

Lake City

Area: 008

Residential Revalue for 2015 Assessment Roll



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Area 8 is located in Northeast Seattle and is known generally as Lake City. It has an overall population that is homogeneous and urban in nature. This area also includes Olympic Hills, Jackson Park, Pinehurst and portions of the Victory Heights and Wedgwood neighborhoods. Area 8 includes a range of housing grades from 4 to 11 with the predominant grades being 6 through 8. Homes were built between 1905 and present with the predominant year built between 1950 and 1969. The area is influenced by its proximity to Northgate Mall, Lake Washington, University of Washington and I-5. Area 8 includes Jackson Park Golf Course and Thorton Creek.



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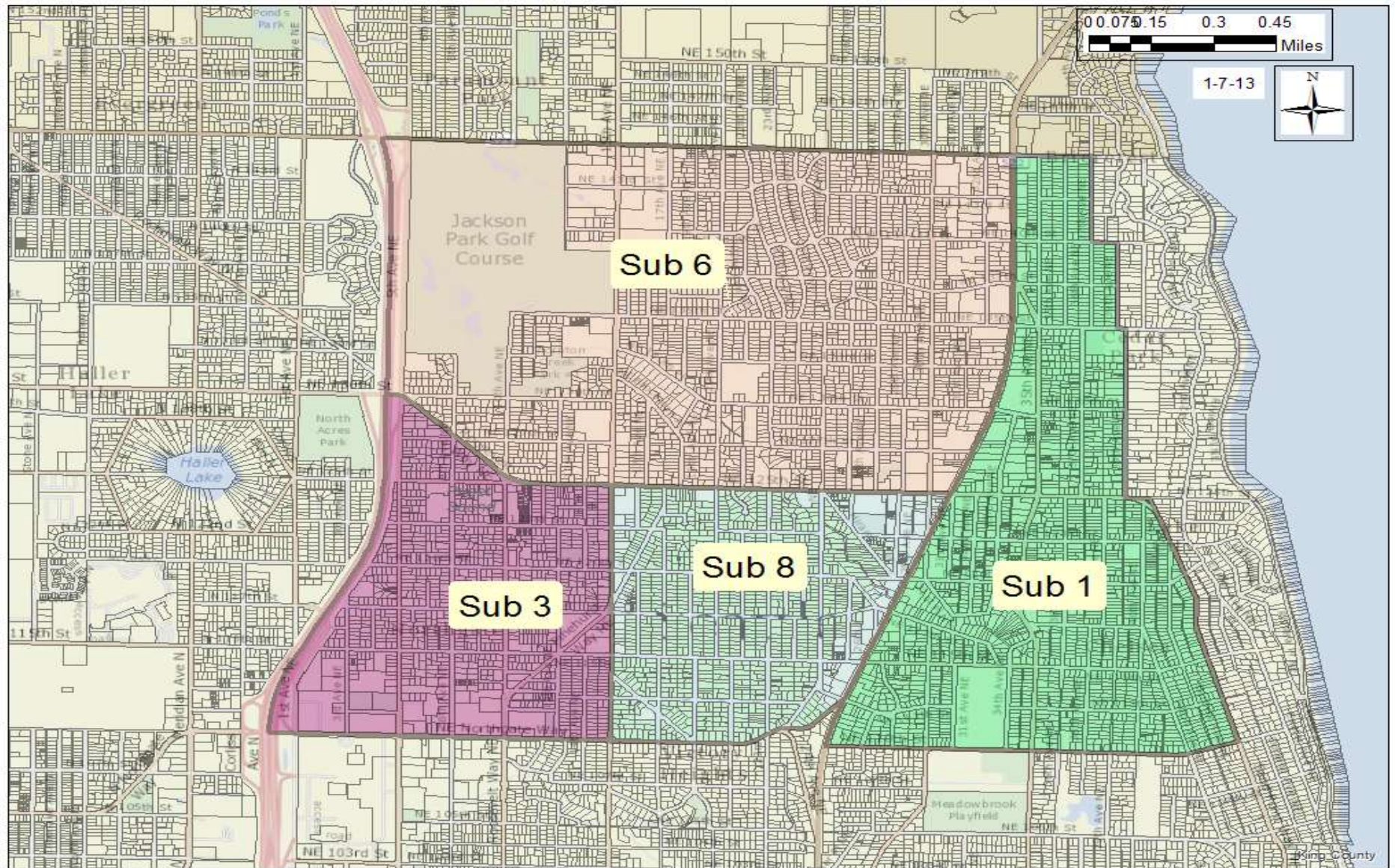
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Area 008 Map



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Lake City Housing Profile



Grade 5/ Year Built 1951/ Total Living Area 740
Account Number 383400-0190



Grade 6/ Year Built 1948/ Total Living Area 950
Account Number 075100-0145



Grade 7/ Year Built 1961/ Total Living Area 1,780
Account Number 145360-2082



Grade 8/ Year Built 1948/ Total Living Area 3,110
Account Number 145410-0435



Grade 9/ Year Built 1980/ Total Living Area 2700
Account Number 407780-0468



Grade 10/ Year Built 2000/ Total Living Area 2,830
Account Number 204450-0031

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Executive Summary

Lake City - Area 008

Annual Update

Characteristics Based Market Adjustment for 2015 Assessment Roll

Previous Physical Inspection: 2012
Number of Improved Sales: 706
Range of Sale Dates: 1/1/2012 – 12/31/2014 Sales were time adjusted to 1/1/2015

Sales - Improved Valuation Change Summary:						
	Land	Improvements	Total	Mean Sale Price	Ratio	COD
2014 Value	\$152,600	\$192,900	\$345,500			8.53%
2015 Value	\$175,600	\$221,900	\$397,500	\$423,800	93.8%	8.41%
\$ Change	+\$23,000	+\$29,000	+\$52,000			
% Change	+15.1%	+15.0%	+15.1%			

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The 2015 COD of 8.41% is an improvement from the previous COD of 8.53%. 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 Valuation Change Summary:			
	Land	Improvements	Total
2014 Value	\$162,800	\$174,600	\$337,400
2015 Value	\$187,300	\$201,100	\$388,400
\$ Change	+\$24,500	+\$26,500	+\$51,000
% Change	+15.0%	+15.2%	+15.1%

Number of one to three unit residences in the population: 5,887

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that one neighborhood-based variable needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, Sub Area 8 was at a lower assessment level than the rest of the population, which resulted in more of an upward adjustment. This annual update valuation model corrects for this difference, thus improving equalization.

Area 008 - Model Adjustments

1-3 Unit Residences

2015 Total Value = 2014 Total Value + Overall (+/-) Characteristic Adjustments

Standard Area Adjustment	# Parcels Adjusted	% of Population
+14.24%	4,863	83%

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.

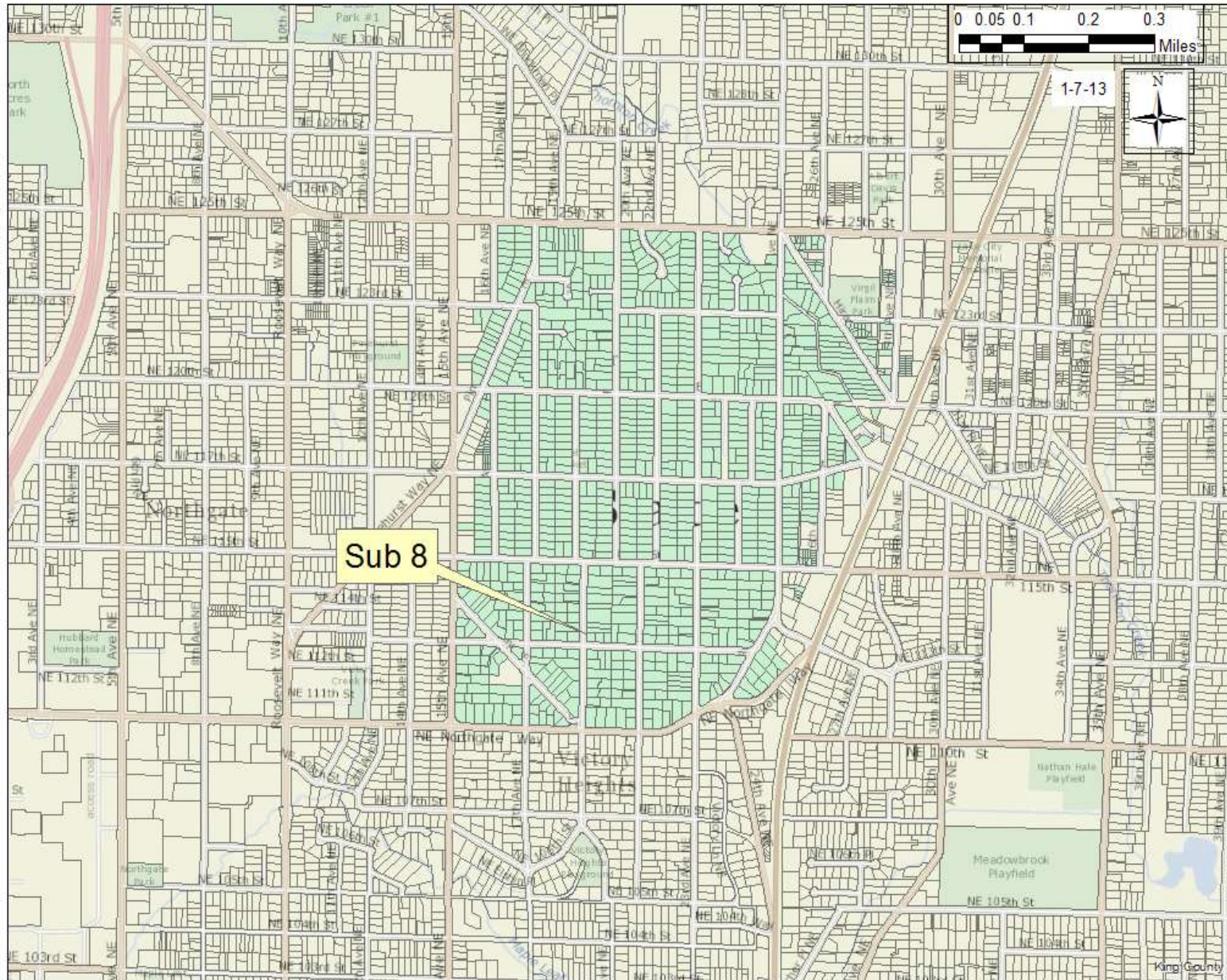
The percentages listed in the following table are total adjustments, not additive adjustments.

Model Variable	Adj %	# Sales	# in Pop	% Rep
Sub Area 8	+20.00%	116	1024	11%

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

Generally, parcels in Sub Area 8 were at a lower assessment level than the rest of the population. This model corrects for this difference.

Sub Area 8 Map



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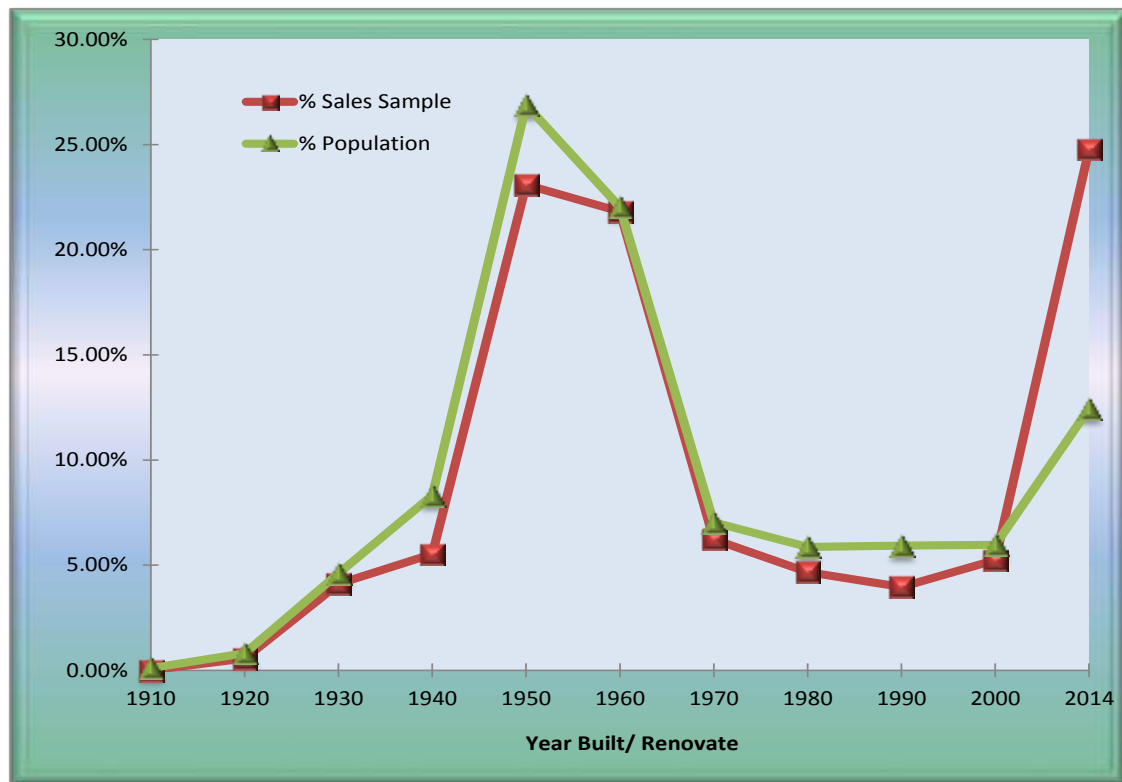
Sample Representation of Population Year Built or Renovated

Sales Sample

Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	4	0.57%
1930	29	4.11%
1940	39	5.52%
1950	163	23.09%
1960	154	21.81%
1970	44	6.23%
1980	33	4.67%
1990	28	3.97%
2000	37	5.24%
2014	175	24.79%
	706	

Population

Year Built/Ren	Frequency	% Population
1910	6	0.10%
1920	48	0.82%
1930	271	4.60%
1940	490	8.32%
1950	1,583	26.89%
1960	1,297	22.03%
1970	414	7.03%
1980	345	5.86%
1990	349	5.93%
2000	351	5.96%
2014	733	12.45%
	5,887	



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.

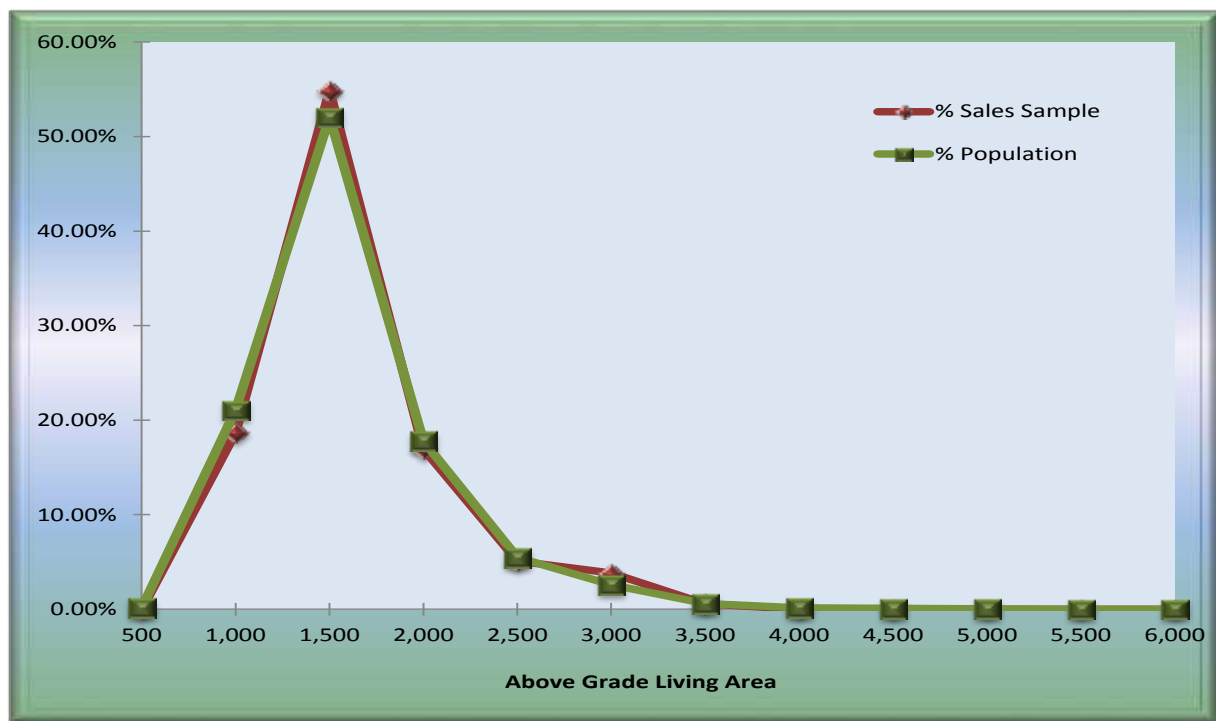
Sales Sample Representation of Population Above Grade Living Area

Sales Sample

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	132	18.70%
1,500	387	54.82%
2,000	120	17.00%
2,500	36	5.10%
3,000	27	3.82%
3,500	4	0.57%
4,000	0	0.00%
4,500	0	0.00%
5,000	0	0.00%
5,500	0	0.00%
6,000	0	0.00%
706		

Population

AGLA	Frequency	% Population
500	8	0.14%
1,000	1,240	21.06%
1,500	3,065	52.06%
2,000	1,048	17.80%
2,500	322	5.47%
3,000	152	2.58%
3,500	36	0.61%
4,000	8	0.14%
4,500	5	0.08%
5,000	3	0.05%
5,500	0	0.00%
6,000	0	0.00%
5,887		



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.

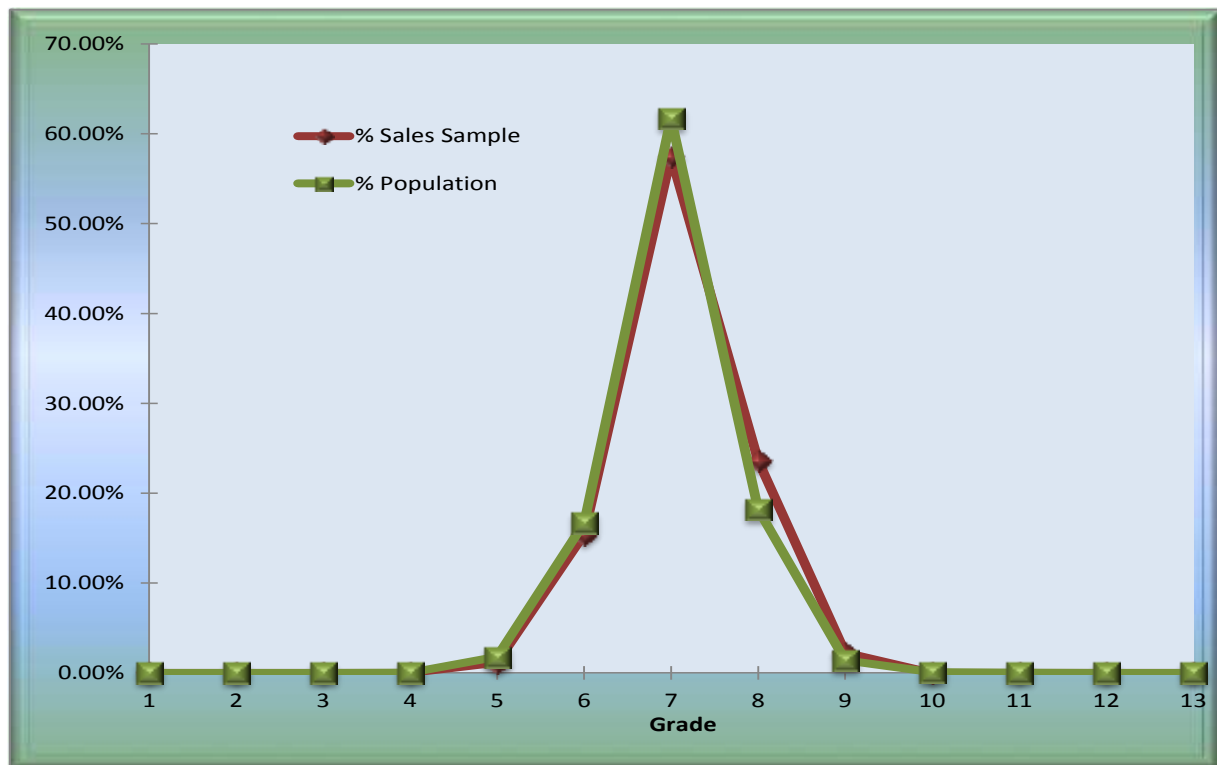
Sales Sample Representation of Population Building Grade

Sales Sample

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	8	1.13%
6	109	15.44%
7	406	57.51%
8	167	23.65%
9	16	2.27%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
706		

Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	2	0.03%
5	105	1.78%
6	984	16.71%
7	3,634	61.73%
8	1,073	18.23%
9	83	1.41%
10	5	0.08%
11	1	0.02%
12	0	0.00%
13	0	0.00%
5,887		



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 008 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, 2015**.

