

Northgate/Maple Leaf/Meadowbrook

Area: 007

Residential Revalue for 2015 Assessment Roll



Obtained from seattle.gov/parks

Area 7 is located in NE Seattle and includes Maple Leaf, Meadowbrook and a portion of the Victory Heights neighborhood. The area has an overall population that is homogeneous and urban in nature. Homes were built between 1900 and present with a predominant age between 1929 and 1965. 90% of the improved parcels are grade 7 and 8 homes. Major landmarks in the area are Northgate Mall, Nathan Hale High School and Thorton Creek. Tunnel Construction is ongoing for the Northgate Link Light Rail that connects Northgate Mall to Husky Stadium. The area is well serviced by a full range of commercial and professional services, parks, public transportation, schools and easy access to I-5.



King County

Department of Assessments

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Area 7 Map



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Northgate/Maple Leaf/Meadowbrook Housing Profile



Grade 5/ Year Built 1939/ Total Living Area 520
Account Number 199520-0090



Grade 6/ Year Built 1944/ Total Living Area 900
Account Number 510140-4077



Grade 7/ Year Built 1926/ Total Living Area 1860
Account Number 287860-0835



Grade 8/ Year Built 1958/ Total Living Area 2560
Account Number 147220-0110



Grade 9/ Year Built 2008/ Total Living Area 4010
Account Number 510040-2255



Grade 10/ Year Built 2008/ Total Living Area 3680
Account Number 510140-2618

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

Northgate/Maple Leaf/Meadowbrook - Area 007

Annual Update

Characteristics Based Market Adjustment for 2015 Assessment Roll

Previous Physical Inspection: 2010
Number of Improved Sales: 653
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	\$180,700	\$265,500	\$446,200			8.71%
2015 Value	\$202,500	\$298,000	\$500,500	\$534,000	94.4%	8.54%
\$ Change	+\$21,800	+\$32,500	+\$54,300			
% Change	+12.1%	+12.2%	+12.2%			

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 8.54% is an improvement from the previous COD of 8.71%. 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	\$184,700	\$244,100	\$428,800
2015 Value	\$207,100	\$274,300	\$481,400
\$ Change	+\$22,400	+\$30,200	+\$52,600
% Change	+12.1%	+12.4%	+12.3%

Number of one to three unit residences in the population: 5,881

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 generally at a higher assessment level than the rest of the population, which resulted in less of an upward adjustment. This annual update valuation model corrects for this strata difference.

Area 007 - Model Adjustments

1-3 Unit Residences

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

Standard Area Adjustment	# Parcels Adjusted	% of Population
+13.63%	4,126	70%

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	+9.48%	214	1755	12%

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

Generally, Sub Area 8 parcels were at a higher assessment level than the rest of the population, which resulted in less of an upward adjustment. This model corrects for this strata difference.

Sample Representation of Population Year Built or Renovated

Sales Sample

Year Built/Ren	Frequency	% Sales Sample
1910	13	1.99%
1920	11	1.68%
1930	122	18.68%
1940	76	11.64%
1950	113	17.30%
1960	96	14.70%
1970	50	7.66%
1980	21	3.22%
1990	24	3.68%
2000	21	3.22%
2014	106	16.23%
653		

Population

Year Built/Ren	Frequency	% Population
1910	91	1.55%
1920	134	2.28%
1930	1,067	18.14%
1940	656	11.15%
1950	1,209	20.56%
1960	956	16.26%
1970	497	8.45%
1980	300	5.10%
1990	305	5.19%
2000	239	4.06%
2014	427	7.26%
5,881		



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.

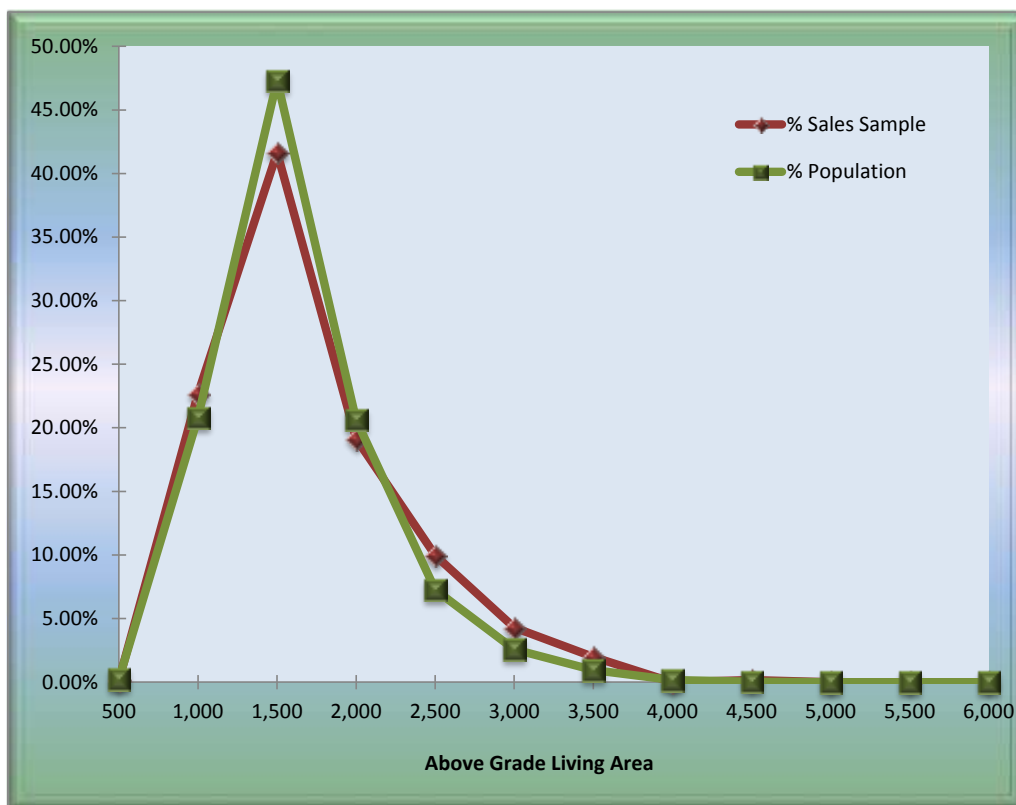
Sales Sample Representation of Population Above Grade Living Area

Sales Sample

AGLA	Frequency	% Sales Sample
500	1	0.15%
1,000	148	22.66%
1,500	272	41.65%
2,000	125	19.14%
2,500	65	9.95%
3,000	28	4.29%
3,500	13	1.99%
4,000	0	0.00%
4,500	1	0.15%
5,000	0	0.00%
5,500	0	0.00%
6,000	0	0.00%
653		

Population

AGLA	Frequency	% Population
500	14	0.24%
1,000	1,224	20.81%
1,500	2,783	47.32%
2,000	1,213	20.63%
2,500	427	7.26%
3,000	152	2.58%
3,500	56	0.95%
4,000	10	0.17%
4,500	2	0.03%
5,000	0	0.00%
5,500	0	0.00%
6,000	0	0.00%
5,881		



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

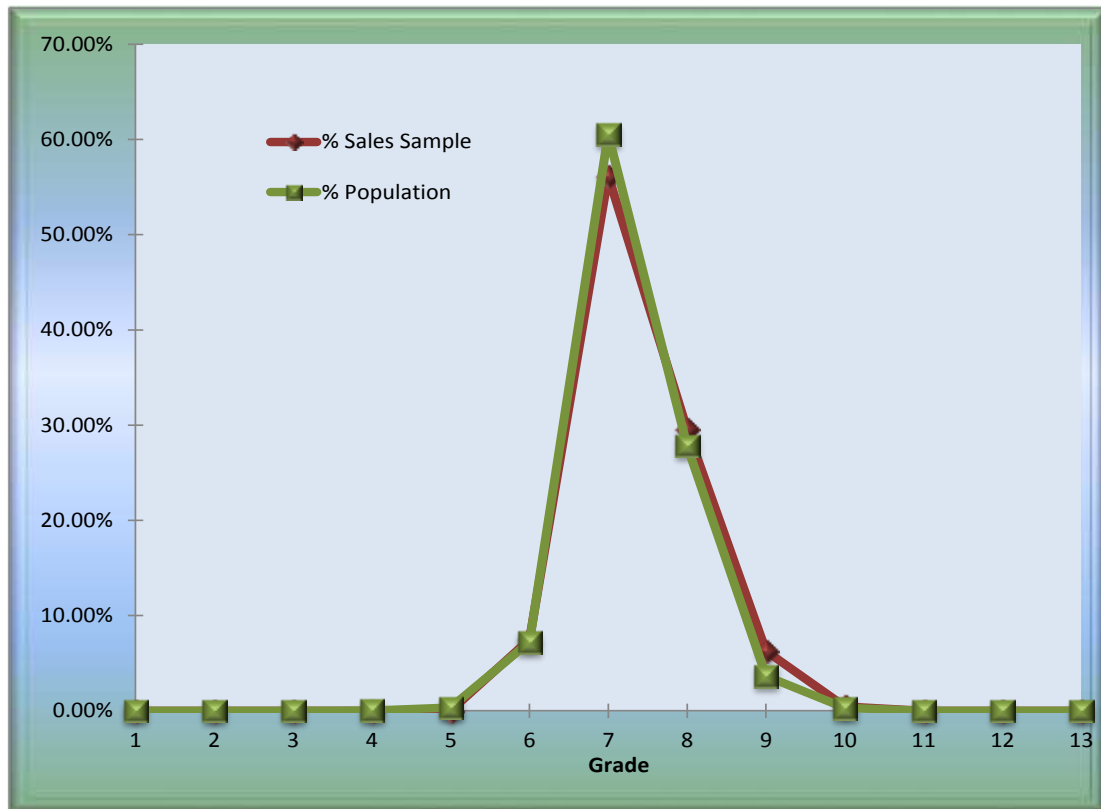
Sales Sample Representation of Population Building Grade

Sales Sample

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	49	7.50%
7	367	56.20%
8	193	29.56%
9	41	6.28%
10	3	0.46%
11	0	0.00%
12	0	0.00%
13	0	0.00%
653		

Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	2	0.03%
5	20	0.34%
6	426	7.24%
7	3,562	60.57%
8	1,638	27.85%
9	215	3.66%
10	18	0.31%
11	0	0.00%
12	0	0.00%
13	0	0.00%
5,881		



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 007 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 1.102, resulting in an adjusted value of \$523,000 ($\$475,000 \times 1.102 = \$523,450$) – truncated to the nearest \$1000.

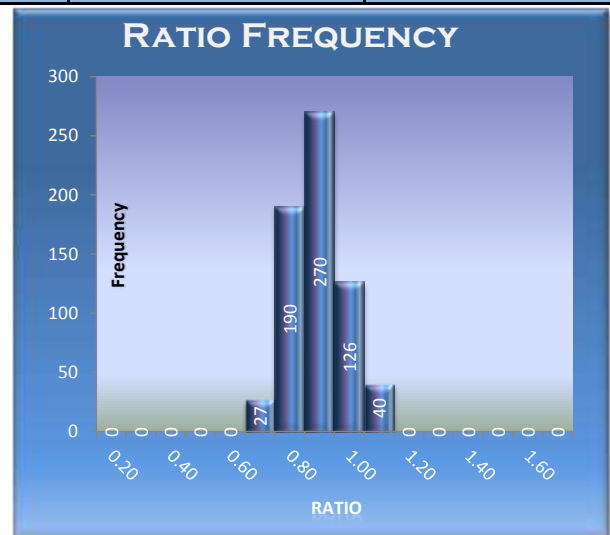
SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2012	1.245	24.5%
2/1/2012	1.238	23.8%
3/1/2012	1.232	23.2%
4/1/2012	1.225	22.5%
5/1/2012	1.218	21.8%
6/1/2012	1.211	21.1%
7/1/2012	1.204	20.4%
8/1/2012	1.197	19.7%
9/1/2012	1.191	19.1%
10/1/2012	1.184	18.4%
11/1/2012	1.177	17.7%
12/1/2012	1.170	17.0%
1/1/2013	1.163	16.3%
2/1/2013	1.156	15.6%
3/1/2013	1.150	15.0%
4/1/2013	1.143	14.3%
5/1/2013	1.136	13.6%
6/1/2013	1.129	12.9%
7/1/2013	1.123	12.3%
8/1/2013	1.116	11.6%
9/1/2013	1.109	10.9%
10/1/2013	1.102	10.2%
11/1/2013	1.095	9.5%
12/1/2013	1.089	8.9%
1/1/2014	1.082	8.2%
2/1/2014	1.075	7.5%
3/1/2014	1.068	6.8%
4/1/2014	1.061	6.1%
5/1/2014	1.055	5.5%
6/1/2014	1.048	4.8%
7/1/2014	1.041	4.1%
8/1/2014	1.034	3.4%
9/1/2014	1.027	2.7%
10/1/2014	1.021	2.1%
11/1/2014	1.014	1.4%
12/1/2014	1.007	0.7%
1/1/2015	1.000	0.0%

The time adjustment formula for Area 007 is: $(0.836010279034956 - 0.000189283375357928 * \text{SaleDay} + 0.0317179468909053 * 0.3277182) / (0.836010279034956 + 0.0317179468909053 * 0.3277182)$
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: Northgate/Maple	1/1/2014	4/6/2015	1/2012 - 12/2014
Leaf/Meadowbrook	Appr ID:	Property Type:	Adjusted for time?
Area Number: 007	CLEW	1 to 3 Unit	YES

SAMPLE STATISTICS	
Sample size (n)	653
Mean Assessed Value	\$446,200
Mean Adj. Sales Price	\$534,000
Standard Deviation AV	\$104,184
Standard Deviation SP	\$141,583
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.846
Median Ratio	0.838
Weighted Mean Ratio	0.836
UNIFORMITY	
Lowest ratio	0.627
Highest ratio:	1.090
Coefficient of Dispersion	8.71%
Standard Deviation	0.090
Coefficient of Variation	10.69%
Price Related Differential (PRD)	1.013
RELIABILITY	
95% Confidence: Median	
Lower limit	0.832
Upper limit	0.849
95% Confidence: Mean	
Lower limit	0.840
Upper limit	0.853
SAMPLE SIZE EVALUATION	
N (population size)	5,881
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.090
Recommended minimum:	13
Actual sample size:	653
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	345
# ratios above mean:	308
z:	1.448
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

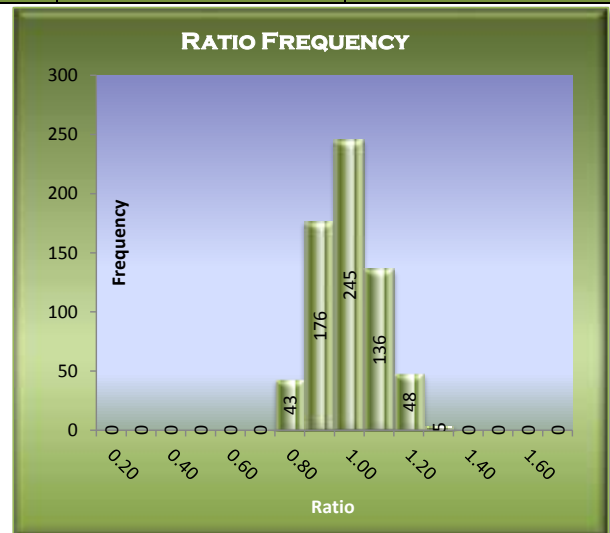
1 to 3 Unit Residences throughout Area 007

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: Northgate/Maple	1/1/2015	4/6/2015	1/2012 - 12/2014
Leaf/Meadowbrook	Appr. ID:	Property Type:	Adjusted for time?
Area Number: 007	CLEW	1 to 3 Unit	YES

SAMPLE STATISTICS	
Sample size (n)	653
Mean Assessed Value	\$500,500
Mean Sales Price	\$534,000
Standard Deviation AV	\$117,764
Standard Deviation SP	\$141,583
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.949
Median Ratio	0.944
Weighted Mean Ratio	0.937
UNIFORMITY	
Lowest ratio	0.713
Highest ratio:	1.225
Coefficient of Dispersion	8.54%
Standard Deviation	0.100
Coefficient of Variation	10.55%
Price Related Differential (PRD)	1.013
RELIABILITY	
95% Confidence: Median	
Lower limit	0.936
Upper limit	0.952
95% Confidence: Mean	
Lower limit	0.941
Upper limit	0.957
SAMPLE SIZE EVALUATION	
N (population size)	5,881
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.100
Recommended minimum:	16
Actual sample size:	653
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	343
# ratios above mean:	310
z:	1.291
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout Area 007 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: April 6, 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 14 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 +12.1% increase in land assessments in the area for the 2015 Assessment Year. The formula is:

2015 Land Value = 2014 Land Value * 1.124, 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 generally at a higher assessment level than the rest of the population, which resulted in less of an upward adjustment. This annual update valuation model corrects for this strata 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 653 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:

$$\text{2015 Total Value} = \text{2014 Total Value} * (1 - 0.05) / (0.836010279034956 + 0.0317179468909053 * \text{Sub8})$$

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

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

Mobile Home Update

There were no recent fair market sales of Mobile Homes in the area therefore, mobile homes received the Total % change indicated by the sales sample as reflected on the Executive Summary page.

$$\begin{aligned} \text{2015 Total Value} &= \text{2014 Total value} * 1.122 \\ \text{2015 Improvements Value} &= \text{2015 Total Value} \text{ minus } \text{2015 Land Value} \end{aligned}$$

