

Executive Summary

Carnation/ Fall City - Area 094

Annual Update

Characteristics Based Market Adjustment for 2014 Assessment Roll

Previous Physical Inspection: 2010

Number of Improved Sales: 253

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	\$104,300	\$241,900	\$346,200			11.87%
2014 Value	\$128,900	\$300,600	\$429,500	\$468,300	93.1%	11.87%
\$ Change	+\$24,600	+\$58,700	+\$83,300			
% Change	+23.6%	+24.3%	+24.1%			

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

Population - Improved Parcel Summary Data:

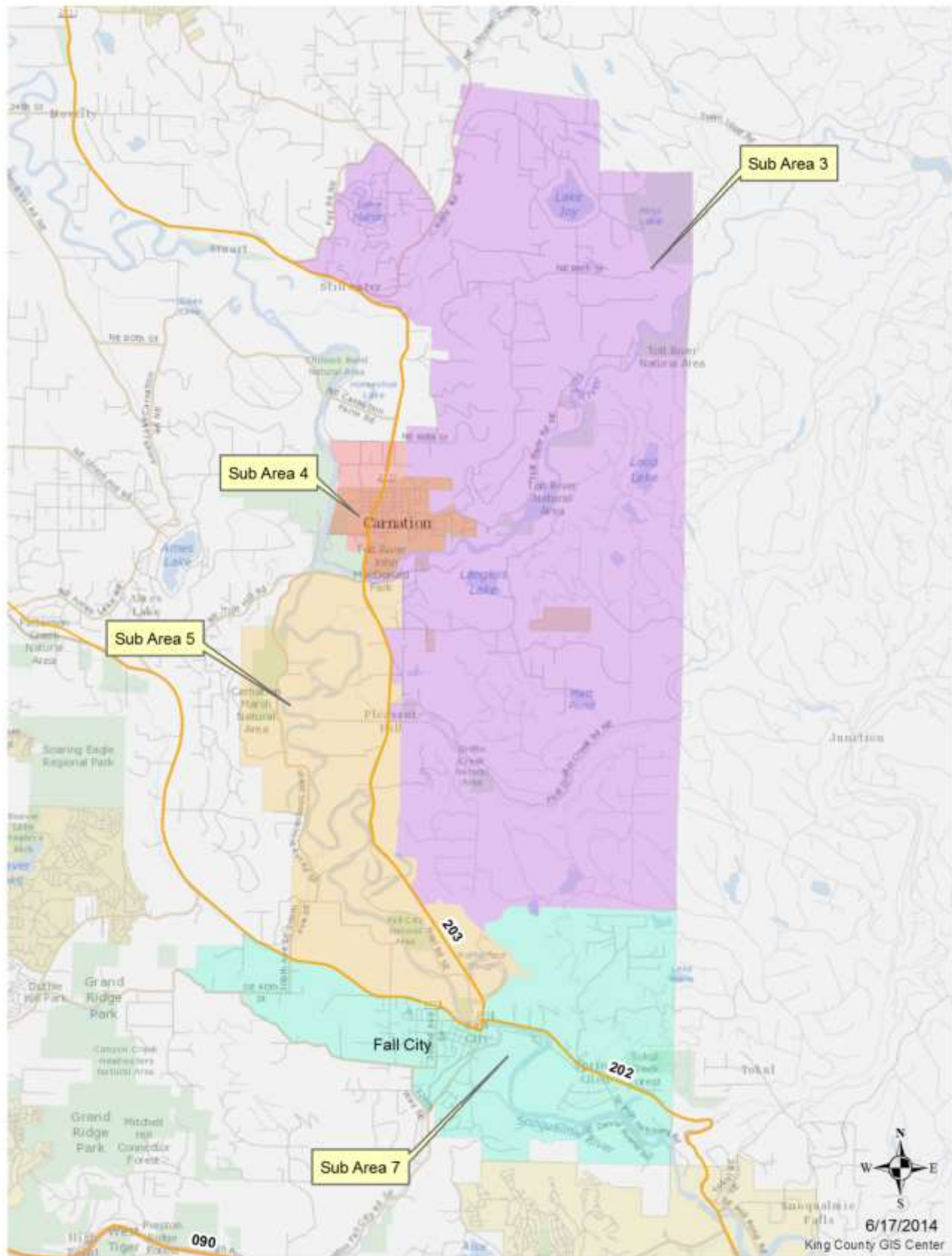
	Land	Improvements	Total
2013 Value	\$110,300	\$221,100	\$331,400
2014 Value	\$136,500	\$274,600	\$411,100
% Change	+23.8%	+24.2%	+24.0%