For example, a sale of \$475,000 which occurred on October 1, 2013 would be adjusted by the time trend factor of 1.155, resulting in an adjusted value of \$548,000 ($\$475,000 \times 1.155 = \$548,625$) – truncated to the nearest \$1000.

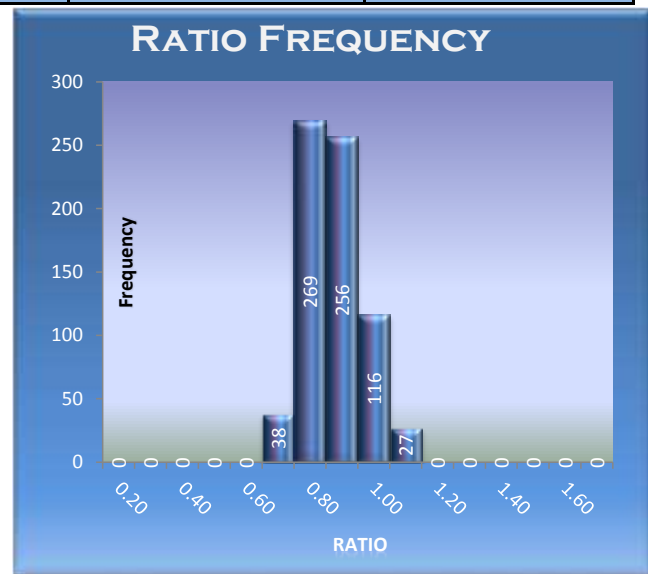
SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2012	1.373	37.3%
2/1/2012	1.362	36.2%
3/1/2012	1.352	35.2%
4/1/2012	1.342	34.2%
5/1/2012	1.331	33.1%
6/1/2012	1.321	32.1%
7/1/2012	1.311	31.1%
8/1/2012	1.300	30.0%
9/1/2012	1.290	29.0%
10/1/2012	1.279	27.9%
11/1/2012	1.269	26.9%
12/1/2012	1.259	25.9%
1/1/2013	1.248	24.8%
2/1/2013	1.238	23.8%
3/1/2013	1.228	22.8%
4/1/2013	1.218	21.8%
5/1/2013	1.207	20.7%
6/1/2013	1.197	19.7%
7/1/2013	1.187	18.7%
8/1/2013	1.176	17.6%
9/1/2013	1.166	16.6%
10/1/2013	1.155	15.5%
11/1/2013	1.145	14.5%
12/1/2013	1.135	13.5%
1/1/2014	1.124	12.4%
2/1/2014	1.114	11.4%
3/1/2014	1.104	10.4%
4/1/2014	1.093	9.3%
5/1/2014	1.083	8.3%
6/1/2014	1.073	7.3%
7/1/2014	1.063	6.3%
8/1/2014	1.052	5.2%
9/1/2014	1.041	4.1%
10/1/2014	1.031	3.1%
11/1/2014	1.021	2.1%
12/1/2014	1.011	1.1%
1/1/2015	1.000	0.0%

The time adjustment formula for Area 008 is: $(0.83156124573508 - 0.000280479640354616 * \text{SaleDay} - 0.0398809893457577 * 0.164306) / (0.83156124573508 - 0.0398809893457577 * 0.164306)$
SaleDay = SaleDate - 42005
SaleDaySq = (SaleDate - 42005)^2

Annual Update Ratio Study Report (Before) – 2014 Assessments

District: NW / Team: 3	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Lake City	1/1/2014	3/18/2015	1/2012 - 12/2014
Area Number: 008	Appr ID:	Property Type:	Adjusted for time?
	CLEW	1 to 3 Unit	YES

SAMPLE STATISTICS	
<i>Sample size (n)</i>	706
<i>Mean Assessed Value</i>	\$345,500
<i>Mean Adj. Sales Price</i>	\$423,800
<i>Standard Deviation AV</i>	\$82,027
<i>Standard Deviation SP</i>	\$110,495
ASSESSMENT LEVEL	
<i>Arithmetic Mean Ratio</i>	0.825
<i>Median Ratio</i>	0.816
<i>Weighted Mean Ratio</i>	0.815
UNIFORMITY	
<i>Lowest ratio</i>	0.604
<i>Highest ratio:</i>	1.087
<i>Coefficient of Dispersion</i>	8.53%
<i>Standard Deviation</i>	0.087
<i>Coefficient of Variation</i>	10.60%
<i>Price Related Differential (PRD)</i>	1.012
RELIABILITY	
95% Confidence: Median	
<i>Lower limit</i>	0.809
<i>Upper limit</i>	0.825
95% Confidence: Mean	
<i>Lower limit</i>	0.819
<i>Upper limit</i>	0.831
SAMPLE SIZE EVALUATION	
<i>N (population size)</i>	5,887
<i>B (acceptable error - in decimal)</i>	0.05
<i>S (estimated from this sample)</i>	0.087
Recommended minimum:	12
<i>Actual sample size:</i>	706
Conclusion:	OK
NORMALITY	
Binomial Test	
<i># ratios below mean:</i>	379
<i># ratios above mean:</i>	327
<i>z:</i>	1.957
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

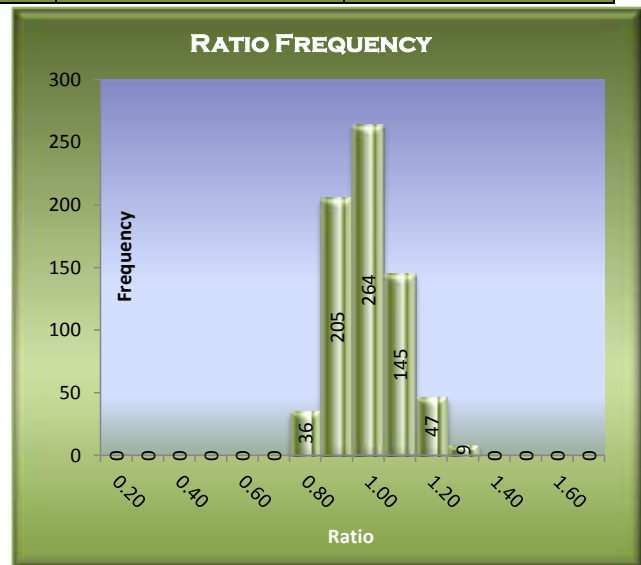
1 to 3 Unit Residences throughout Area 008

Sales Prices are adjusted for time to the Assessment Date of 1/1/2015

Annual Update Ratio Study Report (After) – 2015 Assessments

District: NW / Team: 3	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Lake City	1/1/2015	3/18/2015	1/2012 - 12/2014
Area Number: 008	Appr. ID:	Property Type:	Adjusted for time?
	CLEW	1 to 3 Unit	YES

Sample size (n)	706
Mean Assessed Value	\$397,500
Mean Sales Price	\$423,800
Standard Deviation AV	\$94,978
Standard Deviation SP	\$110,495
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.949
Median Ratio	0.938
Weighted Mean Ratio	0.938
UNIFORMITY	
Lowest ratio	0.712
Highest ratio:	1.241
Coefficient of Dispersion	8.41%
Standard Deviation	0.099
Coefficient of Variation	10.48%
Price Related Differential (PRD)	1.012
RELIABILITY	
95% Confidence: Median	
Lower limit	0.929
Upper limit	0.947
95% Confidence: Mean	
Lower limit	0.941
Upper limit	0.956
SAMPLE SIZE EVALUATION	
N (population size)	5,887
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.099
Recommended minimum:	16
Actual sample size:	706
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	385
# ratios above mean:	321
z:	2.409
Conclusion:	Non-normal



COMMENTS:

1 to 3 Unit Residences throughout Area 008

Sales Prices are adjusted for time to the Assessment Date of 1/1/2015.

Annual Update Process

Effective Date of Appraisal: January 1, 2015

Date of Appraisal Report: March 18, 2015

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 2014
5. Existing residences where the data for 2014 is significantly different than the data for 2015 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 2014 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 15 usable land sales available in the area, their 2014 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall +15.0% increase in land assessments in the area for the 2015 Assessment Year. The formula is:

2015 Land Value = 2014 Land Value * 1.153, with the result truncated to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that one neighborhood-based variable needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, Sub Area 8 was at a lower assessment level than the rest of the population, which resulted in more of an upward adjustment. This annual update valuation model corrects for this difference. With the exception of real property mobile home parcels and parcels with "accessory only" improvements, the new recommended values on all improved parcels were based on the analysis of the 706 useable residential sales in the area.

Sales used in the valuation model were time adjusted to January 1, 2015. The chosen adjustment model was developed using multiple regression. An explanatory adjustment table is included in this report.

The derived adjustment formula is:

$$2015 \text{ Total Value} = 2014 \text{ Total Value} * (1 - 0.05) / (0.83156124573508 - 0.0398809893457577 * \text{Sub8})$$

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

$$2015 \text{ Improvements Value} = 2015 \text{ Total Value} \text{ minus } 2015 \text{ Land Value}$$

Mobile Home Update

There were no mobile homes in this area.

Results

The resulting assessment level is 93.8%. 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 2015 assessment year (taxes payable in 2016) results in an average total change from the 2014 assessments of +15.1%. 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 (Previous Year Land Value + Previous Year Improvement Value) * 1.151.
- 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. (Previous Year Land Value + Previous Year Improvement Value) * 1.151.
- 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.



Improved Sales Used in This Annual Update Analysis

Area 008 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	0	344800	1920	10/30/13	\$260,000	\$298,000	570	5	1927	VGood	7,597	N	N	11513 30TH AVE NE
1	0	383400	0290	06/24/13	\$239,000	\$284,000	660	5	1930	Avg	8,145	N	N	13741 37TH AVE NE
1	0	407780	0476	02/11/14	\$250,000	\$278,000	680	5	1936	Fair	11,206	N	N	11321 40TH AVE NE
1	0	882090	3335	07/03/13	\$275,000	\$326,000	780	5	1938	VGood	7,946	N	N	11749 40TH AVE NE
1	0	882090	3345	10/30/13	\$251,000	\$288,000	860	5	1931	Avg	10,446	N	N	11741 40TH AVE NE
1	0	766370	0250	07/25/12	\$170,000	\$221,000	1,040	5	1945	Fair	8,189	N	N	14335 35TH AVE NE
1	0	145410	0061	04/24/14	\$300,000	\$326,000	620	6	1928	Avg	4,500	N	N	3546 NE 130TH ST
1	0	882290	1350	08/23/12	\$213,100	\$275,000	660	6	1940	Avg	6,060	N	N	12017 35TH AVE NE
1	0	145410	0204	09/26/13	\$239,950	\$278,000	780	6	1949	Avg	5,001	N	N	3723 NE 130TH ST
1	0	882090	2905	08/22/14	\$375,000	\$392,000	790	6	1941	Avg	7,733	N	N	11715 SAND POINT WAY NE
1	0	075100	0065	10/17/12	\$355,000	\$452,000	830	6	1947	Avg	7,740	N	N	11045 35TH AVE NE
1	0	407780	0279	06/11/13	\$250,000	\$298,000	830	6	1952	Avg	8,791	N	N	11021 SAND POINT WAY NE
1	0	075100	0060	05/06/14	\$353,000	\$382,000	860	6	1947	Good	7,740	N	N	11051 35TH AVE NE
1	0	075100	0170	03/12/14	\$340,000	\$374,000	860	6	1948	Avg	7,740	N	N	11339 35TH AVE NE
1	0	407780	0258	10/09/14	\$400,000	\$411,000	860	6	1930	Good	7,800	N	N	11048 ALTON AVE NE
1	0	932480	0110	07/28/14	\$420,000	\$442,000	860	6	1940	VGood	8,102	N	N	14357 36TH AVE NE
1	0	890300	0028	10/15/12	\$300,000	\$382,000	880	6	1944	Avg	9,176	N	N	11303 28TH AVE NE
1	0	145360	2241	07/11/13	\$288,000	\$341,000	890	6	1929	VGood	4,750	N	N	13008 35TH AVE NE
1	0	399270	0350	11/01/12	\$335,000	\$425,000	900	6	1941	Avg	6,350	N	N	11505 40TH AVE NE
1	0	882090	0720	04/23/14	\$341,500	\$371,000	900	6	1942	Avg	10,445	N	N	12324 36TH AVE NE
1	0	407780	0458	04/19/12	\$247,700	\$331,000	910	6	1928	Avg	7,985	N	N	11313 ALTON AVE NE
1	0	407780	0517	04/02/13	\$275,000	\$335,000	910	6	1953	Good	6,720	N	N	11051 40TH AVE NE
1	0	075100	0020	06/26/14	\$290,000	\$309,000	930	6	1924	Avg	7,740	N	N	11020 34TH AVE NE
1	0	399270	0530	04/09/12	\$296,000	\$396,000	930	6	1947	Good	7,227	N	N	11550 ALTON AVE NE
1	0	766370	0952	05/25/12	\$300,000	\$397,000	950	6	1947	Avg	7,945	N	N	14287 35TH AVE NE
1	0	344800	2250	06/04/13	\$300,000	\$359,000	1,040	6	1950	Good	6,710	N	N	11539 34TH AVE NE
1	0	882090	3465	11/18/14	\$335,000	\$340,000	1,040	6	1947	Avg	5,223	N	N	3817 NE 120TH ST
1	0	075200	0135	05/23/12	\$220,000	\$291,000	1,060	6	1950	Avg	7,920	N	N	11343 31ST AVE NE
1	0	399270	0265	08/04/14	\$385,100	\$405,000	1,060	6	1949	Good	8,040	N	N	3820 NE 115TH ST
1	0	383400	0805	07/10/14	\$350,000	\$371,000	1,170	6	1959	Avg	8,147	N	N	3611 NE 137TH ST

Improved Sales Used in This Annual Update Analysis

Area 008 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	0	145410	0007	05/21/12	\$287,000	\$380,000	1,180	6	1934	Avg	7,280	N	N	3601 NE 135TH ST
1	0	399270	0335	07/07/14	\$382,500	\$406,000	1,190	6	1981	Avg	4,440	N	N	3811 NE 117TH ST
1	0	383400	0340	07/31/12	\$220,000	\$286,000	1,310	6	1920	Avg	8,146	N	N	13710 36TH AVE NE
1	0	882090	0725	05/21/13	\$290,000	\$348,000	1,320	6	1937	Avg	10,445	N	N	12332 36TH AVE NE
1	0	145410	0005	08/06/14	\$350,000	\$368,000	1,370	6	1949	Avg	8,162	N	N	3605 NE 135TH ST
1	0	882190	0155	07/09/14	\$335,500	\$356,000	1,370	6	1930	Avg	6,780	N	N	12008 35TH AVE NE
1	0	393590	0297	04/11/13	\$382,000	\$464,000	2,120	6	1955	Avg	6,600	N	N	3817 NE 115TH ST
1	0	383400	0440	06/28/12	\$235,000	\$308,000	800	7	1951	Avg	8,146	N	N	13716 35TH AVE NE
1	0	882090	1415	05/29/14	\$400,000	\$430,000	800	7	1987	Avg	3,867	N	N	12001 BARTLETT AVE NE
1	0	882090	0670	06/23/14	\$399,950	\$426,000	810	7	1940	Good	5,223	N	N	12303 38TH AVE NE
1	0	407780	0518	06/11/14	\$371,000	\$397,000	890	7	1951	Avg	7,200	N	N	3843 NE 113TH ST
1	0	393590	0237	03/21/12	\$249,950	\$336,000	910	7	1930	Avg	4,400	N	N	11334 40TH AVE NE
1	0	145360	2022	07/07/14	\$270,000	\$286,000	920	7	1953	Avg	7,200	N	N	13406 35TH AVE NE
1	0	145360	2022	09/02/14	\$285,000	\$297,000	920	7	1953	Avg	7,200	N	N	13406 35TH AVE NE
1	0	383400	0200	06/12/13	\$321,000	\$383,000	920	7	1940	VGood	5,747	N	N	13708 37TH AVE NE
1	0	932480	0131	03/05/14	\$250,000	\$276,000	940	7	1967	Avg	7,453	N	N	14038 35TH AVE NE
1	0	344800	2300	11/04/13	\$371,650	\$425,000	970	7	1952	Good	14,560	N	N	11723 33RD PL NE
1	0	932480	0165	10/28/13	\$330,000	\$378,000	980	7	1951	Avg	8,143	N	N	3522 NE 140TH ST
1	0	882290	0984	09/20/12	\$195,000	\$250,000	990	7	1996	Avg	925	N	N	12044 31ST AVE NE
1	0	145360	2210	01/25/12	\$242,000	\$330,000	1,000	7	1976	Avg	7,231	N	N	13024 35TH AVE NE
1	0	344800	1930	02/20/13	\$410,000	\$505,000	1,010	7	1951	Good	9,145	N	N	11527 30TH AVE NE
1	0	383400	0670	06/13/13	\$335,000	\$400,000	1,040	7	1960	Avg	8,149	N	N	13514 35TH AVE NE
1	0	344800	2285	07/02/14	\$475,000	\$505,000	1,050	7	1962	VGood	13,468	N	N	11703 35TH AVE NE
1	0	407780	0438	12/31/14	\$518,000	\$518,000	1,050	7	1951	Good	8,768	N	N	11007 ALTON AVE NE
1	0	882090	0765	10/21/13	\$342,500	\$393,000	1,070	7	1950	Good	5,625	N	N	12359 36TH AVE NE
1	0	393590	0222	06/25/13	\$359,950	\$428,000	1,080	7	1960	Avg	5,700	N	N	4009 NE 115TH ST
1	0	890300	0070	01/02/14	\$275,000	\$309,000	1,080	7	1994	Avg	1,379	N	N	2811 A NE 115TH ST
1	0	145410	0016	06/20/13	\$320,000	\$381,000	1,090	7	1955	Avg	7,200	N	N	13227 37TH AVE NE
1	0	145410	0439	05/24/12	\$307,600	\$407,000	1,100	7	1979	Avg	7,431	N	N	13211 39TH AVE NE
1	0	344800	0823	11/16/12	\$300,000	\$379,000	1,100	7	1978	Avg	5,000	N	N	11842 D 31ST PL NE

