

Lake Sammamish

Area: 047

Residential Revalue for 2015 Assessment Roll



Obtained from experienceredmond.com

There are 589 improved sales in Area 47, with an average sale price of \$959,600. Area 47 includes the waterfront parcels around Lake Sammamish along with surrounding uplands parcels with a lake view. Historically Lake Sammamish was considered a recreational lake and many of the parcels were improved with small cabins. As the surrounding communities began to develop the properties along the lake went from primarily recreational use to residential use. The average waterfront sale price was in excess of \$2.2 million in 2014.



King County

Department of Assessments

Setting values, serving the community, and pursuing excellence

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Lloyd Hara
Assessor

Dear Property Owners:

Property assessments for the 2015 assessment year are being completed by my staff throughout the year and change of value notices are being mailed as neighborhoods are completed. We value property at fee simple, reflecting property at its highest and best use and following the requirement of RCW 84.40.030 to appraise property at true and fair value.

We have worked hard to implement your suggestions to place more information in an e-Environment to meet your needs for timely and accurate information. The following report summarizes the results of the 2015 assessment for this area. (See map within report). It is meant to provide you with helpful background information about the process used and basis for property assessments in your area.

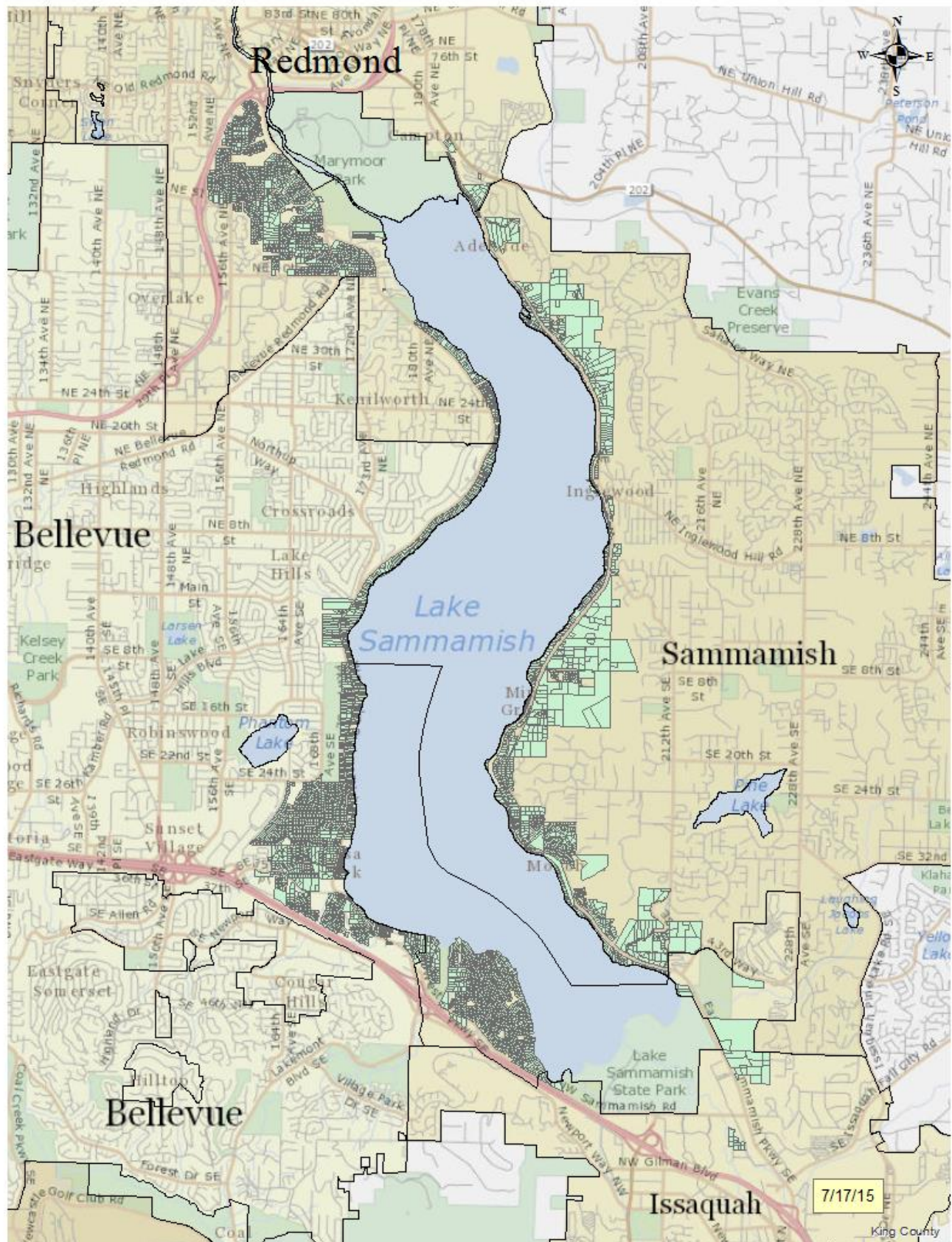
Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you.

Please feel welcome to call my staff if you have questions about the property assessment process and how it relates to your property.

Sincerely,

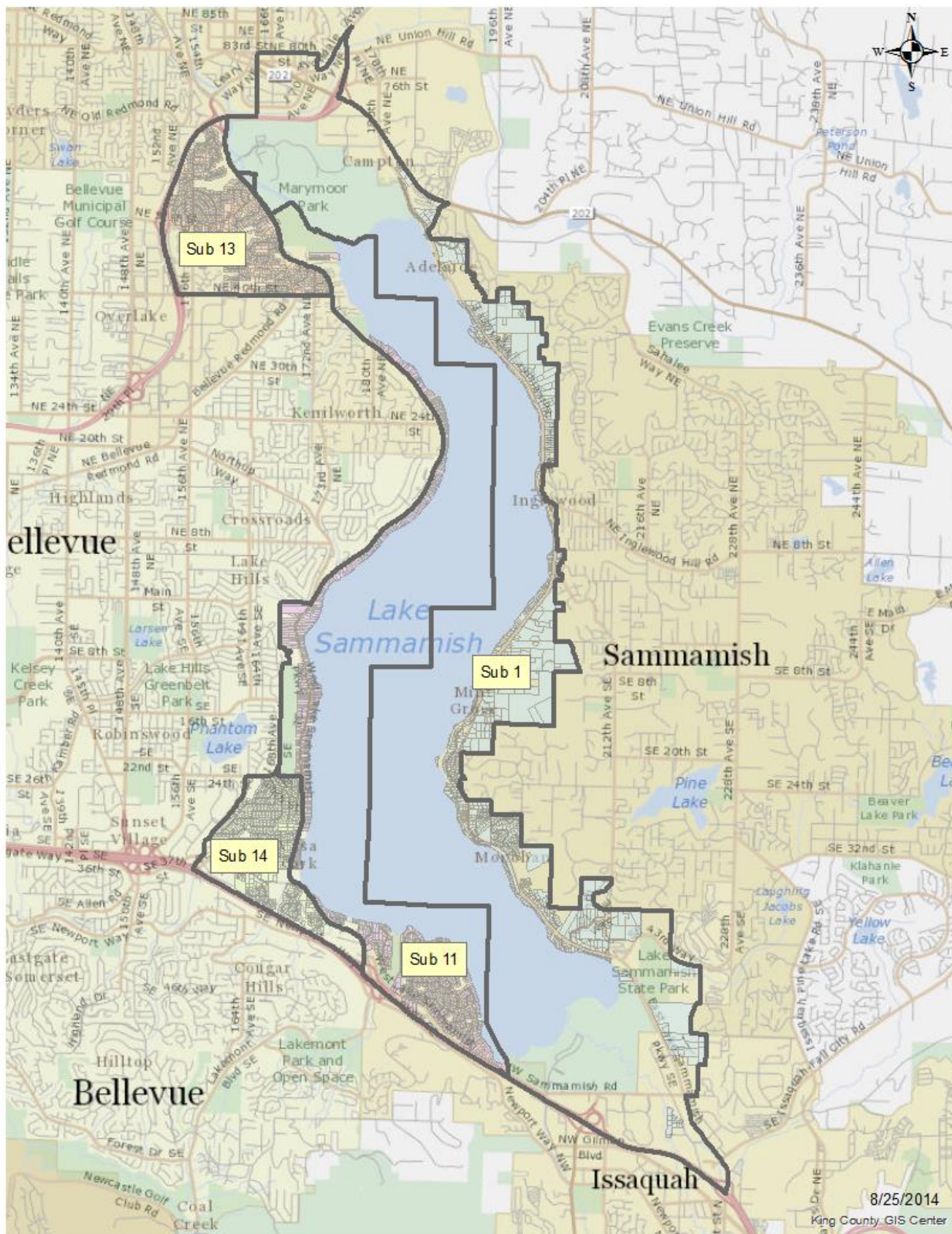
Lloyd Hara
Assessor

Area 047 Map

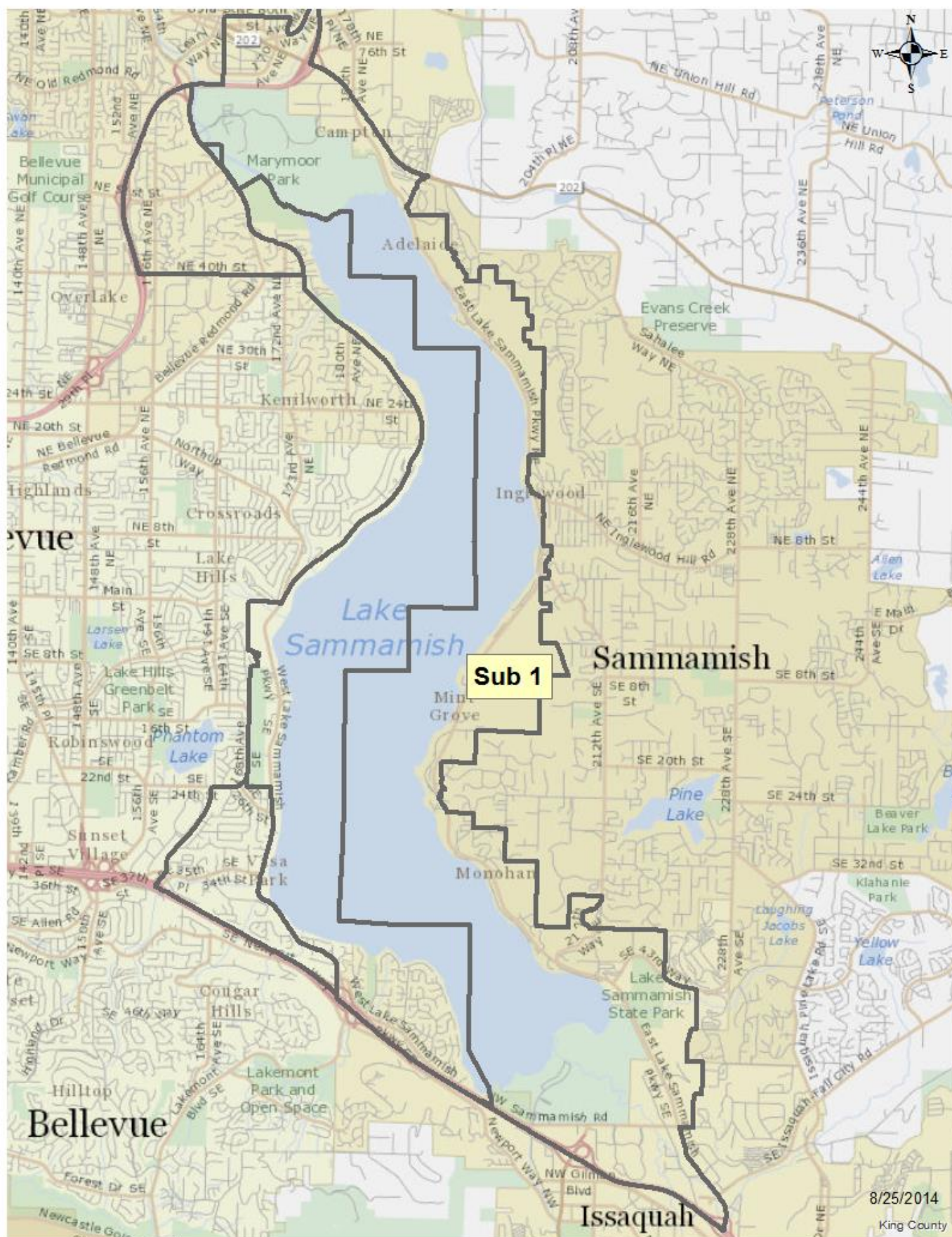


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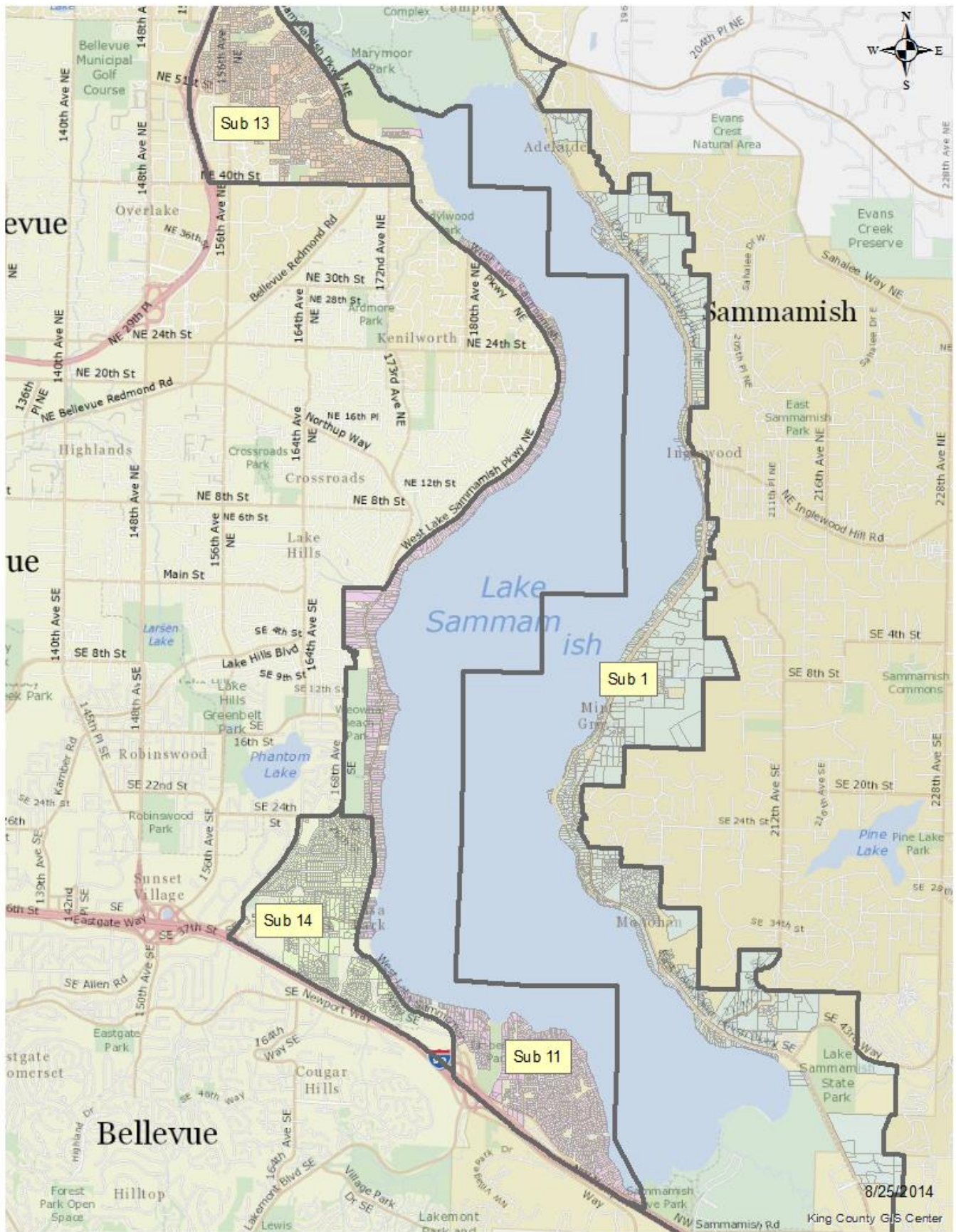
Area 047 Sub Area