Number of one to three unit residences in the population: 2,650

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

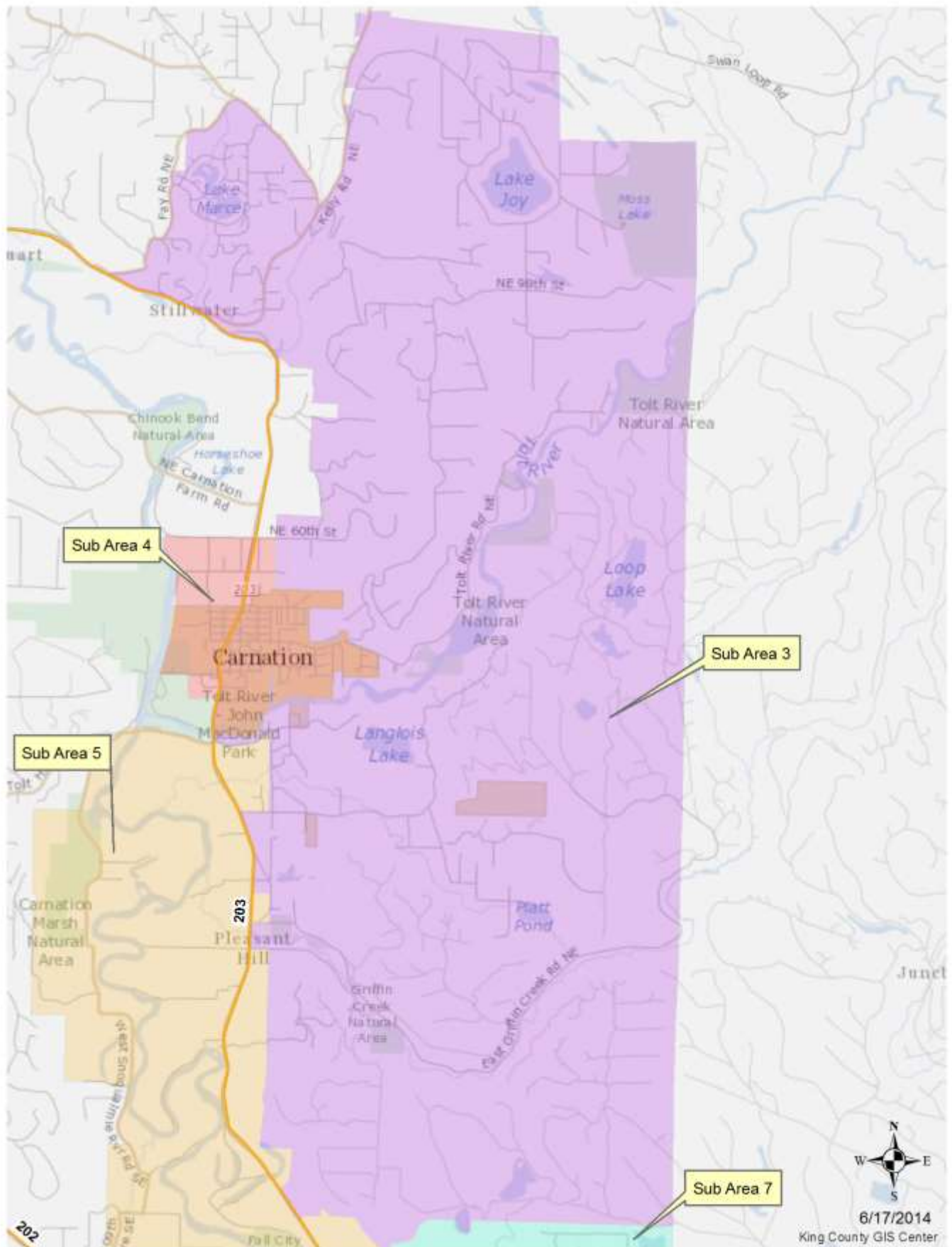


Area 094 - Map

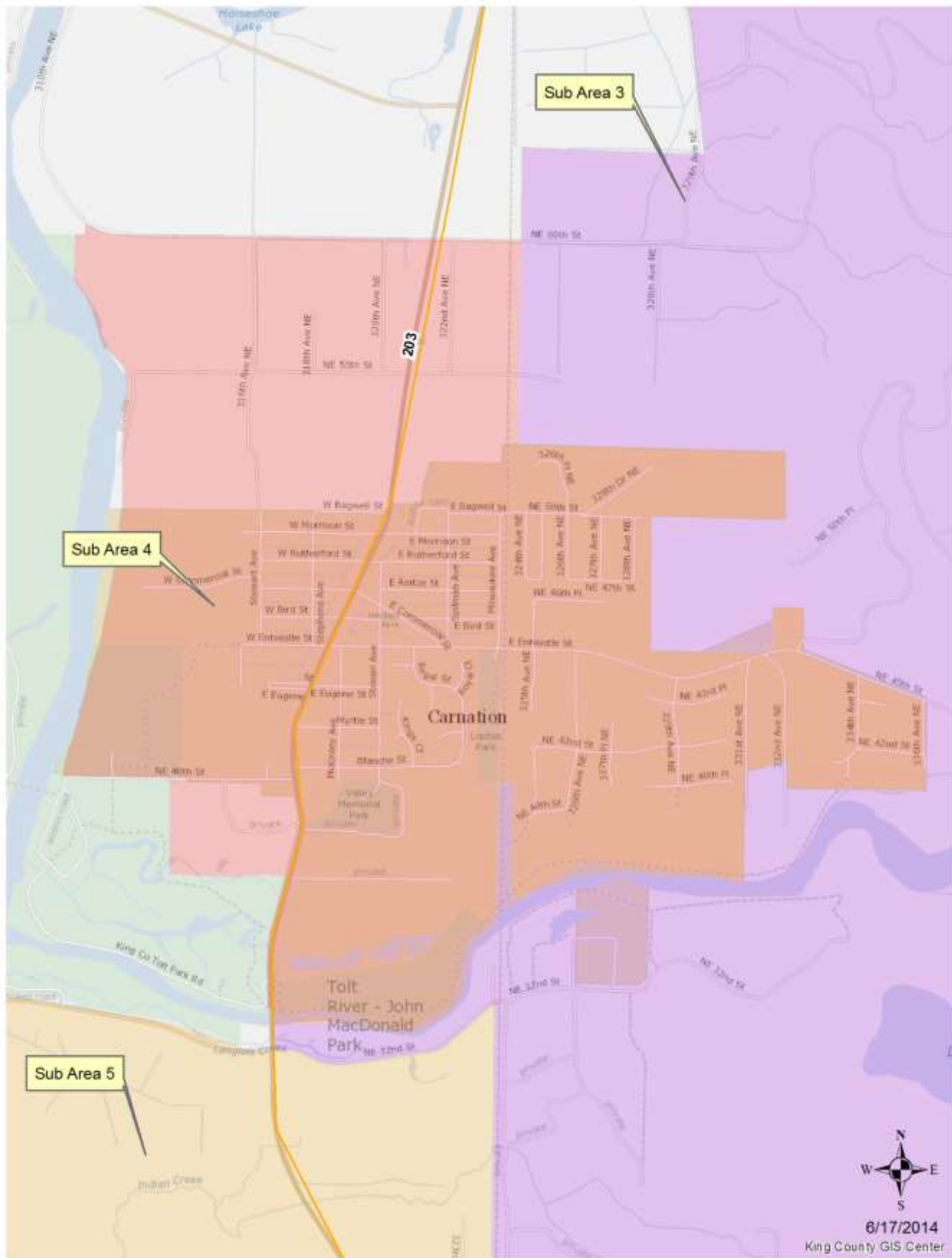


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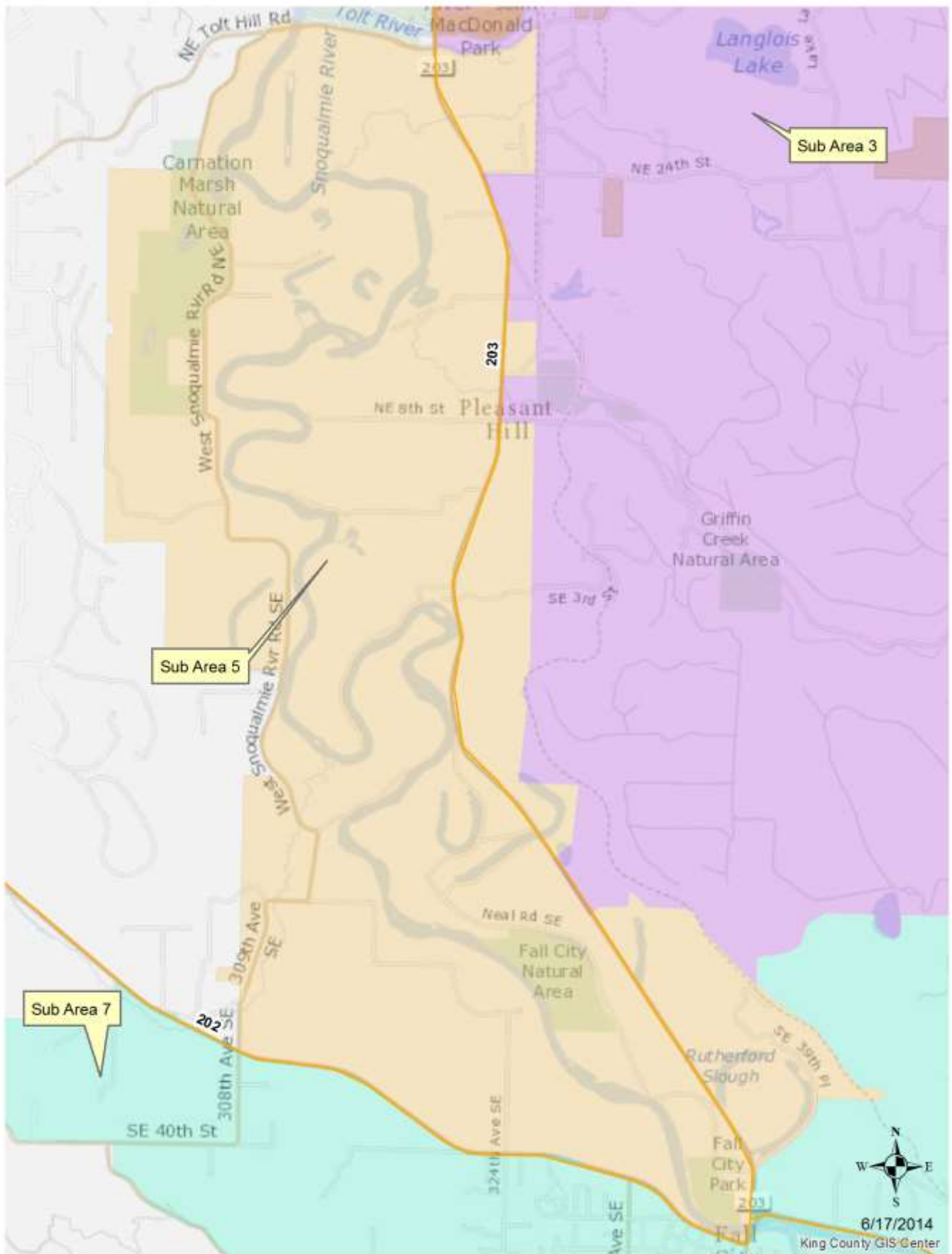
Area 094 – Sub Area 3 Map



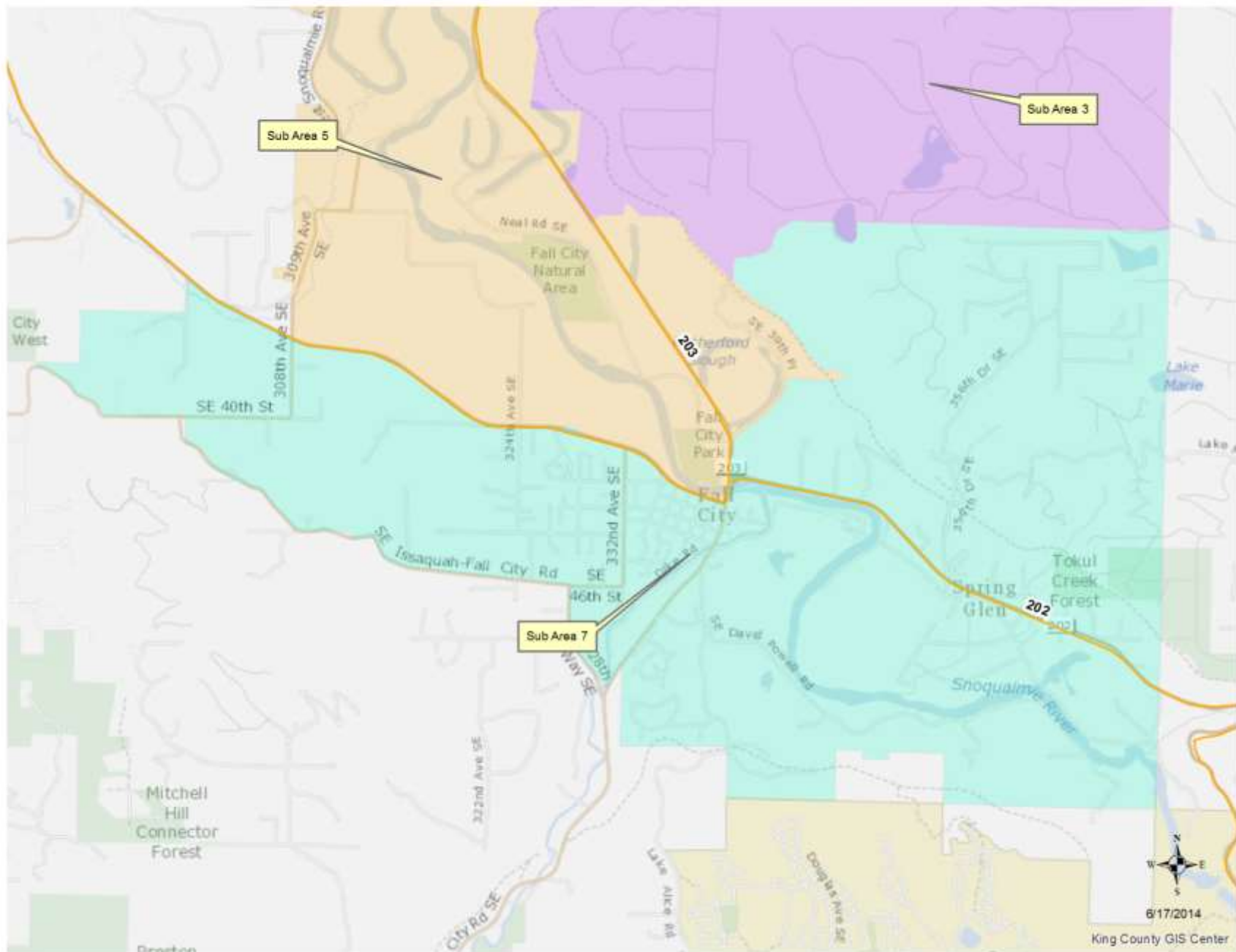
Area 094 – Sub Area 4 Map



Area 094 – Sub Area 5 Map



Area 094 – Sub Area 7 Map



Area 094 - Model Adjustments 1-3 Unit Residences

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

Standard Area Adjustment	# Parcels Adjusted	% of Population
+24.19%	2,650	100%

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

Annual Update Process

Effective Date of Appraisal: January 1, 2014

Date of Appraisal Report: June 17, 2014

Sales Screening for Improved Parcel Analysis

In order to ensure that the Assessor's analysis of sales of improved properties best reflects the market value of the majority of the properties within an area, non-typical properties must be removed so a representative sales sample can be analyzed to determine the new valuation level. The following list illustrates examples of non-typical properties which are removed prior to the beginning of the analysis.

1. Vacant parcels
2. Mobile Home parcels
3. Multi-Parcel or Multi Building parcels
4. New construction where less than a 100% complete house was assessed for 2013
5. Existing residences where the data for 2013 is significantly different than the data for 2014 due to remodeling
6. Parcels with improvement values, but no characteristics
7. Parcels with either land or improvement values of \$25,000 or less posted for the 2013 Assessment Roll
8. Short sales, financial institution re-sales and foreclosure sales verified or appearing to be not at market
9. Others as identified in the sales removed list

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

Land Update

Based on the 12 usable land sales available in the area, their 2013 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall +23.8% increase in land assessments in the area for the 2014 Assessment Year. The formula is:

2014 Land Value = 2013 Land Value * 1.242, with the result truncated to the next \$1,000.

Improved Parcel Update

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

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the new recommended values on all improved parcels were based on the analysis of the 253 useable residential sales in the area.

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

The derived adjustment formula is:

$$2014 \text{ Total Value} = 2013 \text{ Total Value} * (1 - 0.06) / (0.7568904)$$

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

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

Mobile Home Update

There were 21 sales of mobile homes within Area 094. Analysis of the mobile home sales indicated a value increase in line with the Total % Change indicated by the Area's sales sample as reflected on the Executive Summary page of +24.1%. The adjustment formula is:

$$2014 \text{ Total Value} = 2013 \text{ Total Value} * 1.241$$

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

Results

The resulting assessment level is 0.931. 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 +24.0%. This increase is due partly to market changes over time and the previous assessment levels.

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

Exceptions:

- If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at the new total value (2013 Land Value + Previous Improvement Value) * 1.241.
- If the site is improved with a house and mobile home, the formula derived from the house is used to arrive at new total value.
- If "accessory improvements only", the Total % Change, as indicated by the sales sample, is used to arrive at a new total value. (2013 Land Value + Previous Improvement Value) * 1.241.
- 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.

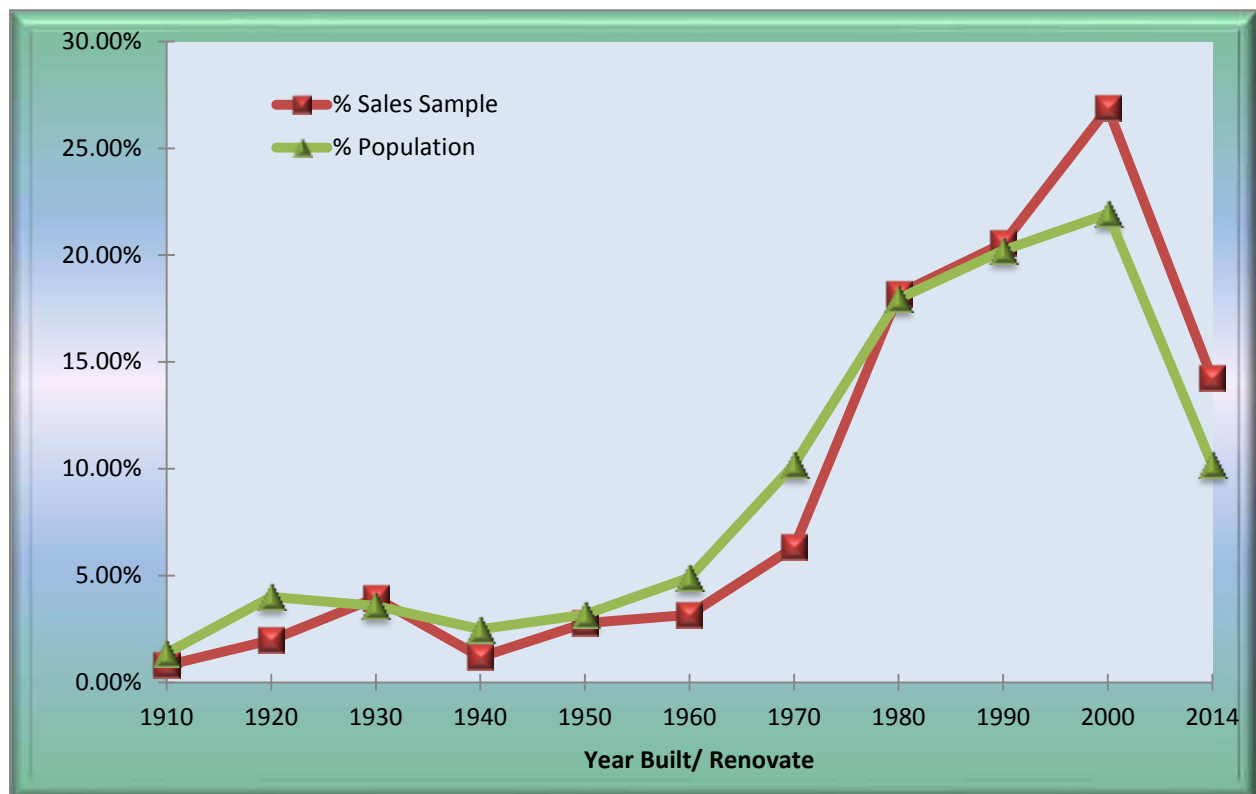
Sales Sample Representation of Population Year Built or Renovated

