428 90TH CT NE
37 - 2	1	357480	1690	4/3/12	\$342,500	\$420,000	1,420	7	1983	Good	7,198	N	N	N	14447 86TH PL NE
37 - 2	1	229670	0330	10/24/11	\$310,000	\$386,000	1,420	7	1969	Avg	8,261	N	N	N	13248 91ST PL NE
37 - 2	1	229670	0400	10/2/12	\$372,000	\$441,000	1,420	7	1969	Good	7,713	N	N	N	9114 NE 134TH ST
37 - 2	1	357480	1470	12/14/12	\$344,000	\$400,000	1,440	7	1987	Good	9,375	N	N	N	14419 88TH AVE NE
37 - 2	1	755830	0150	12/21/12	\$379,000	\$440,000	1,440	7	1981	Good	10,386	N	N	N	9735 NE 138TH PL
37 - 2	1	290950	0400	7/5/12	\$291,500	\$352,000	1,440	7	1970	Good	7,140	N	N	N	13617 92ND PL NE
37 - 2	1	229671	0010	10/16/13	\$500,000	\$520,000	1,450	7	1971	VGood	7,800	N	N	N	9090 NE 131ST PL
37 - 2	1	229671	0180	6/20/12	\$325,000	\$394,000	1,460	7	1969	VGood	7,200	N	N	N	13166 91ST PL NE
37 - 2	1	790539	0110	4/2/13	\$505,000	\$569,000	1,460	7	1974	VGood	8,640	Y	N	N	13716 97TH AVE NE
37 - 2	1	790539	0140	3/3/11	\$366,000	\$456,000	1,460	7	1972	Avg	15,124	Y	N	N	13742 97TH AVE NE
37 - 2	1	290950	0110	12/30/13	\$300,000	\$300,000	1,480	7	1970	Avg	7,475	Y	N	N	9222 NE 136TH PL
37 - 2	1	685510	0020	9/24/12	\$425,000	\$505,000	1,480	7	1970	VGood	10,346	Y	N	N	9734 NE 139TH ST
37 - 2	1	358521	0360	2/25/13	\$309,950	\$353,000	1,480	7	1967	Good	7,236	N	N	N	13824 89TH AVE NE
37 - 2	1	357480	0020	3/14/13	\$435,000	\$493,000	1,480	7	1978	VGood	7,203	N	N	N	14449 91ST AVE NE
37 - 2	1	192605	9200	6/1/12	\$372,000	\$452,000	1,490	7	1980	Good	20,132	Y	N	N	9717 NE 140TH ST
37 - 2	1	750300	0080	2/8/13	\$340,000	\$389,000	1,490	7	1960	VGood	11,440	N	N	N	15023 SIMONDS RD NE
37 - 2	1	357810	0180	2/16/12	\$330,991	\$408,000	1,500	7	1975	VGood	7,931	N	N	N	9114 NE 141ST PL
37 - 2	1	111900	0210	12/18/12	\$445,500	\$518,000	1,500	7	1974	Good	6,460	N	N	N	13176 92ND AVE NE
37 - 2	1	039530	0660	2/22/13	\$323,000	\$368,000	1,510	7	1967	VGood	9,285	N	N	N	13753 87TH AVE NE
37 - 2	1	357480	0640	11/23/11	\$452,500	\$562,000	1,520	7	1978	VGood	9,800	N	N	N	8841 NE 144TH ST
37 - 2	1	856450	0080	6/14/13	\$425,000	\$466,000	1,530	7	1962	Good	10,219	N	N	N	8604 NE 137TH ST
37 - 2	1	212100	0130	11/25/13	\$425,000	\$433,000	1,540	7	1950	Good	10,464	N	N	N	8420 NE 144TH ST
37 - 2	1	192605	9016	6/16/11	\$269,900	\$337,000	1,550	7	1950	Avg	12,635	N	N	N	8420 NE 137TH CT

Improved Sales Used in This Annual Update Analysis

Areas 37 and 73 -- 1 to 3 Unit Residences

Area - 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
37 - 2	1	357480	0630	9/19/12	\$353,000	\$420,000	1,570	7	1978	Good	8,052	N	N	N	8835 NE 144TH ST
37 - 2	1	212541	0210	4/15/11	\$330,000	\$412,000	1,580	7	1987	Good	6,527	N	N	N	14137 97TH AVE NE
37 - 2	1	514510	0220	1/23/12	\$305,000	\$377,000	1,580	7	1969	Good	7,198	N	N	N	14037 91ST PL NE
37 - 2	1	865171	0250	4/18/11	\$360,000	\$450,000	1,590	7	1977	VGood	9,900	Y	N	N	9527 NE 141ST PL
37 - 2	1	865170	0360	12/5/11	\$265,000	\$329,000	1,610	7	1976	Avg	7,457	N	N	N	9307 NE 140TH ST
37 - 2	1	229670	0680	1/18/11	\$360,000	\$448,000	1,660	7	1969	VGood	7,660	N	N	N	13421 90TH PL NE
37 - 2	1	212540	0190	11/4/13	\$369,900	\$381,000	1,660	7	1982	Avg	8,262	N	N	N	14033 97TH AVE NE
37 - 2	1	865171	0350	4/17/13	\$402,900	\$451,000	1,660	7	1977	Good	8,050	N	N	N	9326 NE 141ST PL
37 - 2	1	563050	0101	9/25/12	\$310,000	\$368,000	1,680	7	1958	Good	17,365	N	N	N	8908 NE 145TH ST
37 - 2	1	357480	0420	2/18/11	\$340,000	\$424,000	1,710	7	1978	Good	11,497	N	N	N	8825 NE 144TH PL
37 - 2	1	172750	0330	10/17/11	\$336,000	\$419,000	1,780	7	1972	Good	7,000	N	N	N	9317 NE 133RD ST
37 - 2	1	790537	0360	12/7/11	\$259,000	\$322,000	1,800	7	1977	Avg	7,600	N	N	N	13403 98TH AVE NE
37 - 2	1	357480	0570	9/13/11	\$300,000	\$374,000	1,800	7	1980	Good	7,237	N	N	N	14452 88TH AVE NE
37 - 2	1	865172	0360	6/8/11	\$260,000	\$325,000	1,820	7	1978	Avg	7,848	N	N	N	9326 NE 142ND ST
37 - 2	1	039530	0100	4/18/12	\$334,000	\$409,000	1,850	7	1965	Good	9,600	N	N	N	8616 NE 139TH ST
37 - 2	1	111900	0140	6/11/12	\$440,000	\$534,000	1,890	7	1974	Good	7,200	N	N	N	9204 NE 131ST PL
37 - 2	1	229670	0620	7/30/13	\$311,500	\$335,000	1,940	7	1968	Avg	7,784	N	N	N	13432 90TH PL NE
37 - 2	1	229671	0160	8/29/11	\$349,900	\$437,000	1,940	7	1969	Good	8,866	N	N	N	13154 91ST PL NE
37 - 2	1	865170	0510	3/14/12	\$432,000	\$531,000	2,060	7	1976	Good	12,097	N	N	N	9509 NE 139TH ST
37 - 2	1	375500	0040	6/21/11	\$311,000	\$389,000	2,070	7	1965	Avg	10,500	N	N	N	8424 NE 140TH ST
37 - 2	1	514500	0340	12/11/12	\$315,000	\$367,000	2,100	7	1968	Good	8,047	N	N	N	8705 NE 141ST ST
37 - 2	1	357480	0960	3/18/11	\$303,000	\$378,000	2,190	7	1979	Good	8,160	N	N	N	9132 NE 143RD PL
37 - 2	1	229670	0540	9/12/11	\$327,000	\$408,000	2,210	7	1968	Good	8,435	N	N	N	13429 91ST PL NE
37 - 2	1	790539	0410	10/22/12	\$404,800	\$478,000	1,200	8	1977	VGood	7,650	N	N	N	9604 NE 136TH ST
37 - 2	1	865173	0470	11/28/12	\$370,000	\$432,000	1,220	8	1979	Good	8,400	N	N	N	14266 92ND PL NE
37 - 2	1	865173	0300	7/12/12	\$371,500	\$448,000	1,220	8	1979	Good	8,857	N	N	N	9224 NE 142ND CT
37 - 2	1	865174	0060	11/19/12	\$317,500	\$372,000	1,230	8	1979	Avg	7,350	N	N	N	14035 92ND PL NE
37 - 2	1	357810	0150	7/15/13	\$347,000	\$376,000	1,240	8	1976	Avg	8,276	N	N	N	9130 NE 141ST PL
37 - 2	1	357810	0400	6/21/12	\$354,000	\$429,000	1,240	8	1976	Good	11,560	N	N	N	9012 NE 142ND WAY

Improved Sales Used in This Annual Update Analysis

Areas 37 and 73 -- 1 to 3 Unit Residences

Area - 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
37 - 2	1	865170	0330	1/20/11	\$365,000	\$454,000	1,290	8	1975	Avg	7,200	N	N	N	13935 93RD AVE NE
37 - 2	1	755830	0140	6/12/12	\$375,000	\$455,000	1,330	8	1981	Good	15,001	N	N	N	9727 NE 138TH PL
37 - 2	1	357480	1780	9/25/13	\$337,000	\$354,000	1,340	8	1979	Avg	7,048	N	N	N	14315 85TH PL NE
37 - 2	1	357480	1950	12/27/12	\$420,000	\$487,000	1,400	8	1978	Good	8,126	N	N	N	14248 87TH CT NE
37 - 2	1	865170	0080	12/24/12	\$475,000	\$551,000	1,460	8	1975	VGood	7,000	Y	N	N	13916 94TH AVE NE
37 - 2	1	685500	0080	6/26/13	\$380,000	\$415,000	1,530	8	1967	Avg	9,569	N	N	N	9802 NE 139TH ST
37 - 2	1	086640	0020	12/17/13	\$562,500	\$567,000	1,580	8	2009	Avg	5,804	N	N	N	14054 84TH CT NE
37 - 2	1	111900	0080	4/9/13	\$425,000	\$477,000	1,590	8	1971	Good	13,080	N	N	N	13168 93RD AVE NE
37 - 2	1	865171	0110	4/19/11	\$365,000	\$456,000	1,610	8	1977	Good	11,136	Y	N	N	14041 95TH AVE NE
37 - 2	1	865174	0010	11/14/11	\$372,000	\$463,000	1,610	8	1979	Good	7,200	N	N	N	9212 NE 141ST ST
37 - 2	1	865171	0260	9/21/11	\$368,000	\$459,000	1,610	8	1977	Good	8,800	Y	N	N	9537 NE 141ST PL
37 - 2	1	865172	0320	6/1/11	\$378,800	\$473,000	1,610	8	1979	Good	7,446	N	N	N	14221 95TH AVE NE
37 - 2	1	375510	0010	11/13/12	\$500,000	\$587,000	1,670	8	2012	Avg	9,627	N	N	N	8420 NE 136TH ST
37 - 2	1	865171	0290	6/18/12	\$395,000	\$478,000	1,670	8	1977	Good	16,190	N	N	N	9524 NE 141ST PL
37 - 2	1	790538	0040	12/6/11	\$435,000	\$540,000	1,670	8	1977	VGood	11,695	Y	N	N	13508 95TH AVE NE
37 - 2	1	212541	0050	5/3/13	\$534,000	\$595,000	1,710	8	2009	Avg	8,443	N	N	N	9731 NE 141ST CT
37 - 2	1	357480	1000	2/3/12	\$390,000	\$482,000	1,960	8	1978	Good	9,833	N	N	N	9106 NE 143RD PL
37 - 2	1	563050	0321	6/5/13	\$415,000	\$457,000	2,060	8	1953	Avg	18,300	N	N	N	14522 84TH AVE NE
37 - 2	1	070450	0100	12/11/12	\$425,000	\$495,000	2,110	8	1992	Good	6,760	N	N	N	9044 NE 145TH PL
37 - 2	1	563050	0083	11/15/11	\$524,950	\$653,000	2,130	8	1979	VGood	17,181	N	N	N	8829 NE 147TH ST
37 - 2	1	020030	0170	7/9/12	\$369,000	\$445,000	2,170	8	1993	Avg	7,202	N	N	N	8848 NE 150TH ST
37 - 2	1	375680	0080	11/29/12	\$480,000	\$561,000	2,330	8	1961	VGood	10,077	N	N	N	13512 87TH AVE NE
37 - 2	1	070445	0290	4/18/13	\$420,000	\$470,000	2,420	8	1993	Good	11,170	N	N	N	14501 86TH PL NE
37 - 2	1	232972	0120	7/13/11	\$369,000	\$461,000	2,440	8	2003	Avg	5,197	N	N	N	8966 NE 148TH PL
37 - 2	1	077690	0050	8/17/12	\$411,000	\$492,000	2,460	8	2003	Avg	5,105	N	N	N	8426 NE 153RD ST
37 - 2	1	077690	0360	1/7/13	\$513,500	\$594,000	2,490	8	2004	Good	4,504	N	N	N	15110 85TH AVE NE
37 - 2	1	563050	0260	8/22/13	\$550,000	\$586,000	2,520	8	1983	Avg	11,700	N	N	N	14541 88TH AVE NE
37 - 2	1	232972	0190	4/22/13	\$486,500	\$544,000	2,600	8	2003	Good	4,521	N	N	N	8934 NE 148TH PL
37 - 2	1	070445	0270	6/6/12	\$452,000	\$549,000	2,700	8	1993	Good	6,499	N	N	N	14513 86TH PL NE

Improved Sales Used in This Annual Update Analysis

Areas 37 and 73 -- 1 to 3 Unit Residences

Area - 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	
37 - 2	1	077690	0090	8/23/13	\$531,000	\$566,000	2,710	8	2003	Avg	5,737	N	N	15217 85TH AVE NE	
37 - 2	1	077690	0300	6/6/13	\$521,000	\$573,000	2,710	8	2004	Avg	5,816	N	N	15115 85TH AVE NE	
37 - 2	1	865173	0190	10/13/11	\$365,000	\$455,000	2,750	8	1981	Good	6,552	N	N	14305 93RD AVE NE	
37 - 2	1	070445	0180	5/21/12	\$399,000	\$486,000	2,750	8	1993	Avg	7,366	N	N	14567 86TH PL NE	
37 - 2	1	070445	0250	3/4/11	\$462,000	\$576,000	2,780	8	1993	Good	6,094	N	N	14525 86TH PL NE	
37 - 2	1	077690	0350	2/14/11	\$490,000	\$610,000	2,850	8	2003	Avg	5,123	N	N	15104 85TH AVE NE	
37 - 2	1	077690	0320	6/24/13	\$499,999	\$546,000	2,870	8	2003	Avg	5,814	N	N	15109 85TH AVE NE	
37 - 2	1	232972	0130	4/6/11	\$490,000	\$612,000	2,910	8	2003	Avg	4,516	N	N	8962 NE 148TH PL	
37 - 2	1	357860	0141	10/27/11	\$390,000	\$486,000	2,470	9	2006	Avg	7,539	N	N	8614 NE 155TH ST	
37 - 2	1	192605	9235	6/14/13	\$653,000	\$716,000	2,490	9	2013	Avg	6,633	N	N	14007 90TH AVE NE	
37 - 2	1	563050	0387	8/6/12	\$480,000	\$576,000	2,520	9	2001	Avg	7,540	N	N	8428 NE 147TH PL	
37 - 2	1	192605	9010	6/28/13	\$649,950	\$709,000	2,620	9	2013	Avg	6,633	N	N	14011 90TH AVE NE	
37 - 2	1	357475	0100	6/25/12	\$494,950	\$599,000	2,660	9	2006	Avg	4,500	N	N	8834 NE 148TH PL	
37 - 2	1	357475	0010	10/28/11	\$486,250	\$605,000	2,720	9	2005	Avg	4,551	N	N	8811 NE 148TH PL	
37 - 2	1	357475	0090	2/14/13	\$478,000	\$546,000	2,780	9	2006	Avg	4,613	N	N	8836 NE 148TH PL	
37 - 2	1	192605	9231	6/20/13	\$677,500	\$741,000	2,870	9	2005	Avg	9,003	N	N	14151 97TH AVE NE	
37 - 2	1	769000	0090	7/26/12	\$390,000	\$469,000	2,960	9	1994	Avg	6,876	N	N	15127 SIMONDS RD NE	
37 - 2	1	749101	0060	7/17/13	\$682,500	\$739,000	2,250	10	2001	Avg	5,638	N	N	13328 88TH PL NE	
37 - 2	2	302605	9315	9/20/12	\$310,000	\$369,000	1,800	6	1946	Avg	13,760	N	N	9835 NE 128TH ST	
37 - 2	2	113800	0770	6/27/12	\$310,000	\$375,000	820	7	1969	Good	7,723	N	N	9724 NE 124TH ST	
37 - 2	2	113800	0400	5/17/11	\$230,000	\$287,000	840	7	1969	Avg	7,720	N	N	9751 NE 126TH PL	
37 - 2	2	113800	0370	10/29/13	\$240,000	\$248,000	910	7	1972	Avg	6,400	N	N	9756 NE 126TH PL	
37 - 2	2	113800	0290	6/17/13	\$315,500	\$346,000	910	7	1972	Avg	7,215	N	N	9775 NE 127TH PL	
37 - 2	2	113800	0320	10/19/12	\$315,000	\$372,000	940	7	1972	VGood	8,191	N	N	9784 NE 126TH PL	
37 - 2	2	113801	0270	2/27/13	\$315,100	\$359,000	1,040	7	1974	Avg	7,575	N	N	12814 97TH AVE NE	
37 - 2	2	183070	0050	4/18/11	\$325,000	\$406,000	1,090	7	1983	VGood	9,802	N	N	8428 NE 131ST PL	
37 - 2	2	113800	0210	4/15/13	\$360,000	\$404,000	1,090	7	1969	Good	6,970	N	N	9764 NE 127TH PL	
37 - 2	2	302605	9318	8/5/13	\$380,000	\$408,000	1,130	7	1980	Good	6,740	N	N	9505 NE 128TH ST	
37 - 2	2	278360	0140	6/6/11	\$340,000	\$425,000	1,160	7	1980	Avg	19,430	N	N	12820 87TH AVE NE	

Improved Sales Used in This Annual Update Analysis

Areas 37 and 73 -- 1 to 3 Unit Residences

Area - 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
37 - 2	2	229740	0260	11/8/13	\$332,500	\$342,000	1,180	7	1976	Avg	8,030	N	N	N	13038 87TH PL NE
37 - 2	2	172751	0030	5/24/12	\$410,000	\$499,000	1,180	7	1973	VGood	7,262	N	N	N	12523 87TH PL NE
37 - 2	2	141970	0270	8/29/13	\$312,299	\$332,000	1,210	7	1980	Avg	6,760	N	N	N	9634 NE 129TH PL
37 - 2	2	229741	0090	8/13/12	\$346,000	\$415,000	1,220	7	1976	Avg	7,600	N	N	N	8817 NE 132ND ST
37 - 2	2	254085	0330	4/11/11	\$359,500	\$449,000	1,230	7	1981	Good	7,328	N	N	N	8607 NE 126TH PL
37 - 2	2	113800	0640	6/8/11	\$285,000	\$356,000	1,270	7	1969	Good	7,215	N	N	N	9772 NE 124TH PL
37 - 2	2	113801	0470	4/24/13	\$381,650	\$426,000	1,340	7	1970	Good	10,260	N	N	N	12817 95TH AVE NE
37 - 2	2	113800	0690	4/19/13	\$242,000	\$271,000	1,370	7	1971	Avg	7,500	N	N	N	9748 NE 124TH PL
37 - 2	2	113800	0580	4/22/13	\$367,750	\$411,000	1,390	7	1972	Good	7,215	N	N	N	9769 NE 125TH PL
37 - 2	2	254085	0380	7/31/12	\$342,000	\$411,000	1,400	7	1981	Good	8,181	N	N	N	8637 NE 126TH PL
37 - 2	2	113801	0610	1/23/13	\$354,000	\$407,000	1,440	7	1974	Good	7,262	N	N	N	12759 98TH PL NE
37 - 2	2	113801	0610	2/4/11	\$328,000	\$408,000	1,440	7	1974	Good	7,262	N	N	N	12759 98TH PL NE
37 - 2	2	141970	0100	7/30/12	\$399,000	\$480,000	1,510	7	1980	Good	7,162	N	N	N	13001 96TH PL NE
37 - 2	2	113801	0300	3/7/13	\$349,950	\$397,000	1,520	7	1974	Good	8,980	N	N	N	12813 97TH AVE NE
37 - 2	2	172751	0020	4/17/13	\$459,950	\$515,000	1,550	7	1974	Good	7,877	N	N	N	12527 87TH PL NE
37 - 2	2	254085	0280	3/19/12	\$337,500	\$415,000	1,580	7	1984	Avg	7,140	N	N	N	8618 NE 126TH PL
37 - 2	2	113800	0140	11/15/11	\$304,950	\$379,000	1,595	7	1969	Good	7,302	N	N	N	12614 98TH AVE NE
37 - 2	2	278360	0020	10/19/12	\$438,000	\$517,000	1,600	7	1980	VGood	7,347	N	N	N	12911 87TH AVE NE
37 - 2	2	113802	0070	5/16/11	\$320,000	\$400,000	1,640	7	1969	Good	6,350	N	N	N	12434 95TH PL NE
37 - 2	2	254086	0110	2/27/12	\$290,000	\$357,000	1,090	8	1986	Avg	8,889	N	N	N	12443 86TH PL NE
37 - 2	2	319100	0040	4/16/12	\$400,000	\$489,000	1,350	8	1983	Good	7,282	N	N	N	9243 NE 126TH PL
37 - 2	2	319100	0160	4/29/13	\$465,000	\$519,000	1,460	8	1983	Good	7,998	N	N	N	9242 NE 126TH PL
37 - 2	2	942900	0010	4/13/11	\$405,000	\$506,000	1,470	8	1993	Avg	7,693	N	N	N	13139 86TH PL NE
37 - 2	2	254086	0100	11/26/12	\$399,000	\$467,000	1,510	8	1987	Good	7,275	N	N	N	12447 86TH PL NE
37 - 2	2	661992	0070	2/9/12	\$450,000	\$555,000	1,540	8	1976	Avg	12,060	Y	N	N	12528 89TH PL NE
37 - 2	2	319100	0270	10/10/13	\$434,950	\$454,000	1,630	8	1984	Avg	7,202	N	N	N	12620 93RD PL NE
37 - 2	2	376439	0070	9/7/11	\$276,000	\$344,000	1,670	8	1992	Avg	4,850	N	N	N	9201 NE 128TH LN
37 - 2	2	376439	0010	9/23/13	\$320,000	\$336,000	1,670	8	1991	Avg	2,657	N	N	N	9324 NE 128TH LN
37 - 2	2	661991	0210	7/6/11	\$486,000	\$607,000	1,670	8	1975	VGood	9,775	Y	N	N	12415 89TH PL NE

Improved Sales Used in This Annual Update Analysis

Areas 37 and 73 -- 1 to 3 Unit Residences

Area - 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
37 - 2	2	630180	0280	12/16/13	\$365,000	\$368,000	1,680	8	1991	Avg	8,998	N	N	N	12907 85TH AVE NE
37 - 2	2	661991	0090	6/26/12	\$475,000	\$575,000	1,700	8	1975	Good	11,710	Y	N	N	8923 NE 127TH ST
37 - 2	2	661990	0040	12/28/12	\$500,000	\$580,000	1,790	8	1978	Good	12,143	Y	N	N	8822 NE 124TH ST
37 - 2	2	375520	0270	2/5/13	\$436,000	\$500,000	1,860	8	1989	Good	7,453	N	N	N	13012 96TH PL NE
37 - 2	2	319100	0210	8/29/12	\$370,300	\$442,000	1,970	8	1985	Avg	9,181	Y	N	N	12653 93RD PL NE
37 - 2	2	894300	0030	6/19/13	\$495,000	\$542,000	2,010	8	2006	Avg	9,632	N	N	N	12407 94TH AVE NE
37 - 2	2	942900	0050	6/1/12	\$438,000	\$532,000	2,090	8	1993	Good	7,667	N	N	N	13121 86TH PL NE
37 - 2	2	376439	0130	1/6/11	\$300,000	\$373,000	2,140	8	1991	Avg	3,138	N	N	N	9215 NE 128TH LN
37 - 2	2	942900	0110	9/14/12	\$478,000	\$569,000	2,220	8	1993	Good	8,255	N	N	N	13106 86TH PL NE
37 - 2	2	942900	0020	8/21/12	\$487,000	\$583,000	2,280	8	1994	Good	7,200	N	N	N	13133 86TH PL NE
37 - 2	2	630180	0160	8/27/13	\$535,000	\$569,000	2,350	8	1991	Avg	7,739	N	N	N	12920 86TH AVE NE
37 - 2	2	375520	0030	3/14/13	\$422,500	\$479,000	2,380	8	1989	Good	7,200	N	N	N	9430 NE 130TH PL
37 - 2	2	942900	0190	11/13/12	\$485,000	\$569,000	2,380	8	1993	Good	8,852	N	N	N	13160 86TH PL NE
37 - 2	2	376305	0040	8/10/12	\$459,250	\$551,000	2,480	8	1987	Good	7,246	N	N	N	9445 NE 129TH PL
37 - 2	2	661990	0140	6/13/12	\$628,000	\$761,000	2,750	8	1973	Good	9,400	Y	N	N	12640 88TH PL NE
37 - 2	2	942900	0180	11/15/12	\$544,500	\$639,000	2,830	8	1994	Good	8,078	N	N	N	13154 86TH PL NE
37 - 2	2	302605	9372	2/24/13	\$699,950	\$798,000	2,600	9	2012	Avg	3,809	N	N	N	9030 NE 127TH PL
37 - 2	2	302605	9175	8/30/12	\$560,000	\$669,000	2,760	9	1997	Good	7,696	Y	N	N	9324 NE 125TH ST
37 - 2	2	302605	9374	6/3/13	\$796,415	\$877,000	2,930	9	2012	Avg	4,783	N	N	N	12708 90TH PL NE
37 - 2	2	302605	9371	4/5/13	\$815,000	\$917,000	2,940	9	2012	Avg	6,372	N	N	N	9026 NE 127TH PL
37 - 2	2	564945	0030	7/8/13	\$785,000	\$853,000	3,110	9	1999	Avg	35,728	Y	N	N	9280 NE 125TH PL
37 - 2	2	937900	0020	9/20/13	\$575,000	\$605,000	3,170	9	2003	Avg	6,032	N	N	N	12938 85TH AVE NE
37 - 2	2	937900	0020	6/25/12	\$525,000	\$635,000	3,170	9	2003	Avg	6,032	N	N	N	12938 85TH AVE NE
37 - 2	2	302605	9373	5/28/13	\$834,950	\$922,000	3,190	9	2012	Avg	8,398	N	N	N	9034 NE 127TH PL
37 - 2	2	302605	9223	8/23/13	\$842,000	\$897,000	2,330	10	2012	Avg	8,661	Y	N	N	12714 90TH PL NE
37 - 2	2	302605	9370	7/11/13	\$818,745	\$888,000	2,460	10	2013	Avg	7,737	N	N	N	9022 NE 127TH PL
37 - 2	5	302605	9327	7/7/11	\$355,000	\$444,000	2,100	8	1984	Avg	9,372	N	N	N	8635 NE 124TH ST
37 - 2	5	302605	9360	10/12/12	\$526,000	\$622,000	2,520	8	2007	Avg	5,112	N	N	N	12316 87TH CT NE
37 - 3	1	072605	9172	5/25/12	\$370,000	\$450,000	830	6	1948	VGood	5,271	Y	Y	Y	8903 NE BOTHELL WAY

Improved Sales Used in This Annual Update Analysis

Areas 37 and 73 -- 1 to 3 Unit Residences

Area - 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
37 - 3	1	563450	0510	2/2/11	\$275,000	\$342,000	1,190	6	1939	Avg	23,676	N	N	N	8310 NE 166TH ST
37 - 3	1	940650	0030	4/25/12	\$214,000	\$261,000	1,010	7	1990	Good	1,428	N	N	N	7129 171ST LN NE
37 - 3	1	940650	0390	11/20/11	\$205,000	\$255,000	1,010	7	1990	Avg	1,294	N	N	N	7244 171ST LN NE
37 - 3	1	940650	0050	8/15/12	\$197,000	\$236,000	1,050	7	1990	Avg	1,175	N	N	N	7123 171ST LN NE
37 - 3	1	563450	0583	10/23/12	\$260,000	\$307,000	1,080	7	1982	Avg	11,111	N	N	N	8121 NE 169TH ST
37 - 3	1	940650	0090	12/4/12	\$207,000	\$242,000	1,090	7	1990	Avg	2,443	N	N	N	7115 171ST LN NE
37 - 3	1	940650	0060	7/2/13	\$225,000	\$245,000	1,090	7	1990	Avg	1,741	N	N	N	7121 171ST LN NE
37 - 3	1	563450	0680	7/17/13	\$390,000	\$422,000	1,260	7	1978	Good	22,826	N	N	N	16912 81ST AVE NE
37 - 3	1	563450	0951	3/22/11	\$262,000	\$327,000	1,270	7	1952	Good	9,600	N	N	N	17004 72ND AVE NE
37 - 3	1	701800	0110	9/16/13	\$404,000	\$426,000	1,580	7	1966	Good	10,200	N	N	N	8442 NE 169TH PL
37 - 3	1	563450	0490	5/21/13	\$400,800	\$444,000	1,600	7	1940	Good	33,102	N	N	N	8220 NE 166TH ST
37 - 3	1	701800	0390	1/10/11	\$245,000	\$304,000	1,730	7	1976	Avg	12,900	N	N	N	8448 NE 169TH ST
37 - 3	1	701800	0450	9/1/11	\$357,000	\$446,000	2,070	7	1987	Avg	12,515	N	N	N	8407 NE 169TH PL
37 - 3	1	563450	0775	12/19/13	\$485,000	\$488,000	2,650	7	1930	Good	34,000	Y	Y	Y	7716 NE 170TH ST
37 - 3	1	563450	0684	9/12/12	\$547,500	\$652,000	1,460	8	1985	VGood	15,080	Y	N	N	16926 81ST AVE NE
37 - 3	1	358275	0050	7/22/13	\$440,000	\$475,000	1,600	8	1974	Good	2,162	N	N	N	17050 66TH PL NE
37 - 3	1	358275	0330	10/23/12	\$305,000	\$360,000	1,620	8	1974	Good	1,992	N	N	N	6500 NE 171ST PL
37 - 3	1	701800	0040	11/17/11	\$337,975	\$420,000	1,630	8	1968	Good	10,500	N	N	N	8445 NE 170TH ST
37 - 3	1	358275	0220	7/31/13	\$330,000	\$355,000	1,630	8	1974	Good	2,128	N	N	N	6522 NE 171ST PL
37 - 3	1	358275	0310	12/11/12	\$310,000	\$361,000	1,660	8	1974	VGood	2,128	N	N	N	6504 NE 171ST PL
37 - 3	1	358275	0190	3/6/13	\$325,000	\$369,000	1,680	8	1974	Good	2,128	N	N	N	6528 NE 171ST PL
37 - 3	1	358275	0070	8/1/11	\$394,500	\$493,000	1,680	8	2011	Avg	2,128	N	N	N	17054 66TH PL NE
37 - 3	1	358276	0240	6/12/13	\$335,000	\$368,000	1,800	8	1982	Good	2,240	N	N	N	16972 65TH LN NE
37 - 3	1	358276	0260	9/15/11	\$319,000	\$398,000	1,800	8	1982	Good	2,240	N	N	N	16976 65TH LN NE
37 - 3	1	358276	0110	10/13/11	\$320,000	\$399,000	1,800	8	1982	Good	2,240	N	N	N	16955 65TH LN NE
37 - 3	1	072605	9456	9/7/11	\$665,000	\$830,000	1,840	8	1986	Good	7,752	Y	Y	Y	9019 NE BOTHELL WAY
37 - 3	1	358276	0280	6/11/12	\$350,000	\$424,000	1,870	8	1982	Good	2,240	N	N	N	16980 65TH LN NE
37 - 3	1	317550	0120	5/2/11	\$429,950	\$537,000	2,010	8	2011	Avg	5,821	N	N	N	16510 85TH PL NE
37 - 3	1	317550	0180	2/11/11	\$452,500	\$563,000	2,280	8	2010	Avg	4,502	N	N	N	8416 NE 166TH PL

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Areas 37 and 73 -- 1 to 3 Unit Residences

Area - 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
37 - 3	1	317550	0190	12/14/12	\$470,000	\$547,000	2,300	8	2010	Avg	5,295	N	N	N	8414 NE 166TH PL
37 - 3	1	317550	0080	4/13/11	\$458,819	\$573,000	2,300	8	2011	Avg	4,931	N	N	N	16520 84TH AVE NE
37 - 3	1	317550	0020	2/11/11	\$456,979	\$569,000	2,300	8	2010	Avg	4,502	N	N	N	8407 NE 165TH ST
37 - 3	1	317550	0050	1/21/11	\$471,313	\$586,000	2,300	8	2010	Avg	8,744	N	N	N	8414 NE 165TH ST
37 - 3	1	317550	0160	1/7/11	\$441,638	\$549,000	2,320	8	2010	Avg	4,509	N	N	N	16526 85TH PL NE
37 - 3	1	317550	0130	1/13/11	\$457,436	\$569,000	2,320	8	2010	Avg	4,504	N	N	N	16512 85TH PL NE
37 - 3	1	317550	0090	6/6/11	\$449,510	\$562,000	2,380	8	2011	Avg	4,580	N	N	N	16524 84TH AVE NE
37 - 3	1	563450	0695	10/20/11	\$875,000	\$1,090,000	2,690	9	1989	Good	30,030	Y	Y	Y	8006 NE 169TH PL
37 - 3	1	701800	0510	7/8/11	\$686,000	\$857,000	2,870	9	1976	Avg	18,646	Y	Y	Y	8416 NE 170TH ST
37 - 3	1	563450	0570	12/27/12	\$515,000	\$597,000	3,260	9	2008	Avg	52,253	N	N	N	8203 NE 169TH ST
37 - 3	1	563450	0560	12/24/12	\$520,000	\$604,000	3,260	9	2008	Avg	54,872	N	N	N	8209 NE 169TH ST
37 - 3	1	415670	0052	10/21/13	\$758,000	\$786,000	3,130	10	2003	Avg	17,962	N	N	N	17415 82ND CT NE
37 - 3	1	563450	0780	11/18/11	\$1,174,000	\$1,460,000	5,470	11	2001	Avg	50,080	Y	Y	Y	7634 NE 170TH ST
37 - 3	4	142604	9053	7/1/11	\$284,288	\$355,000	900	7	1949	Avg	8,733	Y	N	N	14935 59TH PL NE
37 - 3	4	871850	0260	6/1/11	\$381,000	\$476,000	1,210	7	1958	VGood	10,603	N	N	N	6240 NE 154TH ST
37 - 3	4	871850	0225	3/21/13	\$290,000	\$328,000	1,330	7	1958	Avg	12,824	N	N	N	15404 63RD AVE NE
37 - 3	4	871850	0345	8/8/12	\$434,950	\$522,000	1,360	7	1958	Good	9,466	Y	N	N	15325 62ND PL NE
37 - 3	4	871850	0415	10/14/13	\$370,000	\$385,000	1,470	7	1956	Good	10,050	N	N	N	6273 NE 154TH ST
37 - 3	4	871850	0515	10/24/13	\$315,000	\$326,000	1,510	7	1957	Avg	10,789	N	N	N	6438 NE 153RD ST
37 - 3	4	871850	0080	9/12/12	\$330,000	\$393,000	1,540	7	1957	Avg	8,799	N	N	N	6414 NE 154TH ST
37 - 3	4	871850	0435	3/7/13	\$336,600	\$382,000	1,610	7	1955	Good	9,469	N	N	N	6473 NE 154TH ST
37 - 3	4	871850	0155	11/26/13	\$406,560	\$414,000	2,110	7	1955	Avg	12,472	N	N	N	6653 NE ARROWHEAD DR
37 - 3	4	871850	0180	8/2/12	\$399,000	\$479,000	2,190	7	1959	Good	12,188	N	N	N	6327 NE ARROWHEAD DR
37 - 3	4	871850	0355	5/2/12	\$495,000	\$604,000	2,290	7	1958	Good	11,041	Y	N	N	15309 62ND PL NE
37 - 3	4	358330	0145	2/25/13	\$459,000	\$523,000	2,460	7	1962	Good	11,000	N	N	N	6265 NE 159TH ST
37 - 3	4	358290	0190	4/27/12	\$495,000	\$605,000	1,460	8	1977	Good	12,681	Y	N	N	6256 NE 159TH ST
37 - 3	4	358290	0185	11/29/12	\$455,000	\$532,000	1,460	8	1956	Avg	13,875	Y	N	N	15530 62ND AVE NE
37 - 3	4	358330	0125	1/7/13	\$510,000	\$590,000	1,540	8	1955	Good	10,450	N	N	N	15715 63RD AVE NE
37 - 3	4	358290	0255	7/21/11	\$647,000	\$809,000	1,600	8	1966	Good	25,650	Y	N	N	15531 62ND AVE NE