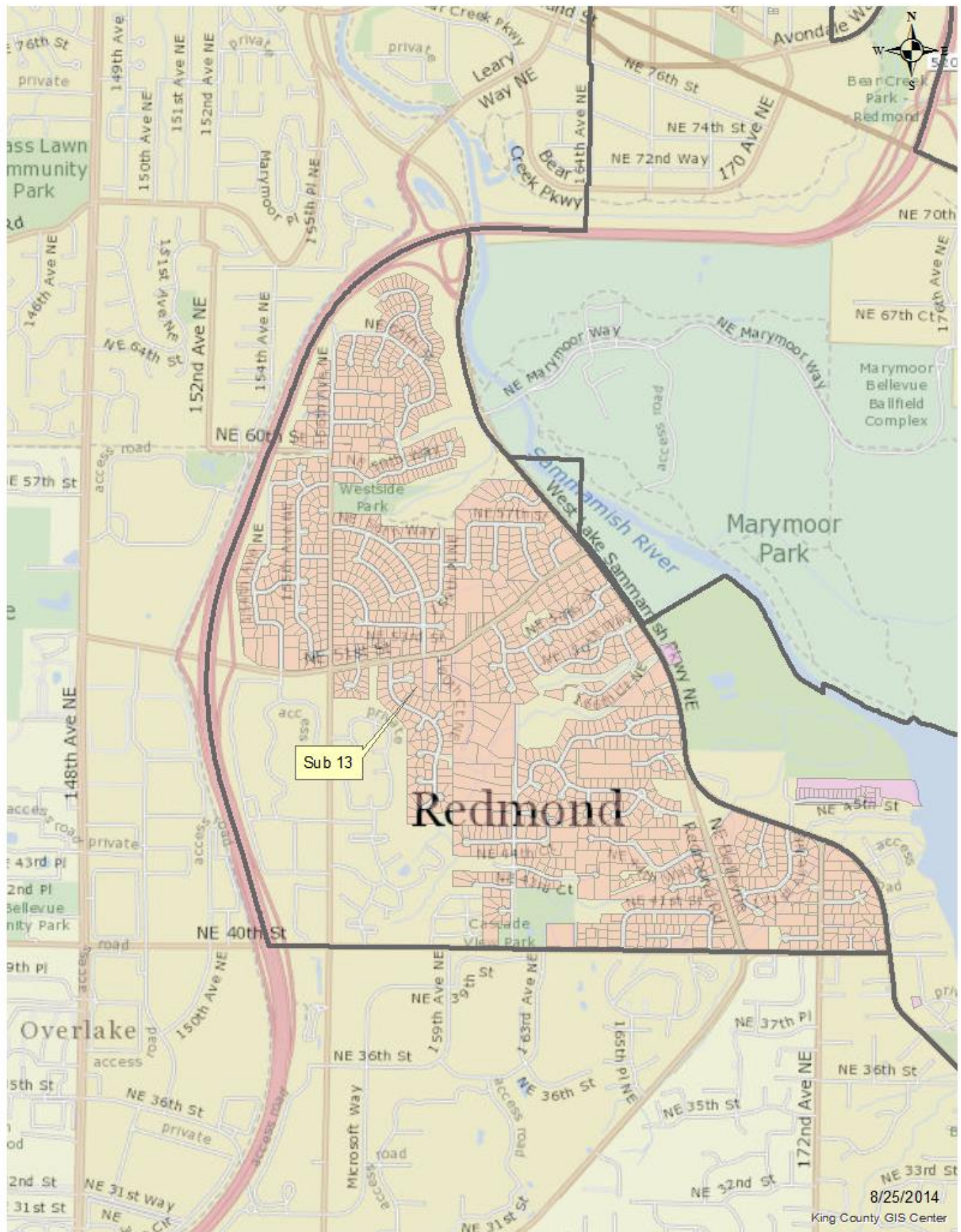
Area 047 – Sub Area 1 Map



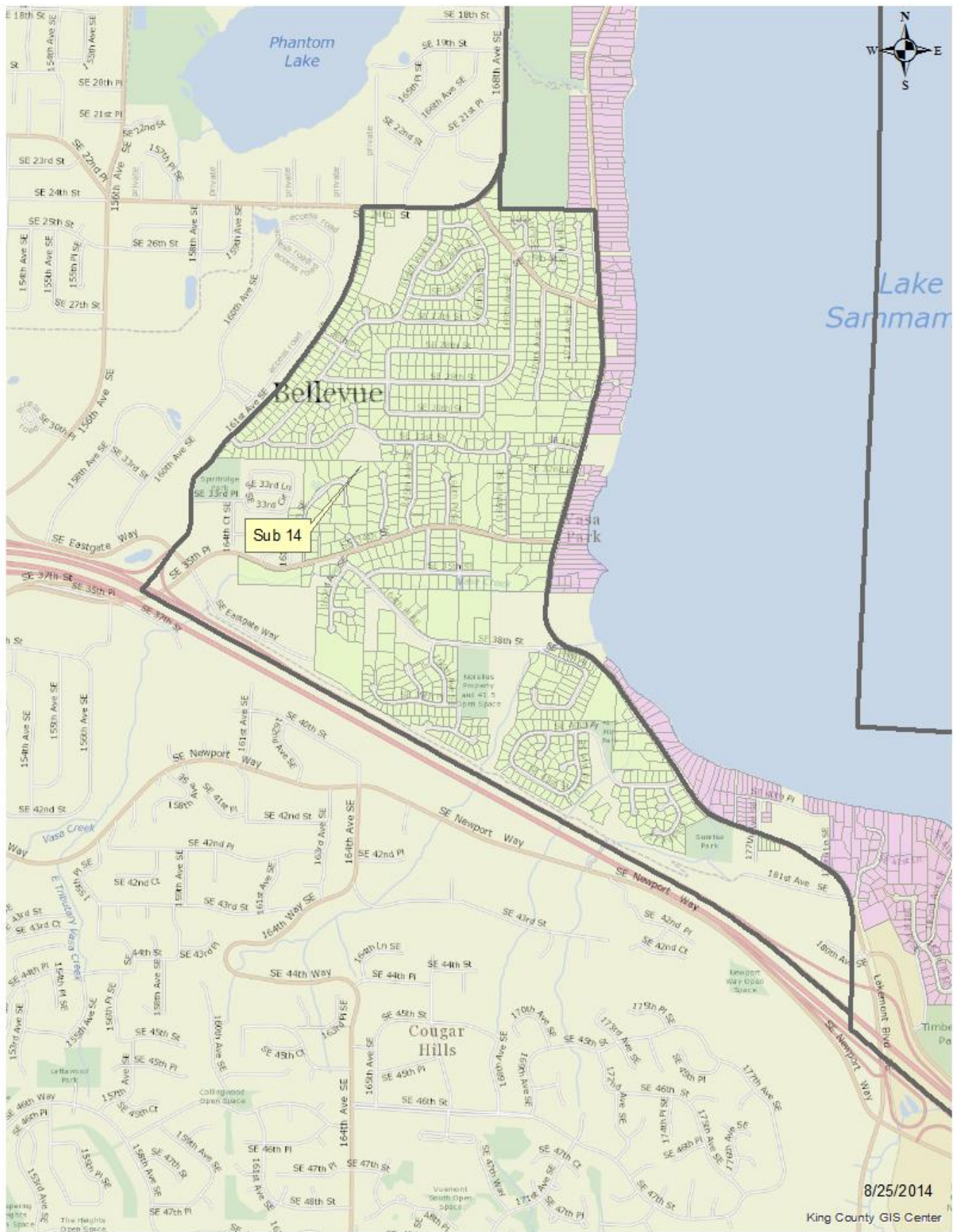
Area 047 – Sub Area 11 Map



Area 047 - Sub Area 13 Map



Area 047 - Sub Area 14 Map



Area 047 Housing Profile



Grade 5/ Year Built 1958/ Total Living Area 1010
Account Number 312506-9008



Grade 6/ Year Built 1955/ Total Living Area 930
Account Number 555630-0055



Grade 7/ Year Built 1967/ Total Living Area 1,290
Account Number 541180-0340



Grade 8/ Year Built 1980/ Total Living Area 2,260
Account Number 752495-0820



Grade 9/ Year Built 1999/ Total Living Area 2,960
Account Number 202506-9125



Grade 10/ Year Built 1990/ Total Living Area 3,110
Account Number 519641-0220

Area 047 Housing Profile



Grade 11/ Year Built 2001/ Total Living Area 4080
Account Number 072406-9113



Grade 12/ Year Built 1990/ Total Living Area 4470
Account Number 182406-9043



Grade 13/ Year Built 2000/ Total Living Area 5760
Account Number 362505-9034

Glossary for Improved Sales

Condition: Relative to Age and Grade

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

Residential Building Grades

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

Executive Summary

Lake Sammamish- Area 047

Annual Update

Characteristics Based Market Adjustment for 2015 Assessment Roll

Previous Physical Inspection: 2011

Number of Improved Sales: 589

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	\$433,200	\$424,400	\$857,600			10.50%
2015 Value	\$452,600	\$444,500	\$897,100	\$959,600	93.9%	10.27%
\$ Change	+\$19,400	+\$20,100	+\$39,500			
% Change	+4.5%	+4.7%	+4.6%			

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 10.27% is an improvement from the previous COD of 10.50%. 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	\$443,200	\$397,300	\$840,500
2015 Value	\$463,100	\$419,100	\$882,200
\$ Change	+\$19,900	+\$21,800	+\$41,700
% Change	+4.5%	+5.5%	+5.0%

Number of one to three unit residences in the population: 4,716

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 several locational-based variables needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, Subarea 14, was generally at lower assessment levels than the rest of the population. Lake Shore Estates (Major 414175), was generally at higher assessment levels than the rest of the population. This annual update valuation model corrects for these strata differences.

Area 047 - Model Adjustments 1-3 Unit Residences

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

Standard Area Adjustment	# Parcels Adjusted	% of Population
+4.49%	3,705	79%

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.

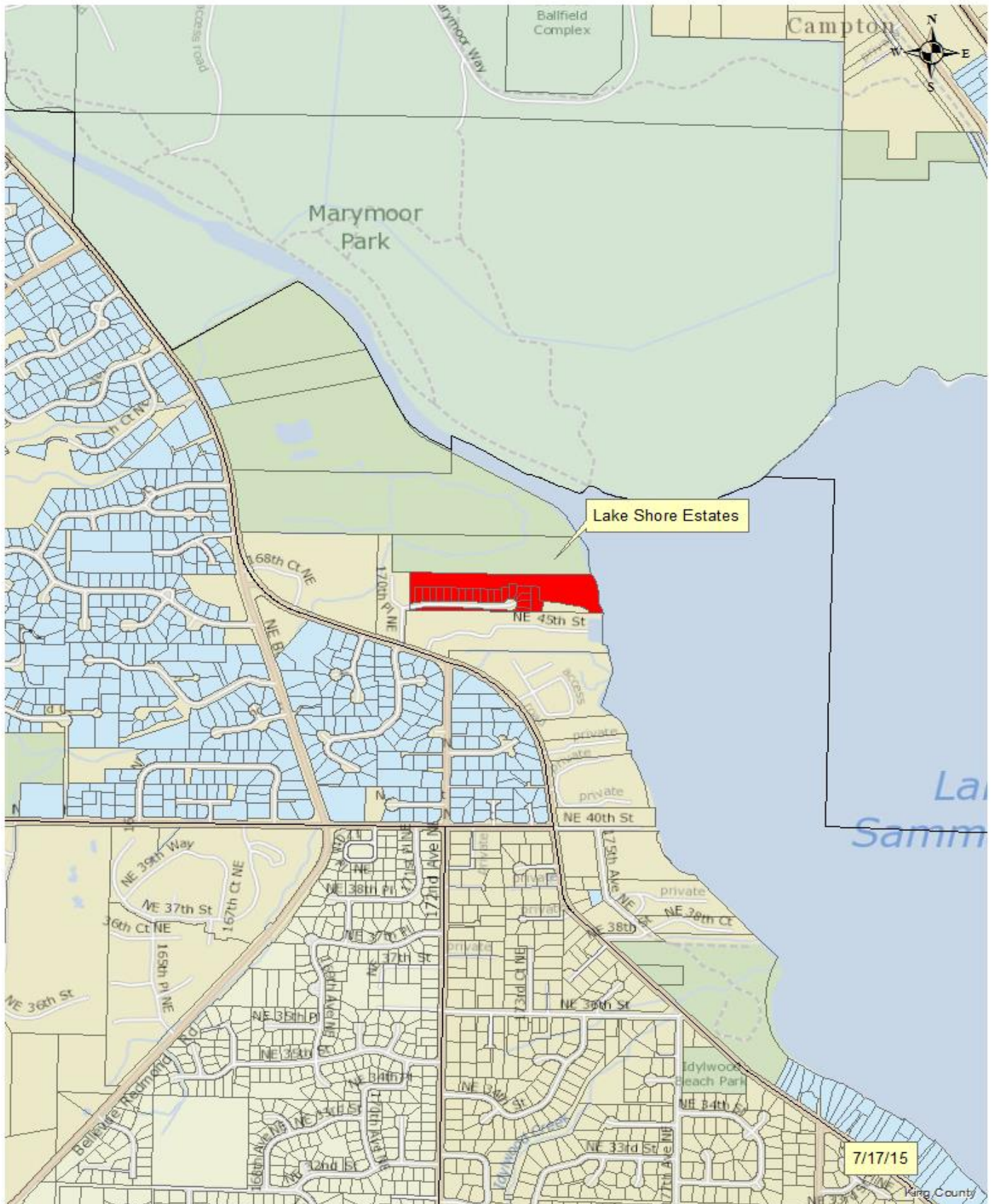
The percentages listed in the following table are total adjustments, not additive adjustments.

Model Variable	Adj %	# Sales	# in Pop	% Rep
LAKE SHORE ESTATES(Maj 414175)	-10.09%	11	20	55%
SUB AREA 14	+8.59%	109	994	11%

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

Subarea 14, was generally at lower assessment levels than the rest of the population. Lake Shore Estates (Major 414175), was generally at higher assessment levels than the rest of the population. This annual update valuation model corrects for these strata differences.

Area 047 - Plat Map



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Area 047 - Summary of Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% Pop	QSTR	Sub	Range of Building Grades	Range of Year Built
414175	LAKE SHORE ESTATES	11	20	55%	SE-13-25-5	11	10	2007-2013

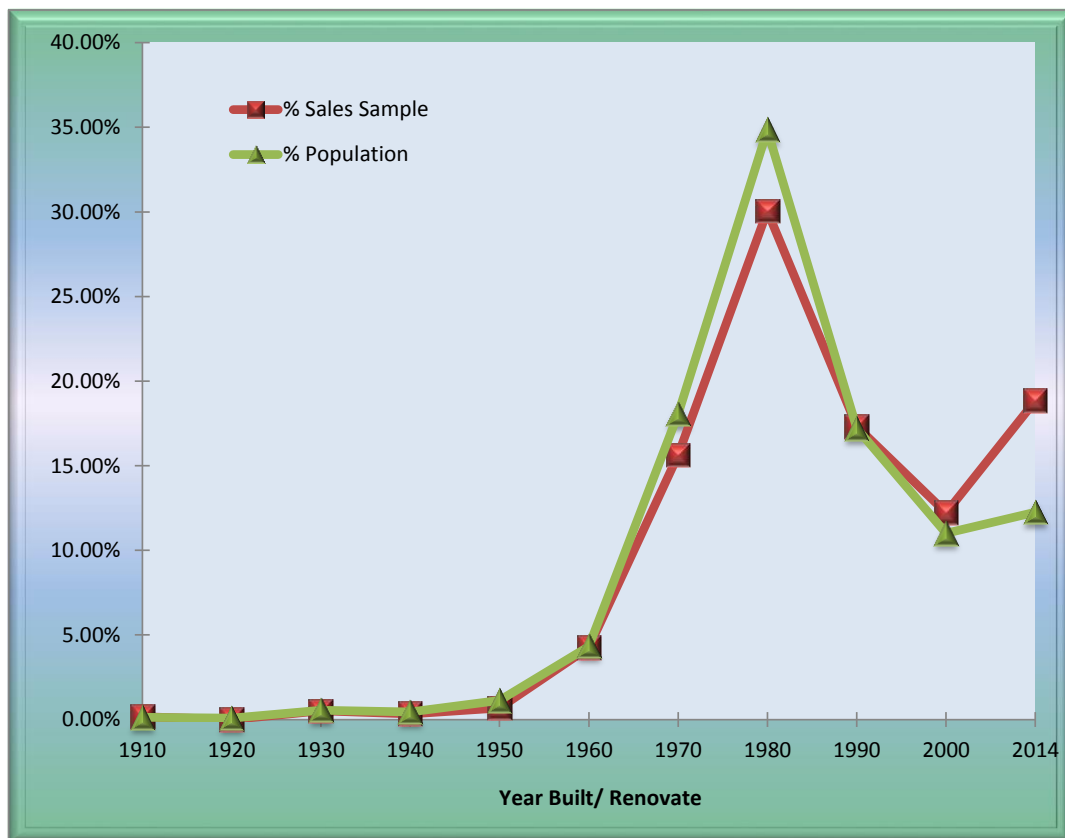
Sample Representation of Population Year Built or Renovated

Sales Sample

Year Built/Ren	Frequency	% Sales Sample
1910	1	0.17%
1920	0	0.00%
1930	3	0.51%
1940	2	0.34%
1950	4	0.68%
1960	25	4.24%
1970	92	15.62%
1980	177	30.05%
1990	102	17.32%
2000	72	12.22%
2014	111	18.85%
	589	

Population

Year Built/Ren	Frequency	% Population
1910	6	0.13%
1920	4	0.08%
1930	26	0.55%
1940	21	0.45%
1950	53	1.12%
1960	204	4.33%
1970	851	18.04%
1980	1,643	34.84%
1990	811	17.20%
2000	519	11.01%
2014	578	12.26%
	4,716	



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.

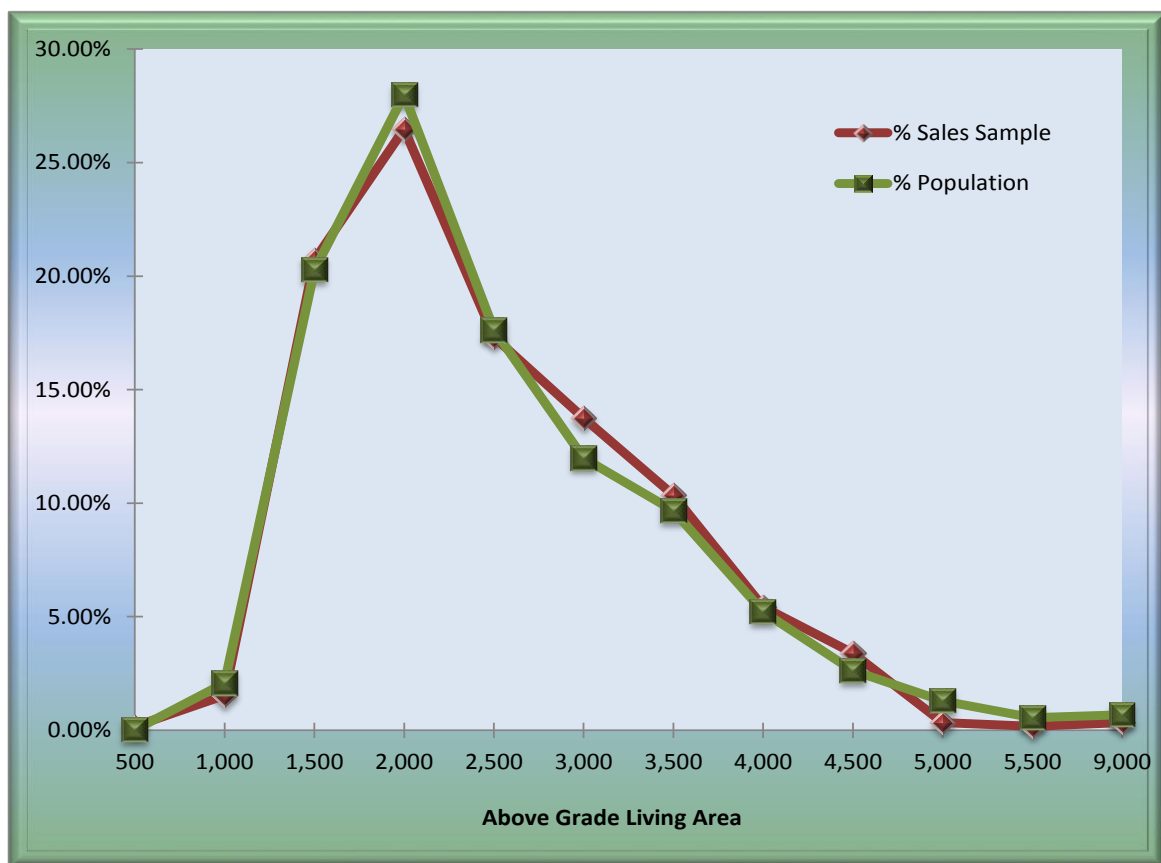
Sales Sample Representation of Population Above Grade Living Area

Sales Sample

AGLA	Frequency	% Sales Sample
500	1	0.17%
1,000	9	1.53%
1,500	122	20.71%
2,000	156	26.49%
2,500	102	17.32%
3,000	81	13.75%
3,500	61	10.36%
4,000	32	5.43%
4,500	20	3.40%
5,000	2	0.34%
5,500	1	0.17%
9,000	2	0.34%
589		

Population

AGLA	Frequency	% Population
500	1	0.02%
1,000	98	2.08%
1,500	956	20.27%
2,000	1,320	27.99%
2,500	831	17.62%
3,000	565	11.98%
3,500	456	9.67%
4,000	246	5.22%
4,500	124	2.63%
5,000	61	1.29%
5,500	26	0.55%
9,000	32	0.68%
4,716		



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.

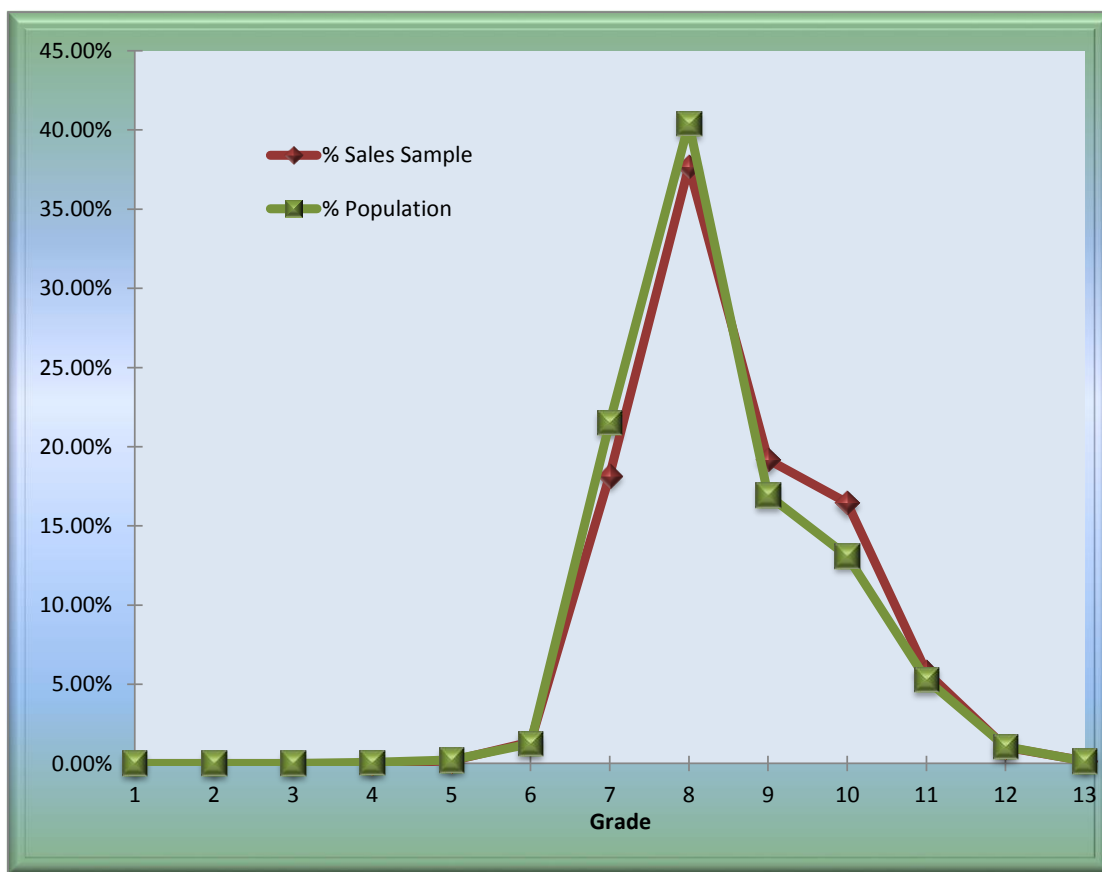
Sales Sample Representation of Population Building Grade

Sales Sample

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	1	0.17%
6	8	1.36%
7	107	18.17%
8	222	37.69%
9	113	19.19%
10	97	16.47%
11	34	5.77%
12	6	1.02%
13	1	0.17%
	589	

Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	3	0.06%
5	10	0.21%
6	59	1.25%
7	1,014	21.50%
8	1,906	40.42%
9	799	16.94%
10	618	13.10%
11	250	5.30%
12	50	1.06%
13	7	0.15%
	4,716	



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

Area 047 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 1.106, resulting in an adjusted value of \$525,000 ($\$475,000 \times 1.106 = \$525,350$) – truncated to the nearest \$1000.

SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2012	1.352	35.2%
2/1/2012	1.337	33.7%
3/1/2012	1.324	32.4%
4/1/2012	1.310	31.0%
5/1/2012	1.296	29.6%
6/1/2012	1.283	28.3%
7/1/2012	1.270	27.0%
8/1/2012	1.257	25.7%
9/1/2012	1.244	24.4%
10/1/2012	1.232	23.2%
11/1/2012	1.220	22.0%
12/1/2012	1.208	20.8%
1/1/2013	1.197	19.7%
2/1/2013	1.185	18.5%
3/1/2013	1.175	17.5%
4/1/2013	1.164	16.4%
5/1/2013	1.154	15.4%
6/1/2013	1.144	14.4%
7/1/2013	1.134	13.4%
8/1/2013	1.124	12.4%
9/1/2013	1.115	11.5%
10/1/2013	1.106	10.6%
11/1/2013	1.097	9.7%
12/1/2013	1.088	8.8%
1/1/2014	1.080	8.0%
2/1/2014	1.071	7.1%
3/1/2014	1.064	6.4%
4/1/2014	1.057	5.7%
5/1/2014	1.049	4.9%
6/1/2014	1.042	4.2%
7/1/2014	1.035	3.5%
8/1/2014	1.029	2.9%
9/1/2014	1.022	2.2%
10/1/2014	1.017	1.7%
11/1/2014	1.011	1.1%
12/1/2014	1.005	0.5%
1/1/2015	1.000	0.0%

The time adjustment formula for Area 047 is: $(.909192961220452 + 0.147378997526696 * 0.01867572 - 0.000151173129361475 * \text{SaleDay} + 1.2726607178191\text{E-}07 * \text{SaleDaySq} - 0.0343480307656036 * 0.1850594) / (.909192961220452 + 0.147378997526696 * 0.01867572 - 0.0343480307656036 * 0.1850594)$

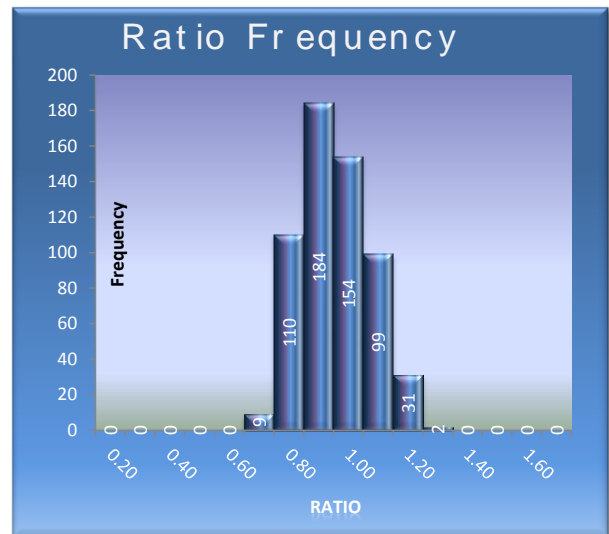
$\text{SaleDay} = \text{SaleDate} - 42005$

$\text{SaleDaySq} = (\text{SaleDate} - 42005)^2$

Annual Update Ratio Study Report (Before) – 2014 Assessments

District: NE / Team: 2	Appr. Date:	Date of Report:	Sales Dates:
Area Name: LAKE SAMMAMISH	1/1/2014	7/16/2015	1/2012 - 12/2014
	Appr ID:	Property Type:	Adjusted for time?
Area Number: 047	JRAM	1 to 3 Unit Residences	YES

SAMPLE STATISTICS	
Sample size (n)	589
Mean Assessed Value	\$857,600
Mean Adj. Sales Price	\$959,600
Standard Deviation AV	\$628,761
Standard Deviation SP	\$691,136
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.906
Median Ratio	0.896
Weighted Mean Ratio	0.894
UNIFORMITY	
Lowest ratio	0.606
Highest ratio:	1.253
Coefficient of Dispersion	10.50%
Standard Deviation	0.115
Coefficient of Variation	12.72%
Price Related Differential (PRD)	1.013
RELIABILITY	
95% Confidence: Median	
Lower limit	0.881
Upper limit	0.904
95% Confidence: Mean	
Lower limit	0.896
Upper limit	0.915
SAMPLE SIZE EVALUATION	
N (population size)	4,716
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.115
Recommended minimum:	21
Actual sample size:	589
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	321
# ratios above mean:	268
z:	2.184
Conclusion:	Non-normal



COMMENTS:

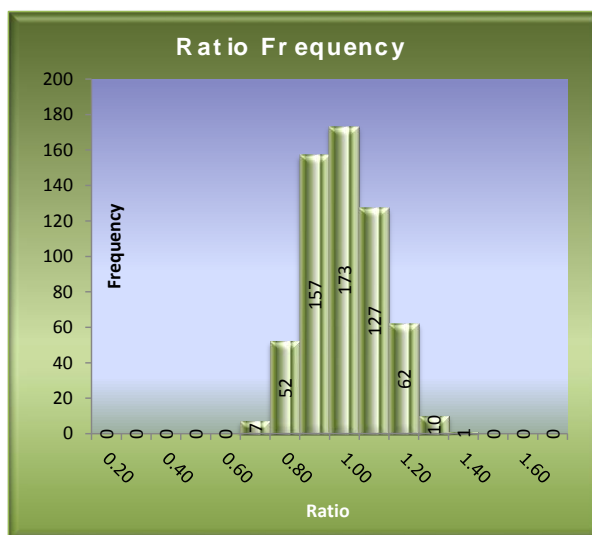
1 to 3 Unit Residences throughout Area 047

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

Annual Update Ratio Study Report (After) – 2015 Assessments

District: NE / Team: 2	Appr. Date:	Date of Report:	Sales Dates:
Area Name: LAKE SAMMAMISH	1/1/2015	7/16/2015	1/2012 - 12/2014
	Appr. ID:	Property Type:	Adjusted for time?
Area Number: 047	JRAM	1 to 3 Unit Residences	YES

SAMPLE STATISTICS	
Sample size (n)	589
Mean Assessed Value	\$897,100
Mean Sales Price	\$959,600
Standard Deviation AV	\$654,802
Standard Deviation SP	\$691,136
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.949
Median Ratio	0.939
Weighted Mean Ratio	0.935
UNIFORMITY	
Lowest ratio	0.633
Highest ratio:	1.308
Coefficient of Dispersion	10.27%
Standard Deviation	0.119
Coefficient of Variation	12.49%
Price Related Differential (PRD)	1.015
RELIABILITY	
95% Confidence: Median	
Lower limit	0.924
Upper limit	0.949
95% Confidence: Mean	
Lower limit	0.940
Upper limit	0.959
SAMPLE SIZE EVALUATION	
N (population size)	4,716
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.119
Recommended minimum:	22
Actual sample size:	589
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	319
# ratios above mean:	270
z:	2.019
Conclusion:	Non-normal



COMMENTS:

1 to 3 Unit Residences throughout Area 047 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: July 16, 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 10 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 +4.5% increase in land assessments in the area for the 2015 Assessment Year. The formula is:

2015 Land Value = 2014 Land Value * 1.046, 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. 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 589 useable residential sales in the area.

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

The derived adjustment formula is:

2015 Total Value = 2014 Total Value $\times (1 - 0.05) / (.909192961220452 + 0.147378997526696 \times \text{LakeShore_Est} - 0.0343480307656036 \times \text{Sub14})$

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

2015 Improvements Value = 2015 Total Value minus 2015 Land Value

Mobile Home Update

There were no recent fair market sales of mobile homes within Area 047; therefore, mobile homes received the Total % Change indicated by the sales sample as reflected on the Executive Summary page of +4.6%. The adjustment formula is:

2015 Total Value = 2014 Total Value $\times 1.046$

2015 Improvements Value = 2015 Total Value minus 2015 Land Value

Results

The resulting assessment level is 0.939. 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 +5.0%. This increase is due partly to market changes over time and the previous assessment levels.

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

Exceptions:

- If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at the new total value (Previous Year Land Value + Previous Year Improvement Value) $\times 1.046$.
- 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) $\times 1.046$.
- 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 $\leq \$10,000$ 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 047 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	0	062406	9040	11/28/12	\$760,000	\$919,000	620	5	1923	Good	3,670	Y	Y	1411 EAST LAKE SAMM PKWY SE
1	0	172406	9048	03/05/13	\$665,000	\$781,000	440	6	2004	Avg	1,741	Y	Y	4009 EAST LAKE SAMM SHORE LN SE
1	0	182506	9068	01/17/14	\$430,000	\$462,000	1,370	6	1938	VGood	14,459	Y	N	4604 EAST LAKE SAMM PKWY NE
1	0	212406	9107	09/09/13	\$249,000	\$277,000	1,600	6	1960	Fair	20,300	N	N	22045 SE 60TH ST
1	0	062406	9072	07/05/12	\$395,000	\$501,000	1,070	7	1958	Good	27,000	Y	N	19527 SE 16TH ST
1	0	357530	0615	02/16/12	\$360,000	\$479,000	1,300	7	1960	Fair	48,172	Y	N	1363 204TH AVE NE
1	0	077710	0020	03/15/13	\$1,050,000	\$1,229,000	1,390	7	1929	Avg	8,601	Y	Y	663 EAST LAKE SAMM SHORE LN NE
1	0	752590	0005	06/07/12	\$415,000	\$531,000	1,430	7	1953	Avg	26,234	Y	N	2008 EAST LAKE SAMM PKWY NE
1	0	172406	9004	01/02/13	\$450,000	\$538,000	1,510	7	1963	Avg	25,917	Y	N	20313 SE 40TH ST
1	0	062406	9085	05/31/13	\$620,000	\$709,000	1,740	7	1969	Avg	15,504	Y	N	19532 SE 16TH ST
1	0	357530	0077	11/23/13	\$1,450,000	\$1,581,000	1,290	8	2001	Avg	7,771	Y	Y	1119 EAST LAKE SAMM PKWY NE
1	0	173870	0060	04/16/13	\$1,320,000	\$1,530,000	1,390	8	1929	Good	11,707	Y	Y	149 EAST LAKE SAMM LN NE
1	0	920100	0260	03/19/14	\$525,500	\$557,000	1,420	8	1968	Avg	12,243	Y	N	3002 198TH AVE SE
1	0	920100	0460	10/06/14	\$705,000	\$716,000	1,520	8	1979	Avg	10,536	N	N	19802 SE 29TH ST
1	0	406510	0025	05/15/13	\$1,098,000	\$1,262,000	1,540	8	1988	VGood	2,788	Y	Y	2819 EAST LAKE SAMM PKWY SE
1	0	172406	9083	11/19/13	\$950,000	\$1,037,000	1,640	8	1989	Good	1,736	Y	Y	4253 EAST LAKE SAMM SHORE LN SE
1	0	062406	9033	07/18/12	\$1,147,000	\$1,448,000	1,650	8	1975	Good	4,235	Y	Y	1409 EAST LAKE SAMM SHORE LN SE
1	0	172406	9043	06/18/14	\$739,888	\$768,000	1,690	8	1989	Good	43,177	Y	N	4280 EAST LAKE SAMM PKWY SE
1	0	072406	9076	08/20/13	\$470,000	\$526,000	1,760	8	1965	Avg	21,998	Y	N	2902 EAST LAKE SAMM PKWY SE
1	0	192506	9143	04/04/12	\$590,000	\$772,000	1,820	8	1997	Good	54,485	Y	N	3646 EAST LAKE SAMM PKWY NE
1	0	556970	0025	06/05/13	\$715,500	\$817,000	1,820	8	1961	Good	20,546	Y	N	20204 SE 39TH PL
1	0	920100	0480	11/12/14	\$550,000	\$555,000	1,840	8	1971	Avg	9,401	Y	N	19822 SE 29TH ST
1	0	920100	0610	06/03/14	\$875,000	\$911,000	1,860	8	1970	VGood	12,384	Y	N	2929 200TH AVE SE
1	0	920110	0170	04/07/14	\$659,000	\$695,000	1,880	8	1976	Avg	10,283	Y	N	19825 SE 32ND ST
1	0	920110	0170	05/10/12	\$560,000	\$724,000	1,880	8	1976	Avg	10,283	Y	N	19825 SE 32ND ST
1	0	162406	9025	04/08/13	\$456,000	\$530,000	1,885	8	2000	Avg	13,042	N	N	21202 SE 42ND PL
1	0	556970	0020	07/30/14	\$795,000	\$818,000	2,000	8	1973	Good	19,193	Y	N	3808 202ND PL SE
1	0	072406	9065	07/03/14	\$1,140,000	\$1,180,000	2,110	8	1969	Good	33,503	Y	N	2815 194TH AVE SE
1	0	322506	9256	10/10/12	\$550,000	\$676,000	2,130	8	1973	Good	32,072	Y	N	19828 SE 8TH ST
1	0	690200	0100	09/15/14	\$500,000	\$510,000	2,420	8	1984	Avg	65,501	Y	N	18836 NE 49TH PL
1	0	605550	0065	04/11/14	\$700,000	\$738,000	2,450	8	1994	Avg	11,551	Y	N	3236 198TH PL SE

Improved Sales Used in This Annual Update Analysis

Area 047 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	0	172406	9091	02/28/13	\$834,000	\$980,000	2,490	8	1983	Avg	77,983	Y	N	4206 EAST LAKE SAMM PKWY SE
1	0	920130	0020	08/11/14	\$1,517,000	\$1,558,000	2,610	8	1963	Good	9,409	Y	Y	3417 EAST LAKE SAMM SHORE LN SE
1	0	077710	0095	10/04/13	\$1,525,000	\$1,685,000	2,810	8	1995	Avg	7,714	Y	Y	439 EAST LAKE SAMM LN NE
1	0	322506	9059	04/11/13	\$1,850,000	\$2,148,000	2,960	8	1958	VGood	18,528	Y	Y	169 EAST LAKE SAMM PKWY SE
1	0	406510	0016	09/14/12	\$850,000	\$1,053,000	3,088	8	1952	Good	7,621	Y	Y	2811 EAST LAKE SAMM PKWY SE
1	0	292506	9042	04/28/14	\$540,000	\$567,000	920	9	1997	Avg	10,013	Y	N	1715 EAST LAKE SAMM PKWY NE
1	0	920110	0010	06/03/13	\$545,000	\$623,000	1,080	9	1975	Avg	15,925	Y	N	19908 SE 32ND ST
1	0	779290	0138	09/27/13	\$500,000	\$553,000	1,370	9	2013	Avg	1,505	N	N	7956 170TH AVE NE
1	0	779290	0139	10/10/13	\$499,950	\$551,000	1,370	9	2013	Avg	1,373	N	N	7959 170TH CT NE
1	0	556970	0040	09/24/12	\$440,000	\$543,000	1,450	9	1972	Good	13,855	Y	N	3932 202ND PL SE
1	0	779290	0141	09/12/13	\$549,950	\$611,000	1,470	9	2013	Avg	1,717	N	N	7952 170TH AVE NE
1	0	779290	0142	09/19/13	\$549,950	\$610,000	1,470	9	2013	Avg	1,552	N	N	7955 170TH CT NE
1	0	062406	9110	04/15/13	\$775,000	\$899,000	1,570	9	1998	Avg	17,074	Y	N	19438 SE 14TH ST
1	0	072406	9057	04/10/13	\$1,100,000	\$1,277,000	1,810	9	2000	Avg	2,458	Y	Y	3151 EAST LAKE SAMM SHORE LN SE
1	0	202506	9065	09/29/14	\$2,400,000	\$2,441,000	1,830	9	2000	Avg	8,354	Y	Y	2635 EAST LAKE SAMM PKWY NE
1	0	920110	0210	05/02/12	\$420,000	\$544,000	1,890	9	1964	Avg	13,289	Y	N	19715 SE 31ST PL
1	0	072406	9005	05/22/13	\$775,000	\$889,000	1,920	9	1968	Avg	25,189	Y	N	19326 SE 24TH WAY
1	0	556970	0075	05/28/14	\$968,000	\$1,010,000	2,070	9	1959	VGood	17,580	Y	N	3935 202ND PL SE
1	0	172406	9084	10/16/13	\$1,440,000	\$1,586,000	2,100	9	2001	Avg	2,644	Y	Y	4255 EAST LAKE SAMM SHORE LN SE
1	0	072406	9118	04/17/12	\$695,750	\$906,000	2,380	9	1999	Avg	12,250	Y	N	19108 SE 26TH ST
1	0	062406	9109	08/13/12	\$785,000	\$983,000	2,450	9	1991	Good	33,066	Y	N	19432 SE 14TH ST
1	0	062406	9066	06/03/13	\$1,640,000	\$1,875,000	2,660	9	1992	Good	12,250	Y	Y	1731 EAST LAKE SAMM PL SE
1	0	322506	9239	07/07/14	\$870,000	\$900,000	2,680	9	2014	Avg	36,246	N	N	200 EAST LAKE SAMM PKWY NE
1	0	776880	0310	03/24/14	\$918,995	\$973,000	2,680	9	2013	Avg	5,178	Y	N	3889 201ST CT SE
1	0	776880	0360	05/28/14	\$980,918	\$1,023,000	2,680	9	2014	Avg	5,379	Y	N	3825 201ST CT SE
1	0	172406	9062	07/14/14	\$1,365,000	\$1,410,000	2,700	9	1990	Avg	3,444	Y	Y	4269 EAST LAKE SAMM SHORE LN SE
1	0	776880	0050	07/17/14	\$873,325	\$901,000	2,700	9	2014	Avg	6,346	Y	N	20122 SE 37TH ST
1	0	182506	9054	02/20/13	\$689,999	\$813,000	2,710	9	1961	Good	17,952	Y	N	4354 EAST LAKE SAMM PKWY NE
1	0	920130	0050	08/14/14	\$1,850,000	\$1,898,000	2,800	9	2001	Avg	8,442	Y	Y	3503 EAST LAKE SAMM SHORE LN SE
1	0	776880	0320	02/26/14	\$922,983	\$983,000	2,850	9	2013	Avg	5,886	Y	N	3875 201ST CT SE
1	0	172406	9050	03/28/12	\$763,500	\$1,001,000	2,900	9	1994	Avg	12,584	Y	N	4250 PEREGRINE POINT WAY SE