Results

The resulting assessment level is 94.4%. 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 +12.3%. 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) * 1.122.
- 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) * 1.122.
- 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 \leq \$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 007 -- 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
5	0	945520	0685	02/27/13	\$250,000	\$288,000	720	6	1946	Avg	7,800	N	N	10053 38TH AVE NE
5	0	342604	9113	12/05/12	\$315,000	\$368,000	770	6	1947	Avg	11,013	N	N	3804 NE 95TH ST
5	0	156610	0130	08/20/14	\$319,000	\$329,000	780	6	1924	Good	8,271	N	N	2547 NE 98TH ST
5	0	167540	0040	08/01/12	\$355,000	\$425,000	790	6	1947	Avg	8,100	N	N	9515 45TH AVE NE
5	0	256830	0200	09/26/12	\$325,000	\$385,000	790	6	1936	Good	16,233	N	N	10027 RAVENNA AVE NE
5	0	256830	0253	05/10/12	\$295,000	\$359,000	800	6	1926	Good	6,862	N	N	10306 FISCHER PL NE
5	0	945520	0230	01/13/14	\$450,000	\$486,000	800	6	1955	VGood	7,800	N	N	10306 38TH AVE NE
5	0	167540	0025	05/08/13	\$465,000	\$528,000	830	6	1947	VGood	8,100	N	N	9533 45TH AVE NE
5	0	262960	0005	07/17/13	\$441,500	\$494,000	830	6	1946	VGood	8,175	N	N	3830 NE 95TH ST
5	0	156610	0010	04/12/12	\$325,000	\$397,000	880	6	1948	Avg	8,227	N	N	2511 NE 100TH ST
5	0	521020	0109	02/27/14	\$385,000	\$412,000	940	6	1941	Avg	7,000	N	N	9514 42ND AVE NE
5	0	955420	0005	02/26/13	\$345,000	\$397,000	990	6	1941	VGood	6,393	N	N	3261 NE 98TH ST
5	0	955320	0215	03/24/14	\$419,000	\$446,000	1,000	6	1930	Good	5,627	N	N	9538 32ND AVE NE
5	0	407320	0035	04/22/13	\$360,000	\$410,000	1,090	6	1948	Good	7,200	N	N	9546 46TH AVE NE
5	0	156610	0400	09/24/14	\$387,500	\$396,000	1,220	6	1946	Avg	8,329	N	N	2709 NE 96TH ST
5	0	332604	9003	07/22/13	\$450,500	\$504,000	1,270	6	1948	VGood	9,005	N	N	9825 32ND AVE NE
5	0	054300	0045	06/12/13	\$396,000	\$446,000	1,500	6	1947	VGood	9,550	N	N	9504 40TH AVE NE
5	0	955420	0130	12/18/13	\$400,000	\$434,000	720	7	1940	Good	7,925	N	N	3257 NE 98TH ST
5	0	156610	0460	04/10/13	\$330,500	\$377,000	840	7	1950	Good	8,370	N	N	2738 NE 95TH ST
5	0	256880	0286	06/07/13	\$400,000	\$451,000	900	7	1940	Good	7,020	N	N	10035 32ND AVE NE
5	0	955420	0205	05/02/13	\$510,000	\$579,000	930	7	1942	Good	9,767	N	N	3009 NE 98TH ST
5	0	256880	0122	07/11/13	\$429,000	\$481,000	960	7	1954	Avg	7,996	N	N	3216 NE 104TH ST
5	0	633500	0055	10/23/13	\$350,000	\$384,000	990	7	1951	Avg	8,155	N	N	10522 41ST PL NE
5	0	407320	0040	04/09/14	\$365,000	\$387,000	1,010	7	1945	Avg	7,200	N	N	9539 SAND POINT WAY NE
5	0	955420	0009	11/15/13	\$460,000	\$502,000	1,010	7	1947	VGood	5,650	Y	N	3259 NE 98TH ST
5	0	407780	0401	09/10/13	\$490,000	\$542,000	1,020	7	1953	Avg	9,559	N	N	10515 ALTON AVE NE
5	0	156610	0445	04/08/14	\$418,000	\$443,000	1,030	7	1951	Avg	6,658	N	N	2756 NE 95TH ST
5	0	156610	0600	04/11/14	\$355,000	\$376,000	1,050	7	1954	Avg	6,982	N	N	2709 NE 98TH ST
5	0	514400	0005	03/22/13	\$335,000	\$384,000	1,050	7	1954	Good	7,440	N	N	10811 27TH AVE NE

Improved Sales Used in This Annual Update Analysis

Area 007 -- 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
5	0	514400	0036	05/27/14	\$360,000	\$378,000	1,050	7	1954	Avg	9,206	N	N	2523 NE 108TH PL
5	0	514400	0075	03/26/13	\$427,000	\$489,000	1,050	7	1954	VGood	7,414	N	N	10808 27TH AVE NE
5	0	156610	0030	10/30/12	\$360,145	\$424,000	1,060	7	1943	Good	7,842	N	N	9830 RAVENNA AVE NE
5	0	256830	0132	10/08/14	\$521,000	\$531,000	1,060	7	1926	VGood	5,455	N	N	2751 NE 103RD ST
5	0	407780	0289	11/14/13	\$426,000	\$465,000	1,060	7	1968	Avg	5,040	N	N	10756 BARTLETT AVE NE
5	0	167540	0085	09/06/12	\$455,000	\$541,000	1,090	7	1951	VGood	9,113	N	N	9538 44TH AVE NE
5	0	156610	0450	04/29/14	\$399,950	\$422,000	1,110	7	1951	VGood	8,375	N	N	2750 NE 95TH ST
5	0	256880	0033	06/04/13	\$465,000	\$525,000	1,110	7	1954	Avg	10,000	N	N	3022 NE 103RD ST
5	0	272604	9083	08/16/13	\$400,000	\$445,000	1,110	7	1947	Avg	8,935	N	N	10709 39TH AVE NE
5	0	945520	0290	07/23/13	\$372,500	\$416,000	1,110	7	1928	Avg	7,800	N	N	3901 NE 105TH ST
5	0	945520	0790	12/09/14	\$445,000	\$447,000	1,110	7	1954	Good	5,100	N	N	10053 36TH AVE NE
5	0	955320	0052	05/06/14	\$345,000	\$364,000	1,110	7	1956	Avg	6,250	N	N	3226 NE 95TH ST
5	0	955320	0078	07/23/12	\$429,950	\$516,000	1,110	7	1947	Good	7,284	N	N	9525 32ND AVE NE
5	0	256880	0022	09/24/12	\$465,000	\$551,000	1,120	7	1924	VGood	7,140	N	N	3014 NE 103RD ST
5	0	800150	0015	06/24/13	\$467,000	\$525,000	1,120	7	1957	Good	7,680	N	N	10630 ALTON PL NE
5	0	955320	0117	09/28/12	\$375,000	\$444,000	1,140	7	1954	Avg	5,261	N	N	3006 NE 95TH ST
5	0	945520	0415	10/24/13	\$475,000	\$521,000	1,190	7	1969	Avg	7,800	N	N	10032 39TH AVE NE
5	0	256830	0045	06/25/14	\$305,000	\$318,000	1,200	7	1964	Fair	8,240	N	N	2754 NE 103RD ST
5	0	156610	0506	01/08/13	\$473,000	\$549,000	1,220	7	1947	VGood	9,464	N	N	2715 NE 97TH ST
5	0	156610	0530	09/20/13	\$436,000	\$482,000	1,220	7	1954	Avg	8,326	N	N	2745 NE 97TH ST
5	0	156610	0415	11/21/12	\$440,000	\$516,000	1,240	7	1949	Good	8,340	N	N	2727 NE 96TH ST
5	0	167540	0002	10/21/13	\$552,000	\$606,000	1,270	7	1986	VGood	7,221	N	N	9559 45TH AVE NE
5	0	256880	0101	07/12/13	\$425,000	\$476,000	1,270	7	1950	VGood	8,974	N	N	3241 NE 105TH ST
5	0	945520	0006	01/04/12	\$349,000	\$434,000	1,270	7	1956	Avg	6,000	N	N	3501 NE 105TH ST
5	0	945520	0009	08/22/12	\$387,000	\$462,000	1,270	7	1956	Avg	5,040	N	N	3517 NE 105TH ST
5	0	945520	0025	07/11/12	\$334,000	\$402,000	1,270	7	1958	Avg	7,800	N	N	10312 35TH AVE NE
5	0	945520	0210	05/20/14	\$615,000	\$646,000	1,270	7	2013	Avg	7,800	N	N	10334 38TH AVE NE
5	0	282604	9023	07/29/14	\$440,000	\$455,000	1,280	7	1982	Avg	7,989	N	N	2721 B NE 110TH ST
5	0	156610	0490	03/25/13	\$389,500	\$446,000	1,300	7	1970	Avg	7,431	N	N	9506 27TH AVE NE

Improved Sales Used in This Annual Update Analysis

Area 007 -- 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
5	0	342604	9156	04/05/12	\$450,000	\$551,000	1,300	7	1961	Avg	7,708	N	N	3818 NE 96TH ST
5	0	520920	0010	07/31/14	\$485,000	\$502,000	1,300	7	1962	Avg	7,853	N	N	4401 NE 105TH ST
5	0	945520	0175	03/06/13	\$510,000	\$586,000	1,310	7	1987	Avg	7,800	N	N	10343 38TH AVE NE
5	0	945520	0710	09/18/13	\$600,000	\$663,000	1,310	7	1956	VGood	7,800	N	N	10040 35TH AVE NE
5	0	332604	9077	07/28/14	\$630,000	\$652,000	1,350	7	1937	Avg	12,278	N	N	3030 NE 98TH ST
5	0	282604	9196	11/06/12	\$300,000	\$353,000	1,360	7	1953	Avg	6,000	N	N	2522 NE 107TH ST
5	0	407320	0055	04/01/13	\$455,000	\$520,000	1,360	7	1922	VGood	7,200	N	N	9521 SAND POINT WAY NE
5	0	637000	0065	11/09/12	\$330,000	\$388,000	1,360	7	1955	Avg	6,092	N	N	2533 NE 106TH PL
5	0	256880	0042	09/12/14	\$450,000	\$461,000	1,380	7	1954	Avg	6,600	N	N	10311 32ND AVE NE
5	0	282604	9085	03/07/13	\$447,000	\$513,000	1,390	7	1932	Good	11,364	N	N	2525 NE 110TH ST
5	0	256830	0134	07/12/12	\$480,000	\$577,000	1,410	7	1959	Avg	9,856	N	N	10045 29TH AVE NE
5	0	256880	0063	04/25/12	\$399,000	\$487,000	1,410	7	1955	Avg	10,523	N	N	3029 NE 105TH ST
5	0	282604	9211	10/22/13	\$375,000	\$412,000	1,410	7	1916	Avg	7,250	N	N	2717 NE 110TH ST
5	0	282604	9195	11/18/13	\$347,000	\$379,000	1,430	7	1955	Avg	7,200	N	N	2827 NE 110TH ST
5	0	637000	0050	04/23/14	\$454,000	\$480,000	1,430	7	1955	Avg	5,966	N	N	2553 NE 106TH PL
5	0	272604	9102	03/04/14	\$395,900	\$423,000	1,440	7	1949	Avg	8,053	N	N	4051 NE 110TH ST
5	0	156610	0265	08/15/13	\$440,000	\$490,000	1,460	7	1954	Avg	8,305	N	N	2532 NE 96TH ST
5	0	945520	0551	03/07/12	\$478,000	\$588,000	1,470	7	1959	Avg	7,843	N	N	3822 NE 100TH ST
5	0	272604	9164	06/05/14	\$547,000	\$573,000	1,480	7	1968	Good	8,381	N	N	10743 38TH AVE NE
5	0	311960	0060	08/02/12	\$347,000	\$415,000	1,480	7	1977	Avg	7,218	N	N	10721 30TH AVE NE
5	0	342604	9128	09/20/13	\$485,000	\$536,000	1,500	7	1941	VGood	7,867	N	N	3826 NE 95TH ST
5	0	256880	0121	09/11/14	\$512,500	\$525,000	1,540	7	1950	Good	8,311	Y	N	3215 NE 105TH ST
5	0	156610	0715	10/30/13	\$401,000	\$439,000	1,550	7	1947	Avg	9,627	N	N	2733 NE 100TH ST
5	0	407320	0233	11/05/13	\$420,000	\$460,000	1,560	7	1951	Avg	7,200	N	N	10305 SAND POINT WAY NE
5	0	407780	0346	02/27/14	\$500,000	\$534,000	1,560	7	1939	Avg	8,400	N	N	10635 SAND POINT WAY NE
5	0	272604	9134	06/14/12	\$352,000	\$425,000	1,590	7	1962	Avg	9,956	N	N	10571 40TH AVE NE
5	0	715620	0060	04/15/13	\$370,000	\$422,000	1,630	7	1954	Avg	6,741	N	N	2554 NE 105TH PL
5	0	945520	0241	02/14/12	\$349,500	\$432,000	1,630	7	1977	Avg	7,800	N	N	10315 39TH AVE NE
5	0	156610	0145	04/26/12	\$509,000	\$621,000	1,650	7	1999	Avg	9,406	N	N	9701 27TH AVE NE

Improved Sales Used in This Annual Update Analysis

Area 007 -- 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
5	0	256880	0160	10/15/14	\$433,000	\$441,000	1,710	7	1950	Avg	7,000	N	N	3229 NE 104TH ST
5	0	637000	0005	08/27/14	\$495,500	\$510,000	1,720	7	1959	Avg	6,360	N	N	2516 NE 106TH PL
5	0	715620	0005	04/25/14	\$350,000	\$370,000	1,740	7	1954	Avg	9,163	N	N	2555 NE 105TH PL
5	0	272604	9040	05/13/13	\$525,000	\$595,000	1,750	7	1967	VGood	11,157	N	N	10552 39TH AVE NE
5	0	945520	0435	12/21/13	\$694,000	\$752,000	1,780	7	1958	VGood	8,793	N	N	3902 NE 100TH ST
5	0	256880	0020	06/07/13	\$510,000	\$575,000	1,820	7	1968	Good	6,552	N	N	3018 A NE 103RD ST
5	0	272604	9150	07/17/14	\$392,500	\$407,000	1,950	7	1961	Avg	8,040	N	N	10726 35TH AVE NE
5	0	256830	0053	12/27/13	\$499,950	\$541,000	1,990	7	1921	Good	5,871	N	N	10060 RAVENNA AVE NE
5	0	256830	0160	11/15/13	\$630,500	\$689,000	2,170	7	2013	Avg	20,410	N	N	10338 FISCHER PL NE
5	0	282604	9209	02/25/14	\$440,000	\$471,000	2,220	7	1999	Avg	7,470	N	N	2523 NE 110TH ST
5	0	256880	0174	08/13/13	\$583,850	\$650,000	2,250	7	1962	Avg	9,782	N	N	3244 NE 103RD ST
5	0	955420	0105	10/14/14	\$625,000	\$636,000	1,010	8	1942	VGood	6,867	N	N	3221 NE 98TH ST
5	0	955320	0126	08/27/12	\$427,500	\$509,000	1,090	8	1939	VGood	5,750	N	N	3009 NE 97TH ST
5	0	256880	0055	01/29/14	\$568,000	\$611,000	1,100	8	1955	Avg	6,500	Y	N	3027 NE 105TH ST
5	0	156610	0100	04/08/13	\$407,000	\$465,000	1,210	8	1937	Good	8,255	N	N	2511 NE 98TH ST
5	0	256880	0210	06/28/13	\$558,000	\$627,000	1,250	8	1955	Avg	9,600	N	N	3249 NE 103RD ST
5	0	407380	0250	04/29/13	\$428,000	\$487,000	1,250	8	1977	Avg	3,600	N	N	10041 46TH AVE NE
5	0	945520	0471	04/25/14	\$594,500	\$628,000	1,250	8	1968	Avg	6,275	N	N	10041 40TH AVE NE
5	0	407430	0251	06/28/12	\$500,000	\$603,000	1,300	8	2008	Avg	8,550	N	N	9540 45TH AVE NE
5	0	541820	0315	02/14/14	\$449,950	\$482,000	1,330	8	1959	Avg	8,103	N	N	10358 44TH AVE NE
5	0	945520	0460	08/30/13	\$501,000	\$556,000	1,340	8	1974	Avg	6,134	N	N	10021 40TH AVE NE
5	0	541820	0040	05/15/13	\$555,000	\$629,000	1,440	8	1961	Avg	7,463	N	N	10322 40TH AVE NE
5	0	945520	0470	12/10/12	\$472,000	\$551,000	1,480	8	1968	Avg	6,228	N	N	10035 40TH AVE NE
5	0	407380	0310	02/25/13	\$515,000	\$593,000	1,490	8	1968	Avg	5,400	N	N	10021 46TH AVE NE
5	0	541820	0360	12/20/13	\$526,400	\$571,000	1,500	8	1962	Avg	9,450	N	N	10037 45TH AVE NE
5	0	342604	9199	06/12/12	\$527,000	\$637,000	1,510	8	1965	Good	6,844	N	N	3825 NE 97TH ST
5	0	541850	0700	06/14/12	\$625,000	\$755,000	1,510	8	1968	Good	7,350	N	N	10021 41ST AVE NE
5	0	407380	0105	10/08/12	\$562,500	\$665,000	1,520	8	1970	Good	8,400	N	N	10325 46TH AVE NE
5	0	945520	0205	06/04/14	\$525,000	\$550,000	1,540	8	2004	Avg	7,800	N	N	10340 38TH AVE NE