Improved Sales Used in This Annual Update Analysis

Areas 37 and 73 -- 1 to 3 Unit Residences

Area - 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
37 - 3	4	358340	0070	4/7/11	\$535,000	\$668,000	1,720	8	1976	VGood	12,400	N	N	N	15529 65TH PL NE
37 - 3	4	358290	0225	4/25/12	\$660,000	\$806,000	1,820	8	1957	VGood	10,000	Y	N	N	15733 62ND AVE NE
37 - 3	4	358330	0050	6/15/11	\$355,000	\$444,000	1,880	8	1957	VGood	12,295	N	N	N	6314 NE 156TH ST
37 - 3	4	358330	0330	9/24/12	\$655,000	\$778,000	1,890	8	1960	Good	12,000	N	N	N	15822 64TH AVE NE
37 - 3	4	142604	9067	2/4/11	\$500,000	\$622,000	1,910	8	1959	Good	9,500	N	N	N	16314 INGLEWOOD LN NE
37 - 3	4	530240	0630	12/2/13	\$600,000	\$610,000	1,960	8	1985	Good	38,069	Y	N	N	6213 NE 152ND ST
37 - 3	4	358330	0325	10/25/13	\$830,000	\$859,000	1,980	8	1957	VGood	12,700	N	N	N	15832 64TH AVE NE
37 - 3	4	357700	0036	6/11/13	\$715,000	\$785,000	2,100	8	1956	VGood	13,200	N	N	N	16300 INGLEWOOD PL NE
37 - 3	4	358200	0130	8/3/12	\$423,900	\$509,000	2,140	8	1976	Good	11,289	N	N	N	15424 62ND PL NE
37 - 3	4	028061	0060	11/20/12	\$520,000	\$609,000	2,150	8	1990	VGood	17,479	N	N	N	15004 61ST PL NE
37 - 3	4	530240	0420	6/24/13	\$595,000	\$650,000	2,440	8	1986	Avg	12,509	N	N	N	15133 65TH AVE NE
37 - 3	4	358290	0055	10/5/12	\$563,000	\$667,000	2,850	8	1968	VGood	11,000	N	N	N	6251 NE 159TH ST
37 - 3	4	530240	0350	7/15/11	\$453,000	\$566,000	1,440	9	1989	Avg	35,582	N	N	N	15115 64TH CT NE
37 - 3	4	357760	0150	7/10/13	\$910,000	\$988,000	1,480	9	1971	VGood	17,211	Y	N	N	15339 61ST PL NE
37 - 3	4	530240	0030	12/4/12	\$435,200	\$508,000	1,740	9	1983	Avg	15,344	N	N	N	6607 NE 151ST ST
37 - 3	4	357700	0122	3/8/11	\$1,075,000	\$1,340,000	1,750	9	1991	Good	20,023	Y	Y	Y	16301 INGLEWOOD RD NE
37 - 3	4	357760	0120	4/27/12	\$596,250	\$728,000	1,880	9	1977	Avg	11,022	Y	N	N	15322 61ST PL NE
37 - 3	4	530240	0490	8/13/12	\$619,000	\$742,000	1,910	9	1986	VGood	12,035	N	N	N	15140 65TH AVE NE
37 - 3	4	740320	0110	3/27/12	\$1,100,000	\$1,350,000	1,990	9	1982	VGood	23,707	Y	Y	Y	15533 61ST AVE NE
37 - 3	4	142604	9071	9/27/12	\$1,037,500	\$1,231,000	2,490	9	1974	Good	36,732	Y	Y	Y	5936 NE ARROWHEAD DR
37 - 3	4	530240	0340	4/24/13	\$560,000	\$626,000	2,740	9	1985	Avg	12,551	N	N	N	15107 64TH CT NE
37 - 3	4	358330	0305	5/4/11	\$810,000	\$1,012,000	2,830	9	2010	Avg	12,100	N	N	N	6360 NE 159TH ST
37 - 3	4	357700	0110	4/6/11	\$800,000	\$999,000	3,000	9	2003	Good	11,627	Y	N	N	16331 INGLEWOOD RD NE
37 - 3	4	357700	0107	10/4/13	\$1,260,000	\$1,318,000	3,900	9	1998	Avg	15,533	Y	Y	Y	16335 INGLEWOOD RD NE
37 - 3	4	357700	0180	10/5/12	\$800,000	\$948,000	4,050	9	1991	Avg	20,945	Y	N	N	16066 INGLEWOOD RD NE
37 - 3	4	142604	9095	6/25/12	\$749,000	\$906,000	1,570	10	1990	Good	26,445	Y	N	N	5970 NE ARROWHEAD DR
37 - 3	4	028061	0120	5/16/12	\$650,000	\$792,000	2,940	10	1988	Avg	12,411	Y	N	N	6131 NE 152ND ST
37 - 3	4	572920	0040	12/24/13	\$800,000	\$803,000	3,330	10	1977	Good	19,400	N	N	N	16315 INGLEWOOD PL NE
37 - 3	4	142604	9098	10/26/12	\$705,460	\$832,000	3,640	10	1990	Avg	18,700	Y	N	N	15306 61ST PL NE

Improved Sales Used in This Annual Update Analysis

Areas 37 and 73 -- 1 to 3 Unit Residences

Area - Sub	Year													
Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Ren	Cond	Lot Size	View	Water-front	Situs Address
37 - 3	4	028060	0030	10/26/12	\$1,075,000	\$1,267,000	2,740	11	2006	Avg	12,758	Y	N	6110 NE 152ND ST
37 - 4	4	409330	0310	6/24/13	\$450,000	\$492,000	1,240	7	1962	Avg	9,600	N	N	7053 NE 137TH ST
37 - 4	4	957312	0380	5/25/12	\$355,550	\$432,000	1,260	7	1977	Avg	10,039	N	N	6987 NE 139TH ST
37 - 4	4	405570	0090	8/20/13	\$590,000	\$630,000	1,400	7	1989	Good	23,537	Y	N	13048 HOLMES POINT DR NE
37 - 4	4	405570	0751	10/23/13	\$326,000	\$338,000	1,470	7	1951	Avg	22,000	N	N	12936 72ND AVE NE
37 - 4	4	409330	0100	1/12/12	\$365,000	\$452,000	1,540	7	1962	Avg	9,625	N	N	7023 NE 138TH ST
37 - 4	4	405570	0777	10/18/11	\$318,450	\$397,000	1,550	7	1952	Good	12,075	N	N	7428 NE 129TH ST
37 - 4	4	405700	0010	9/6/11	\$359,000	\$448,000	1,550	7	1958	Avg	16,904	N	N	12947 72ND AVE NE
37 - 4	4	867790	0404	10/18/11	\$318,000	\$396,000	1,700	7	1955	Good	15,500	N	N	6926 NE 134TH ST
37 - 4	4	957312	0340	4/23/12	\$420,000	\$513,000	1,850	7	1971	Avg	14,020	Y	N	6950 NE 139TH ST
37 - 4	4	405570	0215	5/31/13	\$535,000	\$590,000	2,130	7	1987	Good	15,054	N	N	12916 HOLMES POINT DR NE
37 - 4	4	405570	0925	4/5/12	\$360,000	\$441,000	2,340	7	1958	Avg	100,623	Y	N	12815 72ND AVE NE
37 - 4	4	957300	0030	4/29/13	\$475,000	\$530,000	1,340	8	1961	Avg	15,093	Y	N	13233 67TH AVE NE
37 - 4	4	197370	0120	7/8/11	\$655,000	\$819,000	1,350	8	1962	Good	20,578	N	N	12972 64TH AVE NE
37 - 4	4	938810	0069	2/25/11	\$458,000	\$571,000	1,430	8	1976	Avg	14,400	Y	N	13606 62ND AVE NE
37 - 4	4	197380	0020	10/2/13	\$490,000	\$513,000	1,560	8	1971	Good	14,577	N	N	12959 74TH AVE NE
37 - 4	4	957300	0010	9/6/11	\$461,689	\$576,000	1,610	8	1988	Avg	16,843	Y	N	13245 67TH AVE NE
37 - 4	4	197380	0070	5/17/13	\$431,430	\$478,000	1,650	8	1961	Avg	14,604	N	N	12904 74TH AVE NE
37 - 4	4	197370	0020	4/25/13	\$439,410	\$491,000	1,740	8	1961	Good	12,042	N	N	6620 NE 129TH ST
37 - 4	4	867790	0481	8/15/12	\$450,000	\$539,000	1,750	8	1963	VGood	15,120	N	N	7126 NE 135TH ST
37 - 4	4	405570	0783	12/11/13	\$492,500	\$498,000	1,750	8	1963	Avg	17,838	N	N	12945 76TH AVE NE
37 - 4	4	867800	0030	2/14/12	\$439,000	\$541,000	1,770	8	1969	Good	12,852	N	N	13233 69TH AVE NE
37 - 4	4	405570	0540	5/17/12	\$552,000	\$672,000	1,800	8	1959	Good	17,800	Y	N	12434 68TH AVE NE
37 - 4	4	867790	0042	8/24/12	\$380,000	\$454,000	1,830	8	1958	Good	12,154	N	N	13302 68TH PL NE
37 - 4	4	197370	0221	5/22/12	\$590,475	\$718,000	1,910	8	1961	Good	12,339	Y	N	6603 NE 129TH PL
37 - 4	4	405570	0141	4/1/11	\$405,000	\$506,000	1,940	8	1966	Good	14,295	N	N	6320 NE 130TH PL
37 - 4	4	405570	0625	3/5/13	\$450,000	\$511,000	1,940	8	1976	Avg	15,140	Y	N	13133 66TH PL NE
37 - 4	4	405570	0265	10/19/11	\$478,750	\$596,000	1,970	8	1978	Good	21,960	Y	N	6231 NE 129TH ST
37 - 4	4	405570	0163	9/26/13	\$735,000	\$771,000	2,050	8	1967	Good	12,600	Y	N	6033 NE 130TH PL

Improved Sales Used in This Annual Update Analysis

Areas 37 and 73 -- 1 to 3 Unit Residences

Area - 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
37 - 4	4	405570	0785	8/7/13	\$540,000	\$579,000	2,210	8	1959	Avg	22,294	N	N	N	12965 76TH AVE NE
37 - 4	4	197370	0190	7/17/12	\$525,000	\$633,000	2,590	8	1976	Avg	17,531	Y	N	N	6448 NE 129TH PL
37 - 4	4	254082	0040	10/13/11	\$589,000	\$734,000	2,660	8	2011	Avg	10,644	N	N	N	7123 NE 132ND LN
37 - 4	4	254082	0020	2/17/12	\$560,000	\$690,000	2,660	8	2011	Avg	7,910	N	N	N	7126 NE 132ND LN
37 - 4	4	254082	0030	1/20/12	\$570,000	\$705,000	2,740	8	2011	Avg	9,314	N	N	N	7118 NE 132ND LN
37 - 4	4	254082	0050	11/19/11	\$578,000	\$719,000	2,740	8	2010	Avg	8,141	N	N	N	7135 NE 132ND LN
37 - 4	4	254082	0010	10/17/11	\$560,000	\$698,000	2,930	8	2010	Avg	8,641	N	N	N	7134 NE 132ND LN
37 - 4	4	867790	0200	12/5/12	\$440,000	\$513,000	1,460	9	1977	Good	9,440	N	N	N	13324 70TH PL NE
37 - 4	4	938810	0058	8/13/13	\$561,000	\$600,000	1,460	9	1986	Avg	17,513	N	N	N	6209 NE 137TH ST
37 - 4	4	867790	0205	5/16/12	\$460,000	\$560,000	1,680	9	1977	Good	11,658	N	N	N	13303 70TH PL NE
37 - 4	4	405570	0675	3/26/13	\$712,500	\$804,000	1,680	9	1958	Good	27,360	Y	N	N	6816 NE 130TH PL
37 - 4	4	330390	0270	1/16/13	\$749,000	\$864,000	1,690	9	1977	Avg	12,226	Y	N	N	13468 64TH TER NE
37 - 4	4	405570	0166	4/9/12	\$725,000	\$888,000	1,720	9	1956	VGood	10,500	Y	N	N	12927 63RD AVE NE
37 - 4	4	405570	0535	5/24/13	\$870,000	\$962,000	1,780	9	1973	Good	22,500	Y	N	N	12450 68TH AVE NE
37 - 4	4	330391	0210	5/17/11	\$432,000	\$540,000	1,800	9	1985	Avg	13,431	N	N	N	6430 NE 135TH PL
37 - 4	4	405570	0286	10/18/12	\$842,000	\$994,000	1,820	9	1978	Good	15,003	Y	N	N	6215 NE 129TH ST
37 - 4	4	405570	0301	10/29/12	\$620,000	\$730,000	1,820	9	1975	Avg	17,797	Y	N	N	12532 HOLMES POINT DR NE
37 - 4	4	405570	0167	8/22/11	\$486,150	\$607,000	1,990	9	1974	Avg	13,554	Y	N	N	12948 HOLMES POINT DR NE
37 - 4	4	330391	0070	6/9/11	\$521,000	\$651,000	2,050	9	1978	VGood	13,933	N	N	N	6449 NE 135TH PL
37 - 4	4	938810	0068	10/27/11	\$450,000	\$560,000	2,100	9	1978	Good	15,750	Y	N	N	13608 62ND AVE NE
37 - 4	4	329150	0050	4/23/13	\$570,000	\$637,000	2,160	9	1986	Avg	24,800	N	N	N	7235 NE 131ST PL
37 - 4	4	405570	0531	10/28/11	\$625,000	\$778,000	2,170	9	1966	Good	18,825	Y	N	N	12438 68TH AVE NE
37 - 4	4	867790	0324	10/16/12	\$445,000	\$526,000	2,220	9	1995	Avg	16,924	N	N	N	7124 NE 132ND ST
37 - 4	4	330391	0140	2/21/12	\$405,000	\$499,000	2,250	9	1977	Avg	16,787	N	N	N	6472 NE 135TH PL
37 - 4	4	405570	0735	12/11/13	\$875,000	\$885,000	2,730	9	1958	Good	46,609	Y	N	N	13110 70TH LN NE
37 - 4	4	867790	0325	3/16/12	\$620,000	\$762,000	2,810	9	1995	Good	16,608	N	N	N	7102 NE 132ND ST
37 - 4	4	405570	0505	6/20/13	\$720,000	\$788,000	2,820	9	2013	Avg	17,104	N	N	N	6831 NE 129TH ST
37 - 4	4	405570	0472	12/4/12	\$879,950	\$1,027,000	3,210	9	2012	Avg	16,373	Y	N	N	12878 64TH CT NE
37 - 4	4	197380	0194	3/1/12	\$770,000	\$948,000	3,240	9	2007	Avg	9,200	N	N	N	12958 74TH PL NE

Improved Sales Used in This Annual Update Analysis

Areas 37 and 73 -- 1 to 3 Unit Residences

Area - 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
37 - 4	4	4	376170	0253	9/21/11	\$705,000	\$879,000	3,480	9	1995	Good	12,053	Y	N	13507 62ND AVE NE
37 - 4	4	4	376170	0248	7/24/12	\$544,126	\$655,000	3,590	9	2005	Avg	8,667	N	N	6050 NE 135TH ST
37 - 4	4	4	405570	0250	5/23/13	\$775,000	\$857,000	3,700	9	1980	Avg	18,514	N	N	12939 64TH AVE NE
37 - 4	4	4	405570	1230	6/8/12	\$1,750,000	\$2,123,000	3,770	9	1959	Good	14,657	Y	Y	12959 HOLMES POINT DR NE
37 - 4	4	4	405570	0478	12/11/12	\$892,950	\$1,040,000	1,760	10	2012	Avg	9,576	N	N	12879 64TH CT NE
37 - 4	4	4	405570	0653	7/8/13	\$617,500	\$671,000	1,830	10	1990	Avg	21,245	N	N	13015 66TH PL NE
37 - 4	4	4	938810	0024	9/19/12	\$610,500	\$726,000	2,380	10	1979	Avg	20,037	Y	N	6221 NE 138TH PL
37 - 4	4	4	405570	1325	1/27/11	\$2,550,000	\$3,172,000	2,450	10	2003	Avg	11,228	Y	Y	12705 HOLMES POINT DR NE
37 - 4	4	4	938810	0013	1/31/13	\$890,000	\$1,022,000	2,450	10	1990	Avg	20,066	Y	N	6332 NE 138TH PL
37 - 4	4	4	938810	0029	1/18/12	\$724,000	\$895,000	2,730	10	1989	Avg	21,158	Y	N	6227 NE 138TH PL
37 - 4	4	4	405570	0181	2/7/11	\$950,000	\$1,183,000	2,840	10	2002	Good	13,992	Y	N	12917 63RD AVE NE
37 - 4	4	4	405570	0471	6/20/12	\$775,000	\$938,000	2,910	10	2011	Avg	8,816	N	N	6425 NE 129TH ST
37 - 4	4	4	405570	0475	6/24/13	\$899,950	\$983,000	3,160	10	2013	Avg	16,782	N	N	12855 64TH CT NE
37 - 4	4	4	214125	0080	3/22/13	\$736,500	\$832,000	3,350	10	1989	Avg	16,566	Y	N	13808 64TH PL NE
37 - 4	4	4	405570	0733	4/17/13	\$1,125,000	\$1,260,000	3,510	10	2010	Avg	37,089	N	N	6850 NE 129TH ST
37 - 4	4	4	376170	0112	12/10/13	\$2,000,000	\$2,023,000	3,540	10	1983	Avg	11,736	Y	Y	6019 NE 135TH ST
37 - 4	4	4	938810	0030	12/9/11	\$712,500	\$884,000	3,720	10	1992	Avg	24,393	Y	N	6303 NE 138TH PL
37 - 4	4	4	376170	0087	7/22/12	\$900,000	\$1,083,000	4,270	10	2001	Good	10,622	Y	N	6059 NE 135TH ST
37 - 4	4	4	405570	0260	10/22/13	\$1,510,000	\$1,566,000	4,900	10	2002	Good	31,648	N	N	12915 64TH AVE NE
37 - 4	4	4	500340	0050	6/24/11	\$1,325,000	\$1,656,000	5,040	10	1975	Good	38,130	Y	N	7167 NE 126TH ST
37 - 4	4	4	330390	0210	5/9/11	\$1,114,000	\$1,392,000	3,250	11	2004	Avg	25,449	Y	N	13436 64TH TER NE
37 - 4	4	4	405570	0645	9/25/13	\$1,100,000	\$1,155,000	3,540	11	2001	Avg	19,688	Y	N	6408 NE 130TH PL
37 - 4	4	4	938810	0031	3/15/11	\$1,125,000	\$1,403,000	3,800	11	2003	Avg	22,651	Y	N	6317 NE 138TH PL
37 - 4	4	4	405570	0650	1/9/12	\$1,234,000	\$1,528,000	4,440	11	2005	Avg	76,319	Y	N	13108 66TH PL NE
37 - 4	4	4	938810	0038	4/26/12	\$1,200,000	\$1,466,000	4,460	12	1987	Avg	31,988	Y	N	6415 NE 138TH PL
37 - 4	4	4	376170	0096	6/27/11	\$4,500,000	\$5,625,000	5,210	12	2007	Avg	23,300	Y	Y	6029 NE 135TH ST
37 - 5	3	3	375450	1410	3/18/13	\$430,000	\$487,000	1,150	7	1926	Good	19,034	Y	N	8933 NE 117TH PL
37 - 5	3	3	375450	0830	5/13/11	\$459,950	\$575,000	2,200	7	1995	Avg	6,000	Y	N	8926 NE 118TH PL
37 - 5	3	3	375450	0562	11/4/11	\$535,000	\$666,000	1,900	8	2008	Avg	2,944	Y	N	11830 89TH AVE NE

Improved Sales Used in This Annual Update Analysis

Areas 37 and 73 -- 1 to 3 Unit Residences

Area - Sub	Year													
Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Ren	Cond	Lot Size	View	Water-front	Situs Address
37 - 5	3	919410	2196	4/25/13	\$697,500	\$779,000	2,140	8	1999	Avg	8,063	Y	N	12002 89TH PL NE
37 - 5	3	919410	2340	1/14/13	\$545,000	\$629,000	2,240	8	2001	Avg	5,375	Y	N	12033 89TH PL NE
37 - 5	3	919410	2350	4/17/12	\$550,000	\$673,000	2,240	8	2001	Avg	5,375	Y	N	12029 89TH PL NE
37 - 5	3	375450	0377	2/22/11	\$550,000	\$685,000	2,370	8	1996	Avg	8,813	Y	N	11725 90TH AVE NE
37 - 5	3	375450	1020	6/10/13	\$770,000	\$846,000	2,200	9	2009	Avg	7,549	Y	N	8822 NE 118TH PL
37 - 5	3	375450	0564	6/21/11	\$605,000	\$756,000	2,290	9	2008	Avg	2,892	Y	N	11831 89TH PL NE
37 - 5	3	375450	1220	2/19/13	\$849,500	\$970,000	2,380	9	2013	Avg	5,000	Y	N	8822 NE 117TH PL
37 - 5	3	375450	1221	6/3/13	\$875,000	\$964,000	2,560	9	2013	Avg	5,000	Y	N	8818 NE 117TH PL
37 - 5	3	375450	1090	1/25/13	\$1,015,000	\$1,167,000	2,920	9	1987	Avg	11,100	Y	N	8921 NE 118TH PL
37 - 5	3	375450	0245	7/12/11	\$955,000	\$1,194,000	3,330	11	2008	Avg	6,562	Y	N	11904 89TH PL NE
37 - 5	3	375450	0640	6/6/11	\$862,000	\$1,077,000	3,420	11	2009	Avg	4,500	Y	N	11837 89TH PL NE
37 - 5	3	375450	0235	9/14/11	\$1,050,000	\$1,310,000	3,490	11	2008	Avg	6,562	Y	N	11908 89TH PL NE
37 - 5	3	375450	0235	8/14/12	\$1,150,000	\$1,378,000	3,490	11	2008	Avg	6,562	Y	N	11908 89TH PL NE
37 - 5	4	376110	0080	10/21/13	\$1,050,000	\$1,089,000	1,400	7	1923	Good	11,488	Y	Y	11055 CHAMPAGNE POINT RD NE
37 - 5	4	376050	0310	4/8/11	\$630,000	\$787,000	1,470	7	1936	Avg	13,839	Y	N	8185 NE JUANITA DR
37 - 5	4	376290	0060	2/23/11	\$359,000	\$447,000	1,480	7	1983	Good	8,438	N	N	11934 80TH PL NE
37 - 5	4	376050	0416	2/7/13	\$534,000	\$612,000	2,100	7	1968	Good	13,140	Y	N	8237 NE 110TH PL
37 - 5	4	375530	0070	5/14/13	\$357,000	\$396,000	1,170	8	1977	Good	7,500	N	N	8012 NE 120TH ST
37 - 5	4	376050	0370	5/28/13	\$525,000	\$579,000	1,180	8	1977	VGood	7,351	Y	N	8023 NE 112TH ST
37 - 5	4	197440	0020	12/6/13	\$488,000	\$495,000	1,190	8	1974	Good	9,576	N	N	7311 NE 118TH PL
37 - 5	4	376290	0200	8/21/12	\$400,000	\$479,000	1,190	8	1983	Good	7,311	N	N	8005 NE 120TH ST
37 - 5	4	952700	0100	1/12/11	\$366,000	\$455,000	1,230	8	1977	Good	7,980	N	N	8204 NE 122ND PL
37 - 5	4	375530	0040	1/2/13	\$400,000	\$463,000	1,260	8	1977	Good	8,320	N	N	8011 NE 121ST ST
37 - 5	4	376110	0247	6/21/13	\$535,000	\$585,000	1,270	8	1985	Avg	11,561	Y	N	11133 CHAMPAGNE POINT RD NE
37 - 5	4	952701	0070	10/24/11	\$350,000	\$436,000	1,290	8	1977	Good	7,000	N	N	8150 NE 121ST ST
37 - 5	4	952701	0350	10/12/11	\$340,000	\$424,000	1,290	8	1977	Avg	8,140	N	N	8114 NE 120TH ST
37 - 5	4	952701	0190	5/17/12	\$399,900	\$487,000	1,330	8	1978	Good	7,600	N	N	12003 81ST AVE NE
37 - 5	4	033310	0080	4/2/12	\$339,500	\$416,000	1,360	8	1977	Good	10,800	N	N	11403 80TH AVE NE
37 - 5	4	952700	0430	4/24/12	\$408,500	\$499,000	1,400	8	1976	Good	7,500	N	N	8303 NE 121ST PL

Improved Sales Used in This Annual Update Analysis

Areas 37 and 73 -- 1 to 3 Unit Residences

Area - 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	
37 - 5	4	376050	0360	6/29/11	\$340,000	\$425,000	1,420	8	1979	Avg	5,778	Y	N	8015 NE 112TH ST	
37 - 5	4	326101	0330	7/13/11	\$510,000	\$637,000	1,420	8	1977	Good	10,000	Y	N	8127 NE 115TH CT	
37 - 5	4	197440	0090	7/20/12	\$375,000	\$452,000	1,460	8	1969	Avg	9,600	N	N	7449 NE 118TH PL	
37 - 5	4	376110	0292	3/21/13	\$565,000	\$639,000	1,480	8	1968	VGood	10,875	N	N	11253 CHAMPAGNE POINT RD NE	
37 - 5	4	326102	0090	12/9/11	\$445,000	\$552,000	1,540	8	1978	Good	8,550	N	N	11219 83RD PL NE	
37 - 5	4	326101	0210	12/24/12	\$516,000	\$599,000	1,590	8	1977	Good	7,700	Y	N	8215 NE 115TH PL	
37 - 5	4	326100	0280	12/21/12	\$400,000	\$465,000	1,610	8	1976	Good	11,050	N	N	11420 80TH AVE NE	
37 - 5	4	952701	0220	6/2/13	\$430,000	\$474,000	1,610	8	1978	Good	8,670	N	N	12020 81ST AVE NE	
37 - 5	4	326100	0070	11/7/12	\$499,000	\$586,000	1,610	8	1976	Good	9,600	N	N	11312 81ST AVE NE	
37 - 5	4	326100	0200	10/30/13	\$546,000	\$564,000	1,620	8	1975	Good	10,858	Y	N	11417 81ST AVE NE	
37 - 5	4	326101	0070	10/30/13	\$679,000	\$701,000	1,620	8	1977	Avg	9,720	Y	N	8131 NE 115TH WAY	
37 - 5	4	376290	0160	7/9/13	\$449,500	\$488,000	1,630	8	1983	Avg	7,350	N	N	11927 80TH PL NE	
37 - 5	4	405570	1445	5/16/13	\$1,450,000	\$1,608,000	1,650	8	1950	Avg	11,651	Y	Y	11847 HOLMES POINT DR NE	
37 - 5	4	384070	0858	5/5/11	\$415,000	\$519,000	1,670	8	1987	Good	9,611	N	N	7630 NE 124TH ST	
37 - 5	4	405570	1035	9/18/12	\$393,000	\$467,000	1,680	8	1975	Avg	10,000	N	N	11733 76TH AVE NE	
37 - 5	4	405570	1035	5/26/11	\$390,000	\$487,000	1,680	8	1975	Avg	10,000	N	N	11733 76TH AVE NE	
37 - 5	4	376050	0625	2/5/13	\$540,000	\$619,000	1,700	8	1989	Avg	16,659	Y	N	11328 83RD PL NE	
37 - 5	4	197420	0070	10/17/12	\$375,000	\$443,000	1,760	8	1966	Good	10,070	N	N	7615 NE 123RD ST	
37 - 5	4	952701	0140	7/19/13	\$456,000	\$493,000	1,770	8	1977	Avg	9,595	N	N	8104 NE 121ST ST	
37 - 5	4	326102	0340	9/24/12	\$500,000	\$594,000	1,780	8	1978	Good	9,912	Y	N	11521 84TH AVE NE	
37 - 5	4	326101	0130	2/14/11	\$450,000	\$560,000	1,810	8	1976	Avg	11,228	Y	N	8221 NE 115TH WAY	
37 - 5	4	197430	0140	10/23/12	\$446,000	\$526,000	1,890	8	1968	Good	10,918	N	N	7430 NE 120TH ST	
37 - 5	4	197430	0010	5/5/11	\$418,000	\$522,000	1,900	8	1968	VGood	11,600	N	N	7454 NE 120TH PL	
37 - 5	4	033310	0156	3/28/11	\$411,000	\$513,000	1,920	8	1973	Avg	16,200	N	N	11214 CHAMPAGNE POINT RD NE	
37 - 5	4	033310	0156	2/6/12	\$438,000	\$541,000	1,920	8	1973	Avg	16,200	N	N	11214 CHAMPAGNE POINT RD NE	
37 - 5	4	197430	0030	9/4/13	\$445,000	\$472,000	1,960	8	1967	Good	11,500	N	N	7432 NE 120TH PL	
37 - 5	4	384070	0859	2/15/13	\$449,950	\$514,000	2,090	8	1988	Good	9,612	N	N	7622 NE 124TH ST	
37 - 5	4	254111	0110	5/17/11	\$350,000	\$437,000	2,110	8	1993	Avg	6,254	N	N	7662 NE 125TH ST	
37 - 5	4	197390	0040	11/8/13	\$539,000	\$554,000	2,160	8	1963	Good	11,700	N	N	7416 NE 122ND ST	

Improved Sales Used in This Annual Update Analysis

Areas 37 and 73 -- 1 to 3 Unit Residences

Area - 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
37 - 5	4	197390	0330	10/24/13	\$456,000	\$472,000	2,180	8	1963	Avg	9,975	N	N	N	7259 NE 122ND ST
37 - 5	4	279670	0086	4/24/13	\$727,000	\$812,000	2,180	8	1923	Good	17,482	Y	N	N	11614 HOLMES POINT DR NE
37 - 5	4	326102	0310	4/23/13	\$545,000	\$609,000	2,190	8	1978	Good	14,365	N	N	N	11538 84TH AVE NE
37 - 5	4	326102	0070	9/6/13	\$530,000	\$561,000	2,220	8	1979	Avg	9,090	N	N	N	11305 83RD PL NE
37 - 5	4	254111	0120	12/3/12	\$373,405	\$436,000	2,390	8	1993	Avg	6,371	N	N	N	7664 NE 125TH ST
37 - 5	4	254111	0020	3/20/12	\$400,000	\$491,000	2,430	8	1993	Avg	11,897	N	N	N	7624 NE 125TH ST
37 - 5	4	326101	0140	6/26/13	\$572,000	\$624,000	3,080	8	1976	Good	7,200	Y	N	N	8225 NE 115TH WAY
37 - 5	4	376050	0650	3/19/13	\$585,000	\$662,000	1,230	9	1978	Avg	15,880	Y	N	N	11224 83RD PL NE
37 - 5	4	405570	1092	8/5/13	\$500,000	\$537,000	1,640	9	1977	Good	16,200	N	N	N	7122 NE 118TH ST
37 - 5	4	376050	0335	11/26/12	\$620,000	\$725,000	1,750	9	1984	Avg	13,415	Y	N	N	10916 80TH PL NE
37 - 5	4	376110	0260	10/8/12	\$836,000	\$990,000	2,150	9	1954	Avg	66,125	Y	N	N	11530 HOLMES POINT DR NE
37 - 5	4	029391	0150	9/6/13	\$546,000	\$578,000	2,240	9	2002	Avg	3,798	N	N	N	11936 82ND PL NE
37 - 5	4	153150	0090	9/21/12	\$742,990	\$883,000	2,320	9	2012	Avg	5,001	Y	N	N	11711 82ND AVE NE
37 - 5	4	153150	0110	1/1/12	\$699,950	\$867,000	2,340	9	2011	Avg	5,000	Y	N	N	8165 NE 117TH PL
37 - 5	4	405570	1105	8/20/12	\$825,000	\$987,000	2,360	9	1985	Good	27,442	Y	N	N	11909 73RD PL NE
37 - 5	4	952235	0050	1/30/12	\$589,000	\$728,000	2,410	9	1994	Good	9,585	N	N	N	8018 NE 122ND PL
37 - 5	4	865030	0020	8/29/12	\$515,000	\$615,000	2,430	9	1999	Good	4,365	N	N	N	11459 79TH WAY NE
37 - 5	4	865030	0040	10/10/12	\$515,000	\$609,000	2,530	9	2000	Good	4,365	N	N	N	11447 79TH WAY NE
37 - 5	4	865030	0060	11/7/11	\$535,000	\$666,000	2,530	9	2000	Good	4,367	N	N	N	11435 79TH WAY NE
37 - 5	4	865030	0170	9/19/13	\$569,000	\$599,000	2,540	9	1999	Avg	5,157	N	N	N	11514 79TH WAY NE
37 - 5	4	952235	0010	8/12/13	\$581,000	\$622,000	2,550	9	1993	Avg	7,184	N	N	N	8038 NE 122ND PL
37 - 5	4	029391	0190	8/1/13	\$576,000	\$620,000	2,570	9	2001	Avg	5,470	N	N	N	11952 82ND PL NE
37 - 5	4	153150	0080	4/8/13	\$779,950	\$876,000	2,730	9	2013	Avg	5,668	Y	N	N	11717 82ND AVE NE
37 - 5	4	279670	0160	8/29/13	\$600,000	\$638,000	2,740	9	1976	Avg	16,769	Y	N	N	11623 73RD PL NE
37 - 5	4	153150	0140	4/22/13	\$779,950	\$872,000	2,760	9	2013	Avg	6,000	N	N	N	8145 NE 117TH PL
37 - 5	4	376050	0670	7/7/11	\$789,900	\$987,000	2,820	9	2004	Avg	13,365	Y	N	N	11208 83RD PL NE
37 - 5	4	279670	0180	10/10/11	\$497,000	\$619,000	2,870	9	1978	VGood	15,628	N	N	N	11611 73RD PL NE
37 - 5	4	153150	0040	4/24/12	\$669,950	\$819,000	2,890	9	2012	Avg	5,511	N	N	N	8156 NE 117TH PL
37 - 5	4	153150	0010	10/18/12	\$669,950	\$791,000	2,910	9	2012	Avg	6,061	N	N	N	8132 NE 117TH PL