Sales Sample

Year Built/Ren	Frequency	% Sales Sample
1910	2	0.79%
1920	5	1.98%
1930	10	3.95%
1940	3	1.19%
1950	7	2.77%
1960	8	3.16%
1970	16	6.32%
1980	46	18.18%
1990	52	20.55%
2000	68	26.88%
2014	36	14.23%
	253	

Population

Year Built/Ren	Frequency	% Population
1910	36	1.36%
1920	106	4.00%
1930	95	3.58%
1940	66	2.49%
1950	84	3.17%
1960	130	4.91%
1970	270	10.19%
1980	476	17.96%
1990	536	20.23%
2000	581	21.92%
2014	270	10.19%
	2,650	



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

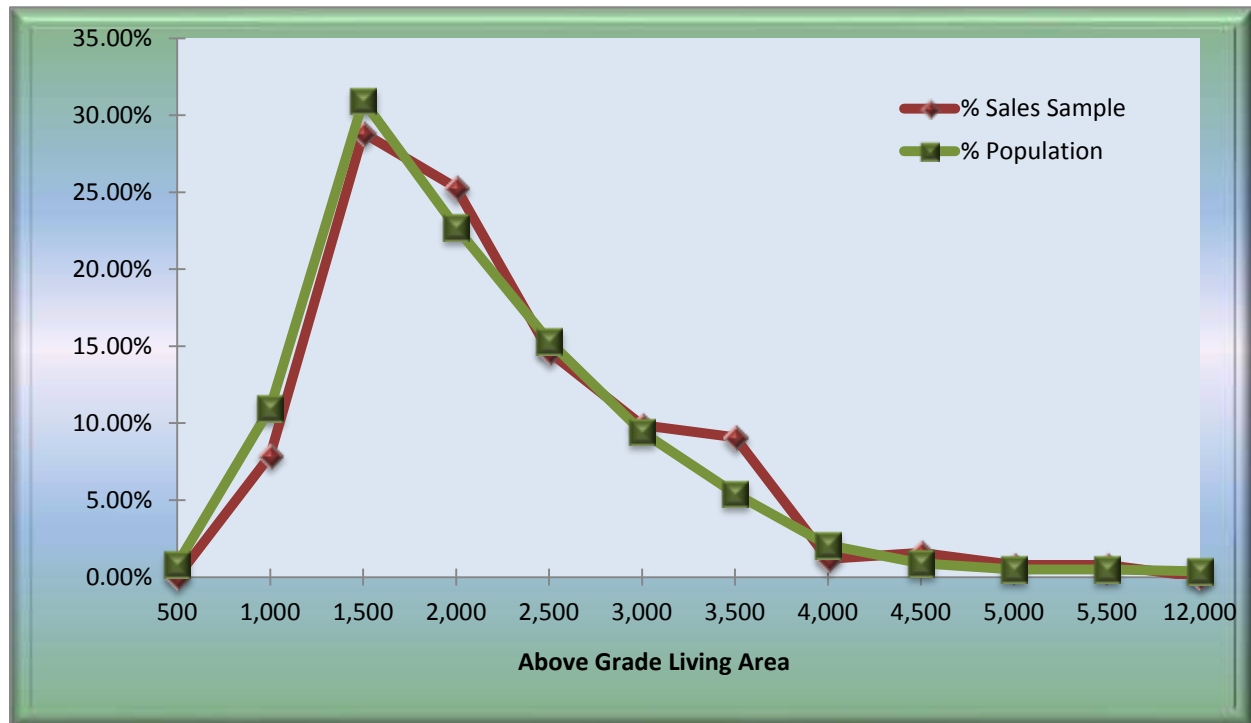
Sales Sample Representation of Population Above Grade Living Area

Sales Sample

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	20	7.91%
1,500	73	28.85%
2,000	64	25.30%
2,500	37	14.62%
3,000	25	9.88%
3,500	23	9.09%
4,000	3	1.19%
4,500	4	1.58%
5,000	2	0.79%
5,500	2	0.79%
12,000	0	0.00%
253		

Population

AGLA	Frequency	% Population
500	22	0.83%
1,000	291	10.98%
1,500	820	30.94%
2,000	602	22.72%
2,500	406	15.32%
3,000	250	9.43%
3,500	144	5.43%
4,000	55	2.08%
4,500	24	0.91%
5,000	13	0.49%
5,500	13	0.49%
12,000	10	0.38%
2,650		



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.



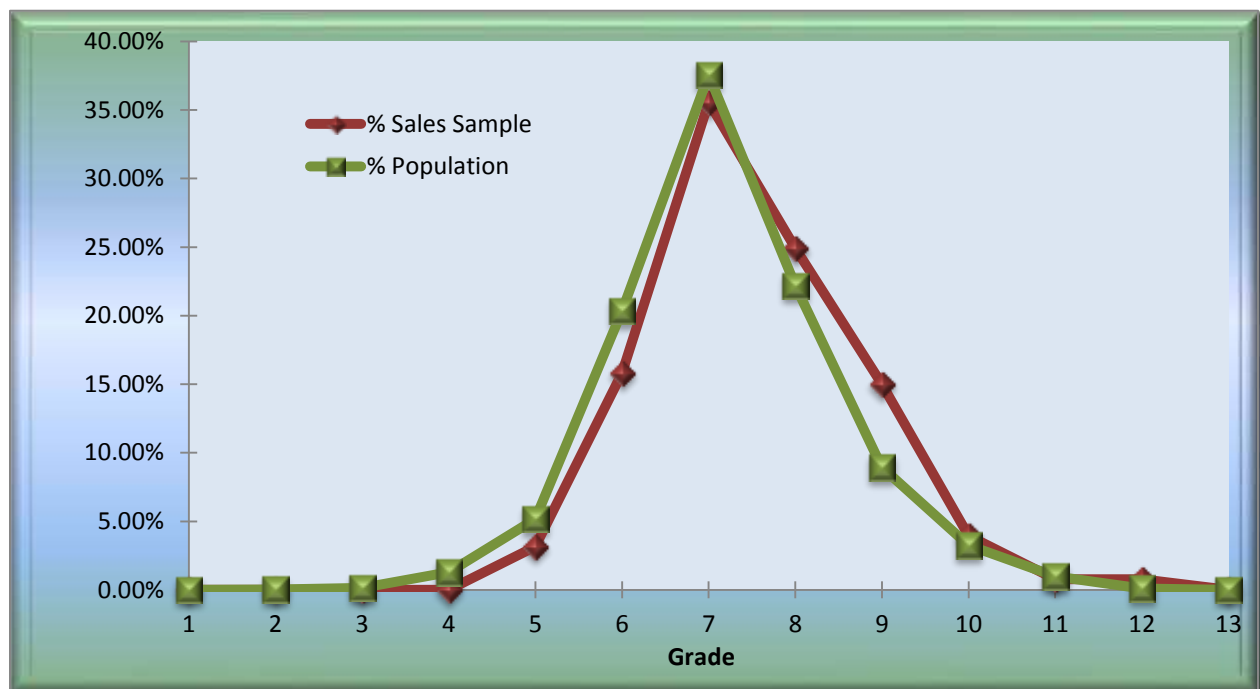
Sales Sample Representation of Population Building Grade

Sales Sample

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	8	3.16%
6	40	15.81%
7	90	35.57%
8	63	24.90%
9	38	15.02%
10	10	3.95%
11	2	0.79%
12	2	0.79%
13	0	0.00%
	253	

Population

Grade	Frequency	% Population
1	0	0.00%
2	1	0.04%
3	4	0.15%
4	34	1.28%
5	137	5.17%
6	539	20.34%
7	995	37.55%
8	588	22.19%
9	237	8.94%
10	86	3.25%
11	26	0.98%
12	3	0.11%
13	0	0.00%
	2,650	



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

Area 094 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 1.236, resulting in an adjusted value of \$587,000 ($\$475,000 \times 1.236 = \$587,100$) – truncated to the nearest \$1000.

SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2011	1.318	31.8%
2/1/2011	1.320	32.0%
3/1/2011	1.322	32.2%
4/1/2011	1.324	32.4%
5/1/2011	1.324	32.4%
6/1/2011	1.324	32.4%
7/1/2011	1.324	32.4%
8/1/2011	1.323	32.3%
9/1/2011	1.321	32.1%
10/1/2011	1.318	31.8%
11/1/2011	1.315	31.5%
12/1/2011	1.311	31.1%
1/1/2012	1.306	30.6%
2/1/2012	1.301	30.1%
3/1/2012	1.296	29.6%
4/1/2012	1.289	28.9%
5/1/2012	1.282	28.2%
6/1/2012	1.274	27.4%
7/1/2012	1.266	26.6%
8/1/2012	1.256	25.6%
9/1/2012	1.246	24.6%
10/1/2012	1.236	23.6%
11/1/2012	1.225	22.5%
12/1/2012	1.213	21.3%
1/1/2013	1.200	20.0%
2/1/2013	1.187	18.7%
3/1/2013	1.174	17.4%
4/1/2013	1.160	16.0%
5/1/2013	1.145	14.5%
6/1/2013	1.129	12.9%
7/1/2013	1.113	11.3%
8/1/2013	1.096	9.6%
9/1/2013	1.077	7.7%
10/1/2013	1.059	5.9%
11/1/2013	1.040	4.0%
12/1/2013	1.021	2.1%
1/1/2014	1.000	0.0%

The time adjustment formula for Area 094 is: $(.7568904 - 5.1355E-04 * \text{SaleDay} - 2.684158E-07 * \text{SaleDaySq}) / (0.7568904)$

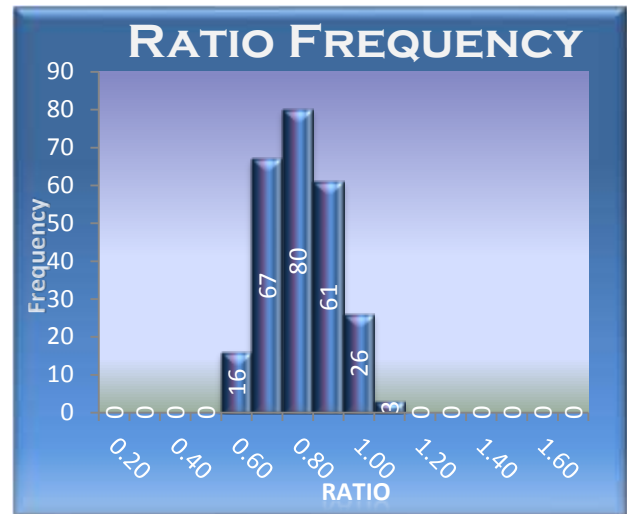
$\text{SaleDay} = \text{SaleDate} - 41640$