Improved Sales Used in This Annual Update Analysis

Area 047 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	0	776880	0300	05/08/14	\$914,825	\$958,000	2,900	9	2013	Avg	6,093	Y	N	3897 201ST CT SE
1	0	776880	0330	05/12/14	\$906,815	\$949,000	2,900	9	2014	Avg	4,606	Y	N	3861 201ST CT SE
1	0	172506	9018	04/30/14	\$829,000	\$870,000	2,910	9	2011	Avg	95,768	N	N	4118 196TH AVE NE
1	0	776880	0270	07/15/14	\$907,687	\$937,000	2,930	9	2014	Avg	6,786	N	N	3872 201ST CT SE
1	0	776880	0280	07/22/14	\$870,515	\$897,000	2,940	9	2014	Avg	5,697	N	N	3886 201ST CT SE
1	0	920100	0430	02/05/13	\$719,950	\$852,000	2,960	9	2012	Avg	12,431	N	N	19644 SE 29TH ST
1	0	072406	9070	09/13/14	\$950,000	\$969,000	3,100	9	1962	Good	21,303	Y	N	2805 194TH AVE SE
1	0	776880	0340	04/18/14	\$985,550	\$1,037,000	3,130	9	2013	Avg	5,044	Y	N	3857 201ST CT SE
1	0	202506	9114	07/28/13	\$1,750,000	\$1,970,000	3,190	9	1995	Avg	6,521	Y	Y	2927 EAST LAKE SAMM PKWY NE
1	0	776880	0350	05/20/14	\$1,063,816	\$1,112,000	3,260	9	2014	Avg	5,177	Y	N	3843 201ST CT SE
1	0	077710	0090	03/26/13	\$1,350,000	\$1,575,000	3,580	9	1995	Avg	7,216	Y	Y	445 EAST LAKE SAMM SHORE LN NE
1	0	322506	9043	03/25/14	\$2,400,000	\$2,540,000	4,130	9	1984	Avg	31,808	Y	Y	447 EAST LAKE SAMM PKWY SE
1	0	192506	9035	08/26/13	\$1,380,000	\$1,541,000	1,880	10	2003	Avg	3,689	Y	Y	3417 EAST LAKE SAMM LN NE
1	0	012450	0120	08/14/13	\$1,184,000	\$1,326,000	2,010	10	1987	Good	12,365	Y	N	4252 206TH AVE SE
1	0	892010	0061	03/20/13	\$875,000	\$1,023,000	2,010	10	1978	VGood	16,557	Y	N	2017 EAST LAKE SAMM PKWY SE
1	0	202506	9047	10/11/13	\$551,000	\$608,000	2,080	10	1979	Avg	24,507	Y	N	2910 EAST LAKE SAMM PKWY NE
1	0	172406	9082	11/08/12	\$1,460,000	\$1,777,000	2,410	10	2002	Avg	3,008	Y	Y	4249 EAST LAKE SAMM SHORE LN SE
1	0	322506	9065	06/24/14	\$3,075,000	\$3,189,000	2,600	10	2002	Avg	18,641	Y	Y	425 EAST LAKE SAMM PKWY SE
1	0	322506	9310	09/03/13	\$888,000	\$989,000	2,600	10	1998	Avg	43,406	Y	N	19820 SE 8TH ST
1	0	202506	9140	01/03/13	\$1,520,000	\$1,818,000	2,830	10	2006	Avg	4,334	Y	Y	2301 EAST LAKE SAMM PKWY NE
1	0	062406	9035	12/09/14	\$2,750,000	\$2,761,000	2,860	10	1993	Good	5,575	Y	Y	1423 EAST LAKE SAMM PKWY SE
1	0	671090	0090	01/13/12	\$910,000	\$1,225,000	2,900	10	1999	Avg	16,433	Y	N	21116 SE 40TH PL
1	0	202506	9126	02/12/14	\$1,150,000	\$1,229,000	2,920	10	1998	Avg	18,841	Y	N	20130 NE 28TH PL
1	0	357530	0002	08/21/13	\$2,400,000	\$2,683,000	2,940	10	2009	Avg	4,527	Y	Y	801 EAST LAKE SAMM PKWY NE
1	0	357530	0630	03/27/12	\$825,000	\$1,082,000	3,010	10	2011	Avg	12,981	Y	N	1411 204TH AVE NE
1	0	644180	0060	12/09/14	\$725,786	\$729,000	3,070	10	2000	Avg	5,762	N	N	19448 SE 28TH PL
1	0	202506	9121	03/20/12	\$915,000	\$1,203,000	3,140	10	1994	Avg	31,972	Y	N	19605 NE 33RD PL
1	0	029362	0160	06/04/12	\$615,000	\$788,000	3,160	10	1998	Avg	7,257	N	N	19839 SE 8TH CT
1	0	029362	0060	12/14/12	\$720,000	\$867,000	3,220	10	1998	Avg	8,920	N	N	823 198TH PL SE
1	0	357530	0620	03/14/13	\$865,000	\$1,013,000	3,250	10	2012	Avg	9,702	Y	N	1423 204TH AVE NE
1	0	752590	0070	10/24/13	\$2,115,000	\$2,324,000	3,260	10	1997	Avg	8,854	Y	Y	2007 EAST LAKE SAMM PKWY NE

Improved Sales Used in This Annual Update Analysis

Area 047 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	0	029362	0110	05/09/12	\$655,000	\$847,000	3,260	10	1998	Avg	10,818	N	N	849 198TH PL SE
1	0	202506	9143	11/06/12	\$980,000	\$1,194,000	3,300	10	2004	Avg	9,082	Y	N	3318 EAST LAKE SAMM PKWY NE
1	0	029362	0180	11/02/12	\$650,000	\$793,000	3,510	10	1998	Avg	6,745	N	N	19846 SE 8TH CT
1	0	012450	0140	06/20/13	\$1,035,000	\$1,177,000	3,520	10	1987	Avg	10,710	N	N	4224 206TH AVE SE
1	0	192506	9023	07/30/12	\$2,337,000	\$2,939,000	3,530	10	1993	Avg	14,311	Y	Y	3433 EAST LAKE SAMM SHORE LN NE
1	0	253840	0040	05/24/14	\$820,000	\$856,000	3,670	10	2005	Avg	7,000	N	N	19502 SE 27TH PL
1	0	253840	0060	06/12/14	\$860,000	\$894,000	3,960	10	2005	Avg	7,012	N	N	19446 SE 27TH PL
1	0	253840	0030	06/18/13	\$845,000	\$962,000	4,040	10	2004	Avg	7,000	N	N	19510 SE 27TH PL
1	0	012450	0080	06/19/12	\$2,000,000	\$2,550,000	4,310	10	1987	Good	12,081	Y	Y	4261 206TH AVE SE
1	0	173870	0105	07/12/12	\$2,420,000	\$3,062,000	4,314	10	2006	Avg	12,330	Y	Y	215 EAST LAKE SAMM SHORE LN NE
1	0	172406	9059	05/24/14	\$2,000,000	\$2,088,000	4,580	10	2004	Avg	4,443	Y	Y	4277 EAST LAKE SAMM PKWY SE
1	0	172506	9132	12/04/12	\$1,630,000	\$1,968,000	5,480	10	2009	Avg	101,355	Y	N	4010 196TH AVE NE
1	0	082406	9048	10/02/13	\$2,772,500	\$3,065,000	2,360	11	2007	Avg	17,176	Y	Y	3839 EAST LAKE SAMM SHORE LN SE
1	0	072406	9050	10/13/14	\$2,188,000	\$2,219,000	2,700	11	1995	Avg	8,161	Y	Y	3163 EAST LAKE SAMM SHORE LN SE
1	0	072406	9059	05/09/14	\$2,400,000	\$2,514,000	3,000	11	2001	Avg	11,665	Y	Y	2417 EAST LAKE SAMM PL SE
1	0	892010	0057	02/04/14	\$1,100,000	\$1,178,000	3,510	11	1988	Avg	12,290	Y	N	2031 190TH PL SE
1	0	012100	0040	11/02/12	\$765,000	\$933,000	3,530	11	1987	Avg	28,975	N	N	4116 205TH AVE SE
1	0	892010	0066	08/20/14	\$1,481,000	\$1,518,000	3,550	11	2006	Avg	15,411	Y	N	2001 EAST LAKE SAMM PKWY SE
1	0	172406	9017	06/05/12	\$2,435,000	\$3,119,000	3,660	11	2002	Avg	14,857	Y	Y	4069 EAST LAKE SAMM SHORE LN SE
1	0	062406	9030	11/20/12	\$1,615,000	\$1,958,000	4,050	11	1991	Avg	6,850	Y	Y	1225 EAST LAKE SAMM SHORE LN SE
1	0	292506	9040	01/09/13	\$2,298,000	\$2,743,000	4,090	11	2006	Avg	5,142	Y	Y	1601 EAST LAKE SAMM PKWY NE
1	0	192506	9093	04/16/13	\$2,305,025	\$2,672,000	4,180	11	2012	Avg	7,085	Y	Y	3835 EAST LAKE SAMM PKWY NE
1	0	062406	9042	11/07/13	\$2,000,000	\$2,190,000	4,550	11	1995	Avg	8,828	Y	Y	1237 EAST LAKE SAMM SHORE LN SE
1	0	322506	9038	01/04/13	\$3,685,000	\$4,406,000	7,110	11	1998	Avg	24,449	Y	Y	333 EAST LAKE SAMM PKWY SE
1	0	292506	9023	03/18/14	\$2,032,000	\$2,154,000	3,490	12	1997	Avg	8,676	Y	Y	1717 EAST LAKE SAMM PKWY NE
1	0	062406	9108	08/12/14	\$3,200,000	\$3,285,000	3,500	12	1991	Good	28,206	Y	Y	1913 EAST LAKE SAMM PL SE
1	0	202506	9117	07/16/13	\$2,650,000	\$2,992,000	3,880	12	1997	Avg	9,312	Y	Y	2819 EAST LAKE SAMM PKWY NE
11	0	920265	0040	09/26/14	\$401,000	\$408,000	1,120	6	1987	Good	8,321	N	N	4552 186TH AVE SE
11	0	945130	0010	03/13/12	\$315,000	\$415,000	1,610	6	1942	Avg	6,000	N	N	17110 SE 35TH ST
11	0	919570	0190	04/21/14	\$420,000	\$442,000	910	7	1981	Avg	8,010	N	N	19252 SE 49TH ST
11	0	919570	0160	04/12/12	\$327,000	\$427,000	950	7	1980	Avg	8,499	N	N	19241 SE 49TH ST

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Area 047 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
11	0	919570	0110	10/10/12	\$266,800	\$328,000	1,000	7	1980	Avg	8,007	N	N	4917 193RD PL SE
11	0	919570	0270	05/16/13	\$358,000	\$411,000	1,030	7	1981	Avg	10,064	N	N	19225 SE 48TH PL
11	0	919570	0370	03/19/12	\$425,000	\$559,000	1,030	7	1981	Good	7,202	N	N	19260 SE 48TH PL
11	0	919570	0380	08/11/14	\$620,000	\$637,000	1,030	7	1981	Good	7,845	N	N	19266 SE 48TH PL
11	0	919570	0040	09/26/14	\$425,000	\$432,000	1,060	7	1981	Avg	8,086	N	N	4816 193RD PL SE
11	0	743050	0415	07/25/14	\$540,000	\$556,000	1,120	7	1971	Good	7,500	Y	N	1020 WEST LAKE SAMM PKWY NE
11	0	925390	0196	06/20/13	\$1,190,000	\$1,354,000	1,170	7	1953	Good	18,420	Y	Y	1436 WEST LAKE SAMM PKWY SE
11	0	743050	0520	04/30/12	\$975,000	\$1,264,000	1,200	7	1943	Good	13,867	Y	Y	816 WEST LAKE SAMM PKWY NE
11	0	362505	9140	05/07/14	\$515,000	\$540,000	1,210	7	1967	Good	9,147	Y	N	234 WEST LAKE SAMM PKWY SE
11	0	192406	9110	06/04/14	\$565,000	\$588,000	1,340	7	1972	Avg	8,891	Y	N	19510 SE 51ST ST
11	0	804370	0065	07/02/13	\$440,000	\$499,000	1,350	7	1969	Avg	5,000	Y	N	4022 176TH AVE SE
11	0	752490	0015	03/17/14	\$1,125,000	\$1,193,000	1,440	7	1969	Avg	8,100	Y	Y	508 WEST LAKE SAMM PKWY SE
11	0	362505	9041	08/20/13	\$1,900,000	\$2,125,000	1,800	7	1954	Good	42,772	Y	Y	232 WEST LAKE SAMM PKWY SE
11	0	122405	9045	03/27/12	\$1,193,000	\$1,565,000	2,330	7	1938	VGood	15,650	Y	Y	2418 WEST LAKE SAMM PKWY SE
11	0	182406	9070	05/29/14	\$940,990	\$981,000	2,360	7	1905	Good	36,121	Y	Y	18150 SE 41ST PL
11	0	891710	0035	07/02/13	\$1,250,000	\$1,417,000	1,020	8	1984	Good	10,800	Y	Y	2230 WEST LAKE SAMM PKWY NE
11	0	412340	0340	12/03/14	\$525,000	\$528,000	1,160	8	1973	Avg	7,307	N	N	4200 191ST AVE SE
11	0	435370	0200	12/03/14	\$501,000	\$503,000	1,170	8	1980	Avg	7,523	N	N	18833 SE 42ND ST
11	0	412340	0320	05/05/14	\$627,000	\$657,000	1,210	8	1973	Avg	7,712	N	N	18927 SE 42ND PL
11	0	412340	0350	06/12/12	\$460,000	\$588,000	1,210	8	1973	Good	7,387	N	N	18934 SE 42ND PL
11	0	412340	0090	08/01/13	\$439,900	\$495,000	1,220	8	1973	Avg	7,186	N	N	18911 SE 43RD ST
11	0	412340	0370	06/27/13	\$525,000	\$596,000	1,230	8	1973	Good	7,199	N	N	18922 SE 42ND PL
11	0	743050	0020	07/16/14	\$1,200,000	\$1,239,000	1,270	8	1993	Avg	11,900	Y	Y	1846 WEST LAKE SAMM PKWY NE
11	0	543740	0130	03/19/12	\$415,000	\$546,000	1,280	8	1983	Good	8,475	N	N	4539 191ST AVE SE
11	0	543740	1010	11/01/12	\$430,000	\$525,000	1,370	8	1986	Avg	13,072	N	N	19102 SE 47TH PL
11	0	412340	0190	06/14/12	\$430,000	\$549,000	1,420	8	1973	Good	7,636	N	N	4217 191ST AVE SE
11	0	752495	0340	06/14/12	\$411,500	\$526,000	1,420	8	1980	Good	8,499	N	N	4739 192ND PL SE
11	0	412340	0130	04/03/12	\$368,000	\$482,000	1,430	8	1972	Good	7,804	N	N	4260 190TH AVE SE
11	0	542303	0140	05/21/13	\$566,000	\$649,000	1,430	8	1980	Avg	7,668	N	N	18919 SE 44TH PL
11	0	435370	0210	10/01/12	\$450,100	\$555,000	1,460	8	1977	Avg	7,523	N	N	18825 SE 42ND ST
11	0	542303	0300	05/19/14	\$525,000	\$549,000	1,480	8	1979	Avg	7,672	N	N	19134 SE 45TH ST

Improved Sales Used in This Annual Update Analysis

Area 047 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
11	0	804370	0310	11/26/12	\$1,461,000	\$1,768,000	1,490	8	2002	Good	7,400	Y	Y	17840 SE 40TH PL
11	0	752495	0290	10/02/12	\$507,000	\$625,000	1,500	8	1984	Good	8,138	N	N	4709 192ND PL SE
11	0	122405	9127	10/21/13	\$1,673,000	\$1,840,000	1,520	8	1975	Good	19,793	Y	Y	3002 WEST LAKE SAMM PKWY SE
11	0	864870	0380	10/08/12	\$520,000	\$639,000	1,530	8	1979	Avg	8,580	N	N	18145 SE 42ND PL
11	0	292350	0700	05/05/14	\$575,000	\$603,000	1,540	8	1977	Avg	7,699	N	N	4330 187TH PL SE
11	0	412340	0380	08/08/12	\$550,000	\$690,000	1,560	8	1973	Avg	7,416	N	N	18916 SE 42ND PL
11	0	292350	0550	06/25/14	\$599,990	\$622,000	1,570	8	1978	Avg	9,162	N	N	4222 186TH PL SE
11	0	925390	0084	02/03/14	\$1,277,000	\$1,368,000	1,580	8	1972	VGood	16,450	Y	Y	1040 WEST LAKE SAMM PKWY SE
11	0	132405	9062	01/09/12	\$780,000	\$1,051,000	1,590	8	1957	VGood	9,759	Y	N	17457 SE 40TH PL
11	0	292350	0830	10/25/13	\$575,000	\$632,000	1,620	8	1977	Avg	7,462	N	N	4335 187TH PL SE
11	0	804370	0005	05/13/13	\$1,120,000	\$1,288,000	1,640	8	1960	Avg	12,000	Y	Y	17602 SE 40TH PL
11	0	412340	0220	06/17/13	\$467,500	\$532,000	1,670	8	1973	Avg	8,361	N	N	4241 190TH AVE SE
11	0	752495	0710	09/19/14	\$620,000	\$632,000	1,680	8	1983	Good	8,187	N	N	4702 193RD PL SE
11	0	864870	0420	04/22/13	\$585,000	\$677,000	1,690	8	1978	Avg	12,450	N	N	4257 181ST PL SE
11	0	920260	0060	06/02/14	\$535,000	\$557,000	1,690	8	1984	Avg	9,626	N	N	4507 186TH AVE SE
11	0	292350	1020	09/29/14	\$580,000	\$590,000	1,700	8	1977	Avg	7,700	N	N	4410 187TH PL SE
11	0	542301	0980	06/21/13	\$665,000	\$756,000	1,740	8	1978	Good	8,324	N	N	19222 SE 46TH ST
11	0	864890	0040	07/09/14	\$530,000	\$548,000	1,790	8	2010	Avg	3,078	N	N	4545 185TH AVE SE
11	0	864890	0060	05/05/14	\$509,900	\$535,000	1,790	8	2010	Avg	2,700	N	N	4537 185TH AVE SE
11	0	864890	0080	08/01/12	\$417,500	\$525,000	1,790	8	2010	Avg	2,805	N	N	4529 185TH AVE SE
11	0	542304	0200	08/01/12	\$448,800	\$564,000	1,800	8	1980	Avg	10,761	N	N	4249 191ST AVE SE
11	0	752495	0980	07/11/12	\$378,500	\$479,000	1,810	8	1979	Good	8,126	N	N	19235 SE 46TH PL
11	0	292350	0750	07/18/14	\$638,150	\$658,000	1,820	8	1978	Avg	7,275	N	N	18712 SE 43RD PL
11	0	292350	1310	08/31/12	\$370,100	\$461,000	1,820	8	1978	Avg	14,108	N	N	4573 187TH PL SE
11	0	543740	0190	01/12/12	\$365,000	\$491,000	1,820	8	1979	Avg	7,234	N	N	4546 190TH AVE SE
11	0	122405	9063	02/22/13	\$1,156,300	\$1,362,000	1,850	8	1995	Good	10,470	Y	Y	2500 WEST LAKE SAMM PKWY SE
11	0	752495	0830	05/27/14	\$585,000	\$610,000	1,850	8	1983	Good	7,735	N	N	4641 193RD PL SE
11	0	362505	9067	12/27/13	\$686,000	\$742,000	1,880	8	1972	VGood	7,405	Y	N	658 WEST LAKE SAMM PKWY NE
11	0	543740	0210	07/16/13	\$574,500	\$649,000	1,880	8	1980	Good	7,199	N	N	4534 190TH AVE SE
11	0	864890	0070	01/29/14	\$521,000	\$559,000	1,890	8	2010	Avg	2,700	N	N	4533 185TH AVE SE
11	0	920265	0130	06/18/14	\$620,000	\$644,000	1,910	8	1987	Avg	7,683	N	N	4514 186TH AVE SE