Improved Sales Used in This Annual Update Analysis

Areas 37 and 73 -- 1 to 3 Unit Residences

Area - 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
37 - 5	4	153150	0070	7/25/11	\$659,950	\$825,000	2,960	9	2011	Avg	6,835	N	N	N	8180 NE 117TH PL
37 - 5	4	153150	0120	2/23/12	\$769,950	\$949,000	3,010	9	2011	Avg	5,000	Y	N	N	8157 NE 117TH PL
37 - 5	4	279670	0170	6/5/12	\$699,950	\$850,000	3,010	9	1989	Good	15,033	N	N	N	7230 NE 116TH ST
37 - 5	4	153150	0150	4/13/11	\$749,950	\$936,000	3,030	9	2010	Avg	6,517	N	N	N	8149 NE 117TH PL
37 - 5	4	153150	0100	8/20/12	\$769,950	\$921,000	3,050	9	2012	Avg	5,501	Y	N	N	11705 82ND AVE NE
37 - 5	4	153150	0020	11/7/12	\$684,950	\$805,000	3,090	9	2012	Avg	6,061	N	N	N	8140 NE 117TH PL
37 - 5	4	153150	0050	3/25/12	\$674,950	\$828,000	3,090	9	2012	Avg	5,511	N	N	N	8164 NE 117TH PL
37 - 5	4	153150	0030	3/22/13	\$715,000	\$808,000	3,190	9	2013	Avg	5,510	N	N	N	8148 NE 117TH PL
37 - 5	4	153150	0130	5/8/12	\$679,950	\$829,000	3,200	9	2012	Avg	6,860	Y	N	N	8153 NE 117TH PL
37 - 5	4	376730	0062	12/28/12	\$770,000	\$893,000	3,390	9	2012	Avg	11,403	Y	N	N	8220 NE 117TH ST
37 - 5	4	376730	0061	12/20/12	\$784,500	\$912,000	3,470	9	2012	Avg	8,004	Y	N	N	8216 NE 117TH ST
37 - 5	4	376730	0063	1/14/13	\$755,000	\$871,000	3,650	9	2013	Avg	10,875	N	N	N	8226 NE 117TH ST
37 - 5	4	376050	0223	1/28/13	\$912,000	\$1,048,000	2,410	10	1994	Avg	10,294	Y	N	N	8351 NE JUANITA DR
37 - 5	4	376050	0401	7/2/12	\$875,000	\$1,057,000	2,930	10	2008	Avg	6,941	Y	N	N	8124 NE JUANITA DR
37 - 5	4	033310	0229	5/31/11	\$1,000,000	\$1,250,000	3,080	10	2004	Avg	7,909	Y	N	N	7949 NE 112TH ST
37 - 5	4	029390	0010	4/18/13	\$980,000	\$1,097,000	3,100	10	1974	VGood	56,152	Y	N	N	11907 84TH AVE NE
37 - 5	4	279670	0156	9/28/12	\$729,000	\$865,000	3,670	10	1978	Avg	16,341	Y	N	N	11643 73RD PL NE
37 - 5	4	279670	0133	3/7/13	\$849,000	\$964,000	3,690	10	2006	Avg	15,181	N	N	N	7231 NE 118TH ST
37 - 5	4	376050	0573	7/7/11	\$820,000	\$1,025,000	2,605	11	1989	Avg	15,085	Y	N	N	8911 NE 116TH PL
37 - 5	4	376050	0407	10/8/12	\$950,000	\$1,125,000	3,700	11	2009	Avg	13,095	Y	N	N	8150 NE JUANITA DR
37 - 5	4	033310	0230	10/21/11	\$2,995,000	\$3,730,000	3,710	11	1998	VGood	18,025	Y	Y	N	11122 79TH PL NE
37 - 5	4	638997	0070	9/7/12	\$1,031,000	\$1,229,000	3,760	11	2003	Avg	9,540	Y	N	N	7339 NE 120TH PL
37 - 5	4	033310	0235	7/27/12	\$1,250,000	\$1,503,000	4,090	11	1999	Good	10,656	Y	N	N	11144 79TH PL NE
37 - 5	4	638997	0100	2/23/11	\$1,700,000	\$2,118,000	4,330	11	2006	Avg	13,011	Y	N	N	7323 NE 120TH PL
37 - 5	4	638997	0130	2/11/12	\$1,385,000	\$1,709,000	4,640	11	2006	Avg	8,940	Y	N	N	7320 NE 120TH PL
37 - 5	4	638997	0140	7/17/13	\$1,400,000	\$1,515,000	4,790	11	2013	Avg	9,539	Y	N	N	7330 NE 120TH PL
37 - 5	4	638997	0120	10/12/11	\$1,560,000	\$1,944,000	4,990	11	2005	Avg	11,035	Y	N	N	7312 NE 120TH PL
37 - 5	4	376050	0320	8/16/13	\$2,350,000	\$2,512,000	3,860	12	1989	Avg	13,141	Y	Y	N	10910 81ST PL NE
37 - 5	5	540600	0100	4/29/13	\$600,000	\$669,000	2,670	8	1996	Avg	7,969	N	N	N	8417 NE 121ST PL

Improved Sales Used in This Annual Update Analysis

Areas 37 and 73 -- 1 to 3 Unit Residences

Area - 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
37 - 5	5	540600	0090	1/26/11	\$433,000	\$539,000	2,760	8	1995	Avg	9,355	N	N	N	8425 NE 121ST PL
37 - 5	5	252604	9030	8/15/13	\$1,150,000	\$1,230,000	1,950	9	1964	Good	34,848	Y	N	N	8221 NE 117TH ST
37 - 5	5	252604	9037	4/8/13	\$900,000	\$1,011,000	2,310	9	1988	Avg	17,934	Y	N	N	8305 NE 117TH ST
37 - 5	5	687000	0110	6/11/12	\$547,450	\$664,000	2,530	9	2004	Avg	3,912	N	N	N	8654 NE 123RD PL
37 - 5	5	687000	0090	7/26/13	\$635,000	\$685,000	2,830	9	2004	Avg	5,728	N	N	N	8664 NE 123RD PL
37 - 5	5	390260	0100	2/17/12	\$541,000	\$667,000	3,050	9	2008	Avg	4,169	N	N	N	8517 NE 123RD PL
37 - 5	5	390260	0140	2/9/11	\$649,000	\$808,000	3,050	9	2008	Avg	4,171	N	N	N	8431 NE 123RD PL
37 - 5	5	390260	0020	2/17/12	\$615,000	\$758,000	3,300	9	2011	Avg	4,377	N	N	N	8410 NE 123RD PL
37 - 5	5	376730	0060	12/4/12	\$797,990	\$931,000	3,390	9	2012	Avg	8,638	Y	N	N	8210 NE 117TH ST
37 - 5	5	390260	0030	11/22/11	\$621,000	\$772,000	3,430	9	2011	Avg	4,340	N	N	N	8418 NE 123RD PL
37 - 5	5	390260	0070	4/21/11	\$634,800	\$793,000	3,440	9	2009	Avg	4,505	N	N	N	8438 NE 123RD PL
37 - 5	5	390260	0050	4/13/11	\$629,800	\$786,000	3,490	9	2011	Avg	4,268	N	N	N	8428 NE 123RD LN
37 - 5	5	390260	0060	8/11/11	\$615,000	\$768,000	3,500	9	2009	Avg	4,268	N	N	N	8432 NE 123RD PL
37 - 5	5	390260	0110	8/22/12	\$670,000	\$801,000	3,500	9	2008	Avg	4,168	N	N	N	8511 NE 123RD PL
37 - 5	5	390260	0040	7/27/11	\$629,800	\$787,000	3,510	9	2011	Avg	4,294	N	N	N	8424 NE 123RD PL
37 - 5	5	390260	0010	4/17/12	\$580,000	\$710,000	3,580	9	2011	Avg	4,673	N	N	N	8404 NE 123RD PL
37 - 5	5	390260	0010	5/17/13	\$680,000	\$754,000	3,580	9	2011	Avg	4,673	N	N	N	8404 NE 123RD PL
37 - 5	5	302605	9220	1/13/12	\$880,000	\$1,089,000	2,750	10	1980	Good	21,780	Y	N	N	11918 86TH AVE NE
37 - 5	5	127000	0060	12/10/13	\$875,000	\$885,000	2,690	11	1985	Avg	38,353	Y	N	N	12100 87TH AVE NE
37 - 5	6	376050	0460	7/13/11	\$470,000	\$587,000	780	7	1977	Good	15,720	Y	N	N	8319 NE 110TH PL
37 - 5	6	376050	0075	5/23/12	\$890,000	\$1,083,000	1,260	7	1979	Avg	9,947	Y	Y	Y	8857 NE JUANITA LN
37 - 5	6	376050	0445	6/16/11	\$505,654	\$632,000	1,300	7	1972	VGood	10,713	Y	N	N	11006 83RD AVE NE
37 - 5	6	376050	0516	4/1/13	\$470,000	\$529,000	1,800	7	1960	Avg	14,720	Y	N	N	11005 86TH AVE NE
37 - 5	6	376050	0020	10/28/13	\$1,775,000	\$1,835,000	1,940	8	1945	Avg	14,376	Y	Y	Y	9021 NE JUANITA LN
37 - 5	6	376050	0070	7/9/12	\$1,190,000	\$1,436,000	2,190	8	1983	Good	11,155	Y	Y	Y	8873 NE JUANITA LN
37 - 5	6	376050	0092	3/14/11	\$950,000	\$1,185,000	2,870	8	1976	Avg	11,626	Y	Y	Y	8855 NE JUANITA LN
37 - 5	6	312605	9032	7/30/13	\$810,000	\$872,000	3,690	10	1986	Avg	46,383	Y	N	N	8630 NE JUANITA DR
37 - 5	6	376050	0163	11/18/11	\$1,600,000	\$1,989,000	3,720	10	1993	Avg	15,957	Y	Y	Y	8547 NE JUANITA DR
37 - 5	6	952230	0250	8/14/12	\$1,195,000	\$1,432,000	3,780	11	1997	Good	11,113	Y	N	N	8493 NE WOODLAND COVE DR

Improved Sales Used in This Annual Update Analysis

Areas 37 and 73 -- 1 to 3 Unit Residences

Area - 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
37 - 5	6	952230	0150	5/17/11	\$1,000,000	\$1,250,000	4,080	11	1996	Avg	11,967	N	N	N	8422 NE WOODLAND COVE DR
37 - 5	6	376050	0102	9/6/12	\$3,250,000	\$3,875,000	5,210	11	2005	Avg	20,698	Y	Y	Y	8825 NE JUANITA DR
37 - 5	6	376050	0119	7/23/13	\$1,934,000	\$2,088,000	4,220	12	1988	Avg	21,743	Y	Y	Y	8645 NE JUANITA DR
37 - 5	7	254090	0180	5/8/13	\$1,170,000	\$1,301,000	2,000	11	2000	Avg	11,310	Y	N	N	8521 NE 119TH ST
37 - 5	7	254090	0030	12/7/11	\$1,140,000	\$1,415,000	2,620	11	1992	Good	11,310	Y	N	N	11910 87TH PL NE
37 - 5	7	254090	0080	11/15/11	\$1,550,000	\$1,927,000	3,200	12	2001	Avg	11,310	Y	N	N	11818 86TH AVE NE
37 - 5	8	919410	0148	8/11/11	\$369,950	\$462,000	1,380	6	1963	VGood	13,098	N	N	N	12345 93RD AVE NE
37 - 5	8	376010	0390	11/25/13	\$360,000	\$367,000	1,050	7	1961	Avg	10,868	N	N	N	9464 NE 121ST PL
37 - 5	8	510450	0090	12/4/12	\$187,000	\$218,000	1,088	7	1983	Avg	1,530	N	N	N	9623 NE 121ST LN
37 - 5	8	376010	0360	3/17/12	\$325,500	\$400,000	1,090	7	1961	Good	9,610	N	N	N	12120 94TH PL NE
37 - 5	8	510450	0300	6/21/11	\$205,000	\$256,000	1,100	7	1983	Avg	1,469	N	N	N	9616 NE 121ST LN
37 - 5	8	510450	0270	4/5/11	\$226,200	\$282,000	1,136	7	1983	Good	1,312	N	N	N	9624 NE 121ST LN
37 - 5	8	432600	0020	11/22/13	\$320,000	\$327,000	1,150	7	1961	VGood	9,519	N	N	N	12326 97TH PL NE
37 - 5	8	182235	0220	5/18/12	\$327,500	\$399,000	1,150	7	1986	Good	11,304	N	N	N	9313 NE 123RD CT
37 - 5	8	376010	0120	10/12/11	\$294,000	\$366,000	1,160	7	1961	Avg	17,171	N	N	N	9477 NE 121ST PL
37 - 5	8	376010	0060	11/6/12	\$340,000	\$400,000	1,160	7	1962	Good	9,350	N	N	N	12204 95TH PL NE
37 - 5	8	510450	0170	1/18/12	\$200,000	\$247,000	1,175	7	1983	VGood	1,320	N	N	N	9647 NE 121ST LN
37 - 5	8	376010	0170	3/27/12	\$295,000	\$362,000	1,180	7	1961	Avg	12,967	N	N	N	9413 NE 121ST PL
37 - 5	8	919410	1390	6/4/12	\$295,000	\$358,000	1,190	7	1959	Avg	16,125	N	N	N	12135 93RD AVE NE
37 - 5	8	182235	0120	6/24/13	\$442,000	\$483,000	1,300	7	1985	Good	6,152	N	N	N	9310 NE 121ST CT
37 - 5	8	182235	0090	7/25/12	\$340,000	\$409,000	1,320	7	1986	Good	6,327	N	N	N	9319 NE 121ST CT
37 - 5	8	376000	0005	3/21/12	\$291,504	\$358,000	1,390	7	1959	Avg	9,536	N	N	N	9365 NE 120TH PL
37 - 5	8	432600	0190	12/27/12	\$287,000	\$333,000	1,540	7	1961	Good	9,541	N	N	N	12208 96TH PL NE
37 - 5	8	510450	0210	3/11/13	\$322,600	\$366,000	1,637	7	1983	Good	3,638	N	N	N	9642 NE 121ST LN
37 - 5	8	432600	0140	9/15/11	\$300,000	\$374,000	1,710	7	1961	VGood	9,508	N	N	N	12237 96TH PL NE
37 - 5	8	182235	0160	5/22/13	\$461,000	\$510,000	1,710	7	1985	Avg	9,351	N	N	N	12128 93RD AVE NE
37 - 5	8	182235	0100	8/2/13	\$495,000	\$532,000	1,760	7	1986	Good	7,946	N	N	N	9318 NE 121ST CT
37 - 5	8	376010	0040	10/26/11	\$330,000	\$411,000	1,880	7	1962	Good	9,350	N	N	N	12222 95TH PL NE
37 - 5	8	376000	0035	9/26/12	\$466,000	\$553,000	1,910	9	2002	Good	10,489	N	N	N	9376 NE 120TH PL

Improved Sales Used in This Annual Update Analysis

Areas 37 and 73 -- 1 to 3 Unit Residences

Area - 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
37 - 5	8	376000	0035	4/16/13	\$640,000	\$717,000	1,910	9	2002	Good	10,489	N	N	N	9376 NE 120TH PL
37 - 5	8	919410	1677	8/13/13	\$660,000	\$706,000	2,450	9	1990	VGood	8,284	N	N	N	12015 93RD PL NE
37 - 5	8	919410	1677	6/3/11	\$597,000	\$746,000	2,450	9	1990	VGood	8,284	N	N	N	12015 93RD PL NE
73 - 3	0	387680	0650	10/15/12	\$235,000	\$278,000	770	6	1969	Avg	7,436	N	N	N	12625 NE 156TH PL
73 - 3	0	951810	0059	10/27/11	\$158,000	\$197,000	770	6	1960	Avg	2,500	N	N	N	12608 NE 173RD PL
73 - 3	0	387680	0320	7/17/13	\$330,000	\$357,000	790	6	1969	Good	10,335	N	N	N	12636 NE 157TH ST
73 - 3	0	387680	0210	5/11/12	\$199,950	\$244,000	900	6	1969	Avg	8,360	N	N	N	15515 127TH PL NE
73 - 3	0	387680	0310	10/22/13	\$269,888	\$280,000	900	6	1969	Avg	9,590	N	N	N	12644 NE 157TH ST
73 - 3	0	387680	0430	7/10/12	\$230,000	\$277,000	900	6	1970	Avg	7,210	N	N	N	12518 NE 156TH ST
73 - 3	0	387680	0710	6/8/11	\$214,900	\$269,000	1,000	6	1969	Avg	8,268	N	N	N	15671 126TH AVE NE
73 - 3	0	387680	0370	10/2/12	\$289,000	\$343,000	1,000	6	1968	VGood	9,785	N	N	N	12404 NE 157TH ST
73 - 3	0	387680	0090	7/23/13	\$330,000	\$356,000	1,010	6	1969	Good	7,500	N	N	N	15609 125TH PL NE
73 - 3	0	387680	0020	2/12/13	\$235,000	\$269,000	1,020	6	1969	Avg	9,993	N	N	N	15653 124TH PL NE
73 - 3	0	387680	0170	7/25/12	\$245,000	\$295,000	1,170	6	1969	Avg	7,000	N	N	N	12539 NE 156TH ST
73 - 3	0	387680	0180	12/19/11	\$265,000	\$329,000	1,180	6	1969	Good	7,500	N	N	N	12547 NE 156TH ST
73 - 3	0	387680	0110	4/23/12	\$230,000	\$281,000	1,450	6	1969	Avg	9,749	N	N	N	12501 NE 156TH ST
73 - 3	0	387681	0160	8/23/11	\$259,000	\$323,000	1,510	6	1970	Good	7,503	N	N	N	15719 126TH AVE NE
73 - 3	0	155252	0050	8/14/12	\$328,000	\$393,000	1,190	7	1994	Avg	16,318	N	N	N	16906 123RD PL NE
73 - 3	0	866320	0750	8/15/11	\$275,000	\$343,000	1,230	7	1977	Avg	7,210	N	N	N	16203 121ST AVE NE
73 - 3	0	155250	0210	10/17/12	\$416,000	\$491,000	1,240	7	1994	Avg	7,035	N	N	N	12102 NE 169TH ST
73 - 3	0	951320	0010	12/8/11	\$265,000	\$329,000	1,280	7	1983	Avg	7,138	N	N	N	12403 NE 169TH ST
73 - 3	0	951320	0300	12/13/11	\$262,312	\$326,000	1,420	7	1984	Avg	5,682	N	N	N	12412 NE 169TH ST
73 - 3	0	155251	0260	6/20/11	\$365,000	\$456,000	1,630	7	1995	Avg	9,153	N	N	N	12215 NE 165TH PL
73 - 3	0	387681	0020	12/5/12	\$375,000	\$438,000	1,650	7	1970	Good	8,645	N	N	N	12626 NE 157TH ST
73 - 3	0	302280	0360	6/27/12	\$349,950	\$423,000	1,680	7	2011	Avg	3,279	N	N	N	16005 120TH AVE NE
73 - 3	0	302280	0350	7/24/12	\$366,000	\$440,000	1,680	7	2011	Avg	2,577	N	N	N	16013 120TH AVE NE
73 - 3	0	302280	0220	1/30/12	\$360,050	\$445,000	1,680	7	2011	Avg	2,686	N	N	N	11930 NE 161ST PL
73 - 3	0	302280	0260	2/7/12	\$360,950	\$445,000	1,680	7	2011	Avg	2,801	N	N	N	16142 119TH PL NE
73 - 3	0	302280	0330	4/30/12	\$367,000	\$448,000	1,680	7	2011	Avg	2,742	N	N	N	11937 NE 161ST PL

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Areas 37 and 73 -- 1 to 3 Unit Residences

Area - 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
73 - 3	0	302280	0370	9/21/11	\$358,950	\$448,000	1,680	7	2011	Avg	2,691	N	N	N	16032 119TH PL NE
73 - 3	0	302280	0380	10/12/11	\$362,500	\$452,000	1,680	7	2011	Avg	2,763	N	N	N	16024 119TH PL NE
73 - 3	0	302280	0320	2/4/11	\$365,000	\$454,000	1,680	7	2011	Avg	2,842	N	N	N	11936 NE 161ST PL
73 - 3	0	155251	0100	6/3/13	\$416,000	\$458,000	1,680	7	1994	Good	6,200	N	N	N	16715 122ND AVE NE
73 - 3	0	302280	0010	5/2/12	\$360,000	\$439,000	1,740	7	2012	Avg	3,043	N	N	N	16006 120TH AVE NE
73 - 3	0	155251	0330	1/29/13	\$352,500	\$405,000	1,750	7	1994	Avg	6,607	N	N	N	12200 NE 165TH PL
73 - 3	0	302280	0280	5/11/11	\$375,000	\$469,000	1,760	7	2011	Avg	2,880	N	N	N	16139 120TH AVE NE
73 - 3	0	302280	0140	10/4/12	\$363,000	\$430,000	1,770	7	2012	Avg	2,929	N	N	N	12002 NE 162ND PL
73 - 3	0	155251	0270	7/18/11	\$375,000	\$469,000	1,770	7	1995	Avg	10,924	N	N	N	12217 NE 165TH PL
73 - 3	0	302280	0120	4/12/12	\$371,500	\$455,000	1,790	7	2011	Avg	3,453	N	N	N	12014 NE 162ND PL
73 - 3	0	025500	0170	12/12/12	\$394,000	\$459,000	1,800	7	1985	VGood	6,150	N	N	N	12536 NE 166TH ST
73 - 3	0	951320	0280	7/11/11	\$288,000	\$360,000	1,810	7	1984	Avg	6,955	N	N	N	12420 NE 169TH ST
73 - 3	0	155251	0160	12/13/11	\$290,000	\$360,000	1,820	7	1994	Avg	9,490	N	N	N	16421 122ND CT NE
73 - 3	0	302280	0240	10/4/11	\$370,000	\$461,000	1,860	7	2011	Avg	2,689	N	N	N	16126 119TH PL NE
73 - 3	0	302280	0090	8/1/11	\$374,000	\$467,000	1,860	7	2011	Avg	2,867	N	N	N	16128 120TH AVE NE
73 - 3	0	302280	0080	9/21/11	\$377,000	\$470,000	1,860	7	2011	Avg	2,867	N	N	N	16120 120TH AVE NE
73 - 3	0	302280	0270	5/2/11	\$374,000	\$467,000	1,900	7	2011	Avg	3,105	N	N	N	11935 NE 162ND PL
73 - 3	0	302280	0300	6/1/12	\$374,950	\$455,000	1,920	7	2011	Avg	2,677	N	N	N	16123 120TH AVE NE
73 - 3	0	302280	0190	9/20/11	\$398,000	\$497,000	1,920	7	2011	Avg	3,192	N	N	N	16125 119TH PL NE
73 - 3	0	302280	0290	6/26/12	\$387,570	\$469,000	1,920	7	2012	Avg	2,723	N	N	N	16131 120TH AVE NE
73 - 3	0	302280	0230	10/26/11	\$380,000	\$473,000	1,920	7	2011	Avg	2,665	N	N	N	16118 119TH PL NE
73 - 3	0	302280	0200	5/6/11	\$408,000	\$510,000	1,920	7	2011	Avg	3,426	N	N	N	16115 119TH PL NE
73 - 3	0	302280	0210	3/11/11	\$410,000	\$511,000	1,920	7	2011	Avg	3,433	N	N	N	16033 119TH PL NE
73 - 3	0	302280	0100	5/5/11	\$388,000	\$485,000	1,920	7	2011	Avg	2,868	N	N	N	16136 120TH AVE NE
73 - 3	0	302280	0040	1/25/12	\$399,000	\$493,000	1,920	7	2011	Avg	2,869	N	N	N	16030 120TH AVE NE
73 - 3	0	302280	0020	11/10/11	\$392,000	\$488,000	1,920	7	2010	Avg	2,869	N	N	N	16014 120TH AVE NE
73 - 3	0	302280	0060	2/24/12	\$404,000	\$498,000	1,920	7	2010	Avg	2,868	N	N	N	16104 120TH AVE NE
73 - 3	0	302280	0180	11/15/11	\$402,000	\$500,000	1,930	7	2011	Avg	3,188	N	N	N	16135 119TH PL NE
73 - 3	0	155251	0230	8/3/11	\$430,000	\$537,000	1,930	7	1994	Good	9,247	N	N	N	16423 122ND PL NE

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Areas 37 and 73 -- 1 to 3 Unit Residences

Area - 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
73 - 3	0	951320	0190	2/16/11	\$366,000	\$456,000	2,030	7	1983	Good	11,922	N	N	N	16822 126TH AVE NE
73 - 3	0	302280	0250	9/19/12	\$400,000	\$476,000	2,070	7	2012	Avg	2,714	N	N	N	16134 119TH PL NE
73 - 3	0	302280	0130	8/31/12	\$399,950	\$478,000	2,080	7	2012	Avg	2,606	N	N	N	12008 NE 162ND PL
73 - 3	0	302280	0150	7/25/12	\$399,950	\$481,000	2,080	7	2012	Avg	2,634	N	N	N	11940 NE 162ND PL
73 - 3	0	302280	0110	12/6/11	\$409,000	\$508,000	2,080	7	2011	Avg	3,584	N	N	N	16144 120TH AVE NE
73 - 3	0	302280	0050	12/17/13	\$474,000	\$478,000	2,080	7	2011	Avg	2,823	N	N	N	16038 120TH AVE NE
73 - 3	0	302280	0310	7/24/12	\$404,500	\$487,000	2,080	7	2012	Avg	2,630	N	N	N	16117 120TH AVE NE
73 - 3	0	302280	0050	5/24/12	\$408,000	\$496,000	2,080	7	2011	Avg	2,823	N	N	N	16038 120TH AVE NE
73 - 3	0	302280	0070	12/6/11	\$399,950	\$497,000	2,080	7	2011	Avg	2,868	N	N	N	16112 120TH AVE NE
73 - 3	0	302280	0030	3/12/11	\$408,000	\$509,000	2,080	7	2011	Avg	2,869	N	N	N	16022 120TH AVE NE
73 - 3	0	302280	0340	8/15/12	\$399,950	\$479,000	2,110	7	2012	Avg	2,925	N	N	N	16021 120TH AVE NE
73 - 3	0	866320	0640	11/24/12	\$420,000	\$491,000	1,190	8	1977	Good	11,677	N	N	N	12136 NE 163RD ST
73 - 3	0	866320	0540	8/22/12	\$275,000	\$329,000	1,280	8	1977	Avg	7,644	N	N	N	12306 NE 162ND ST
73 - 3	0	866320	0620	9/16/13	\$389,900	\$411,000	1,320	8	1977	Avg	8,750	N	N	N	16232 122ND AVE NE
73 - 3	0	866320	0730	1/25/12	\$317,900	\$393,000	1,390	8	1978	Avg	7,313	N	N	N	16219 121ST AVE NE
73 - 3	0	866320	0480	12/3/12	\$370,000	\$432,000	1,390	8	1977	Good	8,400	N	N	N	12305 NE 162ND ST
73 - 3	0	866320	0200	12/14/12	\$372,000	\$433,000	1,390	8	1978	Avg	7,700	N	N	N	12121 NE 163RD ST
73 - 3	0	866320	0110	8/22/11	\$356,500	\$445,000	1,400	8	1977	Good	7,700	N	N	N	16106 121ST AVE NE
73 - 3	0	866320	0310	10/10/12	\$406,000	\$480,000	1,400	8	1978	Good	7,350	N	N	N	12129 NE 162ND PL
73 - 3	0	866320	0310	6/16/11	\$388,000	\$485,000	1,400	8	1978	Good	7,350	N	N	N	12129 NE 162ND PL
73 - 3	0	866320	0460	12/21/11	\$340,000	\$422,000	1,460	8	1977	Good	12,346	N	N	N	12207 NE 162ND ST
73 - 3	0	866320	0580	6/28/12	\$348,500	\$421,000	1,520	8	1977	Avg	10,200	N	N	N	16200 122ND AVE NE
73 - 3	0	866320	0580	9/20/13	\$400,000	\$421,000	1,520	8	1977	Avg	10,200	N	N	N	16200 122ND AVE NE
73 - 3	0	152925	0030	4/11/12	\$370,000	\$453,000	1,650	8	2008	Avg	2,578	Y	N	N	15128 132ND AVE NE
73 - 3	0	152925	0040	5/9/13	\$432,800	\$481,000	1,650	8	2008	Avg	2,578	Y	N	N	15182 132ND AVE NE
73 - 3	0	934850	0300	10/21/13	\$402,000	\$417,000	1,700	8	1988	Avg	10,280	N	N	N	16408 121ST AVE NE
73 - 3	0	209580	0660	4/8/11	\$353,500	\$441,000	1,720	8	1988	Good	4,992	N	N	N	11717 NE 165TH PL
73 - 3	0	209580	0120	5/10/13	\$430,000	\$478,000	1,780	8	1987	Good	5,432	N	N	N	11839 NE 167TH ST
73 - 3	0	697997	0180	2/21/13	\$440,000	\$502,000	1,830	8	2007	Avg	3,431	N	N	N	12430 NE 171ST CT

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Areas 37 and 73 -- 1 to 3 Unit Residences

Area - 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
73 - 3	0	209580	0150	9/17/13	\$405,000	\$427,000	1,830	8	1987	Avg	5,335	N	N	N	11822 NE 167TH ST
73 - 3	0	209580	0430	8/17/11	\$349,000	\$436,000	1,900	8	1989	Good	8,506	N	N	N	11705 NE 168TH CT
73 - 3	0	152925	0130	6/13/12	\$405,000	\$491,000	1,930	8	2008	Avg	2,599	Y	N	N	13387 NE 152ND ST
73 - 3	0	152925	0120	5/21/12	\$410,000	\$499,000	1,930	8	2008	Avg	2,599	Y	N	N	13385 NE 152ND ST
73 - 3	0	152925	0070	3/28/12	\$445,000	\$546,000	1,930	8	2008	Avg	2,800	Y	N	N	13321 NE 152ND ST
73 - 3	0	152925	0090	3/23/11	\$460,000	\$574,000	1,930	8	2008	Avg	2,599	Y	N	N	13325 NE 152ND ST
73 - 3	0	152925	0080	3/25/11	\$465,000	\$580,000	1,930	8	2008	Avg	2,599	Y	N	N	13323 NE 152ND ST
73 - 3	0	697997	0220	3/26/13	\$465,000	\$525,000	1,950	8	2007	Avg	7,672	N	N	N	12421 NE 172ND CT
73 - 3	0	866320	0220	9/30/11	\$357,500	\$446,000	1,960	8	1977	Good	7,456	N	N	N	16233 122ND AVE NE
73 - 3	0	866320	0300	9/6/13	\$410,000	\$434,000	1,960	8	1978	Avg	7,875	N	N	N	12123 NE 162ND PL
73 - 3	0	697997	0150	4/22/11	\$324,900	\$406,000	1,970	8	2006	Avg	3,903	N	N	N	12415 NE 171ST CT
73 - 3	0	697997	0130	9/25/12	\$394,800	\$469,000	1,970	8	2007	Avg	3,122	N	N	N	12435 NE 171ST CT
73 - 3	0	697997	0300	7/25/11	\$361,500	\$452,000	1,970	8	2006	Avg	4,543	N	N	N	17203 125TH PL NE
73 - 3	0	697997	0300	9/15/13	\$427,500	\$451,000	1,970	8	2006	Avg	4,543	N	N	N	17203 125TH PL NE
73 - 3	0	894640	0160	5/20/13	\$453,000	\$501,000	2,000	8	2001	Avg	5,941	N	N	N	16860 128TH PL NE
73 - 3	0	152925	0140	2/27/12	\$450,000	\$554,000	2,060	8	2008	Avg	2,799	Y	N	N	13389 NE 152ND ST
73 - 3	0	152925	0110	11/18/11	\$459,000	\$571,000	2,060	8	2008	Avg	2,800	Y	N	N	13383 NE 152ND ST
73 - 3	0	209580	0090	11/14/11	\$382,000	\$475,000	2,090	8	1987	Good	5,052	N	N	N	11819 NE 167TH ST
73 - 3	0	209580	0240	6/4/13	\$404,000	\$445,000	2,090	8	1988	Avg	4,500	N	N	N	16814 118TH AVE NE
73 - 3	0	209580	0440	3/19/13	\$416,000	\$471,000	2,090	8	1989	Avg	7,058	N	N	N	11707 NE 168TH CT
73 - 3	0	894640	0030	8/22/11	\$305,000	\$381,000	2,110	8	1998	Avg	4,204	N	N	N	17220 128TH PL NE
73 - 3	0	894640	0130	3/1/13	\$415,000	\$472,000	2,130	8	2001	Avg	3,861	N	N	N	16940 128TH PL NE
73 - 3	0	209580	0480	3/19/13	\$420,000	\$475,000	2,130	8	1987	Avg	5,426	N	N	N	16611 118TH AVE NE
73 - 3	0	866320	0350	12/31/13	\$562,500	\$563,000	2,140	8	1978	Good	10,960	N	N	N	16133 122ND PL NE
73 - 3	0	209580	0350	4/30/13	\$402,000	\$448,000	2,170	8	1989	Avg	6,396	N	N	N	16905 118TH AVE NE
73 - 3	0	697997	0060	10/25/12	\$444,950	\$525,000	2,210	8	2007	Avg	3,546	N	N	N	12459 NE 171ST PL
73 - 3	0	209580	0290	7/16/12	\$440,000	\$530,000	2,320	8	1989	Avg	5,610	N	N	N	16910 118TH AVE NE
73 - 3	0	162605	9174	6/23/11	\$395,000	\$494,000	2,420	8	2006	Avg	9,610	N	N	N	12325 NE 165TH ST
73 - 3	0	337520	0020	11/25/13	\$450,000	\$459,000	2,420	8	1996	Avg	8,613	Y	N	N	12312 NE 165TH ST