Improved Sales Used in This Annual Update Analysis

Area 007 -- 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
5	0	955420	0250	06/26/12	\$531,000	\$640,000	1,550	8	1931	Good	6,421	N	N	3043 NE 98TH ST
5	0	013000	0175	08/06/14	\$655,000	\$677,000	1,580	8	1962	Avg	8,197	N	N	3830 NE 98TH ST
5	0	272604	9169	09/05/14	\$625,000	\$641,000	1,580	8	1970	Avg	20,588	N	N	10538 35TH AVE NE
5	0	272604	9157	11/27/13	\$410,000	\$447,000	1,600	8	1930	Avg	7,350	N	N	3817 NE 110TH ST
5	0	541850	0770	05/23/13	\$650,000	\$735,000	1,600	8	1970	VGood	9,610	N	N	9815 41ST AVE NE
5	0	156610	0625	08/04/14	\$450,000	\$465,000	1,610	8	1978	Avg	8,296	N	N	2737 NE 98TH ST
5	0	272604	9194	06/25/12	\$348,000	\$420,000	1,610	8	2008	Avg	1,119	N	N	10752 35TH AVE NE
5	0	256880	0065	05/30/13	\$607,220	\$686,000	1,620	8	1958	Good	19,942	N	N	3021 NE 105TH ST
5	0	282604	9200	08/25/14	\$451,000	\$464,000	1,620	8	1955	Avg	5,444	N	N	2827 NE 107TH ST
5	0	272604	9193	08/14/12	\$359,950	\$430,000	1,630	8	2008	Avg	1,742	N	N	10750 35TH AVE NE
5	0	272604	9195	10/27/12	\$359,950	\$424,000	1,630	8	2008	Avg	1,515	N	N	10754 35TH AVE NE
5	0	541820	0340	10/13/14	\$650,000	\$662,000	1,660	8	1959	Good	9,450	N	N	10301 45TH AVE NE
5	0	541850	0290	06/14/12	\$478,000	\$578,000	1,680	8	1972	Avg	8,418	N	N	9715 44TH AVE NE
5	0	955420	0275	11/19/13	\$542,000	\$591,000	1,690	8	1928	Good	6,877	N	N	3055 NE 98TH ST
5	0	945520	0440	04/02/12	\$482,000	\$590,000	1,700	8	1958	Avg	8,793	N	N	3908 NE 100TH ST
5	0	013000	0215	05/15/13	\$626,000	\$709,000	1,740	8	1959	Avg	8,160	N	N	3515 NE 98TH ST
5	0	407380	0133	09/26/13	\$498,750	\$550,000	1,820	8	1995	Avg	3,600	N	N	10311 46TH AVE NE
5	0	541820	0095	09/19/12	\$485,000	\$575,000	1,820	8	1961	Avg	7,889	N	N	4223 NE 103RD PL
5	0	945520	0329	11/04/14	\$495,000	\$501,000	1,890	8	1967	Avg	6,557	N	N	10309 40TH AVE NE
5	0	945520	0465	07/23/12	\$549,000	\$659,000	1,940	8	1972	Avg	6,181	N	N	10027 40TH AVE NE
5	0	407380	0130	03/24/14	\$499,950	\$532,000	2,010	8	1955	Avg	10,110	N	N	10316 45TH AVE NE
5	0	407320	0231	02/16/12	\$590,000	\$729,000	2,040	8	1952	VGood	7,200	N	N	4602 NE 103RD ST
5	0	256880	0258	07/13/12	\$510,000	\$613,000	2,060	8	1989	Avg	7,204	N	N	3238 E NE 100TH ST
5	0	156610	0070	07/18/13	\$758,000	\$848,000	2,090	8	2006	Avg	7,580	N	N	2532 NE 98TH ST
5	0	541850	1130	08/06/12	\$680,000	\$814,000	2,090	8	1965	Avg	9,844	N	N	4108 NE 96TH ST
5	0	272604	9138	03/20/12	\$374,950	\$460,000	2,160	8	2008	Avg	1,890	N	N	3505 NE 110TH ST
5	0	541820	0375	12/07/12	\$474,700	\$555,000	2,180	8	1961	Avg	9,380	N	N	10017 45TH AVE NE
5	0	541860	0060	09/17/13	\$640,000	\$707,000	2,190	8	1981	Good	7,245	N	N	9728 44TH AVE NE
5	0	256830	0266	05/30/14	\$659,000	\$691,000	2,210	8	1946	VGood	11,375	N	N	10340 FISCHER PL NE

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Area 007 -- 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
5	0	256880	0037	07/19/13	\$615,000	\$688,000	2,250	8	1999	Avg	7,208	N	N	3026 NE 103RD ST
5	0	955420	0235	07/23/12	\$585,000	\$702,000	2,290	8	1936	Good	9,656	N	N	3025 NE 98TH ST
5	0	272604	9070	12/10/12	\$720,000	\$841,000	2,430	8	2012	Avg	6,840	N	N	3512 NE 105TH ST
5	0	407320	0162	08/28/12	\$562,250	\$670,000	2,430	8	1974	Good	7,200	N	N	10043 46TH PL NE
5	0	541820	0030	03/26/12	\$540,000	\$662,000	2,430	8	1961	Good	8,676	N	N	4023 NE 104TH ST
5	0	272604	9196	10/25/12	\$700,000	\$825,000	2,430	8	2012	Avg	6,840	N	N	3516 NE 105TH ST
5	0	156610	0779	05/07/13	\$430,000	\$488,000	2,440	8	2001	Avg	9,152	N	N	2708 NE 98TH ST
5	0	541850	0970	08/08/14	\$725,000	\$749,000	2,480	8	1965	Good	8,882	N	N	9721 41ST PL NE
5	0	342604	9208	05/28/13	\$825,000	\$933,000	2,610	8	1970	VGood	15,331	N	N	3794 NE 97TH ST
5	0	541850	0180	11/10/12	\$540,000	\$634,000	2,650	8	1975	Avg	8,243	N	N	9830 43RD PL NE
5	0	256830	0040	08/19/14	\$709,050	\$730,000	2,670	8	1997	Avg	9,000	N	N	2738 NE 103RD ST
5	0	342604	9137	08/29/14	\$859,000	\$883,000	2,800	8	2013	Avg	9,384	N	N	9702 35TH AVE NE
5	0	541850	0490	04/24/14	\$754,800	\$797,000	2,820	8	1968	Avg	7,611	N	N	10010 41ST AVE NE
5	0	955320	0111	07/01/14	\$800,000	\$833,000	3,130	8	2014	Avg	5,998	N	N	3011 NE 96TH ST
5	0	521020	0010	07/16/13	\$1,150,000	\$1,287,000	3,390	8	1970	VGood	27,600	N	N	10409 42ND AVE NE
5	0	342604	9203	04/14/14	\$550,000	\$582,000	1,550	9	1967	Avg	7,200	N	N	3803 NE 97TH ST
5	0	407780	0376	07/01/14	\$600,000	\$625,000	1,580	9	1960	Avg	7,781	N	N	4531 NE 106TH ST
5	0	272604	9155	01/14/13	\$625,000	\$725,000	1,620	9	1947	VGood	7,120	N	N	10545 41ST PL NE
5	0	256830	0170	10/22/12	\$614,000	\$724,000	1,800	9	1970	Avg	12,635	N	N	10321 RAVENNA AVE NE
5	0	256880	0265	05/22/13	\$550,000	\$622,000	2,030	9	1986	Avg	7,201	Y	N	10001 35TH AVE NE
5	0	945520	0365	03/18/14	\$650,000	\$692,000	2,050	9	2013	Avg	5,463	N	N	10331 40TH AVE NE
5	0	955320	0100	04/30/13	\$697,000	\$792,000	2,330	9	1996	Avg	7,497	N	N	3023 NE 96TH ST
5	0	955320	0090	02/22/13	\$662,000	\$762,000	2,380	9	2006	Avg	7,200	N	N	3030 NE 95TH ST
5	0	521020	0077	06/19/14	\$799,000	\$834,000	2,590	9	2001	Avg	7,910	N	N	4030 NE 95TH ST
5	0	407780	0359	07/14/12	\$720,000	\$865,000	2,640	9	2012	Avg	7,200	N	N	10644 BARTLETT AVE NE
5	0	955320	0134	06/06/12	\$778,000	\$941,000	2,760	9	2007	Avg	6,816	N	N	3017 NE 97TH ST
5	0	256830	0138	07/30/13	\$699,000	\$780,000	2,830	9	2004	Avg	7,472	N	N	2743 C NE 103RD ST
5	0	407780	0298	11/06/13	\$630,000	\$689,000	2,910	9	2007	Avg	7,800	N	N	10718 ALTON AVE NE
5	0	256830	0130	11/16/12	\$699,000	\$820,000	3,040	9	2004	Avg	7,473	N	N	2743 A NE 103RD ST

Improved Sales Used in This Annual Update Analysis

Area 007 -- 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
5	0	256880	0247	04/09/13	\$750,000	\$856,000	3,230	9	2005	Avg	7,256	N	N	3220 NE 100TH ST
5	0	156610	0707	10/05/13	\$700,000	\$771,000	3,270	9	2000	Avg	6,894	N	N	2721 NE 100TH ST
5	0	256880	0252	03/04/13	\$750,000	\$862,000	3,270	9	2005	Avg	7,256	N	N	3218 NE 100TH ST
5	0	955420	0045	04/04/12	\$775,000	\$949,000	3,330	9	2008	Avg	6,787	N	N	3242 NE 97TH ST
5	0	407320	0211	10/09/12	\$765,000	\$904,000	3,490	9	2011	Avg	7,610	N	N	10333 SAND POINT WAY NE
5	0	407320	0212	05/24/13	\$797,900	\$903,000	3,490	9	2011	Avg	7,676	N	N	10327 SAND POINT WAY NE
6	0	802420	2480	05/09/13	\$297,000	\$337,000	500	6	1942	Good	4,559	N	N	9610 17TH AVE NE
6	0	510140	2260	09/25/12	\$339,000	\$402,000	620	6	1938	VGood	5,040	N	N	8927 20TH AVE NE
6	0	510040	0350	09/06/12	\$220,000	\$262,000	720	6	1941	Avg	4,000	N	N	1717 NE 86TH ST
6	0	510140	1873	07/17/12	\$366,500	\$440,000	740	6	1927	Avg	3,996	N	N	8814 17TH AVE NE
6	0	510140	5037	11/22/13	\$350,000	\$382,000	740	6	1942	Avg	8,700	N	N	2030 NE 96TH ST
6	0	510140	0994	07/17/14	\$361,600	\$375,000	760	6	1941	Avg	6,380	N	N	1654 NE 86TH ST
6	0	510140	8479	05/28/13	\$340,000	\$384,000	760	6	1934	Good	6,159	N	N	10405 8TH AVE NE
6	0	510140	5760	04/17/14	\$250,000	\$264,000	830	6	1929	Fair	7,367	N	N	10001 21ST AVE NE
6	0	510140	5604	08/14/14	\$350,000	\$361,000	900	6	1947	Avg	6,380	N	N	1539 NE 102ND ST
6	0	510140	4074	11/26/13	\$450,000	\$490,000	980	6	1944	VGood	6,380	N	N	1536 NE 92ND ST
6	0	510140	5276	06/09/14	\$378,500	\$396,000	730	7	1946	Avg	7,528	N	N	9711 23RD AVE NE
6	0	510140	5014	08/14/12	\$375,000	\$448,000	740	7	1953	Avg	6,380	N	N	2011 NE 97TH ST
6	0	510140	7305	12/18/14	\$319,000	\$320,000	750	7	1949	Avg	6,380	N	N	1744 NE 103RD ST
6	0	510140	2615	04/26/12	\$445,000	\$543,000	770	7	1954	Avg	4,926	Y	N	9106 15TH AVE NE
6	0	890200	0270	11/01/13	\$385,000	\$422,000	770	7	2013	Avg	13,000	N	N	10848 24TH AVE NE
6	0	510040	0315	05/23/14	\$379,000	\$398,000	800	7	1940	Avg	6,380	Y	N	1711 NE 86TH ST
6	0	510140	1864	07/25/13	\$434,000	\$485,000	800	7	2002	Avg	4,064	Y	N	8828 17TH AVE NE
6	0	890200	0035	09/21/12	\$330,000	\$391,000	810	7	1938	Good	8,560	N	N	10532 23RD AVE NE
6	0	510140	7465	05/01/13	\$375,000	\$426,000	820	7	1941	Avg	7,280	N	N	10328 23RD AVE NE
6	0	116000	0190	09/16/13	\$410,000	\$453,000	830	7	1947	VGood	7,714	N	N	10829 12TH AVE NE
6	0	741120	0026	12/11/12	\$375,000	\$438,000	830	7	1930	VGood	2,520	N	N	1651 NE 86TH ST
6	0	510140	1003	04/17/13	\$385,500	\$439,000	860	7	1942	VGood	5,376	N	N	8625 17TH AVE NE
6	0	510140	5336	06/28/13	\$450,000	\$506,000	860	7	1949	Good	9,570	N	N	2036 NE 98TH ST

Improved Sales Used in This Annual Update Analysis

Area 007 -- 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
6	0	510140	8595	08/15/13	\$330,000	\$367,000	860	7	1954	Avg	5,431	N	N	10401 12TH AVE NE
6	0	510140	8746	02/03/12	\$305,000	\$378,000	860	7	1942	Avg	6,380	N	N	814 NE 103RD ST
6	0	802420	2520	05/09/14	\$445,000	\$469,000	860	7	1940	Avg	6,634	N	N	1727 NE 98TH ST
6	0	510140	5335	08/26/14	\$414,900	\$427,000	870	7	1941	Avg	9,570	N	N	2046 NE 98TH ST
6	0	890100	0105	04/12/12	\$288,500	\$353,000	870	7	1938	Avg	4,818	N	N	10637 17TH AVE NE
6	0	116000	0200	12/13/13	\$369,950	\$402,000	880	7	1948	Good	8,000	N	N	10843 12TH AVE NE
6	0	510140	0850	09/13/12	\$380,350	\$452,000	880	7	1937	Good	6,380	N	N	1712 NE 86TH ST
6	0	510140	1816	07/26/14	\$505,000	\$523,000	880	7	1928	Good	5,410	N	N	8807 17TH AVE NE
6	0	510140	5250	03/14/12	\$273,000	\$335,000	880	7	1950	Avg	5,406	N	N	2013 NE 98TH ST
6	0	510140	5338	08/21/14	\$452,000	\$465,000	880	7	1922	Avg	16,239	N	N	2056 NE 98TH ST
6	0	510140	2400	09/11/14	\$368,000	\$377,000	890	7	1942	Avg	5,376	N	N	9023 20TH AVE NE
6	0	288770	0490	06/11/13	\$365,000	\$411,000	900	7	1929	Avg	4,080	N	N	8240 17TH AVE NE
6	0	288770	0495	05/23/13	\$345,000	\$390,000	900	7	1929	Avg	3,060	N	N	8236 17TH AVE NE
6	0	510140	4119	04/16/12	\$328,500	\$401,000	900	7	1948	Avg	5,376	N	N	9209 17TH AVE NE
6	0	510140	7790	08/01/14	\$375,000	\$388,000	900	7	1947	Avg	5,413	N	N	10425 20TH AVE NE
6	0	510140	7795	04/29/13	\$325,000	\$369,000	900	7	1947	Avg	5,413	N	N	10421 20TH AVE NE
6	0	510140	1822	10/03/14	\$490,000	\$500,000	910	7	1941	Avg	5,217	N	N	8818 17TH AVE NE
6	0	510140	5274	05/29/14	\$389,000	\$408,000	910	7	1952	Avg	7,000	N	N	9719 23RD AVE NE
6	0	510140	8534	03/12/12	\$338,500	\$416,000	910	7	1952	Avg	6,380	N	N	840 NE 104TH ST
6	0	510140	0853	05/22/13	\$440,000	\$498,000	920	7	1939	Good	6,380	N	N	1710 NE 86TH ST
6	0	510140	8535	10/14/13	\$419,900	\$462,000	920	7	1941	Good	6,380	N	N	832 NE 104TH ST
6	0	510140	5340	08/21/14	\$460,000	\$474,000	930	7	1946	VGood	8,107	N	N	2129 NE 100TH ST
6	0	741120	0025	03/01/12	\$505,000	\$622,000	930	7	1930	VGood	4,824	Y	N	8525 17TH PL NE
6	0	510140	1853	06/27/13	\$415,000	\$466,000	940	7	1996	Avg	5,000	N	N	1725 NE 89TH ST
6	0	510140	7345	10/30/13	\$430,500	\$472,000	950	7	1942	Good	6,496	N	N	10324 20TH AVE NE
6	0	510140	8745	09/12/12	\$546,950	\$650,000	955	7	2012	Avg	3,190	N	N	818 NE 103RD ST
6	0	743450	0075	10/21/13	\$462,500	\$508,000	960	7	1941	Good	6,700	N	N	1230 NE 103RD ST
6	0	510140	8599	06/11/14	\$465,000	\$486,000	980	7	1955	Avg	5,350	N	N	10425 12TH AVE NE
6	0	741120	0090	10/18/12	\$421,500	\$497,000	980	7	1926	Avg	3,699	N	N	8508 15TH AVE NE