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

Annual Update Ratio Study Report (Before) – 2013 Assessments

District: NE / Team: 3	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Carnation/ Fall City	1/1/2013	6/17/2014	1/2011 - 12/2013
Area Number: 94	Appr ID:	Property Type:	Adjusted for time?
	JMAR	1 to 3 Unit Residences	YES

SAMPLE STATISTICS	
Sample size (n)	253
Mean Assessed Value	346,200
Mean Adj. Sales Price	468,300
Standard Deviation AV	162,845
Standard Deviation SP	240,583
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.757
Median Ratio	0.751
Weighted Mean Ratio	0.739
UNIFORMITY	
Lowest ratio	0.513
Highest ratio:	1.036
Coefficient of Dispersion	11.87%
Standard Deviation	0.109
Coefficient of Variation	14.34%
Price Related Differential (PRD)	1.024
RELIABILITY	
95% Confidence: Median	
Lower limit	0.732
Upper limit	0.769
95% Confidence: Mean	
Lower limit	0.744
Upper limit	0.770
SAMPLE SIZE EVALUATION	
N (population size)	2650
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.109
Recommended minimum:	19
Actual sample size:	253
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	133
# ratios above mean:	120
z:	0.817
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

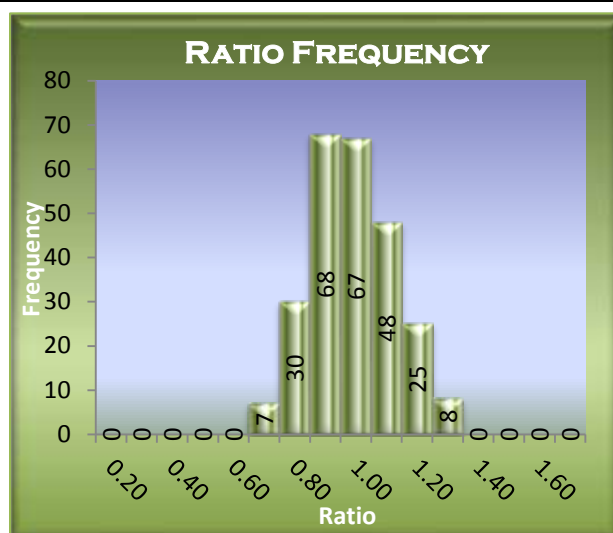
1 to 3 Unit Residences throughout Area 094

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

Annual Update Ratio Study Report (After) – 2014 Assessments

District: NE / Team: 3	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Carnation/ Fall City	1/1/2014	6/17/2014	1/2011 - 12/2013
Area Number: 94	Appr. ID:	Property Type:	Adjusted for time?
	JMAR	1 to 3 Unit	YES

SAMPLE STATISTICS	
Sample size (n)	253
Mean Assessed Value	429,500
Mean Sales Price	468,300
Standard Deviation AV	202,252
Standard Deviation SP	240,583
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.939
Median Ratio	0.931
Weighted Mean Ratio	0.917
UNIFORMITY	
Lowest ratio	0.636
Highest ratio:	1.286
Coefficient of Dispersion	11.87%
Standard Deviation	0.135
Coefficient of Variation	14.34%
Price Related Differential (PRD)	1.024
RELIABILITY	
95% Confidence: Median	
Lower limit	0.908
Upper limit	0.953
95% Confidence: Mean	
Lower limit	0.922
Upper limit	0.955
SAMPLE SIZE EVALUATION	
N (population size)	2650
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.135
Recommended minimum:	29
Actual sample size:	253
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	133
# ratios above mean:	120
z:	0.817
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout Area 094

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

Improved Sales Used in This Annual Update Analysis

Area 094 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	1	404550	1080	11/13/13	\$250,000	\$258,000	630	5	1952	Good	45,866	Y	Y	11534 W LAKE JOY DR NE
3	1	404550	0615	01/26/12	\$220,000	\$286,000	640	5	1945	Avg	25,865	Y	Y	10709 EAST LAKE JOY DR NE
3	1	342507	9091	07/24/12	\$325,000	\$409,000	1,030	5	1986	Good	118,918	N	N	32707 SE 3RD ST
3	1	404550	1000	04/16/12	\$235,000	\$302,000	1,580	5	1986	Avg	142,005	Y	N	10715 W LAKE JOY DR NE
3	1	404550	0656	06/14/13	\$225,000	\$252,000	890	6	1962	Avg	23,850	N	N	10720 EAST LAKE JOY DR NE
3	1	282507	9049	01/07/11	\$197,000	\$260,000	1,080	6	1968	Good	14,982	N	N	32329 NE 16TH ST
3	1	404550	0755	09/22/11	\$350,000	\$462,000	2,310	6	1973	Avg	35,289	Y	Y	10615 EAST LAKE JOY DR NE
3	1	404670	0390	09/18/13	\$328,000	\$350,000	940	7	1985	Good	14,843	N	N	10208 317TH AVE NE
3	1	404650	0260	10/10/12	\$224,500	\$277,000	950	7	1968	Good	37,787	N	N	10409 316TH AVE NE
3	1	404650	0260	09/26/13	\$262,000	\$278,000	950	7	1968	Good	37,787	N	N	10409 316TH AVE NE
3	1	012507	9011	07/08/13	\$440,000	\$488,000	1,040	7	1977	Good	537,094	Y	N	35808 NE 80TH ST
3	1	404550	0390	09/04/12	\$370,000	\$461,000	1,070	7	1945	Good	21,375	Y	Y	11121 EAST LAKE JOY DR NE
3	1	404650	0060	07/23/12	\$250,000	\$315,000	1,090	7	1983	Avg	21,615	N	N	31227 NE 110TH ST
3	1	404670	0360	09/04/13	\$271,500	\$292,000	1,130	7	1979	Avg	15,087	N	N	31758 NE 103RD ST
3	1	404660	0990	12/21/12	\$265,000	\$319,000	1,140	7	1978	Avg	21,301	N	N	31822 NE 110TH ST
3	1	404671	0490	11/09/12	\$174,256	\$213,000	1,180	7	1981	Fair	12,852	N	N	11415 317TH AVE NE
3	1	042507	9082	03/19/13	\$245,000	\$286,000	1,210	7	1989	Avg	75,794	N	N	9825 320TH WAY NE
3	1	404660	0810	02/16/11	\$220,000	\$291,000	1,210	7	1979	Avg	17,550	N	N	11242 320TH AVE NE
3	1	404650	0600	04/26/13	\$225,000	\$258,000	1,250	7	1978	Avg	17,485	N	N	31656 NE 104TH ST
3	1	404650	0600	12/03/12	\$278,851	\$338,000	1,250	7	1978	Avg	17,485	N	N	31656 NE 104TH ST
3	1	404660	0870	03/09/12	\$190,000	\$246,000	1,260	7	1979	Avg	17,550	N	N	11122 320TH AVE NE
3	1	404660	0340	08/25/11	\$300,000	\$396,000	1,270	7	2006	Avg	15,852	N	N	31707 NE 114TH ST
3	1	404671	0505	03/20/12	\$295,000	\$381,000	1,270	7	2007	Avg	12,166	N	N	31616 NE 114TH ST
3	1	404671	0380	08/25/11	\$194,555	\$257,000	1,350	7	1978	Avg	22,143	N	N	31718 NE 115TH PL
3	1	404671	0470	10/25/13	\$230,000	\$240,000	1,370	7	1981	Avg	18,859	N	N	11433 317TH AVE NE
3	1	102507	9058	06/12/13	\$349,900	\$393,000	1,390	7	1980	Avg	259,182	N	N	32921 NE 78TH ST
3	1	102507	9058	03/06/13	\$411,849	\$483,000	1,390	7	1980	Avg	259,182	N	N	32921 NE 78TH ST
3	1	404660	0620	08/15/11	\$248,250	\$328,000	1,390	7	1979	Avg	18,121	N	N	11233 320TH AVE NE
3	1	404660	0140	09/04/12	\$295,000	\$367,000	1,410	7	1981	Avg	15,296	Y	Y	31705 NE 110TH ST
3	1	404670	0160	03/18/13	\$213,000	\$248,000	1,490	7	1981	Avg	17,219	N	N	31826 NE 102ND PL
3	1	342607	9010	09/28/12	\$228,500	\$283,000	1,500	7	1979	Avg	24,715	N	N	10404 KELLY RD NE

Improved Sales Used in This Annual Update Analysis

Area 094 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	1	404650	0650	11/01/13	\$322,400	\$335,000	1,650	7	1990	Avg	16,200	N	N	31608 NE 104TH ST
3	1	404660	0710	10/18/12	\$315,000	\$387,000	1,650	7	1979	Avg	22,993	N	N	11435 320TH AVE NE
3	1	404650	0320	03/19/12	\$292,800	\$378,000	1,660	7	1990	Avg	16,275	N	N	31635 NE 104TH ST
3	1	404660	0430	04/10/13	\$325,000	\$376,000	1,670	7	1980	Avg	16,180	N	N	11107 318TH PL NE
3	1	282507	9046	09/16/13	\$412,000	\$440,000	1,760	7	1972	Avg	133,729	N	N	32310 NE 8TH ST
3	1	404660	0390	01/05/12	\$200,000	\$261,000	1,820	7	1981	Avg	19,445	N	N	11116 317TH AVE NE
3	1	102507	9079	09/24/12	\$437,500	\$542,000	1,840	7	1986	Avg	238,708	N	N	33101 NE 70TH ST
3	1	404660	0950	06/14/12	\$275,000	\$349,000	1,890	7	1989	Avg	17,550	N	N	10840 320TH AVE NE
3	1	272607	9110	11/07/12	\$325,000	\$397,000	1,970	7	1997	Avg	60,548	N	N	12336 334TH AVE NE
3	1	232507	9036	05/20/13	\$375,000	\$426,000	2,030	7	1977	Avg	201,064	N	N	3676 LAKE LANGLOIS RD NE
3	1	404550	0680	03/28/12	\$475,000	\$613,000	2,030	7	1991	Avg	20,427	Y	Y	10671 EAST LAKE JOY DR NE
3	1	262607	9023	01/13/13	\$299,950	\$359,000	2,200	7	1996	Avg	87,206	N	N	11608 E LAKE JOY DR NE
3	1	404650	0500	02/19/13	\$352,000	\$415,000	2,250	7	1988	Good	16,513	N	N	10510 320TH AVE NE
3	1	142507	9029	11/19/13	\$515,000	\$530,000	2,880	7	1991	Avg	135,907	Y	N	5901 TOLT RIVER RD NE
3	1	865680	0080	05/02/13	\$369,000	\$422,000	1,160	8	1977	Avg	84,300	Y	Y	7712 TOLT RIVER RD NE
3	1	122507	9021	02/02/12	\$305,000	\$397,000	1,290	8	1957	Good	27,010	N	Y	36041 NE 80TH ST
3	1	272607	9102	11/05/13	\$462,500	\$480,000	1,450	8	1992	Avg	196,455	N	N	33342 NE 118TH PL
3	1	404660	1420	04/18/12	\$290,000	\$373,000	1,570	8	2001	Avg	14,992	N	N	31205 NE 111TH ST
3	1	404650	0240	08/26/13	\$469,950	\$508,000	1,620	8	1992	Good	29,073	N	N	10417 316TH AVE NE
3	1	362607	9028	11/21/11	\$325,000	\$427,000	1,740	8	1980	Avg	215,186	N	N	11515 360TH AVE NE
3	1	404550	0195	02/21/13	\$400,000	\$471,000	1,740	8	1996	Avg	104,979	N	N	11427 W LAKE JOY DR NE
3	1	404650	0150	03/21/11	\$234,000	\$310,000	1,770	8	1989	Avg	15,483	N	N	31317 NE 106TH ST
3	1	404650	0150	08/09/11	\$295,000	\$390,000	1,770	8	1989	Avg	15,483	N	N	31317 NE 106TH ST
3	1	404550	0957	08/08/12	\$253,700	\$318,000	1,870	8	2003	Avg	11,065	N	N	10656 EAST LAKE JOY DR NE
3	1	404650	1280	08/17/12	\$445,000	\$557,000	1,980	8	1988	Avg	10,171	Y	Y	31422 NE 108TH ST
3	1	404660	1080	09/07/13	\$318,000	\$342,000	1,990	8	1990	Avg	17,037	N	N	31702 NE 110TH ST
3	1	342607	9053	08/29/12	\$375,000	\$468,000	2,130	8	1990	Avg	49,222	N	N	32433 NE 109TH ST
3	1	102507	9064	05/06/13	\$413,250	\$472,000	2,360	8	1980	Avg	287,931	N	N	32929 NE 66TH ST
3	1	404650	1170	04/18/13	\$543,000	\$625,000	2,460	8	1992	Good	44,786	Y	N	31339 NE 108TH ST
3	1	404650	1320	02/23/11	\$510,000	\$674,000	2,460	8	2006	Avg	13,847	Y	Y	31334 NE 111TH ST
3	1	272607	9111	09/24/12	\$350,000	\$433,000	2,560	8	1995	Avg	56,628	N	N	12332 334TH AVE NE