Improved Sales Used in This Annual Update Analysis

Areas 37 and 73 -- 1 to 3 Unit Residences

Area - 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
73 - 3	0	162605	9167	5/10/11	\$404,950	\$506,000	2,610	8	1999	Avg	7,966	N	N	N	15710 124TH AVE NE
73 - 3	0	382550	0290	2/16/12	\$403,000	\$497,000	3,030	8	1989	Avg	5,950	N	N	N	11925 NE 168TH ST
73 - 3	0	934850	0460	12/14/11	\$425,000	\$527,000	1,690	9	1988	Avg	13,421	N	N	N	12142 NE 166TH PL
73 - 3	0	934610	0060	11/8/13	\$529,000	\$544,000	1,990	9	1988	Avg	9,956	N	N	N	16300 123RD PL NE
73 - 3	0	553650	0320	9/14/12	\$430,000	\$512,000	2,200	9	2005	Avg	5,229	N	N	N	15381 129TH AVE NE
73 - 3	0	553650	0040	7/29/13	\$550,000	\$592,000	2,310	9	2004	Avg	5,158	N	N	N	15325 128TH AVE NE
73 - 3	0	553650	0040	3/16/11	\$485,000	\$605,000	2,310	9	2004	Avg	5,158	N	N	N	15325 128TH AVE NE
73 - 3	0	868050	0150	4/29/13	\$527,500	\$588,000	2,440	9	1998	Avg	6,966	N	N	N	15512 129TH AVE SE
73 - 3	0	553650	0080	3/7/13	\$485,000	\$551,000	2,500	9	2004	Avg	5,035	N	N	N	15333 128TH AVE NE
73 - 3	0	868050	0110	10/18/13	\$545,000	\$566,000	2,520	9	1998	Avg	9,113	N	N	N	15517 129TH AVE NE
73 - 3	0	553650	0290	6/19/13	\$540,000	\$591,000	2,540	9	2004	Avg	6,001	N	N	N	15375 129TH AVE NE
73 - 3	0	553650	0030	6/26/12	\$410,000	\$496,000	2,560	9	2004	Avg	5,571	N	N	N	15323 128TH AVE NE
73 - 3	0	553650	0090	2/13/12	\$395,000	\$487,000	2,570	9	2004	Avg	4,829	N	N	N	15335 128TH AVE NE
73 - 3	0	868050	0030	11/7/12	\$490,000	\$576,000	2,590	9	1997	Avg	6,052	N	N	N	15505 128TH CT NE
73 - 3	0	934850	0280	3/24/11	\$440,000	\$549,000	2,600	9	1987	Good	12,800	N	N	N	12124 NE 164TH ST
73 - 3	0	934610	0020	2/8/12	\$435,000	\$537,000	2,600	9	1988	Avg	9,979	N	N	N	16325 123RD PL NE
73 - 3	0	553650	0230	11/13/13	\$650,000	\$667,000	2,800	9	2005	Avg	5,178	Y	N	N	15378 129TH AVE NE
73 - 3	0	553650	0300	8/22/13	\$543,500	\$579,000	2,860	9	2005	Avg	5,138	N	N	N	15377 129TH AVE NE
73 - 3	0	182750	0010	12/23/13	\$524,950	\$527,000	3,000	9	2004	Avg	5,905	N	N	N	12405 NE 154TH PL
73 - 3	0	182750	0070	9/24/12	\$585,000	\$695,000	3,040	9	2004	Avg	6,004	N	N	N	12450 NE 154TH PL
73 - 3	22	946670	0150	7/2/12	\$430,000	\$520,000	2,290	9	1992	Avg	6,630	N	N	N	16320 124TH PL NE
73 - 3	22	946590	0620	9/28/12	\$460,000	\$546,000	2,290	9	1989	Avg	6,342	N	N	N	12463 NE 164TH ST
73 - 3	22	946590	0650	5/23/11	\$440,000	\$550,000	2,370	9	1989	Avg	8,983	N	N	N	16417 125TH CT NE
73 - 3	22	946590	0560	2/24/11	\$456,800	\$569,000	2,430	9	1989	Avg	6,341	N	N	N	16317 126TH AVE NE
73 - 3	22	946590	0550	7/13/11	\$458,000	\$572,000	2,500	9	1989	Avg	7,122	N	N	N	16309 126TH AVE NE
73 - 3	22	946591	0320	3/7/11	\$467,000	\$582,000	2,500	9	1990	Avg	7,394	N	N	N	12440 NE 160TH ST
73 - 3	22	946590	0390	11/7/13	\$527,000	\$542,000	2,570	9	1989	Avg	7,500	N	N	N	12506 NE 162ND ST
73 - 3	22	946590	0630	11/26/13	\$520,000	\$530,000	2,640	9	1989	Avg	7,210	N	N	N	16407 125TH CT NE
73 - 3	22	946591	0370	9/23/11	\$495,500	\$618,000	2,660	9	1990	Good	7,308	N	N	N	12432 NE 160TH ST

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Areas 37 and 73 -- 1 to 3 Unit Residences

Area - 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
73 - 3	22	946590	0280	1/3/12	\$515,000	\$638,000	2,760	9	1990	Good	8,468	N	N	N	12413 NE 162ND ST
73 - 3	22	946670	0090	11/5/13	\$569,950	\$587,000	2,770	9	1992	Avg	6,898	N	N	N	16411 124TH CT NE
73 - 3	22	946591	0180	9/28/12	\$583,800	\$693,000	2,770	9	1992	Avg	23,108	N	N	N	12550 NE 160TH PL
73 - 3	22	946591	0300	3/7/13	\$506,000	\$575,000	2,810	9	1991	Avg	7,167	N	N	N	12456 NE 160TH ST
73 - 3	22	946591	0050	7/20/12	\$540,000	\$650,000	3,100	9	1991	Avg	12,173	N	N	N	12443 NE 160TH ST
73 - 4	0	143790	0380	12/14/11	\$315,000	\$391,000	900	7	1972	Good	6,771	N	N	N	13026 111TH PL NE
73 - 4	0	771600	0110	9/12/13	\$375,000	\$396,000	1,010	7	1967	Avg	7,986	N	N	N	10931 NE 117TH PL
73 - 4	0	771600	0230	11/12/11	\$258,000	\$321,000	1,030	7	1967	Avg	7,200	N	N	N	11700 110TH AVE NE
73 - 4	0	257030	0280	1/29/13	\$290,000	\$333,000	1,040	7	1962	VGood	10,125	N	N	N	13016 104TH PL NE
73 - 4	0	257030	0020	12/7/11	\$251,000	\$312,000	1,050	7	1963	Avg	9,600	N	N	N	13105 104TH PL NE
73 - 4	0	375830	0230	2/28/13	\$345,000	\$393,000	1,050	7	1966	Avg	9,975	N	N	N	11858 102ND PL NE
73 - 4	0	375830	0260	4/25/13	\$361,000	\$403,000	1,050	7	1966	Avg	9,975	N	N	N	11836 102ND PL NE
73 - 4	0	866328	0260	6/13/12	\$250,000	\$303,000	1,100	7	1985	Avg	7,763	N	N	N	12332 107TH PL NE
73 - 4	0	257030	0180	2/13/13	\$385,000	\$440,000	1,100	7	1963	Avg	9,976	N	N	N	13020 105TH PL NE
73 - 4	0	143790	0180	3/25/12	\$305,000	\$374,000	1,120	7	1972	Avg	7,000	N	N	N	11125 NE 129TH ST
73 - 4	0	375650	0380	2/14/11	\$260,000	\$324,000	1,140	7	1962	Avg	9,750	N	N	N	12850 110TH AVE NE
73 - 4	0	794113	0170	12/31/12	\$229,000	\$265,000	1,160	7	1986	Avg	1,435	N	N	N	12812 103RD PL NE
73 - 4	0	794110	0220	8/7/12	\$239,900	\$288,000	1,160	7	1984	Avg	1,318	N	N	N	10257 NE 129TH PL
73 - 4	0	355890	0150	7/7/11	\$319,950	\$400,000	1,160	7	1975	Avg	6,500	N	N	N	11828 103RD AVE NE
73 - 4	0	794111	0070	6/27/11	\$250,000	\$312,000	1,180	7	1984	Avg	1,296	N	N	N	10235 NE 129TH LN
73 - 4	0	794111	0140	4/18/13	\$285,500	\$320,000	1,180	7	1984	Avg	1,152	N	N	N	10219 NE 129TH LN
73 - 4	0	355891	0530	8/4/11	\$275,000	\$344,000	1,190	7	1969	Avg	7,350	N	N	N	12202 104TH AVE NE
73 - 4	0	355880	0330	8/26/13	\$345,000	\$367,000	1,190	7	1968	Avg	9,939	N	N	N	11648 104TH AVE NE
73 - 4	0	312670	0081	6/26/12	\$402,500	\$487,000	1,200	7	1972	VGood	17,482	N	N	N	11847 108TH AVE NE
73 - 4	0	866328	0220	4/25/12	\$324,900	\$397,000	1,210	7	1983	Good	7,442	N	N	N	12308 107TH PL NE
73 - 4	0	355891	0520	12/14/12	\$385,000	\$448,000	1,210	7	1972	Good	7,490	N	N	N	12140 104TH AVE NE
73 - 4	0	355880	0020	11/8/11	\$354,000	\$440,000	1,210	7	1974	Good	7,475	N	N	N	10241 NE 120TH ST
73 - 4	0	375660	0090	10/21/11	\$222,000	\$277,000	1,220	7	1963	Avg	11,020	N	N	N	13003 109TH AVE NE
73 - 4	0	144580	0210	8/30/12	\$249,000	\$297,000	1,230	7	1954	Avg	12,375	N	N	N	12409 105TH AVE NE

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Areas 37 and 73 -- 1 to 3 Unit Residences

Area - 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
73 - 4	0	147165	0010	4/19/11	\$380,000	\$475,000	1,240	7	1980	Good	10,152	N	N	N	10404 NE 125TH PL
73 - 4	0	680150	0050	6/1/12	\$250,000	\$304,000	1,250	7	1983	Avg	8,220	N	N	N	13029 103RD PL NE
73 - 4	0	312670	0041	2/18/13	\$340,000	\$388,000	1,250	7	1963	Avg	23,305	N	N	N	11645 108TH AVE NE
73 - 4	0	312720	0042	9/9/11	\$262,500	\$328,000	1,250	7	1961	Avg	9,600	N	N	N	11605 106TH AVE NE
73 - 4	0	375830	0300	3/12/12	\$285,000	\$350,000	1,250	7	1966	Avg	9,975	N	N	N	11806 102ND PL NE
73 - 4	0	794110	0330	10/21/13	\$290,000	\$301,000	1,270	7	1984	Avg	2,568	N	N	N	10285 NE 129TH LN
73 - 4	0	794112	0040	9/13/11	\$258,800	\$323,000	1,280	7	1984	Avg	1,440	N	N	N	12809 102ND AVE NE
73 - 4	0	143790	0430	10/7/13	\$392,750	\$410,000	1,290	7	1973	Avg	8,820	N	N	N	13124 111TH PL NE
73 - 4	0	355890	0230	10/25/11	\$283,000	\$352,000	1,300	7	1974	Avg	9,224	N	N	N	10519 NE 120TH PL
73 - 4	0	144580	0090	12/18/12	\$343,500	\$399,000	1,300	7	1974	Avg	6,718	N	N	N	10511 NE 125TH PL
73 - 4	0	771600	0010	7/28/11	\$260,000	\$325,000	1,310	7	1965	Avg	9,600	N	N	N	10951 NE 116TH PL
73 - 4	0	257030	0160	3/22/12	\$241,500	\$296,000	1,320	7	1970	Avg	9,976	N	N	N	13008 105TH PL NE
73 - 4	0	742411	0080	4/7/11	\$322,000	\$402,000	1,320	7	1975	Good	7,200	N	N	N	10313 NE 125TH PL
73 - 4	0	292605	9120	3/6/12	\$266,000	\$327,000	1,330	7	1993	Avg	7,458	N	N	N	12333 103RD AVE NE
73 - 4	0	355885	0050	3/4/11	\$299,950	\$374,000	1,340	7	1968	Avg	9,570	N	N	N	11818 104TH AVE NE
73 - 4	0	771610	0140	6/27/11	\$243,157	\$304,000	1,360	7	1967	Avg	7,705	N	N	N	10922 NE 118TH ST
73 - 4	0	866328	0120	11/20/12	\$356,000	\$417,000	1,370	7	1981	Avg	7,210	N	N	N	10614 NE 123RD ST
73 - 4	0	355891	0450	4/21/12	\$376,000	\$460,000	1,390	7	1973	VGood	8,550	N	N	N	11857 104TH AVE NE
73 - 4	0	355880	0320	5/14/13	\$422,500	\$469,000	1,390	7	1968	Avg	10,162	N	N	N	11640 104TH AVE NE
73 - 4	0	355890	0700	9/18/13	\$442,850	\$467,000	1,400	7	1977	Good	8,672	N	N	N	10514 NE 120TH PL
73 - 4	0	355890	0330	9/10/12	\$365,000	\$435,000	1,400	7	1969	Avg	8,500	N	N	N	10717 NE 121ST ST
73 - 4	0	355890	0280	10/29/12	\$398,500	\$469,000	1,400	7	1976	Avg	7,752	N	N	N	12024 106TH AVE NE
73 - 4	0	771600	0140	10/22/12	\$390,000	\$460,000	1,420	7	1966	VGood	11,085	N	N	N	10928 NE 117TH PL
73 - 4	0	355890	0550	9/13/13	\$310,000	\$327,000	1,430	7	1969	Avg	8,400	N	N	N	10520 NE 122ND ST
73 - 4	0	375830	0070	2/15/12	\$310,000	\$382,000	1,430	7	1964	VGood	9,600	N	N	N	11651 101ST PL NE
73 - 4	0	375830	0250	7/20/11	\$305,000	\$381,000	1,430	7	1966	Avg	9,975	N	N	N	11844 102ND PL NE
73 - 4	0	355891	0510	8/20/13	\$415,000	\$443,000	1,430	7	1972	Avg	8,250	N	N	N	12132 104TH AVE NE
73 - 4	0	375650	0620	5/13/13	\$355,000	\$394,000	1,440	7	1962	VGood	9,520	N	N	N	11020 NE 131ST ST
73 - 4	0	355891	0200	7/3/12	\$341,000	\$412,000	1,440	7	1975	Avg	8,425	N	N	N	10250 NE 121ST ST

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Areas 37 and 73 -- 1 to 3 Unit Residences

Area - 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
73 - 4	0	355891	0600	7/30/12	\$375,000	\$451,000	1,450	7	1969	Good	8,560	N	N	N	12117 105TH AVE NE
73 - 4	0	355885	0070	5/18/11	\$288,000	\$360,000	1,460	7	1968	Avg	8,250	N	N	N	11834 104TH AVE NE
73 - 4	0	794114	0080	4/10/12	\$216,000	\$264,000	1,470	7	1986	Avg	2,660	N	N	N	12908 103RD PL NE
73 - 4	0	794110	0050	9/26/11	\$290,000	\$362,000	1,470	7	1984	Avg	2,016	N	N	N	10027 NE 129TH PL
73 - 4	0	680150	0140	9/22/11	\$325,000	\$405,000	1,480	7	1983	Avg	8,631	N	N	N	13026 103RD PL NE
73 - 4	0	257030	0250	6/21/11	\$355,000	\$444,000	1,480	7	1961	Good	10,625	N	N	N	10404 NE 131ST ST
73 - 4	0	794113	0060	5/17/11	\$250,000	\$312,000	1,490	7	1985	Avg	2,357	N	N	N	12850 103RD PL NE
73 - 4	0	292605	9221	1/11/12	\$235,000	\$291,000	1,500	7	1977	Avg	9,583	N	N	N	10623 NE 124TH ST
73 - 4	0	144580	0040	4/6/11	\$299,888	\$374,000	1,510	7	1974	Good	7,336	N	N	N	10515 NE 124TH CT
73 - 4	0	143790	0400	12/5/12	\$391,500	\$457,000	1,510	7	1972	Avg	8,825	N	N	N	13108 111TH PL NE
73 - 4	0	512840	0030	3/8/12	\$240,000	\$295,000	1,520	7	1967	Avg	10,500	N	N	N	11625 111TH AVE NE
73 - 4	0	355891	0820	12/11/12	\$285,000	\$332,000	1,520	7	1976	Avg	8,480	N	N	N	10304 NE 123RD PL
73 - 4	0	355891	0360	10/30/13	\$435,000	\$449,000	1,560	7	1971	Good	7,875	N	N	N	12110 103RD AVE NE
73 - 4	0	771610	0170	11/25/13	\$398,000	\$406,000	1,570	7	1967	Good	7,200	N	N	N	10935 NE 118TH ST
73 - 4	0	312670	0006	5/22/12	\$400,000	\$487,000	1,580	7	1963	Good	11,400	N	N	N	11614 106TH AVE NE
73 - 4	0	355885	0030	11/14/12	\$367,100	\$431,000	1,670	7	1968	Avg	9,350	N	N	N	11802 104TH AVE NE
73 - 4	0	866328	0250	8/16/12	\$397,500	\$476,000	1,690	7	1985	Avg	8,146	N	N	N	12326 107TH PL NE
73 - 4	0	355890	0530	2/24/12	\$450,000	\$554,000	1,870	7	1969	VGood	8,400	N	N	N	10536 NE 122ND ST
73 - 4	0	355891	0300	1/12/11	\$414,000	\$514,000	2,040	7	1974	Good	8,475	N	N	N	11842 103RD AVE NE
73 - 4	0	292605	9166	6/22/11	\$342,500	\$428,000	2,070	7	1965	Avg	7,405	N	N	N	11930 100TH AVE NE
73 - 4	0	144340	0130	8/19/11	\$360,000	\$450,000	2,100	7	1980	Avg	7,215	N	N	N	10626 NE 125TH PL
73 - 4	0	144340	0040	3/3/11	\$365,000	\$455,000	2,100	7	1980	Avg	7,700	N	N	N	12415 106TH PL NE
73 - 4	0	355891	0060	10/7/11	\$381,000	\$475,000	2,430	7	1974	Good	8,936	N	N	N	12212 102ND PL NE
73 - 4	0	312720	0041	3/5/12	\$406,000	\$500,000	2,440	7	1961	Good	9,600	N	N	N	11611 106TH AVE NE
73 - 4	0	143791	0010	10/20/11	\$336,000	\$419,000	1,100	8	1974	Good	7,920	N	N	N	11330 NE 128TH ST
73 - 4	0	025450	0100	5/6/13	\$419,000	\$466,000	1,220	8	1989	Avg	7,264	N	N	N	11930 109TH AVE NE
73 - 4	0	143791	0240	9/20/11	\$352,000	\$439,000	1,310	8	1974	Avg	6,750	N	N	N	12930 113TH PL NE
73 - 4	0	312720	0036	8/10/11	\$470,000	\$587,000	1,310	8	1997	Good	8,325	N	N	N	11635 106TH AVE NE
73 - 4	0	794070	0190	3/10/11	\$320,000	\$399,000	1,370	8	1986	Avg	5,756	N	N	N	12701 102ND AVE NE

Improved Sales Used in This Annual Update Analysis

Areas 37 and 73 -- 1 to 3 Unit Residences

Area - 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
73 - 4	0	794070	0130	7/13/11	\$326,000	\$407,000	1,380	8	1987	Avg	5,094	N	N	N	10141 NE 126TH PL
73 - 4	0	143791	0330	7/4/12	\$323,000	\$390,000	1,470	8	1974	Avg	8,074	N	N	N	12925 113TH PL NE
73 - 4	0	312670	0080	8/26/13	\$333,000	\$354,000	1,480	8	1927	Good	10,880	N	N	N	11851 108TH AVE NE
73 - 4	0	143791	0140	4/24/12	\$340,000	\$415,000	1,590	8	1974	Avg	7,572	N	N	N	11337 NE 129TH ST
73 - 4	0	375540	0170	8/19/13	\$402,500	\$430,000	1,590	8	1994	Avg	7,230	N	N	N	12426 107TH PL NE
73 - 4	0	794071	0230	5/14/12	\$316,000	\$385,000	1,630	8	1989	Avg	5,250	N	N	N	12616 104TH AVE NE
73 - 4	0	144580	0030	10/27/11	\$360,000	\$448,000	1,630	8	1974	Good	9,543	N	N	N	10509 NE 124TH CT
73 - 4	0	794070	0260	10/17/13	\$400,000	\$416,000	1,630	8	1987	Avg	4,534	N	N	N	12743 102ND AVE NE
73 - 4	0	144580	0030	8/14/13	\$444,000	\$475,000	1,630	8	1974	Good	9,543	N	N	N	10509 NE 124TH CT
73 - 4	0	512840	0050	8/2/12	\$427,500	\$513,000	1,700	8	1965	Good	10,500	N	N	N	11611 111TH AVE NE
73 - 4	0	355891	0390	8/20/11	\$475,000	\$593,000	1,700	8	1970	VGood	7,875	N	N	N	12125 104TH AVE NE
73 - 4	0	794070	0150	4/5/11	\$335,000	\$418,000	1,730	8	1986	Avg	6,975	N	N	N	10122 NE 126TH ST
73 - 4	0	312670	0029	2/15/11	\$485,000	\$604,000	1,810	8	1996	Good	7,720	N	N	N	10616 NE 116TH ST
73 - 4	0	025450	0020	5/16/12	\$497,000	\$605,000	1,820	8	1989	Good	7,246	N	N	N	11925 109TH AVE NE
73 - 4	0	794071	0300	11/19/13	\$419,000	\$428,000	1,920	8	1987	Avg	4,033	N	N	N	10315 NE 126TH PL
73 - 4	0	794070	0250	8/2/13	\$395,000	\$425,000	1,930	8	1987	Avg	4,779	N	N	N	12737 102ND AVE NE
73 - 4	0	292605	9292	7/26/13	\$635,000	\$685,000	2,150	8	2013	Avg	7,546	N	N	N	11636 111TH AVE NE
73 - 4	0	312670	0083	12/2/13	\$503,000	\$511,000	2,200	8	1967	Avg	20,000	N	N	N	10615 NE 120TH ST
73 - 4	0	312670	0083	3/7/11	\$449,950	\$561,000	2,200	8	1967	Avg	20,000	N	N	N	10615 NE 120TH ST
73 - 4	0	312670	0007	7/11/13	\$410,000	\$445,000	2,260	8	2000	Avg	7,208	N	N	N	11602 106TH AVE NE
73 - 4	0	292605	9024	5/20/11	\$455,000	\$569,000	2,420	8	1977	Good	60,548	N	N	N	11727 112TH AVE NE
73 - 4	0	292605	9290	11/25/13	\$670,000	\$683,000	2,640	8	2009	Avg	7,306	N	N	N	12321 102ND LN NE
73 - 4	0	269545	0040	4/5/12	\$550,000	\$674,000	2,850	8	2009	Avg	7,215	N	N	N	13115 112TH AVE NE
73 - 4	0	312670	0008	2/17/11	\$421,000	\$524,000	3,200	8	2001	Avg	7,737	N	N	N	11604 106TH AVE NE
73 - 4	0	152520	0100	9/1/11	\$500,000	\$624,000	2,080	9	1995	Good	10,222	N	N	N	11911 105TH AVE NE
73 - 4	0	292605	9278	10/14/11	\$394,500	\$492,000	2,150	9	1995	Avg	7,264	N	N	N	12425 105TH PL NE
73 - 4	0	152520	0030	4/15/13	\$530,000	\$594,000	2,260	9	1995	Avg	7,224	N	N	N	11908 105TH AVE NE
73 - 4	0	152520	0090	1/15/13	\$525,000	\$606,000	2,450	9	1995	Avg	8,118	N	N	N	11905 105TH AVE NE
73 - 4	0	312720	0031	6/10/11	\$570,000	\$712,000	2,510	9	1990	Good	10,608	N	N	N	11643 106TH AVE NE

Improved Sales Used in This Annual Update Analysis

Areas 37 and 73 -- 1 to 3 Unit Residences

Area - Sub	Year													
Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Ren	Cond	Lot Size	View	Water- front	Situs Address
73 - 4	0	312720	0046	5/15/13	\$665,000	\$738,000	3,450	9	2005	Avg	7,202	N	N	10420 NE 116TH ST
73 - 4	0	312670	0039	10/9/12	\$690,000	\$817,000	3,640	10	2003	Avg	7,352	N	N	10615 NE 117TH PL
73 - 4	0	312670	0065	7/16/13	\$999,000	\$1,082,000	4,520	11	1995	Avg	37,500	N	N	11817 108TH AVE NE
73 - 4	2	007600	0120	12/13/11	\$500,000	\$620,000	2,660	10	1999	Good	8,725	N	N	11204 NE 117TH ST
73 - 4	2	007600	0090	12/9/13	\$624,950	\$633,000	2,660	10	1999	Avg	5,947	N	N	11217 NE 117TH ST
73 - 4	2	007600	0150	1/11/12	\$525,000	\$650,000	2,720	10	2000	Good	8,796	N	N	11218 NE 117TH ST
73 - 4	2	007600	0080	9/21/12	\$521,860	\$620,000	2,720	10	1999	Avg	4,431	N	N	11631 112TH DR NE
73 - 4	2	007600	0130	7/22/12	\$540,000	\$650,000	2,720	10	2000	Avg	8,742	N	N	11210 NE 117TH ST
73 - 4	2	007600	0060	12/6/12	\$561,000	\$654,000	2,720	10	1999	Avg	4,550	N	N	11632 112TH DR NE
73 - 4	2	292605	9284	7/24/12	\$635,500	\$765,000	2,950	10	2004	Avg	7,200	N	N	11215 NE 116TH PL
73 - 4	5	305700	0360	4/2/13	\$211,200	\$238,000	1,150	7	1982	Avg	2,640	N	N	13115 114TH LN NE
73 - 4	5	305700	0070	6/24/11	\$192,000	\$240,000	1,160	7	1982	Avg	2,158	N	N	11245 NE 131ST LN
73 - 4	5	305700	0150	12/9/13	\$255,000	\$258,000	1,160	7	1982	Avg	2,158	N	N	13143 113TH PL NE
73 - 5	0	162605	9144	11/11/11	\$191,000	\$238,000	880	6	1952	Fair	13,172	N	N	11615 NE 155TH ST
73 - 5	0	337430	0170	1/23/12	\$200,000	\$247,000	1,170	6	1970	Avg	7,140	N	N	13221 125TH AVE NE
73 - 5	0	337430	0030	6/27/13	\$415,000	\$453,000	1,770	6	1993	Good	8,155	N	N	13212 125TH AVE NE
73 - 5	0	320550	0350	5/29/12	\$345,000	\$419,000	760	7	1973	VGood	11,820	N	N	11915 NE 133RD PL
73 - 5	0	183991	0110	2/7/13	\$300,000	\$344,000	770	7	1972	Avg	6,510	N	N	13441 122ND AVE NE
73 - 5	0	320550	0220	6/11/12	\$290,000	\$352,000	800	7	1969	Good	8,400	N	N	12028 NE 133RD PL
73 - 5	0	092720	0120	4/19/12	\$290,500	\$355,000	860	7	1977	Avg	7,245	N	N	12432 NE 141ST PL
73 - 5	0	320550	0390	10/27/11	\$232,500	\$289,000	910	7	1971	VGood	7,475	N	N	12029 NE 133RD PL
73 - 5	0	183991	0220	7/5/12	\$220,000	\$266,000	920	7	1970	Avg	7,350	N	N	12305 NE 134TH ST
73 - 5	0	701620	0180	1/18/12	\$313,500	\$388,000	920	7	1972	Good	7,345	N	N	11822 NE 156TH ST
73 - 5	0	183991	0230	3/1/12	\$265,000	\$326,000	960	7	2000	Avg	7,560	N	N	12311 NE 134TH ST
73 - 5	0	183991	0260	11/9/11	\$237,500	\$295,000	970	7	1970	Fair	8,190	N	N	12312 NE 134TH ST
73 - 5	0	183991	0210	4/23/12	\$300,000	\$367,000	970	7	1970	Avg	7,560	N	N	12301 NE 134TH ST
73 - 5	0	320540	0270	12/17/12	\$279,000	\$324,000	1,010	7	1968	Avg	7,800	N	N	12032 NE 136TH PL
73 - 5	0	328810	0360	10/20/12	\$270,000	\$319,000	1,030	7	1965	Good	10,248	N	N	14261 119TH PL NE
73 - 5	0	371550	0160	5/22/12	\$338,870	\$412,000	1,040	7	1977	VGood	10,852	N	N	13828 125TH AVE NE

Improved Sales Used in This Annual Update Analysis

Areas 37 and 73 -- 1 to 3 Unit Residences

Area - 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
73 - 5	0	371550	0170	11/6/13	\$291,400	\$300,000	1,050	7	1977	Avg	10,280	N	N	N	13832 125TH AVE NE
73 - 5	0	092720	0160	5/29/13	\$285,000	\$314,000	1,080	7	1977	Avg	8,971	N	N	N	12402 NE 141ST PL
73 - 5	0	320550	0130	7/27/11	\$339,000	\$424,000	1,080	7	1969	Good	7,650	N	N	N	12114 NE 134TH ST
73 - 5	0	092720	0010	9/23/11	\$365,000	\$455,000	1,080	7	1975	Good	7,350	N	N	N	14002 125TH PL NE
73 - 5	0	328830	0830	12/17/13	\$399,900	\$403,000	1,100	7	1972	Avg	10,876	N	N	N	11638 NE 148TH CT
73 - 5	0	328830	0380	2/24/12	\$315,000	\$388,000	1,100	7	1972	Avg	9,683	N	N	N	11722 NE 148TH PL
73 - 5	0	328830	0900	11/19/12	\$317,900	\$372,000	1,110	7	1971	Avg	21,934	N	N	N	11719 NE 148TH PL
73 - 5	0	255867	0300	3/18/11	\$344,750	\$430,000	1,110	7	1975	Good	6,984	N	N	N	13522 131ST AVE NE
73 - 5	0	092720	0130	6/21/13	\$370,000	\$405,000	1,110	7	1977	Avg	7,245	N	N	N	12424 NE 141ST PL
73 - 5	0	255863	0020	3/1/13	\$400,000	\$455,000	1,110	7	1974	Good	7,701	N	N	N	12811 NE 138TH CT
73 - 5	0	255861	0010	7/19/13	\$353,000	\$382,000	1,120	7	1973	VGood	11,270	N	N	N	12601 NE 137TH PL
73 - 5	0	255866	0110	5/17/13	\$399,500	\$443,000	1,120	7	1976	Good	8,250	N	N	N	13401 128TH PL NE
73 - 5	0	092720	0190	7/20/12	\$305,000	\$367,000	1,130	7	1977	Good	8,505	N	N	N	12421 NE 141ST PL
73 - 5	0	255863	0050	4/19/12	\$275,000	\$336,000	1,130	7	1973	Avg	6,816	N	N	N	12822 NE 138TH CT
73 - 5	0	212605	9051	3/18/13	\$405,000	\$458,000	1,130	7	1993	Avg	13,483	N	N	N	12633 NE 140TH ST
73 - 5	0	387630	0050	12/19/11	\$261,500	\$324,000	1,140	7	1968	Avg	9,152	N	N	N	13910 120TH AVE NE
73 - 5	0	328810	0400	2/28/12	\$226,000	\$278,000	1,150	7	1965	Avg	9,000	N	N	N	14417 119TH PL NE
73 - 5	0	866317	0120	3/20/13	\$314,000	\$355,000	1,150	7	1988	Avg	6,820	N	N	N	12808 NE 132ND PL
73 - 5	0	387631	2340	6/11/12	\$305,300	\$370,000	1,160	7	1976	Avg	7,560	N	N	N	14713 125TH AVE NE
73 - 5	0	387631	0760	2/9/12	\$355,000	\$438,000	1,170	7	1970	VGood	8,313	N	N	N	14256 131ST AVE NE
73 - 5	0	255860	0150	5/25/12	\$312,500	\$380,000	1,170	7	1972	Avg	7,500	N	N	N	12414 NE 137TH PL
73 - 5	0	255860	0040	5/3/11	\$417,000	\$521,000	1,170	7	1972	VGood	7,272	N	N	N	12423 NE 137TH PL
73 - 5	0	387631	0450	4/1/13	\$287,000	\$323,000	1,180	7	1969	Avg	6,760	N	N	N	12828 NE 142ND PL
73 - 5	0	255864	0280	7/8/11	\$282,500	\$353,000	1,180	7	1974	Avg	7,819	N	N	N	13629 128TH AVE NE
73 - 5	0	387631	3080	4/24/12	\$358,000	\$437,000	1,180	7	1976	Avg	11,082	N	N	N	14605 128TH AVE NE
73 - 5	0	638620	0150	2/22/11	\$330,000	\$411,000	1,180	7	1987	Avg	7,806	N	N	N	13010 NE 137TH PL
73 - 5	0	954290	0070	7/9/12	\$312,000	\$376,000	1,180	7	1969	Avg	11,181	N	N	N	12208 NE 137TH PL
73 - 5	0	255863	0190	7/31/12	\$350,000	\$421,000	1,190	7	1974	VGood	7,566	N	N	N	13706 129TH PL NE
73 - 5	0	387631	3360	8/26/13	\$372,500	\$396,000	1,190	7	1976	Good	7,200	N	N	N	12424 NE 149TH ST

Improved Sales Used in This Annual Update Analysis

Areas 37 and 73 -- 1 to 3 Unit Residences

Area - 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
73 - 5	0	255861	0240	12/18/12	\$305,000	\$355,000	1,190	7	1973	Avg	8,625	N	N	N	12720 NE 138TH ST
73 - 5	0	701620	0500	1/17/12	\$325,000	\$402,000	1,190	7	1971	Avg	6,825	N	N	N	11809 NE 155TH ST
73 - 5	0	320550	0290	1/11/12	\$215,000	\$266,000	1,200	7	1969	Avg	7,209	N	N	N	13322 120TH AVE NE
73 - 5	0	259770	0080	5/25/12	\$278,500	\$339,000	1,200	7	1968	Avg	11,940	N	N	N	14451 120TH PL NE
73 - 5	0	255868	0120	3/15/13	\$345,000	\$391,000	1,200	7	1974	Avg	8,640	N	N	N	12813 NE 139TH CT
73 - 5	0	328830	0270	8/14/12	\$382,000	\$458,000	1,200	7	1968	VGood	7,980	N	N	N	14818 119TH AVE NE
73 - 5	0	255873	0150	5/1/12	\$361,000	\$441,000	1,200	7	1983	Avg	7,365	N	N	N	12448 NE 136TH PL
73 - 5	0	255873	0010	11/22/13	\$325,000	\$332,000	1,220	7	1985	Avg	7,207	N	N	N	13539 124TH CT NE
73 - 5	0	092720	0370	7/6/11	\$262,000	\$327,000	1,220	7	1969	Avg	10,360	N	N	N	12402 NE 140TH ST
73 - 5	0	255860	0110	1/16/13	\$405,000	\$467,000	1,220	7	1972	Good	13,677	N	N	N	12508 NE 137TH PL
73 - 5	0	387631	1120	9/10/12	\$280,000	\$334,000	1,230	7	1974	Avg	8,000	N	N	N	12810 NE 144TH WAY
73 - 5	0	255869	0090	2/1/12	\$325,000	\$401,000	1,230	7	1977	Avg	6,500	N	N	N	12720 NE 135TH ST
73 - 5	0	255866	0220	3/14/11	\$369,000	\$460,000	1,230	7	1976	Good	7,650	N	N	N	13422 128TH PL NE
73 - 5	0	255871	0010	4/7/11	\$280,900	\$351,000	1,240	7	1977	Avg	8,008	N	N	N	13202 130TH PL NE
73 - 5	0	328830	0010	11/1/12	\$329,200	\$387,000	1,240	7	1969	VGood	7,488	N	N	N	14478 119TH PL NE
73 - 5	0	387631	2660	3/23/11	\$344,950	\$430,000	1,240	7	1975	Good	9,213	N	N	N	12517 NE 147TH PL
73 - 5	0	255870	0220	11/10/11	\$395,000	\$491,000	1,240	7	1978	VGood	7,350	N	N	N	13225 126TH PL NE
73 - 5	0	701600	0020	6/8/12	\$322,500	\$391,000	1,240	7	1968	Avg	8,188	N	N	N	11631 NE 155TH ST
73 - 5	0	387631	1520	2/2/12	\$340,000	\$420,000	1,240	7	1975	Avg	7,920	N	N	N	14503 129TH AVE NE
73 - 5	0	328830	1000	10/23/12	\$336,000	\$396,000	1,260	7	1969	Avg	9,366	N	N	N	11826 NE 145TH ST
73 - 5	0	387631	1910	10/2/13	\$303,000	\$317,000	1,270	7	1969	Good	7,200	N	N	N	12618 NE 141ST WAY
73 - 5	0	255872	0080	4/20/12	\$379,900	\$465,000	1,280	7	1977	Good	9,054	N	N	N	12529 NE 134TH PL
73 - 5	0	371550	0110	11/11/11	\$329,000	\$409,000	1,290	7	1969	Good	8,610	N	N	N	12533 NE 138TH PL
73 - 5	0	387620	0670	10/15/12	\$319,900	\$378,000	1,290	7	1967	Good	6,800	N	N	N	14254 121ST AVE NE
73 - 5	0	701600	0330	11/21/12	\$320,000	\$375,000	1,300	7	1968	Avg	8,000	N	N	N	15220 117TH PL NE
73 - 5	0	320540	0130	4/5/11	\$272,500	\$340,000	1,300	7	1968	Avg	7,290	N	N	N	13412 121ST AVE NE
73 - 5	0	320550	0280	12/20/12	\$338,000	\$393,000	1,300	7	1969	Good	7,509	N	N	N	13318 120TH AVE NE
73 - 5	0	328820	0860	3/27/13	\$353,500	\$399,000	1,300	7	1968	Avg	9,000	N	N	N	11709 NE 140TH PL
73 - 5	0	701600	0460	11/5/12	\$385,000	\$453,000	1,300	7	1968	Good	7,155	N	N	N	15015 117TH PL NE