Improved Sales Used in This Annual Update Analysis

Area 008 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	0	399270	0048	07/18/14	\$526,000	\$556,000	1,110	7	1959	Avg	6,350	N	N	11559 36TH AVE NE
1	0	882290	1072	04/08/14	\$282,000	\$308,000	1,120	7	2005	Avg	1,238	N	N	12019 A 32ND AVE NE
1	0	932480	0180	10/16/14	\$403,250	\$414,000	1,130	7	1934	Avg	8,137	N	N	14019 36TH AVE NE
1	0	344800	2321	01/24/13	\$348,000	\$432,000	1,150	7	1957	Avg	7,651	N	N	11806 33RD AVE NE
1	0	145410	0101	11/21/12	\$309,500	\$391,000	1,160	7	1949	Avg	6,126	N	N	3539 NE 130TH ST
1	0	882290	1023	05/16/13	\$250,000	\$301,000	1,160	7	2004	Avg	1,186	N	N	12018 A 31ST AVE NE
1	0	399270	0070	11/24/14	\$450,000	\$456,000	1,170	7	1956	Avg	8,100	N	N	11559 38TH AVE NE
1	0	890250	0301	08/28/12	\$340,000	\$439,000	1,170	7	1953	Avg	9,063	N	N	11018 27TH AVE NE
1	0	383400	0215	11/07/13	\$345,000	\$394,000	1,180	7	1940	VGood	8,146	N	N	13724 37TH AVE NE
1	0	399270	0215	07/14/13	\$355,000	\$420,000	1,180	7	1984	Avg	3,810	N	N	11535 39TH AVE NE
1	0	145410	0015	05/29/14	\$350,000	\$376,000	1,190	7	1959	Avg	7,200	N	N	13235 37TH AVE NE
1	0	344800	0755	06/04/14	\$399,950	\$429,000	1,190	7	1959	Avg	5,244	N	N	3214 NE 118TH ST
1	0	407780	0271	11/14/12	\$425,000	\$537,000	1,190	7	1972	Avg	8,460	N	N	11025 BARTLETT AVE NE
1	0	407780	0272	09/06/13	\$480,000	\$559,000	1,210	7	1942	VGood	8,992	N	N	11031 SAND POINT WAY NE
1	0	882090	3495	01/27/14	\$350,000	\$390,000	1,210	7	1987	Avg	5,000	N	N	11747 38TH AVE NE
1	0	075100	0130	04/01/13	\$365,000	\$444,000	1,220	7	1932	Good	7,740	N	N	11332 34TH AVE NE
1	0	383400	0820	06/13/14	\$458,000	\$489,000	1,220	7	1957	Good	8,555	N	N	13545 39TH AVE NE
1	0	393590	0190	01/31/12	\$295,000	\$402,000	1,220	7	1985	Avg	7,319	N	N	11321 SAND POINT WAY NE
1	0	882090	0754	05/01/14	\$400,000	\$433,000	1,250	7	1987	Avg	8,389	N	N	12360 36TH AVE NE
1	0	882090	3397	11/26/13	\$512,500	\$582,000	1,250	7	1993	Avg	7,288	N	N	3910 NE 117TH ST
1	0	383400	0685	05/30/13	\$350,000	\$419,000	1,260	7	1955	Avg	8,148	N	N	13534 35TH AVE NE
1	0	145360	1040	09/19/12	\$287,000	\$368,000	1,270	7	2007	Avg	1,111	N	N	12559 B 35TH AVE NE
1	0	344800	1786	09/03/13	\$269,999	\$315,000	1,270	7	1998	Avg	1,575	N	N	11505 28TH AVE NE
1	0	882090	0640	09/14/12	\$455,000	\$585,000	1,270	7	1960	Good	10,446	N	N	12321 38TH AVE NE
1	0	145360	1038	10/02/14	\$292,000	\$301,000	1,270	7	2007	Avg	1,283	N	N	12557 A 35TH AVE NE
1	0	882090	0712	04/09/14	\$355,000	\$387,000	1,280	7	1969	VGood	8,473	N	N	12314 36TH AVE NE
1	0	882290	1301	09/08/14	\$281,000	\$292,000	1,280	7	2003	Avg	974	N	N	12020 B 33RD AVE NE
1	0	407780	0231	02/14/12	\$225,000	\$305,000	1,290	7	1949	Avg	10,048	N	N	11333 SAND POINT WAY NE
1	0	882290	1022	03/14/14	\$270,000	\$297,000	1,290	7	2004	Avg	1,203	N	N	12020 A 31ST AVE NE
1	0	882290	1030	01/18/14	\$255,551	\$286,000	1,300	7	2008	Avg	1,225	N	N	12010 B 31ST AVE NE

Improved Sales Used in This Annual Update Analysis

Area 008 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	0	393590	0239	09/26/12	\$440,000	\$564,000	1,300	7	2012	Avg	2,200	N	N	11336 40TH AVE NE
1	0	383400	0591	09/23/13	\$285,000	\$330,000	1,310	7	2007	Avg	1,256	N	N	13553 35TH AVE NE
1	0	383400	0593	06/13/13	\$288,349	\$344,000	1,310	7	2007	Avg	1,331	N	N	13557 35TH AVE NE
1	0	344800	1031	07/02/13	\$420,000	\$498,000	1,320	7	1947	VGood	15,926	N	N	11825 31ST PL NE
1	0	882290	1390	03/22/13	\$289,950	\$354,000	1,320	7	2012	Avg	1,462	N	N	12039 B 35TH AVE NE
1	0	145360	2284	11/03/14	\$296,000	\$302,000	1,320	7	1997	Avg	2,040	N	N	12742 G 35TH AVE NE
1	0	882290	1385	04/08/13	\$289,950	\$352,000	1,320	7	2012	Avg	1,413	N	N	12029 A 35TH AVE NE
1	0	882290	1391	04/10/13	\$292,950	\$356,000	1,320	7	2012	Avg	1,511	N	N	12033 B 35TH AVE NE
1	0	882290	1396	04/18/13	\$292,850	\$355,000	1,320	7	2012	Avg	1,511	N	N	12035 A 35TH AVE NE
1	0	766370	0973	05/22/14	\$321,000	\$345,000	1,347	7	2010	Avg	1,292	N	N	14015 A 35TH AVE NE
1	0	399270	0475	11/11/14	\$450,000	\$458,000	1,350	7	1954	VGood	7,200	N	N	11531 BARTLETT AVE NE
1	0	890300	0026	10/24/13	\$380,000	\$436,000	1,350	7	1960	Avg	7,453	N	N	11329 28TH AVE NE
1	0	882290	1386	04/23/13	\$284,000	\$344,000	1,350	7	2012	Avg	987	N	N	12029 B 35TH AVE NE
1	0	882290	1387	04/29/13	\$282,880	\$342,000	1,350	7	2012	Avg	1,047	N	N	12031 A 35TH AVE NE
1	0	882290	1388	04/09/13	\$274,950	\$334,000	1,350	7	2012	Avg	1,042	N	N	12031 B 35TH AVE NE
1	0	882290	1389	05/10/13	\$274,850	\$331,000	1,350	7	2012	Avg	990	N	N	12033 A 35TH AVE NE
1	0	882290	1392	04/08/13	\$274,850	\$334,000	1,350	7	2012	Avg	988	N	N	12039 A 35TH AVE NE
1	0	882290	1393	04/18/13	\$274,850	\$333,000	1,350	7	2012	Avg	1,044	N	N	12037 B 35TH AVE NE
1	0	882290	1394	04/30/13	\$300,000	\$362,000	1,350	7	2012	Avg	1,043	N	N	12037 A 35TH AVE NE
1	0	882290	1395	05/08/13	\$282,880	\$341,000	1,350	7	2012	Avg	989	N	N	12035 B 35TH AVE NE
1	0	344800	1030	07/21/14	\$400,000	\$422,000	1,360	7	1956	Avg	23,609	N	N	11815 31ST PL NE
1	0	407780	0593	09/15/14	\$355,000	\$368,000	1,360	7	1956	Avg	8,968	N	N	3544 NE 113TH ST
1	0	145410	0260	11/17/14	\$357,000	\$362,000	1,370	7	1948	Avg	6,450	N	N	3724 NE 125TH ST
1	0	882090	3200	03/27/12	\$285,000	\$383,000	1,370	7	1950	Avg	10,115	N	N	11700 40TH AVE NE
1	0	344800	1777	07/28/13	\$315,000	\$371,000	1,370	7	2000	Good	1,302	N	N	11517 A 28TH AVE NE
1	0	399270	0326	08/22/14	\$380,000	\$397,000	1,380	7	1954	Good	5,400	N	N	11552 38TH AVE NE
1	0	145360	2310	12/16/14	\$303,000	\$305,000	1,400	7	1999	Avg	1,650	N	N	12734 35TH AVE NE
1	0	145360	2281	05/03/13	\$290,000	\$350,000	1,410	7	1997	Good	2,040	N	N	12742 35TH AVE NE
1	0	932480	0190	01/20/12	\$320,000	\$437,000	1,420	7	1976	Avg	8,133	N	N	14033 36TH AVE NE
1	0	882090	3514	08/01/13	\$375,500	\$442,000	1,430	7	1976	Avg	7,946	N	N	11741 38TH AVE NE

Improved Sales Used in This Annual Update Analysis

Area 008 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	0	933840	0010	10/31/12	\$360,700	\$458,000	1,430	7	1949	Avg	7,680	N	N	11308 ALTON AVE NE
1	0	145360	2309	08/05/14	\$288,000	\$303,000	1,430	7	1999	Avg	1,650	N	N	12732 35TH AVE NE
1	0	145360	2313	10/29/14	\$297,000	\$303,000	1,430	7	1999	Avg	1,650	N	N	12734 35TH AVE NE
1	0	407780	0451	04/09/12	\$300,000	\$402,000	1,470	7	1948	Avg	5,737	N	N	4020 NE 113TH ST
1	0	882290	1111	09/05/13	\$278,000	\$324,000	1,470	7	2002	Avg	1,168	N	N	12049 D 32ND AVE NE
1	0	145410	0399	11/11/13	\$415,000	\$474,000	1,480	7	1980	Avg	8,506	N	N	13014 37TH AVE NE
1	0	383400	0455	08/20/12	\$300,000	\$388,000	1,480	7	1951	Avg	8,146	N	N	13732 35TH AVE NE
1	0	383400	0589	09/04/13	\$290,000	\$338,000	1,480	7	2007	Avg	1,540	N	N	13551 35TH AVE NE
1	0	383400	0594	07/11/14	\$319,000	\$338,000	1,480	7	2007	Avg	1,722	N	N	13550 35TH AVE NE
1	0	383400	0180	07/17/12	\$335,000	\$437,000	1,500	7	1952	Avg	8,146	N	N	13709 39TH AVE NE
1	0	383400	0614	01/17/12	\$280,000	\$383,000	1,500	7	1952	Good	8,000	N	N	13549 36TH AVE NE
1	0	145360	2209	01/25/12	\$320,000	\$437,000	1,530	7	1974	Avg	7,319	N	N	13026 C 35TH AVE NE
1	0	882090	3070	09/24/12	\$286,000	\$367,000	1,550	7	1950	Avg	5,411	N	N	11744 BARTLETT AVE NE
1	0	407780	0428	05/04/12	\$350,000	\$466,000	1,560	7	1953	Good	7,194	N	N	11059 ALTON AVE NE
1	0	882090	3660	04/18/13	\$330,000	\$400,000	1,570	7	1987	Avg	12,862	N	N	11747 36TH AVE NE
1	0	981170	0150	10/04/13	\$331,000	\$382,000	1,570	7	1965	Avg	9,379	N	N	11047 31ST AVE NE
1	0	882290	1303	04/02/13	\$299,950	\$365,000	1,570	7	2003	Avg	1,860	N	N	12022 A 33RD AVE NE
1	0	407780	0551	01/31/12	\$299,000	\$407,000	1,590	7	1969	Avg	7,208	N	N	3545 NE 113TH ST
1	0	393590	0238	10/03/12	\$445,000	\$569,000	1,620	7	2012	Avg	2,200	N	N	11338 40TH AVE NE
1	0	383400	0400	11/19/14	\$415,000	\$421,000	1,630	7	1952	Avg	8,146	N	N	13733 36TH AVE NE
1	0	407780	0516	07/17/13	\$389,000	\$459,000	1,630	7	1949	Good	6,720	N	N	11057 40TH AVE NE
1	0	145410	0440	06/05/14	\$456,000	\$489,000	1,670	7	1947	VGood	9,886	N	N	13205 39TH AVE NE
1	0	882090	3360	04/27/12	\$499,000	\$665,000	1,670	7	2011	Avg	10,446	N	N	11735 40TH AVE NE
1	0	145360	2000	07/19/13	\$439,000	\$518,000	1,700	7	1975	Avg	8,588	N	N	3505 NE 135TH ST
1	0	383400	0370	06/27/13	\$418,000	\$497,000	1,700	7	1992	Avg	8,145	N	N	13752 36TH AVE NE
1	0	145410	0203	07/06/12	\$320,000	\$419,000	1,710	7	1928	Good	5,000	N	N	12750 37TH AVE NE
1	0	145410	0237	12/08/14	\$374,990	\$378,000	1,710	7	1964	Avg	8,661	N	N	12558 B 37TH AVE NE
1	0	882190	0185	01/16/14	\$525,000	\$587,000	1,710	7	2013	Avg	7,515	N	N	11738 35TH AVE NE
1	0	882090	3050	10/26/12	\$355,000	\$451,000	1,720	7	1989	Avg	3,867	N	N	11736 BARTLETT AVE NE
1	0	890250	0340	03/31/14	\$392,000	\$429,000	1,740	7	1950	Avg	12,156	N	N	11027 27TH AVE NE

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Area 008 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	0	766370	0961	08/09/13	\$395,000	\$463,000	1,770	7	1947	VGood	7,945	N	N	14275 35TH AVE NE
1	0	890300	0055	10/23/13	\$300,000	\$344,000	1,780	7	1952	Avg	20,902	N	N	11338 28TH AVE NE
1	0	882090	3441	10/10/14	\$501,000	\$515,000	1,890	7	1989	Avg	14,728	N	N	11746 38TH AVE NE
1	0	932480	0380	02/21/14	\$325,000	\$360,000	1,890	7	1947	Avg	8,116	N	N	14315 37TH AVE NE
1	0	882090	1275	06/10/14	\$571,000	\$611,000	2,250	7	1916	VGood	7,807	N	N	12042 38TH AVE NE
1	0	417710	0040	06/06/12	\$386,000	\$509,000	2,410	7	1949	Avg	7,939	N	N	11345 36TH AVE NE
1	0	882090	3380	07/28/14	\$452,000	\$476,000	2,660	7	1990	Avg	13,579	N	N	11705 40TH AVE NE
1	0	344800	2205	05/21/13	\$425,000	\$510,000	960	8	1930	VGood	14,560	N	N	11525 34TH AVE NE
1	0	407780	0437	04/26/13	\$305,000	\$369,000	1,010	8	1951	Good	7,200	N	N	4034 NE 110TH ST
1	0	882290	1164	02/01/12	\$245,000	\$334,000	1,070	8	2009	Avg	1,240	N	N	12018 C 32ND AVE NE
1	0	882290	1172	03/24/12	\$247,500	\$333,000	1,070	8	2009	Avg	936	N	N	12018 B 33RD AVE NE
1	0	882290	1174	01/20/12	\$249,000	\$340,000	1,070	8	2009	Avg	1,245	N	N	12018 A 32ND AVE NE
1	0	145360	2425	10/10/13	\$300,900	\$347,000	1,080	8	2008	Avg	4,189	N	N	12548 B 35TH AVE NE
1	0	145360	2429	08/12/13	\$289,500	\$339,000	1,080	8	2008	Avg	1,339	N	N	12546 C 35TH AVE NE
1	0	399270	0256	11/05/12	\$430,000	\$545,000	1,130	8	1946	VGood	7,620	N	N	11521 39TH AVE NE
1	0	882290	1253	06/19/12	\$245,000	\$322,000	1,140	8	2007	Avg	1,160	N	N	12050 A 33RD AVE NE
1	0	882290	1167	02/21/12	\$229,800	\$311,000	1,150	8	2010	Avg	844	N	N	12026 B 32ND AVE NE
1	0	882290	1176	02/21/12	\$229,000	\$310,000	1,150	8	2010	Avg	849	N	N	12020 B 32ND AVE NE
1	0	399270	0036	06/26/14	\$415,000	\$442,000	1,170	8	1957	Avg	6,700	N	N	3516 NE 115TH ST
1	0	344800	0725	10/22/12	\$425,500	\$541,000	1,290	8	1926	VGood	7,700	N	N	11830 32ND AVE NE
1	0	375300	0030	05/27/14	\$399,950	\$430,000	1,296	8	2009	Avg	1,051	N	N	12303 SAND POINT WAY NE
1	0	882290	1171	02/21/12	\$249,800	\$339,000	1,320	8	2009	Avg	1,159	N	N	12026 C 32ND AVE NE
1	0	882290	1175	12/29/14	\$345,000	\$345,000	1,320	8	2010	Avg	1,161	N	N	12020 A 32ND AVE NE
1	0	882290	1178	02/22/12	\$247,000	\$335,000	1,320	8	2010	Avg	1,166	N	N	12020 C 32ND AVE NE
1	0	882290	0083	08/30/12	\$234,000	\$302,000	1,360	8	2007	Avg	1,357	N	N	12314 A 33RD AVE NE
1	0	882290	0080	05/24/13	\$285,000	\$342,000	1,380	8	2008	Avg	1,210	N	N	12316 C 33RD AVE NE
1	0	882290	0082	02/04/13	\$286,000	\$354,000	1,380	8	2008	Avg	1,210	N	N	12316 A 33RD AVE NE
1	0	407780	0507	08/21/14	\$518,500	\$542,000	1,420	8	1985	Avg	5,520	N	N	3920 NE 110TH ST
1	0	766370	0978	04/01/14	\$299,950	\$328,000	1,420	8	2013	Avg	1,020	N	N	14023 35TH AVE NE
1	0	766370	0977	04/01/14	\$307,000	\$336,000	1,430	8	2013	Avg	1,355	N	N	14021 35TH AVE NE

Improved Sales Used in This Annual Update Analysis

Area 008 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	0	766370	0979	03/27/14	\$302,000	\$331,000	1,430	8	2013	Avg	1,373	N	N	14025 35TH AVE NE
1	0	882290	0081	09/09/13	\$272,000	\$316,000	1,440	8	2008	Avg	880	N	N	12316 B 33RD AVE NE
1	0	145410	0215	04/25/12	\$385,000	\$513,000	1,490	8	1967	Avg	13,702	N	N	12728 37TH AVE NE
1	0	375300	0080	12/17/13	\$385,000	\$435,000	1,505	8	2009	Avg	1,016	N	N	12313 SAND POINT WAY NE
1	0	375300	0100	08/28/14	\$399,000	\$416,000	1,520	8	2009	Avg	1,884	N	N	4024 NE 123RD ST
1	0	407780	0247	06/10/14	\$429,950	\$460,000	1,570	8	1951	Avg	9,480	N	N	11049 SAND POINT WAY NE
1	0	663590	0046	07/14/14	\$465,000	\$492,000	1,580	8	1952	VGood	6,058	N	N	11527 35TH AVE NE
1	0	882090	0745	01/10/12	\$390,000	\$534,000	1,580	8	2005	Avg	10,445	N	N	12352 36TH AVE NE
1	0	375300	0010	05/07/14	\$417,250	\$451,000	1,606	8	2009	Avg	1,452	N	N	4020 NE 123RD ST
1	0	145410	0122	06/11/14	\$405,000	\$433,000	1,640	8	1948	Avg	7,201	N	N	12711 37TH AVE NE
1	0	766370	0970	11/05/13	\$390,950	\$447,000	1,700	8	2013	Avg	1,703	N	N	14029 35TH AVE NE
1	0	766370	0976	03/31/14	\$394,000	\$431,000	1,700	8	2013	Avg	1,865	N	N	14027 35TH AVE NE
1	0	407780	0225	05/15/14	\$604,000	\$651,000	1,820	8	2013	Avg	7,210	N	N	11345 SAND POINT WAY NE
1	0	383400	0615	06/25/12	\$482,000	\$633,000	1,860	8	2011	Avg	2,863	N	N	13551 36TH AVE NE
1	0	407780	0564	10/26/12	\$510,000	\$648,000	1,950	8	1978	Good	10,212	N	N	11040 35TH AVE NE
1	0	407780	0224	07/23/14	\$615,000	\$649,000	2,090	8	2013	Avg	7,200	N	N	11341 SAND POINT WAY NE
1	0	393590	0330	02/26/14	\$655,000	\$724,000	2,160	8	2005	Avg	7,231	N	N	11333 40TH AVE NE
1	0	407780	0251	12/09/13	\$501,000	\$567,000	2,200	8	2008	Avg	8,340	N	N	11017 BARTLETT AVE NE
1	0	890250	0245	04/09/14	\$680,000	\$742,000	2,420	8	1920	Good	16,200	N	N	2830 NE 110TH ST
1	0	882090	0962	03/14/14	\$635,000	\$698,000	2,510	8	2013	Avg	9,124	N	N	12023 36TH AVE NE
1	0	383400	0350	10/05/12	\$534,500	\$683,000	2,520	8	2001	Avg	12,219	N	N	13726 36TH AVE NE
1	0	145410	0127	08/11/14	\$689,950	\$723,000	2,520	8	2014	Avg	8,433	N	N	12701 37TH AVE NE
1	0	882090	0960	10/08/13	\$625,000	\$721,000	2,560	8	2013	Avg	8,335	N	N	12025 36TH AVE NE
1	0	145410	0126	07/29/14	\$694,950	\$732,000	2,620	8	2014	Avg	7,772	N	N	12703 37TH AVE NE
1	0	145410	0125	07/02/14	\$705,000	\$749,000	2,670	8	2014	Avg	8,292	N	N	12705 37TH AVE NE
1	0	407780	0558	07/02/12	\$555,000	\$727,000	2,700	8	2011	Avg	8,040	N	N	11030 36TH AVE NE
1	0	383400	0245	08/28/13	\$670,000	\$782,000	2,850	8	2013	Avg	6,788	N	N	13750 37TH AVE NE
1	0	932480	0220	09/17/14	\$600,000	\$622,000	1,590	9	2003	Avg	8,127	N	N	14048 36TH AVE NE
1	0	344800	2178	10/09/14	\$674,000	\$693,000	1,850	9	2014	Avg	7,603	N	N	3200 NE 117TH ST
1	0	075200	0035	05/20/14	\$699,000	\$753,000	2,650	9	2006	Avg	7,945	N	N	11336 30TH AVE NE