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Area 007 -- 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
6	0	510140	8648	11/15/13	\$375,500	\$410,000	990	7	1947	Avg	6,120	N	N	10411 15TH AVE NE
6	0	288770	0290	03/20/14	\$523,000	\$557,000	1,000	7	1944	Avg	5,700	N	N	8236 16TH AVE NE
6	0	557720	0007	02/25/13	\$290,000	\$334,000	1,000	7	1952	Avg	5,750	N	N	10322 15TH AVE NE
6	0	802420	1795	11/17/14	\$397,000	\$401,000	1,000	7	1939	Avg	7,664	Y	N	1531 NE 98TH ST
6	0	510140	0838	09/16/14	\$450,000	\$461,000	1,010	7	1939	Good	5,488	Y	N	8602 17TH AVE NE
6	0	510140	2246	12/08/14	\$425,000	\$427,000	1,020	7	1928	Avg	9,570	N	N	1728 NE 89TH ST
6	0	890100	0800	03/04/14	\$371,500	\$397,000	1,020	7	1940	Avg	7,490	N	N	10715 19TH AVE NE
6	0	510140	2391	06/18/13	\$470,000	\$529,000	1,040	7	1946	Avg	8,700	N	N	1728 NE 90TH ST
6	0	510140	7635	04/21/14	\$450,000	\$476,000	1,060	7	1941	Avg	6,496	N	N	10418 20TH AVE NE
6	0	510140	8477	02/28/12	\$399,950	\$493,000	1,060	7	1961	Good	5,040	N	N	10411 8TH AVE NE
6	0	802420	2380	10/02/14	\$418,000	\$427,000	1,080	7	1929	Good	10,205	N	N	1826 NE 96TH ST
6	0	890150	0190	05/29/13	\$370,000	\$418,000	1,080	7	1947	Good	6,750	N	N	1911 NE 107TH ST
6	0	890100	0920	08/02/13	\$420,000	\$469,000	1,090	7	1940	Avg	9,420	N	N	1913 NE NORTHGATE WAY
6	0	510140	2554	02/20/12	\$267,020	\$329,000	1,100	7	1925	Avg	6,380	N	N	1723 NE 92ND ST
6	0	802420	2240	09/27/12	\$367,700	\$436,000	1,100	7	1953	Avg	7,674	N	N	1701 NE 96TH ST
6	0	890100	0060	07/02/13	\$300,000	\$337,000	1,100	7	1941	Avg	11,250	N	N	1531 NE 106TH ST
6	0	510140	8738	01/04/12	\$387,000	\$482,000	1,110	7	1952	Good	8,700	N	N	823 NE 104TH ST
6	0	510140	4154	03/21/13	\$389,163	\$446,000	1,120	7	1986	Avg	5,105	N	N	1740 NE 92ND ST
6	0	510140	7350	09/25/14	\$399,000	\$408,000	1,120	7	1946	Avg	8,661	N	N	10314 20TH AVE NE
6	0	890100	0280	12/13/12	\$410,000	\$479,000	1,130	7	1938	VGood	5,100	N	N	1544 NE 107TH ST
6	0	890100	1365	03/27/12	\$454,400	\$557,000	1,140	7	1921	VGood	7,500	N	N	10720 20TH AVE NE
6	0	510140	5595	02/19/13	\$525,000	\$605,000	1,150	7	1954	VGood	11,745	N	N	1534 NE 100TH ST
6	0	116000	0050	10/25/13	\$420,000	\$461,000	1,160	7	1976	Avg	6,900	N	N	1029 NE NORTHGATE WAY
6	0	147220	0005	07/15/13	\$464,000	\$520,000	1,160	7	1956	Avg	7,072	N	N	10502 11TH AVE NE
6	0	147220	0020	06/12/13	\$405,000	\$456,000	1,160	7	1956	Avg	6,204	N	N	10522 11TH AVE NE
6	0	743450	0225	02/01/13	\$365,000	\$422,000	1,170	7	1948	Good	6,650	N	N	1241 NE 104TH ST
6	0	890200	0068	05/15/14	\$430,000	\$452,000	1,230	7	1973	Avg	7,066	Y	N	10516 VICTORY LN NE
6	0	510040	0285	07/26/13	\$415,000	\$464,000	1,240	7	1942	Avg	5,040	N	N	8512 17TH AVE NE
6	0	116000	0280	06/20/12	\$328,200	\$396,000	1,280	7	1947	Avg	6,420	N	N	10704 12TH AVE NE

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Area 007 -- 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
6	0	890150	0151	07/08/13	\$405,000	\$454,000	1,280	7	1953	Avg	6,375	N	N	10510 19TH AVE NE
6	0	890200	0072	04/24/13	\$390,000	\$444,000	1,310	7	1953	Avg	9,394	N	N	10539 24TH AVE NE
6	0	510140	2318	07/17/13	\$413,000	\$462,000	1,320	7	1938	Avg	7,840	Y	N	9001 17TH AVE NE
6	0	510140	8879	09/19/12	\$299,000	\$355,000	1,330	7	1989	Avg	2,427	N	N	10323 8TH AVE NE
6	0	288770	0100	11/21/13	\$540,000	\$589,000	1,340	7	1972	VGood	3,082	Y	N	8200 15TH AVE NE
6	0	890200	0241	07/06/12	\$390,000	\$469,000	1,350	7	1941	Good	11,200	N	N	10808 24TH AVE NE
6	0	864150	0345	12/19/14	\$396,900	\$398,000	1,360	7	1989	Avg	3,120	N	N	9010 20TH AVE NE
6	0	864150	0355	10/17/12	\$309,900	\$366,000	1,360	7	1989	Avg	3,120	N	N	9006 20TH AVE NE
6	0	890100	1371	03/17/14	\$474,400	\$505,000	1,370	7	1981	Avg	7,800	N	N	10724 20TH AVE NE
6	0	510140	8678	11/20/14	\$457,000	\$461,000	1,420	7	1940	Avg	12,615	N	N	1021 NE 104TH ST
6	0	288770	0165	03/17/14	\$572,000	\$609,000	1,430	7	1926	VGood	4,298	N	N	8237 16TH AVE NE
6	0	510140	8835	09/09/14	\$559,900	\$574,000	1,440	7	1987	Avg	6,380	N	N	530 NE 103RD ST
6	0	743450	0127	08/12/14	\$527,000	\$544,000	1,440	7	1979	Avg	6,450	N	N	10308 12TH AVE NE
6	0	743450	0235	07/11/13	\$335,000	\$375,000	1,450	7	1946	Good	7,714	N	N	1245 NE 104TH ST
6	0	510140	7030	10/11/12	\$467,000	\$552,000	1,460	7	1946	Avg	9,483	N	N	2152 NE 102ND ST
6	0	802420	1635	04/18/12	\$326,000	\$398,000	1,540	7	1953	Avg	5,964	N	N	9809 17TH AVE NE
6	0	510140	2590	10/24/12	\$450,000	\$530,000	1,560	7	1982	Avg	5,328	N	N	9145 20TH AVE NE
6	0	890100	0955	06/06/13	\$400,000	\$451,000	1,590	7	1940	Avg	7,932	N	N	10731 20TH AVE NE
6	0	890150	0093	09/20/13	\$349,000	\$386,000	1,590	7	1952	Avg	9,600	Y	N	1714 NE 105TH ST
6	0	802420	2550	02/16/13	\$410,000	\$473,000	1,620	7	1924	Avg	7,750	N	N	1720 NE 97TH ST
6	0	890100	0715	02/07/12	\$375,000	\$464,000	1,630	7	1940	Avg	8,250	N	N	1718 NE 107TH ST
6	0	510140	4400	08/20/13	\$355,000	\$395,000	1,660	7	1970	Avg	5,376	N	N	9406 17TH AVE NE
6	0	802420	1574	09/30/13	\$385,000	\$424,000	1,670	7	1978	Avg	7,665	N	N	1521 NE 100TH ST
6	0	864150	0330	08/01/13	\$471,000	\$526,000	1,670	7	1977	VGood	6,480	N	N	9024 20TH AVE NE
6	0	288770	0140	07/07/14	\$588,000	\$611,000	1,860	7	1908	VGood	4,777	N	N	8223 16TH AVE NE
6	0	510140	4432	09/24/12	\$483,000	\$573,000	1,880	7	1941	Avg	7,217	N	N	1521 NE 95TH ST
6	0	510140	5010	03/11/14	\$485,000	\$517,000	2,010	7	1952	Avg	5,413	N	N	9602 20TH AVE NE
6	0	890100	0745	02/20/13	\$536,000	\$618,000	2,070	7	1938	Good	7,211	N	N	10726 17TH AVE NE
6	0	510140	5265	09/11/14	\$445,000	\$456,000	2,170	7	1989	Avg	5,257	N	N	2043 NE 98TH ST

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Area 007 -- 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
6	0	890100	0143	11/25/14	\$500,000	\$504,000	2,690	7	1949	VGood	7,350	N	N	1532 NE 106TH ST
6	0	510140	2276	12/17/14	\$495,000	\$497,000	1,130	8	1959	Avg	6,720	Y	N	8914 15TH AVE NE
6	0	510140	2286	08/15/13	\$717,000	\$798,000	1,130	8	1952	VGood	9,570	Y	N	1529 NE 90TH ST
6	0	510140	5331	05/02/14	\$495,000	\$522,000	1,130	8	1959	Avg	6,380	N	N	2021 NE 100TH ST
6	0	510140	7365	10/16/13	\$455,000	\$500,000	1,170	8	1949	Avg	9,570	N	N	2015 NE 104TH ST
6	0	802420	2335	06/13/12	\$495,000	\$598,000	1,200	8	1956	Good	6,570	N	N	9508 17TH AVE NE
6	0	510140	2252	03/10/14	\$450,000	\$480,000	1,220	8	1952	Avg	9,570	N	N	1745 NE 90TH ST
6	0	802420	1565	02/05/14	\$352,000	\$378,000	1,240	8	1950	VGood	5,111	N	N	1511 NE 100TH ST
6	0	802420	2080	04/24/14	\$540,000	\$570,000	1,250	8	2007	Avg	6,388	Y	N	1516 NE 96TH ST
6	0	510140	8593	07/11/14	\$534,950	\$556,000	1,280	8	1956	Avg	6,337	N	N	10416 11TH AVE NE
6	0	288770	0115	03/23/12	\$375,000	\$460,000	1,290	8	1929	Avg	3,822	N	N	8209 16TH AVE NE
6	0	510140	1810	11/06/12	\$548,500	\$645,000	1,300	8	1984	Avg	5,413	Y	N	8815 17TH AVE NE
6	0	741120	0075	04/20/12	\$395,000	\$482,000	1,340	8	1933	Avg	3,869	N	N	8505 16TH AVE NE
6	0	510140	4435	08/10/12	\$435,000	\$520,000	1,360	8	1959	Good	8,700	N	N	1533 NE 95TH ST
6	0	292604	9379	04/24/12	\$410,000	\$500,000	1,380	8	1955	Avg	6,348	N	N	1208 NE 105TH ST
6	0	890200	0071	01/24/12	\$350,000	\$434,000	1,380	8	1952	Avg	8,378	Y	N	10538 VICTORY LN NE
6	0	510140	7690	06/19/13	\$463,000	\$521,000	1,430	8	1950	Avg	9,570	N	N	2039 NE 105TH ST
6	0	288770	0185	03/12/13	\$525,000	\$602,000	1,500	8	1930	Avg	5,730	Y	N	8249 16TH AVE NE
6	0	510140	5049	05/16/13	\$390,000	\$442,000	1,510	8	1961	Avg	11,238	N	N	2051 NE 97TH ST
6	0	288770	0505	09/18/13	\$414,000	\$458,000	1,560	8	2007	Avg	1,814	Y	N	8234 B 17TH AVE NE
6	0	802420	1716	03/14/12	\$436,500	\$536,000	1,560	8	1949	Avg	7,667	Y	N	9802 15TH AVE NE
6	0	890100	0101	11/26/13	\$367,000	\$400,000	1,560	8	1954	Avg	5,400	N	N	10615 17TH AVE NE
6	0	147220	0110	06/18/13	\$595,000	\$670,000	1,570	8	1958	VGood	11,400	N	N	10615 10TH PL NE
6	0	510140	7130	08/09/13	\$570,000	\$635,000	1,570	8	1967	Good	12,760	N	N	1745 NE 103RD ST
6	0	510140	8604	09/23/13	\$446,500	\$493,000	1,610	8	1959	Avg	6,337	N	N	10410 11TH AVE NE
6	0	292604	9439	08/13/13	\$525,000	\$584,000	1,710	8	1964	Avg	7,340	N	N	1250 NE 105TH ST
6	0	288770	0306	12/10/12	\$481,300	\$562,000	1,740	8	1928	VGood	4,275	N	N	8228 16TH AVE NE
6	0	510140	2297	10/23/13	\$529,000	\$580,000	1,840	8	1968	Avg	5,510	N	N	1547 NE 90TH ST
6	0	288770	0091	04/25/12	\$620,000	\$756,000	1,990	8	1925	VGood	3,622	N	N	8204 15TH AVE NE

Improved Sales Used in This Annual Update Analysis

Area 007 -- 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
6	0	288770	0091	09/23/14	\$625,000	\$639,000	1,990	8	1925	VGood	3,622	N	N	8204 15TH AVE NE
6	0	510140	8682	03/20/12	\$550,000	\$675,000	2,110	8	2012	Avg	5,141	N	N	1018 NE 103RD ST
6	0	510140	4918	06/10/13	\$520,000	\$586,000	2,270	8	2001	Avg	6,135	N	N	2019 NE 96TH ST
6	0	510140	2279	09/03/13	\$550,000	\$610,000	2,290	8	1998	Avg	5,000	N	N	1500 NE 89TH ST
6	0	510140	1786	08/15/13	\$595,000	\$662,000	2,320	8	1992	Avg	5,800	N	N	1548 NE 88TH ST
6	0	326530	0005	08/06/13	\$630,000	\$702,000	2,410	8	2004	Avg	6,605	N	N	9803 19TH AVE NE
6	0	890100	0876	07/12/12	\$555,000	\$667,000	2,690	8	2012	Avg	7,754	N	N	10718 19TH AVE NE
6	0	510140	2595	12/12/13	\$660,000	\$717,000	2,740	8	2013	Avg	5,328	N	N	9105 20TH AVE NE
6	0	510140	4362	01/02/12	\$610,000	\$759,000	2,840	8	2000	Avg	10,826	N	N	9408 20TH AVE NE
6	0	510140	8889	06/16/14	\$685,000	\$715,000	2,840	8	2008	Avg	4,637	N	N	550 NE 103RD ST
6	0	743450	0200	06/06/12	\$651,450	\$788,000	2,850	8	2011	Avg	5,080	N	N	1225 NE 104TH ST
6	0	743450	0205	03/27/12	\$650,000	\$797,000	2,920	8	2011	Avg	5,080	N	N	1227 NE 104TH ST
6	0	890100	0274	09/16/13	\$735,000	\$813,000	3,460	8	2013	Avg	10,275	N	N	1538 NE 107TH ST
6	0	510140	2296	09/25/14	\$835,000	\$853,000	1,490	9	1955	VGood	7,830	N	N	1545 NE 90TH ST
6	0	510140	8732	09/24/13	\$561,000	\$619,000	2,230	9	2005	Avg	5,413	N	N	802 NE 103RD ST
6	0	510140	1912	03/18/14	\$783,000	\$834,000	2,700	9	2014	Avg	6,235	N	N	1738 NE 88TH ST
6	0	510140	5285	06/11/13	\$515,000	\$581,000	3,030	9	2007	Avg	9,000	N	N	9724 23RD AVE NE
6	0	510140	5755	01/28/14	\$690,000	\$742,000	3,100	9	2013	Avg	5,334	N	N	10024 21ST AVE NE
6	0	510140	2618	08/20/14	\$935,000	\$963,000	2,890	10	2008	Avg	7,105	Y	N	1513 NE 92ND ST
7	0	206110	0250	12/28/12	\$338,500	\$394,000	1,040	6	1950	Avg	4,960	N	N	8243 4TH AVE NE
7	0	373590	1040	07/03/14	\$341,000	\$355,000	1,390	6	1908	Avg	4,814	N	N	8116 8TH AVE NE
7	0	913710	0231	08/09/12	\$410,000	\$490,000	800	7	1915	Good	5,565	Y	N	634 NE BANNER PL
7	0	772060	0065	01/10/14	\$395,000	\$426,000	810	7	1925	VGood	4,092	N	N	7911 5TH AVE NE
7	0	246440	0344	03/31/14	\$410,000	\$435,000	850	7	1975	Avg	2,910	N	N	515 NE 79TH ST
7	0	860490	0330	02/20/13	\$513,000	\$591,000	890	7	1926	Good	4,375	N	N	8050 11TH AVE NE
7	0	246440	0340	06/25/14	\$381,500	\$398,000	900	7	1924	VGood	2,910	N	N	513 NE 79TH ST
7	0	287860	1300	12/06/12	\$360,000	\$421,000	920	7	1990	Avg	3,060	N	N	532 NE 80TH ST
7	0	297980	0445	10/23/13	\$593,800	\$652,000	1,010	7	1924	VGood	5,000	N	N	7818 11TH AVE NE
7	0	297980	0845	05/24/14	\$501,000	\$526,000	1,010	7	1924	VGood	4,320	N	N	7550 ROOSEVELT WAY NE