Improved Sales Used in This Annual Update Analysis

Areas 37 and 73 -- 1 to 3 Unit Residences

Area - 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
73 - 5	0	701600	0060	7/2/12	\$400,000	\$483,000	1,300	7	1968	VGood	9,225	N	N	15223 116TH PL NE
73 - 5	0	328820	0160	3/4/11	\$369,000	\$460,000	1,300	7	1968	Good	9,450	N	N	11751 NE 143RD ST
73 - 5	0	387631	0480	7/21/13	\$350,000	\$378,000	1,300	7	1970	Avg	8,121	N	N	12814 NE 142ND PL
73 - 5	0	701600	0300	9/10/12	\$387,500	\$462,000	1,300	7	1968	Avg	7,500	N	N	15034 117TH PL NE
73 - 5	0	387631	2930	1/11/12	\$230,000	\$285,000	1,310	7	1976	Avg	9,398	N	N	14610 127TH AVE NE
73 - 5	0	183990	0060	2/13/13	\$280,400	\$321,000	1,320	7	1968	VGood	7,350	N	N	13224 118TH AVE NE
73 - 5	0	328830	0020	8/1/12	\$338,990	\$407,000	1,320	7	1969	VGood	7,488	N	N	14486 119TH PL NE
73 - 5	0	387648	0150	5/14/12	\$425,000	\$518,000	1,330	7	1979	Good	9,100	N	N	12912 NE 146TH PL
73 - 5	0	387620	0130	2/1/12	\$369,995	\$457,000	1,330	7	1967	Avg	7,500	N	N	11911 NE 142ND PL
73 - 5	0	328820	0350	6/12/12	\$355,000	\$430,000	1,340	7	1967	Good	11,282	N	N	11726 NE 141ST ST
73 - 5	0	701600	0640	3/26/12	\$265,000	\$325,000	1,350	7	1968	Good	7,725	N	N	11700 NE 155TH ST
73 - 5	0	701620	0260	12/27/12	\$291,500	\$338,000	1,350	7	1971	Avg	7,000	N	N	11820 NE 155TH ST
73 - 5	0	387631	3170	5/16/12	\$335,000	\$408,000	1,350	7	1976	Avg	8,000	N	N	12803 NE 149TH ST
73 - 5	0	255872	0070	9/13/11	\$378,000	\$472,000	1,360	7	1977	VGood	9,411	N	N	12523 NE 134TH PL
73 - 5	0	328830	0790	7/11/12	\$365,000	\$440,000	1,360	7	1974	Avg	8,040	N	N	14805 116TH PL NE
73 - 5	0	255860	0120	4/17/13	\$325,000	\$364,000	1,380	7	1972	Good	7,210	N	N	12504 NE 137TH PL
73 - 5	0	255864	0210	8/12/11	\$309,900	\$387,000	1,390	7	1975	Avg	8,004	N	N	12822 NE 136TH ST
73 - 5	0	387648	0310	12/21/12	\$359,950	\$418,000	1,390	7	1979	Avg	7,700	N	N	12902 NE 147TH PL
73 - 5	0	387631	1500	8/29/12	\$379,900	\$454,000	1,390	7	1975	Avg	9,338	N	N	14515 129TH AVE NE
73 - 5	0	701600	0080	5/20/11	\$230,000	\$287,000	1,400	7	1969	Avg	8,073	N	N	15213 116TH PL NE
73 - 5	0	183991	0190	10/16/12	\$334,999	\$396,000	1,400	7	1971	VGood	7,455	N	N	12207 NE 134TH ST
73 - 5	0	638620	0100	6/9/11	\$321,000	\$401,000	1,400	7	1987	Good	7,508	N	N	13009 NE 137TH PL
73 - 5	0	371550	0150	4/1/11	\$272,000	\$340,000	1,410	7	1969	Avg	8,250	N	N	13814 125TH AVE NE
73 - 5	0	387631	1100	4/2/13	\$372,000	\$419,000	1,410	7	1973	Avg	7,560	N	N	12824 NE 144TH WAY
73 - 5	0	255870	0100	6/16/11	\$375,000	\$469,000	1,420	7	1978	Good	7,770	N	N	12703 NE 133RD PL
73 - 5	0	183991	0040	9/11/13	\$320,000	\$338,000	1,420	7	1970	Avg	7,350	N	N	12220 NE 136TH PL
73 - 5	0	255861	0030	5/10/11	\$314,000	\$392,000	1,440	7	1973	Good	6,992	N	N	13551 127TH AVE NE
73 - 5	0	387600	0530	11/20/13	\$355,000	\$363,000	1,440	7	1968	Avg	9,000	N	N	13728 115TH AVE NE
73 - 5	0	387600	0710	7/18/11	\$325,000	\$406,000	1,440	7	1965	Good	7,425	N	N	13820 116TH PL NE

Improved Sales Used in This Annual Update Analysis

Areas 37 and 73 -- 1 to 3 Unit Residences

Area - 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
73 - 5	0	328830	0670	1/27/11	\$265,000	\$330,000	1,460	7	1975	Avg	7,560	N	N	N	11706 NE 149TH ST
73 - 5	0	387620	0790	9/11/12	\$348,500	\$415,000	1,460	7	1967	Good	7,224	N	N	N	14255 121ST AVE NE
73 - 5	0	328820	0850	12/12/12	\$275,950	\$321,000	1,480	7	1973	Avg	8,828	N	N	N	11701 NE 140TH PL
73 - 5	0	387630	0770	1/25/11	\$380,000	\$473,000	1,500	7	1968	Good	9,364	N	N	N	12132 NE 141ST PL
73 - 5	0	670660	0080	2/27/13	\$385,000	\$438,000	1,510	7	1977	Good	8,000	N	N	N	12202 NE 139TH PL
73 - 5	0	255863	0230	7/12/11	\$375,000	\$469,000	1,520	7	1973	Good	7,350	N	N	N	13804 129TH PL NE
73 - 5	0	255861	0180	6/6/12	\$477,000	\$579,000	1,540	7	1973	Good	9,100	N	N	N	12723 NE 138TH ST
73 - 5	0	387620	0970	11/12/13	\$410,000	\$421,000	1,560	7	1967	Good	8,775	N	N	N	14224 118TH PL NE
73 - 5	0	255869	0050	1/25/13	\$367,300	\$422,000	1,580	7	1977	Avg	12,000	N	N	N	13320 127TH PL NE
73 - 5	0	387600	1790	3/2/12	\$350,000	\$431,000	1,580	7	1965	Avg	7,210	N	N	N	13624 116TH PL NE
73 - 5	0	327500	0020	2/13/12	\$353,500	\$436,000	1,590	7	1978	Good	8,060	N	N	N	13950 127TH PL NE
73 - 5	0	212605	9259	3/20/13	\$370,000	\$418,000	1,600	7	1986	Avg	7,855	N	N	N	13104 NE 133RD CT
73 - 5	0	387600	1850	3/9/11	\$329,500	\$411,000	1,610	7	1965	Good	7,085	N	N	N	11617 NE 136TH ST
73 - 5	0	387630	1450	5/29/12	\$360,000	\$438,000	1,620	7	1968	VGood	7,770	N	N	N	11916 NE 140TH ST
73 - 5	0	387600	0780	4/19/11	\$329,000	\$411,000	1,640	7	1965	Good	8,000	N	N	N	13720 117TH AVE NE
73 - 5	0	387600	0870	5/2/12	\$347,000	\$424,000	1,650	7	1966	VGood	7,000	N	N	N	13502 117TH AVE NE
73 - 5	0	387600	1610	10/25/11	\$358,000	\$446,000	1,650	7	1966	VGood	7,475	N	N	N	11610 NE 135TH ST
73 - 5	0	387630	0980	5/4/12	\$325,000	\$397,000	1,670	7	1968	Good	7,200	N	N	N	12300 NE 142ND PL
73 - 5	0	387631	0400	11/1/12	\$412,000	\$485,000	1,680	7	1969	Good	7,840	N	N	N	12809 NE 142ND PL
73 - 5	0	387610	0480	6/4/13	\$400,000	\$440,000	1,680	7	1966	Good	8,925	N	N	N	13540 118TH AVE NE
73 - 5	0	259770	0020	1/7/13	\$357,500	\$413,000	1,690	7	1968	Avg	7,210	N	N	N	14413 120TH PL NE
73 - 5	0	866317	0210	4/15/11	\$303,000	\$378,000	1,730	7	1988	Avg	7,832	N	N	N	12728 NE 133RD PL
73 - 5	0	701600	0010	6/15/12	\$306,000	\$371,000	1,770	7	1968	Avg	8,000	N	N	N	11623 NE 155TH ST
73 - 5	0	320550	0320	1/16/13	\$365,000	\$421,000	1,790	7	1969	Avg	7,125	N	N	N	13311 120TH AVE NE
73 - 5	0	701631	0450	8/6/13	\$440,000	\$472,000	1,800	7	1972	Good	7,443	N	N	N	15805 119TH AVE NE
73 - 5	0	162605	9157	2/7/11	\$415,000	\$517,000	1,800	7	1997	Good	8,360	N	N	N	12946 NE 149TH PL
73 - 5	0	328830	0710	5/23/13	\$427,500	\$473,000	1,800	7	1972	Avg	7,085	N	N	N	11620 NE 149TH ST
73 - 5	0	866317	0050	10/4/12	\$318,000	\$377,000	1,820	7	1967	Avg	8,429	N	N	N	12822 NE 132ND ST
73 - 5	0	387630	1250	7/1/13	\$430,000	\$468,000	1,820	7	1968	Avg	8,400	N	N	N	14025 121ST AVE NE

Improved Sales Used in This Annual Update Analysis

Areas 37 and 73 -- 1 to 3 Unit Residences

Area - 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
73 - 5	0	328820	0540	11/1/11	\$360,000	\$448,000	1,840	7	1967	Good	8,580	N	N	N	14206 117TH AVE NE
73 - 5	0	387600	1500	9/5/12	\$412,000	\$491,000	1,840	7	1965	Good	7,300	N	N	N	11611 NE 135TH ST
73 - 5	0	387631	1400	9/2/11	\$290,000	\$362,000	1,960	7	1975	Avg	8,156	N	N	N	12947 NE 145TH PL
73 - 5	0	387600	0730	6/23/12	\$375,000	\$454,000	1,980	7	1965	Avg	10,178	N	N	N	13806 116TH PL NE
73 - 5	0	337430	0130	5/18/12	\$340,500	\$415,000	2,010	7	1970	Good	9,072	N	N	N	13319 125TH AVE NE
73 - 5	0	255862	0010	5/14/13	\$300,000	\$333,000	2,050	7	1973	Avg	7,380	N	N	N	13828 127TH AVE NE
73 - 5	0	387631	2300	4/16/12	\$304,000	\$372,000	2,090	7	1975	Avg	7,140	N	N	N	12415 NE 149TH ST
73 - 5	0	387648	0010	7/2/13	\$440,000	\$479,000	2,090	7	1979	Good	8,000	N	N	N	14525 129TH AVE NE
73 - 5	0	670660	0110	2/15/11	\$366,000	\$456,000	2,110	7	1977	VGood	7,000	N	N	N	12211 NE 139TH PL
73 - 5	0	092720	0110	8/10/12	\$409,000	\$490,000	2,140	7	1977	VGood	7,245	N	N	N	12438 NE 141ST PL
73 - 5	0	387630	0720	6/26/12	\$297,500	\$360,000	2,160	7	1968	Avg	8,585	N	N	N	12107 NE 141ST PL
73 - 5	0	255874	0130	7/25/11	\$410,000	\$512,000	2,170	7	1961	Good	17,697	N	N	N	12660 NE 132ND ST
73 - 5	0	212605	9275	5/7/12	\$400,000	\$488,000	2,200	7	1997	Good	10,734	N	N	N	13110 NE 137TH PL
73 - 5	0	255869	0080	8/21/12	\$455,000	\$544,000	2,240	7	1977	VGood	9,450	N	N	N	12719 NE 135TH ST
73 - 5	0	701631	0160	12/16/13	\$340,000	\$343,000	2,260	7	1972	Avg	8,900	N	N	N	15921 119TH AVE NE
73 - 5	0	701620	0460	7/31/12	\$410,000	\$493,000	2,350	7	1972	Good	7,210	N	N	N	15525 118TH PL NE
73 - 5	0	328820	0070	3/6/12	\$309,950	\$381,000	2,600	7	1967	Avg	8,625	N	N	N	11703 NE 144TH PL
73 - 5	0	387630	0650	9/22/11	\$409,000	\$510,000	2,980	7	1968	VGood	8,895	N	N	N	12148 NE 141ST ST
73 - 5	0	866326	0010	12/14/12	\$290,000	\$338,000	1,030	8	1987	Avg	3,726	N	N	N	13204 122ND PL NE
73 - 5	0	328830	1100	2/15/12	\$255,000	\$314,000	1,180	8	1974	Avg	8,250	N	N	N	11636 NE 145TH ST
73 - 5	0	378700	0070	4/11/13	\$390,000	\$438,000	1,320	8	1985	Avg	7,560	N	N	N	14040 129TH AVE NE
73 - 5	0	328830	1200	7/11/12	\$426,000	\$514,000	1,350	8	1975	VGood	7,560	N	N	N	14319 116TH PL NE
73 - 5	0	153090	0360	12/16/11	\$310,000	\$385,000	1,380	8	1990	Avg	4,410	N	N	N	13336 NE 147TH PL
73 - 5	0	328830	0970	7/28/11	\$368,000	\$460,000	1,450	8	1975	Good	13,875	N	N	N	14543 119TH AVE NE
73 - 5	0	387600	0540	6/23/11	\$251,000	\$314,000	1,460	8	1968	Fair	7,910	N	N	N	13716 115TH AVE NE
73 - 5	0	153090	0550	9/12/12	\$324,000	\$386,000	1,480	8	1991	Avg	4,200	N	N	N	13417 NE 146TH ST
73 - 5	0	153090	0450	8/22/11	\$318,000	\$397,000	1,520	8	1988	Avg	3,710	N	N	N	13516 NE 148TH ST
73 - 5	0	387600	0310	2/7/13	\$310,500	\$356,000	1,530	8	1965	Avg	8,650	N	N	N	13851 115TH AVE NE
73 - 5	0	866324	0230	6/24/13	\$447,768	\$489,000	1,530	8	2013	Avg	2,536	N	N	N	14402 122ND PL NE

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Areas 37 and 73 -- 1 to 3 Unit Residences

Area - 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
73 - 5	0	866324	0010	8/2/13	\$459,312	\$494,000	1,530	8	2013	Avg	2,582	N	N	N	14401 122ND PL NE
73 - 5	0	152920	0240	2/14/12	\$315,000	\$388,000	1,540	8	1994	Avg	3,710	N	N	N	14630 138TH AVE NE
73 - 5	0	328830	1050	2/3/12	\$320,000	\$395,000	1,560	8	1973	Good	15,750	N	N	N	11736 NE 145TH ST
73 - 5	0	152920	0100	9/6/12	\$475,000	\$566,000	1,570	8	1993	Avg	3,710	N	N	N	13627 NE 146TH LN
73 - 5	0	387600	0740	2/19/13	\$397,000	\$453,000	1,590	8	1965	Good	7,700	N	N	N	11650 NE 138TH ST
73 - 5	0	153090	0070	3/1/12	\$333,000	\$410,000	1,620	8	1989	Avg	9,151	N	N	N	14615 134TH AVE NE
73 - 5	0	152920	0430	2/15/12	\$325,000	\$401,000	1,640	8	1994	Avg	3,420	N	N	N	14805 137TH LN NE
73 - 5	0	866326	0380	6/6/13	\$378,000	\$416,000	1,670	8	1987	Avg	6,062	N	N	N	12145 NE 134TH CT
73 - 5	0	866326	0340	10/23/13	\$401,000	\$416,000	1,730	8	1986	Avg	4,848	N	N	N	13211 122ND PL NE
73 - 5	0	212605	9118	6/15/12	\$370,000	\$448,000	1,750	8	1964	Good	10,272	N	N	N	12030 NE 144TH ST
73 - 5	0	152920	0200	10/22/12	\$390,000	\$460,000	1,780	8	1994	Avg	3,710	N	N	N	14645 138TH WAY NE
73 - 5	0	328820	0170	3/20/12	\$425,000	\$522,000	1,780	8	1968	VGood	7,313	N	N	N	14214 117TH PL NE
73 - 5	0	866326	0050	1/14/13	\$404,500	\$467,000	1,790	8	1986	Avg	7,028	N	N	N	12232 NE 133RD PL
73 - 5	0	387610	0500	6/15/12	\$340,000	\$412,000	1,800	8	1966	Avg	9,450	N	N	N	13615 119TH AVE NE
73 - 5	0	387600	1230	9/27/12	\$320,000	\$380,000	1,800	8	1966	Avg	7,200	N	N	N	13621 116TH AVE NE
73 - 5	0	387600	1310	12/3/12	\$345,000	\$403,000	1,800	8	1965	Avg	7,200	N	N	N	13415 116TH AVE NE
73 - 5	0	387600	1280	10/10/11	\$365,000	\$455,000	1,800	8	1966	Avg	7,200	N	N	N	13515 116TH AVE NE
73 - 5	0	387620	1150	4/22/13	\$420,000	\$470,000	1,800	8	1967	Avg	7,560	N	N	N	11809 NE 142ND ST
73 - 5	0	378700	0160	10/12/12	\$385,000	\$455,000	1,810	8	1986	Good	8,422	N	N	N	14142 129TH AVE NE
73 - 5	0	103645	0100	7/5/12	\$424,000	\$512,000	1,860	8	2001	Avg	3,543	N	N	N	13225 119TH AVE NE
73 - 5	0	387630	0030	1/14/11	\$345,000	\$429,000	1,900	8	1968	Avg	9,149	N	N	N	13915 120TH AVE NE
73 - 5	0	387631	0720	9/9/13	\$417,000	\$441,000	1,910	8	1970	Avg	8,506	N	N	N	14265 131ST AVE NE
73 - 5	0	387600	1160	9/12/13	\$350,000	\$370,000	1,940	8	1966	Good	7,200	N	N	N	13520 115TH AVE NE
73 - 5	0	328810	0070	2/1/13	\$387,888	\$445,000	1,960	8	1966	Avg	6,750	N	N	N	11728 NE 144TH PL
73 - 5	0	866324	0090	2/5/13	\$418,961	\$480,000	1,970	8	2013	Avg	2,708	N	N	N	14433 122ND PL NE
73 - 5	0	866324	0170	11/12/12	\$428,924	\$503,000	1,970	8	2012	Avg	2,658	N	N	N	14426 122ND PL NE
73 - 5	0	866324	0150	11/27/12	\$432,142	\$505,000	1,970	8	2012	Avg	2,653	N	N	N	14434 122ND PL NE
73 - 5	0	866324	0200	5/14/13	\$458,152	\$508,000	1,970	8	2013	Avg	2,665	N	N	N	14414 122ND PL NE
73 - 5	0	866324	0110	2/27/13	\$458,930	\$523,000	1,970	8	2013	Avg	2,706	N	N	N	14441 122ND PL NE

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Areas 37 and 73 -- 1 to 3 Unit Residences

Area - 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
73 - 5	0	866324	0060	5/8/13	\$475,042	\$528,000	1,970	8	2013	Avg	2,710	N	N	N	14421 122ND PL NE
73 - 5	0	866324	0040	6/9/13	\$482,270	\$530,000	1,970	8	2013	Avg	2,711	N	N	N	14413 122ND PL NE
73 - 5	0	866324	0190	4/9/13	\$436,833	\$491,000	1,990	8	2013	Avg	2,663	N	N	N	14418 122ND PL NE
73 - 5	0	866324	0100	12/26/12	\$437,523	\$508,000	1,990	8	2013	Avg	2,707	N	N	N	14437 122ND PL NE
73 - 5	0	866324	0080	2/14/13	\$451,066	\$516,000	1,990	8	2013	Avg	2,708	N	N	N	14429 122ND PL NE
73 - 5	0	866324	0070	4/16/13	\$460,187	\$516,000	1,990	8	2013	Avg	2,709	N	N	N	14425 122ND PL NE
73 - 5	0	866324	0160	12/2/12	\$444,612	\$519,000	1,990	8	2012	Avg	2,655	N	N	N	14430 122ND PL NE
73 - 5	0	866324	0120	4/24/13	\$465,446	\$520,000	1,990	8	2013	Avg	2,707	N	N	N	14445 122ND PL NE
73 - 5	0	866324	0140	10/31/12	\$445,965	\$525,000	1,990	8	2013	Avg	2,650	N	N	N	14438 122ND PL NE
73 - 5	0	866324	0050	5/17/13	\$474,905	\$526,000	1,990	8	2013	Avg	2,711	N	N	N	14417 122ND PL NE
73 - 5	0	866324	0220	8/5/13	\$495,451	\$532,000	1,990	8	2013	Avg	2,670	N	N	N	14406 122ND PL NE
73 - 5	0	866324	0210	5/22/13	\$483,103	\$534,000	1,990	8	2013	Avg	2,668	N	N	N	14410 122ND PL NE
73 - 5	0	866324	0180	4/8/13	\$477,334	\$536,000	1,990	8	2012	Avg	2,660	N	N	N	14422 122ND PL NE
73 - 5	0	866324	0030	7/3/13	\$511,495	\$557,000	1,990	8	2013	Avg	2,712	N	N	N	14409 122ND PL NE
73 - 5	0	866324	0020	7/10/13	\$526,698	\$572,000	1,990	8	2013	Avg	2,713	N	N	N	14405 122ND PL NE
73 - 5	0	153090	0300	10/12/11	\$335,000	\$417,000	2,000	8	1991	Avg	3,710	N	N	N	14702 134TH CT NE
73 - 5	0	387648	0180	3/24/13	\$495,000	\$559,000	2,010	8	1979	VGood	11,685	N	N	N	12911 NE 147TH PL
73 - 5	0	152920	0250	3/23/12	\$430,000	\$528,000	2,030	8	1994	Avg	3,710	N	N	N	14632 138TH AVE NE
73 - 5	0	153090	0050	8/2/12	\$341,000	\$410,000	2,090	8	1991	Avg	8,863	N	N	N	14605 134TH AVE NE
73 - 5	0	378650	0030	11/19/12	\$360,000	\$422,000	2,100	8	1990	Avg	10,724	N	N	N	12825 NE 140TH CT
73 - 5	0	212605	9064	6/24/13	\$575,000	\$628,000	2,100	8	2010	Avg	16,200	N	N	N	12920 NE 140TH ST
73 - 5	0	328830	0390	5/30/13	\$540,000	\$596,000	2,140	8	1991	VGood	10,919	N	N	N	11704 NE 148TH PL
73 - 5	0	387610	0790	5/19/11	\$378,000	\$472,000	2,160	8	1965	Avg	10,798	N	N	N	11822 NE 138TH ST
73 - 5	0	701610	0410	11/12/12	\$405,000	\$475,000	2,260	8	1968	Avg	8,322	N	N	N	15228 118TH AVE NE
73 - 5	0	954290	0320	5/29/13	\$498,000	\$549,000	2,270	8	1970	VGood	7,200	N	N	N	12111 NE 137TH PL
73 - 5	0	387600	0800	4/11/11	\$399,900	\$499,000	2,270	8	1966	Good	8,154	N	N	N	13704 117TH AVE NE
73 - 5	0	701610	0060	4/2/12	\$314,200	\$385,000	2,280	8	1969	Good	8,142	N	N	N	11930 NE 151ST PL
73 - 5	0	378700	0060	11/20/12	\$425,000	\$498,000	2,320	8	1986	Avg	7,560	N	N	N	14034 129TH AVE NE
73 - 5	0	103645	0460	7/24/13	\$535,000	\$577,000	2,390	8	2001	Avg	3,150	N	N	N	13230 120TH AVE NE

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Areas 37 and 73 -- 1 to 3 Unit Residences

Area - 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
73 - 5	0		701610	0340	12/13/11	\$315,000	\$391,000	2,430	8	1969	Avg	7,980	N	N	15211 118TH AVE NE
73 - 5	0		387631	0800	7/26/12	\$465,000	\$559,000	2,520	8	1968	Avg	10,763	N	N	14324 131ST LN NE
73 - 5	0		104153	0060	3/7/13	\$497,000	\$564,000	2,560	8	2003	Avg	5,739	N	N	13109 NE 133RD CT
73 - 5	0		387630	0910	3/31/11	\$349,999	\$437,000	2,580	8	1968	Good	12,364	N	N	14150 123RD AVE NE
73 - 5	0		387630	0170	8/26/11	\$390,000	\$487,000	2,630	8	1968	Good	9,137	N	N	13907 121ST AVE NE
73 - 5	0		701620	0040	9/29/11	\$435,000	\$542,000	2,640	8	1970	VGood	7,307	N	N	11912 NE 155TH ST
73 - 5	0		328810	0230	4/22/13	\$435,000	\$486,000	2,650	8	1966	Avg	7,700	N	N	14335 118TH AVE NE
73 - 5	0		387600	1400	4/6/12	\$375,000	\$459,000	2,730	8	1966	Avg	7,220	N	N	13305 117TH AVE NE
73 - 5	0		328830	1180	5/3/13	\$480,000	\$535,000	2,750	8	1972	Good	7,350	N	N	14405 116TH PL NE
73 - 5	0		387630	0060	8/7/13	\$450,000	\$483,000	2,770	8	1968	Good	10,429	N	N	13914 120TH AVE NE
73 - 5	0		387600	0820	7/30/12	\$434,000	\$522,000	2,780	8	1965	Good	7,000	N	N	13612 117TH AVE NE
73 - 5	0		387610	0720	9/25/12	\$487,000	\$578,000	2,820	8	2011	Avg	9,660	N	N	13839 119TH AVE NE
73 - 5	0		387610	0560	7/12/13	\$500,000	\$542,000	2,820	8	1966	VGood	8,658	N	N	13800 119TH AVE NE
73 - 5	0		387600	1290	3/12/12	\$422,000	\$519,000	2,820	8	1966	Good	7,500	N	N	13507 116TH AVE NE
73 - 5	0		387600	2151	4/18/12	\$400,000	\$489,000	2,820	8	1966	Avg	10,982	N	N	13302 117TH AVE NE
73 - 5	0		328810	0210	8/29/13	\$508,000	\$540,000	2,820	8	1966	Good	8,750	N	N	14323 118TH AVE NE
73 - 5	0		387600	1470	6/23/11	\$499,950	\$625,000	2,820	8	1966	VGood	7,300	N	N	11635 NE 135TH ST
73 - 5	0		387620	0400	3/26/12	\$450,000	\$552,000	2,920	8	1967	Avg	9,389	N	N	11925 NE 143RD PL
73 - 5	0		387610	0320	3/2/11	\$233,500	\$291,000	2,940	8	1966	Fair	7,500	N	N	13327 119TH AVE NE
73 - 5	0		328820	0430	9/13/12	\$475,000	\$566,000	2,960	8	1967	Good	8,580	N	N	14064 117TH AVE NE
73 - 5	0		387630	0520	5/2/13	\$510,000	\$568,000	2,980	8	1968	Good	7,490	N	N	12119 NE 141ST ST
73 - 5	0		328810	0350	4/5/12	\$366,000	\$448,000	3,050	8	1966	Good	8,234	N	N	11818 NE 143RD ST
73 - 5	0		387630	0040	11/18/13	\$528,000	\$540,000	3,060	8	1968	Good	10,639	N	N	13911 120TH AVE NE
73 - 5	0		387631	0740	5/25/12	\$393,000	\$478,000	3,220	8	1970	Avg	8,439	N	N	14251 131ST AVE NE
73 - 5	0		387630	1230	6/26/13	\$340,000	\$371,000	3,360	8	1968	Avg	7,500	N	N	14101 121ST AVE NE
73 - 5	0		328820	0290	1/25/12	\$472,000	\$583,000	3,380	8	1967	Avg	10,700	N	N	14143 117TH PL NE
73 - 5	0		815960	0110	11/17/11	\$397,000	\$494,000	1,830	9	2002	Avg	3,644	N	N	13866 131ST PL NE
73 - 5	0		815960	0300	8/15/11	\$428,000	\$535,000	1,830	9	2002	Avg	3,714	N	N	13045 NE 139TH PL
73 - 5	0		815960	0430	4/16/12	\$469,000	\$574,000	2,190	9	2003	Avg	3,621	N	N	13114 NE 138TH PL



Improved Sales Used in This Annual Update Analysis

Areas 37 and 73 -- 1 to 3 Unit Residences

Area - 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
73 - 5	0	815960	0330	5/22/13	\$485,000	\$537,000	2,260	9	2002	Avg	3,713	N	N	N	13115 NE 139TH ST
73 - 5	0	815960	0150	5/4/12	\$480,000	\$586,000	2,400	9	2003	Avg	4,520	N	N	N	13143 NE 138TH PL
73 - 5	0	815960	0090	9/13/12	\$482,000	\$574,000	2,410	9	2002	Avg	4,513	N	N	N	13878 131ST PL NE
73 - 5	0	162560	0010	5/30/13	\$535,000	\$590,000	2,640	9	2006	Avg	4,745	N	N	N	12639 NE 140TH ST
73 - 5	0	162605	9171	6/6/12	\$522,500	\$634,000	3,080	9	2005	Avg	8,732	Y	N	N	13155 NE 145TH PL
73 - 5	0	212605	9279	1/12/11	\$650,000	\$808,000	3,130	10	2003	Avg	11,505	N	N	N	13025 NE 144TH PL
73 - 5	0	212605	9133	12/12/13	\$719,000	\$727,000	3,380	10	2003	Avg	11,067	N	N	N	13029 NE 144TH PL
73 - 5	8	104900	0880	4/11/12	\$148,000	\$181,000	980	7	1972	Avg	2,535	N	N	N	12308 NE 150TH CT
73 - 5	8	104900	0230	8/17/11	\$217,000	\$271,000	1,210	7	1972	Avg	1,334	N	N	N	15007 123RD AVE NE
73 - 5	8	104900	0550	6/28/13	\$240,000	\$262,000	1,300	7	1972	Avg	2,064	N	N	N	12317 NE 149TH ST
73 - 5	8	104900	0570	6/13/11	\$230,000	\$287,000	1,300	7	1972	Good	2,580	N	N	N	12325 NE 149TH ST
73 - 5	8	104901	0720	4/4/12	\$173,250	\$212,000	1,310	7	1973	Avg	2,150	N	N	N	14711 122ND PL NE
73 - 5	8	104901	0760	8/4/11	\$193,000	\$241,000	1,310	7	1973	Good	2,050	N	N	N	14703 122ND PL NE
73 - 5	8	104901	0790	10/1/12	\$185,300	\$220,000	1,310	7	1973	Avg	2,184	N	N	N	12211 NE 148TH CT
73 - 5	8	104901	0740	4/29/11	\$179,900	\$225,000	1,310	7	1973	Avg	1,968	N	N	N	14707 122ND PL NE
73 - 5	8	104900	0640	5/15/13	\$220,000	\$244,000	1,580	7	1972	Avg	1,566	N	N	N	12320 NE 149TH CT
73 - 5	8	104901	0800	8/23/13	\$205,000	\$218,000	1,720	7	1973	Avg	1,978	N	N	N	12213 NE 148TH CT
73 - 5	8	104901	0780	7/12/12	\$185,000	\$223,000	1,720	7	1973	Avg	2,184	N	N	N	12209 NE 148TH CT
73 - 5	28	104901	0180	3/15/13	\$230,000	\$261,000	1,130	7	1972	VGood	4,200	N	N	N	12122 NE 150TH ST
73 - 5	28	104901	0510	4/22/11	\$268,099	\$335,000	1,150	7	1973	Good	4,599	N	N	N	14704 121ST CT NE
73 - 5	28	104901	0510	7/11/13	\$311,500	\$338,000	1,150	7	1973	Good	4,599	N	N	N	14704 121ST CT NE
73 - 5	28	104901	0200	4/30/12	\$225,000	\$275,000	1,260	7	1972	Avg	5,530	N	N	N	12112 NE 150TH ST
73 - 5	28	104900	0090	7/29/13	\$260,000	\$280,000	1,260	7	1972	Avg	4,389	N	N	N	15011 122ND PL NE
73 - 5	28	104901	0240	8/15/12	\$265,000	\$317,000	1,260	7	1972	Avg	5,950	N	N	N	12107 NE 150TH ST
73 - 5	28	104901	0250	6/1/11	\$210,000	\$262,000	1,260	7	1972	Fair	5,550	N	N	N	12109 NE 150TH ST
73 - 5	28	104901	0110	9/4/12	\$235,000	\$280,000	1,270	7	1972	Avg	5,475	N	N	N	12114 NE 151ST ST
73 - 5	28	104901	0420	8/27/12	\$200,000	\$239,000	1,360	7	1973	Avg	4,234	N	N	N	14709 120TH CT NE
73 - 5	28	104900	0100	11/23/12	\$349,000	\$408,000	1,730	7	1972	VGood	3,735	N	N	N	15007 122ND PL NE
73 - 6	0	139550	0040	5/10/12	\$325,000	\$396,000	1,150	6	1962	VGood	10,560	N	N	N	13231 105TH AVE NE