Improved Sales Used in This Annual Update Analysis

Area 008 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	0	383400	0420	07/24/13	\$650,000	\$766,000	2,740	9	1928	VGood	8,492	N	N	3524 NE 137TH ST
3	0	082000	0068	06/26/13	\$270,500	\$321,000	700	6	1949	VGood	4,800	N	N	12038 14TH AVE NE
3	0	204450	0212	04/09/13	\$310,000	\$377,000	730	6	1945	VGood	6,217	N	N	11745 14TH AVE NE
3	0	641310	0111	07/09/13	\$259,450	\$307,000	740	6	1944	Avg	5,850	N	N	11509 8TH AVE NE
3	0	641310	0130	06/23/12	\$315,000	\$414,000	810	6	1950	VGood	9,422	N	N	11521 9TH AVE NE
3	0	641210	0094	08/08/13	\$270,000	\$317,000	820	6	1940	Avg	7,219	N	N	12025 5TH AVE NE
3	0	292604	9230	10/08/12	\$199,950	\$255,000	930	6	1947	Avg	4,026	N	N	549 NE 115TH ST
3	0	641360	0120	08/07/13	\$285,000	\$335,000	980	6	1967	Good	7,490	N	N	12036 8TH AVE NE
3	0	641310	0200	01/30/12	\$233,000	\$318,000	1,300	6	1942	Avg	10,213	N	N	11545 ROOSEVELT WAY NE
3	0	292604	9259	12/26/13	\$263,900	\$297,000	1,310	6	1941	Avg	8,280	N	N	12047 14TH AVE NE
3	0	641160	0411	12/09/14	\$257,000	\$259,000	770	7	1951	Avg	7,200	N	N	326 NE 117TH ST
3	0	271110	0020	04/06/12	\$209,000	\$280,000	820	7	1947	Avg	6,000	N	N	911 NE 113TH ST
3	0	156010	0015	12/16/14	\$305,000	\$307,000	830	7	1942	Avg	6,900	N	N	11347 15TH AVE NE
3	0	271110	0015	10/28/14	\$359,000	\$367,000	850	7	1947	Good	6,000	N	N	917 NE 113TH ST
3	0	641410	0731	02/21/14	\$233,000	\$258,000	850	7	1945	Avg	7,248	N	N	514 NE 127TH ST
3	0	156010	0130	01/28/13	\$268,000	\$332,000	870	7	1943	Avg	7,000	N	N	11353 14TH AVE NE
3	0	641360	0290	05/09/14	\$252,500	\$273,000	880	7	1947	Avg	6,127	N	N	809 NE 125TH ST
3	0	204450	0301	10/11/13	\$335,000	\$386,000	920	7	1947	Avg	6,000	N	N	1411 NE 120TH ST
3	0	641310	0140	08/23/12	\$310,000	\$401,000	940	7	1950	Avg	8,316	N	N	11526 8TH AVE NE
3	0	292604	9174	10/02/12	\$271,000	\$347,000	950	7	1941	Avg	6,250	N	N	317 NE 115TH ST
3	0	641310	0241	07/24/12	\$221,000	\$288,000	950	7	1949	Avg	9,211	N	N	11726 5TH AVE NE
3	0	204450	0152	11/17/14	\$455,000	\$462,000	960	7	1954	Good	6,000	N	N	11549 12TH AVE NE
3	0	641410	0111	11/05/14	\$365,000	\$372,000	990	7	1949	Avg	9,223	N	N	12526 8TH AVE NE
3	0	527220	0025	12/16/13	\$360,000	\$407,000	1,000	7	1947	VGood	6,948	N	N	916 NE 117TH ST
3	0	527220	0040	11/21/14	\$375,000	\$380,000	1,000	7	1947	Good	6,947	N	N	904 NE 117TH ST
3	0	527220	0055	01/10/13	\$310,000	\$386,000	1,000	7	1947	VGood	6,912	N	N	11726 9TH AVE NE
3	0	641410	0100	04/22/13	\$379,000	\$459,000	1,000	7	1941	VGood	7,936	N	N	830 NE 125TH ST
3	0	082000	0069	08/19/13	\$340,000	\$398,000	1,010	7	1991	Avg	3,480	N	N	12040 14TH AVE NE
3	0	572450	0315	08/27/13	\$365,000	\$426,000	1,020	7	1952	Avg	5,500	N	N	1051 NE 114TH ST
3	0	572450	0351	10/01/13	\$420,000	\$485,000	1,020	7	1951	VGood	5,940	N	N	1031 NE 114TH ST

Improved Sales Used in This Annual Update Analysis

Area 008 -- 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	0	616100	0021	08/28/12	\$295,000	\$381,000	1,050	7	1975	Avg	7,384	N	N	304 3RD AVE NE
3	0	641410	0133	05/22/14	\$337,000	\$363,000	1,070	7	1951	VGood	6,109	N	N	12561 ROOSEVELT WAY NE
3	0	641310	0311	06/03/14	\$390,000	\$418,000	1,080	7	1947	VGood	7,236	N	N	808 NE 117TH ST
3	0	292604	9580	05/01/14	\$201,500	\$218,000	1,084	7	1976	Avg	1,484	N	N	11348 C 3RD AVE NE
3	0	204450	0142	09/02/14	\$420,000	\$437,000	1,130	7	1952	Avg	6,000	N	N	11545 12TH AVE NE
3	0	156010	0045	10/21/13	\$345,000	\$396,000	1,140	7	1942	Avg	6,850	N	N	11317 15TH AVE NE
3	0	641410	0032	10/14/13	\$375,000	\$432,000	1,140	7	1965	Avg	9,000	N	N	12546 B 5TH AVE NE
3	0	641410	0732	08/31/12	\$239,950	\$310,000	1,150	7	1951	Avg	7,552	N	N	502 NE 127TH ST
3	0	204450	0160	11/18/13	\$253,000	\$288,000	1,220	7	1943	Avg	9,360	N	N	1048 NE 117TH ST
3	0	204450	0201	06/09/14	\$435,000	\$465,000	1,230	7	1973	Good	7,200	N	N	1033 NE 120TH ST
3	0	641360	0072	11/11/13	\$417,500	\$477,000	1,230	7	1963	VGood	12,240	N	N	12035 8TH AVE NE
3	0	641360	0277	08/05/13	\$389,000	\$457,000	1,230	7	1983	Avg	6,128	N	N	827 B NE 125TH ST
3	0	232530	0060	05/15/14	\$344,000	\$371,000	1,232	7	2007	Avg	1,130	N	N	12331 A 10TH PL NE
3	0	641160	0461	11/19/13	\$375,000	\$427,000	1,240	7	1958	Good	8,876	N	N	11719 5TH AVE NE
3	0	641360	0197	09/09/13	\$265,000	\$308,000	1,260	7	1990	Avg	2,704	N	N	850 A NE 123RD ST
3	0	641360	0015	03/20/14	\$425,000	\$466,000	1,280	7	2013	Avg	8,704	N	N	12016 5TH AVE NE
3	0	204450	0243	04/04/14	\$432,000	\$472,000	1,290	7	1952	Avg	10,800	N	N	11712 12TH AVE NE
3	0	641360	0189	08/13/12	\$288,500	\$374,000	1,310	7	1954	VGood	6,000	N	N	12049 ROOSEVELT WAY NE
3	0	641360	0151	09/16/14	\$460,000	\$477,000	1,320	7	1985	Avg	7,232	N	N	12015 C ROOSEVELT WAY NE
3	0	543330	0100	06/23/14	\$385,200	\$410,000	1,330	7	1949	Avg	8,083	N	N	11058 14TH AVE NE
3	0	292604	9237	10/06/14	\$417,500	\$430,000	1,340	7	1995	Avg	6,664	N	N	1209 NE 125TH ST
3	0	641160	0171	02/28/14	\$435,000	\$480,000	1,350	7	1999	Avg	7,320	N	N	322 NE 115TH ST
3	0	156010	0190	10/11/13	\$255,000	\$294,000	1,370	7	1943	Avg	7,050	N	N	11308 12TH AVE NE
3	0	641360	0246	01/28/13	\$290,000	\$359,000	1,370	7	1950	Avg	6,000	N	N	804 NE 123RD ST
3	0	641360	0193	11/06/13	\$322,000	\$368,000	1,379	7	2001	Avg	1,196	N	N	12307 A ROOSEVELT WAY NE
3	0	223980	0070	06/27/14	\$417,000	\$444,000	1,380	7	1959	Avg	7,700	N	N	11550 6TH PL NE
3	0	641310	0340	01/07/14	\$421,540	\$473,000	1,380	7	1949	Good	8,153	N	N	11744 8TH AVE NE
3	0	292604	9299	02/20/13	\$270,000	\$332,000	1,390	7	1951	Avg	7,200	N	N	11314 5TH AVE NE
3	0	641310	0094	10/10/13	\$359,000	\$414,000	1,390	7	1988	Good	6,500	N	N	11528 7TH AVE NE
3	0	543330	0025	09/29/12	\$329,000	\$421,000	1,400	7	1951	Avg	8,220	N	N	11037 15TH AVE NE

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Area 008 -- 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	0	292604	9609	08/08/12	\$280,000	\$363,000	1,406	7	2008	Avg	1,408	N	N	1017 C NE 123RD ST
3	0	232530	0091	07/18/13	\$305,000	\$360,000	1,420	7	2007	Avg	977	N	N	12343 B 10TH PL NE
3	0	641310	0110	06/01/12	\$342,950	\$453,000	1,440	7	1964	Avg	5,850	N	N	558 NE 115TH ST
3	0	925990	0025	07/14/14	\$430,000	\$455,000	1,440	7	1954	VGood	7,320	N	N	1036 NE 123RD ST
3	0	204450	0221	09/16/13	\$362,500	\$421,000	1,510	7	1949	Good	6,000	N	N	11738 12TH AVE NE
3	0	232530	0093	07/07/14	\$378,000	\$401,000	1,536	7	2007	Avg	2,491	N	N	12341 A 10TH PL NE
3	0	232530	0096	05/02/12	\$315,000	\$419,000	1,536	7	2007	Avg	1,465	N	N	12341 D 10TH PL NE
3	0	292604	9088	11/27/13	\$487,575	\$554,000	1,540	7	1927	Good	7,820	N	N	12033 12TH AVE NE
3	0	641360	0285	08/25/14	\$402,000	\$420,000	1,580	7	1947	VGood	6,127	N	N	829 NE 125TH ST
3	0	641310	0213	03/06/13	\$443,500	\$544,000	1,610	7	1950	VGood	9,600	N	N	921 NE 117TH ST
3	0	641360	0275	07/24/14	\$446,000	\$470,000	1,730	7	1949	VGood	5,922	N	N	12336 8TH AVE NE
3	0	781030	0035	03/25/13	\$350,000	\$427,000	1,740	7	1981	Avg	7,219	N	N	147 NE 116TH ST
3	0	232530	0073	07/08/13	\$305,000	\$361,000	1,770	7	2008	Avg	1,473	N	N	12337 C 10TH PL NE
3	0	232530	0076	01/22/14	\$402,500	\$450,000	1,770	7	2008	Avg	2,250	N	N	12339 C 10TH PL NE
3	0	292604	9195	05/15/14	\$512,000	\$552,000	1,810	7	1944	VGood	8,299	N	N	12035 14TH AVE NE
3	0	925990	0020	07/25/13	\$390,000	\$460,000	1,840	7	1956	Good	8,610	N	N	1100 NE 123RD ST
3	0	204450	0213	06/17/14	\$310,000	\$331,000	1,870	7	1956	Avg	6,000	N	N	11750 12TH AVE NE
3	0	641360	0123	10/08/14	\$455,000	\$468,000	1,870	7	1950	Avg	7,403	N	N	12040 8TH AVE NE
3	0	641310	0122	07/11/14	\$369,950	\$392,000	1,200	8	1965	Avg	4,860	N	N	814 NE 115TH ST
3	0	292604	9047	11/06/12	\$332,000	\$421,000	1,310	8	1950	Avg	21,402	N	N	11316 5TH AVE NE
3	0	232530	0037	09/02/14	\$358,000	\$373,000	1,360	8	2006	Avg	1,442	N	N	12315 D 10TH PL NE
3	0	204450	0022	02/05/13	\$450,000	\$556,000	1,370	8	1977	Good	18,805	N	N	1029 C NE 120TH ST
3	0	292604	9560	02/10/12	\$250,000	\$340,000	1,381	8	2007	Avg	876	N	N	11318 C 8TH AVE NE
3	0	292604	9563	08/23/13	\$339,722	\$397,000	1,381	8	2007	Avg	1,220	N	N	11316 D 8TH AVE NE
3	0	292604	9564	09/24/14	\$360,000	\$372,000	1,381	8	2007	Avg	1,180	N	N	11316 C 8TH AVE NE
3	0	292604	9571	08/19/12	\$285,000	\$369,000	1,381	8	2007	Avg	916	N	N	11310 B 8TH AVE NE
3	0	292604	9574	06/22/12	\$277,000	\$364,000	1,381	8	2007	Avg	1,180	N	N	11308 E 8TH AVE NE
3	0	292604	9575	02/14/12	\$250,000	\$339,000	1,381	8	2007	Avg	916	N	N	11308 D 8TH AVE NE
3	0	616100	0015	05/15/14	\$349,950	\$377,000	1,400	8	1957	Avg	7,066	N	N	11515 4TH AVE NE
3	0	232530	0016	02/11/14	\$317,000	\$352,000	1,410	8	2006	Avg	1,030	N	N	12303 C 10TH PL NE

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Area 008 -- 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	0	232530	0044	07/19/13	\$344,500	\$407,000	1,410	8	2006	Avg	1,439	N	N	12325 A 10TH PL SE
3	0	232530	0046	05/27/13	\$324,000	\$388,000	1,410	8	2006	Avg	1,027	N	N	12325 C 10TH PL NE
3	0	232530	0025	12/19/12	\$319,000	\$400,000	1,410	8	2006	Avg	1,028	N	N	12307 B 10TH PL NE
3	0	232530	0026	04/23/14	\$325,000	\$353,000	1,410	8	2006	Avg	1,028	N	N	12307 C 10TH PL NE
3	0	232530	0027	08/02/13	\$283,000	\$333,000	1,410	8	2006	Avg	1,440	N	N	12307 D 10TH PL NE
3	0	292604	9612	07/31/12	\$300,000	\$390,000	1,459	8	2009	Avg	1,263	N	N	12038 A ROOSEVELT WAY NE
3	0	573050	0015	06/26/13	\$420,000	\$499,000	1,674	8	2009	Avg	1,633	N	N	12347 14TH AVE NE
3	0	292604	9449	06/18/14	\$384,400	\$410,000	1,689	8	2008	Avg	1,388	N	N	1029 A NE 123RD ST
3	0	292604	9600	09/04/13	\$360,000	\$419,000	1,689	8	2008	Avg	1,058	N	N	1021 B NE 123RD ST
3	0	641360	0256	03/04/13	\$433,000	\$531,000	1,700	8	2002	Avg	9,000	N	N	12316 8TH AVE NE
3	0	641310	0242	08/26/14	\$400,000	\$417,000	1,730	8	1961	Avg	9,211	N	N	11725 7TH AVE NE
3	0	082000	0012	08/27/14	\$401,000	\$418,000	1,770	8	2001	Avg	1,977	N	N	12330 A 14TH AVE NE
3	0	082000	0015	09/10/12	\$355,000	\$457,000	1,770	8	2001	Avg	1,996	N	N	12326 A 14TH AVE NE
3	0	232530	0071	05/15/13	\$375,000	\$451,000	1,770	8	2008	Avg	1,548	N	N	12337 A 10TH PL NE
3	0	082000	0018	10/14/14	\$387,500	\$398,000	1,860	8	2001	Avg	2,218	N	N	12328 B 14TH AVE NE
3	0	641410	0025	07/21/14	\$538,000	\$568,000	1,960	8	1978	Avg	10,032	N	N	12526 5TH AVE NE
3	0	641360	0102	08/13/13	\$425,000	\$498,000	2,030	8	1967	Avg	10,935	N	N	12012 8TH AVE NE
3	0	204450	0260	02/11/14	\$619,950	\$688,000	2,270	8	2013	Avg	7,204	N	N	1230 NE 117TH ST
3	0	204450	0273	11/07/13	\$638,000	\$729,000	2,270	8	2013	Avg	7,299	N	N	1234 NE 117TH ST
3	0	204450	0261	02/12/14	\$599,950	\$666,000	2,310	8	2013	Avg	7,224	N	N	1228 NE 117TH ST
3	0	204450	0270	01/16/14	\$626,950	\$702,000	2,340	8	2013	Avg	7,243	N	N	1232 NE 117TH ST
3	0	204450	0280	01/28/14	\$629,950	\$702,000	2,420	8	2013	Avg	7,200	N	N	1240 NE 117TH ST
3	0	204450	0274	01/08/14	\$626,950	\$703,000	2,420	8	2013	Avg	7,216	N	N	1236 NE 117TH ST
3	0	204450	0275	12/03/13	\$637,000	\$722,000	2,440	8	2013	Avg	7,256	N	N	1238 NE 117TH ST
3	0	292604	9548	12/10/12	\$480,000	\$603,000	3,250	8	1984	Avg	6,562	N	N	12044 D ROOSEVELT WAY NE
3	0	292604	9157	06/13/13	\$510,000	\$608,000	2,320	9	2002	Avg	7,200	N	N	535 NE 115TH ST
3	0	641160	0470	12/03/13	\$614,950	\$697,000	2,510	9	2013	Avg	7,205	N	N	346 NE 117TH ST
3	0	641160	0474	12/05/13	\$614,950	\$697,000	2,510	9	2013	Avg	7,231	N	N	11711 5TH AVE NE
3	0	641410	0029	03/22/12	\$530,000	\$713,000	2,720	9	2008	Avg	7,200	N	N	12524 5TH AVE NE
3	0	641410	0029	04/08/13	\$520,000	\$632,000	2,720	9	2008	Avg	7,200	N	N	12524 5TH AVE NE