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Area 007 -- 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	373590	0010	08/20/12	\$354,500	\$423,000	1,010	7	1956	Avg	2,550	N	N	801 NE 85TH ST
7	0	246440	0080	12/10/13	\$439,500	\$478,000	1,020	7	1908	Avg	5,820	N	N	512 NE 79TH ST
7	0	287860	0970	03/11/13	\$421,000	\$483,000	1,040	7	1921	Avg	3,060	N	N	8103 8TH AVE NE
7	0	287860	1425	05/22/14	\$600,000	\$630,000	1,040	7	1908	VGood	5,100	N	N	547 NE 81ST ST
7	0	297980	0750	09/11/14	\$552,000	\$566,000	1,050	7	1924	Good	5,000	N	N	7551 11TH AVE NE
7	0	246440	0285	12/29/14	\$575,000	\$575,000	1,110	7	1984	Avg	2,910	N	N	616 NE 78TH ST
7	0	860490	0205	08/20/14	\$430,000	\$443,000	1,120	7	1917	Avg	3,289	N	N	1010 NE 80TH ST
7	0	373590	1610	12/19/12	\$291,000	\$339,000	1,140	7	1925	Avg	4,080	N	N	818 NE 80TH ST
7	0	688480	0315	03/25/13	\$535,000	\$612,000	1,140	7	1925	VGood	3,800	N	N	8010 BROOKLYN AVE NE
7	0	287860	0200	05/08/14	\$533,000	\$561,000	1,170	7	1967	Avg	4,080	N	N	550 NE 84TH ST
7	0	297980	0355	05/11/13	\$430,000	\$488,000	1,210	7	1925	Avg	4,880	N	N	7825 12TH AVE NE
7	0	246440	0040	01/10/13	\$380,000	\$441,000	1,220	7	1927	Avg	4,365	N	N	523 NE 80TH ST
7	0	614870	0145	08/22/13	\$418,000	\$464,000	1,230	7	1924	Avg	4,560	Y	N	8227 15TH AVE NE
7	0	206110	0790	07/27/12	\$350,000	\$420,000	1,260	7	1928	Avg	3,600	N	N	109 NE 85TH ST
7	0	373590	1600	06/06/14	\$435,000	\$455,000	1,260	7	1926	VGood	4,080	N	N	814 NE 80TH ST
7	0	354440	0236	07/07/14	\$494,000	\$514,000	1,290	7	1906	Good	4,650	N	N	324 NE 81ST ST
7	0	206110	0120	12/20/12	\$469,000	\$547,000	1,300	7	1929	VGood	3,720	N	N	8222 4TH AVE NE
7	0	297980	1115	01/02/14	\$375,000	\$406,000	1,300	7	1925	Good	4,000	N	N	7535 ROOSEVELT WAY NE
7	0	688480	0390	10/16/12	\$449,000	\$530,000	1,320	7	1914	Avg	7,220	N	N	8054 BROOKLYN AVE NE
7	0	688480	0350	10/03/12	\$410,000	\$485,000	1,330	7	1925	Avg	4,275	N	N	8028 BROOKLYN AVE NE
7	0	688480	0006	01/11/12	\$343,000	\$426,000	1,340	7	1940	Avg	4,012	N	N	8057 15TH AVE NE
7	0	287860	1050	10/15/13	\$575,000	\$632,000	1,350	7	1926	VGood	6,120	N	N	534 NE 81ST ST
7	0	354440	0136	03/20/13	\$474,000	\$543,000	1,410	7	1926	Avg	3,536	Y	N	8112 LATONA AVE NE
7	0	373590	0700	08/30/12	\$475,000	\$566,000	1,410	7	1928	Avg	4,080	N	N	828 NE 83RD ST
7	0	206110	0390	07/21/14	\$475,000	\$492,000	1,440	7	1983	Avg	3,720	N	N	8254 LATONA AVE NE
7	0	206110	0435	10/16/12	\$442,000	\$522,000	1,440	7	1908	Avg	5,580	N	N	8241 LATONA AVE NE
7	0	206110	0435	07/24/14	\$499,950	\$518,000	1,440	7	1908	Avg	5,580	N	N	8241 LATONA AVE NE
7	0	354440	0100	01/22/13	\$311,800	\$361,000	1,440	7	1973	Avg	2,727	N	N	312 NE 82ND ST
7	0	287860	0960	08/28/12	\$429,000	\$511,000	1,460	7	1908	VGood	3,060	N	N	8107 8TH AVE NE

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Area 007 -- 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	297980	0725	07/01/13	\$565,000	\$634,000	1,460	7	1924	VGood	5,000	N	N	7559 11TH AVE NE
7	0	297980	0764	06/05/14	\$390,000	\$408,000	1,463	7	2003	Avg	868	N	N	7543 C 11TH AVE NE
7	0	373590	0810	08/09/12	\$465,000	\$556,000	1,470	7	1928	Avg	4,590	N	N	839 NE 83RD ST
7	0	246440	0345	10/25/13	\$350,000	\$384,000	1,480	7	1912	Avg	2,910	N	N	519 NE 79TH ST
7	0	354440	0326	05/08/13	\$409,000	\$464,000	1,480	7	1928	Good	3,022	N	N	8111 5TH AVE NE
7	0	297980	0762	09/04/14	\$365,000	\$375,000	1,484	7	2003	Avg	1,761	N	N	7543 A 11TH AVE NE
7	0	860490	0405	07/31/13	\$456,000	\$509,000	1,510	7	1929	Avg	3,400	N	N	8006 11TH AVE NE
7	0	373590	0075	02/25/14	\$726,500	\$777,000	1,550	7	1926	VGood	4,590	N	N	827 NE 85TH ST
7	0	373590	0545	05/23/14	\$449,950	\$472,000	1,560	7	1982	Avg	4,080	N	N	832 NE 83RD ST
7	0	297980	0500	11/13/13	\$575,000	\$628,000	1,570	7	1925	Good	2,891	N	N	7840 11TH AVE NE
7	0	287860	0580	08/02/12	\$579,000	\$693,000	1,590	7	1927	VGood	4,080	N	N	515 NE 83RD ST
7	0	287860	0430	02/07/13	\$600,000	\$693,000	1,610	7	1927	VGood	4,080	N	N	515 NE 84TH ST
7	0	246440	0435	12/05/12	\$418,000	\$489,000	1,630	7	1908	Avg	4,275	Y	N	511 NE 78TH ST
7	0	913710	0165	09/03/13	\$435,000	\$482,000	1,630	7	1905	Avg	5,600	N	N	7417 9TH AVE NE
7	0	297980	0545	05/18/12	\$495,000	\$601,000	1,640	7	1925	Good	4,320	N	N	7820 ROOSEVELT WAY NE
7	0	297980	0770	04/26/14	\$449,950	\$475,000	1,650	7	1923	Avg	2,980	N	N	7537 11TH AVE NE
7	0	297980	0770	04/25/12	\$363,500	\$443,000	1,650	7	1923	Avg	2,980	N	N	7537 11TH AVE NE
7	0	206110	0460	11/16/12	\$430,000	\$505,000	1,660	7	1936	Avg	5,208	N	N	8225 LATONA AVE NE
7	0	297980	0805	08/07/13	\$474,000	\$528,000	1,660	7	1925	Good	4,320	N	N	7530 ROOSEVELT WAY NE
7	0	688480	0210	06/05/14	\$619,000	\$648,000	1,660	7	1926	Avg	3,800	N	N	8055 14TH AVE NE
7	0	297980	0520	06/03/14	\$605,000	\$634,000	1,670	7	1925	VGood	5,616	N	N	7916 ROOSEVELT WAY NE
7	0	688480	0306	05/14/12	\$529,500	\$643,000	1,670	7	1927	VGood	4,160	N	N	1302 NE 80TH ST
7	0	287860	0255	03/21/13	\$565,000	\$647,000	1,710	7	1927	Good	4,590	N	N	532 NE 84TH ST
7	0	297980	1095	12/09/14	\$495,800	\$498,000	1,710	7	1924	Avg	4,600	N	N	7553 ROOSEVELT WAY NE
7	0	688480	0325	05/15/12	\$542,000	\$658,000	1,710	7	2006	Avg	4,275	N	N	8014 BROOKLYN AVE NE
7	0	206110	0275	02/19/13	\$624,000	\$719,000	1,730	7	1943	VGood	7,440	N	N	8225 4TH AVE NE
7	0	206110	0305	07/27/12	\$674,950	\$809,000	1,730	7	1939	VGood	6,200	Y	N	8214 LATONA AVE NE
7	0	354440	0150	07/17/13	\$607,000	\$679,000	1,740	7	1928	VGood	4,020	Y	N	8102 LATONA AVE NE
7	0	287860	1085	03/22/12	\$517,000	\$634,000	1,790	7	1927	Avg	3,774	N	N	509 NE 82ND ST

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Area 007 -- 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	373590	0930	05/17/13	\$578,500	\$655,000	1,790	7	1924	Avg	4,590	N	N	8207 ROOSEVELT WAY NE
7	0	688480	0180	06/11/14	\$619,400	\$648,000	1,790	7	1927	VGood	3,610	N	N	8044 14TH AVE NE
7	0	287860	0615	07/08/13	\$555,000	\$622,000	2,080	7	1992	Avg	3,060	N	N	525 NE 83RD ST
7	0	206110	0365	05/08/12	\$450,000	\$547,000	2,100	7	1922	Avg	5,580	N	N	8236 LATONA AVE NE
7	0	246440	0865	10/17/12	\$484,000	\$571,000	2,150	7	1925	Avg	5,000	N	N	7565 ROOSEVELT WAY NE
7	0	860490	0320	11/07/12	\$525,000	\$617,000	820	8	1927	VGood	2,750	N	N	1109 NE 82ND ST
7	0	246440	0655	06/15/13	\$425,000	\$479,000	960	8	1949	VGood	2,990	N	N	7907 ROOSEVELT WAY NE
7	0	688480	0262	09/20/14	\$535,000	\$547,000	1,030	8	1969	VGood	3,515	N	N	8019 14TH AVE NE
7	0	246440	0500	07/14/14	\$560,000	\$581,000	1,210	8	1931	Avg	2,700	N	N	7912 8TH AVE NE
7	0	297980	0409	05/05/14	\$416,286	\$439,000	1,408	8	2005	Avg	989	N	N	7803 B 12TH AVE NE
7	0	287860	0335	02/18/14	\$657,500	\$704,000	1,420	8	1950	Avg	6,120	N	N	8305 8TH AVE NE
7	0	297980	0900	09/11/12	\$349,500	\$415,000	1,431	8	2008	Avg	1,415	N	N	7577 LAKE CITY WAY NE
7	0	297980	0900	10/18/13	\$390,000	\$428,000	1,431	8	2008	Avg	1,415	N	N	7577 LAKE CITY WAY NE
7	0	206110	0170	04/17/12	\$524,000	\$640,000	1,440	8	1930	Good	5,084	N	N	8254 4TH AVE NE
7	0	373590	0590	10/21/14	\$590,000	\$599,000	1,460	8	1951	Avg	5,742	N	N	852 NE 83RD ST
7	0	297980	0396	09/23/13	\$372,000	\$411,000	1,468	8	2005	Avg	1,043	N	N	7809 A 12TH AVE NE
7	0	297980	0406	08/08/12	\$329,000	\$393,000	1,468	8	2005	Avg	1,342	N	N	7807 A 12TH AVE NE
7	0	860490	0311	07/24/12	\$575,000	\$690,000	1,530	8	1999	Avg	3,990	N	N	8057 12TH AVE NE
7	0	287860	0655	07/18/14	\$665,000	\$690,000	1,620	8	1929	VGood	2,640	N	N	510 NE 82ND ST
7	0	860490	0017	10/08/14	\$475,000	\$484,000	1,640	8	1929	Avg	2,720	N	N	1018 NE 80TH ST
7	0	354440	0356	08/25/12	\$485,000	\$578,000	1,690	8	1926	Good	3,315	N	N	8103 5TH AVE NE
7	0	373590	0636	02/28/12	\$552,000	\$680,000	2,090	8	1984	VGood	6,120	N	N	812 NE 83RD ST
7	0	287860	0625	09/17/13	\$650,000	\$718,000	2,100	8	1982	Avg	6,120	N	N	528 NE 82ND ST
7	0	246440	0470	10/09/13	\$710,000	\$781,000	2,110	8	1989	Avg	4,320	Y	N	611 NE 78TH ST
7	0	206110	0425	07/15/13	\$725,000	\$812,000	2,130	8	2004	Avg	4,960	N	N	8247 LATONA AVE NE
7	0	373590	0770	10/17/14	\$775,000	\$788,000	2,530	8	1920	Avg	7,650	N	N	823 NE 83RD ST
7	0	246440	0322	11/21/14	\$887,000	\$895,000	2,970	8	2014	Avg	4,006	N	N	505 NE 79TH ST
7	0	373590	0640	02/04/13	\$780,000	\$901,000	1,970	9	2013	Avg	3,060	N	N	816 NE 83RD ST
7	0	354440	0134	11/13/13	\$759,950	\$830,000	2,210	9	2013	Avg	3,553	N	N	8118 LATONA AVE NE

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Area 007 -- 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	354390	0418	05/15/14	\$580,050	\$610,000	2,360	9	1996	Avg	4,638	Y	N	601 NE 76TH ST
7	0	354390	0345	11/05/12	\$625,000	\$735,000	2,450	9	2002	Avg	3,700	N	N	621 NE 77TH ST
7	0	354490	0025	04/17/14	\$925,000	\$979,000	2,240	10	2006	Avg	6,120	N	N	417 NE 81ST ST
7	0	373590	0005	03/07/14	\$804,500	\$858,000	2,978	10	2008	Avg	2,550	N	N	8410 8TH AVE NE
8	0	322604	9098	07/17/12	\$279,000	\$335,000	560	6	1927	Good	4,686	N	N	340 NE 89TH ST
8	0	322604	9134	09/02/14	\$330,000	\$339,000	600	6	1929	Avg	4,533	N	N	324 NE 95TH ST
8	0	510040	0035	03/20/12	\$306,000	\$376,000	690	6	1949	Avg	2,156	N	N	527 NE 86TH ST
8	0	510040	3741	03/11/14	\$328,000	\$350,000	710	6	1932	Good	5,357	N	N	814 NE 92ND ST
8	0	322604	9102	08/05/13	\$265,000	\$295,000	720	6	1927	Avg	5,325	N	N	327 NE 90TH ST
8	0	510040	3754	09/11/14	\$420,000	\$431,000	720	6	1922	Good	5,623	N	N	828 NE 92ND ST
8	0	510040	1516	09/25/14	\$407,000	\$416,000	740	6	1912	Avg	6,380	N	N	849 NE 89TH ST
8	0	802420	1240	04/12/12	\$300,000	\$367,000	770	6	1927	VGood	5,110	N	N	1210 NE 96TH ST
8	0	510140	6339	09/23/13	\$365,000	\$403,000	820	6	1926	Good	6,380	N	N	1221 NE 102ND ST
8	0	199520	0026	07/31/13	\$250,000	\$279,000	840	6	1938	Avg	3,330	N	N	426 NE 92ND ST
8	0	199520	0200	10/08/14	\$415,000	\$423,000	860	6	1940	Good	6,083	N	N	403 NE 94TH ST
8	0	199520	0200	05/06/14	\$313,950	\$331,000	860	6	1940	Good	6,083	N	N	403 NE 94TH ST
8	0	510040	3795	08/26/13	\$350,000	\$389,000	860	6	1922	Good	5,381	N	N	840 NE 92ND ST
8	0	802420	1370	07/05/12	\$274,500	\$330,000	880	6	1931	Avg	5,111	N	N	1228 NE 97TH ST
8	0	802420	1370	12/08/14	\$400,000	\$402,000	880	6	1931	Avg	5,111	N	N	1228 NE 97TH ST
8	0	510040	1468	07/15/14	\$448,000	\$465,000	890	6	1937	Avg	5,413	N	N	8808 8TH AVE NE
8	0	691470	0165	08/04/14	\$362,500	\$375,000	960	6	1916	Avg	5,424	N	N	814 NE 97TH ST
8	0	510140	6372	05/10/13	\$355,000	\$403,000	1,070	6	2003	Avg	6,380	N	N	1237 NE 102ND ST
8	0	322604	9292	08/07/13	\$338,000	\$377,000	1,120	6	1947	Good	6,120	N	N	111 NE 92ND ST
8	0	510140	3915	05/15/14	\$325,000	\$342,000	1,290	6	1945	Avg	5,376	N	N	1059 NE 94TH ST
8	0	802420	0375	04/09/13	\$349,000	\$398,000	630	7	1927	Good	4,342	N	N	1034 NE 97TH ST
8	0	322604	9106	02/05/14	\$329,000	\$353,000	700	7	1927	Avg	5,325	N	N	335 NE 90TH ST
8	0	510040	3315	01/21/12	\$389,000	\$483,000	720	7	1924	VGood	5,473	N	N	1049 NE 92ND ST
8	0	510140	5226	10/30/12	\$444,950	\$524,000	720	7	1940	Good	6,380	N	N	540 NE 97TH ST
8	0	510140	6186	08/19/13	\$342,000	\$380,000	720	7	1930	Good	6,403	N	N	10211 12TH AVE NE