Improved Sales Used in This Annual Update Analysis

Area 094 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	1	262607	9081	10/21/11	\$382,000	\$503,000	2,600	8	1999	Avg	455,202	N	N	34808 NE MOSS CREEK WAY
3	1	404550	0601	04/22/13	\$645,000	\$741,000	2,950	8	2007	Avg	35,772	Y	Y	10721 EAST LAKE JOY DR NE
3	1	012507	9021	02/13/12	\$314,900	\$409,000	3,130	8	1981	Avg	11,457	Y	Y	8422 361ST AVE NE
3	1	102507	9072	08/25/13	\$489,000	\$529,000	3,250	8	1991	Avg	426,888	Y	N	33215 NE 60TH ST
3	1	042507	9048	03/12/13	\$424,900	\$497,000	1,600	9	1997	Good	160,736	N	N	31518 NE STILLWATER HILL RD
3	1	404650	0160	07/03/13	\$435,000	\$484,000	1,720	9	2011	Avg	15,000	N	N	31319 NE 106TH ST
3	1	404660	0100	04/18/11	\$512,000	\$678,000	1,860	9	1998	Avg	10,847	Y	Y	31733 NE 110TH ST
3	1	404670	0370	09/23/13	\$449,000	\$478,000	1,860	9	2013	Avg	15,058	N	N	31744 NE 102ND PL
3	1	152507	9059	03/09/11	\$375,000	\$496,000	1,980	9	1989	Avg	40,450	N	N	4010 331ST AVE NE
3	1	195463	0010	12/06/11	\$350,000	\$459,000	2,050	9	1994	Avg	41,244	Y	N	9305 318TH PL NE
3	1	042507	9089	03/22/13	\$498,950	\$581,000	2,300	9	1991	Avg	205,167	N	N	9955 318TH AVE NE
3	1	032507	9058	08/26/13	\$555,000	\$600,000	2,370	9	2003	Avg	205,603	N	Y	32262 NE 94TH ST
3	1	262507	9017	01/25/12	\$456,000	\$594,000	2,380	9	2005	Avg	213,747	N	N	1801 344TH AVE NE
3	1	404650	0220	08/22/13	\$535,000	\$580,000	2,540	9	2008	Avg	17,160	N	N	10427 316TH AVE NE
3	1	272607	9100	03/21/13	\$440,000	\$513,000	2,560	9	1990	Avg	210,394	N	N	33326 NE 118TH PL
3	1	142507	9009	06/22/12	\$640,000	\$812,000	2,690	9	2003	Avg	328,442	Y	N	4621 TOLT RIVER RD NE
3	1	042507	9094	04/09/12	\$535,000	\$689,000	2,780	9	2002	Avg	65,105	Y	N	32244 NE 88TH ST
3	1	195463	0050	03/06/13	\$523,000	\$613,000	2,950	9	1995	Avg	32,289	Y	N	9333 318TH PL NE
3	1	404550	0565	03/11/13	\$533,500	\$624,000	3,080	9	2000	Avg	29,481	Y	Y	10749 EAST LAKE JOY DR NE
3	1	262507	9037	07/26/11	\$485,000	\$642,000	3,105	9	2005	Avg	47,916	N	N	35210 NE 14TH ST
3	1	262507	9037	11/28/12	\$515,000	\$625,000	3,105	9	2005	Avg	47,916	N	N	35210 NE 14TH ST
3	1	342507	9106	12/14/11	\$430,000	\$563,000	3,190	9	1997	Avg	138,520	Y	N	123 W GRIFFIN CREEK RD NE
3	1	342607	9087	08/19/11	\$450,000	\$595,000	3,210	9	2000	Avg	246,114	N	N	10938 KELLY RD NE
3	1	272507	9029	04/05/12	\$710,000	\$915,000	3,500	9	2007	Avg	146,797	N	N	32933 NE 24TH ST
3	1	142507	9004	07/19/13	\$740,000	\$816,000	1,557	10	1997	Avg	797,400	N	Y	5401 LAKE LANGLOIS RD NE
3	1	362607	9037	04/30/13	\$624,900	\$716,000	3,170	10	2008	Avg	905,612	N	N	35727 NE MOSS LAKE RD
3	1	262607	9091	11/13/12	\$850,000	\$1,037,000	3,206	10	1999	Avg	985,430	N	N	34517 NE MOSS CREEK WAY
3	1	042507	9065	05/02/11	\$800,000	\$1,060,000	3,300	10	2004	Avg	217,800	Y	N	9540 CARNATION-DUVAL RD NE
3	1	022507	9041	12/12/12	\$735,000	\$888,000	4,240	10	2004	Avg	791,049	N	N	8625 353RD AVE NE
3	1	262607	9087	07/13/12	\$668,400	\$844,000	4,240	10	2005	Avg	909,968	N	N	12815 344TH WAY NE
3	1	272607	9114	06/21/13	\$795,000	\$889,000	4,840	10	2001	Avg	92,783	N	N	33617 NE 122ND ST

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Area 094 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	1	042507	9067	03/21/11	\$840,000	\$1,112,000	3,192	11	1999	Avg	261,360	Y	N	9550 CARNATION-DUVALL RD NE
3	1	112507	9113	03/29/13	\$1,050,000	\$1,219,000	4,640	12	2001	Avg	871,200	Y	N	6708 TOLT HIGHLANDS RD NE
4	2	865830	1280	08/01/11	\$180,000	\$238,000	780	5	1926	Good	5,000	N	N	32040 E REITZE ST
4	2	865830	2120	12/09/13	\$135,000	\$137,000	560	6	1923	Avg	5,000	N	N	31984 E ENTWISTLE ST
4	2	865590	0420	09/14/11	\$157,400	\$208,000	780	6	1952	Good	15,143	N	N	5618 CARNATION-DUVALL RD NE
4	2	865630	0070	07/12/12	\$130,000	\$164,000	900	6	1967	Avg	8,823	N	N	5707 CARNATION-DUVALL RD NE
4	2	721136	0090	06/20/13	\$211,000	\$236,000	930	6	1983	Avg	9,105	N	N	4313 REGAL ST
4	2	721136	0080	07/08/13	\$210,000	\$233,000	1,000	6	1982	Avg	9,432	N	N	4315 REGAL ST
4	2	721133	0100	03/10/11	\$167,000	\$221,000	1,010	6	1979	Avg	8,400	N	N	32203 REGAL ST
4	2	865630	0195	07/21/11	\$150,000	\$198,000	1,010	6	1925	Good	21,780	N	N	5903 320TH AVE NE
4	2	117000	0380	08/12/13	\$224,950	\$245,000	1,060	6	1981	Avg	9,900	N	N	4781 328TH AVE NE
4	2	865830	1135	08/20/12	\$240,000	\$300,000	1,060	6	1985	Good	7,500	N	N	32121 E RUTHERFORD ST
4	2	162507	9066	07/12/12	\$164,000	\$207,000	1,080	6	1955	Avg	22,215	N	N	31517 W COMMERCIAL ST
4	2	865830	2725	11/12/13	\$220,000	\$227,000	1,120	6	1984	Avg	9,648	N	N	31816 W MORRISON ST
4	2	865730	0065	06/06/12	\$189,900	\$242,000	1,190	6	1940	Good	10,890	N	N	4222 STOSSEL AVE
4	2	721135	0170	07/26/11	\$196,500	\$260,000	1,220	6	1980	Avg	9,000	N	N	4104 REGAL ST
4	2	865630	0085	06/21/12	\$173,000	\$219,000	1,220	6	1950	Avg	24,173	N	N	5615 CARNATION-DUVALL RD NE
4	2	865830	0540	12/18/12	\$219,950	\$265,000	1,230	6	1945	Good	5,537	N	N	32235 E REITZE ST
4	2	865830	0490	11/10/11	\$279,000	\$367,000	1,250	6	1975	Good	8,500	N	N	32321 E REITZE ST
4	2	117000	0180	11/01/11	\$198,000	\$260,000	1,280	6	1979	Good	9,900	N	N	4941 327TH AVE NE
4	2	865830	2561	05/07/13	\$228,000	\$260,000	1,490	6	1978	Good	7,500	N	N	4806 STEPHENS AVE
4	2	865830	0410	08/06/12	\$199,000	\$250,000	1,530	6	1981	Avg	11,200	N	N	32240 E REITZE ST
4	2	865630	0385	09/01/12	\$209,900	\$262,000	1,710	6	1986	Avg	19,115	N	N	5601 320TH AVE NE
4	2	721136	0280	12/23/11	\$185,000	\$242,000	840	7	1985	Fair	12,020	N	N	4403 ROYAL CT
4	2	721133	0110	06/07/13	\$214,900	\$242,000	980	7	1979	Avg	9,100	N	N	32205 REGAL ST
4	2	721134	0010	07/26/11	\$195,000	\$258,000	980	7	1980	Avg	9,523	N	N	4101 KINGS CT
4	2	721134	0070	08/19/13	\$298,500	\$324,000	980	7	1980	Good	9,375	N	N	4203 KINGS CT
4	2	721135	0010	04/30/13	\$219,000	\$251,000	1,010	7	1980	Avg	8,190	N	N	4103 REGAL ST
4	2	865830	2745	11/05/13	\$268,000	\$278,000	1,020	7	1913	Avg	19,375	N	N	31810 W MORRISON ST
4	2	865830	3080	10/26/11	\$253,650	\$334,000	1,160	7	1916	Good	7,500	N	N	31747 W RUTHERFORD ST
4	2	138930	0160	08/13/13	\$375,000	\$408,000	1,280	7	1997	Good	21,869	N	N	32563 NE 46TH PL