Improved Sales Used in This Annual Update Analysis

Area 008 -- 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	0	766370	0460	06/04/12	\$143,000	\$189,000	660	5	1949	Fair	7,020	N	N	2727 NE 145TH ST
7	0	425090	0035	06/10/13	\$250,000	\$298,000	600	6	1941	VGood	5,215	N	N	13335 25TH AVE NE
7	0	212604	9116	05/28/13	\$226,300	\$271,000	700	6	1929	Avg	10,500	N	N	2349 NE 127TH ST
7	0	212604	9032	09/05/14	\$375,000	\$390,000	710	6	1936	VGood	9,417	N	N	2520 NE 130TH ST
7	0	638150	0050	01/02/13	\$256,000	\$319,000	720	6	1944	Avg	10,303	N	N	14303 22ND AVE NE
7	0	638150	0635	05/16/14	\$342,000	\$369,000	720	6	1944	Avg	6,826	N	N	14039 24TH AVE NE
7	0	638150	0810	08/08/13	\$247,900	\$291,000	720	6	1944	Avg	6,856	N	N	14045 23RD PL NE
7	0	638150	1775	09/24/12	\$200,000	\$256,000	740	6	1946	Avg	7,535	N	N	13522 23RD PL NE
7	0	638150	0735	12/02/13	\$357,000	\$405,000	750	6	1944	Avg	7,085	N	N	14028 23RD AVE NE
7	0	638150	0630	04/28/14	\$339,000	\$368,000	760	6	1944	Avg	6,826	N	N	14033 24TH AVE NE
7	0	641410	0250	03/11/13	\$230,000	\$282,000	760	6	1935	Avg	8,879	N	N	12521 12TH AVE NE
7	0	641410	0251	05/21/12	\$230,000	\$305,000	770	6	1954	Avg	6,287	N	N	12515 12TH AVE NE
7	0	638150	0080	07/19/13	\$202,500	\$239,000	780	6	1950	Avg	7,654	N	N	14334 20TH AVE NE
7	0	638150	0825	08/29/12	\$235,000	\$303,000	780	6	1944	Avg	6,856	N	N	14061 23RD PL NE
7	0	638150	1575	11/09/12	\$269,200	\$341,000	780	6	1948	Avg	5,001	N	N	2623 NE 137TH ST
7	0	145360	0182	05/28/14	\$285,000	\$306,000	800	6	1954	Avg	6,240	N	N	13332 30TH AVE NE
7	0	382170	0062	11/15/13	\$330,950	\$377,000	800	6	1947	VGood	12,014	N	N	3000 NE 135TH ST
7	0	638150	0265	06/27/14	\$397,000	\$422,000	800	6	1944	Good	6,757	N	N	14327 24TH AVE NE
7	0	638150	1220	03/27/14	\$350,000	\$383,000	800	6	1946	Good	7,504	N	N	13725 23RD PL NE
7	0	638150	1165	05/09/13	\$255,000	\$307,000	830	6	1947	Good	4,812	N	N	14019 23RD AVE NE
7	0	638150	0370	02/20/13	\$368,250	\$453,000	850	6	1944	VGood	7,111	N	N	2416 NE 143RD ST
7	0	638150	1065	09/25/12	\$250,000	\$320,000	850	6	1949	Avg	6,088	N	N	14029 23RD AVE NE
7	0	383450	0160	12/15/12	\$327,000	\$410,000	860	6	1928	Avg	8,417	N	N	12710 27TH AVE NE
7	0	641410	0243	05/08/13	\$265,500	\$320,000	880	6	1948	Avg	7,057	N	N	1052 NE 125TH ST
7	0	766370	0494	04/12/13	\$315,000	\$382,000	880	6	1939	Good	5,588	N	N	2704 NE 143RD ST
7	0	638150	1255	11/23/13	\$325,000	\$370,000	890	6	1941	VGood	7,976	N	N	13724 23RD PL NE
7	0	382170	0010	07/13/13	\$216,000	\$255,000	910	6	1942	Avg	12,000	N	N	13746 30TH AVE NE
7	0	638150	0170	08/26/14	\$235,000	\$245,000	910	6	1936	Avg	7,617	N	N	14323 23RD AVE NE
7	0	113300	0671	06/02/14	\$315,000	\$338,000	960	6	1952	Avg	6,634	N	N	1715 NE 135TH ST
7	0	638150	0005	12/09/13	\$345,000	\$391,000	960	6	2013	Avg	6,266	N	N	14357 22ND AVE NE

Improved Sales Used in This Annual Update Analysis

Area 008 -- 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	0	685570	0145	07/24/12	\$209,950	\$274,000	960	6	1952	Avg	8,886	N	N	1710 NE 135TH ST
7	0	766370	0811	07/30/12	\$230,000	\$299,000	970	6	1951	Avg	9,150	N	N	14032 30TH AVE NE
7	0	766370	0551	06/07/13	\$324,000	\$387,000	1,060	6	1951	Good	11,765	N	N	14344 25TH AVE NE
7	0	766370	0792	07/24/14	\$228,000	\$240,000	1,060	6	1951	Avg	6,100	N	N	14052 30TH AVE NE
7	0	382220	0056	01/06/14	\$245,000	\$275,000	1,080	6	1951	Avg	7,200	N	N	2731 NE 135TH ST
7	0	638150	0040	09/11/13	\$386,000	\$449,000	1,110	6	1944	Good	10,090	N	N	14311 22ND AVE NE
7	0	638150	1965	06/12/14	\$430,000	\$460,000	1,110	6	1947	Good	6,000	N	N	13524 22ND AVE NE
7	0	212604	9187	06/18/13	\$267,000	\$318,000	1,130	6	1952	Avg	8,100	N	N	13040 23RD AVE NE
7	0	113300	0240	08/17/12	\$325,000	\$421,000	1,150	6	1935	Avg	10,095	N	N	12732 15TH AVE NE
7	0	113300	0560	07/10/14	\$276,000	\$292,000	1,150	6	1953	Avg	11,400	N	N	13346 19TH AVE NE
7	0	766370	0822	10/20/12	\$278,100	\$354,000	1,210	6	1924	Good	7,200	N	N	14014 30TH AVE NE
7	0	685570	0080	07/14/14	\$294,950	\$312,000	1,240	6	1952	Avg	8,840	N	N	1740 NE 136TH ST
7	0	685570	0135	11/19/13	\$280,000	\$319,000	1,240	6	1952	Avg	9,734	N	N	1703 NE 136TH ST
7	0	685570	0050	08/21/12	\$272,000	\$352,000	1,250	6	1952	Avg	9,702	N	N	1704 NE 136TH ST
7	0	641410	0290	10/29/12	\$300,000	\$381,000	1,270	6	1949	Good	6,600	N	N	12510 12TH AVE NE
7	0	383450	0250	07/08/13	\$373,000	\$442,000	1,280	6	1931	VGood	8,417	N	N	12709 27TH AVE NE
7	0	638150	0930	06/12/12	\$342,000	\$450,000	1,280	6	1944	Good	12,142	N	N	14053 22ND AVE NE
7	0	641410	0693	08/20/12	\$319,000	\$413,000	1,280	6	1950	Avg	6,640	N	N	12812 8TH AVE NE
7	0	685570	0115	06/26/14	\$357,250	\$380,000	1,400	6	1952	Good	8,840	N	N	1727 NE 136TH ST
7	0	638150	1025	05/04/12	\$312,000	\$415,000	1,450	6	1950	Avg	7,199	N	N	13717 22ND AVE NE
7	0	685570	0125	03/18/14	\$299,000	\$328,000	1,460	6	1952	Avg	8,840	N	N	1715 NE 136TH ST
7	0	638150	0700	11/05/14	\$365,000	\$372,000	1,590	6	1944	Avg	7,085	N	N	14066 22ND AVE NE
7	0	638150	1190	06/12/12	\$345,000	\$454,000	1,630	6	1936	Good	7,603	N	N	13710 23RD AVE NE
7	0	638150	1636	08/20/14	\$320,000	\$335,000	1,780	6	1947	Good	6,840	N	N	13515 27TH AVE NE
7	0	383450	0280	04/11/13	\$260,000	\$316,000	820	7	1955	Avg	8,410	N	N	12726 26TH AVE NE
7	0	663230	0011	11/28/12	\$280,000	\$353,000	840	7	1951	Avg	9,150	N	N	13727 19TH AVE NE
7	0	766370	0663	09/10/14	\$353,000	\$367,000	860	7	1949	Avg	8,511	N	N	14035 27TH AVE NE
7	0	638150	1606	07/16/13	\$416,500	\$492,000	870	7	1941	Good	8,174	N	N	13518 25TH AVE NE
7	0	766370	0721	06/21/12	\$232,500	\$306,000	890	7	1949	Avg	9,409	N	N	14020 27TH AVE NE
7	0	663230	0153	09/12/13	\$276,000	\$321,000	910	7	1951	Avg	6,600	N	N	14025 20TH AVE NE

Improved Sales Used in This Annual Update Analysis

Area 008 -- 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	0	212604	9071	12/19/12	\$360,000	\$451,000	920	7	1941	VGood	8,017	N	N	12513 22ND AVE NE
7	0	638150	1880	01/16/13	\$350,000	\$435,000	920	7	1948	Good	4,684	N	N	13514 23RD AVE NE
7	0	766370	0762	06/18/13	\$310,800	\$370,000	920	7	1953	Avg	7,320	N	N	14027 30TH AVE NE
7	0	209270	0080	06/05/12	\$239,000	\$315,000	940	7	1953	Avg	6,202	N	N	12723 25TH AVE NE
7	0	685570	0035	02/10/14	\$360,000	\$400,000	940	7	1951	Good	8,874	N	N	1719 NE 137TH ST
7	0	070500	0115	06/06/13	\$300,000	\$359,000	950	7	1950	Good	6,789	N	N	2625 NE 135TH ST
7	0	070500	0120	04/16/13	\$300,000	\$364,000	950	7	1950	Good	6,951	N	N	2623 NE 135TH ST
7	0	638150	1730	02/13/14	\$365,000	\$405,000	960	7	1941	Good	7,740	N	N	13609 26TH AVE NE
7	0	641410	0231	10/15/14	\$440,000	\$452,000	960	7	1952	Avg	7,986	N	N	12622 10TH AVE NE
7	0	212604	9106	07/25/12	\$350,000	\$456,000	970	7	1940	Good	8,400	N	N	2904 NE 130TH ST
7	0	638150	1126	04/23/14	\$335,000	\$364,000	980	7	1952	Good	6,696	N	N	13714 22ND AVE NE
7	0	641410	0460	05/01/14	\$340,000	\$368,000	980	7	1949	Avg	9,047	N	N	12732 12TH AVE NE
7	0	766370	0511	03/26/13	\$346,600	\$423,000	980	7	1951	Good	8,370	N	N	14333 27TH AVE NE
7	0	070500	0025	10/23/12	\$265,000	\$337,000	1,010	7	1951	Avg	6,871	N	N	2504 NE 134TH ST
7	0	113300	0326	06/04/13	\$450,000	\$538,000	1,010	7	1966	VGood	9,500	N	N	12531 17TH AVE NE
7	0	212604	9086	05/10/13	\$341,000	\$411,000	1,010	7	1949	VGood	8,100	N	N	13344 20TH AVE NE
7	0	566710	0025	07/08/14	\$405,000	\$429,000	1,010	7	1953	VGood	7,683	N	N	1003 NE 126TH ST
7	0	766370	0530	10/15/12	\$299,000	\$381,000	1,010	7	1926	Avg	8,662	N	N	2556 NE 143RD ST
7	0	766370	0581	10/22/13	\$325,000	\$373,000	1,010	7	1950	Good	8,460	N	N	14304 25TH AVE NE
7	0	442710	0190	02/04/13	\$253,500	\$313,000	1,030	7	1953	Avg	6,240	N	N	13511 17TH AVE NE
7	0	113300	0676	02/25/13	\$300,000	\$369,000	1,040	7	1947	VGood	8,932	N	N	1721 NE 135TH ST
7	0	212604	9118	10/10/12	\$357,000	\$456,000	1,040	7	1950	Avg	9,000	N	N	13044 27TH AVE NE
7	0	638150	0350	06/05/13	\$335,000	\$400,000	1,040	7	1944	VGood	9,523	N	N	14320 24TH PL NE
7	0	663230	0477	10/06/14	\$324,950	\$335,000	1,040	7	1959	Avg	7,288	N	N	1600 NE 137TH ST
7	0	566710	0040	12/05/13	\$293,000	\$332,000	1,050	7	1953	Avg	7,271	N	N	1009 NE 126TH ST
7	0	663230	0467	10/04/12	\$272,000	\$348,000	1,050	7	1959	Avg	9,212	N	N	13715 17TH AVE NE
7	0	113300	0650	08/05/13	\$287,000	\$337,000	1,060	7	1978	Avg	10,000	N	N	13320 17TH AVE NE
7	0	382170	0007	09/26/12	\$300,000	\$384,000	1,060	7	1950	Good	13,500	N	N	13770 30TH AVE NE
7	0	663230	0122	07/14/14	\$364,500	\$386,000	1,060	7	1959	Avg	9,506	N	N	14046 17TH AVE NE
7	0	766370	0751	03/04/14	\$347,500	\$383,000	1,060	7	1952	Avg	10,850	N	N	14041 30TH AVE NE

Improved Sales Used in This Annual Update Analysis

Area 008 -- 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	0	766370	0759	12/01/14	\$368,000	\$372,000	1,060	7	1969	Avg	7,884	N	N	14032 28TH AVE NE
7	0	425090	0110	09/20/12	\$359,000	\$461,000	1,070	7	1953	Avg	8,168	N	N	13309 23RD PL NE
7	0	663230	0072	09/17/13	\$375,000	\$435,000	1,070	7	1966	Good	8,468	N	N	13716 19TH AVE NE
7	0	641410	0270	12/20/12	\$375,000	\$470,000	1,080	7	1942	Avg	15,118	N	N	12541 12TH AVE NE
7	0	766370	0643	04/18/13	\$409,500	\$496,000	1,080	7	1953	VGood	7,808	N	N	14056 26TH AVE NE
7	0	663230	0190	09/23/13	\$256,300	\$297,000	1,090	7	1936	Avg	7,203	N	N	14331 19TH AVE NE
7	0	212604	9111	03/13/14	\$385,000	\$423,000	1,100	7	1959	Avg	8,190	N	N	13021 23RD PL NE
7	0	638150	0385	06/17/13	\$315,000	\$375,000	1,100	7	1949	Good	6,013	N	N	14323 25TH AVE NE
7	0	641410	0291	11/20/13	\$424,000	\$483,000	1,100	7	2013	Avg	5,111	N	N	12503 14TH AVE NE
7	0	202604	9112	04/09/12	\$286,000	\$383,000	1,110	7	1953	Avg	7,560	N	N	1230 NE 130TH ST
7	0	638150	0450	11/04/14	\$380,950	\$388,000	1,110	7	1944	Avg	7,819	N	N	14023 25TH AVE NE
7	0	113300	0381	02/20/13	\$385,000	\$474,000	1,120	7	1955	Good	12,172	N	N	1714 NE BROCKMAN PL
7	0	382220	0076	07/16/13	\$408,350	\$482,000	1,130	7	1973	Good	8,115	N	N	13533 28TH AVE NE
7	0	663230	0183	02/28/13	\$283,000	\$348,000	1,130	7	1954	Avg	6,315	N	N	14326 17TH AVE NE
7	0	663230	0230	10/06/14	\$377,500	\$389,000	1,130	7	1955	Avg	7,200	N	N	14324 19TH AVE NE
7	0	663230	0043	06/18/13	\$385,000	\$459,000	1,140	7	1959	Avg	8,593	N	N	13757 19TH AVE NE
7	0	663230	0184	11/22/13	\$363,000	\$413,000	1,140	7	1987	Avg	7,209	N	N	14327 19TH AVE NE
7	0	442710	0140	06/21/13	\$269,800	\$321,000	1,150	7	1953	Avg	6,333	N	N	13558 16TH AVE NE
7	0	641410	0244	03/24/14	\$280,000	\$307,000	1,150	7	1950	Avg	7,057	N	N	1056 NE 125TH ST
7	0	766370	0620	06/19/12	\$282,000	\$371,000	1,150	7	1953	Avg	8,494	N	N	14015 26TH AVE NE
7	0	202604	9177	12/17/12	\$208,950	\$262,000	1,150	7	2000	Avg	1,052	N	N	1213 NE 135TH ST
7	0	178760	0094	11/06/14	\$285,000	\$290,000	1,160	7	1953	Avg	7,875	N	N	510 131ST PL NE
7	0	638150	0685	06/05/12	\$379,000	\$500,000	1,160	7	1961	Good	6,093	N	N	14084 22ND AVE NE
7	0	113300	0459	07/15/13	\$407,500	\$482,000	1,170	7	1984	Good	11,533	N	N	1511 NE 130TH PL
7	0	113300	0542	08/05/14	\$425,000	\$447,000	1,170	7	1977	Avg	9,500	N	N	13312 19TH AVE NE
7	0	113300	0545	10/15/13	\$426,500	\$491,000	1,170	7	1977	Good	9,500	N	N	13316 19TH AVE NE
7	0	382220	0036	06/24/14	\$257,500	\$274,000	1,180	7	1940	Avg	9,265	N	N	13321 30TH AVE NE
7	0	382220	0164	08/19/14	\$423,500	\$443,000	1,190	7	1987	Avg	7,498	N	N	13773 30TH AVE NE
7	0	638150	1215	03/19/14	\$390,000	\$428,000	1,190	7	1953	Avg	7,887	N	N	13721 23RD PL NE
7	0	212604	9215	08/21/12	\$325,000	\$420,000	1,200	7	1954	Avg	8,923	N	N	12551 22ND AVE NE

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Area 008 -- 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	0	638150	2065	02/05/14	\$353,000	\$393,000	1,200	7	1952	VGood	9,133	N	N	2011 NE 135TH PL
7	0	113300	0351	10/21/13	\$317,248	\$364,000	1,210	7	1959	Avg	10,802	N	N	1520 NE BROCKMAN PL
7	0	113300	0762	07/11/13	\$460,000	\$544,000	1,210	7	1968	VGood	7,200	N	N	13311 17TH AVE NE
7	0	863260	0020	11/04/13	\$465,000	\$532,000	1,210	7	1954	Good	6,200	N	N	12522 22ND AVE NE
7	0	202604	9102	08/05/13	\$371,000	\$436,000	1,220	7	1951	Avg	7,780	N	N	13038 10TH AVE NE
7	0	638150	0035	05/08/14	\$385,000	\$416,000	1,230	7	1944	Avg	9,920	N	N	14317 22ND AVE NE
7	0	638150	1050	03/27/14	\$487,000	\$533,000	1,230	7	1957	VGood	7,199	N	N	13745 22ND AVE NE
7	0	638150	2035	05/01/14	\$426,000	\$461,000	1,250	7	1950	VGood	9,861	N	N	13563 23RD AVE NE
7	0	685570	0075	12/21/12	\$333,000	\$417,000	1,250	7	1952	VGood	8,840	N	N	1734 NE 136TH ST
7	0	113300	0087	11/13/12	\$328,000	\$415,000	1,260	7	1938	Avg	6,000	N	N	12546 17TH AVE NE
7	0	113300	0495	03/07/13	\$415,000	\$509,000	1,260	7	1969	Good	7,350	N	N	12745 20TH AVE NE
7	0	766370	0512	02/15/13	\$351,500	\$433,000	1,260	7	1951	Good	8,401	N	N	14327 27TH AVE NE
7	0	641410	0532	08/19/12	\$325,000	\$421,000	1,270	7	1959	Avg	7,841	N	N	1119 NE 130TH ST
7	0	641410	0220	02/20/14	\$412,000	\$456,000	1,280	7	1937	Good	7,538	N	N	12610 10TH AVE NE
7	0	113300	0146	06/21/12	\$390,000	\$513,000	1,290	7	1936	Good	7,206	N	N	12545 19TH AVE NE
7	0	382170	0032	09/20/12	\$315,000	\$404,000	1,290	7	1949	VGood	8,514	N	N	13710 30TH AVE NE
7	0	382170	0033	05/08/13	\$277,000	\$334,000	1,290	7	2008	Avg	1,351	N	N	3016 A NE 137TH ST
7	0	382170	0038	10/01/14	\$305,000	\$315,000	1,290	7	2008	Avg	1,112	N	N	3014 A NE 137TH ST
7	0	382220	0125	02/03/12	\$265,000	\$361,000	1,300	7	1967	Avg	7,747	N	N	13751 28TH AVE NE
7	0	382220	0127	06/04/13	\$317,000	\$379,000	1,300	7	1947	Avg	9,260	N	N	13744 27TH AVE NE
7	0	638150	1715	03/25/14	\$374,550	\$410,000	1,300	7	1976	Avg	4,283	N	N	2502 NE 136TH ST
7	0	641410	0351	03/28/13	\$347,450	\$424,000	1,300	7	1942	Good	9,042	N	N	12516 14TH AVE NE
7	0	766370	0731	11/16/12	\$247,000	\$312,000	1,300	7	1953	Avg	9,409	N	N	14008 27TH AVE NE
7	0	209270	0065	11/20/12	\$301,000	\$380,000	1,310	7	1953	Avg	6,000	N	N	2339 NE 128TH ST
7	0	766370	0924	04/03/13	\$225,000	\$274,000	1,310	7	2006	Avg	951	N	N	14020 C 32ND AVE NE
7	0	212604	9074	03/11/13	\$349,900	\$429,000	1,320	7	1939	VGood	7,803	N	N	12506 20TH AVE NE
7	0	383450	0603	07/18/13	\$290,000	\$342,000	1,330	7	2003	Avg	975	N	N	12530 B 26TH AVE NE
7	0	212604	9308	04/08/14	\$425,000	\$464,000	1,350	7	1989	Avg	8,100	N	N	13315 23RD AVE NE
7	0	638150	0270	07/31/13	\$475,000	\$559,000	1,350	7	1944	VGood	7,049	N	N	14333 24TH AVE NE
7	0	638150	0690	07/16/14	\$427,500	\$452,000	1,350	7	1944	VGood	7,085	N	N	14080 22ND AVE NE