Improved Sales Used in This Annual Update Analysis

Area 047 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
11	0	292350	0900	06/19/13	\$550,000	\$626,000	1,920	8	1977	Avg	8,266	N	N	18725 SE 44TH ST
11	0	543740	0630	05/22/12	\$469,000	\$604,000	1,920	8	1979	Good	8,259	N	N	4651 190TH AVE SE
11	0	543740	0630	10/16/14	\$625,000	\$634,000	1,920	8	1979	Good	8,259	N	N	4651 190TH AVE SE
11	0	542301	0400	03/22/13	\$775,000	\$905,000	1,940	8	1979	Good	7,999	N	N	19218 SE 45TH PL
11	0	864890	0110	08/26/14	\$555,000	\$568,000	1,940	8	2009	Avg	3,211	N	N	4517 185TH AVE SE
11	0	864890	0110	05/05/14	\$555,000	\$582,000	1,940	8	2009	Avg	3,211	N	N	4517 185TH AVE SE
11	0	864890	0170	08/26/13	\$503,500	\$562,000	1,940	8	2008	Avg	3,123	N	N	4540 185TH AVE SE
11	0	543740	0720	10/03/12	\$527,800	\$650,000	1,950	8	1979	Avg	9,342	N	N	4624 190TH AVE SE
11	0	920265	0100	10/10/14	\$622,000	\$631,000	1,950	8	1987	Avg	7,481	N	N	4526 186TH AVE SE
11	0	182406	9114	04/11/13	\$437,000	\$507,000	1,960	8	1979	Avg	17,927	N	N	18459 SE 43RD PL
11	0	752495	0990	07/09/13	\$535,000	\$605,000	1,960	8	1979	Good	8,140	N	N	19243 SE 46TH PL
11	0	920265	0010	12/11/13	\$505,000	\$548,000	1,980	8	1987	Avg	9,402	N	N	4566 186TH AVE SE
11	0	920265	0050	04/18/13	\$406,000	\$470,000	1,980	8	1987	Avg	8,479	N	N	4548 186TH AVE SE
11	0	543740	0080	09/10/13	\$433,750	\$482,000	2,030	8	1980	Avg	8,894	N	N	4526 191ST AVE SE
11	0	920265	0210	05/07/14	\$618,080	\$648,000	2,030	8	1988	Avg	6,500	N	N	4420 186TH AVE SE
11	0	752495	0430	05/30/12	\$495,000	\$635,000	2,050	8	1984	Good	9,548	N	N	19231 SE 47TH ST
11	0	542303	0400	06/21/13	\$560,218	\$637,000	2,070	8	1979	Avg	7,349	N	N	19119 SE 45TH ST
11	0	542301	0720	04/24/14	\$650,000	\$683,000	2,080	8	1978	Avg	8,133	N	N	4561 192ND AVE SE
11	0	752495	0420	05/29/12	\$525,000	\$674,000	2,080	8	1980	Good	9,102	N	N	19225 SE 47TH ST
11	0	362505	9143	09/03/14	\$600,000	\$613,000	2,100	8	1979	Good	8,276	Y	N	242 WEST LAKE SAMM PKWY SE
11	0	752495	1040	07/26/13	\$600,000	\$676,000	2,100	8	1982	Good	7,996	N	N	19212 SE 47TH ST
11	0	752495	0870	05/19/14	\$565,000	\$591,000	2,110	8	1979	Good	10,698	N	N	4624 193RD AVE SE
11	0	542300	0030	01/08/14	\$575,000	\$620,000	2,120	8	1976	Avg	8,388	N	N	18905 SE 44TH WAY
11	0	542304	0170	07/01/13	\$525,000	\$595,000	2,130	8	1980	Good	7,015	N	N	4225 191ST AVE SE
11	0	292350	0620	02/23/12	\$570,000	\$756,000	2,180	8	1977	Good	12,262	N	N	4227 187TH AVE SE
11	0	752495	0810	08/31/12	\$610,000	\$759,000	2,180	8	1984	Good	7,784	N	N	4627 193RD PL SE
11	0	542303	0420	04/25/12	\$428,000	\$556,000	2,190	8	1979	Avg	7,349	N	N	19129 SE 45TH ST
11	0	543740	0170	08/09/12	\$565,000	\$708,000	2,200	8	1979	Avg	7,733	N	N	19004 SE 46TH WAY
11	0	752495	0600	11/15/13	\$590,000	\$645,000	2,250	8	1983	Avg	7,219	N	N	4719 193RD PL SE
11	0	543740	0570	05/25/12	\$420,000	\$540,000	2,260	8	1979	Avg	9,028	N	N	4616 189TH PL SE
11	0	542304	0140	03/26/12	\$545,900	\$716,000	2,300	8	1980	Good	9,914	N	N	19104 SE 43RD ST

Improved Sales Used in This Annual Update Analysis

Area 047 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
11	0	542300	0110	05/29/12	\$575,000	\$738,000	2,340	8	1977	Avg	9,545	N	N	19117 SE 44TH WAY
11	0	543740	0320	04/02/13	\$500,000	\$582,000	2,340	8	1982	Avg	8,212	N	N	18842 SE 46TH WAY
11	0	752495	0790	10/04/12	\$684,000	\$842,000	2,350	8	1984	Good	9,308	N	N	4615 193RD PL SE
11	0	891710	0090	01/17/14	\$1,250,000	\$1,344,000	2,390	8	1982	Good	9,000	Y	Y	2044 WEST LAKE SAMM PKWY NE
11	0	752495	0660	12/11/12	\$715,000	\$861,000	2,440	8	1980	Good	7,788	N	N	4732 193RD PL SE
11	0	542303	0470	10/08/13	\$639,400	\$706,000	2,510	8	1979	Avg	8,823	N	N	4450 191ST PL SE
11	0	543740	0020	05/23/13	\$538,000	\$617,000	2,550	8	1980	Avg	8,452	N	N	4560 191ST AVE SE
11	0	292350	0610	06/26/13	\$501,125	\$569,000	2,580	8	1978	Avg	8,261	N	N	4221 187TH AVE SE
11	0	292350	1130	07/22/14	\$588,000	\$606,000	2,580	8	1977	Avg	7,344	N	N	18719 SE 45TH ST
11	0	542301	0780	02/20/14	\$727,000	\$775,000	2,640	8	1978	Avg	11,039	N	N	19220 SE 45TH CT
11	0	122405	9120	07/06/12	\$776,000	\$984,000	2,680	8	1958	VGood	11,326	Y	N	2612 WEST LAKE SAMM PKWY SE
11	0	542300	0560	08/01/12	\$622,000	\$782,000	2,720	8	1977	Avg	10,946	N	N	4309 191ST AVE SE
11	0	362505	9157	01/23/12	\$588,000	\$789,000	2,810	8	1992	Avg	32,724	N	N	456 WEST LAKE SAMM PKWY NE
11	0	292350	0960	07/02/12	\$575,000	\$730,000	2,820	8	1977	Good	8,458	N	N	18709 SE 44TH PL
11	0	543740	0800	01/23/12	\$480,000	\$644,000	2,830	8	1981	Good	8,556	N	N	4663 191ST AVE SE
11	0	542301	0950	08/12/13	\$739,000	\$828,000	2,940	8	1979	Good	8,707	N	N	4573 193RD PL SE
11	0	292350	0010	01/04/13	\$599,900	\$717,000	3,160	8	1977	Avg	8,065	N	N	18732 SE 43RD ST
11	0	292350	0680	01/11/13	\$585,000	\$698,000	3,160	8	1977	Avg	7,917	N	N	18731 SE 43RD ST
11	0	435370	0140	12/24/12	\$765,000	\$918,000	3,240	8	1987	Good	9,825	N	N	18875 SE 42ND ST
11	0	945130	0005	03/20/14	\$719,950	\$763,000	1,310	9	2013	Avg	7,664	Y	N	17108 SE 35TH ST
11	0	122405	9049	06/13/14	\$810,000	\$842,000	1,320	9	1952	Good	13,503	Y	N	2622 WEST LAKE SAMM PKWY SE
11	0	804370	0315	03/01/13	\$1,515,000	\$1,781,000	1,360	9	1985	Good	8,335	Y	Y	17844 SE 40TH PL
11	0	743050	0301	10/16/14	\$700,000	\$710,000	1,440	9	1977	Avg	7,227	Y	N	1220 WEST LAKE SAMM PKWY NE
11	0	864870	0450	12/16/14	\$565,000	\$567,000	1,670	9	1979	Avg	9,450	N	N	4226 181ST AVE SE
11	0	743050	0455	08/02/13	\$2,070,000	\$2,326,000	1,850	9	1992	Avg	14,734	Y	Y	880 WEST LAKE SAMM PKWY NE
11	0	122405	9149	10/15/12	\$1,305,000	\$1,601,000	1,880	9	1973	Avg	10,890	Y	Y	2814 WEST LAKE SAMM PKWY SE
11	0	671010	0066	09/21/12	\$1,160,000	\$1,434,000	2,020	9	1995	Good	10,150	Y	N	2452 WEST LAKE SAMM PKWY NE
11	0	743050	0270	02/17/14	\$1,550,000	\$1,654,000	2,110	9	1993	Avg	13,598	Y	Y	1250 WEST LAKE SAMM PKWY NE
11	0	925390	0030	07/14/13	\$1,285,000	\$1,452,000	2,110	9	2006	Avg	7,945	Y	N	913 170TH PL SE
11	0	925390	0340	07/30/13	\$814,000	\$916,000	2,110	9	1992	Avg	10,384	Y	N	2021 WEST LAKE SAMM PKWY SE
11	0	362505	9120	10/23/14	\$790,000	\$800,000	2,130	9	1976	Avg	20,446	Y	N	390 WEST LAKE SAMM PKWY NE

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Area 047 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
11	0	925390	0354	07/01/14	\$580,000	\$601,000	2,200	9	1978	Avg	11,000	Y	N	2035 WEST LAKE SAMM PKWY SE
11	0	542301	0140	10/04/13	\$710,000	\$784,000	2,230	9	1979	Good	9,776	N	N	4546 193RD PL SE
11	0	752495	0310	10/10/12	\$730,000	\$897,000	2,380	9	2009	Avg	7,867	N	N	4721 192ND PL SE
11	0	122405	9136	02/21/13	\$1,747,000	\$2,058,000	2,460	9	1979	Good	12,632	Y	Y	3946 WEST LAKE SAMM PKWY SE
11	0	925390	0131	07/18/13	\$1,630,000	\$1,840,000	2,490	9	1996	Avg	15,840	Y	Y	1232 WEST LAKE SAMM PKWY SE
11	0	542301	0180	07/24/14	\$825,000	\$850,000	2,770	9	1979	Good	9,340	N	N	4563 194TH AVE SE
11	0	752495	0210	04/30/12	\$655,000	\$849,000	2,770	9	1986	Good	9,798	N	N	4609 194TH AVE SE
11	0	925390	0028	05/23/13	\$977,000	\$1,120,000	2,790	9	1991	Avg	7,330	Y	N	909 170TH PL SE
11	0	192406	9034	07/02/12	\$1,300,000	\$1,650,000	2,800	9	2004	Avg	17,471	Y	Y	4814 194TH AVE SE
11	0	542301	0150	08/24/12	\$799,000	\$997,000	2,890	9	1979	Good	8,700	N	N	4536 193RD PL SE
11	0	542301	0920	10/26/12	\$672,000	\$821,000	2,910	9	1979	Avg	11,460	N	N	4555 193RD PL SE
11	0	313410	0023	11/25/14	\$1,250,000	\$1,258,000	3,080	9	1982	Avg	13,000	Y	N	3412 WEST LAKE SAMM PKWY NE
11	0	752495	0770	09/04/12	\$800,000	\$994,000	3,100	9	1986	Good	13,458	N	N	4616 193RD PL SE
11	0	925390	0210	07/07/14	\$1,275,000	\$1,319,000	3,870	9	1997	Avg	46,609	Y	N	17002 SE 14TH LN
11	0	891710	0020	06/06/14	\$1,150,000	\$1,197,000	1,130	10	1979	Avg	16,600	Y	Y	2244 WEST LAKE SAMM PKWY NE
11	0	192506	9079	10/17/14	\$1,855,000	\$1,880,000	1,680	10	1982	Good	14,200	Y	Y	3260 WEST LAKE SAMM PKWY NE
11	0	671010	0100	08/29/13	\$1,650,000	\$1,841,000	1,840	10	2007	Avg	10,502	Y	Y	2608 WEST LAKE SAMM PKWY NE
11	0	743050	0050	03/15/13	\$894,000	\$1,046,000	1,950	10	1982	Good	9,150	Y	N	1818 WEST LAKE SAMM PKWY NE
11	0	292350	0340	02/12/13	\$775,000	\$916,000	2,130	10	1986	Avg	7,899	Y	N	4125 187TH AVE SE
11	0	752830	0020	04/08/13	\$1,855,000	\$2,155,000	2,340	10	1979	Good	22,440	Y	Y	540 WEST LAKE SAMM PKWY NE
11	0	925390	0031	09/26/12	\$1,200,000	\$1,481,000	2,350	10	1984	Avg	8,875	Y	Y	834 WEST LAKE SAMM PKWY SE
11	0	743050	0525	09/07/12	\$1,468,750	\$1,824,000	2,420	10	1979	Good	14,210	Y	Y	810 WEST LAKE SAMM PKWY NE
11	0	362505	9039	12/11/13	\$1,125,000	\$1,221,000	2,510	10	1999	Avg	41,444	Y	N	411 WEST LAKE SAMM PKWY SE
11	0	865500	0070	06/01/14	\$1,595,000	\$1,662,000	2,540	10	1982	Avg	8,239	Y	N	17208 SE 29TH CT
11	0	292350	0180	08/19/14	\$867,000	\$889,000	2,640	10	1985	Good	7,696	Y	N	18716 SE 42ND PL
11	0	192506	9066	06/23/14	\$1,700,000	\$1,763,000	2,810	10	1974	Good	18,731	Y	Y	2850 WEST LAKE SAMM PKWY NE
11	0	925390	0310	04/23/14	\$900,000	\$946,000	2,940	10	2012	Avg	7,224	Y	N	1843 WEST LAKE SAMM PKWY SE
11	0	925390	0321	04/23/14	\$890,000	\$936,000	2,940	10	2012	Avg	7,200	Y	N	1847 WEST LAKE SAMM PKWY SE
11	0	925390	0167	10/26/12	\$1,275,000	\$1,558,000	2,960	10	1977	Good	9,290	Y	Y	1410 WEST LAKE SAMM PKWY SE
11	0	414175	0130	09/05/13	\$825,000	\$919,000	3,060	10	2013	Avg	5,103	N	N	17368 NE 46TH CT
11	0	414175	0160	03/20/14	\$949,000	\$1,005,000	3,150	10	2013	Avg	5,163	N	N	17380 NE 46TH CT

Improved Sales Used in This Annual Update Analysis

Area 047 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
11	0	192506	9081	08/20/13	\$2,750,000	\$3,075,000	3,230	10	1996	Good	16,741	Y	Y	3244 WEST LAKE SAMM PKWY NE
11	0	925390	0316	10/02/14	\$1,075,000	\$1,093,000	3,290	10	2012	Avg	7,219	Y	N	1845 WEST LAKE SAMM PKWY SE
11	0	414175	0030	11/14/12	\$850,000	\$1,033,000	3,320	10	2007	Avg	5,003	N	N	17128 NE 46TH CT
11	0	414175	0070	05/02/12	\$859,950	\$1,114,000	3,320	10	2012	Avg	5,000	N	N	17144 NE 46TH CT
11	0	414175	0100	12/10/12	\$899,950	\$1,084,000	3,320	10	2012	Avg	5,143	Y	N	17256 NE 46TH CT
11	0	414175	0120	08/09/13	\$956,526	\$1,073,000	3,320	10	2013	Avg	5,100	N	N	17364 NE 46TH CT
11	0	414175	0090	11/12/12	\$869,950	\$1,058,000	3,340	10	2012	Avg	5,013	Y	N	17252 NE 46TH CT
11	0	414175	0110	03/21/13	\$889,950	\$1,040,000	3,340	10	2012	Avg	5,100	N	N	17260 NE 46TH CT
11	0	194970	0131	07/24/13	\$2,120,000	\$2,389,000	3,520	10	2001	Avg	6,290	Y	N	3210 WEST LAKE SAMM PKWY SE
11	0	414175	0140	02/13/14	\$960,370	\$1,026,000	3,530	10	2014	Avg	5,037	N	N	17372 NE 46TH CT
11	0	414175	0170	05/22/14	\$1,026,782	\$1,072,000	3,530	10	2014	Avg	4,963	N	N	17384 NE 46TH CT
11	0	542304	0020	05/02/13	\$1,950,000	\$2,250,000	3,670	10	1981	Good	12,000	Y	Y	4326 193RD AVE SE
11	0	743050	0110	12/09/14	\$1,378,000	\$1,383,000	3,700	10	2007	Avg	12,230	Y	N	1622 WEST LAKE SAMM PKWY NE
11	0	414175	0150	09/29/13	\$985,533	\$1,090,000	3,720	10	2013	Avg	6,237	N	N	17376 NE 46TH CT
11	0	182406	9027	01/17/14	\$2,565,000	\$2,758,000	4,060	10	1987	Good	14,823	Y	Y	18880 SE 42ND ST
11	0	192506	9108	09/25/13	\$3,340,000	\$3,699,000	4,160	10	2008	Avg	21,010	Y	Y	3026 WEST LAKE SAMM PKWY NE
11	1	362505	9065	03/16/12	\$2,371,000	\$3,122,000	4,440	10	1988	Avg	41,870	Y	Y	258 WEST LAKE SAMM PKWY SE
11	0	891710	0075	04/17/13	\$1,365,000	\$1,582,000	2,330	11	1974	Avg	16,500	Y	Y	2120 WEST LAKE SAMM PKWY NE
11	0	440660	0030	07/16/13	\$2,025,000	\$2,287,000	2,410	11	1973	Good	15,462	Y	Y	4048 WEST LAKE SAMM PKWY SE
11	0	362505	9152	12/30/14	\$3,300,000	\$3,301,000	2,460	11	1987	Good	41,300	Y	Y	138 WEST LAKE SAMM PKWY SE
11	0	925390	0165	04/05/12	\$750,000	\$981,000	3,070	11	1990	Avg	43,996	Y	N	1405 WEST LAKE SAMM PKWY SE
11	0	804370	0300	06/08/14	\$2,700,000	\$2,810,000	3,150	11	2001	Avg	7,850	Y	Y	17828 SE 40TH PL
11	0	743050	0465	09/06/13	\$1,828,500	\$2,035,000	3,190	11	1995	Avg	14,150	Y	Y	868 WEST LAKE SAMM PKWY NE
11	0	202406	9121	03/17/12	\$1,500,000	\$1,975,000	3,230	11	2003	Avg	10,297	Y	Y	5152 NW SAMM RD
11	0	292350	0230	12/16/14	\$2,600,000	\$2,607,000	3,400	11	1979	Avg	12,195	Y	Y	4156 187TH AVE SE
11	1	362505	9022	04/04/12	\$3,100,000	\$4,056,000	3,620	11	2005	Avg	42,182	Y	Y	104 WEST LAKE SAMM PKWY NE
11	0	541865	0220	08/21/13	\$1,010,000	\$1,129,000	3,650	11	1988	Good	10,588	N	N	4237 185TH PL SE
11	0	541865	0080	08/14/14	\$900,000	\$924,000	3,690	11	1987	Avg	11,468	N	N	4200 185TH PL SE
11	0	202406	9120	10/23/12	\$2,100,000	\$2,569,000	3,770	11	2002	Avg	10,686	Y	Y	5188 NW SAMM RD
11	0	541865	0190	08/27/13	\$952,500	\$1,063,000	3,830	11	1987	Avg	9,981	N	N	4249 185TH PL SE
11	0	292350	0310	04/16/14	\$2,175,000	\$2,290,000	3,840	11	1981	Avg	15,139	Y	Y	4102 187TH AVE SE

