

# Lake Hills

Area: 067

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## *Residential Revalue for 2015 Assessment Roll*



Obtained from johnlscott.com

There are 655 improved sales in Area 67, with an average sale price of \$547,000. Area 67 is located in east Bellevue and includes the neighborhoods of Lake Hills, Robinswood, Phantom Lake and Crossroads. The area is primarily platted with the majority of the homes built in the 1950's to 1970's. Proximity to the major employment centers of Bellevue and Redmond contributes to the desirability of the area.



**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.

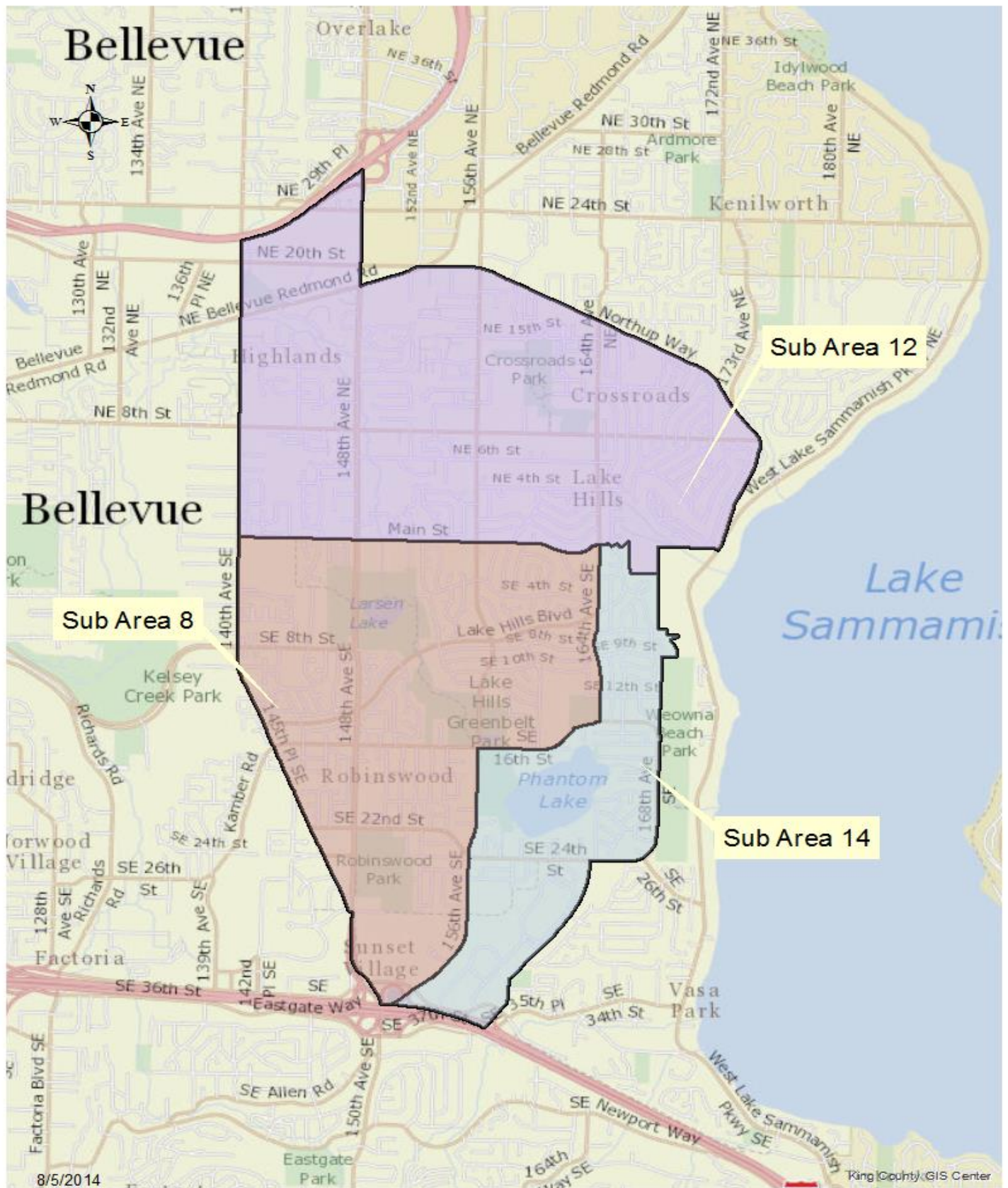
Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you.