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Area 094 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	2	138931	0010	09/21/11	\$273,250	\$360,000	1,310	7	1997	Avg	21,783	N	N	5022 326TH PL NE
4	2	721136	0070	08/14/12	\$210,000	\$263,000	1,380	7	1985	Avg	13,139	N	N	32011 PALACE CT
4	2	865830	3420	09/28/11	\$205,000	\$270,000	1,400	7	1926	Avg	12,500	N	N	31760 W BIRD ST
4	2	865830	2535	10/28/11	\$280,000	\$368,000	1,490	7	1913	Good	5,000	N	N	31825 W MORRISON ST
4	2	138930	0090	10/15/12	\$325,000	\$400,000	1,590	7	1997	Avg	18,013	N	N	4601 325TH AVE NE
4	2	865590	0350	04/28/11	\$173,000	\$229,000	1,610	7	1983	Avg	15,000	N	N	5617 322ND AVE NE
4	2	865730	0070	05/08/13	\$341,000	\$389,000	1,650	7	1914	Good	22,275	N	N	31998 E MYRTLE ST
4	2	865630	0360	03/21/12	\$225,000	\$291,000	1,650	7	1998	Avg	13,816	N	N	31916 NE 55TH ST
4	2	138930	0070	03/01/12	\$274,275	\$355,000	1,690	7	1997	Avg	21,789	N	N	32512 NE 46TH PL
4	2	138930	0220	12/12/12	\$300,000	\$363,000	1,870	7	1996	Avg	21,800	N	N	4512 325TH AVE NE
4	2	816100	0130	06/14/11	\$360,000	\$477,000	1,810	8	1992	Avg	23,004	N	N	32880 NE 43RD CIR
4	2	816100	0300	10/03/13	\$359,950	\$381,000	1,900	8	1992	Avg	21,785	N	N	33010 NE 42ND PL
4	2	816101	0170	06/07/13	\$354,000	\$399,000	1,900	8	1993	Avg	21,787	N	N	32880 NE 40TH CIR
4	2	733295	0010	06/11/12	\$320,000	\$407,000	1,910	8	1998	Avg	21,886	N	N	33402 NE 43RD PL
4	2	816102	0310	08/14/12	\$345,000	\$432,000	1,930	8	1995	Avg	21,788	N	N	4082 325TH AVE NE
4	2	816102	0330	07/02/13	\$387,000	\$430,000	2,180	8	1995	Avg	22,038	N	N	32580 NE 42ND ST
4	2	816102	0220	11/19/12	\$385,000	\$469,000	2,210	8	1994	Avg	21,781	N	N	4164 326TH AVE NE
4	2	856220	0050	10/09/13	\$375,000	\$395,000	2,210	8	1997	Avg	22,608	N	N	31571 W MORRISON CT
4	2	816102	0200	08/17/13	\$449,950	\$489,000	2,220	8	1995	Good	21,781	N	N	4181 327TH CIR NE
4	2	816101	0020	07/25/13	\$405,000	\$445,000	2,290	8	1993	Avg	21,780	N	N	32970 NE 40TH PL
4	2	816100	0340	08/27/12	\$380,900	\$475,000	2,450	8	1992	Avg	24,421	N	N	33055 NE 42ND PL
4	2	816101	0050	03/28/11	\$418,500	\$554,000	2,485	8	1993	Avg	22,004	N	N	33090 NE 40TH PL
4	2	816102	0110	08/29/13	\$465,000	\$502,000	2,580	8	1994	Good	21,781	N	N	4340 327TH PL NE
4	2	816101	0100	04/15/13	\$315,000	\$363,000	2,600	8	1993	Avg	21,780	N	N	32909 NE 40TH PL
4	2	816102	0040	11/28/11	\$270,000	\$354,000	2,700	8	1994	Avg	21,781	N	N	4374 326TH AVE NE
4	2	865590	0323	11/20/13	\$405,000	\$416,000	2,746	8	2006	Avg	19,350	N	N	5707 322ND AVE NE
4	2	865590	0335	05/22/13	\$400,000	\$454,000	2,746	8	2006	Avg	15,000	N	N	5633 322ND AVE NE
4	2	816102	0120	07/18/12	\$410,000	\$517,000	2,760	8	1994	Avg	21,780	N	N	4288 327TH PL NE
4	2	856220	0060	07/22/13	\$393,500	\$433,000	2,830	8	1997	Avg	23,562	N	N	31591 W MORRISON CT
4	2	816101	0030	06/19/12	\$512,000	\$650,000	2,980	8	2001	Avg	21,779	N	N	33010 NE 40TH PL
4	2	816101	0030	12/06/13	\$549,000	\$559,000	2,980	8	2001	Avg	21,779	N	N	33010 NE 40TH PL

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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
4	2	152507	9068	07/15/13	\$420,000	\$464,000	1,990	9	1990	Avg	51,400	N	N	4220 331ST AVE NE
5	1	282507	9059	05/07/12	\$289,950	\$371,000	1,350	7	1998	Avg	55,756	N	N	32320 NE 11TH ST
5	3	357010	0080	09/12/13	\$249,000	\$267,000	860	7	1988	Avg	43,560	N	N	2441 323RD AVE NE
5	3	152407	9091	12/02/13	\$219,000	\$223,000	1,120	7	1925	Avg	25,997	N	N	4137 FALL CITY-CARNATION RD SE
5	3	092407	9053	07/26/11	\$371,000	\$491,000	2,180	7	1968	Avg	86,248	N	N	3623 324TH AVE SE
5	3	092407	9036	11/12/13	\$410,000	\$424,000	2,290	7	1915	VGood	57,063	N	N	32134 SE REDMOND-FALL CITY RD
5	3	092407	9071	07/03/13	\$585,000	\$650,000	2,560	7	1999	Avg	217,776	N	N	2633 309TH AVE SE
7	4	247590	0775	02/16/13	\$237,500	\$280,000	1,320	5	1900	Avg	12,223	N	N	4312 338TH PL SE
7	4	152407	9033	01/23/12	\$255,000	\$332,000	850	6	1925	Avg	159,865	N	N	4142 324TH AVE SE
7	4	094310	0260	10/02/12	\$239,100	\$295,000	1,000	6	1961	Avg	10,200	N	N	33113 SE 42ND ST
7	4	256131	0020	03/08/12	\$217,000	\$281,000	1,010	6	1974	Avg	10,125	N	N	4152 330TH PL SE
7	4	379150	0040	09/19/11	\$239,700	\$316,000	1,010	6	1968	Avg	9,975	N	N	4324 326TH PL SE
7	4	247590	1156	06/13/13	\$279,000	\$313,000	1,100	6	1929	Avg	10,500	N	N	33418 SE 44TH PL
7	4	247590	0773	06/17/13	\$244,900	\$274,000	1,190	6	1956	Avg	8,777	N	N	4304 338TH PL SE
7	4	152407	9084	07/24/13	\$310,000	\$341,000	1,340	6	1960	Avg	40,110	N	N	32532 SE 44TH ST
7	4	256131	0100	04/23/13	\$317,700	\$365,000	1,345	6	1974	Good	10,125	N	N	4143 330TH PL SE
7	4	094310	0264	03/01/12	\$236,500	\$306,000	1,370	6	1925	VGood	14,087	Y	N	33030 SE 43RD ST
7	4	247590	0855	08/30/13	\$340,000	\$367,000	1,540	6	1977	Avg	10,400	N	N	4360 338TH PL SE
7	4	673070	0160	12/03/13	\$290,000	\$296,000	1,600	6	1950	Avg	24,500	N	N	4214 341ST PL SE
7	4	247590	0670	07/12/11	\$355,000	\$470,000	1,960	6	1900	Good	21,000	N	N	33605 SE 43RD ST
7	4	539660	0090	07/18/13	\$250,000	\$276,000	1,170	7	1968	Avg	11,875	N	N	4251 328TH PL SE
7	4	152407	9155	11/05/13	\$380,000	\$394,000	1,300	7	1986	Avg	15,247	N	N	4319 327TH PL SE
7	4	094310	1019	07/27/12	\$249,000	\$313,000	1,310	7	1978	Good	10,752	N	N	33124 SE ISSAQUAH-FALL CITY RD
7	4	241210	0035	06/07/11	\$240,000	\$318,000	1,310	7	1977	Good	17,152	N	N	4305 328TH PL SE
7	4	248120	0010	09/23/13	\$280,000	\$298,000	1,320	7	1970	Good	10,240	N	N	4105 328TH PL SE
7	4	094310	0981	07/11/11	\$293,500	\$388,000	1,400	7	1979	Good	16,003	N	N	4558 329TH PL SE
7	4	241210	0020	07/16/12	\$288,000	\$363,000	1,580	7	1967	Good	12,500	N	N	4326 328TH PL SE
7	4	152407	9176	09/24/12	\$331,500	\$411,000	1,600	7	1991	Avg	15,316	N	N	32420 SE 44TH ST
7	4	094310	0980	06/05/13	\$329,000	\$371,000	1,660	7	1975	Avg	16,003	N	N	4559 329TH PL SE
7	4	803900	0005	04/24/13	\$320,000	\$368,000	1,690	7	1960	Avg	11,440	N	N	4232 332ND AVE SE
7	4	073270	0010	02/22/12	\$312,000	\$405,000	1,750	7	2000	Avg	12,400	N	N	4420 334TH PL SE

Improved Sales Used in This Annual Update Analysis

Area 094 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	4	094310	0700	02/15/12	\$272,000	\$353,000	1,790	7	1972	Good	17,780	N	N	4522 332ND AVE SE
7	4	539660	0010	05/07/13	\$280,000	\$320,000	1,790	7	1968	Avg	11,875	N	N	4258 328TH PL SE
7	4	247590	1065	02/23/12	\$315,000	\$409,000	1,815	7	2000	Good	14,000	N	N	33607 SE 43RD PL
7	4	094310	0921	07/18/13	\$425,000	\$469,000	1,860	7	1924	Good	30,000	N	N	32929 SE 44TH ST
7	4	873171	0120	03/11/11	\$333,000	\$440,000	1,900	7	1970	Good	19,720	N	N	4464 335TH LN SE
7	4	247590	1120	03/09/12	\$430,000	\$556,000	2,420	7	1927	Good	21,000	N	N	33509 SE 43RD PL
7	4	094310	0723	10/08/12	\$400,000	\$493,000	1,570	8	1990	Avg	36,190	N	N	4510 334TH CT SE
7	4	031890	0100	06/24/11	\$325,000	\$430,000	1,920	8	1994	Avg	18,018	N	N	4432 329TH PL SE
7	4	031890	0010	05/09/13	\$500,000	\$570,000	2,390	8	1995	Avg	15,168	N	N	4555 329TH PL SE
7	4	031890	0090	05/01/13	\$499,000	\$571,000	2,500	8	1994	Avg	19,491	N	N	4424 329TH PL SE
7	4	242790	0040	09/09/13	\$525,000	\$563,000	3,120	9	2003	Avg	15,398	N	N	32440 SE 43RD PL
7	4	242790	0030	08/15/13	\$482,662	\$525,000	3,140	9	2002	Avg	18,014	N	N	32427 SE 43RD PL
7	4	242791	0020	02/28/11	\$505,000	\$668,000	3,270	9	2003	Avg	15,103	N	N	32416 SE 43RD PL
7	5	132407	9034	02/15/12	\$240,000	\$312,000	740	5	1933	Good	70,567	Y	N	36125 SE 46TH ST
7	5	092407	9038	05/07/13	\$350,000	\$400,000	1,440	5	1947	Avg	41,726	N	N	32020 SE 40TH ST
7	5	142407	9040	10/24/12	\$359,000	\$441,000	1,160	6	1938	Good	69,842	Y	N	35223 SE FISH HATCHERY RD
7	5	248070	0062	04/17/12	\$318,000	\$409,000	1,260	6	1985	Avg	94,525	N	N	36320 SE 25TH ST
7	5	152407	9061	05/16/13	\$335,000	\$381,000	1,280	6	1945	Avg	21,000	N	N	32411 SE 44TH ST
7	5	132407	9048	09/08/11	\$236,600	\$312,000	1,880	6	1978	Avg	24,393	N	N	4702 361ST AVE SE
7	5	132407	9059	12/28/11	\$402,750	\$526,000	2,430	6	1962	Good	291,416	Y	N	36930 SE 47TH PL
7	5	162407	9074	09/12/13	\$310,000	\$332,000	1,020	7	1957	Avg	18,300	N	N	31806 SE ISSAQUAH-FALL CITY RD
7	5	321095	0280	06/11/12	\$225,000	\$286,000	1,060	7	1977	Avg	36,703	N	N	33344 SE 52ND ST
7	5	132407	9092	05/23/13	\$367,500	\$417,000	1,120	7	1977	Avg	20,473	N	N	4710 361ST AVE SE
7	5	152407	9071	06/07/13	\$382,900	\$431,000	1,460	7	1969	Good	12,584	N	N	32611 SE 44TH ST
7	5	321095	0340	02/15/13	\$410,000	\$484,000	1,530	7	1975	Good	32,893	N	N	33249 SE 52ND ST
7	5	242407	9041	09/12/11	\$325,000	\$429,000	1,760	7	1972	Avg	44,866	N	N	36422 SE 56TH ST
7	5	222407	9064	07/10/12	\$410,000	\$518,000	1,940	7	1984	Good	39,809	N	Y	4927 PRESTON-FALL CITY RD SE
7	5	162407	9044	02/07/11	\$405,000	\$535,000	2,160	7	1962	Good	53,815	N	N	4215 324TH AVE SE
7	5	152407	9015	07/13/12	\$435,000	\$549,000	2,190	7	1990	Avg	85,377	N	N	4527 325TH AVE SE
7	5	242407	9057	10/03/12	\$379,900	\$469,000	2,320	7	1995	Avg	83,635	N	N	37119 SE FALL CITY-SNOQUALMIE
7	5	321095	0180	07/26/12	\$395,000	\$497,000	2,610	7	1977	Good	35,136	N	N	5246 333RD AVE SE