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Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
11	0	202406	9008	06/19/14	\$2,200,000	\$2,284,000	4,050	11	2002	Avg	10,450	Y	Y	5170 NW SAMM RD
11	0	743050	0137	11/22/13	\$1,425,000	\$1,554,000	4,340	11	2013	Avg	11,876	Y	N	1602 WEST LAKE SAMM PKWY NE
11	0	752490	0003	12/10/14	\$3,278,000	\$3,290,000	4,350	11	2001	Avg	10,000	Y	Y	500 WEST LAKE SAMM PKWY SE
11	0	362505	9043	09/04/14	\$3,300,000	\$3,372,000	4,440	11	1989	Good	13,873	Y	Y	434 WEST LAKE SAMM PKWY SE
11	0	743050	0535	06/07/13	\$2,975,000	\$3,397,000	4,460	11	2001	Avg	19,332	Y	Y	696 WEST LAKE SAMM PKWY NE
11	0	122405	9126	09/09/14	\$3,453,000	\$3,525,000	3,580	12	1995	Avg	16,423	Y	Y	3010 WEST LAKE SAMM PKWY SE
11	0	925390	0051	06/16/14	\$3,600,000	\$3,740,000	4,190	12	2013	Avg	24,036	Y	Y	1006 WEST LAKE SAMM PKWY SE
11	0	194970	0124	08/23/12	\$2,528,500	\$3,155,000	4,420	12	2000	Avg	11,468	Y	Y	3216 WEST LAKE SAMM PKWY SE
11	1	362505	9036	10/24/13	\$6,100,000	\$6,703,000	6,750	13	2003	Avg	54,220	Y	Y	226 WEST LAKE SAMM PKWY SE
13	0	142505	9145	06/16/14	\$455,000	\$473,000	1,310	6	1970	Avg	12,196	N	N	16323 NE 44TH CT
13	0	541180	0250	07/24/14	\$367,000	\$378,000	810	7	1968	Avg	7,000	N	N	5813 155TH AVE NE
13	0	182800	1290	02/07/13	\$338,350	\$400,000	930	7	1970	Good	8,996	N	N	15703 NE 56TH WAY
13	0	943530	0051	06/11/14	\$354,000	\$368,000	940	7	1965	Avg	10,368	N	N	15550 NE 60TH ST
13	0	808780	0170	12/20/12	\$390,000	\$468,000	1,050	7	1963	Good	8,285	N	N	5240 155TH AVE NE
13	0	182800	0620	07/01/14	\$452,000	\$468,000	1,110	7	1966	Good	9,012	N	N	5327 156TH DR NE
13	0	808780	0160	04/28/14	\$505,000	\$530,000	1,110	7	1963	Good	8,856	N	N	5232 155TH AVE NE
13	0	808780	0400	12/01/14	\$385,000	\$387,000	1,150	7	1963	Avg	7,350	N	N	5315 155TH AVE NE
13	0	182800	0230	07/14/14	\$498,000	\$514,000	1,180	7	1968	Avg	8,400	N	N	5503 159TH PL NE
13	0	182800	0760	07/14/14	\$529,950	\$547,000	1,180	7	1968	Avg	8,400	N	N	15815 NE 53RD ST
13	0	182800	0810	10/11/12	\$458,000	\$563,000	1,200	7	1968	Good	8,400	N	N	15724 NE 53RD ST
13	0	215500	0120	12/04/13	\$435,000	\$473,000	1,220	7	1967	Avg	9,900	N	N	5607 162ND AVE NE
13	0	215500	0160	05/08/14	\$538,000	\$564,000	1,220	7	1967	Avg	9,600	N	N	5524 161ST PL NE
13	0	215500	0290	06/30/14	\$550,000	\$570,000	1,220	7	1967	Good	9,600	N	N	5606 160TH AVE NE
13	0	215500	0300	11/16/12	\$466,000	\$566,000	1,220	7	1967	VGood	9,600	N	N	5514 160TH AVE NE
13	0	808780	0290	07/27/12	\$305,000	\$384,000	1,240	7	1964	Avg	7,350	N	N	15520 NE 55TH ST
13	0	182800	0330	09/20/12	\$350,000	\$433,000	1,300	7	1969	Good	8,545	N	N	5518 158TH PL NE
13	0	388230	0090	12/26/14	\$475,000	\$475,000	1,330	7	1983	Avg	14,560	N	N	15406 NE 59TH WAY
13	0	182800	1140	12/16/13	\$540,000	\$585,000	1,340	7	1967	VGood	8,569	N	N	15709 NE 54TH WAY
13	0	182800	0120	07/17/13	\$422,500	\$477,000	1,380	7	1969	Avg	9,302	N	N	5412 159TH PL NE
13	0	541180	0140	09/19/12	\$395,000	\$489,000	1,380	7	1966	Good	7,636	N	N	5730 155TH AVE NE
13	0	182800	0960	10/03/12	\$315,000	\$388,000	1,400	7	1966	Avg	8,400	N	N	5510 156TH AVE NE

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Area 047 -- 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
13	0	808780	0100	12/27/12	\$335,000	\$402,000	1,410	7	1963	Good	9,114	N	N	5229 156TH AVE NE
13	0	438860	0060	05/29/12	\$465,000	\$597,000	1,450	7	1973	Avg	14,472	N	N	17315 NE 42ND ST
13	0	215500	0320	01/15/14	\$450,000	\$484,000	1,460	7	1967	Good	9,118	N	N	5502 160TH AVE NE
13	0	808780	0020	05/15/14	\$412,500	\$432,000	1,490	7	1963	Good	8,475	N	N	5419 156TH AVE NE
13	0	182800	0340	12/12/13	\$488,000	\$530,000	1,500	7	1968	Avg	11,153	N	N	5524 158TH PL NE
13	0	142505	9174	10/28/14	\$390,000	\$394,000	1,510	7	1984	Avg	10,827	N	N	5014 159TH CT NE
13	0	215500	0380	09/27/13	\$478,055	\$529,000	1,560	7	1967	Good	9,592	N	N	5607 160TH AVE NE
13	0	182800	1130	06/17/14	\$545,000	\$566,000	1,590	7	1967	Good	11,585	N	N	15703 NE 54TH WAY
13	0	182800	0800	05/23/12	\$440,200	\$566,000	1,610	7	1966	Good	8,400	N	N	15806 NE 53RD ST
13	0	182800	1260	06/01/12	\$450,000	\$577,000	1,620	7	1966	Good	8,050	N	N	5512 157TH DR NE
13	0	182800	0240	06/03/13	\$437,000	\$500,000	1,640	7	1969	Good	8,400	N	N	5427 159TH PL NE
13	0	182800	0050	05/14/14	\$625,000	\$654,000	1,680	7	1966	Good	11,180	N	N	15918 NE 53RD ST
13	0	306620	0230	08/21/13	\$455,000	\$509,000	1,730	7	1979	Good	9,350	N	N	16655 NE 48TH ST
13	0	142505	9178	05/07/14	\$460,000	\$482,000	1,760	7	1985	Good	9,055	N	N	5003 159TH CT NE
13	0	215500	0330	10/17/13	\$395,000	\$435,000	1,760	7	1967	Avg	11,720	N	N	15951 NE 55TH WAY
13	0	182800	0900	06/11/12	\$325,000	\$416,000	1,800	7	1966	Good	8,438	N	N	5418 156TH DR NE
13	0	555630	0081	08/15/13	\$520,000	\$582,000	1,820	7	1985	VGood	21,740	N	N	4273 NE BELLEVUE-REDMOND RD
13	0	132505	9101	01/26/12	\$396,000	\$531,000	2,070	7	1992	Avg	12,805	N	N	4309 WEST LAKE SAMM PKWY NE
13	0	182800	1340	09/09/13	\$536,800	\$597,000	2,390	7	1967	Good	8,750	N	N	5515 158TH PL NE
13	0	943530	0049	10/09/13	\$405,299	\$447,000	2,430	7	1966	Avg	9,520	N	N	15530 NE 60TH ST
13	0	542256	0850	12/10/14	\$541,338	\$543,000	1,010	8	1977	Avg	8,123	N	N	15707 NE 66TH PL
13	0	182800	1210	04/24/13	\$451,000	\$522,000	1,190	8	1976	Good	8,638	N	N	15712 NE 54TH WAY
13	0	339530	0120	04/27/12	\$420,000	\$545,000	1,220	8	1977	Avg	10,666	N	N	16918 NE 42ND ST
13	0	339530	0260	08/15/14	\$499,990	\$513,000	1,220	8	1977	Avg	9,334	N	N	17005 NE 42ND ST
13	0	856293	0650	12/17/13	\$495,000	\$536,000	1,280	8	1977	Good	9,000	N	N	15827 NE 50TH CT
13	0	542256	0240	08/12/13	\$345,000	\$387,000	1,290	8	1977	Avg	5,000	N	N	6302 157TH PL NE
13	0	178683	0090	07/08/14	\$599,000	\$619,000	1,330	8	1987	Avg	14,680	N	N	16604 NE 42ND CT
13	0	730910	0310	04/25/14	\$642,000	\$675,000	1,330	8	1976	Good	7,125	N	N	16543 NE 46TH ST
13	0	541180	0320	12/19/13	\$615,000	\$666,000	1,370	8	1998	Good	5,920	N	N	5928 155TH AVE NE
13	0	542256	0790	04/22/13	\$430,000	\$498,000	1,390	8	1978	Avg	6,305	N	N	15810 NE 66TH PL
13	0	542256	0400	04/03/14	\$530,000	\$560,000	1,400	8	1977	Good	6,080	N	N	15811 NE 65TH ST

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Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
13	0	542256	0540	07/29/13	\$332,000	\$374,000	1,420	8	1978	Avg	7,273	N	N	6604 159TH AVE NE
13	0	730910	0270	06/26/14	\$580,000	\$601,000	1,420	8	1975	Avg	6,975	N	N	16511 NE 46TH ST
13	0	132505	9083	05/27/14	\$830,000	\$866,000	1,430	8	1978	Avg	50,662	N	N	5015 WEST LAKE SAMM PKWY NE
13	0	182800	1220	10/07/14	\$550,000	\$558,000	1,500	8	1966	Avg	9,473	N	N	5406 157TH DR NE
13	0	306620	0420	04/06/12	\$449,950	\$588,000	1,500	8	1979	Avg	10,751	N	N	4712 164TH PL NE
13	0	438860	0080	03/09/12	\$435,000	\$574,000	1,510	8	1976	Good	9,866	N	N	17322 NE 42ND ST
13	0	542256	0800	04/20/12	\$309,000	\$402,000	1,510	8	1978	Avg	4,819	N	N	15730 NE 66TH PL
13	0	542256	0810	07/14/14	\$406,500	\$420,000	1,510	8	1978	Good	5,319	N	N	15722 NE 66TH PL
13	0	542257	0710	10/16/12	\$355,000	\$435,000	1,510	8	1979	Good	6,533	N	N	6001 158TH WAY NE
13	0	306620	0410	12/04/12	\$610,000	\$736,000	1,520	8	1983	VGood	12,000	N	N	4720 164TH PL NE
13	0	388232	0010	11/26/14	\$565,000	\$568,000	1,520	8	1979	Avg	13,156	N	N	5220 154TH AVE NE
13	0	306620	0370	03/06/13	\$642,500	\$754,000	1,530	8	1979	Good	11,160	Y	N	16434 NE 48TH ST
13	0	542257	0250	10/04/13	\$409,000	\$452,000	1,550	8	1979	Good	4,320	N	N	5909 160TH CT NE
13	0	542257	0640	12/05/12	\$367,500	\$444,000	1,550	8	1978	Avg	6,486	N	N	6301 158TH CT NE
13	0	388230	0100	12/01/14	\$490,000	\$493,000	1,600	8	1984	Avg	16,510	N	N	15414 NE 59TH WAY
13	0	894120	0040	12/26/13	\$566,000	\$612,000	1,600	8	1978	Good	9,991	N	N	4015 174TH CT NE
13	0	178683	0140	06/28/13	\$638,000	\$724,000	1,620	8	1981	Good	13,519	N	N	16744 NE 42ND CT
13	0	730910	0090	11/02/12	\$496,000	\$605,000	1,630	8	1976	Avg	7,875	N	N	16540 NE 46TH ST
13	0	856293	0130	08/09/12	\$440,500	\$552,000	1,640	8	1978	Avg	8,135	N	N	4805 158TH CT NE
13	0	542256	0470	12/03/14	\$440,000	\$442,000	1,650	8	1977	Good	6,408	N	N	6522 159TH AVE NE
13	0	542256	0680	09/16/13	\$459,000	\$510,000	1,660	8	1976	VGood	8,400	N	N	15804 NE 67TH PL
13	0	542256	0660	10/30/14	\$407,000	\$412,000	1,700	8	1976	Good	6,635	N	N	15816 NE 67TH PL
13	0	542257	0190	04/29/13	\$375,503	\$434,000	1,700	8	1979	Good	6,000	N	N	5912 160TH CT NE
13	0	730910	0070	12/12/14	\$600,000	\$602,000	1,700	8	1975	Good	7,800	N	N	16556 NE 46TH ST
13	0	730910	0070	06/25/12	\$521,000	\$663,000	1,700	8	1975	Good	7,800	N	N	16556 NE 46TH ST
13	0	142505	9149	09/19/13	\$495,000	\$549,000	1,710	8	1976	Good	11,325	N	N	16215 NE 51ST ST
13	0	542256	0010	03/31/14	\$425,142	\$449,000	1,710	8	1977	Avg	7,183	N	N	6431 156TH PL NE
13	0	178683	0160	02/17/12	\$465,000	\$618,000	1,770	8	1980	Avg	11,700	N	N	16864 NE 42ND CT
13	0	542256	0320	10/04/12	\$378,800	\$466,000	1,790	8	1977	Avg	5,250	N	N	6423 158TH PL NE
13	0	542257	0260	09/29/14	\$405,000	\$412,000	1,790	8	1979	Avg	5,400	N	N	5901 160TH CT NE
13	0	306620	0660	05/13/13	\$635,000	\$730,000	1,800	8	1980	Good	9,660	N	N	16307 NE 46TH ST

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13	0	542256	0610	02/26/13	\$354,900	\$417,000	1,830	8	1978	Good	7,000	N	N	15846 NE 67TH PL
13	0	542257	0760	10/14/14	\$445,000	\$451,000	1,850	8	1979	Good	7,056	N	N	15702 NE 59TH WAY
13	0	542257	0450	08/19/13	\$452,000	\$506,000	1,860	8	1978	Avg	5,900	N	N	15825 NE 61ST ST
13	0	542257	0530	06/20/12	\$426,000	\$543,000	1,900	8	1978	Avg	9,170	N	N	6324 159TH WAY NE
13	0	542256	0900	08/07/14	\$450,000	\$462,000	1,960	8	1977	Good	6,500	N	N	6547 159TH AVE NE
13	0	306620	0120	07/09/12	\$630,000	\$798,000	1,980	8	1979	Good	9,130	N	N	16547 NE 48TH CT
13	0	178683	0010	08/27/13	\$560,000	\$625,000	2,010	8	1981	Good	10,515	N	N	16877 NE 42ND CT
13	0	542257	0170	04/30/13	\$397,500	\$459,000	2,010	8	1979	Good	6,157	N	N	16007 NE 59TH WAY
13	0	178683	0060	07/07/14	\$685,000	\$708,000	2,030	8	1980	Good	11,070	N	N	16725 NE 42ND CT
13	0	438860	0120	09/20/13	\$546,250	\$606,000	2,030	8	1973	Good	10,032	N	N	17218 NE 42ND ST
13	0	339530	0180	08/12/14	\$534,950	\$549,000	2,130	8	1977	Avg	12,286	N	N	4115 169TH CT NE
13	0	752557	0200	04/25/12	\$535,000	\$695,000	2,150	8	1963	Good	23,540	N	N	4244 NE BELLEVUE-REDMOND RD
13	0	856293	0670	11/09/12	\$519,700	\$632,000	2,160	8	1977	Avg	13,653	N	N	15820 NE 50TH CT
13	0	542256	0080	02/16/12	\$377,000	\$501,000	2,210	8	1977	Avg	8,400	N	N	6304 156TH PL NE
13	0	306620	0210	03/11/14	\$440,000	\$467,000	2,230	8	1966	Good	16,830	N	N	16631 NE 48TH ST
13	0	142505	9159	01/09/13	\$643,000	\$768,000	2,270	8	1985	Good	16,117	N	N	16013 NE 51ST ST
13	0	752557	0080	01/02/13	\$425,000	\$508,000	2,280	8	1985	Avg	9,037	N	N	16915 NE 43RD CT
13	0	542257	0030	07/02/13	\$446,000	\$506,000	2,290	8	1979	Avg	8,125	N	N	15705 NE 59TH WAY
13	0	306620	0440	06/08/14	\$684,680	\$712,000	2,370	8	1979	Good	9,360	N	N	16314 NE 46TH ST
13	0	943530	0222	09/04/13	\$600,000	\$668,000	2,370	8	2001	Avg	7,784	N	N	15515 NE 61ST CT
13	0	752557	0190	04/09/14	\$580,000	\$612,000	2,380	8	1988	Good	13,390	N	N	4320 NE BELLEVUE-REDMOND RD
13	0	182800	0910	11/15/12	\$630,000	\$765,000	3,120	8	2000	Avg	10,187	N	N	5424 156TH DR NE
13	0	438860	0030	11/03/14	\$605,000	\$611,000	3,220	8	1972	Avg	9,603	Y	N	17217 NE 42ND ST
13	0	856293	0010	11/06/13	\$750,000	\$821,000	3,720	8	1977	Good	8,510	N	N	5039 158TH AVE NE
13	0	247430	0050	07/22/14	\$740,000	\$763,000	1,830	9	1988	Avg	11,454	N	N	4010 166TH AVE NE
13	0	943530	0048	07/03/13	\$611,000	\$692,000	1,960	9	1986	Avg	11,325	N	N	6021 158TH PL NE
13	0	144285	0240	08/07/13	\$700,000	\$786,000	1,970	9	1981	Good	8,470	N	N	16717 NE 41ST ST
13	0	144285	0220	04/10/14	\$635,000	\$670,000	2,200	9	1981	Avg	8,910	N	N	16703 NE 41ST ST
13	0	178681	0040	09/09/14	\$698,000	\$713,000	2,260	9	1978	Avg	11,957	N	N	16425 NE 44TH WAY
13	0	247430	0040	03/11/13	\$810,000	\$949,000	2,280	9	1989	Good	11,282	N	N	4018 166TH AVE NE
13	0	306620	0460	12/18/14	\$572,500	\$574,000	2,290	9	1979	Avg	11,200	N	N	16236 NE 46TH ST

Improved Sales Used in This Annual Update Analysis

Area 047 -- 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
13	0	178681	0070	05/16/13	\$625,500	\$719,000	2,300	9	1978	Avg	13,987	N	N	16408 NE 44TH WAY
13	0	144285	0090	04/02/12	\$680,000	\$890,000	2,350	9	1980	Avg	9,600	N	N	16734 NE 41ST ST
13	0	773210	0150	10/28/14	\$749,500	\$758,000	2,440	9	1987	Avg	9,727	N	N	15617 NE 61ST CT
13	0	306620	0209	10/23/13	\$688,888	\$757,000	2,440	9	1998	Avg	9,000	N	N	16560 NE 48TH CT
13	0	144285	0150	06/07/12	\$585,000	\$749,000	2,460	9	1981	Avg	9,894	N	N	16620 NE 41ST ST
13	0	144285	0260	11/07/12	\$646,000	\$787,000	2,630	9	1980	Good	13,475	N	N	16733 NE 41ST ST
13	0	142505	9047	08/06/13	\$854,995	\$960,000	2,670	9	2013	Avg	5,898	N	N	5222 157TH PL NE
13	0	142505	9207	08/13/13	\$843,995	\$946,000	2,670	9	2013	Avg	6,447	N	N	5213 157TH PL NE
13	0	142505	9203	12/17/13	\$839,995	\$910,000	2,680	9	2013	Avg	5,996	N	N	5214 157TH PL NE
13	0	144285	0050	09/27/13	\$715,000	\$791,000	2,690	9	1980	Good	13,320	N	N	4040 168TH AVE NE
13	0	943530	0062	12/13/13	\$630,000	\$683,000	2,720	9	2000	Good	10,580	N	N	15536 NE 62ND CT
13	0	689100	0100	11/14/12	\$705,000	\$857,000	2,860	9	1998	Avg	22,469	N	N	16015 NE 44TH CT
13	0	142505	9205	07/18/13	\$870,000	\$982,000	2,900	9	2013	Avg	5,275	N	N	5231 157TH PL NE
13	0	132505	9096	04/29/13	\$489,000	\$565,000	2,970	9	1989	Avg	10,604	N	N	4221 WEST LAKE SAMM PKWY NE
13	0	142505	9202	09/30/13	\$879,995	\$973,000	2,980	9	2013	Avg	5,409	N	N	5110 157TH PL NE
13	0	555630	0102	07/14/14	\$933,399	\$964,000	3,110	9	1992	Avg	10,360	N	N	4037 168TH AVE NE
13	0	142505	9204	08/26/13	\$900,000	\$1,005,000	3,260	9	2013	Avg	5,225	N	N	5232 157TH PL NE
13	0	142505	9206	08/16/13	\$899,995	\$1,008,000	3,260	9	2013	Avg	6,121	N	N	5217 157TH PL NE
13	0	142505	9208	07/18/13	\$900,000	\$1,016,000	3,260	9	2013	Avg	7,202	N	N	5109 157TH PL NE
13	0	555630	0114	12/19/14	\$1,320,000	\$1,323,000	2,040	10	1980	Avg	42,693	Y	N	16409 NE 43RD CT
13	0	016190	0030	08/29/12	\$635,000	\$791,000	2,420	10	1989	Avg	9,244	N	N	16131 NE 42ND CT
13	0	260040	0020	02/27/13	\$697,000	\$820,000	2,420	10	1990	Avg	9,137	N	N	16148 NE 42ND CT
13	0	260040	0030	07/24/14	\$790,000	\$814,000	2,640	10	1990	Avg	9,000	N	N	16140 NE 42ND CT
13	0	142505	9193	10/09/14	\$817,500	\$830,000	2,680	10	2005	Avg	9,312	Y	N	5541 163RD CT NE
13	0	142505	9186	05/16/12	\$782,500	\$1,009,000	2,700	10	2005	Avg	7,058	Y	N	5411 163RD CT NE
13	0	519641	0180	06/05/13	\$648,600	\$741,000	2,920	10	1990	Avg	10,407	N	N	4916 162ND CT NE
13	0	260040	0050	09/17/12	\$680,000	\$842,000	2,980	10	1990	Avg	9,006	N	N	16128 NE 42ND CT
13	0	160480	0090	04/28/14	\$961,000	\$1,009,000	3,000	10	2004	Avg	7,507	N	N	16314 NE 43RD CT
13	0	519640	0040	03/13/12	\$620,000	\$817,000	3,080	10	1989	Avg	12,804	Y	N	16438 NE 50TH ST
13	0	519690	0100	05/02/13	\$768,000	\$886,000	3,080	10	1992	Good	9,705	Y	N	16119 NE 58TH CT
13	0	519641	0230	03/21/13	\$755,000	\$882,000	3,120	10	1990	Avg	9,088	N	N	4911 163RD AVE NE