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

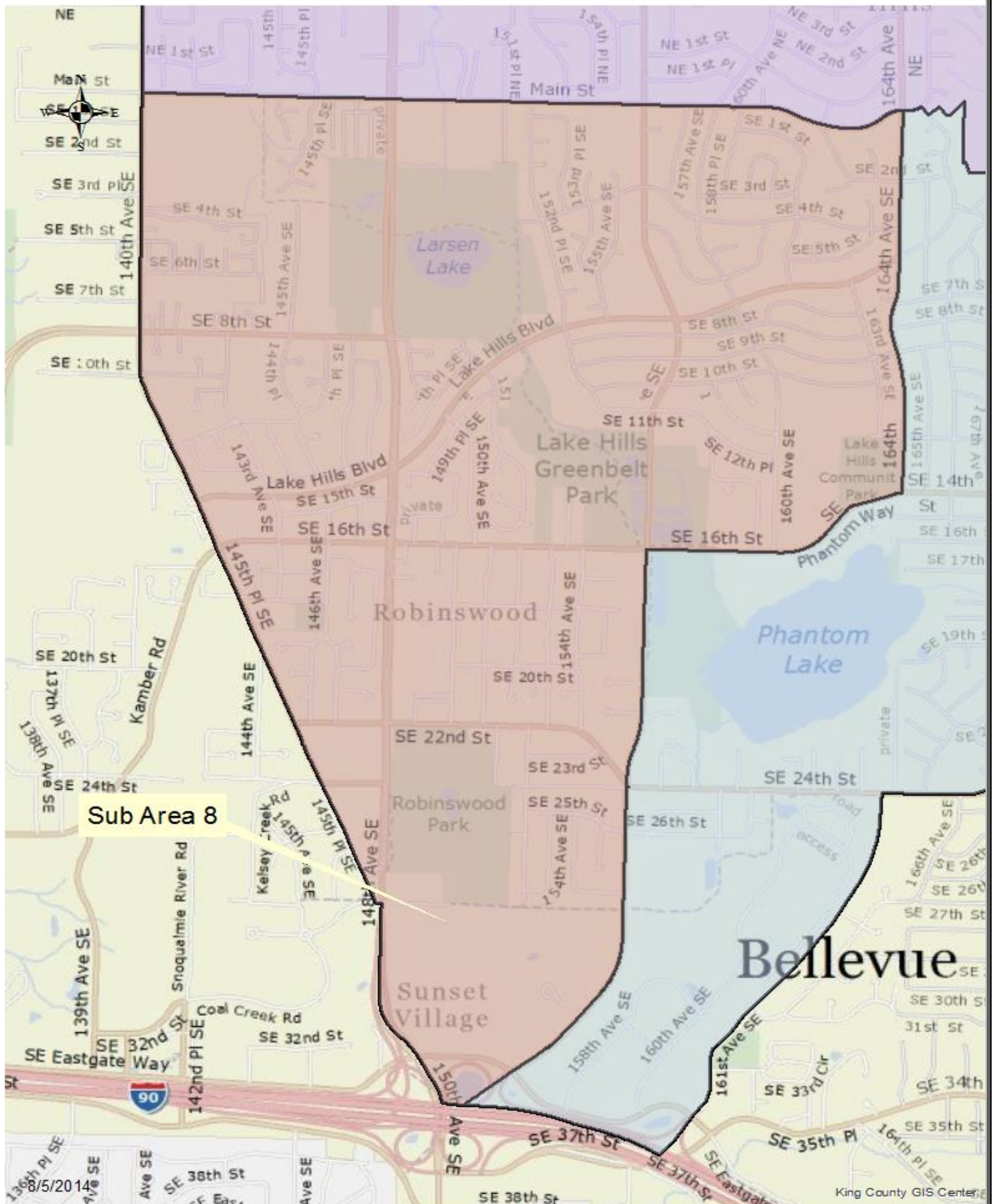
## Area 067 Map



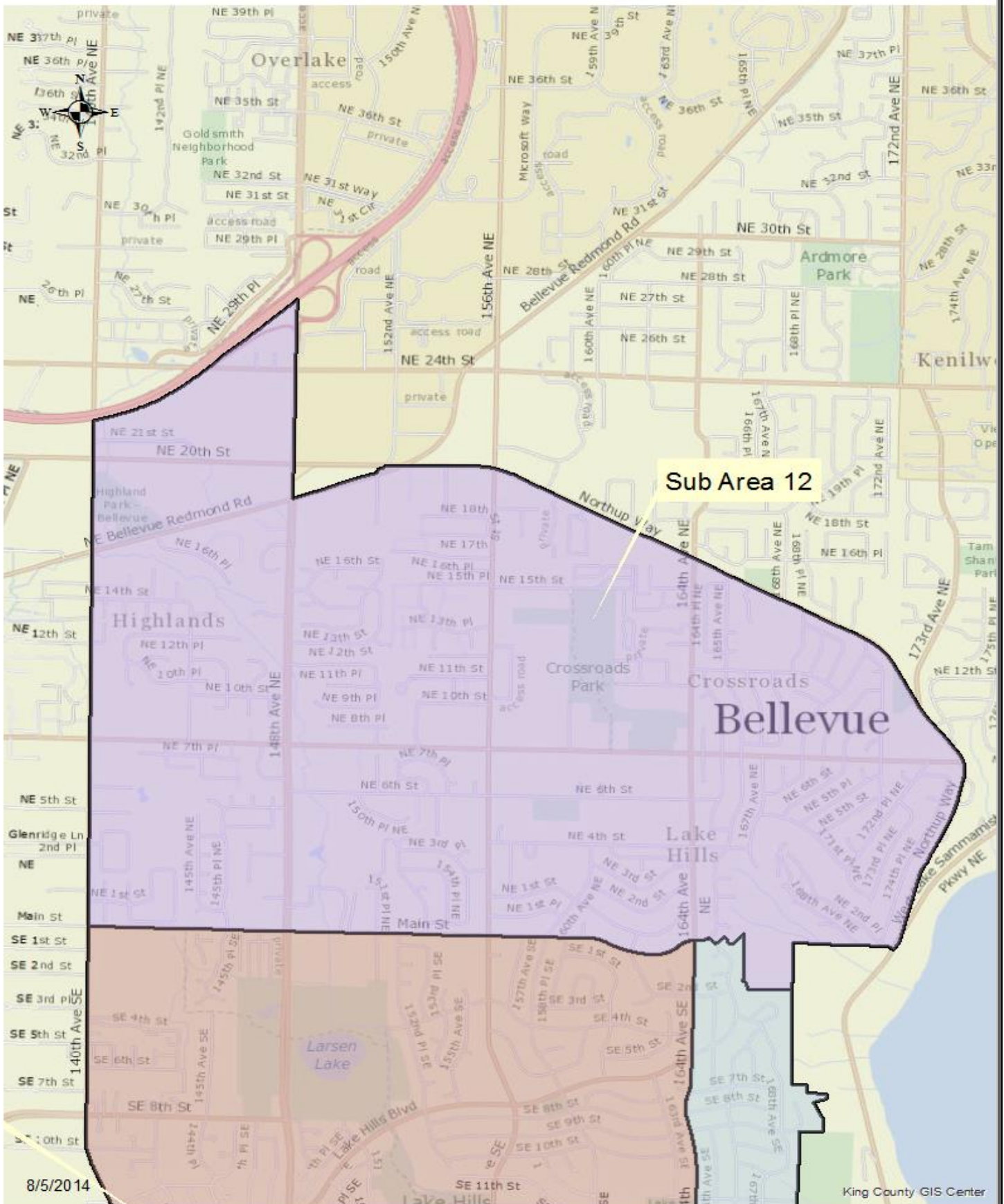
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## Area 067 – Sub Area 8 Map