Improved Sales Used in This Annual Update Analysis

Area 007 -- 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	510240	0085	06/18/12	\$415,000	\$501,000	740	7	1930	Avg	4,875	N	N	9023 8TH AVE NE
8	0	510240	0070	07/25/12	\$415,300	\$498,000	770	7	1930	Avg	4,080	N	N	547 NE 91ST ST
8	0	802420	1270	07/22/14	\$365,000	\$378,000	780	7	1939	Good	5,110	N	N	1215 NE 98TH ST
8	0	802420	1055	08/06/14	\$404,500	\$418,000	800	7	1938	Avg	5,080	N	N	1210 NE 95TH ST
8	0	510040	3268	05/24/13	\$406,500	\$460,000	830	7	1940	Avg	6,380	N	N	1019 NE 92ND ST
8	0	510040	2743	11/27/13	\$355,000	\$387,000	840	7	1942	Avg	6,380	N	N	1021 NE 91ST ST
8	0	510140	6255	11/25/13	\$375,000	\$409,000	840	7	1952	Avg	3,372	N	N	1238 NE 102ND ST
8	0	510140	5124	09/12/14	\$435,000	\$446,000	850	7	1940	Good	6,380	N	N	842 NE 96TH ST
8	0	510140	6412	07/30/12	\$259,755	\$311,000	850	7	1946	Avg	4,930	N	N	10020 ROOSEVELT WAY NE
8	0	510040	2767	10/14/14	\$397,000	\$404,000	860	7	1927	Good	6,380	N	N	1044 NE 90TH ST
8	0	322604	9117	02/27/14	\$379,000	\$405,000	870	7	1938	Good	6,126	N	N	538 NE 102ND ST
8	0	510040	3531	07/18/13	\$363,000	\$406,000	870	7	1924	Good	5,413	N	N	9121 8TH AVE NE
8	0	510040	3704	12/05/12	\$338,000	\$395,000	870	7	1936	Avg	5,108	N	N	818 NE 92ND ST
8	0	510040	1414	05/02/14	\$490,000	\$517,000	880	7	1994	Avg	6,380	N	N	530 NE 88TH ST
8	0	510040	3142	01/10/13	\$375,000	\$435,000	880	7	1941	Avg	5,413	N	N	1203 NE 92ND ST
8	0	510140	4608	12/01/14	\$443,000	\$446,000	880	7	1939	Avg	5,413	N	N	9407 12TH AVE NE
8	0	510040	1714	09/08/14	\$379,888	\$390,000	890	7	1951	Avg	4,080	N	N	8821 15TH AVE NE
8	0	510040	4746	08/26/13	\$326,000	\$362,000	890	7	1939	Avg	4,930	N	N	9408 5TH AVE NE
8	0	510040	0244	07/31/12	\$315,500	\$378,000	894	7	2011	Avg	1,552	N	N	1431 NE 86TH ST
8	0	510040	0242	04/18/12	\$295,000	\$360,000	894	7	2011	Avg	1,976	N	N	1427 NE 86TH ST
8	0	510040	3516	11/01/13	\$475,000	\$520,000	900	7	1942	Good	6,380	N	N	549 NE 92ND ST
8	0	510040	0243	07/16/12	\$330,000	\$396,000	902	7	2012	Avg	2,406	N	N	1401 NE 86TH ST
8	0	510040	0249	08/07/12	\$327,000	\$391,000	902	7	2012	Avg	1,151	N	N	1405 NE 86TH ST
8	0	510040	2422	06/25/13	\$484,555	\$545,000	910	7	1939	Good	5,376	N	N	8924 8TH AVE NE
8	0	510040	1315	07/09/14	\$395,000	\$411,000	930	7	1940	Good	6,380	N	N	536 NE 86TH ST
8	0	510140	6522	10/01/14	\$420,000	\$429,000	940	7	1946	Avg	5,413	N	N	805 NE 102ND ST
8	0	510040	2377	02/26/13	\$517,450	\$595,000	950	7	1930	VGood	6,380	N	N	1026 NE 89TH ST
8	0	510040	4761	08/13/14	\$547,500	\$565,000	950	7	1940	Good	9,570	N	N	524 NE 94TH ST
8	0	510140	6498	03/20/13	\$383,500	\$439,000	960	7	1932	Avg	5,413	N	N	1053 NE 102ND ST

Improved Sales Used in This Annual Update Analysis

Area 007 -- 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	510040	0251	08/14/12	\$332,000	\$397,000	962	7	2012	Avg	1,992	N	N	1407 NE 86TH ST
8	0	510040	1651	04/24/12	\$472,250	\$576,000	970	7	1925	VGood	5,376	N	N	8806 12TH AVE NE
8	0	510040	2734	07/15/13	\$417,500	\$467,000	980	7	1942	Avg	6,380	N	N	1019 NE 91ST ST
8	0	510140	4563	06/27/14	\$561,500	\$585,000	980	7	1939	Good	6,380	N	N	1035 NE 95TH ST
8	0	802420	0750	05/16/13	\$435,000	\$493,000	980	7	1941	Avg	6,769	N	N	1045 NE 96TH ST
8	0	510040	1624	12/03/12	\$430,000	\$503,000	990	7	1939	Avg	5,413	N	N	8815 12TH AVE NE
8	0	920600	0075	01/26/12	\$411,000	\$509,000	1,000	7	1914	Good	5,100	N	N	8518 4TH AVE NE
8	0	802420	0805	03/29/12	\$482,500	\$591,000	1,010	7	1941	Good	6,130	N	N	1048 NE 95TH ST
8	0	510040	2484	07/31/13	\$499,000	\$557,000	1,020	7	1905	Good	6,462	N	N	846 NE 89TH ST
8	0	510040	4740	06/27/13	\$445,000	\$500,000	1,020	7	1946	Good	6,052	N	N	9412 5TH AVE NE
8	0	510040	1342	07/03/12	\$530,600	\$639,000	1,040	7	1925	Good	6,380	N	N	540 NE 86TH ST
8	0	510140	6532	04/02/14	\$470,000	\$499,000	1,040	7	1952	Avg	7,539	N	N	10010 8TH AVE NE
8	0	802420	0910	04/03/12	\$408,888	\$501,000	1,050	7	1936	Good	5,201	N	N	1219 NE 96TH ST
8	0	802420	1385	07/26/13	\$370,000	\$413,000	1,060	7	1955	Avg	5,110	N	N	1216 NE 97TH ST
8	0	691470	0103	03/19/14	\$378,000	\$402,000	1,078	7	2006	Avg	1,356	N	N	9707 A ROOSEVELT WAY NE
8	0	199520	0190	04/21/14	\$438,000	\$463,000	1,080	7	1940	Good	5,712	N	N	359 NE 94TH ST
8	0	510140	5070	01/23/14	\$447,000	\$481,000	1,080	7	1948	Good	5,413	N	N	9604 8TH AVE NE
8	0	510140	5076	02/27/13	\$440,500	\$507,000	1,080	7	1927	Good	6,380	N	N	815 NE 97TH ST
8	0	322604	9441	03/14/13	\$406,000	\$466,000	1,090	7	1928	Good	6,072	N	N	318 NE 89TH ST
8	0	437070	0095	12/27/13	\$540,000	\$585,000	1,130	7	1927	VGood	4,246	N	N	114 NE 85TH ST
8	0	510040	2634	06/12/12	\$449,950	\$544,000	1,130	7	1945	Avg	5,800	N	N	817 NE 91ST ST
8	0	510040	2644	11/19/14	\$525,000	\$530,000	1,130	7	1945	Good	6,380	N	N	822 NE 90TH ST
8	0	510040	0241	02/17/12	\$315,000	\$389,000	1,131	7	2011	Avg	1,304	N	N	1429 NE 86TH ST
8	0	510040	3306	05/08/13	\$450,000	\$511,000	1,140	7	1930	Avg	6,380	N	N	1024 NE 91ST ST
8	0	510140	6432	02/11/13	\$428,000	\$494,000	1,140	7	1926	Good	6,380	N	N	1011 NE 102ND ST
8	0	199520	0250	08/22/13	\$536,000	\$596,000	1,150	7	1990	Avg	6,034	N	N	350 NE 91ST ST
8	0	510040	3417	08/21/13	\$545,000	\$606,000	1,150	7	1930	VGood	6,380	N	N	850 NE 91ST ST
8	0	510040	0248	08/02/12	\$325,000	\$389,000	1,168	7	2012	Avg	970	N	N	1403 NE 86TH ST
8	0	510040	4758	05/23/12	\$330,000	\$400,000	1,180	7	1940	Good	6,380	N	N	521 NE 95TH ST

Improved Sales Used in This Annual Update Analysis

Area 007 -- 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	510040	0064	10/09/13	\$481,500	\$530,000	1,190	7	1949	Avg	6,670	N	N	534 NE 85TH ST
8	0	510140	4566	11/19/13	\$449,950	\$491,000	1,200	7	1929	VGood	6,380	N	N	1034 NE 94TH ST
8	0	510140	4698	12/15/14	\$365,000	\$366,000	1,200	7	1929	Avg	6,380	N	N	824 NE 94TH ST
8	0	802420	0100	11/21/13	\$378,000	\$412,000	1,200	7	1946	Avg	5,109	N	N	1055 NE 100TH ST
8	0	802420	0500	11/02/12	\$499,950	\$588,000	1,200	7	1941	VGood	6,386	N	N	1039 NE 97TH ST
8	0	510040	1411	10/27/14	\$485,000	\$492,000	1,210	7	1936	Avg	6,380	N	N	534 NE 88TH ST
8	0	510040	1411	04/01/13	\$420,000	\$480,000	1,210	7	1936	Avg	6,380	N	N	534 NE 88TH ST
8	0	510140	4542	01/02/13	\$342,500	\$398,000	1,220	7	1947	Avg	6,380	N	N	1023 NE 95TH ST
8	0	322604	9369	07/01/13	\$603,000	\$677,000	1,230	7	1953	VGood	7,499	N	N	8809 2ND AVE NE
8	0	322604	9499	05/13/13	\$549,000	\$622,000	1,230	7	1971	Avg	5,099	N	N	211 NE 91ST ST
8	0	322604	9265	06/25/14	\$360,000	\$375,000	1,240	7	1953	Avg	9,978	N	N	9116 1ST AVE NE
8	0	437070	0085	03/29/12	\$363,000	\$445,000	1,240	7	1927	Avg	4,246	N	N	120 NE 85TH ST
8	0	510140	5363	03/14/13	\$380,000	\$436,000	1,240	7	1926	Avg	9,570	N	N	816 NE 98TH ST
8	0	510040	2782	10/20/14	\$511,000	\$519,000	1,250	7	1923	Good	5,413	N	N	9015 12TH AVE NE
8	0	510040	1160	07/07/14	\$548,800	\$571,000	1,260	7	1930	Avg	4,704	N	N	8612 8TH AVE NE
8	0	510040	1370	06/07/13	\$510,000	\$575,000	1,260	7	1947	Avg	4,930	N	N	8810 5TH AVE NE
8	0	802420	0010	10/28/14	\$312,000	\$317,000	1,260	7	1925	Fair	6,000	N	N	9818 ROOSEVELT WAY NE
8	0	437070	0090	04/08/14	\$475,000	\$503,000	1,270	7	1927	Avg	4,246	N	N	118 NE 85TH ST
8	0	510040	3181	07/29/13	\$475,000	\$530,000	1,270	7	1929	Good	6,380	N	N	1212 NE 91ST ST
8	0	802420	0655	06/12/14	\$485,000	\$507,000	1,280	7	1941	Avg	6,002	N	N	1022 NE 96TH ST
8	0	322604	9350	08/28/13	\$375,000	\$416,000	1,290	7	1951	Avg	8,700	N	N	330 NE 90TH ST
8	0	510040	3405	12/19/13	\$380,625	\$413,000	1,290	7	1930	Avg	6,380	N	N	826 NE 91ST ST
8	0	510140	8965	06/24/13	\$446,000	\$501,000	1,290	7	1941	Good	7,250	N	N	848 NE 102ND ST
8	0	510140	5067	05/09/14	\$536,000	\$564,000	1,300	7	1992	Avg	5,413	N	N	9610 8TH AVE NE
8	0	510040	2555	03/27/12	\$410,000	\$503,000	1,320	7	1949	Avg	7,134	N	N	529 NE 90TH ST
8	0	802420	0415	08/11/14	\$592,800	\$612,000	1,320	7	2008	Avg	4,342	N	N	1018 NE 97TH ST
8	0	199520	0235	03/18/13	\$349,950	\$401,000	1,330	7	1928	Avg	6,034	N	N	9115 5TH AVE NE
8	0	510040	3597	05/16/13	\$445,000	\$504,000	1,330	7	1926	VGood	5,000	N	N	532 NE 92ND ST
8	0	510140	6536	10/28/14	\$450,000	\$457,000	1,340	7	1951	Good	7,250	N	N	812 NE 100TH ST

Improved Sales Used in This Annual Update Analysis

Area 007 -- 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	322604	9132	12/22/14	\$381,200	\$382,000	1,350	7	1908	Avg	6,126	N	N	542 NE 102ND ST
8	0	322604	9196	09/09/13	\$450,000	\$498,000	1,350	7	1975	Avg	6,416	N	N	530 NE 102ND ST
8	0	802420	1210	09/11/14	\$550,000	\$564,000	1,360	7	1934	VGood	5,111	N	N	1236 NE 96TH ST
8	0	510040	1193	08/31/13	\$410,000	\$455,000	1,390	7	1911	Good	6,380	N	N	812 NE 86TH ST
8	0	510040	1085	04/07/14	\$470,000	\$498,000	1,400	7	1926	Good	7,088	N	N	8607 15TH AVE NE
8	0	510140	4898	05/19/14	\$592,500	\$623,000	1,420	7	1928	VGood	9,191	Y	N	800 NE 95TH ST
8	0	510240	0105	10/13/14	\$400,000	\$407,000	1,420	7	1930	Avg	4,875	N	N	9001 8TH AVE NE
8	0	322604	9280	03/25/14	\$434,500	\$462,000	1,440	7	1933	Avg	3,880	N	N	9406 1ST AVE NE
8	0	510040	0100	03/11/14	\$400,000	\$426,000	1,470	7	1905	Avg	5,413	N	N	8521 8TH AVE NE
8	0	322604	9016	12/24/12	\$450,000	\$524,000	1,480	7	1946	Avg	5,074	N	N	314 NE 90TH ST
8	0	322604	9454	01/27/12	\$391,000	\$485,000	1,480	7	1962	Avg	7,370	N	N	8915 LATONA AVE NE
8	0	668750	0010	10/31/13	\$424,000	\$464,000	1,490	7	1942	Avg	6,188	N	N	8625 5TH AVE NE
8	0	394690	0110	03/27/12	\$390,000	\$478,000	1,510	7	1951	Avg	7,344	N	N	333 NE 89TH ST
8	0	802420	1503	07/16/14	\$475,000	\$493,000	1,510	7	1923	Good	8,645	N	N	1248 NE 98TH ST
8	0	510040	3378	06/09/13	\$642,000	\$724,000	1,580	7	1935	VGood	6,380	N	N	821 NE 92ND ST
8	0	510040	2662	09/23/13	\$548,000	\$605,000	1,590	7	1938	Avg	7,250	N	N	830 NE 90TH ST
8	0	802420	0855	07/28/14	\$499,100	\$517,000	1,620	7	1954	Avg	5,108	N	N	1026 NE 95TH ST
8	0	199620	0060	12/05/12	\$406,000	\$475,000	1,660	7	1916	VGood	8,944	N	N	222 NE 94TH ST
8	0	510040	0036	06/13/12	\$425,000	\$514,000	1,680	7	1949	VGood	4,224	N	N	525 NE 86TH ST
8	0	510040	4803	07/11/13	\$412,500	\$462,000	1,830	7	1938	Avg	6,380	N	N	548 NE 94TH ST
8	0	199520	0245	06/06/14	\$545,000	\$570,000	2,040	7	1990	Avg	6,034	N	N	9107 5TH AVE NE
8	0	510040	1579	06/06/12	\$677,500	\$820,000	2,540	7	2006	Avg	6,380	N	N	1018 NE 88TH ST
8	0	510040	3633	10/04/13	\$383,000	\$422,000	780	8	1940	Avg	5,413	N	N	9217 8TH AVE NE
8	0	510240	0045	06/07/13	\$449,950	\$508,000	870	8	1931	VGood	7,023	N	N	515 NE 91ST ST
8	0	510240	0025	06/25/14	\$450,000	\$469,000	880	8	1931	Good	4,390	N	N	9024 5TH AVE NE
8	0	610840	0095	07/15/13	\$355,000	\$397,000	900	8	1954	Avg	7,164	N	N	8543 2ND AVE NE
8	0	322604	9398	11/19/13	\$375,000	\$409,000	930	8	1940	Avg	5,386	N	N	8909 2ND AVE NE
8	0	638600	0060	04/03/13	\$506,000	\$578,000	970	8	1940	VGood	6,250	N	N	518 NE 96TH PL
8	0	638600	0060	03/05/12	\$399,000	\$491,000	970	8	1940	VGood	6,250	N	N	518 NE 96TH PL