Improved Sales Used in This Annual Update Analysis

Area 047 -- 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
13	2	555630	0105	12/09/13	\$1,015,000	\$1,102,000	3,150	10	2007	Avg	7,785	N	N	16633 NE 40TH CT
13	0	519642	0240	05/14/12	\$899,000	\$1,160,000	3,210	10	1995	Avg	9,371	N	N	16509 NE 50TH WAY
13	2	555630	0109	11/21/14	\$1,075,000	\$1,083,000	3,230	10	2007	Avg	7,560	N	N	16638 NE 40TH CT
13	0	519641	0080	04/17/12	\$740,000	\$964,000	3,290	10	1990	Avg	11,581	N	N	16115 NE 49TH PL
13	2	555630	0116	12/29/14	\$1,105,000	\$1,106,000	3,300	10	2007	Avg	7,560	N	N	16642 NE 40TH CT
13	0	519642	0080	09/13/12	\$819,000	\$1,015,000	3,310	10	1995	Avg	10,103	N	N	16418 NE 50TH WAY
13	0	306620	0553	04/14/14	\$978,000	\$1,030,000	3,320	10	1998	Avg	12,214	Y	N	16379 NE 44TH CT
13	0	142505	9187	06/06/13	\$922,000	\$1,053,000	3,420	10	2005	Avg	8,133	N	N	5415 163RD CT NE
13	0	142505	9192	05/08/12	\$877,100	\$1,134,000	3,480	10	2006	Avg	7,944	Y	N	5537 163RD CT NE
13	0	519642	0210	03/07/12	\$700,000	\$925,000	3,510	10	1995	Avg	12,825	N	N	16431 NE 50TH WAY
13	0	519642	0270	03/28/14	\$910,000	\$962,000	3,780	10	1996	Avg	11,674	N	N	4963 166TH CT NE
13	0	519641	0240	10/11/12	\$858,000	\$1,054,000	3,900	10	1991	Avg	9,934	N	N	4910 163RD AVE NE
13	0	689100	0150	09/13/13	\$827,000	\$919,000	4,080	10	1998	Avg	9,875	N	N	16133 NE 44TH CT
13	0	141990	0050	11/15/12	\$882,375	\$1,072,000	4,320	10	2001	Avg	8,754	N	N	4017 173RD CT NE
13	2	555630	0098	06/12/14	\$1,240,000	\$1,289,000	4,410	11	2006	Avg	14,380	N	N	16416 NE 40TH ST
14	0	122405	9117	06/26/13	\$380,000	\$432,000	1,070	6	1946	Good	11,508	N	N	16405 SE 24TH ST
14	0	122405	9144	02/12/14	\$443,000	\$473,000	1,880	6	1948	Good	12,675	N	N	3313 168TH PL SE
14	0	792280	0320	10/16/14	\$561,750	\$569,000	1,020	7	1962	Good	8,996	Y	N	2514 166TH AVE SE
14	0	792290	0250	05/20/14	\$507,500	\$530,000	1,020	7	1963	Avg	8,118	N	N	16624 SE 26TH PL
14	0	792290	0380	10/30/14	\$538,000	\$544,000	1,020	7	1963	Good	8,050	N	N	16635 SE 26TH PL
14	0	321170	0125	07/12/13	\$455,000	\$514,000	1,050	7	1964	Avg	16,468	N	N	16434 SE 35TH ST
14	0	345930	0130	12/04/12	\$419,000	\$506,000	1,070	7	1982	Avg	10,805	N	N	3829 165TH PL SE
14	0	345930	0210	06/27/14	\$465,000	\$482,000	1,090	7	1982	Avg	9,252	Y	N	16449 SE 39TH PL
14	0	345980	0070	03/24/14	\$400,500	\$424,000	1,150	7	1985	Avg	13,637	N	N	16600 SE 40TH PL
14	0	399920	0460	11/06/13	\$469,950	\$515,000	1,170	7	1966	Avg	10,870	N	N	2923 168TH AVE SE
14	0	112405	9038	10/22/12	\$405,000	\$496,000	1,210	7	1951	Avg	11,623	N	N	3389 162ND PL SE
14	0	345980	0220	12/14/12	\$436,500	\$525,000	1,230	7	1985	Avg	6,731	N	N	16708 SE 40TH PL
14	0	321170	0100	10/04/12	\$369,000	\$454,000	1,290	7	1958	Avg	12,936	N	N	16461 SE 34TH ST
14	0	792280	0080	10/02/13	\$440,000	\$486,000	1,320	7	1964	Avg	7,200	N	N	2537 166TH AVE SE
14	0	792310	0070	09/04/12	\$400,000	\$497,000	1,360	7	1965	Avg	7,420	N	N	16211 SE 29TH PL
14	0	792310	0330	08/24/12	\$395,000	\$493,000	1,360	7	1965	Avg	11,653	N	N	3002 163RD PL SE

Improved Sales Used in This Annual Update Analysis

Area 047 -- 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
14	0	195468	0060	05/14/13	\$505,000	\$581,000	1,380	7	1954	Good	17,549	Y	N	3216 168TH PL SE
14	0	345980	0010	07/31/13	\$450,000	\$506,000	1,400	7	1985	Avg	7,318	N	N	3937 167TH AVE SE
14	0	792280	0160	05/09/14	\$511,555	\$536,000	1,400	7	1963	Good	7,293	N	N	2655 166TH AVE SE
14	0	792300	0160	05/27/14	\$531,000	\$554,000	1,420	7	1965	Avg	9,513	N	N	2706 162ND AVE SE
14	0	792300	0240	10/31/13	\$460,000	\$505,000	1,420	7	1965	Good	8,183	N	N	2808 162ND AVE SE
14	0	792310	0370	03/25/13	\$440,000	\$513,000	1,440	7	1966	Avg	7,820	N	N	16007 SE 31ST ST
14	0	792310	0440	02/17/14	\$506,000	\$540,000	1,440	7	1966	Good	7,875	N	N	16229 SE 31ST ST
14	0	399930	0330	06/07/13	\$630,000	\$719,000	1,460	7	1960	Avg	20,405	Y	N	2836 169TH AVE SE
14	0	195200	0160	10/30/13	\$484,950	\$532,000	1,470	7	1963	Good	10,168	N	N	3250 165TH AVE SE
14	0	792310	0280	02/02/12	\$345,000	\$461,000	1,500	7	1966	Avg	10,788	N	N	16286 SE 31ST ST
14	0	792310	0410	10/09/14	\$650,000	\$660,000	1,500	7	1966	Good	8,215	N	N	16209 SE 31ST ST
14	0	792310	0630	11/20/12	\$471,500	\$572,000	1,500	7	1966	Avg	7,460	N	N	16018 SE 31ST ST
14	0	792280	0250	06/16/14	\$455,000	\$473,000	1,520	7	1962	Avg	7,436	N	N	16628 SE 26TH ST
14	0	888190	0160	05/03/13	\$625,000	\$721,000	1,520	7	1970	Good	9,389	Y	N	3811 170TH AVE SE
14	0	399920	0610	03/24/14	\$521,058	\$552,000	1,540	7	1960	Avg	10,880	N	N	16522 SE 30TH ST
14	0	792280	0510	11/11/13	\$455,000	\$498,000	1,590	7	1962	Avg	9,340	N	N	16615 SE 26TH ST
14	0	888190	0260	01/25/12	\$451,000	\$605,000	1,590	7	1984	Good	7,236	Y	N	3828 170TH AVE SE
14	0	345930	0200	11/14/12	\$408,000	\$496,000	1,600	7	1983	Avg	9,039	Y	N	16443 SE 39TH PL
14	0	345930	0140	08/22/14	\$449,900	\$461,000	1,610	7	1982	Avg	13,659	N	N	3835 165TH PL SE
14	0	792310	0100	12/21/12	\$360,000	\$432,000	1,610	7	1966	Avg	7,875	N	N	2932 162ND AVE SE
14	0	195200	0150	05/06/14	\$530,000	\$556,000	1,690	7	1964	Good	9,636	N	N	3246 165TH AVE SE
14	0	399920	0780	11/21/14	\$628,000	\$632,000	1,710	7	1960	Good	11,795	N	N	16557 SE 30TH ST
14	0	792320	0160	08/27/13	\$630,000	\$703,000	1,800	7	1967	Good	7,956	N	N	2746 161ST AVE SE
14	0	321170	0140	02/26/14	\$565,000	\$602,000	1,850	7	1960	Good	14,439	N	N	16406 SE 35TH ST
14	0	321170	0035	06/25/14	\$557,500	\$578,000	1,900	7	1959	Good	11,165	N	N	3430 166TH AVE SE
14	0	321170	0110	09/24/13	\$485,000	\$537,000	1,912	7	1960	Good	12,350	N	N	3425 166TH AVE SE
14	0	792290	0460	12/05/14	\$660,000	\$663,000	2,030	7	1963	Good	9,032	Y	N	2691 168TH AVE SE
14	0	792320	0150	09/15/14	\$537,000	\$548,000	2,230	7	1967	Good	7,957	N	N	2736 161ST AVE SE
14	0	792310	0430	08/27/12	\$486,000	\$606,000	2,570	7	1965	Good	7,875	N	N	16223 SE 31ST ST
14	0	321180	0195	12/23/13	\$526,000	\$569,000	1,000	8	1982	Good	7,865	N	N	3240 164TH PL SE
14	0	752530	0490	06/20/12	\$570,500	\$727,000	1,300	8	1972	Avg	10,193	Y	N	2528 170TH PL SE

Improved Sales Used in This Annual Update Analysis

Area 047 -- 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
14	0	122405	9088	02/07/12	\$462,500	\$617,000	1,330	8	1983	Good	9,675	Y	N	2829 WEST LAKE SAMM PKWY SE
14	0	792290	0030	10/03/14	\$851,000	\$865,000	1,330	8	1971	Good	10,350	Y	N	2640 168TH AVE SE
14	0	321180	0090	07/19/13	\$480,000	\$542,000	1,440	8	1968	Avg	13,959	N	N	3257 164TH PL SE
14	0	321180	0070	06/21/13	\$460,000	\$523,000	1,490	8	1967	Good	12,665	N	N	3273 164TH PL SE
14	0	424570	0110	12/17/12	\$540,500	\$650,000	1,500	8	1972	Avg	21,969	N	N	16519 SE 31ST ST
14	0	062730	0175	12/05/13	\$643,000	\$699,000	1,510	8	1959	Good	10,400	Y	N	2621 171ST AVE SE
14	0	424570	0050	10/07/13	\$520,500	\$575,000	1,520	8	1972	Good	8,341	N	N	3105 165TH AVE SE
14	0	062730	0105	07/29/14	\$930,000	\$957,000	1,530	8	1959	VGood	10,400	Y	N	2645 170TH AVE SE
14	0	399930	0190	04/11/14	\$801,000	\$844,000	1,550	8	1961	Avg	14,940	Y	N	2831 170TH AVE SE
14	0	792290	0320	01/10/12	\$563,000	\$759,000	1,550	8	1964	Good	8,710	Y	N	2615 168TH AVE SE
14	0	424570	0450	08/20/13	\$525,000	\$587,000	1,560	8	1971	Avg	8,098	N	N	16428 SE 31ST ST
14	0	424570	0150	09/17/14	\$473,000	\$482,000	1,600	8	1972	Avg	9,666	N	N	16617 SE 31ST ST
14	0	399930	0200	03/23/12	\$469,000	\$616,000	1,610	8	1961	Avg	13,664	Y	N	2821 170TH AVE SE
14	0	752530	0250	11/07/12	\$599,950	\$731,000	1,630	8	1974	Good	8,905	N	N	2417 171ST AVE SE
14	0	752530	0260	06/23/14	\$502,000	\$521,000	1,630	8	1977	Avg	8,122	N	N	2413 171ST AVE SE
14	0	062730	0190	08/12/14	\$839,000	\$861,000	1,760	8	1958	Good	12,469	Y	N	2604 171ST AVE SE
14	0	399930	0135	05/17/14	\$861,300	\$901,000	1,770	8	1968	Good	12,025	Y	N	2808 170TH AVE SE
14	0	424570	0070	03/14/12	\$417,800	\$551,000	1,770	8	1972	Good	7,500	N	N	3114 165TH AVE SE
14	0	260780	0240	01/14/14	\$408,400	\$440,000	1,830	8	1983	Avg	8,357	N	N	16917 SE 41ST ST
14	0	382760	0120	08/07/12	\$475,000	\$596,000	1,840	8	1993	Avg	6,969	Y	N	16423 SE 39TH PL
14	0	321170	0170	02/10/14	\$655,000	\$700,000	1,860	8	1983	Avg	15,079	N	N	16435 SE 34TH ST
14	0	792310	0400	07/01/13	\$612,000	\$694,000	1,870	8	1966	Good	10,360	N	N	16201 SE 31ST ST
14	0	132405	9139	09/18/14	\$613,000	\$625,000	1,960	8	1988	Avg	10,385	N	N	4025 WEST LAKE SAMM PKWY SE
14	0	382760	0170	06/14/13	\$619,000	\$705,000	2,120	8	1993	Good	7,651	Y	N	16433 SE 39TH PL
14	0	752530	0310	06/19/14	\$580,000	\$602,000	2,160	8	1969	Avg	9,593	N	N	2422 171ST AVE SE
14	0	321180	0110	08/30/13	\$587,500	\$655,000	2,180	8	1968	Avg	15,402	N	N	3239 164TH PL SE
14	0	382760	0050	09/18/12	\$650,000	\$804,000	2,270	8	1993	Avg	21,437	N	N	16418 SE 39TH PL
14	0	321170	0045	06/05/12	\$455,000	\$583,000	2,300	8	1979	Good	11,165	N	N	3410 166TH AVE SE
14	0	752530	0550	01/30/12	\$612,500	\$820,000	2,580	8	1968	Avg	12,870	Y	N	16907 SE 25TH ST
14	0	888190	0230	12/02/14	\$755,000	\$759,000	2,870	8	1984	Avg	6,600	Y	N	16925 SE 39TH ST
14	0	792280	0400	08/27/14	\$951,000	\$973,000	3,250	8	1968	Good	14,342	Y	N	16664 SE 25TH ST

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Area 047 -- 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
14	0	260780	0500	04/26/12	\$525,000	\$682,000	1,650	9	1979	Avg	8,653	N	N	4051 171ST AVE SE
14	0	260780	0200	04/25/13	\$510,000	\$590,000	1,780	9	1978	Avg	8,916	N	N	4041 169TH AVE SE
14	0	262430	0070	07/11/13	\$720,000	\$814,000	1,860	9	1979	Avg	31,600	N	N	3206 162ND PL SE
14	0	195468	0050	08/23/13	\$700,400	\$783,000	2,060	9	1982	Good	12,349	Y	N	3230 168TH PL SE
14	0	399930	0290	10/16/14	\$850,000	\$862,000	2,060	9	1977	Good	11,148	Y	N	2804 169TH AVE SE
14	0	792290	0040	05/22/14	\$1,075,000	\$1,123,000	2,100	9	1976	Good	9,200	Y	N	2646 168TH AVE SE
14	0	260780	0910	09/17/12	\$675,000	\$835,000	2,120	9	1979	Avg	9,361	Y	N	4065 173RD PL SE
14	0	260780	0210	03/22/12	\$355,000	\$467,000	2,200	9	1980	Avg	12,807	N	N	4045 169TH AVE SE
14	0	792290	0430	10/24/13	\$700,000	\$769,000	2,280	9	1965	Good	8,196	Y	N	2665 168TH AVE SE
14	0	399930	0080	09/04/14	\$887,000	\$906,000	2,440	9	1962	VGood	11,180	Y	N	2655 171ST AVE SE
14	0	260780	0690	07/02/12	\$480,000	\$609,000	2,490	9	1979	Avg	9,221	N	N	4040 170TH AVE SE
14	0	062730	0145	08/14/14	\$1,148,000	\$1,178,000	2,500	9	2008	Avg	10,920	Y	N	2618 170TH AVE SE
14	0	260780	0730	04/03/13	\$577,000	\$671,000	2,520	9	1979	Good	7,241	N	N	17013 SE 40TH PL
14	0	382760	0020	04/12/12	\$551,000	\$719,000	2,600	9	1992	Avg	10,455	Y	N	16424 SE 39TH PL
14	0	260780	1080	05/10/12	\$531,200	\$687,000	2,630	9	1979	Good	10,469	N	N	4054 173RD PL SE
14	0	321190	0090	12/31/12	\$634,950	\$760,000	2,660	9	2012	Avg	9,082	N	N	3655 163RD AVE SE
14	0	321190	0100	04/10/14	\$850,000	\$896,000	2,710	9	2013	Avg	8,768	N	N	3665 163RD AVE SE
14	0	382760	0040	05/20/14	\$749,950	\$784,000	2,770	9	1992	Avg	10,773	Y	N	16420 SE 39TH PL
14	0	262430	0080	07/24/14	\$825,000	\$850,000	2,960	9	1979	Avg	35,900	N	N	3200 162ND PL SE
14	0	122405	9185	02/19/13	\$840,000	\$990,000	2,990	9	1994	Avg	38,904	Y	N	16732 SE 34TH ST
14	0	321190	0180	01/05/12	\$619,000	\$836,000	3,070	9	2011	Avg	9,188	N	N	16331 SE 37TH ST
14	0	112405	9139	02/01/12	\$625,000	\$836,000	3,070	9	2011	Avg	14,520	N	N	16323 SE 37TH ST
14	0	321170	0005	09/27/12	\$714,500	\$882,000	3,590	9	1998	Avg	12,568	N	N	3409 167TH AVE SE
14	0	260780	0322	08/21/13	\$855,000	\$956,000	2,700	10	2000	Avg	23,757	N	N	17124 SE 41ST ST
14	0	888190	0220	08/21/12	\$785,000	\$980,000	2,700	10	2005	Avg	6,876	Y	N	16915 SE 39TH ST
14	0	888190	0255	02/25/14	\$925,000	\$985,000	3,080	10	2013	Avg	7,446	Y	N	3836 170TH AVE SE
14	0	321190	0190	03/22/12	\$630,000	\$828,000	3,110	10	2008	Avg	7,375	N	N	16348 SE 37TH ST
14	0	321190	0080	02/21/13	\$750,000	\$884,000	3,130	10	2012	Avg	9,855	N	N	3641 163RD AVE SE
14	0	888190	0270	07/06/12	\$1,199,000	\$1,520,000	3,540	10	2010	Avg	8,108	Y	N	3808 170TH AVE SE
14	0	321190	0070	04/04/13	\$841,500	\$979,000	3,370	11	2008	Avg	10,594	N	N	3615 163RD AVE SE
14	0	122405	9178	08/05/13	\$1,460,000	\$1,639,000	3,680	11	1991	Avg	135,472	N	N	16706 SE 38TH ST