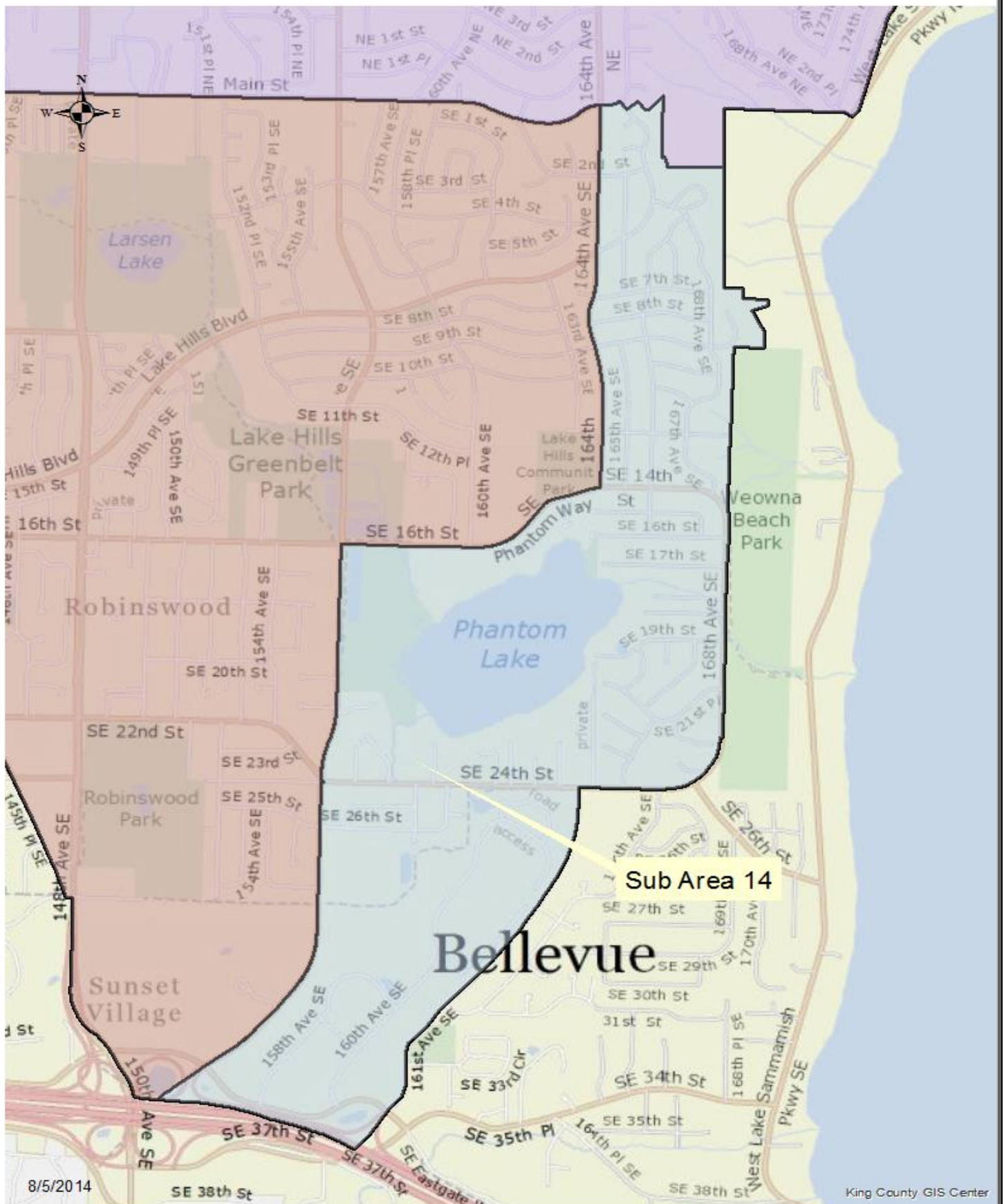


## Area 067 - Sub Area 12Map





## Area 067 - Sub Area 14 Map



## Area 067 Housing Profile



Grade 6/ Year Built 1959/ Total Living Area 990  
Account Number 329820-0030



Grade 9/ Year Built 1979/ Total Living Area 2940  
Account Number 417830-0120



Grade 7/ Year Built 1976/ Total Living Area 2050  
Account Number 064340-0020



Grade 10/ Year Built 1987/ Total Living Area 3500  
Account Number 505180-0130



Grade 8/ Year Built 1965/ Total Living Area 2920  
Account Number 403970-1000



Grade 11/ Year Built 1993/ Total Living Area 3350  
Account Number 179634-0070



## Area 67 Housing Profile



Grade 12/ Year Built 1990/ Total Living Area 82400  
Account Number 022405-9277



# 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 Hills - Area 067

### Annual Update

#### Characteristics Based Market Adjustment for 2015 Assessment Roll

**Previous Physical Inspection:** 2009  
**Number of Improved Sales:** 655  
**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
<b>2014 Value</b>	\$291,700	\$219,200	\$510,900			7.72%
<b>2015 Value</b>	\$293,700	\$221,900	\$515,600	\$547,000	94.7%	7.48%
<b>\$ Change</b>	+\$2,000	+\$2,700	+\$4,700			
<b>% Change</b>	+0.7%	+1.2%	+0.9%			

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 7.48% is an improvement from the previous COD of 7.72%. 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
<b>2014 Value</b>	\$294,400	\$210,200	\$504,600
<b>2015 Value</b>	\$296,500	\$213,000	\$509,500
<b>\$ Change</b>	+\$2,100	+\$2,800	+\$4,900
<b>% Change</b>	+0.7%	+1.3%	+1.0%

**Number of one to three unit residences in the population:** 5,869

**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 and plat-based variables needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, Sub-Area 12, was generally at lower assessment levels than the rest of the population. Sub-Area 14 and Valley Green Townhomes (Majors 885710, 885720, 885730, 885731, 885732, 885733), were generally at higher assessment levels than the rest of the population. This annual update valuation model corrects for these strata differences.



## Area 067 - Model Adjustments 1-3 Unit Residences

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

Standard Area Adjustment	# Parcels Adjusted	% of Population
+2.80%	2,334	40%

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

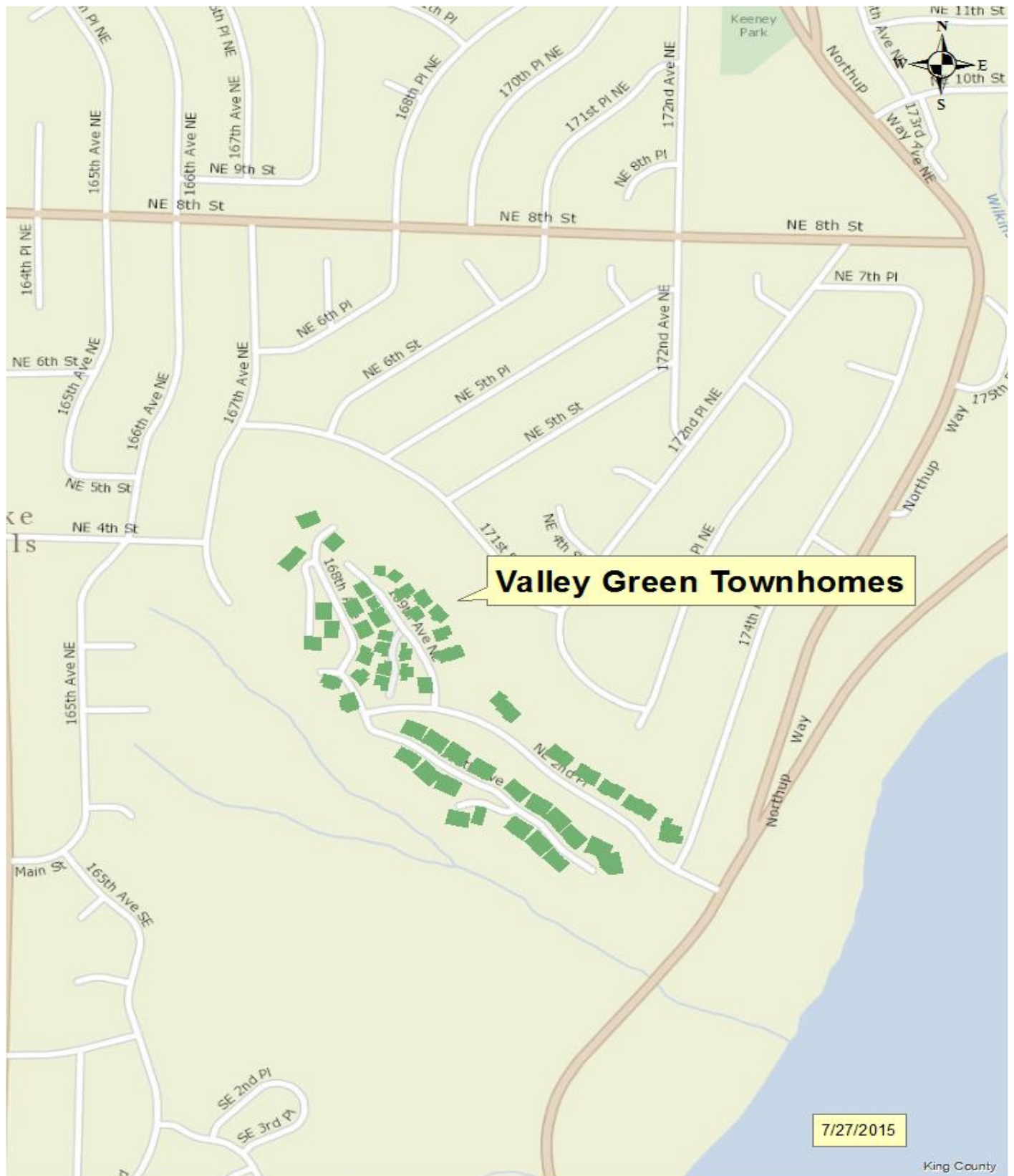
The percentages listed in the following table are total adjustments, not additive adjustments.

Model Variable	Adj %	# Sales	# in Pop	% Rep
Sub-Area 12	+0.74%	283	2532	11%
Sub-Area 14	-1.13%	96	880	11%
Valley Green Townhomes	-7.02%	19	123	15%

Valley Green Townhomes are located in Sub-Area 12 therefore they received multiple variable adjustments. They would receive approximately a -9.82% downward adjustment along with +.74% upward adjustment for Sub-Area 12. For a total approximate adjustment of -7.02%. 123 parcels in the improved population would receive this adjustment. There were 19 sales.