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Area 007 -- 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	437070	0030	06/18/13	\$475,500	\$535,000	990	8	1950	Avg	4,246	N	N	202 NE 85TH ST
8	0	510140	6216	05/10/12	\$426,000	\$518,000	1,010	8	1947	Avg	5,413	N	N	1200 NE 102ND ST
8	0	510040	2310	12/12/14	\$425,000	\$427,000	1,020	8	1951	Good	5,026	Y	N	1257 NE 90TH ST
8	0	510040	2814	03/19/13	\$505,000	\$579,000	1,080	8	1930	Avg	8,250	N	N	9002 12TH AVE NE
8	0	691470	0100	04/03/13	\$335,000	\$383,000	1,134	8	2006	Avg	1,283	N	N	9705 B ROOSEVELT WAY NE
8	0	510140	2690	01/03/14	\$462,500	\$500,000	1,200	8	1937	Avg	6,598	N	N	829 NE 94TH ST
8	0	510040	3465	04/17/12	\$481,000	\$587,000	1,220	8	1955	Avg	6,380	N	N	515 NE 92ND ST
8	0	510140	5385	08/28/12	\$450,000	\$536,000	1,220	8	1959	Avg	7,250	N	N	847 NE 100TH ST
8	0	510040	2626	10/19/12	\$500,000	\$590,000	1,230	8	1926	Avg	5,413	N	N	9006 8TH AVE NE
8	0	227400	0026	11/01/14	\$353,000	\$358,000	1,250	8	2004	Avg	864	N	N	9501 B ROOSEVELT WAY NE
8	0	510140	3984	03/16/12	\$535,100	\$657,000	1,260	8	1953	Good	8,700	N	N	1235 NE 94TH ST
8	0	802420	0678	03/17/14	\$461,100	\$491,000	1,270	8	2007	Avg	1,777	N	N	1010 NE 96TH ST
8	0	802420	0683	07/09/14	\$440,000	\$457,000	1,270	8	2007	Avg	1,413	N	N	9608 A ROOSEVELT WAY NE
8	0	802420	0685	05/20/14	\$440,000	\$462,000	1,270	8	2007	Avg	1,443	N	N	9608 C ROOSEVELT WAY NE
8	0	510040	3810	11/07/14	\$429,950	\$435,000	1,285	8	2008	Avg	973	N	N	9215 B ROOSEVELT WAY NE
8	0	322604	9473	02/25/14	\$535,000	\$572,000	1,330	8	1962	Avg	5,400	N	N	219 NE 90TH ST
8	0	510040	2260	04/26/13	\$469,000	\$534,000	1,330	8	1963	Avg	6,380	N	N	1216 NE 89TH ST
8	0	322604	9307	02/13/14	\$375,000	\$402,000	1,350	8	1948	Avg	6,083	N	N	125 NE 92ND ST
8	0	802420	0681	07/03/14	\$425,000	\$442,000	1,400	8	2007	Avg	1,022	N	N	9610 B ROOSEVELT WAY NE
8	0	802420	0684	11/25/14	\$419,500	\$423,000	1,400	8	2007	Avg	1,091	N	N	9608 B ROOSEVELT WAY NE
8	0	510140	5378	11/06/12	\$482,000	\$567,000	1,430	8	1948	Avg	11,945	N	N	843 NE 100TH ST
8	0	510040	3440	09/17/13	\$425,000	\$470,000	1,440	8	2005	Avg	1,326	N	N	856 B NE 91ST ST
8	0	510040	3439	10/11/13	\$372,500	\$410,000	1,450	8	2005	Avg	1,082	N	N	9103 B ROOSEVELT WAY NE
8	0	510140	8927	04/17/13	\$467,500	\$533,000	1,450	8	1948	Avg	7,395	N	N	824 NE 102ND ST
8	0	510040	3443	03/17/14	\$415,000	\$442,000	1,450	8	2005	Avg	1,098	N	N	9101 B ROOSEVELT WAY NE
8	0	322604	9340	03/28/13	\$357,000	\$408,000	1,530	8	1952	Avg	9,100	N	N	9014 1ST AVE NE
8	0	322604	9401	11/03/14	\$447,500	\$453,000	1,530	8	1953	Avg	6,504	N	N	8836 1ST AVE NE
8	0	322604	9463	01/09/12	\$505,000	\$628,000	1,540	8	1961	VGood	5,918	N	N	218 NE 89TH ST
8	0	510040	4764	09/26/12	\$470,000	\$557,000	1,580	8	1938	Avg	9,570	N	N	520 NE 94TH ST

Improved Sales Used in This Annual Update Analysis

Area 007 -- 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	691470	0077	03/01/13	\$380,000	\$437,000	1,584	8	2006	Avg	1,218	N	N	9723 ROOSEVELT WAY NE
8	0	394690	0050	09/13/12	\$620,000	\$736,000	1,600	8	1945	VGood	7,387	N	N	324 NE 88TH ST
8	0	510140	6558	04/16/14	\$520,000	\$550,000	1,630	8	1967	Avg	8,700	N	N	829 NE 102ND ST
8	0	322604	9038	08/08/13	\$480,000	\$535,000	1,640	8	1962	Avg	7,044	N	N	212 NE 89TH ST
8	0	510140	4482	09/29/14	\$650,000	\$664,000	1,660	8	1931	Good	6,380	N	N	1239 NE 95TH ST
8	0	322604	9212	01/28/12	\$680,000	\$843,000	1,670	8	1962	Good	5,940	N	N	225 NE 90TH ST
8	0	510040	2510	03/17/14	\$469,500	\$500,000	1,676	8	2014	Avg	1,671	N	N	8913 A ROOSEVELT WAY NE
8	0	510040	1351	04/23/12	\$550,000	\$671,000	1,690	8	1931	Avg	5,413	N	N	8615 8TH AVE NE
8	0	510040	3202	07/13/12	\$575,000	\$691,000	1,740	8	1979	Avg	6,960	N	N	1239 NE 92ND ST
8	0	510040	1060	09/08/14	\$550,000	\$564,000	1,760	8	1949	Avg	6,678	N	N	1249 NE 88TH ST
8	0	510040	2511	03/17/14	\$465,000	\$495,000	1,848	8	2014	Avg	1,121	N	N	8913 B ROOSEVELT WAY NE
8	0	510040	4030	12/08/14	\$523,000	\$526,000	1,900	8	1963	Good	5,413	N	N	9211 15TH AVE NE
8	0	322604	9570	02/24/12	\$530,000	\$654,000	1,910	8	2012	Avg	5,000	N	N	9020 2ND AVE NE
8	0	322604	9290	04/10/12	\$425,000	\$520,000	1,950	8	1947	Good	7,173	N	N	9016 2ND AVE NE
8	0	437070	0125	12/10/13	\$570,000	\$619,000	1,950	8	2000	Avg	5,159	N	N	8520 1ST AVE NE
8	0	510140	4678	10/08/13	\$482,000	\$531,000	1,950	8	2009	Avg	2,187	N	N	9421 ROOSEVELT WAY NE
8	0	510140	6254	04/02/14	\$560,000	\$594,000	2,010	8	2013	Avg	3,109	N	N	1236 NE 102ND ST
8	0	802420	0710	04/24/14	\$730,500	\$772,000	2,020	8	2014	Avg	5,108	N	N	1019 NE 96TH ST
8	0	510040	3876	08/20/14	\$840,000	\$865,000	2,060	8	2006	Avg	9,715	N	N	1034 NE 92ND ST
8	0	510240	0015	05/09/13	\$638,000	\$724,000	2,060	8	1931	VGood	4,390	N	N	9012 5TH AVE NE
8	0	510140	6313	08/21/12	\$557,000	\$664,000	2,080	8	2012	Avg	2,815	N	N	10016 12TH AVE NE
8	0	322604	9393	09/05/13	\$500,000	\$554,000	2,110	8	1954	Avg	15,000	N	N	123 NE 94TH ST
8	0	510040	3947	08/04/14	\$580,000	\$599,000	2,150	8	2001	Avg	5,000	N	N	1214 NE 92ND ST
8	0	510040	3595	10/16/13	\$670,000	\$736,000	2,310	8	2013	Avg	5,000	N	N	530 NE 92ND ST
8	0	610840	0045	09/23/13	\$686,000	\$757,000	2,320	8	1993	Avg	7,006	N	N	8533 4TH AVE NE
8	0	322604	9284	09/16/13	\$745,000	\$824,000	2,390	8	1998	Avg	5,380	N	N	8811 LATONA AVE NE
8	0	802420	1420	09/18/13	\$605,000	\$669,000	2,430	8	2000	Avg	5,110	N	N	1211 NE 100TH ST
8	0	437070	0100	08/11/14	\$740,000	\$764,000	2,440	8	2014	Avg	6,369	N	N	110 NE 85TH ST
8	0	802420	0240	02/05/14	\$584,000	\$627,000	2,440	8	1980	Avg	5,108	N	N	1015 NE 98TH ST

Improved Sales Used in This Annual Update Analysis

Area 007 -- 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	510140	5370	07/26/12	\$675,000	\$809,000	2,820	8	2006	Avg	9,570	N	N	834 NE 98TH ST
8	0	610840	0040	10/03/13	\$830,500	\$915,000	3,300	8	2013	Avg	7,006	N	N	8535 4TH AVE NE
8	0	322604	9435	05/06/13	\$620,000	\$704,000	4,100	8	2008	Avg	7,492	N	N	108 NE 92ND ST
8	0	510140	6384	10/20/14	\$574,500	\$584,000	1,430	9	1930	Good	6,380	N	N	1246 NE 100TH ST
8	0	510040	1129	07/24/12	\$725,000	\$869,000	2,040	9	1948	Avg	9,570	Y	N	1045 NE 88TH ST
8	0	510140	6188	04/16/14	\$649,000	\$687,000	2,120	9	2002	Avg	5,048	N	N	1058 NE 102ND ST
8	0	510040	1705	09/26/12	\$755,000	\$895,000	2,140	9	1930	VGood	6,380	N	N	1248 NE 88TH ST
8	0	510040	2405	09/19/13	\$710,000	\$784,000	2,160	9	2005	Avg	2,707	N	N	8909 12TH AVE NE
8	0	199520	0338	10/29/14	\$738,000	\$749,000	2,170	9	2000	Avg	5,010	N	N	210 NE 91ST ST
8	0	802420	1115	03/20/13	\$683,000	\$783,000	2,250	9	2002	Avg	5,111	Y	N	1233 NE 97TH ST
8	0	322604	9571	11/04/13	\$705,000	\$772,000	2,370	9	2013	Avg	5,074	N	N	312 NE 90TH ST
8	0	510040	1207	11/13/13	\$1,050,000	\$1,147,000	2,690	9	2013	Avg	6,380	N	N	830 NE 86TH ST
8	0	199520	0210	09/10/13	\$711,000	\$787,000	2,700	9	2006	Avg	5,712	N	N	411 NE 94TH ST
8	0	510140	4636	10/24/12	\$675,000	\$796,000	2,700	9	2008	Avg	4,305	N	N	9404 8TH AVE NE
8	0	199520	0260	09/24/13	\$760,000	\$839,000	2,720	9	2005	Avg	5,308	N	N	340 NE 91ST ST

Improved Sales Removed in This Annual Update Analysis

Area 007 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	0	156610	0265	12/12/13	\$440,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	156610	0445	04/08/14	\$418,000	RELOCATION - SALE TO SERVICE
5	0	156610	0450	12/23/13	\$212,500	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
5	0	156610	0595	05/14/14	\$300,000	DIAGNOSTIC OUTLIER-OBSERVATION OUTSIDE THE NORM
5	0	256830	0052	03/29/12	\$215,000	DOR RATIO; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
5	0	256830	0053	05/22/13	\$510,000	SEGREGATION AND/OR MERGER
5	0	256830	0054	01/06/14	\$225,000	PREVIOUS IMP. VALUE <= 25K
5	0	256830	0123	11/15/12	\$485,000	NON-PROFIT ORGANIZATION
5	0	256830	0138	05/20/13	\$612,000	FORCED SALE; EXEMPT FROM EXCISE TAX
5	0	256830	0160	04/01/13	\$210,000	DOR RATIO; FORCED SALE; IMP. CHAR CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
5	0	256830	0210	06/28/14	\$585,000	NON-GOV'T TO GOV'T
5	0	256880	0280	07/08/13	\$181,100	OBSOLESCENCE; PREVIOUS IMP. VALUE <= 25K
5	0	262960	0005	12/20/12	\$44,366	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	272604	9018	10/30/14	\$329,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	0	272604	9071	12/11/14	\$510,000	IMP. COUNT > 1
5	0	272604	9094	12/23/13	\$375,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	272604	9095	03/26/14	\$10,000	DOR RATIO
5	0	272604	9127	01/05/12	\$175,000	DOR RATIO; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
5	0	272604	9151	10/30/13	\$415,000	OBSOLESCENCE; SALE DATA DOES NOT MATCH ASSESSED VALUE
5	0	282604	9098	12/04/14	\$622,100	SALE DATA DOES NOT MATCH ASSESSED VALUE
5	0	282604	9148	05/23/13	\$145,000	DOR RATIO; QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
5	0	282604	9176	02/20/13	\$328,748	FORCED SALE; EXEMPT FROM EXCISE TAX
5	0	282604	9176	01/07/14	\$320,000	GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
5	0	332604	9046	03/15/12	\$395,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
5	0	342604	9134	08/21/13	\$338,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND OR NEIGHBOR
5	0	342604	9167	07/16/12	\$462,200	OBSOLESCENCE; SALE DATA DOES NOT MATCH ASSESSED VALUE
5	0	407320	0040	07/23/13	\$370,000	FORCED SALE; EXEMPT FROM EXCISE TAX
5	0	407320	0131	02/20/13	\$389,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	407320	0162	08/28/12	\$562,250	RELOCATION - SALE TO SERVICE



Improved Sales Removed in This Annual Update Analysis

Area 007 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	0	407320	0175	06/04/13	\$128,875	DOR RATIO; OBSOLESCENCE; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	407380	0140	08/11/14	\$429,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
5	0	407380	0315	12/24/14	\$312,000	SHORT SALE; QUESTIONABLE PER APPRAISAL
5	0	407430	0175	02/07/14	\$500,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	0	407430	0220	09/03/14	\$425,000	IMP. COUNT > 1; NO MARKET EXPOSURE
5	0	514400	0075	09/20/12	\$250,000	DOR RATIO; FORCED SALE; EXEMPT FROM EXCISE TAX
5	0	514400	0075	12/10/12	\$240,000	DOR RATIO; IMP. CHAR CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
5	0	520820	0180	12/05/12	\$521,088	FORCED SALE; EXEMPT FROM EXCISE TAX
5	0	520820	0180	12/18/12	\$448,378	FORCED SALE; EXEMPT FROM EXCISE TAX
5	0	521020	0081	11/10/14	\$523,000	ACTIVE PERMIT BEFORE SALE >25K; SALE DATA DOES NOT MATCH ASSESSED VALUE
5	0	521020	0081	04/17/13	\$230,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	521020	0107	05/01/14	\$390,000	IMP. CHAR CHANGED SINCE SALE; NO MARKET EXPOSURE; ESTATE ADM, GUARDIAN
5	0	521020	0107	11/25/14	\$700,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
5	0	541820	0296	06/25/13	\$435,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	637000	0070	09/19/14	\$359,000	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
5	0	945520	0029	05/01/12	\$235,900	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
5	0	945520	0230	08/29/13	\$312,000	IMP. CHAR CHANGED SINCE SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	0	945520	0360	08/07/12	\$415,000	SEGREGATION AND/OR MERGER
5	0	945520	0435	05/29/13	\$460,000	IMP. CHAR CHANGED SINCE SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	0	945520	0497	07/02/13	\$182,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	945520	0570	12/17/14	\$632,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
5	0	945520	0645	03/27/13	\$384,000	BOX PLOT
5	0	945520	0715	04/25/13	\$190,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
5	0	945520	0715	03/24/14	\$530,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
5	0	955320	0125	12/11/13	\$325,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
5	0	955420	0200	12/18/14	\$582,500	SALE DATA DOES NOT MATCH ASSESSED VALUE
5	0	955420	0240	02/07/13	\$230,910	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
6	0	116000	0225	05/08/12	\$325,100	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
6	0	116000	0235	10/14/14	\$366,142	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX



Improved Sales Removed in This Annual Update Analysis

Area 007 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6	0	116000	0255	08/18/14	\$311,000	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
6	0	288770	0165	08/29/13	\$346,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
6	0	292604	9382	12/08/14	\$650,000	OBSOLESCENCE; SALE DATA DOES NOT MATCH ASSESSED VALUE
6	0	292604	9382	02/05/14	\$351,000	OBSOLESCENCE; SALE DATA DOES NOT MATCH ASSESSED VALUE
6	0	292604	9386	08/06/14	\$550,000	ESTATE ADM, GUARDIAN, OR EXECUTOR; SALE DATA DOES NOT MATCH ASSESSED VALUE
6	0	292604	9408	10/09/14	\$400,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
6	0	292604	9440	04/23/12	\$372,500	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
6	0	510040	0355	02/28/12	\$213,500	SHORT SALE; QUESTIONABLE PER APPRAISAL
6	0	510140	0838	07/22/13	\$200,000	DOR RATIO; CORPORATE AFFILIATES
6	0	510140	0862	12/17/13	\$284,950	BANKRUPTCY - RECEIVER OR TRUSTEE
6	0	510140	0862	05/12/14	\$499,950	SALE DATA DOES NOT MATCH ASSESSED VALUE
6	0	510140	1850	06/14/12	\$225,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
6	0	510140	2226	06/01/12	\$435,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	0	510140	2250	09/28/12	\$181,600	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR; EXEMPT FROM EXCISE TAX
6	0	510140	2260	06/03/12	\$150,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
6	0	510140	2282	01/30/13	\$579,150	RELOCATION - SALE BY SERVICE; SALE DATA DOES NOT REFLECT ASSESSED VALUE
6	0	510140	2282	01/22/13	\$579,150	RELOCATION - SALE TO SERVICE
6	0	510140	2290	04/24/12	\$425,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	0	510140	2403	08/01/12	\$310,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
6	0	510140	2410	12/27/12	\$278,250	DOR RATIO; IMP. COUNT > 1; NO MARKET EXPOSURE; QUIT CLAIM DEED
6	0	510140	2410	09/25/13	\$495,000	IMP. COUNT > 1
6	0	510140	2410	09/18/12	\$352,944	IMP. COUNT > 1; FORCED SALE; EXEMPT FROM EXCISE TAX
6	0	510140	2660	01/04/12	\$413,888	OBSOLESCENCE; SALE DATA DOES NOT MATCH ASSESSED VALUE
6	0	510140	4105	12/09/14	\$101,567	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
6	0	510140	4107	02/17/13	\$235,000	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
6	0	510140	4123	02/28/14	\$320,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
6	0	510140	4144	07/24/14	\$654,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
6	0	510140	4170	11/13/14	\$200,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
6	0	510140	4395	04/24/13	\$153,922	DOR RATIO; QUIT CLAIM DEED