Improved Sales Used in This Annual Update Analysis

Areas 37 and 73 -- 1 to 3 Unit Residences

Area - 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
73 - 6	0	202605	9120	4/18/11	\$232,000	\$290,000	1,160	6	1918	Avg	22,496	N	N	N	14272 108TH AVE NE
73 - 6	0	138730	1620	10/16/12	\$235,000	\$278,000	900	7	1976	Avg	8,025	N	N	N	11014 NE 150TH ST
73 - 6	0	376540	0030	3/1/12	\$215,000	\$265,000	940	7	1962	Good	9,860	N	N	N	10316 NE 136TH PL
73 - 6	0	376540	0170	4/26/11	\$240,000	\$300,000	940	7	1962	Avg	9,000	N	N	N	10323 NE 136TH PL
73 - 6	0	947720	1220	5/15/12	\$284,000	\$346,000	950	7	1977	VGood	7,400	N	N	N	14325 113TH AVE NE
73 - 6	0	947720	1590	8/20/13	\$296,500	\$316,000	950	7	1977	Good	7,800	N	N	N	14109 113TH AVE NE
73 - 6	0	376550	0090	8/12/11	\$267,000	\$334,000	950	7	1962	Good	12,375	N	N	N	10610 NE 137TH PL
73 - 6	0	321160	0040	9/9/13	\$230,500	\$244,000	960	7	1971	Avg	7,210	N	N	N	14065 108TH AVE NE
73 - 6	0	376480	0490	11/26/13	\$262,000	\$267,000	960	7	1965	Avg	10,260	N	N	N	10422 NE 143RD PL
73 - 6	0	376480	0270	2/25/11	\$219,900	\$274,000	960	7	1966	Avg	7,275	N	N	N	14228 105TH AVE NE
73 - 6	0	376480	0570	9/18/12	\$263,000	\$313,000	960	7	1965	Avg	7,301	N	N	N	14360 104TH AVE NE
73 - 6	0	814300	0400	1/3/12	\$252,950	\$313,000	970	7	1968	Avg	7,920	N	N	N	14129 104TH PL NE
73 - 6	0	138730	1100	3/23/13	\$282,500	\$319,000	970	7	1976	Avg	7,483	N	N	N	15028 108TH PL NE
73 - 6	0	814300	0180	11/15/12	\$317,500	\$372,000	970	7	1968	Avg	8,177	N	N	N	10466 NE 142ND ST
73 - 6	0	814300	0050	6/25/13	\$276,500	\$302,000	990	7	1967	Avg	8,400	N	N	N	14108 104TH PL NE
73 - 6	0	814300	0150	3/23/12	\$222,500	\$273,000	1,000	7	1968	Avg	9,297	N	N	N	14170 104TH PL NE
73 - 6	0	814300	0310	11/22/13	\$257,250	\$263,000	1,010	7	1968	Avg	7,200	N	N	N	10409 NE 142ND ST
73 - 6	0	814300	0090	11/10/11	\$270,000	\$336,000	1,010	7	1968	Good	8,400	N	N	N	14134 104TH PL NE
73 - 6	0	814310	0660	6/11/12	\$255,500	\$310,000	1,010	7	1968	Avg	14,095	N	N	N	10230 NE 140TH PL
73 - 6	0	395570	0110	5/28/13	\$330,000	\$364,000	1,010	7	1962	Avg	9,568	N	N	N	13228 100TH PL NE
73 - 6	0	620440	0140	5/3/12	\$265,000	\$323,000	1,030	7	1976	Avg	8,085	N	N	N	14724 107TH AVE NE
73 - 6	0	375470	0220	5/3/11	\$210,000	\$262,000	1,040	7	1972	Avg	7,575	N	N	N	10703 NE 138TH PL
73 - 6	0	138730	0320	8/9/12	\$330,700	\$397,000	1,040	7	1976	VGood	7,000	N	N	N	11116 NE 154TH ST
73 - 6	0	395570	0040	2/6/12	\$215,000	\$265,000	1,080	7	1962	Avg	9,920	N	N	N	13229 100TH PL NE
73 - 6	0	138730	0620	8/26/13	\$380,000	\$404,000	1,090	7	1976	Good	7,820	N	N	N	10818 NE 154TH CT
73 - 6	0	814300	0230	8/18/11	\$240,000	\$300,000	1,100	7	1967	Good	7,200	N	N	N	10426 NE 142ND ST
73 - 6	0	810660	0150	3/26/12	\$269,000	\$330,000	1,100	7	1983	Good	7,957	N	N	N	13916 113TH AVE NE
73 - 6	0	202605	9159	7/27/12	\$325,000	\$391,000	1,100	7	1979	Avg	7,000	N	N	N	10517 NE 140TH ST
73 - 6	0	375470	0110	7/10/12	\$335,000	\$404,000	1,100	7	1972	Avg	7,603	N	N	N	10505 NE 139TH ST

Improved Sales Used in This Annual Update Analysis

Areas 37 and 73 -- 1 to 3 Unit Residences

Area - 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
73 - 6	0	947700	0890	1/24/12	\$317,000	\$392,000	1,110	7	1976	Avg	7,344	N	N	N	11321 NE 149TH ST
73 - 6	0	920620	0290	3/4/13	\$326,000	\$371,000	1,120	7	1969	Avg	10,308	N	N	N	13306 109TH AVE NE
73 - 6	0	947720	1670	9/9/11	\$334,950	\$418,000	1,120	7	1975	Good	8,190	N	N	N	14104 111TH AVE NE
73 - 6	0	375470	0360	11/20/12	\$418,000	\$490,000	1,120	7	1972	VGood	7,107	N	N	N	13928 106TH PL NE
73 - 6	0	779655	0150	11/26/12	\$257,000	\$301,000	1,140	7	1984	Avg	4,348	N	N	N	10107 NE 144TH CT
73 - 6	0	947710	0420	10/10/13	\$330,000	\$344,000	1,140	7	1977	Avg	7,431	N	N	N	11011 NE 141ST ST
73 - 6	0	375470	0370	6/23/11	\$283,000	\$354,000	1,140	7	1972	Avg	8,000	N	N	N	13934 106TH PL NE
73 - 6	0	289570	0150	11/10/11	\$342,000	\$425,000	1,160	7	1979	VGood	9,000	N	N	N	13438 108TH AVE NE
73 - 6	0	138730	0880	6/27/12	\$287,000	\$347,000	1,190	7	1969	Avg	7,625	N	N	N	14816 108TH PL NE
73 - 6	0	138730	0850	8/28/12	\$327,000	\$391,000	1,190	7	1968	Avg	9,715	N	N	N	14903 108TH PL NE
73 - 6	0	138730	1000	11/8/12	\$395,000	\$464,000	1,190	7	1968	Good	8,000	N	N	N	10834 NE 149TH ST
73 - 6	0	814310	0030	9/14/11	\$245,000	\$306,000	1,200	7	1968	Avg	6,480	N	N	N	10352 NE 141ST ST
73 - 6	0	620440	0390	10/30/13	\$342,500	\$354,000	1,210	7	1976	Avg	9,555	N	N	N	10622 NE 147TH ST
73 - 6	0	814300	0270	5/20/13	\$346,000	\$383,000	1,210	7	1976	Avg	8,373	N	N	N	14207 104TH AVE NE
73 - 6	0	330323	0330	9/16/11	\$270,000	\$337,000	1,220	7	1969	Avg	8,220	N	N	N	10826 NE 141ST PL
73 - 6	0	795505	0220	4/22/11	\$270,000	\$337,000	1,220	7	1973	Avg	7,244	N	N	N	10722 NE 144TH CT
73 - 6	0	814310	0860	10/15/13	\$350,000	\$364,000	1,220	7	1968	Good	10,800	N	N	N	10353 NE 141ST ST
73 - 6	0	620440	0250	3/20/13	\$340,900	\$386,000	1,220	7	1976	Avg	8,750	N	N	N	14813 107TH AVE NE
73 - 6	0	947720	1030	4/12/11	\$287,000	\$358,000	1,220	7	1975	Avg	6,825	N	N	N	14238 112TH AVE NE
73 - 6	0	947720	1400	1/4/13	\$375,000	\$434,000	1,220	7	1977	Good	8,346	N	N	N	11128 NE 141ST PL
73 - 6	0	947720	1460	10/18/13	\$377,500	\$392,000	1,220	7	1976	Avg	7,176	N	N	N	11115 NE 141ST PL
73 - 6	0	814310	0130	9/27/11	\$270,000	\$337,000	1,230	7	1970	Good	7,280	N	N	N	10206 NE 142ND ST
73 - 6	0	814310	0360	12/17/12	\$270,000	\$314,000	1,230	7	1969	Avg	7,128	N	N	N	13929 102ND AVE NE
73 - 6	0	947720	1330	5/22/13	\$286,000	\$316,000	1,240	7	1977	VGood	6,100	N	N	N	11232 NE 141ST PL
73 - 6	0	395580	0130	2/17/12	\$280,000	\$345,000	1,250	7	1962	Good	9,900	N	N	N	10637 NE 132ND PL
73 - 6	0	376540	0060	5/30/12	\$300,000	\$365,000	1,250	7	1962	Good	9,625	N	N	N	10304 NE 136TH PL
73 - 6	0	691871	0450	1/8/13	\$337,000	\$390,000	1,260	7	1976	Avg	8,772	N	N	N	10214 NE 143RD CT
73 - 6	0	947720	0280	2/3/12	\$322,000	\$398,000	1,270	7	2011	Avg	8,040	N	N	N	14064 113TH AVE NE
73 - 6	0	395580	0050	5/24/12	\$284,000	\$345,000	1,270	7	1962	Good	9,600	N	N	N	10639 NE 133RD PL

Improved Sales Used in This Annual Update Analysis

Areas 37 and 73 -- 1 to 3 Unit Residences

Area - 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
73 - 6	0	947720	1630	4/5/11	\$320,000	\$399,000	1,270	7	1977	Good	7,280	N	N	N	11206 NE 141ST ST
73 - 6	0	947720	1610	8/22/13	\$365,000	\$389,000	1,270	7	1977	Avg	7,280	N	N	N	11222 NE 141ST ST
73 - 6	0	947720	0880	5/28/12	\$275,000	\$334,000	1,280	7	1976	Avg	7,741	N	N	N	14241 112TH AVE NE
73 - 6	0	814310	0600	11/20/13	\$288,000	\$294,000	1,290	7	1972	Good	7,200	N	N	N	13912 102ND AVE NE
73 - 6	0	920620	0070	11/11/13	\$390,000	\$400,000	1,290	7	1963	Good	11,250	N	N	N	13252 108TH AVE NE
73 - 6	0	947700	0920	5/4/11	\$329,000	\$411,000	1,290	7	1967	VGood	7,830	N	N	N	11345 NE 149TH ST
73 - 6	0	138730	0720	6/15/12	\$300,000	\$364,000	1,290	7	1976	Avg	7,875	N	N	N	15227 108TH PL NE
73 - 6	0	321160	0080	4/18/11	\$225,000	\$281,000	1,300	7	1969	Avg	7,210	N	N	N	14037 108TH AVE NE
73 - 6	0	947710	1120	11/18/11	\$292,500	\$364,000	1,300	7	1968	VGood	8,000	N	N	N	14241 110TH AVE NE
73 - 6	0	947710	1290	12/5/11	\$285,000	\$354,000	1,300	7	1967	Good	9,350	N	N	N	14390 109TH AVE NE
73 - 6	0	947710	0720	5/20/13	\$315,000	\$349,000	1,300	7	1968	Good	7,350	N	N	N	14312 112TH AVE NE
73 - 6	0	947710	0550	1/24/12	\$315,000	\$389,000	1,300	7	1968	VGood	7,345	N	N	N	14224 110TH AVE NE
73 - 6	0	321160	0770	8/23/12	\$307,300	\$368,000	1,300	7	1969	Good	7,800	N	N	N	14149 105TH AVE NE
73 - 6	0	138730	0600	4/11/12	\$315,000	\$386,000	1,300	7	1976	Avg	7,172	N	N	N	15427 110TH AVE NE
73 - 6	0	947710	0430	5/16/12	\$327,400	\$399,000	1,300	7	1969	Avg	8,700	N	N	N	11019 NE 141ST ST
73 - 6	0	947700	0560	5/8/12	\$284,000	\$346,000	1,300	7	1967	Avg	7,200	N	N	N	14512 114TH AVE NE
73 - 6	0	947710	0520	2/25/11	\$265,000	\$330,000	1,310	7	1968	Good	7,371	N	N	N	14206 110TH AVE NE
73 - 6	0	947710	0520	12/2/13	\$340,000	\$345,000	1,310	7	1968	Good	7,371	N	N	N	14206 110TH AVE NE
73 - 6	0	376550	0160	5/19/11	\$285,000	\$356,000	1,310	7	1964	Avg	10,125	N	N	N	10565 NE 137TH PL
73 - 6	0	376530	0090	10/19/12	\$349,000	\$412,000	1,320	7	1963	Avg	21,060	N	N	N	10340 NE 137TH PL
73 - 6	0	947700	1120	5/11/11	\$317,000	\$396,000	1,320	7	1967	Good	7,875	N	N	N	14822 113TH AVE NE
73 - 6	0	620440	0100	10/18/12	\$350,000	\$413,000	1,320	7	1978	Avg	7,851	N	N	N	14704 107TH AVE NE
73 - 6	0	138730	1820	6/9/11	\$319,000	\$399,000	1,330	7	1975	Good	7,600	N	N	N	15121 111TH AVE NE
73 - 6	0	814300	0160	11/19/12	\$310,000	\$363,000	1,330	7	1968	Avg	8,800	N	N	N	14176 104TH PL NE
73 - 6	0	138730	1760	5/7/12	\$299,000	\$365,000	1,330	7	1975	VGood	8,500	N	N	N	15319 111TH AVE NE
73 - 6	0	321160	0450	8/14/12	\$310,000	\$371,000	1,330	7	1969	Avg	8,075	N	N	N	14159 107TH AVE NE
73 - 6	0	138730	1380	10/21/11	\$272,000	\$339,000	1,340	7	1976	Good	7,493	N	N	N	14907 110TH AVE NE
73 - 6	0	138730	1360	2/1/11	\$339,000	\$422,000	1,340	7	1969	VGood	6,800	N	N	N	15005 110TH AVE NE
73 - 6	0	321160	0620	4/19/11	\$250,500	\$313,000	1,360	7	1969	Avg	7,566	N	N	N	14158 105TH AVE NE

Improved Sales Used in This Annual Update Analysis

Areas 37 and 73 -- 1 to 3 Unit Residences

Area - 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
73 - 6	0	810660	0210	6/26/12	\$294,000	\$356,000	1,360	7	1983	Avg	8,608	N	N	N	13940 113TH AVE NE
73 - 6	0	138730	0670	8/7/12	\$330,000	\$396,000	1,360	7	1969	Avg	7,422	N	N	N	10815 NE 154TH CT
73 - 6	0	795500	0100	8/6/13	\$375,000	\$403,000	1,360	7	1969	Good	7,416	N	N	N	10619 NE 143RD PL
73 - 6	0	138730	0380	10/13/11	\$299,500	\$373,000	1,370	7	1969	Good	7,315	N	N	N	15405 111TH AVE NE
73 - 6	0	330323	0370	5/24/12	\$350,000	\$426,000	1,390	7	1972	Avg	7,500	N	N	N	10802 NE 141ST PL
73 - 6	0	395570	0140	11/19/12	\$333,000	\$390,000	1,400	7	1962	Avg	10,299	N	N	N	10000 NE 133RD PL
73 - 6	0	620440	0050	10/3/11	\$345,000	\$430,000	1,410	7	1978	Good	8,176	N	N	N	10714 NE 145TH PL
73 - 6	0	691873	0220	8/9/13	\$362,000	\$388,000	1,420	7	1976	Avg	9,579	N	N	N	14404 102ND AVE NE
73 - 6	0	620441	0250	8/7/12	\$300,000	\$360,000	1,440	7	1978	Avg	7,623	N	N	N	10537 NE 148TH CT
73 - 6	0	376550	0050	5/3/11	\$255,000	\$319,000	1,440	7	1963	Avg	10,125	N	N	N	10550 NE 137TH PL
73 - 6	0	620440	0180	8/23/12	\$381,800	\$457,000	1,440	7	1976	Avg	7,370	N	N	N	14818 107TH AVE NE
73 - 6	0	202605	9165	10/22/13	\$370,000	\$384,000	1,470	7	1981	Avg	7,405	N	N	N	11015 NE 140TH ST
73 - 6	0	779655	0060	1/31/11	\$249,900	\$311,000	1,480	7	1985	Avg	5,282	N	N	N	10116 NE 144TH CT
73 - 6	0	814310	0090	7/3/12	\$250,000	\$302,000	1,490	7	1968	Avg	6,300	N	N	N	10304 NE 141ST ST
73 - 6	0	947710	1320	2/24/11	\$270,000	\$336,000	1,510	7	1967	Good	7,313	N	N	N	11121 NE 145TH ST
73 - 6	0	620440	0210	8/11/11	\$348,950	\$436,000	1,510	7	1976	Good	10,400	N	N	N	10622 NE 149TH ST
73 - 6	0	947710	0830	8/2/11	\$345,000	\$431,000	1,510	7	1967	VGood	7,996	N	N	N	11023 NE 143RD ST
73 - 6	0	947710	1110	6/11/12	\$330,000	\$400,000	1,510	7	1968	Good	6,893	N	N	N	14245 110TH AVE NE
73 - 6	0	947700	1280	12/7/12	\$352,000	\$410,000	1,520	7	1967	VGood	7,983	N	N	N	14752 112TH AVE NE
73 - 6	0	947700	0640	5/25/12	\$365,000	\$444,000	1,530	7	1967	Good	14,620	N	N	N	14712 114TH AVE NE
73 - 6	0	620442	0060	12/5/11	\$293,000	\$364,000	1,540	7	1979	Good	7,150	N	N	N	14928 106TH AVE NE
73 - 6	0	947700	0520	10/1/13	\$302,000	\$316,000	1,540	7	1967	Avg	7,200	N	N	N	11218 NE 145TH ST
73 - 6	0	664740	0110	6/6/11	\$416,000	\$520,000	1,540	7	1982	VGood	12,969	N	N	N	13405 110TH PL NE
73 - 6	0	138730	1750	8/25/11	\$322,000	\$402,000	1,550	7	1969	Good	8,585	N	N	N	15327 111TH AVE NE
73 - 6	0	376480	0020	6/11/13	\$300,000	\$329,000	1,560	7	1965	Good	7,200	N	N	N	14379 104TH AVE NE
73 - 6	0	620441	0280	3/22/12	\$305,000	\$374,000	1,570	7	1978	Good	9,576	N	N	N	14711 106TH AVE NE
73 - 6	0	947700	1150	2/28/12	\$272,000	\$335,000	1,630	7	1967	Avg	7,210	N	N	N	14809 113TH AVE NE
73 - 6	0	947710	0900	5/10/11	\$338,000	\$422,000	1,630	7	1967	VGood	8,075	N	N	N	14328 110TH AVE NE
73 - 6	0	947700	1230	5/5/11	\$325,000	\$406,000	1,630	7	1967	Good	7,000	N	N	N	14722 112TH AVE NE

Improved Sales Used in This Annual Update Analysis

Areas 37 and 73 -- 1 to 3 Unit Residences

Area - 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
73 - 6	0	779655	0110	11/2/11	\$315,000	\$392,000	1,630	7	1986	Avg	6,714	N	N	N	10125 NE 144TH CT
73 - 6	0	779655	0100	2/22/12	\$310,000	\$382,000	1,650	7	1986	Good	6,305	N	N	N	10129 NE 144TH CT
73 - 6	0	321160	0410	9/24/12	\$295,000	\$350,000	1,650	7	1969	Avg	7,210	N	N	N	14138 107TH AVE NE
73 - 6	0	795505	0110	8/15/12	\$377,500	\$452,000	1,670	7	1973	VGood	8,482	N	N	N	14404 107TH PL NE
73 - 6	0	947700	0880	7/25/13	\$310,000	\$334,000	1,690	7	1967	Avg	7,140	N	N	N	11311 NE 149TH ST
73 - 6	0	138730	1690	11/22/13	\$316,000	\$323,000	1,700	7	1975	Avg	7,169	N	N	N	15210 110TH PL NE
73 - 6	0	947710	1240	3/27/12	\$252,000	\$309,000	1,790	7	1967	Avg	7,200	N	N	N	14360 109TH AVE NE
73 - 6	0	947710	0280	3/6/12	\$289,900	\$357,000	1,790	7	1968	Good	7,200	N	N	N	14201 110TH AVE NE
73 - 6	0	947710	1020	2/24/11	\$332,000	\$414,000	1,790	7	1967	VGood	7,416	N	N	N	14317 110TH AVE NE
73 - 6	0	664740	0140	6/7/12	\$398,000	\$483,000	1,820	7	1983	Avg	7,286	N	N	N	13416 110TH PL NE
73 - 6	0	664740	0160	4/10/12	\$375,000	\$459,000	1,890	7	1983	VGood	8,013	N	N	N	13438 110TH PL NE
73 - 6	0	664740	0160	3/8/11	\$375,000	\$468,000	1,890	7	1983	VGood	8,013	N	N	N	13438 110TH PL NE
73 - 6	0	947710	0090	9/25/12	\$337,000	\$400,000	1,950	7	1968	VGood	7,920	N	N	N	14341 109TH AVE NE
73 - 6	0	947710	1230	2/22/13	\$355,000	\$405,000	1,970	7	1967	Avg	7,300	N	N	N	14354 109TH AVE NE
73 - 6	0	376550	0060	1/23/12	\$340,000	\$420,000	1,980	7	1963	Good	10,125	N	N	N	10558 NE 137TH PL
73 - 6	0	947700	0970	7/10/13	\$317,000	\$344,000	2,190	7	1967	Avg	6,580	N	N	N	14711 114TH AVE NE
73 - 6	0	144180	0100	12/27/12	\$371,000	\$430,000	1,190	8	1976	Good	8,597	N	N	N	13538 104TH PL NE
73 - 6	0	810660	0110	11/27/13	\$359,900	\$367,000	1,200	8	1982	Avg	7,681	N	N	N	13905 113TH AVE NE
73 - 6	0	138730	0980	5/16/11	\$317,000	\$396,000	1,340	8	1976	Good	7,951	N	N	N	11013 NE 149TH ST
73 - 6	0	085570	0210	4/29/13	\$432,750	\$483,000	1,420	8	1978	Good	7,138	N	N	N	10133 NE 141ST PL
73 - 6	0	101550	0240	10/12/11	\$360,000	\$449,000	1,430	8	1980	Avg	7,700	N	N	N	10013 NE 141ST ST
73 - 6	0	144181	0120	11/6/13	\$380,000	\$391,000	1,450	8	1977	Avg	8,640	N	N	N	10435 NE 135TH PL
73 - 6	0	144180	0250	2/8/13	\$340,000	\$389,000	1,460	8	1976	Avg	15,750	N	N	N	10506 NE 136TH PL
73 - 6	0	144181	0050	8/13/13	\$357,000	\$382,000	1,490	8	1977	Avg	10,161	N	N	N	10402 NE 135TH PL
73 - 6	0	376540	0040	6/25/13	\$337,000	\$368,000	1,590	8	1962	Avg	9,626	N	N	N	10312 NE 136TH PL
73 - 6	0	289570	0010	2/3/11	\$370,000	\$461,000	1,690	8	1979	Good	12,600	N	N	N	13430 109TH AVE NE
73 - 6	0	289570	0010	4/16/12	\$419,000	\$513,000	1,690	8	1979	Good	12,600	N	N	N	13430 109TH AVE NE
73 - 6	0	620443	0150	4/13/11	\$375,000	\$468,000	1,760	8	1980	Avg	16,430	N	N	N	10652 NE 154TH PL
73 - 6	0	101550	0020	11/12/12	\$389,950	\$458,000	1,860	8	1981	Avg	7,020	N	N	N	10015 NE 140TH ST

Improved Sales Used in This Annual Update Analysis

Areas 37 and 73 -- 1 to 3 Unit Residences

Area - 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
73 - 6	0	001130	0210	10/16/13	\$530,000	\$551,000	2,050	8	2003	Avg	4,287	N	N	N	10005 NE 142ND PL
73 - 6	0	202555	0230	3/14/12	\$342,000	\$420,000	2,140	8	1994	Avg	5,908	N	N	N	14407 113TH PL NE
73 - 6	0	001130	0050	10/14/13	\$577,000	\$601,000	2,160	8	2005	Avg	3,949	N	N	N	10028 NE 142ND PL
73 - 6	0	001130	0020	3/28/13	\$484,000	\$546,000	2,290	8	2002	Avg	5,060	N	N	N	10010 NE 142ND PL
73 - 6	0	376465	0200	5/28/11	\$345,000	\$431,000	2,300	8	1998	Avg	4,833	N	N	N	14456 108TH PL NE
73 - 6	0	376465	0110	4/25/11	\$371,000	\$463,000	2,300	8	1998	Avg	5,872	N	N	N	14430 108TH PL NE
73 - 6	0	202555	0210	11/8/11	\$415,000	\$516,000	2,360	8	1994	Good	5,220	N	N	N	14419 113TH PL NE
73 - 6	0	202555	0070	1/13/12	\$452,500	\$560,000	2,420	8	1994	Avg	6,531	N	N	N	11309 NE 144TH PL
73 - 6	0	202555	0270	6/17/11	\$442,000	\$552,000	2,450	8	1993	VGood	5,220	N	N	N	14426 113TH AVE NE
73 - 6	0	620443	0180	10/18/12	\$400,000	\$472,000	2,470	8	1981	Avg	15,200	N	N	N	10636 NE 154TH PL
73 - 6	0	202555	0160	9/26/12	\$449,900	\$534,000	2,530	8	1993	Avg	7,366	N	N	N	14428 113TH PL NE
73 - 6	0	663500	0180	11/10/13	\$682,000	\$701,000	2,540	9	2013	Avg	4,337	N	N	N	13203 106TH PL NE
73 - 6	0	663500	0170	8/14/13	\$669,950	\$717,000	2,540	9	2013	Avg	4,595	N	N	N	13207 106TH PL NE
73 - 6	0	663500	0090	8/6/13	\$624,950	\$671,000	2,590	9	2013	Avg	3,942	N	N	N	13234 106TH PL NE
73 - 6	0	663500	0080	7/19/13	\$640,000	\$692,000	2,810	9	2013	Avg	4,841	N	N	N	13230 106TH PL NE
73 - 6	0	202605	9192	6/22/11	\$560,000	\$700,000	3,410	9	2007	Avg	5,199	N	N	N	13921 105TH CT NE

Improved Sales Removed in This Annual Update Analysis

Areas 37 and 73 -- 1 to 3 Unit Residences

Area - Sub						
Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
37 - 1	1	083700	0070	8/6/13	\$382,000	DATA DOES NOT MATCH SALE
37 - 1	1	083702	0080	7/15/13	\$540,000	DATA DOES NOT MATCH SALE
37 - 1	1	111270	0070	3/18/13	\$392,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
37 - 1	1	111710	0030	11/1/12	\$512,250	RELOCATION - SALE TO SERVICE
37 - 1	1	117270	0030	1/11/13	\$234,000	FORCED SALE
37 - 1	1	132604	9043	8/22/13	\$325,000	PREVIOUS IMPROVEMENT VALUE <= \$25,000
37 - 1	1	132604	9146	2/27/13	\$161,174	QUIT CLAIM DEED
37 - 1	1	132604	9160	6/23/12	\$290,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
37 - 1	1	132604	9191	12/30/13	\$544,170	RELOCATION - SALE TO SERVICE
37 - 1	1	132604	9201	5/5/11	\$410,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
37 - 1	1	135730	0160	3/22/11	\$355,000	RELATED PARTY, FRIEND, OR NEIGHBOR
37 - 1	1	176160	0180	9/7/12	\$205,199	IMP. CHARACTERISTICS CHANGED SINCE SALE
37 - 1	1	176160	0190	9/25/13	\$410,000	DATA DOES NOT MATCH SALE
37 - 1	1	242604	9038	6/6/13	\$333,300	FORCED SALE
37 - 1	1	242604	9056	1/11/13	\$509,000	DATA DOES NOT MATCH SALE
37 - 1	1	242604	9066	10/24/13	\$589,900	PERCENT COMPLETE < 100%
37 - 1	1	242604	9079	11/6/13	\$175,000	PREVIOUS IMPROVEMENT VALUE <= \$25,000
37 - 1	1	242604	9118	8/27/13	\$355,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
37 - 1	1	242604	9139	8/5/13	\$512,500	DATA DOES NOT MATCH SALE
37 - 1	1	242604	9139	2/27/13	\$432,302	FORCED SALE
37 - 1	1	242604	9140	4/5/11	\$400,000	DATA DOES NOT MATCH SALE
37 - 1	1	242604	9144	2/25/13	\$250,000	DATA DOES NOT MATCH SALE
37 - 1	1	242604	9198	10/7/13	\$630,000	PERCENT COMPLETE < 100%
37 - 1	1	254083	0120	11/20/13	\$424,000	DATA DOES NOT MATCH SALE
37 - 1	1	254083	0120	5/23/13	\$311,501	FORCED SALE
37 - 1	1	318280	0010	10/1/12	\$127,500	CORPORATE AFFILIATES
37 - 1	1	318280	0020	9/11/13	\$517,804	PERCENT COMPLETE < 100%
37 - 1	1	318280	0030	10/8/13	\$511,030	PERCENT COMPLETE < 100%
37 - 1	1	318280	0040	8/26/13	\$503,798	PERCENT COMPLETE < 100%

Improved Sales Removed in This Annual Update Analysis

Areas 37 and 73 -- 1 to 3 Unit Residences

Area - Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
37 - 1	1	318280	0050	11/15/13	\$551,000	PERCENT COMPLETE < 100%
37 - 1	1	318280	0060	9/11/13	\$501,799	PERCENT COMPLETE < 100%
37 - 1	1	321120	0120	8/21/13	\$265,000	DATA DOES NOT MATCH SALE
37 - 1	1	321120	0280	10/20/13	\$352,500	DATA DOES NOT MATCH SALE
37 - 1	1	321120	0420	5/29/13	\$253,750	FORCED SALE
37 - 1	1	321121	0020	9/25/13	\$285,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
37 - 1	1	321121	0060	12/10/11	\$253,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
37 - 1	1	321121	0120	6/10/11	\$202,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
37 - 1	1	321121	0160	12/23/13	\$300,000	DATA DOES NOT MATCH SALE
37 - 1	1	321121	0170	1/2/13	\$191,805	FORCED SALE
37 - 1	1	321121	0210	1/3/13	\$246,000	FORCED SALE
37 - 1	1	327700	0070	7/12/12	\$280,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
37 - 1	1	357900	0370	6/22/11	\$345,000	RELOCATION - SALE TO SERVICE
37 - 1	1	357900	0650	7/16/12	\$260,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
37 - 1	1	357900	0700	5/16/13	\$452,500	DATA DOES NOT MATCH SALE
37 - 1	1	357900	0770	8/27/13	\$480,000	DATA DOES NOT MATCH SALE
37 - 1	1	357970	0090	4/27/12	\$200,000	DIAGNOSTIC OUTLIER; SCATTER PLOT
37 - 1	1	357980	0085	8/27/13	\$420,000	DATA DOES NOT MATCH SALE
37 - 1	1	357980	0270	8/13/13	\$412,500	DATA DOES NOT MATCH SALE
37 - 1	1	357980	0290	7/25/12	\$230,000	FORCED SALE
37 - 1	1	357980	0350	3/14/12	\$181,000	CORPORATE AFFILIATES
37 - 1	1	357980	0455	6/27/13	\$274,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
37 - 1	1	358090	0260	7/5/12	\$302,489	BANKRUPTCY - RECEIVER OR TRUSTEE
37 - 1	1	358100	0040	8/29/12	\$157,400	NON-REPRESENTATIVE SALE
37 - 1	1	358110	0120	12/14/13	\$106,500	QUIT CLAIM DEED
37 - 1	1	358110	0380	10/21/13	\$383,140	FORCED SALE
37 - 1	1	358220	0200	6/19/11	\$278,500	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
37 - 1	1	358270	0090	9/5/13	\$380,000	DATA DOES NOT MATCH SALE
37 - 1	1	358270	0155	10/11/13	\$337,381	FORCED SALE

Improved Sales Removed in This Annual Update Analysis

Areas 37 and 73 -- 1 to 3 Unit Residences

Area - Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
37 - 1	1	358270	0155	9/17/13	\$337,381	FORCED SALE
37 - 1	1	364910	0005	7/17/12	\$267,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
37 - 1	1	364910	0094	7/3/12	\$224,950	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
37 - 1	1	364910	0123	5/11/11	\$300,000	NON-REPRESENTATIVE SALE
37 - 1	1	364910	0183	9/9/11	\$253,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
37 - 1	1	364910	0245	5/31/12	\$212,850	EXEMPT FROM EXCISE TAX
37 - 1	1	364910	0315	3/30/12	\$206,900	IMP. CHARACTERISTICS CHANGED SINCE SALE
37 - 1	1	364910	0631	6/24/13	\$415,000	DATA DOES NOT MATCH SALE
37 - 1	1	364910	0672	3/20/13	\$438,500	FORCED SALE
37 - 1	1	381980	0150	7/10/13	\$435,000	DATA DOES NOT MATCH SALE
37 - 1	1	381980	0550	9/7/11	\$402,998	QUIT CLAIM DEED
37 - 1	1	418980	0090	2/6/11	\$108,850	QUIT CLAIM DEED
37 - 1	1	445860	0010	3/12/13	\$650,603	FORCED SALE
37 - 1	1	445860	0010	2/11/13	\$650,602	FORCED SALE
37 - 1	1	562830	0030	11/29/11	\$234,627	FORCED SALE
37 - 1	1	562830	0060	3/20/12	\$190,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
37 - 1	1	563150	0110	11/21/11	\$200,000	MORE THAN ONE HOUSE
37 - 1	1	563150	0150	8/29/12	\$338,155	FORCED SALE
37 - 1	1	563150	0178	11/11/11	\$200,000	NON-REPRESENTATIVE SALE
37 - 1	1	563150	0370	6/20/12	\$240,000	FORCED SALE
37 - 1	1	563150	0427	3/6/12	\$200,000	FORCED SALE
37 - 1	1	563150	0628	2/12/13	\$241,000	FORCED SALE
37 - 1	1	563150	0634	9/23/11	\$197,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
37 - 1	1	563150	0643	5/31/13	\$390,000	DATA DOES NOT MATCH SALE
37 - 1	1	563150	0820	4/29/11	\$131,670	CORPORATE AFFILIATES
37 - 1	1	563150	0820	7/1/11	\$180,000	TEAR DOWN
37 - 1	1	563150	0821	4/11/13	\$550,000	DATA DOES NOT MATCH SALE
37 - 1	1	563150	0915	4/23/13	\$280,000	DATA DOES NOT MATCH SALE
37 - 1	1	563150	0930	7/17/13	\$720,000	PLOTTAGE