Improved Sales Removed in This Annual Update Analysis

Area 047 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	0	012450	0080	06/19/12	\$2,000,000	RELOCATION - SALE TO SERVICE
1	0	052406	9059	03/12/13	\$320,000	DOR RATIO; PERCENT COMPLETE
1	0	062406	9033	07/15/14	\$1,424,000	NO MARKET EXPOSURE
1	0	062406	9034	03/11/14	\$1,220,000	PREVIOUS IMP. VALUE <= 25K
1	0	072406	9015	12/14/12	\$3,250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
1	0	072406	9049	08/01/13	\$900,000	NO MARKET EXPOSURE; QUIT CLAIM DEED
1	0	072406	9087	08/13/12	\$375,000	SHORT SALE
1	0	077710	0005	11/22/14	\$1,650,000	PREVIOUS IMP. VALUE <= 25K
1	0	077710	0030	11/06/12	\$2,200,000	IMP. COUNT > 1
1	0	082406	9099	10/22/12	\$2,320,000	NO MARKET EXPOSURE
1	0	082406	9186	11/21/12	\$1,800,000	OBSOLESCENCE
1	0	172406	9014	12/03/13	\$1,695,000	MODEL DEVELOPMENT EXCLUSION
1	0	172406	9023	06/25/14	\$660,000	CONTRACT OR CASH SALE
1	0	172406	9074	02/08/13	\$1,800,000	IMP. COUNT > 1
1	0	182506	9031	10/16/14	\$550,000	IMP. COUNT > 1
1	0	182506	9031	08/14/14	\$550,000	IMP. COUNT > 1
1	0	182506	9054	06/08/12	\$460,000	NO MARKET EXPOSURE; AND OTHER WARNINGS
1	0	192506	9001	08/18/13	\$335,000	IMP. COUNT > 1; PREVIOUS IMP. VALUE <= 25K
1	0	192506	9004	11/07/14	\$454,750	BANKRUPTCY - RECEIVER OR TRUSTEE
1	0	192506	9006	12/03/14	\$355,000	PREVIOUS IMP. VALUE <= 25K
1	0	192506	9042	07/27/12	\$1,194,506	PREVIOUS IMP. VALUE <= 25K
1	0	192506	9058	10/28/12	\$549,000	DOR RATIO; PERCENT COMPLETE; NO MARKET EXPOSURE
1	0	192506	9058	09/06/12	\$549,000	DOR RATIO; PERCENT COMPLETE; NO MARKET EXPOSURE
1	0	192506	9133	07/15/13	\$2,490,000	QUESTIONABLE PER APPRAISAL
1	0	192506	9159	04/29/13	\$525,000	NO MARKET EXPOSURE
1	0	192506	9174	08/28/13	\$1,250,000	PERCENT COMPLETE
1	0	202506	9032	12/23/13	\$657,473	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	202506	9032	07/02/14	\$503,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	202506	9038	04/29/13	\$685,000	PREVIOUS IMP. VALUE <= 25K



Improved Sales Removed in This Annual Update Analysis

Area 047 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	0	202506	9042	11/07/12	\$1,229,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	0	202506	9049	05/28/14	\$285,000	DOR RATIO; OBSOLESCENCE; FINANCIAL INSTITUTION RESALE
1	0	202506	9115	05/31/13	\$2,030,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	0	202506	9115	05/23/13	\$2,030,000	RELOCATION - SALE TO SERVICE
1	0	202506	9143	11/05/12	\$980,000	RELOCATION - SALE TO SERVICE
1	0	212406	9078	12/11/14	\$525,000	IMP. COUNT > 1
1	0	212406	9078	02/06/14	\$723,007	IMP. COUNT > 1; EXEMPT FROM EXCISE TAX
1	0	212406	9115	10/21/14	\$1,830,000	UNFINISHED AREA
1	0	253840	0090	02/21/12	\$665,000	DIAGNOSTIC OUTLIER
1	0	292506	9008	07/18/14	\$1,559,015	RELATED PARTY, FRIEND, OR NEIGHBOR
1	0	292506	9009	04/26/12	\$270,000	DOR RATIO; NO MARKET EXPOSURE
1	0	292506	9013	09/25/13	\$1,285,250	PREVIOUS IMP. VALUE <= 25K
1	0	322506	9009	01/17/13	\$407,500	UNFINISHED AREA
1	0	322506	9016	05/22/14	\$4,320,000	DOR RATIO
1	0	322506	9016	08/13/12	\$550,000	DOR RATIO; NO MARKET EXPOSURE
1	0	322506	9041	04/15/13	\$1,475,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	0	322506	9066	06/26/12	\$1,965,000	IMP. COUNT > 1
1	0	322506	9239	03/12/14	\$395,000	DOR RATIO
1	0	322506	9303	08/04/14	\$295,036	PREVIOUS IMP. VALUE <= 25K; GOV'T TO GOV'T
1	0	671090	0020	01/29/13	\$750,001	DOR RATIO; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	671090	0170	11/29/12	\$720,000	OBSOLESCENCE
1	0	671090	0170	08/23/12	\$720,000	OBSOLESCENCE; RELOCATION - SALE TO SERVICE
1	0	752590	0050	12/05/14	\$780,000	IMP. COUNT > 1
1	0	776880	0010	09/25/14	\$1,148,958	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
1	0	776880	0020	11/20/14	\$1,050,827	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
1	0	776880	0030	10/13/14	\$1,101,164	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
1	0	776880	0060	12/01/14	\$921,084	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
1	0	776880	0080	11/24/14	\$869,314	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
1	0	776880	0130	11/20/14	\$972,612	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE

Improved Sales Removed in This Annual Update Analysis

Area 047 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	0	776880	0150	12/01/14	\$944,119	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
1	0	776880	0160	08/27/14	\$1,054,712	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
1	0	776880	0180	12/01/14	\$1,042,220	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
1	0	776880	0200	12/01/14	\$920,682	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
1	0	776880	0380	02/06/14	\$974,950	PREVIOUS IMP. VALUE <= 25K
1	0	892010	0096	06/19/13	\$1,058,000	STATISTICAL OUTLIER
11	0	122405	9026	03/06/12	\$1,990,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	0	122405	9053	10/27/14	\$1,700,000	UNFINISHED AREA
11	0	122405	9124	08/13/12	\$686,000	MODEL DEVELOPMENT EXCLUSION
11	0	132405	9031	09/24/12	\$1,950,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	0	182406	9088	07/11/12	\$217,300	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	0	182406	9114	10/23/12	\$451,402	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	0	192406	9105	10/17/14	\$450,000	STATISTICAL OUTLIER
11	0	192506	9167	07/20/12	\$3,200,000	NO MARKET EXPOSURE
11	0	202406	9053	08/30/13	\$1,000,000	PREVIOUS IMP. VALUE <= 25K
11	0	202406	9121	02/17/12	\$1,687,500	RELOCATION - SALE TO SERVICE
11	0	292350	0180	08/06/14	\$867,000	RELOCATION - SALE TO SERVICE
11	0	292350	0600	07/09/12	\$417,000	STATISTICAL OUTLIER
11	0	292350	1050	08/25/14	\$580,000	RELATED PARTY, FRIEND, OR NEIGHBOR
11	0	292350	1310	05/10/12	\$434,253	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	0	292350	1380	02/29/12	\$330,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
11	0	292350	1380	08/10/12	\$500,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
11	0	362505	9029	12/26/12	\$225,607	DOR RATIO; PREVIOUS IMP. VALUE <= 25K; PARTIAL INTEREST (1/3, 1/2, ETC.)
11	1	362505	9030	12/30/14	\$2,000,000	PREVIOUS IMP. VALUE <= 25K
11	0	362505	9044	05/03/13	\$374,268	DOR RATIO; NO MARKET EXPOSURE; STATEMENT TO DOR
11	0	362505	9122	12/19/14	\$795,000	RELATED PARTY, FRIEND, OR NEIGHBOR
11	0	435370	0020	03/07/14	\$863,000	RELATED PARTY, FRIEND, OR NEIGHBOR
11	0	542300	0030	01/07/14	\$575,000	RELOCATION - SALE TO SERVICE
11	0	542301	0240	08/27/13	\$2,122,500	NO MARKET EXPOSURE

Improved Sales Removed in This Annual Update Analysis

Area 047 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
11	0	542304	0230	10/04/13	\$235,000	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
11	0	671010	0040	03/18/13	\$1,059,500	DOR RATIO
11	0	743050	0075	09/27/13	\$1,600,000	IMP. COUNT > 1
11	0	743050	0075	09/17/13	\$1,375,000	IMP. COUNT > 1; FINANCIAL INSTITUTION RESALE
11	0	743050	0095	02/26/14	\$1,198,800	PREVIOUS IMP. VALUE <= 25K
11	0	743050	0100	08/06/13	\$975,000	PREVIOUS IMP. VALUE <= 25K
11	0	743050	0290	11/20/13	\$1,150,000	PREVIOUS IMP. VALUE <= 25K
11	0	743050	0356	05/22/12	\$715,000	STATISTICAL OUTLIER
11	0	743050	0530	08/16/12	\$2,610,000	IMP. COUNT > 1
11	0	743050	0530	05/29/14	\$2,930,000	IMP. COUNT > 1; STATEMENT TO DOR
11	0	752495	0060	05/04/12	\$785,000	MODEL DEVELOPMENT EXCLUSION
11	0	752495	0340	04/05/12	\$604,654	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	0	752495	0530	12/06/12	\$533,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	0	752495	1040	01/26/12	\$425,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	0	804370	0040	05/18/12	\$900,000	DIAGNOSTIC OUTLIER
11	0	891710	0045	12/11/12	\$2,491,149	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
11	0	891710	0045	11/30/12	\$3,000,000	DOR RATIO; NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
11	0	891710	0104	07/02/13	\$1,586,000	IMP. COUNT > 1
11	0	919570	0150	09/26/12	\$281,500	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; QUIT CLAIM DEED
11	0	925390	0047	08/19/13	\$125,000	ACTIVE PERMIT BEFORE SALE >25K; DOR RATIO; QUIT CLAIM DEED
11	0	925390	0120	05/31/13	\$550,000	DIAGNOSTIC OUTLIER
11	0	925390	0305	12/10/14	\$660,000	PREVIOUS IMP. VALUE <= 25K; STATEMENT TO DOR
11	0	925390	0345	10/09/12	\$1,025,000	PREVIOUS IMP. VALUE <= 25K
11	0	925390	0350	03/18/14	\$1,485,000	IMP. COUNT > 1; PREVIOUS IMP. VALUE <= 25K; UNFINISHED AREA
11	0	925390	0354	10/30/13	\$448,748	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
11	0	925390	0365	09/27/13	\$858,661	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
11	0	925390	0365	03/26/14	\$970,000	NO MARKET EXPOSURE
11	0	945130	0020	09/26/13	\$1,400,000	PREVIOUS IMP. VALUE <= 25K
13	0	142505	9047	02/01/12	\$1,395,000	TEAR DOWN

Improved Sales Removed in This Annual Update Analysis

Area 047 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
13	0	142505	9103	02/19/13	\$630,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
13	0	182800	0550	12/10/13	\$495,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
13	0	182800	0550	11/19/13	\$495,000	RELOCATION - SALE TO SERVICE
13	0	182800	0690	10/29/13	\$345,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
13	0	182800	0690	03/20/13	\$355,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
13	0	182800	0780	06/03/13	\$495,000	NO MARKET EXPOSURE
13	0	182800	1160	04/12/13	\$170,305	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); QUIT CLAIM DEED
13	0	306620	0580	10/01/13	\$520,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
13	0	519640	0240	12/11/12	\$475,000	PARTIAL INTEREST (1/3, 1/2, ETC.); RELATED PARTY, FRIEND, OR NEIGHBOR
13	0	519641	0140	11/19/13	\$575,000	EXEMPT FROM EXCISE TAX
13	0	519641	0140	02/21/14	\$922,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
13	0	519690	0100	05/02/13	\$768,000	RELOCATION - SALE TO SERVICE
13	0	542256	0170	12/16/13	\$330,000	MODEL DEVELOPMENT EXCLUSION
13	0	542256	0380	09/05/14	\$375,001	FINANCIAL INSTITUTION RESALE; NO MARKET EXPOSURE
13	0	542256	0380	12/22/14	\$499,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
13	0	542256	0610	01/06/12	\$350,241	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
13	0	542257	0260	09/19/14	\$385,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
13	0	542257	0330	08/28/12	\$305,000	STATISTICAL OUTLIER
13	0	542257	0350	07/11/12	\$297,000	DIAGNOSTIC OUTLIER
13	0	752557	0170	05/28/14	\$585,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
13	0	856293	0370	12/11/12	\$405,100	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
13	0	856293	0370	05/03/13	\$570,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
13	0	894120	0020	04/11/12	\$375,000	MODEL DEVELOPMENT EXCLUSION
13	0	943530	0030	05/28/14	\$550,000	PREVIOUS IMP. VALUE <= 25K
13	0	943530	0049	03/27/13	\$418,500	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
13	0	943530	0055	05/11/12	\$162,000	DOR RATIO; SHORT SALE
13	0	943530	0056	01/05/14	\$190,500	RELATED PARTY, FRIEND, OR NEIGHBOR
14	0	112405	9067	12/05/13	\$375,000	DIAGNOSTIC OUTLIER
14	0	122405	9128	08/06/13	\$155,918	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); QUIT CLAIM DEED

Improved Sales Removed in This Annual Update Analysis

Area 047 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
14	0	122405	9138	04/25/13	\$865,000	DOR RATIO; SHORT SALE
14	0	194970	0165	06/12/13	\$928,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
14	0	194970	0170	05/13/13	\$632,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
14	0	260780	0450	03/12/14	\$525,000	STATISTICAL OUTLIER
14	0	260780	0840	06/13/12	\$470,000	STATISTICAL OUTLIER
14	0	260780	1030	12/09/13	\$562,000	NO MARKET EXPOSURE; STATEMENT TO DOR
14	0	321180	0050	01/22/14	\$271,000	NO MARKET EXPOSURE
14	0	321180	0050	03/27/14	\$355,000	NO MARKET EXPOSURE
14	0	345930	0140	02/18/14	\$392,613	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
14	0	345930	0210	02/19/14	\$410,861	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
14	0	399920	0110	06/25/12	\$291,800	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
14	0	399920	0110	10/15/12	\$545,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
14	0	399920	0310	03/26/14	\$465,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
14	0	399920	0310	09/17/14	\$674,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
14	0	399920	0870	10/15/14	\$524,700	SALE DATA DOES NOT MATCH ASSESSED VALUE
14	0	424570	0050	07/03/13	\$459,800	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX

Vacant Sales Used in this Annual Update Analysis

Area 047

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
1	0	062406	9047	01/27/14	\$350,000	59,156	Y	N
1	0	072406	9073	08/19/13	\$270,000	12,319	Y	N
1	0	322506	9063	01/22/14	\$1,450,000	22,631	Y	Y
1	0	357530	0130	06/24/13	\$63,000	580	Y	Y
1	0	357530	0155	10/02/12	\$47,500	1,273	Y	Y
1	0	892010	0097	01/03/14	\$525,000	16,228	Y	N
1	0	920110	0140	01/07/14	\$375,000	12,592	Y	N
11	0	362505	9169	10/24/14	\$225,000	55,162	Y	N
14	0	132405	9129	07/28/14	\$320,000	19,399	Y	N

Vacant Sales Removed in this Annual Update Analysis

Area 047

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	0	162406	9103	06/17/14	\$1,200,000	DOR RATIO; PREVIOUS IMP. VALUE <= 25K
1	0	172406	9049	06/18/14	\$25,000	DOR RATIO; PREVIOUS IMP. VALUE <= 25K
1	0	182506	9029	11/06/14	\$325,000	GOV'T TO NON-GOV'T; EXEMPT FROM EXCISE TAX
1	0	182506	9030	11/05/14	\$330,000	GOV'T TO NON-GOV'T; EXEMPT FROM EXCISE TAX
1	0	192506	9021	10/28/12	\$288,000	NO MARKET EXPOSURE
1	0	192506	9021	09/06/12	\$288,000	NO MARKET EXPOSURE
1	0	202506	9043	09/06/12	\$1,000	NO MARKET EXPOSURE
1	0	202506	9070	06/11/13	\$335,329	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	357530	0040	06/18/12	\$145,000	NO MARKET EXPOSURE
1	0	690200	0010	09/15/14	\$413,898	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	0	690200	0080	09/15/14	\$450,000	DOR RATIO; PREVIOUS IMP. VALUE <= 25K
1	0	850000	0050	03/28/12	\$90,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
1	0	892010	0105	08/27/13	\$155,000	DOR RATIO; PREVIOUS IMP. VALUE <= 25K
1	0	920100	0170	03/01/13	\$310,000	DOR RATIO; PREVIOUS IMP. VALUE <= 25K
11	0	192406	9082	10/09/14	\$1,100,000	DOR RATIO; PREVIOUS IMP. VALUE <= 25K
11	0	362505	9045	02/20/13	\$40,950	NO MARKET EXPOSURE; PARTIAL INTEREST (1/3, 1/2, ETC.)
11	0	804370	0070	09/17/13	\$300,000	NO MARKET EXPOSURE
11	0	925390	0035	04/08/13	\$265,000	DOR RATIO; PREVIOUS IMP. VALUE <= 25K
11	0	925390	0220	09/17/13	\$100,000	DOR RATIO; PREVIOUS IMP. VALUE <= 25K
13	0	555630	0099	04/30/14	\$490,000	DOR RATIO; PREVIOUS IMP. VALUE <= 25K
14	0	112405	9017	11/04/13	\$1,150,000	NO MARKET EXPOSURE
14	0	321180	0160	02/27/12	\$25,000	NO MARKET EXPOSURE; STATEMENT TO DOR
14	0	888190	0150	06/13/13	\$329,800	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. (Samish 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. (Samish 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.

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

- None

- Annual Update Model Development and Report Preparation
- 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

Jürgen Ramm

7/17/15

Date _____



King County

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King County Administration Bldg.
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Lloyd Hara
Assessor

As we start preparations for the 2015 property assessments, it is helpful to remember that the mission and work of the Assessor's Office sets the foundation for efficient and effective government and is vital to ensure adequate funding for services in our communities. Maintaining the public's confidence in our property tax system requires that we build on a track record of fairness, equity, and uniformity in property assessments. Though we face ongoing economic challenges, I challenge each of us to seek out strategies for continuous improvement in our business processes.

Please follow these standards as you perform your tasks.

- Use all appropriate mass appraisal techniques as stated in Washington State Laws, Washington State Administrative Codes, Uniform Standards of Professional Appraisal Practice (USPAP), and accepted International Association of Assessing Officers (IAAO) standards and practices.
- Work with your supervisor on the development of the annual valuation plan and develop the scope of work for your portion of appraisal work assigned, including physical inspections and statistical updates of properties;
- Where applicable, validate correctness of physical characteristics and sales of all vacant and improved properties.
- Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total in compliance with applicable laws, codes and DOR guidelines. The Jurisdictional Exception is applied in cases where Federal, State or local laws or regulations preclude compliance with USPAP;
- Develop and validate valuation models as delineated by IAAO standards: Standard on Mass Appraisal of Real Property and Standard on Ratio Studies. Apply models uniformly to sold and unsold properties, so that ratio statistics can be accurately inferred to the entire population.
- Time adjust sales to January 1, 2015 in conformance with generally accepted appraisal practices.
- Prepare written reports in compliance with USPAP Standard 6 for Mass Appraisals. The intended users of your appraisals and the written reports include the public, Assessor, the Boards of Equalization and Tax Appeals, and potentially other governmental jurisdictions. The intended use of the appraisals and the written reports is the administration of ad valorem property taxation.

Lloyd Hara
King County Assessor