Improved Sales Removed in This Annual Update Analysis

Area 007 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6	0	510140	4447	06/12/13	\$345,000	FORCED SALE; EXEMPT FROM EXCISE TAX
6	0	510140	4447	01/29/14	\$408,000	GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
6	0	510140	4920	04/19/12	\$374,553	FORCED SALE; EXEMPT FROM EXCISE TAX
6	0	510140	4920	02/22/12	\$374,553	FORCED SALE; EXEMPT FROM EXCISE TAX
6	0	510140	4920	05/31/12	\$378,000	QUIT CLAIM DEED; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
6	0	510140	5014	03/05/12	\$203,100	FORCED SALE; EXEMPT FROM EXCISE TAX
6	0	510140	5051	08/20/12	\$120,041	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
6	0	510140	5259	12/23/14	\$30,000	DOR RATIO
6	0	510140	5332	11/04/14	\$280,000	IMP. COUNT > 1
6	0	510140	5339	05/21/13	\$262,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	0	510140	5339	09/10/13	\$420,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	0	510140	5340	02/10/14	\$260,000	IMP. CHAR CHANGED SINCE SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	0	510140	5595	06/05/12	\$227,500	DOR RATIO
6	0	510140	5760	12/23/13	\$278,000	FORCED SALE; EXEMPT FROM EXCISE TAX
6	0	510140	6020	03/07/13	\$10,000	UNFINISHED AREA; QUESTIONABLE PER SALES IDENTIFICATION
6	0	510140	7250	12/17/14	\$630,000	OBSOLESCENCE; SALE DATA DOES NOT MATCH ASSESSED VALUE
6	0	510140	8479	05/28/13	\$340,000	RELOCATION - SALE TO SERVICE
6	0	510140	8507	12/13/12	\$207,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
6	0	510140	8514	05/10/12	\$235,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	0	510140	8514	11/27/12	\$480,964	SALE DATA DOES NOT MATCH ASSESSED VALUE
6	0	510140	8650	01/06/14	\$85,000	DOR RATIO; NO MARKET EXPOSURE; QUESTIONABLE PER APPRAISAL
6	0	510140	8735	11/03/14	\$250,000	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
6	0	510140	8834	12/08/14	\$276,000	AUCTION SALE; EXEMPT FROM EXCISE TAX
6	0	557720	0007	07/22/13	\$440,000	ACTIVE PERMIT BEFORE SALE >25K
6	0	741120	0050	10/29/14	\$166,000	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
6	0	743450	0020	03/26/14	\$185,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
6	0	743450	0020	01/21/14	\$249,659	FORCED SALE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
6	0	802420	1714	11/17/14	\$489,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
6	0	802420	1870	04/17/14	\$315,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM



Improved Sales Removed in This Annual Update Analysis

Area 007 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6	0	802420	1870	10/29/14	\$590,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
6	0	802420	2100	08/14/13	\$435,000	OBSOLESCENCE; SALE DATA DOES NOT MATCH ASSESSED VALUE
6	0	802420	2170	08/20/14	\$510,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
6	0	802420	2350	07/21/14	\$435,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
6	0	802420	2350	04/30/12	\$215,500	SALE DATA DOES NOT REFLECT ASSESSED VALUE
6	0	890100	0060	02/12/14	\$440,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
6	0	890100	0185	08/15/13	\$380,000	IMP CHARACTERISTICS CHANGED SINCE SALE; TEAR DOWN
6	0	890100	0190	12/15/14	\$100,000	DOR RATIO; SEGREGATION AND/OR MERGER
6	0	890100	0960	10/01/13	\$373,794	FORCED SALE; EXEMPT FROM EXCISE TAX
6	0	890100	0960	02/04/14	\$389,900	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
6	0	890100	1505	10/31/14	\$305,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
6	0	890150	0178	10/30/14	\$700,000	ACTIVE PERMIT BEFORE SALE >25K; OBSOLESCENCE
6	0	890200	0050	01/03/14	\$359,000	AUCTION SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
6	0	890200	0050	10/27/14	\$622,200	SALE DATA DOES NOT MATCH ASSESSED VALUE
6	0	890200	0133	05/03/12	\$425,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
6	0	890200	0155	09/17/12	\$301,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
6	0	890200	0155	07/17/12	\$359,903	FORCED SALE; EXEMPT FROM EXCISE TAX
6	0	890200	0175	06/20/14	\$489,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
6	0	890200	0200	08/29/12	\$220,000	NO MARKET EXPOSURE
6	0	890200	0204	08/31/12	\$220,000	NO MARKET EXPOSURE
6	0	890200	0205	08/31/12	\$220,000	NO MARKET EXPOSURE
6	0	890200	0206	08/31/12	\$220,000	NO MARKET EXPOSURE
6	0	890200	0207	08/31/12	\$220,000	NO MARKET EXPOSURE
6	0	890350	0121	05/01/14	\$180,154	DOR RATIO; OBS.; NO MARKET EXPOSURE; QCD; RELATED PARTY, FRIEND, OR NEIGHBOR
7	0	206110	0435	06/02/12	\$285,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	206110	0505	11/26/14	\$482,000	ESTATE ADM, GUARDIAN, OR EXECUTOR; SALE DATA DOES NOT MATCH ASSESSED VALUE
7	0	206110	0525	10/01/12	\$525,000	UNFINISHED AREA
7	0	246440	0006	06/15/12	\$376,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
7	0	246440	0055	04/24/14	\$415,000	DIAGNOSTIC OUTLIER; ANOMALY DETECTION



Improved Sales Removed in This Annual Update Analysis

Area 007 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	0	246440	0410	06/25/14	\$140,000	DOR RATIO
7	0	287860	0375	03/14/13	\$58,012	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
7	0	287860	0960	08/28/12	\$429,000	CORRECTION DEED; EXEMPT FROM EXCISE TAX
7	0	287860	1190	08/13/13	\$42,015	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); RELATED PARTY, FRIEND, OR NEIGHBOR
7	0	297980	0660	02/22/13	\$2,964	DOR RATIO; PARTIAL INTEREST; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
7	0	297980	0765	12/24/12	\$315,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
7	0	297980	1280	03/17/13	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	297980	1280	10/15/13	\$486,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
7	0	354490	0095	09/11/13	\$431,000	FORCED SALE; EXEMPT FROM EXCISE TAX
7	0	373590	1040	06/19/14	\$468,607	AUCTION SALE; GOV'T TO GOV'T; SHERIFF / TAX SALE
7	0	373590	1265	09/17/12	\$325,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
7	0	373590	1540	07/03/12	\$249,990	BOX PLOT
7	0	614870	0170	03/17/14	\$657,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
7	0	688480	0150	05/16/14	\$340,000	UNFINISHED AREA; NO MARKET EXPOSURE
7	0	860490	0120	04/03/12	\$385,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
7	0	860490	0245	05/18/14	\$488,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
8	0	199520	0055	02/10/14	\$25,000	DOR RATIO; UNFIN. AREA; PARTIAL INTEREST; QCD; RELATED PARTY, FRIEND, OR NEIGHBOR
8	0	199520	0070	11/21/13	\$275,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
8	0	199520	0200	11/25/13	\$376,765	FORCED SALE; EXEMPT FROM EXCISE TAX
8	0	199520	0215	08/26/14	\$352,000	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
8	0	199520	0260	09/23/13	\$760,000	RELOCATION - SALE TO SERVICE
8	0	322604	9079	12/09/14	\$775,000	ACTIVE PERMIT BEFORE SALE >25K; % COMPLETE
8	0	322604	9103	09/24/12	\$102,426	DOR RATIO; RELATED PARTY, FRIEND, OR NGHBR; ESTATE ADM, GUARDIAN, OR EXECUTOR
8	0	322604	9170	05/08/13	\$250,000	OBSOLESCENCE; PREVIOUS IMP. VALUE <= 25K; RELATED PARTY, FRIEND, OR NEIGHBOR
8	0	322604	9188	04/29/14	\$400,000	OBS.; PREVIOUS IMP. VALUE <= 25K; NO MARKET EXPOSURE; SEG AND/OR MERGER
8	0	322604	9369	12/12/12	\$320,502	FORCED SALE; IMP. CHAR CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
8	0	322604	9377	12/12/13	\$135,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
8	0	322604	9377	07/14/14	\$420,000	QUESTIONABLE PER APPRAISAL; OBSERVATION OUTSIDE THE NORM
8	0	322604	9380	06/24/13	\$485,000	OBSOLESCENCE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR



Improved Sales Removed in This Annual Update Analysis

Area 007 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	0	322604	9435	11/21/12	\$479,694	FORCED SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
8	0	322604	9474	10/12/13	\$556,000	ESTATE ADM, GUARDIAN, OR EXECUTOR; IMP CHARACTERISTICS CHANGED SINCE SALE
8	0	322604	9516	03/20/12	\$365,000	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
8	0	322604	9523	06/05/13	\$375,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
8	0	322604	9563	09/23/13	\$204,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
8	0	322604	9572	12/30/14	\$775,000	PERCENT COMPLETE
8	0	510040	0066	10/23/12	\$221,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	0	510040	0247	12/04/12	\$250,000	OBSOLESCENCE; SALE DATA DOES NOT MATCH ASSESSED VALUE
8	0	510040	1024	09/10/14	\$1,350,000	ACTIVE PERMIT BEFORE SALE >25K; % COMPLETE
8	0	510040	1024	09/11/12	\$1,000,000	PERCENT COMPLETE
8	0	510040	1024	02/28/13	\$1,250,000	PERCENT COMPLETE
8	0	510040	1025	11/21/14	\$1,250,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
8	0	510040	1052	09/14/12	\$310,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
8	0	510040	1297	03/06/13	\$410,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	0	510040	1429	10/09/14	\$350,500	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
8	0	510040	2320	02/07/14	\$455,000	ACTIVE PERMIT BEFORE SALE >25K
8	0	510040	2320	09/25/13	\$453,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SEGREGATION AND/OR MERGER;
8	0	510040	2322	11/05/14	\$769,950	PERCENT COMPLETE
8	0	510040	2450	08/09/12	\$384,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	510040	2585	09/19/14	\$238,000	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); ESTATE ADM, GUARDIAN, OR EXECUTOR
8	0	510040	2664	11/18/14	\$1,077,500	ACTIVE PERMIT BEFORE SALE >25K; % COMPLETE
8	0	510040	3139	07/10/14	\$108,500	DOR RATIO; NO MARKET EXPOSURE; PARTIAL INTEREST (1/3, 1/2, ETC.); QUIT CLAIM DEED
8	0	510040	3405	09/06/13	\$390,156	FORCED SALE; EXEMPT FROM EXCISE TAX
8	0	510040	3519	04/15/13	\$655,000	IMP. COUNT > 1
8	0	510040	3597	08/29/12	\$355,852	IMP. CHAR CHANGED SINCE SALE; NO MARKET EXPOSURE; SEGREGATION AND/OR MERGER
8	0	510040	3741	08/14/14	\$159,000	DOR RATIO; QUIT CLAIM DEED
8	0	510040	3754	01/28/13	\$163,056	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); RELATED PARTY, FRIEND, OR NEIGHBOR
8	0	510040	4809	06/05/14	\$43,799	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
8	0	510140	4536	07/17/12	\$450,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION



Improved Sales Removed in This Annual Update Analysis

Area 007 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	0	510140	4555	10/06/14	\$290,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
8	0	510140	4659	11/20/14	\$192,832	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
8	0	510140	5082	06/15/12	\$266,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
8	0	510140	5112	05/22/12	\$418,000	UNFINISHED AREA
8	0	510140	5132	06/11/12	\$300,000	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
8	0	510140	5132	01/10/12	\$315,355	FORCED SALE; GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE
8	0	510140	5144	09/22/14	\$460,000	PERCENT COMPLETE
8	0	510140	5145	12/02/14	\$439,000	ACTIVE PERMIT BEFORE SALE >25K; % COMPLETE
8	0	510140	5145	04/01/13	\$425,000	PERCENT COMPLETE
8	0	510140	5146	10/22/14	\$455,000	PERCENT COMPLETE
8	0	510140	5147	12/03/14	\$440,000	PERCENT COMPLETE
8	0	510140	5229	11/05/14	\$366,000	AUCTION SALE; EXEMPT FROM EXCISE TAX
8	0	510140	5469	03/29/13	\$1,248,000	MULTI-PARCEL SALE; RELATED PARTY, FRIEND, OR NEIGHBOR
8	0	510140	5523	01/06/14	\$550,000	IMP. COUNT > 1
8	0	510140	5523	02/28/13	\$341,000	IMP. COUNT > 1; FORCED SALE; IMP. CHAR CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
8	0	510140	5535	09/25/14	\$200,000	DOR RATIO; NO MARKET EXPOSURE
8	0	510140	6150	09/04/14	\$425,000	ESTATE ADM, GUARDIAN, OR EXECUTOR; SALE DATA DOES NOT MATCH ASSESSED VALUE
8	0	510140	6177	10/22/13	\$323,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
8	0	510140	6255	10/31/12	\$286,000	SEGREGATION AND/OR MERGER
8	0	510140	6312	03/27/12	\$253,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
8	0	510140	6480	04/04/12	\$375,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
8	0	510240	0035	10/08/14	\$560,000	IMP. COUNT > 1
8	0	510240	0050	04/01/13	\$300,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
8	0	691470	0045	10/16/12	\$250,000	SHORT SALE; QUESTIONABLE PER APPRAISAL
8	0	691470	0052	01/09/13	\$446,319	FORCED SALE; EXEMPT FROM EXCISE TAX
8	0	691470	0052	05/20/14	\$490,000	GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
8	0	691470	0077	11/01/12	\$438,364	FORCED SALE; EXEMPT FROM EXCISE TAX
8	0	691470	0130	06/15/14	\$520,500	SALE DATA DOES NOT MATCH ASSESSED VALUE
8	0	802420	0100	08/28/13	\$255,000	FORCED SALE; EXEMPT FROM EXCISE TAX



Improved Sales Removed in This Annual Update Analysis

Area 007 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	0	802420	0240	01/09/13	\$272,375	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
8	0	802420	0415	08/11/14	\$592,800	RELOCATION - SALE TO SERVICE;
8	0	802420	0500	04/15/12	\$240,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	802420	0684	09/19/14	\$367,500	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INST. RESALE; EXEMPT FROM EXCISE TAX
8	0	802420	0725	11/30/12	\$263,000	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
8	0	802420	0790	11/11/14	\$265,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
8	0	802420	0890	09/23/14	\$306,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
8	0	802420	1280	03/26/14	\$311,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	0	920600	0100	10/03/13	\$285,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	0	920600	0150	11/27/13	\$710,500	OBSOLESCENCE; SALE DATA DOES NOT MATCH ASSESSED VALUE

Vacant Sales Used in this Annual Update Analysis

Area 007

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
5	0	282604	9284	12/17/13	\$160,000	5,820	N	N
5	0	342604	9137	11/21/13	\$280,000	9,384	N	N
5	0	955320	0111	08/23/13	\$180,000	5,998	N	N
6	0	510140	1912	05/30/13	\$180,000	6,235	N	N
6	0	510140	4398	09/27/12	\$99,950	5,376	N	N
6	0	510140	5563	03/01/13	\$200,000	6,081	N	N
6	0	510140	5755	02/22/13	\$203,000	5,334	N	N
6	0	890100	0274	07/12/12	\$330,000	10,275	N	N
7	0	354440	0134	12/24/12	\$185,000	3,553	N	N
8	0	322604	9571	12/19/12	\$130,000	5,074	N	N
8	0	510040	1207	03/13/12	\$240,000	6,380	N	N
8	0	510040	2664	09/20/13	\$312,000	6,380	N	N
8	0	610840	0040	09/17/12	\$245,000	7,006	N	N
8	0	802420	0710	02/07/13	\$260,000	5,108	N	N

Vacant Sales Removed in this Annual Update Analysis

Area 007

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
007	0	256880	0254	02/27/13	\$28,500	NO MARKET EXPOSURE
007	0	510140	2595	06/08/12	\$125,000	NO MARKET EXPOSURE; TEAR DOWN; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	0	510140	5563	02/21/13	\$130,000	QUESTIONABLE PER APPRAISAL
007	0	890200	0230	09/18/14	\$35,000	NON-REPRESENTATIVE SALE
007	0	437070	0100	06/25/13	\$150,000	NO MARKET EXPOSURE

Uniform Standards of Professional Appraisal Practice Compliance

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

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

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

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

Highest and Best Use

RCW 84.40.030

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

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

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

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

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

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

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

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

Date of Value Estimate

RCW 84.36.005

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

RCW 36.21.080

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

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

Property Rights Appraised: Fee Simple

Wash Constitution Article 7 § 1 Taxation:

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

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

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

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

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

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

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

Assumptions and Limiting Conditions:

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

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

Scope of Work Performed:

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

Certification:

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

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

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

04/06/2015

Date