Sub-Area 12, was generally at lower assessment levels than the rest of the population. Sub-Area 14 and Valley Green Townhomes (Majors 885710, 885720, 885730, 885731, 885732, 885733), were generally at higher assessment levels than the rest of the population. This annual update valuation model corrects for these strata differences

## Area 067 - Plat Map



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## Area 067 - Summary of Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% Pop	QSTR	Sub	Range of Building	Range of Year Built
885710-885733	Valley Green Townhomes Div1-6	19	123	15%	NW-36-25-5	12	8 - 9	1968- 1978

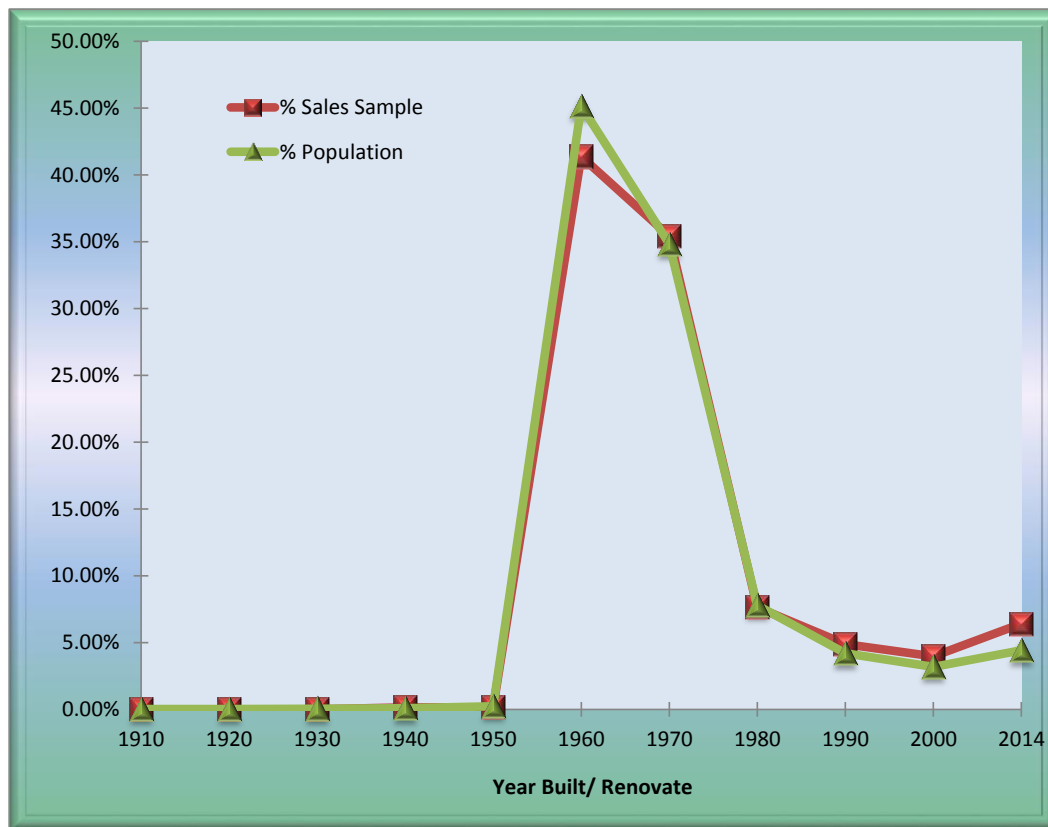
## Sample Representation of Population Year Built or Renovated

**Sales Sample**

Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	0	0.00%
1940	1	0.15%
1950	1	0.15%
1960	271	41.37%
1970	232	35.42%
1980	50	7.63%
1990	32	4.89%
2000	26	3.97%
2014	42	6.41%
655		

**Population**

Year Built/Ren	Frequency	% Population
1910	1	0.02%
1920	1	0.02%
1930	3	0.05%
1940	5	0.09%
1950	14	0.24%
1960	2,651	45.17%
1970	2,045	34.84%
1980	457	7.79%
1990	246	4.19%
2000	187	3.19%
2014	259	4.41%
5,869		



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



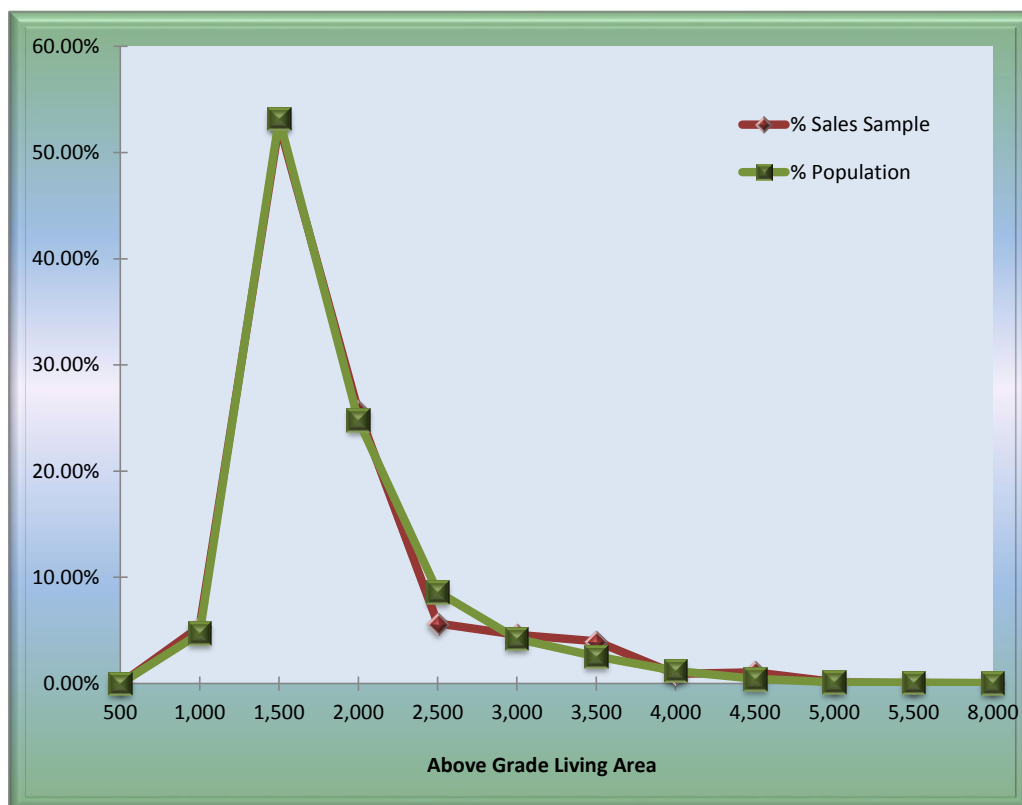
## Sales Sample Representation of Population Above Grade Living Area

**Sales Sample**

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	35	5.34%
1,500	345	52.67%
2,000	168	25.65%
2,500	37	5.65%
3,000	30	4.58%
3,500	26	3.97%
4,000	6	0.92%
4,500	7	1.07%
5,000	1	0.15%
5,500	0	0.00%
8,000	0	0.00%
655		

**Population**

AGLA	Frequency	% Population
500	0	0.00%
1,000	277	4.72%
1,500	3,121	53.18%
2,000	1,456	24.81%
2,500	506	8.62%
3,000	247	4.21%
3,500	150	2.56%
4,000	70	1.19%
4,500	26	0.44%
5,000	7	0.12%
5,500	6	0.10%
8,000	3	0.05%
5,869		



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

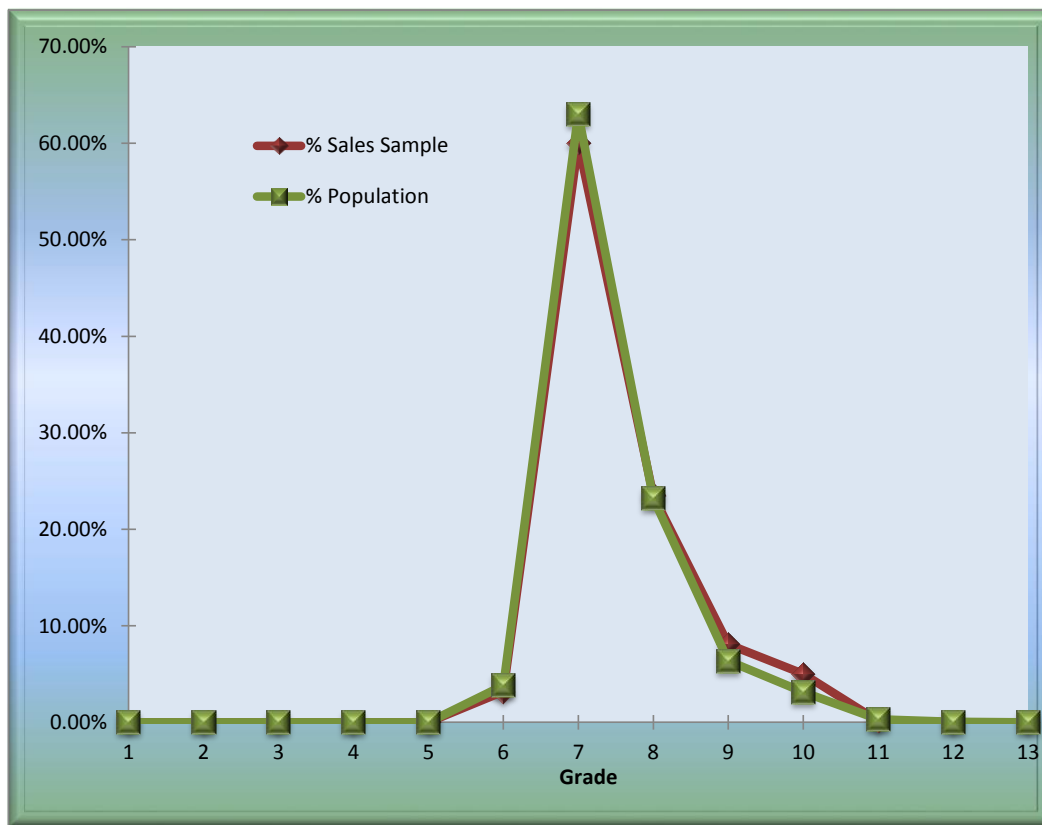
## Sales Sample Representation of Population Building Grade