Improved Sales Removed in This Annual Update Analysis

Areas 37 and 73 -- 1 to 3 Unit Residences

Area - Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
37 - 1	1	563150	0935	7/17/13	\$720,000	PLOTTAGE
37 - 1	1	563150	0950	4/6/12	\$305,000	DIAGNOSTIC OUTLIER; SCATTER PLOT
37 - 1	1	563150	0963	6/13/13	\$303,000	DATA DOES NOT MATCH SALE
37 - 1	1	563150	0971	12/26/13	\$417,976	DATA DOES NOT MATCH SALE
37 - 1	1	563150	1040	10/1/13	\$316,092	FORCED SALE
37 - 1	1	563150	1150	10/29/12	\$370,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
37 - 1	1	563150	1161	3/22/11	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
37 - 1	1	563150	1255	9/5/12	\$225,000	NON-REPRESENTATIVE SALE
37 - 1	1	563450	0141	5/2/13	\$160,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
37 - 1	1	563450	0145	2/6/12	\$250,000	PREVIOUS IMPROVEMENT VALUE <= \$25,000
37 - 1	1	563450	0147	10/8/13	\$310,000	MORE THAN ONE HOUSE
37 - 1	1	563450	0167	5/10/13	\$319,196	FORCED SALE
37 - 1	1	563450	0171	2/14/12	\$137,000	TEAR DOWN
37 - 1	1	563450	0171	10/27/11	\$166,750	TEAR DOWN
37 - 1	1	563450	0180	5/28/13	\$220,000	TEAR DOWN
37 - 1	1	563450	0254	10/18/13	\$345,000	DATA DOES NOT MATCH SALE
37 - 1	1	563450	0254	5/24/13	\$217,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
37 - 1	1	564700	0020	11/19/13	\$248,000	FORCED SALE
37 - 1	1	712000	0010	5/21/13	\$200,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
37 - 1	1	729770	0025	12/4/13	\$359,500	DATA DOES NOT MATCH SALE
37 - 1	1	729770	0025	7/15/13	\$192,500	FORCED SALE
37 - 1	1	729770	0065	12/17/13	\$289,000	DATA DOES NOT MATCH SALE
37 - 1	1	769630	0100	10/21/13	\$385,000	DATA DOES NOT MATCH SALE
37 - 1	1	770850	0020	6/27/12	\$187,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
37 - 1	1	795480	0060	3/26/12	\$210,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
37 - 1	1	795480	0060	12/15/11	\$337,343	FORCED SALE
37 - 1	1	795480	0070	6/4/13	\$396,500	DATA DOES NOT MATCH SALE
37 - 1	1	795480	0070	11/20/12	\$239,000	FORCED SALE
37 - 1	1	804560	0020	2/14/13	\$283,000	QUIT CLAIM DEED

Improved Sales Removed in This Annual Update Analysis

Areas 37 and 73 -- 1 to 3 Unit Residences

Area - Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
37 - 1	1	856870	0055	7/29/13	\$355,000	DATA DOES NOT MATCH SALE
37 - 1	1	869060	0010	7/24/13	\$191,500	FORCED SALE
37 - 1	1	869060	0020	3/15/12	\$145,000	EXEMPT FROM EXCISE TAX
37 - 1	1	869060	0070	12/21/11	\$213,400	NO MARKET EXPOSURE
37 - 1	2	185320	0020	4/11/11	\$522,500	RELOCATION - SALE TO SERVICE
37 - 1	2	185320	0090	5/20/13	\$234,279	QUIT CLAIM DEED
37 - 1	2	327573	0120	11/26/13	\$316,606	FORCED SALE
37 - 1	2	327573	0260	8/7/13	\$360,000	DATA DOES NOT MATCH SALE
37 - 1	2	384070	0003	7/29/12	\$55,000	QUIT CLAIM DEED
37 - 1	2	384070	0449	12/30/13	\$649,000	DOR RATIO
37 - 1	2	384070	0450	9/25/13	\$629,000	PERCENT COMPLETE < 100%
37 - 1	2	384070	0450	12/12/12	\$761,472	PERCENT COMPLETE < 100%
37 - 1	2	384070	0481	10/22/13	\$347,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
37 - 1	2	384070	0561	4/18/13	\$350,001	FORCED SALE
37 - 1	2	384070	0651	11/5/13	\$381,500	FORCED SALE
37 - 1	2	384070	0747	6/24/11	\$241,000	NON-REPRESENTATIVE SALE
37 - 1	2	607650	0220	7/25/13	\$327,584	FORCED SALE
37 - 1	2	639600	0020	4/10/12	\$269,199	NON-REPRESENTATIVE SALE
37 - 1	2	639600	0270	3/22/11	\$276,000	FORCED SALE
37 - 1	2	639600	0270	8/17/11	\$285,000	NON-REPRESENTATIVE SALE
37 - 1	2	798090	0072	12/6/11	\$568,374	FORCED SALE
37 - 2	1	020030	0200	11/27/13	\$438,000	DATA DOES NOT MATCH SALE
37 - 2	1	020030	0230	7/8/11	\$315,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
37 - 2	1	039530	0490	12/22/11	\$296,130	IMP. CHARACTERISTICS CHANGED SINCE SALE
37 - 2	1	039530	0490	12/29/11	\$219,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
37 - 2	1	039530	0660	11/13/12	\$180,000	CORPORATE AFFILIATES
37 - 2	1	070445	0270	1/5/12	\$340,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
37 - 2	1	070445	0290	7/27/12	\$504,873	FORCED SALE
37 - 2	1	070450	0020	5/16/13	\$455,100	DATA DOES NOT MATCH SALE

Improved Sales Removed in This Annual Update Analysis

Areas 37 and 73 -- 1 to 3 Unit Residences

Area - Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
37 - 2	1	070450	0100	6/12/12	\$478,064	FORCED SALE
37 - 2	1	076690	0250	8/27/13	\$330,000	RELATED PARTY, FRIEND, OR NEIGHBOR
37 - 2	1	076690	0260	9/7/11	\$279,950	NO MARKET EXPOSURE
37 - 2	1	077690	0020	6/18/13	\$538,000	DATA DOES NOT MATCH SALE
37 - 2	1	077690	0050	11/18/11	\$350,922	FORCED SALE
37 - 2	1	086640	0020	12/17/13	\$562,500	RELOCATION - SALE TO SERVICE
37 - 2	1	111900	0040	3/23/12	\$612,500	DATA DOES NOT MATCH SALE
37 - 2	1	111900	0040	12/2/13	\$732,000	DATA DOES NOT MATCH SALE
37 - 2	1	111900	0160	6/13/13	\$429,500	NO MARKET EXPOSURE
37 - 2	1	172750	0140	11/19/13	\$339,000	DATA DOES NOT MATCH SALE
37 - 2	1	172750	0220	11/19/12	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
37 - 2	1	172750	0230	9/9/13	\$106,250	PARTIAL INTEREST (1/3, 1/2, Etc.)
37 - 2	1	192605	9035	5/22/12	\$855,000	SEGREGATION AND/OR MERGER
37 - 2	1	192605	9039	5/29/13	\$230,000	TEAR DOWN
37 - 2	1	192605	9063	12/28/11	\$200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
37 - 2	1	192605	9065	2/22/11	\$475,000	SEGREGATION AND/OR MERGER
37 - 2	1	192605	9099	5/17/11	\$381,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
37 - 2	1	192605	9178	5/30/12	\$215,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
37 - 2	1	192605	9225	5/28/13	\$1	RELATED PARTY, FRIEND, OR NEIGHBOR
37 - 2	1	212100	0100	3/28/12	\$192,417	IMP. CHARACTERISTICS CHANGED SINCE SALE
37 - 2	1	212540	0220	4/4/12	\$245,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
37 - 2	1	212540	0290	1/10/13	\$250,900	BANKRUPTCY - RECEIVER OR TRUSTEE
37 - 2	1	229670	0050	3/30/11	\$243,900	IMP. CHARACTERISTICS CHANGED SINCE SALE
37 - 2	1	229670	0520	10/28/13	\$391,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
37 - 2	1	229670	0800	12/12/11	\$359,104	NO MARKET EXPOSURE
37 - 2	1	229671	0150	9/23/13	\$492,000	DATA DOES NOT MATCH SALE
37 - 2	1	232972	0230	4/5/12	\$375,000	QUIT CLAIM DEED
37 - 2	1	265100	0120	9/24/12	\$185,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
37 - 2	1	265100	0120	6/19/12	\$226,089	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed in This Annual Update Analysis

Areas 37 and 73 -- 1 to 3 Unit Residences

Area - Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
37 - 2	1	265100	0120	6/5/12	\$268,966	IMP. CHARACTERISTICS CHANGED SINCE SALE
37 - 2	1	265110	0070	8/20/12	\$422,924	FORCED SALE
37 - 2	1	265110	0160	9/11/12	\$169,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
37 - 2	1	285400	0030	10/16/12	\$388,000	MORE THAN ONE HOUSE
37 - 2	1	290950	0050	11/12/13	\$435,000	DATA DOES NOT MATCH SALE
37 - 2	1	290950	0270	6/6/13	\$353,391	FORCED SALE
37 - 2	1	290950	0270	12/30/13	\$405,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
37 - 2	1	357480	0090	11/18/11	\$266,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
37 - 2	1	357480	0330	2/9/12	\$227,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
37 - 2	1	357480	0640	8/3/11	\$255,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
37 - 2	1	357480	0700	9/5/12	\$270,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
37 - 2	1	357480	0880	7/16/13	\$400,000	DATA DOES NOT MATCH SALE
37 - 2	1	357480	1010	8/20/13	\$485,000	DATA DOES NOT MATCH SALE
37 - 2	1	357480	1120	12/10/13	\$249,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
37 - 2	1	357480	1480	6/14/11	\$246,027	FORCED SALE
37 - 2	1	357480	1500	2/17/11	\$350,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
37 - 2	1	357480	1660	8/5/13	\$375,450	DATA DOES NOT MATCH SALE
37 - 2	1	357480	1690	12/22/11	\$260,600	IMP. CHARACTERISTICS CHANGED SINCE SALE
37 - 2	1	357490	0150	8/6/13	\$486,500	DATA DOES NOT MATCH SALE
37 - 2	1	357490	0230	12/16/13	\$535,000	DATA DOES NOT MATCH SALE
37 - 2	1	357810	0120	11/12/13	\$390,000	DATA DOES NOT MATCH SALE
37 - 2	1	357811	0070	3/9/12	\$138,404	QUIT CLAIM DEED
37 - 2	1	357811	0100	6/26/13	\$429,950	DATA DOES NOT MATCH SALE
37 - 2	1	357811	0170	7/24/13	\$395,000	DATA DOES NOT MATCH SALE
37 - 2	1	357811	0220	8/23/12	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
37 - 2	1	357811	0320	3/11/13	\$165,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
37 - 2	1	357811	0340	8/26/13	\$350,000	DATA DOES NOT MATCH SALE
37 - 2	1	357860	0127	2/25/13	\$299,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
37 - 2	1	358521	0290	6/19/13	\$173,038	BANKRUPTCY - RECEIVER OR TRUSTEE

Improved Sales Removed in This Annual Update Analysis

Areas 37 and 73 -- 1 to 3 Unit Residences

Area - Sub						
Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
37 - 2	1	358521	0290	6/19/13	\$173,038	DOR RATIO
37 - 2	1	358521	0370	6/17/12	\$225,000	OBSOLESCENCE > 0
37 - 2	1	375500	0140	2/12/13	\$261,250	FORCED SALE
37 - 2	1	375510	0010	11/7/11	\$156,000	TEAR DOWN
37 - 2	1	375510	0130	6/12/12	\$175,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
37 - 2	1	375510	0340	6/19/12	\$136,357	QUIT CLAIM DEED
37 - 2	1	375510	0480	8/24/13	\$403,000	DATA DOES NOT MATCH SALE
37 - 2	1	375680	0030	7/11/13	\$575,000	DATA DOES NOT MATCH SALE
37 - 2	1	375680	0080	7/26/12	\$323,105	FORCED SALE
37 - 2	1	509790	0270	12/9/13	\$350,000	DATA DOES NOT MATCH SALE
37 - 2	1	509790	0380	11/15/12	\$60,077	QUIT CLAIM DEED
37 - 2	1	514500	0050	8/23/13	\$257,100	FORCED SALE
37 - 2	1	514500	0050	9/10/13	\$257,100	FORCED SALE
37 - 2	1	514500	0310	6/4/12	\$173,000	NON-REPRESENTATIVE SALE
37 - 2	1	514510	0150	8/16/13	\$345,000	DATA DOES NOT MATCH SALE
37 - 2	1	514510	0280	9/30/13	\$349,000	DATA DOES NOT MATCH SALE
37 - 2	1	514510	0410	6/17/12	\$247,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
37 - 2	1	514510	0410	12/18/12	\$270,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
37 - 2	1	514510	0460	3/29/11	\$297,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
37 - 2	1	542250	0180	11/14/12	\$234,250	BANKRUPTCY - RECEIVER OR TRUSTEE
37 - 2	1	542251	0020	7/20/11	\$375,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
37 - 2	1	542251	0020	5/5/11	\$265,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
37 - 2	1	542251	0130	4/11/13	\$412,500	DIAGNOSTIC OUTLIER; SCATTER PLOT
37 - 2	1	563050	0082	11/4/13	\$450,000	DATA DOES NOT MATCH SALE
37 - 2	1	563050	0100	6/19/12	\$512,500	PREVIOUS IMPROVEMENT VALUE <= \$25,000
37 - 2	1	563050	0100	8/28/13	\$2,170,000	PREVIOUS IMPROVEMENT VALUE <= \$25,000
37 - 2	1	563050	0187	11/16/13	\$509,000	DATA DOES NOT MATCH SALE
37 - 2	1	563050	0361	11/29/11	\$225,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
37 - 2	1	563200	0100	8/20/13	\$378,300	DATA DOES NOT MATCH SALE

Improved Sales Removed in This Annual Update Analysis

Areas 37 and 73 -- 1 to 3 Unit Residences

Area - Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
37 - 2	1	563250	0040	10/23/12	\$229,900	RELOCATION - SALE TO SERVICE
37 - 2	1	563250	0070	7/1/13	\$265,000	DATA DOES NOT MATCH SALE
37 - 2	1	563250	0140	11/28/11	\$235,000	FORCED SALE
37 - 2	1	667550	0161	10/14/13	\$389,000	DATA DOES NOT MATCH SALE
37 - 2	1	667550	0163	7/11/13	\$390,000	DATA DOES NOT MATCH SALE
37 - 2	1	667550	0219	12/13/13	\$314,950	DATA DOES NOT MATCH SALE
37 - 2	1	685500	0160	10/15/13	\$345,000	DATA DOES NOT MATCH SALE
37 - 2	1	755830	0090	4/8/13	\$565,000	DATA DOES NOT MATCH SALE
37 - 2	1	769000	0020	9/18/13	\$340,000	DATA DOES NOT MATCH SALE
37 - 2	1	790537	0200	8/5/13	\$391,000	DATA DOES NOT MATCH SALE
37 - 2	1	790537	0520	4/6/11	\$280,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
37 - 2	1	790538	0030	8/9/13	\$405,000	DATA DOES NOT MATCH SALE
37 - 2	1	790538	0130	9/10/13	\$400,000	RELATED PARTY, FRIEND, OR NEIGHBOR
37 - 2	1	790538	0200	8/25/11	\$368,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
37 - 2	1	790538	0260	12/4/12	\$335,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
37 - 2	1	790538	0370	3/17/11	\$258,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
37 - 2	1	790538	0770	12/11/13	\$370,000	DATA DOES NOT MATCH SALE
37 - 2	1	790539	0410	6/2/11	\$295,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
37 - 2	1	790539	0410	6/26/12	\$305,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
37 - 2	1	856450	0030	3/27/13	\$313,300	FORCED SALE
37 - 2	1	856460	0220	11/27/13	\$344,000	DATA DOES NOT MATCH SALE
37 - 2	1	865170	0120	7/19/13	\$440,000	DATA DOES NOT MATCH SALE
37 - 2	1	865170	0190	10/21/13	\$439,950	DATA DOES NOT MATCH SALE
37 - 2	1	865170	0490	8/2/13	\$439,000	DATA DOES NOT MATCH SALE
37 - 2	1	865171	0020	7/12/13	\$522,000	DATA DOES NOT MATCH SALE
37 - 2	1	865171	0240	10/11/13	\$455,000	DATA DOES NOT MATCH SALE
37 - 2	1	865171	0350	4/15/13	\$402,900	RELOCATION - SALE TO SERVICE
37 - 2	1	865174	0010	3/7/13	\$510,000	DATA DOES NOT MATCH SALE
37 - 2	1	865174	0100	3/18/13	\$440,000	DATA DOES NOT MATCH SALE

Improved Sales Removed in This Annual Update Analysis

Areas 37 and 73 -- 1 to 3 Unit Residences

Area - Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
37 - 2	1	865174	0150	10/28/13	\$425,000	DATA DOES NOT MATCH SALE
37 - 2	1	894780	0050	10/1/13	\$420,000	DATA DOES NOT MATCH SALE
37 - 2	1	894780	0060	8/1/13	\$15,000	EASEMENT OR RIGHT-OF-WAY
37 - 2	1	918490	0060	8/12/13	\$420,000	DATA DOES NOT MATCH SALE
37 - 2	1	918490	0060	1/10/13	\$251,000	FORCED SALE
37 - 2	2	025110	0090	9/11/13	\$539,000	DATA DOES NOT MATCH SALE
37 - 2	2	113800	0550	7/23/13	\$312,149	FORCED SALE
37 - 2	2	113800	0610	6/29/12	\$280,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
37 - 2	2	113800	0680	9/5/13	\$329,000	DATA DOES NOT MATCH SALE
37 - 2	2	113802	0040	5/27/11	\$244,609	NON-REPRESENTATIVE SALE
37 - 2	2	141970	0100	5/18/12	\$285,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
37 - 2	2	141970	0140	7/2/12	\$339,500	RELATED PARTY, FRIEND, OR NEIGHBOR
37 - 2	2	142020	0020	5/28/13	\$334,000	DATA DOES NOT MATCH SALE
37 - 2	2	172751	0030	3/5/12	\$145,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
37 - 2	2	172751	0060	6/18/12	\$266,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
37 - 2	2	172751	0100	7/12/13	\$420,000	DATA DOES NOT MATCH SALE
37 - 2	2	172751	0110	10/21/13	\$412,000	DATA DOES NOT MATCH SALE
37 - 2	2	173610	0040	6/4/13	\$387,000	DATA DOES NOT MATCH SALE
37 - 2	2	173610	0130	10/15/12	\$172,000	NO MARKET EXPOSURE
37 - 2	2	229740	0050	5/30/13	\$400,000	DATA DOES NOT MATCH SALE
37 - 2	2	229740	0110	10/3/13	\$450,000	DATA DOES NOT MATCH SALE
37 - 2	2	229740	0270	6/8/12	\$252,500	NON-REPRESENTATIVE SALE
37 - 2	2	229741	0080	7/18/13	\$350,000	DATA DOES NOT MATCH SALE
37 - 2	2	229741	0090	5/23/12	\$392,816	FORCED SALE
37 - 2	2	254085	0380	1/26/12	\$340,845	FORCED SALE
37 - 2	2	278360	0050	2/1/11	\$255,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
37 - 2	2	302605	9004	8/16/11	\$137,500	PARTIAL INTEREST (1/3, 1/2, Etc.)
37 - 2	2	302605	9241	8/17/11	\$285,000	NON-REPRESENTATIVE SALE
37 - 2	2	302605	9318	7/17/13	\$380,000	RELOCATION - SALE TO SERVICE

Improved Sales Removed in This Annual Update Analysis

Areas 37 and 73 -- 1 to 3 Unit Residences

Area - Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
37 - 2	2	302605	9366	11/7/13	\$723,052	PERCENT COMPLETE < 100%
37 - 2	2	302605	9369	10/23/13	\$792,387	PERCENT COMPLETE < 100%
37 - 2	2	302605	9378	12/30/13	\$720,700	PERCENT COMPLETE < 100%
37 - 2	2	319100	0300	9/3/13	\$370,000	DATA DOES NOT MATCH SALE
37 - 2	2	375520	0110	12/6/13	\$261,000	QUIT CLAIM DEED
37 - 2	2	376305	0080	11/26/13	\$532,000	DATA DOES NOT MATCH SALE
37 - 2	2	376305	0090	7/16/13	\$435,000	DATA DOES NOT MATCH SALE
37 - 2	2	376439	0010	2/26/13	\$450,252	FORCED SALE
37 - 2	2	376439	0010	2/19/13	\$450,252	FORCED SALE
37 - 2	2	376439	0020	12/6/13	\$487,103	FORCED SALE
37 - 2	2	376439	0130	1/7/11	\$300,000	QUIT CLAIM DEED
37 - 2	2	661991	0060	7/18/13	\$486,500	DATA DOES NOT MATCH SALE
37 - 2	2	937900	0060	6/20/12	\$475,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
37 - 3	1	072605	9185	7/12/13	\$810,000	DATA DOES NOT MATCH SALE
37 - 3	1	358275	0320	11/2/12	\$220,000	NO MARKET EXPOSURE
37 - 3	1	358276	0230	12/8/11	\$335,250	QUIT CLAIM DEED
37 - 3	1	415670	0052	10/11/13	\$782,500	RELOCATION - SALE TO SERVICE
37 - 3	1	563450	0425	11/9/12	\$433,000	NO MARKET EXPOSURE
37 - 3	1	563450	0440	8/5/11	\$252,000	PREVIOUS IMPROVEMENT VALUE <= \$25,000
37 - 3	1	563450	0520	6/8/12	\$185,000	NON-REPRESENTATIVE SALE
37 - 3	1	563450	0670	12/18/12	\$640,000	MORE THAN ONE HOUSE
37 - 3	1	563450	0698	11/25/13	\$237,234	QUIT CLAIM DEED
37 - 3	1	563450	0770	5/5/11	\$335,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
37 - 3	1	701800	0090	2/21/12	\$230,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
37 - 3	1	701800	0110	9/6/13	\$404,000	RELOCATION - SALE TO SERVICE
37 - 3	1	701800	0330	5/7/12	\$266,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
37 - 3	1	940650	0570	5/24/11	\$80,000	QUIT CLAIM DEED
37 - 3	4	028061	0030	3/9/12	\$731,106	FORCED SALE
37 - 3	4	357700	0105	5/14/13	\$1,030,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM

Improved Sales Removed in This Annual Update Analysis

Areas 37 and 73 -- 1 to 3 Unit Residences

Area - Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
37 - 3	4	357700	0153	12/13/11	\$590,333	PARTIAL INTEREST (1/3, 1/2, Etc.)
37 - 3	4	358330	0310	6/5/13	\$829,950	DATA DOES NOT MATCH SALE
37 - 3	4	740320	0040	12/8/11	\$1,200,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
37 - 3	4	871850	0005	4/10/12	\$215,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
37 - 3	4	871850	0155	11/25/13	\$406,560	RELOCATION - SALE TO SERVICE
37 - 3	4	871850	0225	12/10/12	\$333,373	BANKRUPTCY - RECEIVER OR TRUSTEE
37 - 3	4	871850	0620	1/24/13	\$235,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
37 - 3	9	415670	0070	8/21/13	\$268,900	DATA DOES NOT MATCH SALE
37 - 4	4	197370	0020	3/22/13	\$1,256	SEGREGATION AND/OR MERGER
37 - 4	4	197370	0020	3/22/13	\$1,414	SEGREGATION AND/OR MERGER
37 - 4	4	197370	0140	7/11/12	\$477,000	PREVIOUS IMPROVEMENT VALUE <= \$25,000
37 - 4	4	197370	0180	8/3/11	\$181,000	NON-REPRESENTATIVE SALE
37 - 4	4	197370	0240	4/23/13	\$507,000	BOX PLOT: MODEL DEVELOPMENT EXCLUSION
37 - 4	4	339160	0110	7/19/13	\$133,568	PARTIAL INTEREST (1/3, 1/2, Etc.)
37 - 4	4	376170	0155	11/2/13	\$1,200,000	UNFINISHED AREA > 0
37 - 4	4	376170	0250	9/20/13	\$388,000	FORCED SALE
37 - 4	4	376170	0260	7/25/11	\$925,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
37 - 4	4	405570	0126	4/5/12	\$340,000	MORE THAN ONE HOUSE
37 - 4	4	405570	0161	7/24/13	\$1,387,000	DATA DOES NOT MATCH SALE
37 - 4	4	405570	0285	3/12/12	\$800,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
37 - 4	4	405570	0385	3/19/12	\$480,000	PREVIOUS IMPROVEMENT VALUE <= \$25,000
37 - 4	4	405570	0470	10/11/13	\$952,705	PERCENT COMPLETE < 100%
37 - 4	4	405570	0651	9/20/12	\$436,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
37 - 4	4	405570	0722	7/5/11	\$417,000	RELATED PARTY, FRIEND, OR NEIGHBOR
37 - 4	4	405570	0728	4/11/11	\$775,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
37 - 4	4	405570	0733	8/18/11	\$240,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
37 - 4	4	405570	0835	2/25/13	\$405,000	SHORT SALE; FINANCIAL INSTITUTION RESALE
37 - 4	4	405570	1305	8/2/12	\$876,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
37 - 4	4	405570	1370	1/9/12	\$1,500,000	PERCENT COMPLETE < 100%

Improved Sales Removed in This Annual Update Analysis

Areas 37 and 73 -- 1 to 3 Unit Residences

Area - Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
37 - 4	4	409330	0310	6/24/13	\$450,000	RELOCATION - SALE TO SERVICE
37 - 4	4	867790	0010	10/8/13	\$585,000	DATA DOES NOT MATCH SALE
37 - 4	4	867790	0121	8/1/11	\$59,036	QUIT CLAIM DEED
37 - 4	4	867790	0401	1/26/11	\$439,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
37 - 4	4	867800	0020	9/18/13	\$525,000	DATA DOES NOT MATCH SALE
37 - 4	4	938810	0040	11/9/12	\$315,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
37 - 4	4	957300	0090	12/12/13	\$900,000	DATA DOES NOT MATCH SALE
37 - 4	4	957312	0030	8/23/13	\$419,250	QUIT CLAIM DEED
37 - 4	4	957312	0410	12/23/13	\$649,000	DATA DOES NOT MATCH SALE
37 - 5	3	375450	0562	3/8/11	\$425,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
37 - 5	3	375450	0564	3/8/11	\$425,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
37 - 5	3	375450	1135	12/19/12	\$260,000	QUIT CLAIM DEED
37 - 5	3	375450	1195	8/30/12	\$213,292	PARTIAL INTEREST (1/3, 1/2, Etc.)
37 - 5	4	029390	0010	10/17/12	\$865,000	FORCED SALE
37 - 5	4	029391	0190	7/31/13	\$576,000	RELOCATION - SALE TO SERVICE
37 - 5	4	033310	0060	5/25/12	\$305,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
37 - 5	4	033310	0105	8/22/11	\$467,902	MORE THAN ONE HOUSE
37 - 5	4	033310	0200	6/8/13	\$580,000	DATA DOES NOT MATCH SALE
37 - 5	4	033310	0236	5/26/11	\$1,538,000	DIAGNOSTIC OUTLIER; SCATTER PLOT
37 - 5	4	033310	0255	3/25/11	\$2,650,000	MORE THAN ONE HOUSE
37 - 5	4	033310	0265	4/25/12	\$974,950	QUIT CLAIM DEED
37 - 5	4	033310	0266	6/19/12	\$950,000	QUIT CLAIM DEED
37 - 5	4	033310	0267	8/27/12	\$1,000,000	QUIT CLAIM DEED
37 - 5	4	033310	0269	12/11/12	\$4,000,000	MORE THAN ONE HOUSE
37 - 5	4	033310	0300	11/14/12	\$1,160,000	PREVIOUS IMPROVEMENT VALUE <= \$25,000
37 - 5	4	197420	0080	6/15/13	\$600,000	DATA DOES NOT MATCH SALE
37 - 5	4	206340	0060	6/10/13	\$410,000	DATA DOES NOT MATCH SALE
37 - 5	4	254111	0120	8/29/12	\$472,124	FORCED SALE
37 - 5	4	254111	0120	9/16/12	\$472,124	FORCED SALE

Improved Sales Removed in This Annual Update Analysis

Areas 37 and 73 -- 1 to 3 Unit Residences

Area - Sub						
Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
37 - 5	4	279670	0040	8/17/11	\$2,363,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
37 - 5	4	279670	0055	12/5/11	\$1,000,000	NON-REPRESENTATIVE SALE
37 - 5	4	279670	0080	1/20/12	\$1,195,389	FORCED SALE
37 - 5	4	326101	0130	2/10/11	\$159,197	QUIT CLAIM DEED
37 - 5	4	326101	0350	6/11/13	\$519,000	DATA DOES NOT MATCH SALE
37 - 5	4	375530	0060	6/3/13	\$350,000	FORCED SALE
37 - 5	4	376050	0290	7/17/13	\$1,185,000	DATA DOES NOT MATCH SALE
37 - 5	4	376050	0290	5/30/12	\$932,149	FORCED SALE
37 - 5	4	376050	0296	6/19/13	\$983,900	DIAGNOSTIC OUTLIER; SCATTER PLOT
37 - 5	4	376050	0407	1/6/12	\$1,382,072	FORCED SALE
37 - 5	4	376050	0407	6/4/12	\$779,000	NON-REPRESENTATIVE SALE
37 - 5	4	376050	0415	6/11/13	\$668,950	PREVIOUS IMPROVEMENT VALUE <= \$25,000
37 - 5	4	376110	0045	6/29/11	\$1,620,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
37 - 5	4	376110	0145	5/24/11	\$725,000	MORE THAN ONE HOUSE
37 - 5	4	376110	0246	11/22/12	\$1,250,000	NO MARKET EXPOSURE
37 - 5	4	376110	0340	5/11/11	\$950,000	NO MARKET EXPOSURE
37 - 5	4	607650	0421	8/5/13	\$475,000	MORE THAN ONE HOUSE
37 - 5	4	607650	0423	4/4/11	\$455,000	PREVIOUS IMPROVEMENT VALUE <= \$25,000
37 - 5	4	952700	0240	12/21/12	\$302,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
37 - 5	4	952700	0430	12/29/11	\$240,000	NON-REPRESENTATIVE SALE
37 - 5	4	952701	0160	12/9/11	\$247,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
37 - 5	5	252604	9024	5/30/12	\$385,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
37 - 5	5	252604	9027	7/24/12	\$710,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
37 - 5	5	252604	9040	10/16/12	\$859,000	APPEAL / NEW VALUE
37 - 5	5	252604	9040	11/3/11	\$880,000	APPEAL / NEW VALUE
37 - 5	5	540600	0090	10/18/13	\$650,000	DATA DOES NOT MATCH SALE
37 - 5	6	376050	0010	6/5/13	\$2,100,000	MORE THAN ONE HOUSE
37 - 5	6	376050	0120	6/25/13	\$1,995,000	MORE THAN ONE HOUSE
37 - 5	6	376050	0470	5/8/13	\$600,000	DATA DOES NOT MATCH SALE

Improved Sales Removed in This Annual Update Analysis

Areas 37 and 73 -- 1 to 3 Unit Residences

Area - Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
37 - 5	6	952230	0080	12/10/13	\$2,145,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
37 - 5	6	952230	0120	12/12/11	\$1,905,000	QUIT CLAIM DEED
37 - 5	8	182235	0090	2/10/12	\$254,500	FORCED SALE
37 - 5	8	302605	9111	8/28/13	\$312,000	LACK OF REPRESENTATION
37 - 5	8	376000	0005	10/23/12	\$136,588	QUIT CLAIM DEED
37 - 5	8	376000	0015	2/28/13	\$289,851	FORCED SALE
37 - 5	8	376010	0170	12/16/11	\$277,922	FORCED SALE
37 - 5	8	376010	0250	5/9/11	\$250,000	NON-REPRESENTATIVE SALE
37 - 5	8	510450	0060	6/3/13	\$191,000	RELATED PARTY, FRIEND, OR NEIGHBOR
37 - 5	8	510450	0170	9/26/11	\$229,124	FORCED SALE
37 - 5	8	919410	0149	9/21/11	\$196,000	NON-REPRESENTATIVE SALE
37 - 5	8	919410	1820	4/1/11	\$350,000	PREVIOUS IMPROVEMENT VALUE <= \$25,000
73 - 3	0	025500	0170	8/7/12	\$257,000	FORCED SALE
73 - 3	0	025500	0190	4/19/13	\$450,000	DATA DOES NOT MATCH SALE
73 - 3	0	025500	0400	9/26/13	\$450,000	DATA DOES NOT MATCH SALE
73 - 3	0	092605	9056	6/26/13	\$221,017	FORCED SALE
73 - 3	0	092605	9086	3/1/12	\$250,000	OBSOLESCENCE > 0
73 - 3	0	092605	9094	7/9/13	\$606,991	FORCED SALE
73 - 3	0	092605	9094	10/1/13	\$427,875	QUIT CLAIM DEED
73 - 3	0	092605	9176	4/2/13	\$259,000	DIAGNOSTIC OUTLIER; SCATTER PLOT
73 - 3	0	155250	0060	5/21/13	\$435,000	DATA DOES NOT MATCH SALE
73 - 3	0	155251	0130	3/5/13	\$526,100	DATA DOES NOT MATCH SALE
73 - 3	0	155251	0150	9/4/13	\$455,000	DATA DOES NOT MATCH SALE
73 - 3	0	155251	0330	11/12/12	\$286,745	FORCED SALE
73 - 3	0	209580	0310	8/12/13	\$450,000	DATA DOES NOT MATCH SALE
73 - 3	0	209580	0530	8/22/13	\$434,000	DATA DOES NOT MATCH SALE
73 - 3	0	382550	0260	4/24/13	\$485,000	DATA DOES NOT MATCH SALE
73 - 3	0	382550	0300	6/18/13	\$518,000	DATA DOES NOT MATCH SALE
73 - 3	0	387680	0100	8/8/13	\$387,000	DATA DOES NOT MATCH SALE

Improved Sales Removed in This Annual Update Analysis

Areas 37 and 73 -- 1 to 3 Unit Residences

Area - Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
73 - 3	0	387680	0100	4/21/13	\$190,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
73 - 3	0	387680	0120	3/28/13	\$350,000	DATA DOES NOT MATCH SALE
73 - 3	0	387680	0150	5/16/13	\$357,000	DATA DOES NOT MATCH SALE
73 - 3	0	387680	0340	5/22/13	\$293,700	FORCED SALE
73 - 3	0	387680	0510	12/16/13	\$340,000	DATA DOES NOT MATCH SALE
73 - 3	0	387680	0690	8/5/13	\$335,000	DATA DOES NOT MATCH SALE
73 - 3	0	387681	0150	5/23/13	\$354,147	FORCED SALE
73 - 3	0	387682	0040	9/20/12	\$35,875	QUIT CLAIM DEED
73 - 3	0	387682	0200	5/20/13	\$395,000	DATA DOES NOT MATCH SALE
73 - 3	0	387682	0200	2/14/13	\$246,840	FORCED SALE
73 - 3	0	697997	0100	3/11/13	\$465,614	FORCED SALE
73 - 3	0	697997	0100	3/4/13	\$533,324	FORCED SALE
73 - 3	0	866320	0210	12/30/13	\$350,000	QUIT CLAIM DEED
73 - 3	0	866320	0310	10/10/12	\$406,000	RELOCATION - SALE TO SERVICE
73 - 3	0	866320	0360	7/20/13	\$484,800	DATA DOES NOT MATCH SALE
73 - 3	0	866320	0540	11/4/11	\$440,208	FORCED SALE
73 - 3	0	868050	0150	3/2/13	\$527,500	RELOCATION - SALE TO SERVICE
73 - 3	0	894640	0080	7/31/12	\$251,800	QUIT CLAIM DEED
73 - 3	0	894640	0110	7/24/13	\$532,500	DATA DOES NOT MATCH SALE
73 - 3	0	894640	0200	7/15/13	\$508,000	DATA DOES NOT MATCH SALE
73 - 3	0	934610	0050	11/18/13	\$538,000	DATA DOES NOT MATCH SALE
73 - 3	0	934850	0430	1/26/11	\$251,430	QUIT CLAIM DEED
73 - 3	22	946590	0280	9/25/13	\$608,000	DATA DOES NOT MATCH SALE
73 - 3	22	946590	0310	6/12/13	\$564,000	DATA DOES NOT MATCH SALE
73 - 3	22	946591	0410	8/24/12	\$233,733	FORCED SALE
73 - 3	22	946670	0330	8/30/12	\$397,000	QUIT CLAIM DEED
73 - 4	0	025450	0070	3/1/13	\$615,000	DATA DOES NOT MATCH SALE
73 - 4	0	025450	0090	4/26/13	\$545,000	DATA DOES NOT MATCH SALE
73 - 4	0	143791	0140	12/22/11	\$425,128	FORCED SALE