Improved Sales Used in This Annual Update Analysis

Area 094 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	5	232407	9007	11/26/12	\$410,000	\$498,000	1,232	8	1984	Good	290,980	Y	N	34060 SE 56TH ST
7	5	222407	9056	07/09/12	\$435,000	\$550,000	1,440	8	1984	Avg	48,265	N	N	4827 LAKE ALICE RD SE
7	5	321095	0230	06/21/12	\$299,000	\$379,000	1,550	8	1990	Avg	35,614	N	N	33345 SE 52ND ST
7	5	321095	0410	09/25/13	\$368,000	\$391,000	1,780	8	1975	Avg	37,388	N	N	5507 333RD PL SE
7	5	321095	0520	08/13/13	\$381,000	\$415,000	1,780	8	1978	Avg	32,314	N	N	33807 SE 55TH ST
7	5	254900	0100	12/17/12	\$380,000	\$459,000	1,810	8	1989	Avg	15,173	N	N	4420 328TH PL SE
7	5	248070	0020	05/10/13	\$439,000	\$501,000	1,860	8	1988	Avg	96,703	Y	N	2626 367TH AVE SE
7	5	142407	9045	10/05/11	\$440,000	\$580,000	1,880	8	1998	Avg	424,511	N	N	34508 SE FALL CITY-SNOQUALMIE
7	5	392450	0160	04/22/13	\$470,000	\$540,000	2,070	8	1988	Avg	47,572	N	N	4651 332ND AVE SE
7	5	321095	0210	11/05/12	\$454,000	\$555,000	2,120	8	1990	Avg	36,286	N	N	33325 SE 52ND ST
7	5	248070	0026	07/12/12	\$585,000	\$738,000	2,210	8	2008	Avg	95,832	N	N	36005 SE 25TH ST
7	5	793350	0060	09/20/11	\$368,100	\$486,000	2,220	8	1985	Avg	42,700	N	N	35928 SE 49TH ST
7	5	162407	9118	12/16/13	\$842,523	\$852,000	2,310	8	1997	Avg	881,219	N	N	31021 SE 40TH ST
7	5	248070	0061	07/06/12	\$627,500	\$793,000	2,640	8	2004	Avg	102,366	N	N	2627 364TH AVE SE
7	5	232407	9063	12/27/12	\$487,900	\$587,000	2,710	8	1993	Avg	45,738	N	N	34084 SE 56TH ST
7	5	793351	0170	08/20/13	\$675,000	\$732,000	3,570	8	1993	Avg	61,855	N	N	35609 SE 47TH PL
7	5	392450	0040	12/24/12	\$595,000	\$716,000	3,580	8	1990	Good	43,093	N	N	32850 SE 47TH PL
7	5	142407	9059	01/03/13	\$948,000	\$1,137,000	2,170	9	2007	Avg	494,406	Y	N	34916 SE FALL CITY-SNOQUALMIE
7	5	321095	0170	01/25/13	\$435,000	\$518,000	2,240	9	1992	Avg	35,536	N	N	33306 SE 55TH ST
7	5	142407	9098	06/25/12	\$537,950	\$682,000	2,310	9	1994	Good	38,481	Y	N	35537 SE 42ND ST
7	5	242407	9059	09/26/13	\$715,000	\$760,000	2,720	9	2004	Avg	43,560	N	N	37014 SE 54TH PL
7	5	793350	0150	02/14/12	\$565,000	\$734,000	3,020	9	1990	Avg	53,143	N	N	35518 SE 49TH ST
7	5	142407	9100	10/18/12	\$635,000	\$781,000	3,030	9	1998	Avg	132,858	N	N	4323 356TH DR SE
7	5	112407	9021	05/09/11	\$620,000	\$821,000	3,100	9	1996	Avg	918,245	Y	N	34313 SE 39TH PL
7	5	232407	9077	11/21/13	\$589,535	\$606,000	3,100	9	1990	Avg	215,186	N	N	34308 SE 56TH PL
7	5	793351	0090	09/23/11	\$675,000	\$890,000	3,320	9	1988	Good	137,649	Y	N	4721 354TH AVE SE
7	5	793350	0270	05/07/13	\$665,000	\$759,000	3,330	9	1978	Good	148,975	Y	Y	35513 SE 49TH ST
7	5	242407	9058	01/20/12	\$617,500	\$805,000	3,410	9	1994	Avg	106,286	N	N	37111 SE FALL CITY-SNOQUALMIE
7	5	152407	9185	08/27/12	\$540,000	\$674,000	3,480	9	2004	Avg	17,550	N	N	32417 SE 44TH ST
7	5	746700	0090	03/28/13	\$544,500	\$633,000	4,260	9	1993	Avg	50,094	Y	N	35531 SE 41ST ST
7	5	242407	9066	01/10/13	\$570,000	\$682,000	4,330	9	1996	Avg	73,180	N	N	4927 370TH CT SE

Improved Sales Used in This Annual Update Analysis

Area 094 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	5	746700	0020	05/15/13	\$825,000	\$939,000	2,600	10	2005	Avg	60,112	N	N	35521 SE 42ND ST
7	5	392450	0150	05/13/13	\$699,000	\$796,000	2,790	10	1997	Avg	42,524	N	N	4643 332ND AVE SE
7	5	162407	9072	07/25/12	\$655,000	\$824,000	3,720	10	2002	Avg	277,041	N	N	4229 316TH AVE SE
7	5	793350	0220	03/06/13	\$1,205,000	\$1,412,000	5,140	11	1992	Avg	118,483	Y	N	4919 354TH AVE SE
7	5	082407	9017	02/12/13	\$2,200,000	\$2,601,000	5,350	12	1999	Avg	893,846	N	N	3208 300TH AVE SE

Improved Sales Removed in This Annual Update Analysis

Area 094 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	1	012507	9050	08/12/13	\$735,000	OPEN SPACE
3	1	012507	9050	08/06/13	\$767,915	OPEN SPACE
3	1	032507	9001	03/05/13	\$398,845	BANKRUPTCY - RECEIVER OR TRUSTEE
3	1	032507	9041	11/03/11	\$370,000	OBSOLESCENCE
3	1	042507	9082	09/10/12	\$242,222	BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHARACTERISTICS CHANGED SINCE SALE
3	1	042507	9048	12/28/12	\$280,100	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	1	042507	9057	03/21/13	\$224,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
3	1	042507	9056	08/21/13	\$402,223	REAL MH; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	1	102507	9084	07/11/12	\$480,000	OPEN SPACE
3	1	142507	9047	12/19/13	\$75,000	DOR RATIO
3	1	152507	9035	01/11/13	\$355,350	PREVIMP<=25K; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	1	232507	9038	11/18/13	\$295,000	OPEN SPACE
3	1	262507	9055	08/16/13	\$623,402	REAL MH; % COMPLETE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	1	262607	9087	10/27/11	\$695,250	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	1	272507	9033	12/14/12	\$374,900	OBSOLESCENCE
3	1	272607	9110	07/09/12	\$370,910	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	1	332607	9082	11/11/11	\$658,718	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	1	332607	9064	05/30/13	\$156,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; RELATED PARTY, FRIEND, OR NEIGHBOR
3	1	332607	9033	06/25/11	\$169,000	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AUCTION SALE
3	1	332607	9082	06/03/13	\$517,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
3	1	362607	9037	05/10/12	\$625,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	1	362607	9034	09/16/11	\$70,000	DOR RATIO; PREVIMP<=25K; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	1	404550	0765	12/05/12	\$145,000	DIAGNOSTIC OUTLIER SAS 1, MODEL DEVELOPMENT EXCLUSION
3	1	404550	0200	10/26/11	\$520,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
3	1	404550	0310	11/16/11	\$160,000	PREVIMP<=25K
3	1	404550	0175	12/10/13	\$220,000	REAL MH
3	1	404650	0480	05/16/12	\$196,000	DIAGNOSTIC OUTLIER SAS 1, MODEL DEVELOPMENT EXCLUSION
3	1	404650	0750	12/18/13	\$467,250	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	1	404650	1360	09/26/12	\$227,837	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	1	404650	0800	09/05/12	\$287,933	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed in This Annual Update Analysis

Area 094 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	1	404650	0800	11/21/13	\$325,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	1	404650	0510	06/03/11	\$179,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
3	1	404660	1180	12/18/12	\$240,000	DIAGNOSTIC OUTLIER SAS 1, MODEL DEVELOPMENT EXCLUSION
3	1	404660	1410	04/19/13	\$227,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	1	404660	0450	07/23/12	\$312,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
3	1	404670	0270	09/19/13	\$71,201	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
3	1	404671	0490	07/09/12	\$290,603	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE
3	1	865680	0030	09/28/11	\$115,000	DIAGNOSTIC OUTLIER SAS 1, MODEL DEVELOPMENT EXCLUSION
3	1	865680	0210	05/07/13	\$330,215	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
4	2	117000	0050	12/09/13	\$177,500	DIAGNOSTIC OUTLIER SAS 1, MODEL DEVELOPMENT EXCLUSION
4	2	117000	0050	04/23/13	\$278,246	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
4	2	117000	0380	04/02/13	\$140,000	BUILDER OR DEVELOPER SALES
4	2	117000	0280	02/14/13	\$125,600	NON-REPRESENTATIVE SALE
4	2	138930	0160	05/15/13	\$296,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
4	2	721133	0110	10/23/12	\$284,680	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
4	2	721133	0190	06/25/13	\$155,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
4	2	721136	0060	08/29/12	\$145,000	ASSUMPTION OF MORTGAGE W/NO ADDL CONSIDERATION PD; SHORT SALE
4	2	733295	0010	06/11/12	\$318,000	RELOCATION - SALE TO SERVICE
4	2	733296	0090	11/25/13	\$385,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	2	816101	0030	12/06/13	\$549,000	RELOCATION - SALE TO SERVICE
4	2	816101	0150	10/24/12	\$270,000	SHORT SALE
4	2	816102	0100	10/31/12	\$325,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
4	2	865590	0440	05/10/12	\$199,750	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
4	2	865590	0440	10/18/12	\$122,500	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
4	2	865630	0170	08/01/11	\$203,500	ACTIVE PERMIT BEFORE SALE>25K; OBSOLESCENCE; QUIT CLAIM DEED
4	2	865630	0380	10/30/13	\$325,845	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
4	2	865730	0062	03/28/12	\$101,900	DIAGNOSTIC OUTLIER SAS 1, MODEL DEVELOPMENT EXCLUSION
4	2	865830	0315	09/13/13	\$117,624	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
4	2	865830	2561	04/04/12	\$175,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
4	2	865830	0540	07/06/12	\$95,219	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE

Improved Sales Removed in This Annual Update Analysis

Area 094 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
4	2	865830	2545	10/25/11	\$45,550	DOR RATIO; NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
4	2	865830	3005	09/08/11	\$190,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	2	865830	3005	09/09/13	\$250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	2	865830	2475	04/24/12	\$153,900	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
4	2	865830	2561	01/30/13	\$121,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
4	2	865830	0340	02/03/11	\$72,500	OBSOLESCENCE
5	3	092407	9036	04/17/13	\$410,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
5	3	102407	9029	10/04/12	\$450,000	UNFINISHED AREA
5	3	152407	9091	04/23/13	\$254,221	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
5	3	282507	9007	02/09/12	\$360,000	IMP COUNT; OPEN SPACE/ OPEN SPACE DESIGNATION CONTINUED/OK'D AFTER SALE
5	3	332507	9029	09/11/12	\$365,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
5	3	332507	9054	03/25/13	\$275,000	OBSOLESCENCE
7	4	094310	0966	12/08/11	\$830,000	DIAGNOSTIC OUTLIER SAS 1, MODEL DEVELOPMENT EXCLUSION
7	4	094310	0362	03/29/12	\$395,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	4	094310	0367	08/20/13	\$547,450	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	4	094310	1003	12/06/12	\$215,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
7	4	241210	0025	12/28/11	\$120,000	DOR RATIO; QCD; PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR
7	4	247590	1191	09/26/11	\$200,000	IMP COUNT;
7	4	247590	0840	10/03/13	\$150,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	4	247590	0840	03/19/13	\$150,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	4	247590	0610	07/10/13	\$320,000	OPEN SPACE
7	4	248120	0140	06/28/12	\$212,500	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE
7	4	248120	0140	01/29/13	\$204,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
7	4	248120	0010	09/22/13	\$290,000	RELOCATION - SALE TO SERVICE
7	4	256131	0110	03/13/13	\$264,400	BANKRUPTCY - RECEIVER OR TRUSTEE; NON-REPRESENTATIVE SALE
7	4	539660	0070	04/29/13	\$303,000	UNFINISHED AREA
7	4	803870	0070	05/09/12	\$120,000	DOR RATIO; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AUCTION SALE
7	4	803900	0065	07/20/11	\$309,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	4	873121	0100	02/04/13	\$81,000	PERS MH; PREVIMP<=25K; NO MARKET EXPOSURE
7	4	873171	0030	02/14/13	\$279,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed in This Annual Update Analysis

Area 094 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	5	082407	9050	10/18/12	\$943,660	REAL MH; UNFINISHED AREA
7	5	112407	9026	08/16/12	\$874,000	REAL MH
7	5	132407	9021	02/19/13	\$12,000	DOR RATIO
7	5	132407	9069	11/06/12	\$330,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
7	5	152407	9088	05/31/12	\$112,201	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESAL
7	5	152407	9062	06/24/12	\$699,950	IMP COUNT; OPEN SPACE
7	5	152407	9132	03/22/12	\$218,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	5	152407	9085	09/05/12	\$210,500	UNFINISHED AREA; SHORT SALE
7	5	172407	9029	02/06/13	\$461,000	REAL MH
7	5	222407	9047	11/20/13	\$300,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NON-REPRESENTATIVE SALE; SHORT SALE
7	5	232407	9044	08/28/13	\$500,000	DIAGNOSTIC OUTLIER SAS 1, MODEL DEVELOPMENT EXCLUSION
7	5	232407	9067	05/23/12	\$430,000	DIAGNOSTIC OUTLIER SAS 1, MODEL DEVELOPMENT EXCLUSION
7	5	232407	9047	08/20/13	\$363,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; RELOCATION - SALE BY SERVICE
7	5	232407	9025	07/26/12	\$380,000	OPEN SPACE
7	5	232407	9025	07/26/12	\$380,000	OPEN SPACE
7	5	242407	9055	09/09/11	\$239,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
7	5	242407	9052	01/24/13	\$625,000	UNFINISHED AREA
7	5	248070	0150	11/21/11	\$520,000	REAL MH
7	5	248070	0110	10/25/13	\$1,143,000	UNFINISHED AREA
7	5	248070	0022	08/29/13	\$440,000	UNFINISHED AREA; EXEMPT FROM EXCISE TAX; BUILDER OR DEVELOPER SALES
7	5	321095	0230	12/05/11	\$285,034	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
7	5	321095	0340	11/21/11	\$375,000	BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHARACTERISTICS CHANGED SINCE SALE
7	5	321095	0270	10/04/12	\$211,000	DOR RATIO; NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
7	5	321095	0340	07/23/12	\$258,669	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INST. RESALE
7	5	321095	0020	08/05/13	\$380,000	UNFINISHED AREA
7	5	793350	0030	05/24/11	\$288,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE; RELATED PARTY
7	5	793350	0100	03/01/11	\$837,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	5	793350	0100	02/18/11	\$837,500	RELOCATION - SALE TO SERVICE
7	5	793351	0120	12/16/13	\$177,621	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR

Vacant Sales Used in this Annual Update Analysis

Area 094

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
3	1	022507	9025	06/18/13	\$135,000	871,200	N	N
3	1	142507	9117	03/04/13	\$172,500	871,200	Y	N
3	1	404550	0495	08/27/13	\$110,000	91,911	N	N
3	1	732560	0200	08/10/12	\$25,000	8,990	Y	Y
5	3	092407	9079	07/01/11	\$100,000	254,517	N	N
5	3	092407	9080	02/15/13	\$175,000	274,780	N	N
7	4	673070	0285	08/31/11	\$425,000	10,300	N	N
7	5	082407	9031	09/06/13	\$139,000	210,830	N	N
7	5	082407	9026	07/27/11	\$160,000	265,716	N	N
7	5	162407	9067	05/17/12	\$335,000	1,099,890	N	N
7	5	232407	9079	05/17/12	\$60,000	217,364	N	N
7	5	746700	0060	09/24/13	\$160,000	38,446	Y	N

Vacant Sales Removed in this Annual Update Analysis

Area 094

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	1	112507	9103	02/23/12	\$275,000	NO MARKET EXPOSURE; TIMBER AND FOREST LAND
3	1	142507	9115	02/01/13	\$190,000	NO MARKET EXPOSURE
3	1	152507	9077	05/14/12	\$175,000	NO MARKET EXPOSURE; TIMBER AND FOREST LAND
3	1	404660	1390	08/22/12	\$10,000	CONTRACT OR CASH SALE
3	1	404671	0640	11/09/12	\$29,304	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
3	1	404671	0090	03/30/11	\$37,000	NO MARKET EXPOSURE
3	1	732560	0080	12/05/13	\$33,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; GOVERNMENT AGENCY
3	1	865710	0020	05/28/13	\$80,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
4	2	162507	9007	11/19/13	\$1,700,000	NO MARKET EXPOSURE; MULTI-PARCEL SALE
4	2	865830	0765	11/11/11	\$122,650	RELATED PARTY, FRIEND, OR NEIGHBOR
5	3	092407	9080	10/11/11	\$320,300	EXEMPT FROM EXCISE TAX; OPEN SPACE DESIGNATION CONTINUED AFTER SALE; MULTI-PARCEL SALE
5	3	152407	9097	08/22/13	\$36,000	CORPORATE AFFILIATES; QUIT CLAIM DEED
5	3	212507	9034	03/12/13	\$62,375	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
5	3	292507	9058	12/14/12	\$89,900	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
5	3	292507	9058	02/08/13	\$405,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; MULTI-PARCEL SALE
5	3	322507	9029	09/10/12	\$203,500	GOVERNMENT AGENCY; OPEN SPACE DESIGNATION CONTINUED AFTER SALE; MULTI-PARCEL SALE
7	4	152407	9196	12/12/12	\$140,000	NO MARKET EXPOSURE
7	4	873121	0040	09/19/13	\$90,000	NO MARKET EXPOSURE
7	4	873121	0010	05/10/13	\$90,000	NO MARKET EXPOSURE; MOBILE HOME
7	4	873121	0020	03/01/13	\$91,000	NO MARKET EXPOSURE
7	5	082407	9031	09/07/12	\$118,649	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
7	5	222407	9044	01/27/11	\$38,000	NO MARKET EXPOSURE

Mobile Home Sales Used in this Annual Update Analysis

Area 094

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Living Area	Class	Year Built	Cond	Lot Size	View	Situs Address
7	5	733220	0330	11/18/13	\$76,051	\$76,051	1,344	3	1974	2	9,800	N	4944 335TH AVE SE
3	1	042507	9056	11/04/13	\$292,501	\$292,501	2,392	4	1999	6	107,593	N	32024 NE 95TH PL
3	1	332607	9067	08/21/13	\$71,000	\$71,000	1,352	3	1985	2	52,272	N	32046 NE 108TH ST
7	5	222407	9087	09/16/13	\$162,000	\$162,000	1,440	3	1982	4	51,158	N	33610 SE 49TH ST
3	1	404550	0965	08/07/13	\$268,000	\$268,000	1,080	3	1986	6	66,646	N	10640 EAST LAKE JOY DR NE
7	5	733221	0040	08/05/13	\$154,000	\$154,000	1,104	3	1980	4	12,358	N	33529 SE 51ST ST
3	1	404550	1010	06/20/13	\$285,000	\$285,000	1,296	3	1993	4	141,570	Y	10821 W LAKE JOY DR NE
7	5	132407	9055	05/31/13	\$150,000	\$150,000	1,458	3	1989	4	81,021	N	36816 SE 47TH PL
7	5	733220	0160	04/04/13	\$49,000	\$49,000	1,440	3	1976	2	9,995	N	4933 335TH AVE SE
7	5	733220	0180	12/31/12	\$110,000	\$110,000	1,488	1	1974	3	10,260	N	4949 335TH AVE SE
3	1	102507	9071	12/18/12	\$235,000	\$235,000	924	1	1980	3	219,978	N	33717 NE 60TH ST
7	5	248070	0012	10/24/12	\$213,000	\$213,000	1,584	3	1977	4	54,885	N	36523 SE 25TH ST
7	4	803870	0065	08/08/12	\$80,750	\$80,750	1,248	3	1977	4	8,500	N	4405 337TH PL SE
7	4	803870	0095	06/26/12	\$210,000	\$210,000	1,344	3	1984	6	9,600	N	4447 337TH PL SE
7	5	248070	0009	06/06/12	\$286,000	\$286,000	1,620	3	1995	4	59,241	N	36532 SE 25TH ST
3	1	262607	9092	11/18/11	\$319,000	\$319,000	2,640	4	1997	4	948,736	N	35175 NE MOSS CREEK WAY
3	1	042507	9091	10/03/11	\$235,000	\$235,000	1,560	3	1993	4	218,671	N	9910 318TH AVE NE
7	5	733220	0060	10/04/11	\$75,000	\$75,000	890	1	1966	3	10,216	N	4922 334TH AVE SE
3	1	042507	9076	02/16/11	\$158,000	\$158,000	1,080	3	1985	4	57,934	N	9602 KELLY RD NE
3	1	042507	9085	01/07/11	\$229,500	\$229,500	1,568	3	1986	4	104,979	N	9707 KELLY RD NE
7	5	733220	0300	01/11/11	\$153,000	\$153,000	1,404	3	1994	4	10,415	N	4966 335TH AVE SE

Mobile Home Sales Removed in this Annual Update Analysis

Area 094

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	1	042507	9056	04/17/13	\$427,055	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	1	245990	0010	01/19/11	\$164,000	RELATED PARTY, FRIEND, OR NEIGHBOR; NO MARKET EXPOSURE
3	1	262507	9033	09/05/13	\$338,622	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
3	1	262607	9045	09/27/13	\$200,000	NO MARKET EXPOSURE
3	1	272507	9035	01/03/12	\$50,000	NO MARKET EXPOSURE
3	1	332607	9055	05/01/13	\$242,100	PERSONAL PROPERTY INCLUDED; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	1	332607	9067	02/29/12	\$171,073	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	1	332607	9067	12/20/11	\$171,073	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	1	732560	0120	12/13/12	\$360,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
4	2	152507	9033	02/16/13	\$127,000	NO MARKET EXPOSURE; QUIT CLAIM DEED
5	3	092407	9040	09/08/11	\$220,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
7	4	673070	0060	04/30/13	\$374,437	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; MOBILE HOME; AND OTHER WARNINGS
7	4	803870	0095	03/15/12	\$210,000	RELOCATION - SALE TO SERVICE
7	5	222407	9087	12/21/12	\$157,250	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
7	5	248070	0028	06/11/12	\$101,685	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
7	5	248070	0011	04/12/12	\$92,000	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
7	5	248070	0011	02/28/12	\$193,890	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
7	5	733220	0330	10/05/12	\$76,788	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
7	5	733220	0160	04/27/12	\$36,559	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
7	5	733220	0070	03/28/12	\$20,500	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE

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:

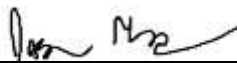
- The statements of fact contained in this report are true and correct
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present 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 service 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



6/17/2014

Appraiser II

Date