**Sales Sample**

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	21	3.21%
7	393	60.00%
8	154	23.51%
9	53	8.09%
10	33	5.04%
11	1	0.15%
12	0	0.00%
13	0	0.00%
655		

**Population**

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	225	3.83%
7	3,701	63.06%
8	1,363	23.22%
9	373	6.36%
10	185	3.15%
11	19	0.32%
12	3	0.05%
13	0	0.00%
5,869		



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

## Area 067 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 1.070, resulting in an adjusted value of \$508,000 ( $\$475,000 \times 1.070 = \$508,250$ ) – truncated to the nearest \$1000.

SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2012	1.400	40.0%
2/1/2012	1.378	37.8%
3/1/2012	1.357	35.7%
4/1/2012	1.336	33.6%
5/1/2012	1.316	31.6%
6/1/2012	1.297	29.7%
7/1/2012	1.278	27.8%
8/1/2012	1.260	26.0%
9/1/2012	1.242	24.2%
10/1/2012	1.225	22.5%
11/1/2012	1.208	20.8%
12/1/2012	1.193	19.3%
1/1/2013	1.177	17.7%
2/1/2013	1.163	16.3%
3/1/2013	1.150	15.0%
4/1/2013	1.136	13.6%
5/1/2013	1.124	12.4%
6/1/2013	1.112	11.2%
7/1/2013	1.100	10.0%
8/1/2013	1.089	8.9%
9/1/2013	1.079	7.9%
10/1/2013	1.070	7.0%
11/1/2013	1.060	6.0%
12/1/2013	1.052	5.2%
1/1/2014	1.044	4.4%
2/1/2014	1.037	3.7%
3/1/2014	1.031	3.1%
4/1/2014	1.025	2.5%
5/1/2014	1.020	2.0%
6/1/2014	1.015	1.5%
7/1/2014	1.011	1.1%
8/1/2014	1.008	0.8%
9/1/2014	1.005	0.5%
10/1/2014	1.003	0.3%
11/1/2014	1.001	0.1%
12/1/2014	1.000	0.0%
1/1/2015	1.000	0.0%



The time adjustment formula for Area 067 is:  $(.92410199516965 + 3.13115703421341E-07 * \text{SaleDaySq} + 0.0189033126836911 * 0.4320611 + 0.0367279663477331 * 0.1465649 + 0.0976151157766949 * 0.02900763) / (.92410199516965 + 0.0189033126836911 * 0.4320611 + 0.0367279663477331 * 0.1465649 + 0.0976151157766949 * 0.02900763)$

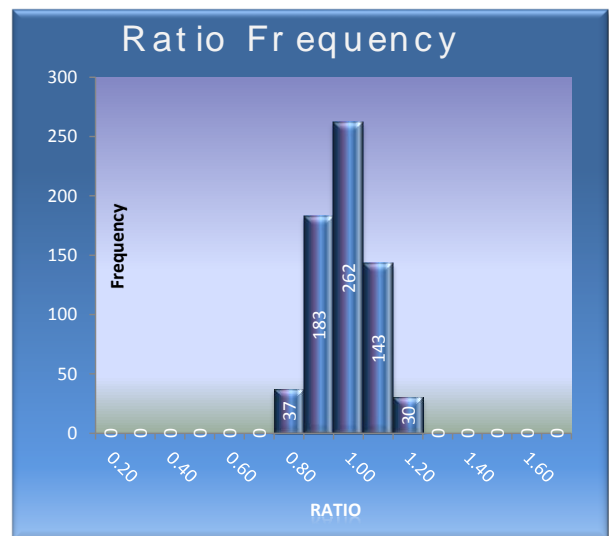
$\text{SaleDay} = \text{SaleDate} - 42005$

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

# Annual Update Ratio Study Report (Before) – 2014 Assessments

<b>District: NE / Team: 1</b>	<b>Appr. Date:</b>	<b>Date of Report:</b>	<b>Sales Dates:</b>
<b>Area Name: Lake Hills</b>	<b>1/1/2014</b>	<b>7/27/2015</b>	<b>1/2012 - 12/2014</b>
	<b>Appr ID:</b>	<b>Property Type:</b>	<b>Adjusted for time?</b>
<b>Area Number: 067</b>	<b>JRAM</b>	<b>1 to 3 Unit Residences</b>	<b>YES</b>

SAMPLE STATISTICS	
<b>Sample size (n)</b>	655
<b>Mean Assessed Value</b>	\$510,900
<b>Mean Adj. Sales Price</b>	\$547,000
<b>Standard Deviation AV</b>	\$162,453
<b>Standard Deviation SP</b>	\$176,444
ASSESSMENT LEVEL	
<b>Arithmetic Mean Ratio</b>	0.940
<b>Median Ratio</b>	0.940
<b>Weighted Mean Ratio</b>	0.934
UNIFORMITY	
<b>Lowest ratio</b>	0.717
<b>Highest ratio:</b>	1.182
<b>Coefficient of Dispersion</b>	7.72%
<b>Standard Deviation</b>	0.090
<b>Coefficient of Variation</b>	9.53%
<b>Price Related Differential (PRD)</b>	1.007
RELIABILITY	
<b>95% Confidence: Median</b>	
Lower limit	0.931
Upper limit	0.948
<b>95% Confidence: Mean</b>	
Lower limit	0.934
Upper limit	0.947
SAMPLE SIZE EVALUATION	
<b>N (population size)</b>	5,869
<b>B (acceptable error - in decimal)</b>	0.05
<b>S (estimated from this sample)</b>	0.090
<b>Recommended minimum:</b>	13
<b>Actual sample size:</b>	655
<b>Conclusion:</b>	OK
NORMALITY	
<b>Binomial Test</b>	
# ratios below mean:	331
# ratios above mean:	324
z:	0.274
<b>Conclusion:</b>	<b>Normal*</b>
<b>*i.e. no evidence of non-normality</b>	



## COMMENTS:

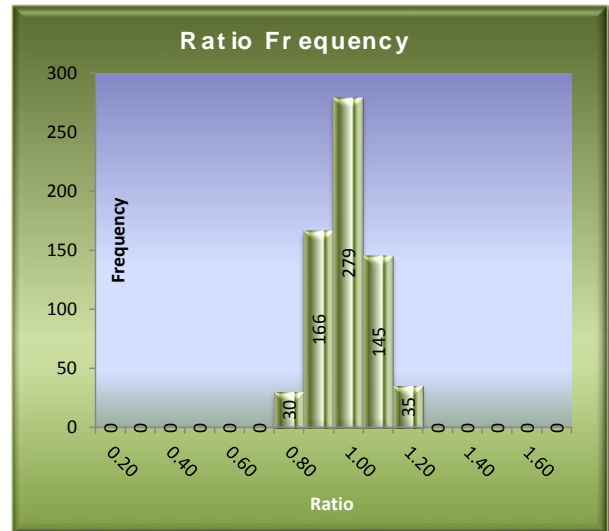
1 to 3 Unit Residences throughout Area 067.