Improved Sales Removed in This Annual Update Analysis

Areas 37 and 73 -- 1 to 3 Unit Residences

Area - Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
73 - 4	0	144580	0040	10/17/13	\$399,000	DATA DOES NOT MATCH SALE
73 - 4	0	144580	0060	7/2/13	\$371,000	DATA DOES NOT MATCH SALE
73 - 4	0	257030	0140	7/1/13	\$415,000	DATA DOES NOT MATCH SALE
73 - 4	0	257030	0280	8/9/13	\$415,000	DATA DOES NOT MATCH SALE
73 - 4	0	292605	9219	10/30/13	\$725,716	PERCENT COMPLETE < 100%
73 - 4	0	302605	9230	3/1/11	\$450,000	OBSOLESCENCE > 0
73 - 4	0	312670	0083	12/1/13	\$515,000	RELOCATION - SALE TO SERVICE
73 - 4	0	355891	0060	10/18/11	\$31,062	QUIT CLAIM DEED
73 - 4	0	355891	0070	10/18/11	\$31,062	QUIT CLAIM DEED
73 - 4	0	355891	0230	7/18/13	\$465,000	DATA DOES NOT MATCH SALE
73 - 4	0	355891	0280	10/17/13	\$325,000	RELATED PARTY, FRIEND, OR NEIGHBOR
73 - 4	0	355891	0340	9/9/13	\$438,000	DATA DOES NOT MATCH SALE
73 - 4	0	355891	0470	10/26/12	\$460,000	NO MARKET EXPOSURE
73 - 4	0	375540	0070	12/30/13	\$525,000	DATA DOES NOT MATCH SALE
73 - 4	0	375650	0020	5/15/12	\$175,000	EXEMPT FROM EXCISE TAX
73 - 4	0	375650	0020	9/23/13	\$83,939	QUIT CLAIM DEED
73 - 4	0	375650	0390	7/10/13	\$355,000	DATA DOES NOT MATCH SALE
73 - 4	0	375650	0620	8/24/12	\$181,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
73 - 4	0	375830	0190	3/27/13	\$355,000	DATA DOES NOT MATCH SALE
73 - 4	0	375830	0240	3/25/13	\$360,000	DATA DOES NOT MATCH SALE
73 - 4	0	507790	0040	11/14/13	\$590,000	DATA DOES NOT MATCH SALE
73 - 4	0	794071	0280	5/11/13	\$500,000	DATA DOES NOT MATCH SALE
73 - 4	0	794110	0330	9/10/13	\$235,000	FORCED SALE
73 - 4	0	794112	0070	9/19/13	\$182,000	DIAGNOSTIC OUTLIER; SCATTER PLOT
73 - 4	0	794114	0080	11/9/11	\$212,157	FORCED SALE
73 - 4	5	305700	0090	7/17/12	\$145,000	NON-REPRESENTATIVE SALE
73 - 4	5	305700	0530	5/29/13	\$273,500	DATA DOES NOT MATCH SALE
73 - 5	0	092720	0110	12/9/11	\$283,600	FORCED SALE
73 - 5	0	092720	0120	11/18/11	\$280,433	FORCED SALE

Improved Sales Removed in This Annual Update Analysis

Areas 37 and 73 -- 1 to 3 Unit Residences

Area - Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
73 - 5	0	153090	0150	11/21/13	\$390,000	QUIT CLAIM DEED
73 - 5	0	153090	0400	8/22/13	\$101,059	QUIT CLAIM DEED
73 - 5	0	162605	9035	8/28/12	\$630,000	UNFINISHED AREA > 0
73 - 5	0	162605	9126	11/13/13	\$432,000	UNFINISHED AREA > 0
73 - 5	0	183990	0060	8/7/13	\$456,000	DATA DOES NOT MATCH SALE
73 - 5	0	183991	0190	5/7/12	\$201,250	IMP. CHARACTERISTICS CHANGED SINCE SALE
73 - 5	0	183991	0220	12/9/13	\$232,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
73 - 5	0	212605	9101	10/15/13	\$440,000	DATA DOES NOT MATCH SALE
73 - 5	0	212605	9118	5/30/12	\$370,000	FORCED SALE
73 - 5	0	212605	9200	2/20/13	\$392,000	DATA DOES NOT MATCH SALE
73 - 5	0	212605	9254	8/8/13	\$550,000	DATA DOES NOT MATCH SALE
73 - 5	0	255861	0010	10/17/13	\$500,000	DATA DOES NOT MATCH SALE
73 - 5	0	255861	0110	4/26/13	\$380,000	DATA DOES NOT MATCH SALE
73 - 5	0	255861	0120	5/22/13	\$405,800	DATA DOES NOT MATCH SALE
73 - 5	0	255863	0270	5/21/13	\$386,200	DATA DOES NOT MATCH SALE
73 - 5	0	255863	0270	9/8/11	\$123,472	QUIT CLAIM DEED
73 - 5	0	255863	0410	8/17/13	\$388,000	DATA DOES NOT MATCH SALE
73 - 5	0	255864	0220	4/10/13	\$399,000	DATA DOES NOT MATCH SALE
73 - 5	0	255864	0250	9/17/13	\$400,000	DATA DOES NOT MATCH SALE
73 - 5	0	255865	0060	11/12/13	\$405,000	DATA DOES NOT MATCH SALE
73 - 5	0	255865	0110	5/21/13	\$430,000	DATA DOES NOT MATCH SALE
73 - 5	0	255867	0350	7/17/13	\$430,000	DATA DOES NOT MATCH SALE
73 - 5	0	255869	0050	8/2/12	\$415,965	FORCED SALE
73 - 5	0	255869	0110	11/25/13	\$485,000	DATA DOES NOT MATCH SALE
73 - 5	0	255869	0200	12/16/13	\$402,000	DATA DOES NOT MATCH SALE
73 - 5	0	255872	0090	5/22/13	\$465,000	DATA DOES NOT MATCH SALE
73 - 5	0	255872	0140	12/16/11	\$458,535	BANKRUPTCY - RECEIVER OR TRUSTEE
73 - 5	0	255873	0150	1/31/12	\$262,000	FORCED SALE
73 - 5	0	255874	0070	4/22/13	\$425,000	DATA DOES NOT MATCH SALE

Improved Sales Removed in This Annual Update Analysis

Areas 37 and 73 -- 1 to 3 Unit Residences

Area - Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
73 - 5	0	259770	0140	8/27/13	\$399,950	DATA DOES NOT MATCH SALE
73 - 5	0	278793	0200	2/24/11	\$466,723	BANKRUPTCY - RECEIVER OR TRUSTEE
73 - 5	0	320540	0220	5/7/13	\$347,587	FORCED SALE
73 - 5	0	320540	0310	7/2/13	\$382,500	DATA DOES NOT MATCH SALE
73 - 5	0	320540	0340	7/3/13	\$435,200	DATA DOES NOT MATCH SALE
73 - 5	0	320540	0420	7/30/13	\$238,000	RELATED PARTY, FRIEND, OR NEIGHBOR
73 - 5	0	320540	0420	8/17/11	\$230,000	RELATED PARTY, FRIEND, OR NEIGHBOR
73 - 5	0	320550	0140	3/7/13	\$355,800	DATA DOES NOT MATCH SALE
73 - 5	0	320550	0220	11/6/13	\$350,000	DATA DOES NOT MATCH SALE
73 - 5	0	328810	0140	9/12/12	\$180,000	NO MARKET EXPOSURE
73 - 5	0	328810	0770	4/15/13	\$428,000	DATA DOES NOT MATCH SALE
73 - 5	0	328820	0170	12/4/13	\$495,000	DATA DOES NOT MATCH SALE
73 - 5	0	328820	0770	10/30/13	\$524,000	DATA DOES NOT MATCH SALE
73 - 5	0	328830	0050	11/19/13	\$425,000	DATA DOES NOT MATCH SALE
73 - 5	0	328830	0090	9/11/13	\$383,000	DATA DOES NOT MATCH SALE
73 - 5	0	328830	0830	5/23/13	\$471,855	FORCED SALE
73 - 5	0	328830	1100	12/7/11	\$282,921	NO MARKET EXPOSURE
73 - 5	0	328830	1120	4/26/11	\$277,500	RELATED PARTY, FRIEND, OR NEIGHBOR
73 - 5	0	328830	1140	6/5/13	\$540,000	DATA DOES NOT MATCH SALE
73 - 5	0	328830	1140	1/11/13	\$200,000	DIAGNOSTIC OUTLIER; SCATTER PLOT
73 - 5	0	328830	1140	12/12/12	\$49,440	DOR RATIO
73 - 5	0	328830	1200	12/8/11	\$331,200	FORCED SALE
73 - 5	0	328830	1200	4/23/12	\$290,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
73 - 5	0	337430	0130	3/14/12	\$428,275	FORCED SALE
73 - 5	0	371550	0090	1/24/13	\$333,500	DATA DOES NOT MATCH SALE
73 - 5	0	371550	0090	3/29/11	\$250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
73 - 5	0	371550	0160	2/16/12	\$218,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
73 - 5	0	371550	0220	4/15/13	\$335,000	DATA DOES NOT MATCH SALE
73 - 5	0	378650	0070	10/7/13	\$520,000	DATA DOES NOT MATCH SALE

Improved Sales Removed in This Annual Update Analysis

Areas 37 and 73 -- 1 to 3 Unit Residences

Area - Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
73 - 5	0	387600	0170	8/4/11	\$220,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
73 - 5	0	387600	0320	5/3/11	\$250,000	DATA DOES NOT MATCH SALE
73 - 5	0	387600	0860	5/23/11	\$435,000	NO MARKET EXPOSURE
73 - 5	0	387600	0870	10/25/11	\$230,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
73 - 5	0	387600	1970	6/7/13	\$471,000	DATA DOES NOT MATCH SALE
73 - 5	0	387610	0110	6/4/13	\$493,000	DATA DOES NOT MATCH SALE
73 - 5	0	387610	0270	6/12/13	\$501,000	DATA DOES NOT MATCH SALE
73 - 5	0	387610	0530	4/25/13	\$405,000	DATA DOES NOT MATCH SALE
73 - 5	0	387620	0800	7/29/13	\$288,991	PARTIAL INTEREST (1/3, 1/2, Etc.)
73 - 5	0	387620	1100	3/21/13	\$287,790	IMP. CHARACTERISTICS CHANGED SINCE SALE
73 - 5	0	387620	1200	5/23/13	\$425,000	DATA DOES NOT MATCH SALE
73 - 5	0	387620	1200	2/26/13	\$187,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
73 - 5	0	387620	1340	3/1/12	\$406,300	NO MARKET EXPOSURE
73 - 5	0	387620	1400	6/27/13	\$440,000	DATA DOES NOT MATCH SALE
73 - 5	0	387630	0110	8/7/13	\$500,000	DATA DOES NOT MATCH SALE
73 - 5	0	387630	0830	5/6/13	\$434,500	DATA DOES NOT MATCH SALE
73 - 5	0	387630	0830	11/26/12	\$275,000	NON-REPRESENTATIVE SALE
73 - 5	0	387630	0850	12/2/13	\$495,000	DATA DOES NOT MATCH SALE
73 - 5	0	387630	0860	5/30/13	\$450,000	DATA DOES NOT MATCH SALE
73 - 5	0	387630	1450	2/28/12	\$240,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
73 - 5	0	387631	0040	9/5/13	\$467,500	DATA DOES NOT MATCH SALE
73 - 5	0	387631	0040	4/8/13	\$288,750	FORCED SALE
73 - 5	0	387631	0220	6/11/13	\$482,000	DATA DOES NOT MATCH SALE
73 - 5	0	387631	0430	10/11/12	\$174,400	NO MARKET EXPOSURE
73 - 5	0	387631	0690	11/21/13	\$407,000	DATA DOES NOT MATCH SALE
73 - 5	0	387631	0910	11/8/13	\$504,900	DATA DOES NOT MATCH SALE
73 - 5	0	387631	0950	3/27/12	\$371,763	FORCED SALE
73 - 5	0	387631	1020	8/13/13	\$446,000	DATA DOES NOT MATCH SALE
73 - 5	0	387631	1070	4/22/13	\$418,000	DATA DOES NOT MATCH SALE

Improved Sales Removed in This Annual Update Analysis

Areas 37 and 73 -- 1 to 3 Unit Residences

Area - Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
73 - 5	0	387631	1130	12/12/13	\$380,000	RELATED PARTY, FRIEND, OR NEIGHBOR
73 - 5	0	387631	1480	10/14/13	\$405,000	DATA DOES NOT MATCH SALE
73 - 5	0	387631	1960	12/28/13	\$499,900	DATA DOES NOT MATCH SALE
73 - 5	0	387631	1960	7/24/13	\$305,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
73 - 5	0	387631	2080	10/4/13	\$368,000	DATA DOES NOT MATCH SALE
73 - 5	0	387631	2900	5/10/13	\$263,000	APPEAL / NEW VALUE
73 - 5	0	387631	2960	4/12/12	\$210,000	NON-REPRESENTATIVE SALE
73 - 5	0	387649	0090	6/28/13	\$445,000	DATA DOES NOT MATCH SALE
73 - 5	0	434010	0090	10/19/12	\$515,000	FORCED SALE
73 - 5	0	434010	0090	9/4/12	\$504,873	FORCED SALE
73 - 5	0	434010	0100	8/27/13	\$593,888	DATA DOES NOT MATCH SALE
73 - 5	0	434010	0110	5/29/13	\$635,000	DATA DOES NOT MATCH SALE
73 - 5	0	638620	0130	12/30/13	\$440,000	DATA DOES NOT MATCH SALE
73 - 5	0	670660	0270	5/20/11	\$250,000	NO MARKET EXPOSURE
73 - 5	0	701600	0160	6/27/12	\$261,453	FORCED SALE
73 - 5	0	701600	0170	10/31/12	\$396,175	FORCED SALE
73 - 5	0	701600	0460	7/18/12	\$392,383	FORCED SALE
73 - 5	0	701610	0150	8/29/13	\$440,000	DATA DOES NOT MATCH SALE
73 - 5	0	701631	0070	11/28/12	\$291,504	FORCED SALE
73 - 5	0	815960	0380	12/28/12	\$410,000	RELATED PARTY, FRIEND, OR NEIGHBOR
73 - 5	0	866317	0120	12/7/12	\$324,783	FORCED SALE
73 - 5	0	866317	0160	11/1/13	\$415,000	DATA DOES NOT MATCH SALE
73 - 5	0	866324	0130	8/23/13	\$450,571	OBSOLESCENCE > 0
73 - 5	0	866326	0020	10/17/13	\$408,000	DATA DOES NOT MATCH SALE
73 - 5	0	866326	0080	9/5/13	\$339,000	FORCED SALE
73 - 5	0	866326	0090	4/25/13	\$405,000	DATA DOES NOT MATCH SALE
73 - 5	0	954290	0050	11/13/13	\$235,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
73 - 5	0	954290	0170	4/12/12	\$207,700	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
73 - 5	0	954290	0320	10/18/12	\$230,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed in This Annual Update Analysis

Areas 37 and 73 -- 1 to 3 Unit Residences

Area - Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
73 - 5	8	104900	0860	2/13/12	\$99,000	DOR RATIO
73 - 5	8	104900	0870	10/30/13	\$326,487	FORCED SALE
73 - 5	8	104901	0720	2/24/12	\$166,500	FORCED SALE
73 - 5	28	104900	0050	12/19/12	\$310,370	FORCED SALE
73 - 5	28	104901	0180	7/23/13	\$395,000	DATA DOES NOT MATCH SALE
73 - 6	0	001130	0030	8/26/13	\$468,000	DATA DOES NOT MATCH SALE
73 - 6	0	056530	0050	9/27/12	\$312,000	QUIT CLAIM DEED
73 - 6	0	056530	0210	3/25/13	\$400,000	DATA DOES NOT MATCH SALE
73 - 6	0	138730	0250	8/2/12	\$285,000	FORCED SALE
73 - 6	0	138730	0310	1/3/13	\$396,152	FORCED SALE
73 - 6	0	138730	0560	2/26/13	\$390,000	DATA DOES NOT MATCH SALE
73 - 6	0	138730	0640	8/30/13	\$425,000	DATA DOES NOT MATCH SALE
73 - 6	0	138730	0640	6/4/13	\$227,700	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
73 - 6	0	138730	0780	8/27/13	\$415,000	DATA DOES NOT MATCH SALE
73 - 6	0	138730	1010	4/3/13	\$379,000	DATA DOES NOT MATCH SALE
73 - 6	0	138730	1150	9/24/13	\$350,000	DATA DOES NOT MATCH SALE
73 - 6	0	138730	1290	4/19/13	\$362,300	DATA DOES NOT MATCH SALE
73 - 6	0	138730	1420	7/18/13	\$365,001	DATA DOES NOT MATCH SALE
73 - 6	0	138730	1760	3/12/13	\$348,000	DATA DOES NOT MATCH SALE
73 - 6	0	139550	0040	2/27/12	\$177,900	IMP. CHARACTERISTICS CHANGED SINCE SALE
73 - 6	0	139550	0080	6/17/13	\$335,000	DATA DOES NOT MATCH SALE
73 - 6	0	139550	0180	6/6/13	\$384,350	DATA DOES NOT MATCH SALE
73 - 6	0	139550	0180	9/26/12	\$225,251	IMP. CHARACTERISTICS CHANGED SINCE SALE
73 - 6	0	144180	0090	11/14/12	\$245,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
73 - 6	0	202555	0200	8/16/13	\$520,000	DATA DOES NOT MATCH SALE
73 - 6	0	202555	0260	6/26/13	\$499,888	DATA DOES NOT MATCH SALE
73 - 6	0	202555	0260	2/14/13	\$330,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
73 - 6	0	202605	9092	11/14/13	\$305,000	DATA DOES NOT MATCH SALE
73 - 6	0	202605	9134	12/9/13	\$306,630	FORCED SALE

Improved Sales Removed in This Annual Update Analysis

Areas 37 and 73 -- 1 to 3 Unit Residences

Area - Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
73 - 6	0	202605	9148	11/23/11	\$462,200	FORCED SALE
73 - 6	0	202605	9161	8/27/13	\$365,000	DATA DOES NOT MATCH SALE
73 - 6	0	289570	0080	5/28/13	\$405,000	DATA DOES NOT MATCH SALE
73 - 6	0	321160	0030	8/9/13	\$382,500	DATA DOES NOT MATCH SALE
73 - 6	0	321160	0270	2/7/13	\$324,000	DATA DOES NOT MATCH SALE
73 - 6	0	321160	0350	8/20/13	\$340,000	DATA DOES NOT MATCH SALE
73 - 6	0	321160	0420	7/20/11	\$233,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
73 - 6	0	330323	0170	7/11/12	\$200,000	QUIT CLAIM DEED
73 - 6	0	330323	0250	2/25/13	\$146,732	QUIT CLAIM DEED
73 - 6	0	375470	0360	7/25/12	\$290,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
73 - 6	0	376480	0370	8/5/13	\$330,000	DATA DOES NOT MATCH SALE
73 - 6	0	376480	0410	5/2/13	\$330,000	DATA DOES NOT MATCH SALE
73 - 6	0	376480	0440	10/18/13	\$329,000	DATA DOES NOT MATCH SALE
73 - 6	0	376540	0110	11/30/11	\$190,000	EXEMPT FROM EXCISE TAX
73 - 6	0	395570	0120	9/27/13	\$375,000	DATA DOES NOT MATCH SALE
73 - 6	0	395580	0100	6/18/13	\$415,000	DATA DOES NOT MATCH SALE
73 - 6	0	620440	0080	10/23/13	\$375,000	DATA DOES NOT MATCH SALE
73 - 6	0	620443	0360	12/11/13	\$355,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
73 - 6	0	663500	0010	12/20/13	\$619,950	PERCENT COMPLETE < 100%
73 - 6	0	663500	0050	12/4/13	\$645,000	PERCENT COMPLETE < 100%
73 - 6	0	663500	0060	9/5/13	\$646,517	PERCENT COMPLETE < 100%
73 - 6	0	663500	0150	12/12/13	\$672,150	PERCENT COMPLETE < 100%
73 - 6	0	663500	0160	10/1/13	\$679,218	PERCENT COMPLETE < 100%
73 - 6	0	664740	0190	9/1/12	\$265,750	QUIT CLAIM DEED
73 - 6	0	691871	0080	6/24/13	\$499,950	DATA DOES NOT MATCH SALE
73 - 6	0	691871	0290	12/17/12	\$99,456	QUIT CLAIM DEED
73 - 6	0	691873	0130	7/19/13	\$342,000	DATA DOES NOT MATCH SALE
73 - 6	0	691873	0210	7/26/13	\$430,000	DATA DOES NOT MATCH SALE
73 - 6	0	691873	0230	7/29/13	\$433,000	DATA DOES NOT MATCH SALE

Improved Sales Removed in This Annual Update Analysis

Areas 37 and 73 -- 1 to 3 Unit Residences

Area - Sub						
Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
73 - 6	0	779655	0010	12/2/13	\$427,500	DATA DOES NOT MATCH SALE
73 - 6	0	795500	0100	8/6/13	\$375,000	RELOCATION - SALE TO SERVICE
73 - 6	0	795500	0170	5/1/13	\$360,000	DATA DOES NOT MATCH SALE
73 - 6	0	795505	0010	9/3/13	\$358,000	DATA DOES NOT MATCH SALE
73 - 6	0	795505	0230	8/20/12	\$365,000	DATA DOES NOT MATCH SALE
73 - 6	0	795506	0150	3/20/13	\$356,600	FORCED SALE
73 - 6	0	795506	0160	7/27/12	\$142,500	DOR RATIO
73 - 6	0	795506	0300	7/15/13	\$475,000	DATA DOES NOT MATCH SALE
73 - 6	0	810660	0110	5/29/12	\$313,738	FORCED SALE
73 - 6	0	810660	0150	11/29/11	\$247,500	FORCED SALE
73 - 6	0	814300	0100	10/29/13	\$385,000	DATA DOES NOT MATCH SALE
73 - 6	0	814300	0150	10/28/11	\$389,456	FORCED SALE
73 - 6	0	814300	0280	9/13/13	\$290,100	FORCED SALE
73 - 6	0	814300	0390	11/6/13	\$412,000	DATA DOES NOT MATCH SALE
73 - 6	0	814300	0390	11/4/13	\$412,000	RELOCATION - SALE TO SERVICE
73 - 6	0	814300	0410	5/15/12	\$215,000	UNFINISHED AREA > 0
73 - 6	0	814300	0410	3/13/13	\$500,000	UNFINISHED AREA > 0
73 - 6	0	814300	0640	3/15/13	\$303,700	DATA DOES NOT MATCH SALE
73 - 6	0	814310	0360	6/14/12	\$273,452	FORCED SALE
73 - 6	0	814310	0360	5/22/12	\$273,452	FORCED SALE
73 - 6	0	814310	0380	3/9/11	\$190,000	RELATED PARTY, FRIEND, OR NEIGHBOR
73 - 6	0	814310	0530	5/22/13	\$399,999	DATA DOES NOT MATCH SALE
73 - 6	0	814310	0530	1/24/13	\$195,000	OBSOLESCENCE > 0
73 - 6	0	814310	0740	8/23/13	\$310,000	DATA DOES NOT MATCH SALE
73 - 6	0	947700	0020	10/5/12	\$321,000	DATA DOES NOT MATCH SALE
73 - 6	0	947700	0060	7/23/13	\$425,000	DATA DOES NOT MATCH SALE
73 - 6	0	947700	0510	7/1/13	\$394,000	DATA DOES NOT MATCH SALE
73 - 6	0	947700	0550	6/18/13	\$312,000	DATA DOES NOT MATCH SALE
73 - 6	0	947700	0550	12/28/12	\$215,500	FORCED SALE

Improved Sales Removed in This Annual Update Analysis

Areas 37 and 73 -- 1 to 3 Unit Residences

Area - Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
73 - 6	0	947700	1210	12/27/12	\$337,707	FORCED SALE
73 - 6	0	947710	0090	6/20/12	\$250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
73 - 6	0	947710	0280	11/23/11	\$251,300	FORCED SALE
73 - 6	0	947710	0550	8/3/11	\$200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
73 - 6	0	947710	0890	4/10/13	\$372,500	DATA DOES NOT MATCH SALE
73 - 6	0	947710	0930	3/27/13	\$396,196	FORCED SALE
73 - 6	0	947710	0940	8/14/13	\$346,000	DATA DOES NOT MATCH SALE
73 - 6	0	947710	1320	2/24/11	\$270,000	RELOCATION - SALE TO SERVICE
73 - 6	0	947720	0280	7/8/11	\$150,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
73 - 6	0	947720	0960	6/10/13	\$355,000	DATA DOES NOT MATCH SALE
73 - 6	0	947720	1150	11/6/13	\$7,000	QUIT CLAIM DEED
73 - 6	0	947720	1220	2/11/11	\$208,000	FORCED SALE
73 - 6	0	947720	1220	6/28/11	\$212,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
73 - 6	0	947720	1310	9/10/13	\$302,500	DATA DOES NOT MATCH SALE
73 - 6	0	947720	1330	9/26/13	\$435,000	DATA DOES NOT MATCH SALE
73 - 6	0	947720	1620	11/19/13	\$169,500	BANKRUPTCY - RECEIVER OR TRUSTEE
73 - 6	0	947720	1620	11/4/13	\$149,500	DOR RATIO

Vacant Sales Used in this Annual Update Analysis Areas 37 and 73

Area – Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
37 - 1	1	242604	9062	12/30/13	\$300,000	11,932	N	N
37 - 1	1	364910	0112	2/1/12	\$130,000	7,559	N	N
37 - 1	1	364910	0144	4/17/12	\$125,000	12,600	N	N
37 - 1	1	563150	1072	7/27/12	\$115,000	11,200	N	N
37 - 1	2	607650	0344	10/10/13	\$149,500	7,894	N	N
37 - 3	1	072605	9174	12/11/13	\$212,500	14,819	Y	Y
37 - 3	4	358330	0310	5/30/12	\$215,000	7,800	N	N
37 - 4	4	197370	0091	11/8/11	\$225,000	10,062	N	N
37 - 4	4	197370	0132	5/13/13	\$250,000	8,684	N	N
37 - 4	4	214125	0100	4/22/13	\$310,000	15,078	Y	N
37 - 4	4	376170	0227	9/21/12	\$260,000	7,350	Y	N
37 - 4	4	405570	0473	2/27/12	\$325,000	11,417	Y	N
37 - 4	4	405570	0474	8/24/12	\$325,000	12,737	N	N
37 - 4	4	405570	0476	1/24/12	\$295,000	16,448	N	N
37 - 4	4	405570	0477	4/25/12	\$325,000	14,874	Y	N
37 - 4	4	405570	0496	7/1/11	\$121,250	37,428	N	N
37 - 4	4	405570	0506	5/13/13	\$199,950	19,956	N	N
37 - 4	4	405570	0935	3/3/11	\$164,800	103,237	N	N
37 - 4	4	405570	0935	6/15/12	\$185,000	103,237	N	N
37 - 4	4	405570	1405	3/20/12	\$305,000	1,432	Y	Y
37 - 4	4	409330	0090	6/8/11	\$160,000	9,642	N	N
37 - 4	4	409330	0090	10/11/12	\$192,000	9,642	N	N
37 - 5	3	375450	0265	9/3/13	\$125,000	5,850	N	N
37 - 5	4	033310	0238	3/28/12	\$1,200,000	13,689	Y	Y
37 - 5	4	376050	0610	7/24/12	\$185,000	16,962	Y	N
37 - 5	5	376730	0030	6/25/13	\$280,000	9,152	N	N
37 - 5	6	376050	0151	4/23/12	\$399,999	9,161	Y	N
37 - 5	6	376050	0476	10/17/12	\$415,000	11,906	Y	N
37 - 5	8	302605	9089	11/15/13	\$250,000	10,019	N	N
73 - 4	0	292605	9292	7/17/12	\$235,000	7,546	N	N

Vacant Sales Used in this Annual Update Analysis Areas 37 and 73

Area – Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
73 - 5	0	162605	9177	7/11/13	\$180,000	9,980	N	N
73 - 5	0	371550	0300	3/10/11	\$50,000	10,346	N	N

Vacant Sales Removed in this Annual Update Analysis Areas 37 and 73

Area - Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
37 - 1	1	132604	9014	7/31/12	\$12,240	SEGREGATION AND/OR MERGER
37 - 1	1	242604	9047	7/31/12	\$12,240	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
37 - 1	1	242604	9075	3/28/12	\$1,000	QUIT CLAIM DEED
37 - 1	1	364910	0242	5/31/12	\$90,000	BUILDER OR DEVELOPER SALES
37 - 1	1	364910	0400	7/31/12	\$12,240	SEGREGATION AND/OR MERGER
37 - 1	1	563150	0646	12/12/11	\$27,500	APPEAL / NEW VALUE
37 - 2	1	192605	9010	10/15/12	\$349,000	SEGREGATION AND/OR MERGER
37 - 2	1	357860	0075	10/8/13	\$385,000	SEGREGATION AND/OR MERGER
37 - 2	1	357860	0097	12/12/11	\$142,715	QUIT CLAIM DEED
37 - 2	2	302605	9098	9/19/11	\$455,000	SEGREGATION AND/OR MERGER
37 - 4	4	197370	0030	10/26/12	\$125,000	NO MARKET EXPOSURE
37 - 4	4	405570	0107	4/25/13	\$1,000	QUIT CLAIM DEED
37 - 4	4	405570	0480	11/25/13	\$250,000	DATA DOES NOT MATCH SALE
37 - 4	4	405570	0505	6/22/12	\$140,000	SEGREGATION AND/OR MERGER
37 - 5	3	375450	0265	3/26/13	\$100,000	EXEMPT FROM EXCISE TAX
37 - 5	3	375450	0445	1/24/13	\$207,400	FORCED SALE
37 - 5	4	312605	9003	4/24/13	\$798,233	CONTRACT OR CASH SALE
73 - 3	0	302280	0160	2/10/11	\$126,000	CORPORATE AFFILIATES

Mobile Home Sales Used in this Annual Update Analysis Areas 37 and 73

Area - Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Living Area	Class	Year Built	Cond	Lot Size	View	Situs Address
73 - 3	0	951120	0180	5/10/13	\$120,000	\$134,000	1,056	3	1978	3	5,065	N	17013 119TH CT NE
73 - 3	0	951120	1460	7/11/12	\$115,000	\$139,000	1,080	3	1989	3	5,627	Y	17363 WOODCREST DR NE
73 - 3	0	951120	0250	6/17/13	\$175,000	\$191,000	1,120	3	1987	4	5,024	N	17037 WOODCREST DR NE
73 - 3	0	951120	1290	11/26/12	\$169,000	\$197,000	1,248	3	1986	3	3,968	N	17317 WOODCREST DR NE
73 - 3	0	951120	0770	2/28/12	\$170,000	\$209,000	1,344	3	1978	4	6,271	Y	11843 NE 172ND ST
73 - 3	0	951120	0520	5/3/11	\$173,500	\$217,000	1,408	3	1985	3	6,880	N	17101 117TH CT NE
73 - 3	0	951120	0030	11/12/13	\$210,000	\$217,000	1,440	3	1987	3	6,223	N	17304 119TH AVE NE
73 - 3	0	951120	0800	6/6/13	\$180,000	\$198,000	1,440	3	1978	3	6,650	Y	11825 NE 172ND ST
73 - 3	0	951120	0350	10/31/13	\$184,806	\$191,000	1,344	4	1979	4	6,534	N	17017 118TH CT NE
73 - 3	0	951120	1370	10/8/13	\$205,000	\$215,000	1,404	4	2006	3	4,717	N	17333 WOODCREST DR NE
73 - 3	0	951120	1080	3/30/11	\$199,649	\$249,000	1,404	4	1982	3	6,777	Y	17336 WOODCREST DR NE
73 - 3	0	951120	0400	6/18/12	\$195,000	\$236,000	1,440	4	1978	3	7,109	N	17117 WOODCREST DR NE
73 - 3	0	951120	1120	10/31/13	\$221,000	\$228,000	1,450	4	1983	3	6,522	Y	11720 NE 172ND ST
73 - 3	0	951120	1260	7/30/13	\$195,000	\$210,000	1,456	4	1985	4	5,379	N	17311 WOODCREST DR NE
73 - 3	0	951120	0500	10/9/13	\$219,750	\$230,000	1,540	4	1987	3	5,768	N	17108 117TH CT NE
73 - 3	0	951120	1340	8/22/13	\$189,000	\$201,000	1,664	4	1982	3	5,245	N	17327 WOODCREST DR NE
73 - 3	0	951120	1000	6/11/13	\$190,000	\$209,000	1,716	4	1985	4	5,107	N	17223 119TH AVE NE
73 - 3	0	951120	1310	10/24/11	\$218,000	\$271,000	1,782	4	1986	4	4,273	N	17321 WOODCREST DR NE
73 - 3	0	951120	0990	5/20/13	\$190,350	\$210,000	1,792	4	1980	3	5,064	Y	17211 119TH AVE NE
73 - 3	0	951120	1110	8/21/12	\$170,000	\$203,000	1,792	4	1978	3	6,850	Y	11722 NE 172ND ST
73 - 3	0	951120	0810	5/10/11	\$160,000	\$200,000	1,848	4	1978	3	7,979	Y	11819 NE 172ND ST
73 - 3	0	951120	0410	6/20/13	\$205,000	\$223,000	1,876	4	1978	3	8,123	N	17121 WOODCREST DR NE
73 - 3	0	951120	0280	11/21/13	\$200,000	\$203,000	1,968	4	1982	3	6,126	Y	17045 WOODCREST DR NE
73 - 3	0	951120	1390	7/9/12	\$205,000	\$248,000	2,016	4	1979	4	9,507	N	17337 WOODCREST DR NE

Mobile Home Sales Removed in this Annual Update Analysis Areas 37 and 73

Area - Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
37 - 1	1	563150	0615	12/11/13	\$199,000	DATA DOES NOT MATCH SALE
73 - 3	0	951120	0220	9/1/11	\$120,000	NO MARKET EXPOSURE
73 - 3	0	951120	0230	12/19/13	\$50,527	QUIT CLAIM DEED
73 - 3	0	951120	0330	1/20/11	\$200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
73 - 3	0	951120	0660	12/13/12	\$122,900	SHORT SALE
73 - 3	0	951120	0890	1/14/13	\$140,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
73 - 3	0	951120	1290	1/13/12	\$68,500	DOR RATIO; EXEMPT FROM EXCISE TAX

Uniform Standards of Professional Appraisal Practice Compliance

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

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

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

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

Highest and Best Use

RCW 84.40.030

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

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

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

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

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

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

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

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

Date of Value Estimate

RCW 84.36.005

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

RCW 36.21.080

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

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

Property Rights Appraised: Fee Simple

Wash Constitution Article 7 § 1 Taxation:

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

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

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

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

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

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

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

Assumptions and Limiting Conditions:

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

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

Scope of Work Performed:

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

Certification:

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

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

None

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

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

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



7-14-2014

Appraiser II

Date