Improved Sales Used in This Annual Update Analysis

Area 008 -- 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	0	663230	0478	09/16/14	\$400,000	\$415,000	1,350	7	1959	Good	7,255	N	N	1614 NE 137TH ST
7	0	766370	0923	04/20/12	\$196,500	\$262,000	1,350	7	2006	Avg	902	N	N	14020 B 32ND AVE NE
7	0	442660	0005	10/04/12	\$306,500	\$392,000	1,360	7	1952	Good	7,000	N	N	12824 23RD AVE NE
7	0	638150	2145	12/28/12	\$422,000	\$527,000	1,360	7	1962	Good	7,638	N	N	13516 20TH AVE NE
7	0	766370	0927	03/23/14	\$235,000	\$258,000	1,362	7	2006	Avg	972	N	N	14018 C 32ND AVE NE
7	0	638150	1975	07/09/13	\$266,001	\$315,000	1,370	7	1936	Avg	6,704	N	N	13504 22ND AVE NE
7	0	641410	0625	03/20/14	\$472,500	\$519,000	1,370	7	1974	VGood	7,500	N	N	857 NE 130TH ST
7	0	641410	0630	02/25/14	\$335,000	\$370,000	1,370	7	1974	Avg	7,500	N	N	849 NE 130TH ST
7	0	663230	0560	06/06/12	\$388,000	\$512,000	1,370	7	2003	Avg	10,850	N	N	13745 15TH AVE NE
7	0	212604	9148	01/03/12	\$385,000	\$528,000	1,380	7	1977	Avg	8,157	N	N	13326 22ND AVE NE
7	0	212604	9255	05/29/13	\$418,000	\$501,000	1,380	7	1975	Good	9,060	N	N	13056 23RD AVE NE
7	0	641410	0661	06/25/12	\$335,000	\$440,000	1,380	7	1958	Avg	12,488	N	N	12720 8TH AVE NE
7	0	766370	0526	07/11/12	\$245,000	\$320,000	1,380	7	1961	Avg	7,650	N	N	14318 26TH AVE NE
7	0	766370	0833	04/24/13	\$280,000	\$339,000	1,380	7	2011	Avg	1,113	N	N	3012 B NE 140TH ST
7	0	766370	0926	09/12/13	\$234,000	\$272,000	1,388	7	2006	Avg	1,285	N	N	14018 D 32ND AVE NE
7	0	766370	0929	01/10/14	\$226,000	\$253,000	1,388	7	2006	Avg	1,312	N	N	14018 A 32ND AVE NE
7	0	113300	0062	09/13/13	\$340,000	\$395,000	1,390	7	1949	Avg	11,670	N	N	12505 20TH AVE NE
7	0	212604	9297	01/10/13	\$396,500	\$494,000	1,390	7	1979	Good	8,154	N	N	2520 A NE 130TH ST
7	0	766370	0611	07/15/13	\$332,500	\$393,000	1,400	7	1952	Avg	7,930	N	N	14030 25TH AVE NE
7	0	212604	9154	12/17/14	\$435,000	\$437,000	1,410	7	1978	Avg	8,148	N	N	13345 22ND AVE NE
7	0	113300	0611	10/01/13	\$343,000	\$396,000	1,420	7	1963	Good	9,000	N	N	13045 20TH AVE NE
7	0	383450	0592	07/25/13	\$315,000	\$371,000	1,420	7	2000	Avg	1,285	N	N	12520 A 26TH AVE NE
7	0	274460	0040	06/14/14	\$330,000	\$353,000	1,430	7	1950	Avg	8,865	N	N	14339 27TH AVE NE
7	0	442710	0105	08/13/13	\$350,000	\$410,000	1,430	7	1953	VGood	6,240	N	N	13519 16TH AVE NE
7	0	638150	0715	12/13/12	\$359,800	\$451,000	1,440	7	1992	Avg	7,085	N	N	14050 22ND AVE NE
7	0	638150	1135	03/29/12	\$338,000	\$454,000	1,490	7	1959	Avg	10,719	N	N	13719 23RD AVE NE
7	0	663230	0210	03/13/14	\$276,700	\$304,000	1,490	7	1992	Avg	1,990	N	N	14352 A 19TH AVE NE
7	0	212604	9173	03/14/14	\$495,000	\$544,000	1,500	7	1950	Good	8,194	N	N	13016 23RD PL NE
7	0	212604	9244	12/19/13	\$314,500	\$355,000	1,510	7	1946	Avg	8,213	N	N	13026 23RD PL NE
7	0	212604	9257	10/16/12	\$392,500	\$500,000	1,510	7	1966	VGood	8,200	N	N	2301 NE 127TH ST

Improved Sales Used in This Annual Update Analysis

Area 008 -- 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	0	638150	0595	12/16/13	\$447,500	\$505,000	1,510	7	1957	VGood	6,627	N	N	2306 NE 140TH ST
7	0	113300	0370	05/02/13	\$320,000	\$386,000	1,520	7	1940	Good	11,703	N	N	1554 NE BROCKMAN PL
7	0	442660	0070	05/14/13	\$429,000	\$516,000	1,520	7	1952	VGood	7,156	N	N	12704 23RD AVE NE
7	0	145360	0220	12/20/13	\$320,000	\$361,000	1,530	7	1951	Good	6,376	N	N	3003 NE 135TH ST
7	0	382170	0040	09/04/12	\$275,000	\$354,000	1,530	7	1948	Avg	12,367	N	N	13540 30TH AVE NE
7	0	566710	0045	09/02/14	\$453,500	\$472,000	1,550	7	1953	VGood	7,270	N	N	1011 NE 126TH ST
7	0	383450	0596	01/25/13	\$290,000	\$360,000	1,550	7	2000	Avg	1,656	N	N	12522 A 26TH AVE NE
7	0	383450	0602	10/11/13	\$338,000	\$389,000	1,550	7	2000	Good	1,656	N	N	12524 A 26TH AVE NE
7	0	070500	0085	10/05/12	\$200,000	\$256,000	1,570	7	1950	Fair	7,000	N	N	2604 NE 134TH ST
7	0	070500	0145	08/01/13	\$350,000	\$412,000	1,570	7	1950	VGood	6,000	N	N	2529 NE 134TH ST
7	0	442660	0055	07/10/12	\$240,000	\$314,000	1,570	7	1952	Avg	6,310	N	N	12724 23RD AVE NE
7	0	383450	0475	02/19/13	\$442,000	\$544,000	1,590	7	1924	VGood	8,438	N	N	12514 25TH AVE NE
7	0	113300	0268	10/21/13	\$310,000	\$356,000	1,610	7	1949	Avg	8,770	N	N	1529 NE BROCKMAN PL
7	0	638150	0065	07/29/14	\$376,500	\$396,000	1,630	7	1950	VGood	7,800	N	N	14316 20TH AVE NE
7	0	638150	1790	10/29/12	\$338,000	\$429,000	1,670	7	1951	Good	10,216	N	N	2306 NE 135TH ST
7	0	113300	0247	04/10/12	\$399,950	\$535,000	1,670	7	2012	Avg	9,154	N	N	12746 15TH AVE NE
7	0	212604	9216	06/12/13	\$385,000	\$459,000	1,720	7	1955	VGood	8,100	N	N	13309 23RD AVE NE
7	0	442710	0095	06/23/14	\$360,000	\$383,000	1,720	7	1953	Avg	6,417	N	N	13505 16TH AVE NE
7	0	113300	0628	10/23/12	\$350,000	\$445,000	1,730	7	1952	Avg	9,552	N	N	13011 20TH AVE NE
7	0	766370	0522	06/04/13	\$340,000	\$407,000	1,820	7	1961	Avg	9,486	N	N	14316 26TH AVE NE
7	0	638150	0660	12/26/12	\$420,000	\$525,000	1,920	7	1994	Avg	6,826	N	N	14069 24TH AVE NE
7	0	113300	0100	10/07/14	\$540,000	\$556,000	1,940	7	1940	Good	10,202	N	N	12564 17TH AVE NE
7	0	641410	0192	12/09/14	\$538,000	\$542,000	2,170	7	1991	Avg	7,242	N	N	843 NE 127TH ST
7	0	638150	0720	11/17/14	\$395,000	\$401,000	2,240	7	1992	Avg	7,085	N	N	14044 22ND AVE NE
7	0	113300	0236	06/16/14	\$400,000	\$427,000	2,500	7	1990	Avg	7,220	N	N	12722 15TH AVE NE
7	0	641410	0498	01/29/14	\$410,000	\$457,000	2,570	7	1963	Avg	7,802	N	N	12711 12TH AVE NE
7	0	766370	0824	03/27/13	\$423,000	\$516,000	950	8	2012	Avg	3,112	N	N	14010 30TH AVE NE
7	0	212604	9117	08/28/14	\$461,500	\$481,000	1,180	8	1976	Good	7,239	N	N	13051 23RD PL NE
7	0	383450	0406	06/10/13	\$428,000	\$511,000	1,190	8	1959	Good	7,207	N	N	2501 NE 130TH ST
7	0	766370	0453	08/10/12	\$325,000	\$422,000	1,200	8	1961	Avg	9,352	N	N	2750 NE 143RD ST

Improved Sales Used in This Annual Update Analysis

Area 008 -- 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	0	942150	0150	06/23/14	\$403,500	\$430,000	1,200	8	1960	Avg	8,004	N	N	13338 28TH AVE NE
7	0	750870	0040	10/20/14	\$387,250	\$397,000	1,220	8	1958	Good	6,050	N	N	1417 NE BROCKMAN PL
7	0	766370	0455	04/05/13	\$299,950	\$365,000	1,220	8	1967	Avg	6,100	N	N	2742 NE 143RD ST
7	0	641410	0560	06/18/14	\$475,000	\$507,000	1,230	8	1977	Avg	8,432	N	N	1027 B NE 130TH ST
7	0	190550	0100	07/23/12	\$333,000	\$434,000	1,260	8	1962	Avg	7,227	N	N	2757 NE 143RD PL
7	0	113300	0507	11/15/12	\$359,900	\$455,000	1,280	8	1958	Avg	7,790	N	N	1936 NE 127TH ST
7	0	942150	0070	09/03/14	\$380,000	\$396,000	1,280	8	1960	Avg	8,005	N	N	13339 28TH AVE NE
7	0	185470	0055	01/15/14	\$410,000	\$459,000	1,300	8	1951	Avg	7,707	N	N	553 NE 130TH ST
7	0	641410	0671	09/09/14	\$425,000	\$441,000	1,300	8	1957	Avg	6,840	N	N	819 NE 128TH ST
7	0	212604	9241	09/13/13	\$464,000	\$539,000	1,350	8	1949	Good	8,816	N	N	2015 NE 127TH ST
7	0	202604	9124	05/09/14	\$325,000	\$351,000	1,352	8	2007	Avg	1,694	N	N	1217 A NE 135TH ST
7	0	178760	0062	02/08/13	\$340,900	\$421,000	1,380	8	1964	Avg	6,037	N	N	527 131ST AVE NE
7	0	113300	0731	07/30/12	\$285,000	\$371,000	1,400	8	1962	Avg	12,000	N	N	13322 15TH AVE NE
7	0	202604	9097	11/25/14	\$431,750	\$437,000	1,400	8	1957	Avg	10,052	N	N	13347 12TH AVE NE
7	0	521920	0008	04/05/13	\$404,625	\$492,000	1,400	8	1960	Avg	9,440	N	N	2120 NE 137TH ST
7	0	212604	9254	12/10/12	\$304,000	\$382,000	1,430	8	1964	Avg	7,485	N	N	12744 20TH AVE NE
7	0	185470	0025	08/27/13	\$390,000	\$455,000	1,440	8	1954	Avg	7,200	N	N	526 NE 130TH ST
7	0	212604	9096	12/02/14	\$399,000	\$403,000	1,460	8	1959	Avg	8,290	N	N	2627 NE 133RD ST
7	0	202604	9067	07/02/14	\$480,000	\$510,000	1,470	8	1956	Good	10,052	N	N	13341 12TH AVE NE
7	0	113300	0075	09/04/12	\$385,000	\$496,000	1,490	8	1947	Avg	11,760	N	N	12516 17TH AVE NE
7	0	383450	0195	07/07/14	\$527,000	\$559,000	1,500	8	1979	Avg	8,401	N	N	12750 27TH AVE NE
7	0	663230	0201	06/17/13	\$240,000	\$286,000	1,520	8	2006	Avg	1,488	N	N	14361 19TH AVE NE
7	0	185470	0080	09/17/13	\$414,950	\$481,000	1,550	8	1952	Avg	9,000	N	N	523 NE 130TH ST
7	0	663230	0212	05/05/14	\$366,750	\$397,000	1,571	8	2008	Avg	2,017	N	N	14358 19TH AVE NE
7	0	383450	0540	09/25/13	\$304,000	\$352,000	1,700	8	1992	Avg	1,648	N	N	12525 A 27TH AVE NE
7	0	638150	0095	03/12/14	\$356,000	\$392,000	1,720	8	2005	Avg	1,777	N	N	14350 20TH AVE NE
7	0	212604	9246	05/24/12	\$410,000	\$543,000	1,740	8	2007	Avg	6,383	N	N	12559 22ND AVE NE
7	0	383450	0417	08/09/14	\$469,950	\$493,000	1,760	8	2008	Avg	1,778	N	N	12527 26TH AVE NE
7	0	383450	0423	09/08/12	\$380,000	\$489,000	1,760	8	2008	Avg	2,014	N	N	12525 A 26TH AVE NE
7	0	212604	9265	10/21/14	\$495,000	\$507,000	1,770	8	1968	Avg	10,080	N	N	12723 22ND AVE NE

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Area 008 -- 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	0	212604	9259	07/26/12	\$355,000	\$462,000	1,830	8	1964	Good	7,315	N	N	2009 NE 130TH ST
7	0	750870	0085	07/24/14	\$386,500	\$408,000	1,950	8	1963	Avg	8,036	N	N	13010 14TH PL NE
7	0	113300	0375	05/19/14	\$605,000	\$652,000	2,030	8	2013	Avg	4,610	N	N	1700 NE BROCKMAN PL
7	0	113300	0376	04/09/14	\$609,950	\$665,000	2,030	8	2013	Avg	3,488	N	N	1708 NE BROCKMAN PL
7	0	145360	0202	05/20/14	\$520,000	\$560,000	2,040	8	2014	Avg	10,000	N	N	13342 30TH AVE NE
7	0	070500	0015	12/19/12	\$484,999	\$608,000	2,060	8	2012	Avg	5,616	N	N	13422 25TH AVE NE
7	0	070500	0016	12/10/12	\$480,000	\$603,000	2,060	8	2012	Avg	5,619	N	N	13418 25TH AVE NE
7	0	113300	0030	08/13/13	\$549,000	\$643,000	2,220	8	1935	Good	11,943	N	N	12552 19TH AVE NE
7	0	638150	1765	04/15/13	\$526,750	\$639,000	2,260	8	1999	Good	6,726	N	N	13532 23RD PL NE
7	0	766370	0823	04/19/12	\$457,000	\$610,000	2,340	8	2011	Avg	7,200	N	N	14016 30TH AVE NE
7	0	113300	0246	05/01/12	\$499,950	\$666,000	2,480	8	1995	Avg	7,200	N	N	12744 15TH AVE NE
7	0	641410	0210	11/18/13	\$669,000	\$762,000	2,740	8	2006	Avg	6,242	N	N	12602 10TH AVE NE
7	0	641410	0496	03/23/12	\$401,000	\$539,000	2,830	8	1963	Avg	9,221	N	N	12715 12TH AVE NE
7	0	113300	0385	05/30/14	\$740,000	\$794,000	3,090	8	2010	Avg	18,897	N	N	1724 NE BROCKMAN PL
7	0	641410	0626	12/04/14	\$590,000	\$596,000	1,780	9	2014	Avg	7,207	N	N	12743 10TH AVE NE
7	0	663230	0569	04/05/13	\$562,000	\$684,000	1,800	9	2004	Avg	7,205	N	N	1203 NE 140TH ST
7	0	663230	0567	07/30/14	\$597,000	\$628,000	2,340	9	2004	Avg	7,877	N	N	1211 NE 140TH ST
7	0	113300	0298	11/18/14	\$649,950	\$660,000	2,360	9	2014	Avg	7,604	N	N	12595 17TH AVE NE
7	0	113300	0563	04/28/14	\$620,000	\$672,000	2,510	9	2013	Avg	8,165	N	N	1901 NE 135TH ST
7	0	113300	0564	06/11/14	\$615,000	\$658,000	2,510	9	2013	Avg	7,273	N	N	1911 NE 135TH ST
8	0	679810	0245	12/14/12	\$239,950	\$301,000	1,240	5	1930	Fair	8,100	N	N	11733 19TH AVE NE
8	0	890100	0461	04/15/14	\$295,000	\$321,000	670	6	1939	Good	7,512	N	N	11348 15TH AVE NE
8	0	771560	0070	12/12/14	\$385,000	\$388,000	780	6	1944	Avg	14,288	N	N	12323 22ND AVE NE
8	0	771560	0080	06/08/13	\$304,500	\$364,000	780	6	1944	Avg	11,362	N	N	12322 22ND AVE NE
8	0	379210	0070	05/07/12	\$235,000	\$312,000	790	6	1944	Avg	7,425	N	N	11757 22ND AVE NE
8	0	282604	9108	10/28/14	\$353,500	\$361,000	800	6	1942	Avg	8,775	N	N	12044 20TH AVE NE
8	0	890100	1082	03/27/13	\$295,000	\$360,000	830	6	1947	Good	4,875	N	N	1912 NE 113TH ST
8	0	437570	0125	02/10/12	\$190,000	\$258,000	850	6	1947	Avg	8,100	N	N	11550 22ND AVE NE
8	0	344800	0295	12/14/12	\$218,000	\$273,000	880	6	1927	Avg	10,480	N	N	12009 HIRAM PL NE
8	0	679810	0505	09/04/12	\$280,000	\$361,000	930	6	1929	Avg	7,980	N	N	11531 17TH AVE NE

Improved Sales Used in This Annual Update Analysis

Area 008 -- 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
8	0	679810	1100	04/21/14	\$332,000	\$361,000	960	6	1927	Avg	7,740	N	N	12049 PINEHURST WAY NE
8	0	282604	9140	08/20/14	\$327,000	\$342,000	980	6	1946	Avg	8,160	N	N	12008 22ND AVE NE
8	0	890100	0383	07/25/13	\$340,000	\$401,000	1,100	6	1923	VGood	9,375	N	N	11017 17TH AVE NE
8	0	990400	0025	08/05/13	\$276,000	\$324,000	1,180	6	1928	Avg	9,600	N	N	11719 25TH AVE NE
8	0	890100	0491	08/28/14	\$390,000	\$407,000	1,270	6	1941	Good	8,164	N	N	11341 17TH AVE NE
8	0	679810	0520	05/15/12	\$236,000	\$313,000	1,370	6	1949	Avg	7,980	N	N	11515 17TH AVE NE
8	0	344800	0190	07/17/12	\$300,000	\$392,000	1,430	6	1924	Good	8,045	N	N	12351 HIRAM PL NE
8	0	890100	1325	06/10/13	\$275,000	\$328,000	760	7	1940	Avg	9,375	N	N	11047 23RD AVE NE
8	0	183700	0060	05/01/12	\$242,000	\$322,000	900	7	1942	Avg	8,100	Y	N	12039 23RD AVE NE
8	0	890100	1178	06/29/12	\$328,400	\$431,000	940	7	1949	Avg	7,500	N	N	11312 20TH AVE NE
8	0	344800	1401	07/26/12	\$189,950	\$247,000	955	7	2007	Avg	682	N	N	11501 B 26TH AVE NE
8	0	437570	0065	05/12/14	\$315,275	\$340,000	960	7	1951	Avg	8,040	N	N	11521 22ND AVE NE
8	0	679810	1025	09/14/12	\$236,100	\$303,000	960	7	1941	Avg	8,160	N	N	12350 16TH AVE NE
8	0	379210	0040	01/03/12	\$297,500	\$408,000	1,006	7	1944	Good	6,885	N	N	11727 22ND AVE NE
8	0	890100	1030	06/19/14	\$452,000	\$482,000	1,030	7	1937	Avg	15,000	N	N	11040 19TH AVE NE
8	0	942340	0193	12/26/14	\$473,000	\$474,000	1,050	7	1985	Avg	7,200	N	N	12019 A 25TH AVE NE
8	0	890100	1170	05/14/14	\$458,000	\$494,000	1,060	7	1940	Good	7,500	N	N	2000 NE 113TH ST
8	0	890100	1040	11/13/13	\$372,700	\$425,000	1,070	7	1932	VGood	7,500	N	N	1913 NE 113TH ST
8	0	344800	0542	08/11/14	\$290,000	\$304,000	1,076	7	2006	Avg	1,060	N	N	12032 B 28TH AVE NE
8	0	344800	0557	02/14/12	\$201,000	\$273,000	1,076	7	2006	Avg	1,060	N	N	12024 B 28TH AVE NE
8	0	282604	9166	09/15/14	\$342,000	\$355,000	1,100	7	1950	Avg	6,000	N	N	12026 17TH AVE NE
8	0	282604	9260	06/20/14	\$482,500	\$514,000	1,110	7	1990	VGood	7,626	N	N	12033 20TH AVE NE
8	0	942340	0140	06/09/14	\$450,000	\$482,000	1,110	7	1940	Avg	13,500	N	N	12016 23RD AVE NE
8	0	344800	1406	01/13/14	\$261,000	\$292,000	1,128	7	2007	Avg	1,816	N	N	2522 NE 115TH ST
8	0	344800	1481	05/08/13	\$365,000	\$440,000	1,130	7	1956	VGood	7,000	N	N	2519 117TH AVE NE
8	0	686820	0029	09/29/14	\$467,500	\$482,000	1,130	7	1948	Avg	8,512	N	N	11526 23RD AVE NE
8	0	942340	0202	01/16/14	\$447,000	\$500,000	1,130	7	1990	Avg	7,200	Y	N	2336 NE 120TH ST
8	0	282604	9154	07/02/12	\$295,000	\$387,000	1,140	7	1948	Avg	8,100	N	N	11716 20TH AVE NE
8	0	942340	0192	04/03/13	\$399,490	\$486,000	1,150	7	1958	Avg	9,000	N	N	12017 25TH AVE NE
8	0	942340	0032	10/18/13	\$415,000	\$477,000	1,160	7	1987	Good	7,594	N	N	12339 24TH AVE NE