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

# Annual Update Ratio Study Report (After) – 2015 Assessments

<b>District: NE / Team: 1</b>	<b>Appr. Date:</b>	<b>Date of Report:</b>	<b>Sales Dates:</b>
<b>Area Name: Lake Hills</b>	<b>1/1/2015</b>	<b>7/27/2015</b>	<b>1/2012 - 12/2014</b>
	<b>Appr. ID:</b>	<b>Property Type:</b>	<b>Adjusted for time?</b>
<b>Area Number: 067</b>	<b>JRAM</b>	<b>1 to 3 Unit Residences</b>	<b>YES</b>

SAMPLE STATISTICS	
<b>Sample size (n)</b>	655
<b>Mean Assessed Value</b>	\$515,600
<b>Mean Sales Price</b>	\$547,000
<b>Standard Deviation AV</b>	\$163,391
<b>Standard Deviation SP</b>	\$176,444
ASSESSMENT LEVEL	
<b>Arithmetic Mean Ratio</b>	0.949
<b>Median Ratio</b>	0.947
<b>Weighted Mean Ratio</b>	0.943
UNIFORMITY	
<b>Lowest ratio</b>	0.722
<b>Highest ratio:</b>	1.178
<b>Coefficient of Dispersion</b>	7.48%
<b>Standard Deviation</b>	0.088
<b>Coefficient of Variation</b>	9.31%
<b>Price Related Differential (PRD)</b>	1.007
RELIABILITY	
<b>95% Confidence: Median</b>	
Lower limit	0.940
Upper limit	0.955
<b>95% Confidence: Mean</b>	
Lower limit	0.942
Upper limit	0.956
SAMPLE SIZE EVALUATION	
<b>N (population size)</b>	5,869
<b>B (acceptable error - in decimal)</b>	0.05
<b>S (estimated from this sample)</b>	0.088
<b>Recommended minimum:</b>	12
<b>Actual sample size:</b>	655
<b>Conclusion:</b>	OK
NORMALITY	
<b>Binomial Test</b>	
# ratios below mean:	332
# ratios above mean:	323
z:	0.352
<b>Conclusion:</b>	Normal*
<b>*i.e. no evidence of non-normality</b>	



## COMMENTS:

1 to 3 Unit Residences throughout Area 067.

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 27, 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 3 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 +0.7% increase in land assessments in the area for the 2015 Assessment Year. The formula is:

2015 Land Value = 2014 Land Value \* 1.009, with the result truncated to the next \$1,000.

## Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several locational-based and plat-based variables needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, Sub-Area 12, was generally at lower assessment levels than the rest of the population. Sub-Area 14 and Valley Green Townhomes (Majors 885710, 885720, 885730, 885731, 885732, 885733), were generally at

higher assessment levels than the rest of the population. This annual update valuation model corrects for these strata differences.

With the exception of real property mobile home parcels and parcels with “accessory only” improvements, the new recommended values on all improved parcels were based on the analysis of the 655 useable residential sales in the area.

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

The derived adjustment formula is:

$$\text{2015 Total Value} = \text{2014 Total Value} * (1 - 0.05) / (.92410199516965 + 0.0189033126836915 * \text{Sub12} + 0.0367279663477336 * \text{Sub14} + 0.0976151157766943 * \text{Valley Green})$$

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

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

## Mobile Home Update

There were no mobile homes in this area.

## Results

The resulting assessment level is 0.947. 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 +1.0%. 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) \* 1.009.
- If the site is improved with a house and mobile home, the formula derived from the house is used to arrive at new total value.
- If “accessory improvements only”, the Total % Change, as indicated by the sales sample, is used to arrive at a new total value. (Previous Year Land Value + Previous Year Improvement Value) \* 1.009.
- If adjusted land value falls < \$1,000, then land value = \$1,000 or previous, whichever is less.
- If adjusted improvement value falls < \$1,000, then improvement value = \$1,000 or previous, whichever is less.
- If land value <= \$10,000 no adjustment is applied.

- If improvements and accessories  $\leq$  \$10,000 no further adjustment applied.
- If vacant parcel (no improvement value), the land adjustment applies.
- If a parcel is coded “non-perc” (sewer system=3 or 4), there is no change from previous land value.
- If a parcel is coded “unbuildable” = 1, there is no change from previous land value.
- If a parcel is coded water district private restricted, or public restricted, there is no change from previous land value.
- If an improvement is coded “% net condition” or is in “poor” condition, then there is no change from previous improvement value, only the land adjustment applies.

Any properties excluded from the annual up-date process are noted in RealProperty.



## Improved Sales Used in This Annual Update Analysis

### Area 067 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	0	403680	0015	10/01/14	\$465,000	\$466,000	880	7	1956	Avg	11,700	N	N	15619 LAKE HILLS BLVD
8	0	403680	0240	03/18/13	\$365,000	\$417,000	880	7	1956	Good	7,700	N	N	15834 SE 10TH ST
8	0	403680	0245	08/14/12	\$400,000	\$501,000	880	7	1956	Good	7,400	N	N	15826 SE 10TH ST
8	0	403680	0435	06/28/12	\$291,500	\$373,000	880	7	1956	Avg	9,044	N	N	15603 SE 10TH ST
8	0	403680	0725	02/13/14	\$435,000	\$450,000	880	7	1956	Avg	7,956	N	N	15857 SE 12TH PL
8	0	403680	1170	10/13/14	\$380,000	\$381,000	880	7	1956	Avg	7,300	N	N	16213 SE 7TH ST
8	0	403680	0610	08/13/13	\$362,000	\$393,000	900	7	1961	Good	10,925	N	N	15604 SE 11TH ST
8	0	403750	0110	05/06/14	\$404,000	\$412,000	960	7	1958	Avg	10,720	N	N	176 160TH PL SE
8	0	403720	0690	12/08/14	\$458,450	\$459,000	970	7	1957	Good	9,715	N	N	16311 SE 7TH ST
8	0	403680	0950	05/07/12	\$333,000	\$437,000	980	7	1958	Good	7,500	N	N	16042 SE 10TH ST
8	0	220710	0500	04/09/13	\$411,000	\$466,000	990	7	1955	Good	7,072	N	N	1204 147TH AVE SE
8	0	403680	1430	01/07/14	\$410,000	\$428,000	990	7	1956	Avg	7,300	N	N	704 163RD AVE SE
8	0	064350	0040	11/14/13	\$399,000	\$422,000	1,000	7	1962	Good	7,700	N	N	2012 145TH AVE SE
8	0	064350	0070	09/18/13	\$314,000	\$337,000	1,000	7	1962	Avg	7,700	N	N	2112 145TH AVE SE
8	0	064350	0090	05/14/14	\$400,000	\$407,000	1,000	7	1962	Good	8,250	N	N	2122 145TH AVE SE
8	0	403680	0580	06/21/14	\$418,000	\$423,000	1,000	7	1956	Avg	9,176	N	N	15646 SE 11TH ST
8	0	403680	1045	09/23/13	\$405,000	\$434,000	1,000	7	1956	Good	7,200	N	N	16235 SE 8TH ST
8	0	403680	1250	07/29/13	\$432,000	\$471,000	1,000	7	1956	Good	6,200	N	N	16028 SE 8TH ST
8	0	664830	0005	10/23/14	\$335,000	\$336,000	1,000	7	1958	Avg	9,750	N	N	1605 144TH AVE SE
8	0	022405	9021	12/19/14	\$450,000	\$450,000	1,010	7	1950	Good	35,415	N	N	15820 SE 16TH ST
8	0	220720	0405	07/16/14	\$460,000	\$464,000	1,010	7	1963	Good	12,264	N	N	1005 154TH AVE SE
8	0	220720	0715	11/02/12	\$325,000	\$393,000	1,010	7	1956	Good	8,050	N	N	15441 SE 9TH ST
8	0	403680	1210	05/20/13	\$355,000	\$396,000	1,010	7	1956	Good	7,500	N	N	16246 SE 8TH ST
8	0	403930	0120	08/13/13	\$472,500	\$513,000	1,010	7	1962	Good	7,700	N	N	213 152ND PL SE
8	0	064350	0010	07/07/13	\$445,000	\$489,000	1,020	7	1962	Good	7,590	N	N	1916 145TH AVE SE
8	0	064350	0020	03/08/13	\$320,000	\$367,000	1,020	7	1962	Avg	7,700	N	N	1922 145TH AVE SE
8	0	403680	0890	03/18/14	\$378,000	\$389,000	1,020	7	1958	Good	7,000	N	N	16235 SE 9TH ST
8	0	403940	0350	08/22/12	\$400,000	\$499,000	1,020	7	1960	Good	8,800	N	N	15419 SE 4TH ST
8	0	792360	0010	07/17/13	\$420,000	\$460,000	1,020	7	1961	Good	8,000	N	N	14604 SE 16TH PL
8	0	792360	0030	11/26/13	\$440,000	\$464,000	1,020	7	1961	Avg	7,260	N	N	14620 SE 16TH PL

## Improved Sales Used in This Annual Update Analysis

### Area 067 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	0	792360	0410	12/09/13	\$420,000	\$441,000	1,020	7	1961	Avg	7,344	N	N	1715 147TH AVE SE
8	0	792370	0080	05/08/12	\$355,000	\$466,000	1,020	7	1961	Good	7,560	N	N	1411 150TH AVE SE
8	0	792370	0330	05/28/14	\$510,000	\$518,000	1,020	7	1961	Good	8,800	N	N	1518 150TH AVE SE
8	0	792380	0050	07/06/12	\$425,000	\$542,000	1,020	7	1961	Avg	7,592	N	N	2005 146TH PL SE
8	0	792390	0280	06/27/12	\$355,000	\$455,000	1,020	7	1961	Good	7,770	N	N	15030 SE 15TH ST
8	0	792390	0460	08/13/12	\$357,500	\$448,000	1,020	7	1962	Good	9,752	N	N	1219 151ST AVE SE
8	0	220710	0075	04/04/12	\$287,000	\$383,000	1,030	7	1955	Good	7,490	N	N	14220 SE 14TH ST
8	0	220720	0750	10/01/13	\$398,000	\$426,000	1,030	7	1956	Good	7,820	N	N	15539 SE 9TH ST
8	0	403680	0945	04/11/12	\$389,000	\$517,000	1,030	7	1958	Good	7,500	N	N	16048 SE 10TH ST
8	0	403750	0285	03/24/14	\$485,000	\$498,000	1,030	7	1958	VGood	8,176	N	N	154 163RD PL SE
8	0	792370	0210	07/31/13	\$435,000	\$474,000	1,030	7	1961	Good	7,560	N	N	1230 150TH AVE SE
8	0	220720	0040	02/25/14	\$405,000	\$418,000	1,040	7	1955	Avg	8,640	N	N	1060 148TH PL SE
8	0	403700	0070	03/05/13	\$460,000	\$528,000	1,040	7	1957	VGood	8,585	N	N	803 164TH AVE SE
8	0	064650	0070	11/06/14	\$420,000	\$420,000	1,060	7	1966	VGood	7,638	N	N	14819 SE 18TH PL
8	0	403680	0170	06/23/14	\$453,000	\$459,000	1,060	7	1956	Good	7,420	N	N	15611 SE 9TH ST
8	0	403680	1220	09/21/12	\$356,500	\$439,000	1,060	7	1956	Good	7,500	N	N	16232 SE 8TH ST
8	0	403680	1260	03/18/14	\$376,000	\$386,000	1,060	7	1956	Avg	6,319	N	N	16014 SE 8TH ST
8	0	792380	0010	07/11/14	\$455,000	\$460,000	1,060	7	1961	Good	8,589	N	N	1905 146TH PL SE
8	0	403680	0980	01/31/12	\$356,000	\$491,000	1,070	7	1958	Good	8,265	N	N	912 159TH PL SE
8	0	403740	0315	03/28/14	\$551,000	\$565,000	1,070	7	1958	VGood	8,030	N	N	16109 SE 5TH ST
8	0	403740	0340	11/13/13	\$440,000	\$465,000	1,070	7	1958	Good	7,950	N	N	16139 SE 5TH ST
8	0	403930	0130	09/05/12	\$365,000	\$452,000	1,070	7	1962	Good	7,700	N	N	219 152ND PL SE
8	0	403930	0140	06/25/14	\$530,000	\$536,000	1,070	7	1962	Avg	7,910	N	N	227 152ND PL SE
8	0	403950	0510	07/19/13	\$362,500	\$397,000	1,070	7	1961	Good	8,393	N	N	127 160TH PL SE
8	0	403950	0640	10/21/13	\$400,000	\$425,000	1,070	7	1961	Good	7,875	N	N	15902 SE 4TH ST
8	0	792380	0070	06/04/12	\$313,900	\$406,000	1,070	7	1961	Good	7,300	N	N	2017 146TH PL SE
8	0	403680	0655	11/04/13	\$455,000	\$482,000	1,080	7	1956	Good	7,840	N	N	1205 158TH AVE SE
8	0	403750	0230	10/07/14	\$400,000	\$401,000	1,080	7	1958	Good	10,488	N	N	16271 MAIN ST
8	0	403750	0280	03/20/12	\$360,000	\$484,000	1,080	7	1958	Good	7,373	N	N	162 163RD PL SE
8	0	792350	0050	12/13/12	\$250,000	\$297,000	1,080	7	1957	Avg	8,700	N	N	1820 154TH AVE SE