Improved Sales Used in This Annual Update Analysis

Area 008 -- 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
8	0	344800	1280	06/06/13	\$425,000	\$508,000	1,180	7	1957	VGood	5,920	N	N	11719 26TH AVE NE
8	0	890200	0362	03/10/14	\$439,950	\$484,000	1,180	7	1987	Good	7,270	N	N	11347 25TH AVE NE
8	0	344800	0324	10/17/13	\$430,000	\$494,000	1,190	7	1990	Avg	9,409	Y	N	12026 25TH AVE NE
8	0	679810	0661	06/16/14	\$340,000	\$363,000	1,212	7	2004	Avg	1,174	N	N	11715 B 16TH AVE NE
8	0	282604	9155	12/17/13	\$325,950	\$368,000	1,230	7	1948	Avg	7,380	N	N	11710 20TH AVE NE
8	0	771560	0085	06/01/12	\$298,500	\$394,000	1,230	7	1944	Avg	9,789	N	N	12324 22ND AVE NE
8	0	282604	9114	03/18/14	\$440,000	\$483,000	1,240	7	1991	Avg	7,375	N	N	11706 22ND AVE NE
8	0	344800	0242	04/23/14	\$340,000	\$369,000	1,240	7	1942	Avg	11,123	N	N	12049 HIRAM PL NE
8	0	771560	0065	05/11/13	\$415,500	\$500,000	1,240	7	1944	Good	11,929	N	N	12329 22ND AVE NE
8	0	282604	9130	03/10/14	\$330,500	\$364,000	1,250	7	1957	Avg	8,100	N	N	11746 22ND AVE NE
8	0	679810	0662	05/27/14	\$312,000	\$335,000	1,255	7	2004	Avg	1,374	N	N	11715 C 16TH AVE NE
8	0	679810	0652	07/15/14	\$316,750	\$335,000	1,256	7	2005	Avg	1,154	N	N	11723 A 16TH AVE NE
8	0	890200	0376	09/27/13	\$341,550	\$395,000	1,290	7	1976	Avg	9,450	N	N	11327 24TH AVE NE
8	0	344800	1414	10/11/12	\$229,800	\$293,000	1,316	7	2007	Avg	1,027	N	N	11509 C 26TH AVE NE
8	0	686820	0165	04/16/14	\$300,000	\$327,000	1,320	7	1954	Avg	8,040	N	N	11515 25TH AVE NE
8	0	890100	1185	10/07/14	\$505,000	\$520,000	1,340	7	1978	Avg	7,400	N	N	11320 20TH AVE NE
8	0	751250	0050	05/01/13	\$353,500	\$427,000	1,350	7	1952	Good	9,720	N	N	12303 18TH AVE NE
8	0	679810	0320	05/06/13	\$378,000	\$456,000	1,360	7	1940	VGood	8,040	N	N	1716 NE 115TH ST
8	0	344800	0403	07/13/12	\$269,000	\$351,000	1,374	7	2000	Avg	1,570	N	N	12050 HIRAM PL NE
8	0	679810	0656	10/15/14	\$286,650	\$294,000	1,384	7	2007	Avg	1,094	N	N	11731 16TH AVE NE
8	0	344800	1200	03/01/13	\$325,000	\$399,000	1,390	7	1926	Good	6,480	N	N	11748 25TH AVE NE
8	0	344800	1465	02/03/14	\$315,000	\$351,000	1,390	7	1956	Avg	5,600	N	N	11545 26TH AVE NE
8	0	344800	1300	06/01/12	\$390,000	\$515,000	1,400	7	1995	Avg	5,920	N	N	11735 26TH AVE NE
8	0	344800	1150	06/25/13	\$460,000	\$547,000	1,420	7	1949	VGood	12,800	N	N	11732 26TH AVE NE
8	0	344800	0450	04/09/13	\$300,000	\$364,000	1,430	7	1964	Avg	6,695	N	N	12005 28TH AVE NE
8	0	679810	0654	03/28/14	\$318,000	\$348,000	1,440	7	2005	Avg	1,225	N	N	11725 A 16TH AVE NE
8	0	679810	0655	05/23/13	\$349,000	\$419,000	1,465	7	2005	Avg	1,320	N	N	11725 B 16TH AVE NE
8	0	437570	0055	06/27/14	\$500,000	\$532,000	1,520	7	1951	VGood	8,040	N	N	11533 22ND AVE NE
8	0	344800	1285	08/18/14	\$442,500	\$463,000	1,540	7	1935	VGood	5,920	N	N	11727 26TH AVE NE
8	0	344800	1365	10/10/13	\$410,000	\$472,000	1,540	7	1918	Good	6,600	N	N	11520 25TH AVE NE

Improved Sales Used in This Annual Update Analysis

Area 008 -- 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
8	0	183700	0075	06/11/12	\$499,000	\$657,000	1,560	7	1942	VGood	8,976	N	N	12032 20TH AVE NE
8	0	050400	0019	12/27/13	\$298,500	\$336,000	1,570	7	1997	Avg	1,514	N	N	12344 HIRAM PL NE
8	0	890100	0445	12/18/14	\$390,000	\$392,000	1,600	7	1954	Avg	10,440	N	N	11318 GOODWIN WAY NE
8	0	282604	9117	05/28/14	\$438,750	\$471,000	1,610	7	1947	Good	6,480	N	N	2009 NE 117TH ST
8	0	282604	9160	09/05/14	\$375,000	\$390,000	1,680	7	1948	Avg	6,834	N	N	2012 NE 120TH ST
8	0	679810	0205	02/23/12	\$425,000	\$576,000	1,760	7	1930	VGood	8,100	N	N	11730 19TH AVE NE
8	0	890250	0118	08/12/14	\$326,000	\$342,000	1,782	7	2000	Avg	1,577	N	N	11326 D 25TH AVE NE
8	0	344800	1205	05/01/14	\$340,000	\$368,000	1,830	7	1949	Avg	11,200	N	N	11746 25TH AVE NE
8	0	437570	0040	05/22/13	\$500,000	\$600,000	1,930	7	1944	VGood	8,040	N	N	11546 20TH AVE NE
8	0	890100	0453	07/30/12	\$420,000	\$546,000	2,200	7	1950	Good	15,594	N	N	11336 GOODWIN WAY NE
8	0	890100	0985	12/23/14	\$315,000	\$316,000	2,220	7	1925	Avg	6,800	N	N	1934 NE NORTHGATE WAY
8	0	344800	1450	02/25/14	\$322,150	\$356,000	2,460	7	1965	Avg	7,000	N	N	11535 26TH AVE NE
8	0	679810	0250	12/19/12	\$482,500	\$604,000	2,570	7	2000	Avg	8,100	N	N	11727 19TH AVE NE
8	0	556920	0050	04/25/14	\$385,000	\$418,000	1,000	8	1995	Avg	8,068	N	N	12345 24TH AVE NE
8	0	890100	0587	01/17/14	\$485,000	\$543,000	1,260	8	1992	Good	7,204	N	N	11331 19TH AVE NE
8	0	574570	0050	06/26/14	\$442,500	\$471,000	1,270	8	1963	Avg	7,260	N	N	1717 NE 122ND ST
8	0	344800	0344	11/12/14	\$599,950	\$610,000	1,300	8	1967	VGood	13,674	Y	N	12302 25TH AVE NE
8	0	890100	1281	05/08/12	\$417,500	\$555,000	1,300	8	1958	Avg	6,000	N	N	11012 20TH AVE NE
8	0	686820	0023	10/07/13	\$548,000	\$632,000	1,330	8	1996	Avg	7,392	Y	N	11532 23RD AVE NE
8	0	686820	0100	05/21/12	\$475,000	\$629,000	1,370	8	1956	VGood	8,040	N	N	2323 NE 117TH ST
8	0	679810	0535	12/28/12	\$350,000	\$437,000	1,420	8	1954	Avg	8,100	N	N	1602 NE 115TH ST
8	0	890200	0350	04/11/13	\$318,200	\$386,000	1,420	8	1978	Avg	4,318	N	N	2318 NE NORTHGATE WAY
8	0	344800	0170	03/23/12	\$265,000	\$356,000	1,424	8	2006	Avg	1,327	N	N	2511 A NE 125TH ST
8	0	344800	0456	06/12/13	\$315,000	\$376,000	1,425	8	2002	Avg	1,481	N	N	12016 B HIRAM PL NE
8	0	344800	0412	10/01/13	\$311,000	\$359,000	1,458	8	2004	Avg	1,583	N	N	2701 D NE 123RD ST
8	0	344800	0410	05/13/14	\$354,901	\$383,000	1,490	8	2004	Avg	1,709	N	N	2701 B NE 123RD ST
8	0	344800	0411	01/26/12	\$260,000	\$355,000	1,490	8	2004	Avg	1,872	N	N	2701 C NE 123RD ST
8	0	437570	0080	06/25/12	\$270,000	\$354,000	1,500	8	1952	Avg	8,040	N	N	2020 NE 115TH ST
8	0	686820	0060	12/11/14	\$565,000	\$569,000	1,510	8	1958	Avg	8,040	N	N	11507 24TH AVE NE
8	0	890100	1205	12/04/13	\$350,000	\$397,000	1,540	8	1948	Avg	7,793	N	N	11350 20TH AVE NE

Improved Sales Used in This Annual Update Analysis

Area 008 -- 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
8	0	344800	0172	07/01/13	\$310,000	\$368,000	1,550	8	2006	Avg	2,207	N	N	2509 NE 125TH ST
8	0	890100	0515	03/06/14	\$490,000	\$540,000	1,780	8	1968	Avg	7,500	N	N	11310 17TH AVE NE
8	0	282604	9106	07/15/14	\$490,000	\$518,000	1,930	8	2005	Avg	7,266	N	N	1909 NE 125TH ST
8	0	282604	9282	06/14/14	\$530,000	\$566,000	1,930	8	2005	Avg	7,214	N	N	1905 NE 125TH ST
8	0	344800	0326	02/04/13	\$470,000	\$581,000	2,000	8	2012	Avg	7,274	N	N	12036 25TH AVE NE
8	0	344800	0341	06/04/12	\$440,000	\$581,000	2,150	8	1998	Avg	5,680	N	N	12050 25TH AVE NE
8	0	942340	0100	10/09/13	\$470,000	\$542,000	2,360	8	1972	Avg	9,000	N	N	2414 NE 123RD ST
8	0	890100	0511	01/31/14	\$622,750	\$694,000	2,470	8	2013	Avg	6,380	N	N	1712 NE 113TH ST
8	0	890100	0543	06/09/14	\$620,000	\$663,000	2,590	8	2004	Avg	7,237	N	N	11336 17TH AVE NE
8	0	890100	1336	02/13/13	\$530,000	\$654,000	2,720	8	2008	Avg	7,510	N	N	11041 23RD AVE NE
8	0	890100	1335	11/03/14	\$637,000	\$650,000	2,850	8	2008	Avg	7,510	N	N	11045 23RD AVE NE
8	0	679810	0499	10/07/14	\$729,000	\$750,000	2,930	8	2014	Avg	7,200	N	N	11539 17TH AVE NE
8	0	282604	9197	08/04/14	\$607,500	\$638,000	3,000	8	1992	Avg	8,100	N	N	11738 22ND AVE NE
8	0	942340	0103	11/20/12	\$625,000	\$789,000	3,230	8	1964	VGood	10,920	N	N	2410 NE 123RD ST
8	0	777050	0050	02/19/14	\$569,000	\$630,000	3,420	8	1965	Avg	9,677	N	N	12325 24TH AVE NE
8	0	679810	1160	07/18/13	\$695,000	\$821,000	2,650	9	2013	Avg	8,100	N	N	12022 PINEHURST WAY NE

Improved Sales Removed in This Annual Update Analysis

Area 008 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	0	075100	0080	11/17/14	\$426,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
1	0	075100	0190	10/02/14	\$355,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
1	0	075200	0125	03/08/13	\$111,284	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
1	0	145360	1000	01/21/14	\$227,065	OBSOLESCENCE; AUCTION SALE; 1031 TRADE; EXEMPT FROM EXCISE TAX
1	0	145360	1002	04/26/12	\$300,000	OBSOLESCENCE; NO MARKET EXPOSURE
1	0	145360	1501	05/22/12	\$260,000	OBSOLESCENCE
1	0	145360	2284	05/16/12	\$190,000	SHORT SALE; QUESTIONABLE PER APPRAISAL;
1	0	145360	2321	11/14/13	\$365,000	OBSOLESCENCE
1	0	145360	2411	05/16/12	\$129,000	AFFORDABLE HOUSING SALES; PARTIAL INTEREST (1/3, 1/2, ETC.)
1	0	145360	2411	05/16/12	\$65,000	DOR RATIO; AFFORDABLE HOUSING SALES; PARTIAL INTEREST (1/3, 1/2, ETC.)
1	0	145410	0031	05/20/14	\$225,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
1	0	145410	0056	07/15/14	\$355,000	ACTIVE PERMIT BEFORE SALE >25K
1	0	145410	0056	11/19/13	\$250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SEGREGATION AND/OR MERGER
1	0	145410	0125	04/16/13	\$450,000	SEG AND/OR MERGER; TEAR DOWN; IMP. CHARACTERISTICS CHANGED SINCE SALE
1	0	145410	0396	05/16/13	\$141,150	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
1	0	145410	0440	12/06/13	\$226,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	0	344800	0870	11/07/12	\$330,558	FORCED SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	344800	0965	11/14/13	\$365,000	IMP. COUNT > 1
1	0	344800	1031	11/21/12	\$165,000	DOR RATIO
1	0	344800	1080	11/13/14	\$305,517	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
1	0	344800	1780	02/06/13	\$199,500	BOX PLOT
1	0	344800	2235	09/25/14	\$455,000	NO MARKET EXPOSURE; SALE DATA DOES NOT MATCH ASSESSED VALUE
1	0	383400	0150	03/12/12	\$205,000	DOR RATIO
1	0	383400	0345	07/30/13	\$400,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
1	0	383400	0460	08/05/14	\$330,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
1	0	383400	0516	09/12/13	\$202,000	OBSOLESCENCE; PREVIOUS IMP. VALUE <= 25K
1	0	383400	0520	07/30/14	\$275,000	OBSOLESCENCE; PREVIOUS IMP. VALUE <= 25K
1	0	383400	0630	09/07/12	\$192,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
1	0	383400	0640	10/25/13	\$345,000	ESTATE ADM, GUARDIAN, OR EXECUTOR; SALE DATA DOES NOT MATCH ASSESSED VALUE



Improved Sales Removed in This Annual Update Analysis

Area 008 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	0	393590	0232	09/29/14	\$207,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
1	0	393590	0236	12/01/12	\$240,000	BOX PLOT
1	0	399270	0018	05/16/12	\$520,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
1	0	399270	0130	07/08/14	\$267,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
1	0	399270	0174	12/05/13	\$286,329	FORCED SALE; EXEMPT FROM EXCISE TAX
1	0	399270	0174	06/17/14	\$330,000	SALE DATA DOES NOT MATCH ASSESSED VALUE; FINANCIAL INSTITUTION RESALE
1	0	399270	0275	03/21/12	\$199,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	0	399270	0405	07/12/12	\$369,500	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
1	0	399270	0515	07/25/12	\$490,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
1	0	399270	0585	11/20/14	\$445,500	SALE DATA DOES NOT MATCH ASSESSED VALUE
1	0	399320	0010	10/30/13	\$417,100	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
1	0	407780	0224	06/13/12	\$305,000	SEG AND/OR MERGER; TEAR DOWN; IMP. CHARACTERISTICS CHANGED SINCE SALE
1	0	407780	0248	09/02/14	\$123,650	DOR RATIO; PARTIAL INTEREST; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
1	0	407780	0265	03/14/12	\$682,764	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
1	0	407780	0456	04/13/12	\$149,672	DOR RATIO; QUIT CLAIM DEED
1	0	407780	0474	11/24/14	\$571,500	SALE DATA DOES NOT MATCH ASSESSED VALUE
1	0	407780	0550	04/04/14	\$299,000	PARTIAL INTEREST (1/3, 1/2, ETC.); ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	0	407780	0550	04/04/14	\$299,000	PARTIAL INTEREST (1/3, 1/2, ETC.); ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	0	407780	0582	06/09/14	\$345,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	0	407780	0582	09/12/14	\$522,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
1	0	417710	0090	05/14/14	\$200,000	DOR RATIO; NO MARKET EXPOSURE
1	0	766370	0261	10/08/14	\$395,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
1	0	766370	0968	05/28/14	\$565,000	OBSOLESCENCE
1	0	766370	0972	05/31/14	\$101,797	DOR RATIO; PARTIAL INTEREST; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
1	0	882090	0706	12/16/14	\$53,400	DOR RATIO; IMP. COUNT > 1; QUIT CLAIM DEED
1	0	882090	0712	01/06/14	\$225,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ESTATE ADM, GUARDIAN, OR EXECUTOR
1	0	882090	0740	06/01/12	\$430,500	RELOCATION - SALE BY SERVICE; SALE DOES NOT MATCH ASSESSED VALUE
1	0	882090	0740	06/01/12	\$430,500	RELOCATION - SALE TO SERVICE;
1	0	882090	0810	05/28/13	\$100,000	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR



Improved Sales Removed in This Annual Update Analysis

Area 008 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	0	882090	0864	01/18/14	\$218,000	BOX PLOT
1	0	882090	0961	03/17/14	\$600,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	0	882090	0997	07/26/13	\$233,000	SHORT SALE; QUESTIONABLE PER APPRAISAL
1	0	882090	1091	01/11/13	\$94,226	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
1	0	882090	3370	11/17/14	\$348,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
1	0	882090	3465	09/17/14	\$336,600	RELOCATION - SALE TO SERVICE;
1	0	882090	3520	05/20/14	\$251,500	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
1	0	882090	3560	12/16/14	\$380,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
1	0	882090	3615	07/23/12	\$494,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
1	0	882190	0190	01/10/13	\$125,000	DOR RATIO; NO MARKET EXPOSURE
1	0	882290	0080	01/24/13	\$352,648	FORCED SALE; EXEMPT FROM EXCISE TAX
1	0	882290	0083	07/18/12	\$216,000	FORCED SALE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
1	0	882290	0115	12/09/14	\$306,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
1	0	882290	0119	07/25/12	\$205,000	SHORT SALE; NON-REPRESENTATIVE SALE
1	0	882290	1030	07/16/13	\$317,876	FORCED SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
1	0	882290	1045	12/28/12	\$143,000	DOR RATIO; OBSOLESCENCE; PREVIOUS IMP. VALUE <= 25K; NO MARKET EXPOSURE
1	0	882290	1070	05/22/13	\$177,000	SHORT SALE; QUESTIONABLE PER APPRAISAL
1	0	882290	1073	10/22/12	\$150,000	NON-REPRESENTATIVE SALE
1	0	882290	1200	12/21/12	\$141,000	DOR RATIO; OBS; PREVIOUS IMP. VALUE <= 25K; QUIT CLAIM DEED; RELATED PARTY
1	0	882290	1200	07/23/14	\$430,000	OBSOLESCENCE; PREVIOUS IMP. VALUE <= 25K
1	0	882290	1264	05/25/12	\$199,950	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
1	0	882290	1340	11/10/14	\$512,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	0	890250	0114	10/09/12	\$465,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
1	0	890250	0262	06/04/13	\$170,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	0	890300	0065	06/10/13	\$525,000	OBSOLESCENCE; PREVIOUS IMP. VALUE <= 25K
1	0	890300	0067	08/22/12	\$360,000	BOX PLOT
1	0	890300	0070	10/08/13	\$185,350	FORCED SALE; EXEMPT FROM EXCISE TAX
1	0	932480	0025	11/25/14	\$325,500	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
1	0	932480	0131	04/11/13	\$293,854	FORCED SALE; EXEMPT FROM EXCISE TAX



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Area 008 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	0	932480	0175	04/25/13	\$358,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE;
1	0	981170	0137	12/31/13	\$293,700	FORCED SALE; EXEMPT FROM EXCISE TAX
3	0	082000	0068	04/18/13	\$180,001	FORCED SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
3	0	156010	0020	06/25/14	\$361,000	ESTATE ADM, GUARDIAN, OR EXECUTOR; SALE DATA DOES NOT MATCH ASSESSED VALUE
3	0	204450	0090	09/27/12	\$294,900	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
3	0	204450	0150	05/09/13	\$258,000	AUCTION SALE; EXEMPT FROM EXCISE TAX
3	0	204450	0202	03/14/14	\$71,070	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
3	0	204450	0240	02/20/13	\$347,500	UNFINISHED AREA
3	0	232530	0064	04/17/13	\$318,257	FORCED SALE; EXEMPT FROM EXCISE TAX
3	0	232530	0064	05/10/13	\$299,196	FORCED SALE; EXEMPT FROM EXCISE TAX
3	0	260520	0040	09/06/12	\$289,000	ESTATE ADM, GUARDIAN, OR EXECUTOR; SALE DATA DOES NOT MATCH ASSESSED VALUE
3	0	292604	9221	06/13/14	\$250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
3	0	292604	9221	10/14/14	\$445,800	SALE DATA DOES NOT MATCH ASSESSED VALUE
3	0	292604	9301	11/19/12	\$177,000	BOX PLOT
3	0	292604	9400	12/26/14	\$500,000	OBSOLESCENCE; PREVIOUS IMP. VALUE <= 25K
3	0	292604	9419	07/10/12	\$128,156	DOR RATIO; FORCED SALE; GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE
3	0	292604	9478	02/06/13	\$165,000	OBSOLESCENCE; PREVIOUS IMP. VALUE <= 25K
3	0	527220	0025	07/11/13	\$227,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ESTATE ADM, GUARDIAN, OR EXECUTOR;
3	0	527220	0035	09/03/14	\$390,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
3	0	527220	0045	11/13/14	\$378,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
3	0	572450	0040	03/14/13	\$385,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
3	0	572450	0470	09/26/12	\$260,000	FINANCIAL INSTITUTION RESALE; NON-REPRESENTATIVE SALE
3	0	641160	0462	11/06/14	\$445,000	ESTATE ADM, GUARDIAN, OR EXECUTOR; SALE DATA DOES NOT MATCH ASSESSED VALUE
3	0	641210	0094	01/23/13	\$247,248	FORCED SALE; EXEMPT FROM EXCISE TAX
3	0	641310	0090	09/15/14	\$458,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
3	0	641310	0311	01/31/14	\$247,888	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
3	0	641310	0332	05/27/14	\$350,000	AFFORDABLE HOUSING SALES
3	0	641310	0333	11/21/12	\$292,500	OBSOLESCENCE
3	0	641310	0340	07/22/13	\$273,000	FORCED SALE; EXEMPT FROM EXCISE TAX



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Area 008 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	0	641360	0015	02/01/13	\$288,000	FORCED SALE; EXEMPT FROM EXCISE TAX
3	0	641360	0015	07/18/13	\$285,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
3	0	641360	0072	03/13/13	\$310,500	FORCED SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	0	641360	0168	03/11/14	\$473,122	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	0	641360	0189	03/08/12	\$160,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
3	0	641360	0196	09/12/14	\$294,309	GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
3	0	641360	0285	03/05/14	\$220,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	641410	0023	06/24/13	\$362,500	ESTATE ADM, GUARDIAN, OR EXECUTOR; SALE DATA DOES NOT MATCH ASSESSED VALUE
3	0	641410	0029	10/23/12	\$496,620	FORCED SALE; EXEMPT FROM EXCISE TAX
3	0	641410	0039	06/01/12	\$125,250	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	0	641410	0060	04/25/12	\$452,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
3	0	641410	0100	11/20/12	\$165,000	DOR RATIO
3	0	641410	0133	01/26/12	\$132,250	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
3	0	925990	0025	12/05/13	\$221,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	113300	0059	10/29/12	\$165,000	FINANCIAL INSTITUTION RESALE; IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	113300	0059	01/17/12	\$344,783	FORCED SALE; EXEMPT FROM EXCISE TAX
7	0	113300	0059	01/25/12	\$273,193	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX;
7	0	113300	0116	05/29/14	\$162,743	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
7	0	113300	0155	03/27/14	\$243,264	RELATED PARTY, FRIEND, OR NEIGHBOR
7	0	113300	0175	12/13/12	\$450,000	SEGREGATION AND/OR MERGER
7	0	113300	0235	06/16/14	\$450,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
7	0	113300	0260	09/20/12	\$240,000	FORCED SALE
7	0	113300	0622	12/07/12	\$94,146	DOR RATIO; QUIT CLAIM DEED; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	0	113300	0676	10/05/12	\$115,000	DOR RATIO; IMP. CHAR CHANGED SINCE SALE; ESTATE ADM, GUARDIAN, OR EXECUTOR
7	0	113300	0762	02/21/13	\$286,000	AUCTION SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
7	0	145360	0140	06/19/12	\$189,000	DOR RATIO; IMP. COUNT > 1
7	0	145360	0182	07/18/13	\$155,000	FORCED SALE; EXEMPT FROM EXCISE TAX
7	0	145360	0202	10/19/12	\$197,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	145360	0203	10/15/12	\$305,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION



Improved Sales Removed in This Annual Update Analysis

Area 008 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	0	145360	0687	04/24/13	\$137,213	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
7	0	212604	9153	11/21/14	\$210,000	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
7	0	212604	9265	04/18/14	\$368,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
7	0	212604	9277	12/03/14	\$500,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
7	0	212604	9290	11/25/14	\$315,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	274460	0015	03/27/13	\$199,950	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
7	0	382170	0032	01/18/12	\$212,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
7	0	382170	0102	03/04/13	\$200,000	DOR RATIO; OBSOLESCENCE; PREVIOUS IMP. VALUE <= 25K; NO MARKET EXPOSURE
7	0	382170	0104	01/03/13	\$219,950	OBSOLESCENCE
7	0	382220	0041	04/25/12	\$475,000	IMP. COUNT > 1
7	0	382220	0056	07/22/13	\$399,032	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
7	0	382220	0087	05/22/14	\$114,500	DOR RATIO; NO MARKET EXP.; PARTIAL INTEREST; RELATED PARTY, FRIEND, OR NEIGHBOR
7	0	382220	0097	10/21/14	\$392,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
7	0	382220	0097	08/05/13	\$364,033	FORCED SALE; EXEMPT FROM EXCISE TAX
7	0	382220	0100	05/13/13	\$285,000	SALE DATA DOES NOT MATCH ASSESSED VALUE; FINANCIAL INSTITUTION RESALE
7	0	382220	0105	09/23/14	\$380,000	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
7	0	383450	0375	12/22/14	\$590,000	ACTIVE PERMIT BEFORE SALE >25K; % COMPLETE
7	0	383450	0423	09/07/12	\$380,000	RELOCATION - SALE TO SERVICE
7	0	383450	0599	01/24/12	\$247,500	BOX PLOT
7	0	425090	0025	02/12/13	\$300,000	IMP. COUNT > 1
7	0	425090	0036	06/10/13	\$126,000	BOX PLOT
7	0	442660	0120	04/27/12	\$227,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	442660	0125	11/18/14	\$279,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
7	0	442710	0025	05/09/14	\$270,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
7	0	442710	0045	07/18/14	\$219,920	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
7	0	638150	0005	04/16/13	\$157,250	DOR RATIO; FORCED SALE; EXEMPT FROM EXCISE TAX
7	0	638150	0005	09/10/13	\$163,800	DOR RATIO; IMP. CHAR CHANGED SINCE SALE; QCD; FINANCIAL INSTITUTION RESALE
7	0	638150	0025	09/04/12	\$187,000	BOX PLOT
7	0	638150	0045	09/27/13	\$125,000	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR



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Area 008 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	0	638150	0065	06/24/13	\$249,500	FORCED SALE; EXEMPT FROM EXCISE TAX
7	0	638150	0065	01/10/14	\$242,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	638150	0320	02/20/13	\$96,465	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
7	0	638150	0365	03/25/14	\$105,870	DOR RATIO; PARTIAL INTEREST; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
7	0	638150	0495	07/13/12	\$350,500	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
7	0	638150	0505	01/03/13	\$261,000	FINANCIAL INST RESALE; EXEMPT FROM EXCISE TAX; QUESTIONABLE PER APPRAISAL
7	0	638150	0505	08/08/12	\$316,320	FORCED SALE; EXEMPT FROM EXCISE TAX
7	0	638150	0535	11/17/14	\$68,344	DOR RATIO; PARTIAL INTEREST; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
7	0	638150	0625	05/07/13	\$359,600	IMP. COUNT > 1
7	0	638150	1000	03/29/12	\$255,000	BOX PLOT
7	0	638150	1050	10/09/13	\$275,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
7	0	638150	1145	01/26/12	\$221,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
7	0	638150	1195	02/19/13	\$116,552	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
7	0	638150	1310	02/28/12	\$215,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
7	0	638150	1315	03/29/12	\$200,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
7	0	638150	1415	12/31/13	\$60,860	DOR RATIO; QCD; RELATED PARTY, FRIEND, OR NEIGHBOR; EXEMPT FROM EXCISE TAX
7	0	638150	1455	05/05/12	\$134,838	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
7	0	638150	1860	10/22/14	\$380,000	ESTATE ADM, GUARDIAN, OR EXECUTOR; SALE DATA DOES NOT MATCH ASSESSED VALUE
7	0	638150	1975	03/08/13	\$255,000	FORCED SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
7	0	638150	2065	10/09/13	\$176,000	DOR RATIO; IMP. CHAR CHANGED SINCE SALE; ESTATE ADM, GUARDIAN, OR EXECUTOR
7	0	638150	2145	02/22/12	\$245,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
7	0	641410	0231	04/25/12	\$370,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
7	0	641410	0242	07/18/12	\$127,500	SHORT SALE; QUESTIONABLE PER APPRAISAL
7	0	641410	0244	10/01/13	\$251,972	FORCED SALE; EXEMPT FROM EXCISE TAX
7	0	641410	0291	12/04/12	\$70,000	DOR RATIO; NO MARKET EXPOSURE
7	0	641410	0722	05/11/13	\$8,254	DOR RATIO; QCD; RELATED PARTY, FRIEND, OR NEIGHBOR; EXEMPT FROM EXCISE TAX
7	0	663230	0043	12/13/12	\$276,250	FORCED SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
7	0	663230	0183	08/14/12	\$154,000	DOR RATIO; FORCED SALE; EXEMPT FROM EXCISE TAX
7	0	663230	0216	11/04/14	\$329,300	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX



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Area 008 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	0	663230	0235	07/09/12	\$5,000	DOR RATIO; QUIT CLAIM DEED
7	0	685570	0060	01/29/13	\$229,900	FINANCIAL INST RESALE; EXEMPT FROM EXCISE TAX; QUESTIONABLE PER APPRAISAL
7	0	766370	0401	12/20/14	\$229,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
7	0	766370	0654	12/14/14	\$450,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
7	0	766370	0783	05/22/13	\$210,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE;
7	0	766370	0783	06/13/14	\$369,500	SALE DATA DOES NOT MATCH ASSESSED VALUE
7	0	766370	0813	07/25/13	\$97,373	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); QUIT CLAIM DEED
7	0	766370	0813	08/04/13	\$100,000	DOR RATIO; PARTIAL INTEREST; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
7	0	766370	0813	04/25/13	\$234,100	FORCED SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
7	0	766370	0830	02/16/12	\$188,400	DOR RATIO; FORCED SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
7	0	766370	0925	07/03/12	\$190,990	SHORT SALE; NON-REPRESENTATIVE SALE
7	0	766370	0926	04/10/13	\$195,000	FORCED SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
7	0	766370	0929	06/06/13	\$239,559	FORCED SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
7	0	942150	0070	12/30/14	\$528,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
7	0	942150	0130	06/16/14	\$378,000	UNFINISHED AREA
8	0	183700	0040	12/03/12	\$240,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
8	0	282604	9065	11/03/14	\$220,000	DOR RATIO; RELATED PARTY; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	0	282604	9074	02/09/12	\$35,100	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); QUIT CLAIM DEED
8	0	282604	9074	09/11/12	\$38,200	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); QUIT CLAIM DEED
8	0	282604	9075	03/02/12	\$175,000	DOR RATIO; FORCED SALE; EXEMPT FROM EXCISE TAX
8	0	282604	9079	02/27/12	\$264,854	FORCED SALE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
8	0	282604	9079	05/29/12	\$290,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
8	0	282604	9091	09/29/14	\$259,950	ACTIVE PERMIT BEFORE SALE >25K
8	0	282604	9111	08/15/12	\$188,000	DOR RATIO; NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	0	282604	9140	02/11/13	\$308,783	FORCED SALE; EXEMPT FROM EXCISE TAX
8	0	344800	0270	08/04/14	\$230,100	UNFINISHED AREA; AUCTION SALE; EXEMPT FROM EXCISE TAX
8	0	344800	0325	01/30/14	\$312,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
8	0	344800	0344	12/27/13	\$275,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
8	0	344800	1265	11/26/13	\$280,000	FINANCIAL INSTITUTION RESALE; NON-REPRESENTATIVE SALE



Improved Sales Removed in This Annual Update Analysis

Area 008 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	0	344800	1265	04/18/12	\$350,955	FORCED SALE; EXEMPT FROM EXCISE TAX
8	0	344800	1280	02/06/13	\$230,000	DOR RATIO
8	0	437570	0050	03/15/13	\$340,000	SHORT SALE; QUESTIONABLE PER APPRAISAL
8	0	679810	0130	07/24/13	\$237,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
8	0	679810	0185	09/26/12	\$340,000	UNFINISHED AREA; RELATED PARTY, FRIEND, OR NEIGHBOR
8	0	679810	0504	12/10/12	\$193,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	0	679810	0515	10/24/14	\$200,000	DOR RATIO; NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	0	679810	0610	07/07/14	\$200,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	679810	0656	07/02/14	\$272,195	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
8	0	679810	0672	05/22/14	\$305,000	QUIT CLAIM DEED
8	0	679810	1030	06/14/13	\$116,068	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
8	0	679810	1090	06/05/12	\$212,000	BOX PLOT
8	0	679810	1120	06/25/12	\$123,400	DOR RATIO; QUIT CLAIM DEED
8	0	679810	1165	09/18/14	\$348,329	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INST RESALE; EXEMPT FROM EXCISE TAX
8	0	686820	0165	07/09/13	\$296,268	FORCED SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
8	0	771560	0090	12/12/14	\$355,000	RELOCATION - SALE BY SERVICE; SALE DATA DOES NOT MATCH ASSESSED VALUE
8	0	771560	0090	12/10/14	\$355,000	RELOCATION - SALE TO SERVICE;
8	0	890100	0451	06/11/13	\$230,599	DOR RATIO; QUIT CLAIM DEED; STATEMENT TO DOR
8	0	890100	0510	06/08/12	\$447,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; SEGREGATION AND/OR MERGER;
8	0	890100	0684	11/22/13	\$264,500	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
8	0	890100	1090	11/17/14	\$525,000	IMP. COUNT > 1
8	0	890100	1290	09/03/14	\$477,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
8	0	890100	1340	12/26/14	\$809,950	ACTIVE PERMIT BEFORE SALE >25K; % COMPLETE
8	0	890100	1341	12/23/14	\$799,000	ACTIVE PERMIT BEFORE SALE >25K; % COMPLETE
8	0	890200	0357	04/26/14	\$212,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	0	890200	0407	12/17/14	\$480,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
8	0	942340	0170	05/04/12	\$234,000	MODEL DEVELOPMENT EXCLUSION; LACK OF REPRESENTATION
8	0	942340	0172	12/29/13	\$383,798	FORCED SALE; EXEMPT FROM EXCISE TAX
8	0	942340	0172	06/02/14	\$233,625	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE



Improved Sales Removed in This Annual Update Analysis
Area 008 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	0	990400	0025	03/13/13	\$254,000	FORCED SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX

Vacant Sales Used in this Annual Update Analysis Area 008

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
1	0	383400	0245	07/20/12	\$154,500	6,788	N	N
1	0	383400	0381	10/15/12	\$160,000	7,470	N	N
1	0	383400	0711	12/26/13	\$180,000	9,240	N	N
7	0	113300	0298	05/01/13	\$185,000	7,604	N	N
7	0	113300	0299	05/01/13	\$185,000	7,604	N	N
7	0	113300	0300	06/06/13	\$180,000	7,604	N	N
7	0	113300	0301	06/06/13	\$180,000	7,604	N	N
7	0	113300	0302	06/06/13	\$180,000	7,604	N	N
7	0	113300	0377	05/07/14	\$125,000	3,435	N	N
7	0	383450	0375	04/11/14	\$225,000	12,622	N	N
7	0	641410	0592	11/22/13	\$192,500	11,618	N	N
8	0	679810	0499	05/15/13	\$226,000	7,200	N	N
8	0	679810	1160	05/15/12	\$168,000	8,100	N	N
8	0	890100	0511	02/27/13	\$180,000	6,380	N	N
8	0	942340	0030	08/26/14	\$76,000	7,629	N	N

Vacant Sales Removed in this Annual Update Analysis

Area 008

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	0	383400	0381	08/22/12	\$199,724	DOR RATIO; FORCED SALE; TEAR DOWN; EXEMPT FROM EXCISE TAX
1	0	407780	0001	04/10/13	\$125,000	PREVIOUS IMP. VALUE <= 25K; NO MARKET EXPOSURE
3	0	641160	0470	06/18/13	\$180,000	DOR RATIO; NO MARKET EXPOSURE; SEGREGATION AND/OR MERGER; TEAR DOWN
7	0	113300	0108	07/24/13	\$150,000	PREV IMP. VALUE <= 25K; RELATED PARTY, FRIEND, OR NGHBR; ESTATE; EXEMPT FROM EXCISE TAX
7	0	113300	0169	10/20/12	\$25,000	DOR RATIO; PREVIOUS IMP. VALUE <= 25K; QUIT CLAIM DEED; SEGREGATION AND/OR MERGER
7	0	113300	0515	12/05/13	\$135,000	PREVIOUS IMP. VALUE <= 25K; NO MARKET EXPOSURE
7	0	113300	0563	09/10/12	\$310,000	DOR RATIO
7	0	212604	9194	07/29/13	\$553,000	PREVIOUS IMP. VALUE <= 25K
7	0	383450	0375	10/25/13	\$150,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	663230	0231	10/28/14	\$125,000	PREVIOUS IMP. VALUE <= 25K; NO MARKET EXPOSURE
8	0	344800	0326	04/10/12	\$143,000	DOR RATIO; NO MARKET EXPOSURE; PLANS AND PERMITS
8	0	679810	0690	07/31/13	\$220,000	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR; PLANS AND PERMITS

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:

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



Appraiser II

03/19/2015

Date