## Improved Sales Used in This Annual Update Analysis

### Area 067 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	0	792390	0570	09/08/13	\$380,000	\$409,000	1,080	7	1962	Good	8,584	N	N	1041 151ST AVE SE
8	0	403700	0080	06/15/14	\$416,000	\$422,000	1,110	7	1957	Good	12,150	N	N	717 164TH AVE SE
8	0	403720	0805	04/02/14	\$330,000	\$338,000	1,110	7	1958	Good	9,545	N	N	16342 LAKE HILLS BLVD
8	0	220710	0130	07/03/13	\$350,000	\$385,000	1,120	7	1955	Good	6,200	N	N	1211 144TH AVE SE
8	0	220710	0255	05/15/14	\$395,300	\$402,000	1,120	7	1955	Avg	7,000	N	N	1323 145TH AVE SE
8	0	220710	0425	04/09/12	\$280,000	\$373,000	1,120	7	1955	Good	9,450	N	N	14604 SE 14TH ST
8	0	220710	0605	02/05/14	\$349,000	\$362,000	1,120	7	1955	Good	8,160	N	N	1319 142ND AVE SE
8	0	220720	0635	09/06/12	\$342,000	\$424,000	1,120	7	1956	VGood	6,900	N	N	15524 SE 9TH ST
8	0	220720	0635	06/02/14	\$439,800	\$446,000	1,120	7	1956	VGood	6,900	N	N	15524 SE 9TH ST
8	0	403810	0110	07/07/14	\$480,000	\$485,000	1,130	7	1959	Good	9,090	N	N	15720 SE 4TH ST
8	0	403840	0130	07/11/14	\$412,000	\$416,000	1,130	7	1960	Good	10,500	N	N	126 156TH AVE SE
8	0	403680	0745	04/22/13	\$500,000	\$564,000	1,150	7	1957	VGood	6,840	N	N	16019 SE 10TH ST
8	0	403680	1465	03/11/14	\$420,000	\$432,000	1,150	7	1957	Good	7,500	N	N	912 163RD AVE SE
8	0	403750	0340	03/18/13	\$435,000	\$497,000	1,150	7	1958	Avg	11,375	N	N	134 162ND AVE SE
8	0	403840	0040	11/24/14	\$520,000	\$520,000	1,150	7	1961	Good	8,800	N	N	15603 MAIN ST
8	0	675110	0110	12/12/13	\$347,000	\$364,000	1,150	7	1955	Avg	10,800	N	N	2218 153RD AVE SE
8	0	675110	0265	05/24/12	\$343,000	\$446,000	1,150	7	1955	Good	7,800	N	N	2404 153RD AVE SE
8	0	403940	0370	03/21/13	\$413,000	\$471,000	1,160	7	2013	Avg	11,750	N	N	405 155TH PL SE
8	0	403940	0450	05/10/13	\$280,000	\$314,000	1,160	7	1960	Avg	9,450	N	N	447 155TH PL SE
8	0	403740	0280	09/23/14	\$502,550	\$504,000	1,170	7	1958	Good	7,875	N	N	412 160TH AVE SE
8	0	403750	0335	06/06/14	\$455,000	\$462,000	1,170	7	1958	Good	8,449	N	N	142 162ND AVE SE
8	0	403810	0140	10/21/13	\$417,500	\$444,000	1,170	7	1959	Avg	8,325	N	N	66 157TH AVE SE
8	0	403810	0330	03/16/12	\$370,000	\$498,000	1,170	7	1959	Good	9,460	N	N	92 158TH PL SE
8	0	403940	0430	05/16/14	\$330,000	\$336,000	1,170	7	1960	Good	4,950	N	N	15420 SE 4TH PL
8	0	403940	0680	03/18/14	\$415,000	\$427,000	1,170	7	1960	Good	8,400	N	N	457 155TH AVE SE
8	0	792370	0090	07/31/13	\$430,000	\$469,000	1,170	7	1969	Avg	7,350	N	N	1261 150TH AVE SE
8	0	883890	0197	08/14/13	\$340,000	\$369,000	1,170	7	1966	Avg	7,500	N	N	14611 SE 21ST ST
8	0	064340	0190	01/31/14	\$540,000	\$560,000	1,180	7	1976	Good	7,020	N	N	14708 SE 15TH ST
8	0	403750	0120	07/10/12	\$375,500	\$478,000	1,180	7	1958	Good	12,848	N	N	160 160TH PL SE
8	0	675110	0205	08/04/14	\$450,000	\$453,000	1,180	7	1955	Good	10,720	N	N	15334 SE 24TH ST



## Improved Sales Used in This Annual Update Analysis

### Area 067 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	0	675130	0185	02/21/13	\$345,000	\$398,000	1,180	7	1956	Good	8,000	N	N	2552 154TH AVE SE
8	0	792330	0090	08/13/12	\$310,000	\$388,000	1,190	7	1957	Good	10,170	N	N	1622 153RD AVE SE
8	0	403930	0170	03/12/12	\$306,000	\$413,000	1,200	7	1962	Avg	9,201	N	N	245 152ND PL SE
8	0	403930	0280	06/11/13	\$410,000	\$454,000	1,200	7	1962	Good	8,580	N	N	145 SE 153RD PL
8	0	403930	0490	06/03/14	\$400,000	\$406,000	1,200	7	1962	Good	4,800	N	N	15219 SE 1ST PL
8	0	403930	0810	11/17/14	\$427,000	\$427,000	1,200	7	1962	Avg	5,252	N	N	212 154TH PL SE
8	0	403740	0090	10/07/13	\$387,000	\$413,000	1,210	7	1958	Good	8,400	N	N	232 163RD PL SE
8	0	403740	0295	07/30/14	\$618,000	\$623,000	1,210	7	1958	Good	8,736	N	N	16005 SE 5TH ST
8	0	403740	0430	10/15/14	\$478,000	\$479,000	1,210	7	1958	Good	8,208	N	N	443 160TH AVE SE
8	0	792380	0170	04/02/12	\$425,000	\$568,000	1,210	7	1961	VGood	4,770	N	N	14611 SE 19TH PL
8	0	032405	9082	04/18/12	\$310,000	\$411,000	1,220	7	1959	Good	6,534	N	N	14015 SE 10TH ST
8	0	403680	0340	12/19/12	\$439,000	\$520,000	1,220	7	1961	Good	7,000	N	N	15911 SE 10TH ST
8	0	403750	0060	06/27/13	\$438,000	\$483,000	1,220	7	1958	Avg	12,768	N	N	16040 SE 2ND ST
8	0	403930	0330	02/26/13	\$580,000	\$668,000	1,220	7	1962	VGood	7,670	N	N	235 153RD PL SE
8	0	403930	0400	09/19/14	\$469,950	\$472,000	1,220	7	1962	Avg	8,701	N	N	228 152ND PL SE
8	0	403930	0690	07/11/13	\$460,000	\$504,000	1,220	7	1962	Avg	7,776	N	N	220 153RD PL SE
8	0	403950	0050	05/10/13	\$443,500	\$497,000	1,220	7	1961	Good	8,140	N	N	143 159TH AVE SE
8	0	403810	0135	04/11/13	\$425,000	\$481,000	1,230	7	1959	Avg	8,475	N	N	74 157TH AVE SE
8	0	792330	0170	11/26/12	\$378,500	\$452,000	1,230	7	1957	Avg	9,764	N	N	1830 152ND AVE SE
8	0	403680	0805	05/13/14	\$523,000	\$532,000	1,240	7	1957	Good	7,735	N	N	1013 163RD AVE SE
8	0	403740	0405	11/19/13	\$541,800	\$572,000	1,240	7	1958	Good	8,030	N	N	422 159TH PL SE
8	0	403760	0115	09/22/14	\$415,500	\$417,000	1,240	7	1958	Avg	12,400	N	N	406 156TH AVE SE
8	0	403950	0390	10/17/14	\$465,000	\$466,000	1,240	7	1961	Avg	7,300	N	N	144 159TH AVE SE
8	0	220720	0035	12/12/13	\$340,000	\$357,000	1,250	7	1955	Avg	8,640	N	N	1068 148TH PL SE
8	0	220720	0195	07/29/13	\$400,000	\$436,000	1,250	7	1955	Avg	7,560	N	N	1068 149TH PL SE
8	0	220720	0260	12/21/12	\$415,950	\$492,000	1,250	7	1956	Avg	11,400	N	N	1005 151ST AVE SE
8	0	220720	0335	03/11/14	\$420,000	\$432,000	1,250	7	1956	Good	4,851	N	N	1234 149TH PL SE
8	0	220720	0765	06/04/12	\$331,500	\$429,000	1,250	7	1956	Good	7,475	N	N	15534 SE 10TH ST
8	0	403680	0110	01/26/12	\$239,000	\$330,000	1,250	7	1956	Avg	7,790	N	N	15667 SE 8TH ST
8	0	403680	0130	10/09/13	\$400,000	\$427,000	1,250	7	1956	Good	7,125	N	N	15650 SE 9TH ST

## Improved Sales Used in This Annual Update Analysis

### Area 067 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	0	403680	0465	08/12/12	\$360,000	\$451,000	1,250	7	1956	Avg	9,225	N	N	1007 158TH PL SE
8	0	403680	1245	05/22/14	\$385,000	\$391,000	1,250	7	1956	Good	7,300	N	N	16034 SE 8TH ST
8	0	403740	0275	05/21/13	\$360,000	\$402,000	1,260	7	1958	Good	7,905	N	N	16003 SE 4TH ST
8	0	403750	0025	05/22/13	\$453,000	\$505,000	1,260	7	1958	VGood	9,600	N	N	105 162ND AVE SE
8	0	403750	0040	06/19/12	\$411,500	\$529,000	1,260	7	1958	Good	14,847	N	N	127 162ND AVE SE
8	0	403680	0355	08/05/13	\$530,000	\$577,000	1,270	7	1961	VGood	10,880	N	N	1015 160TH AVE SE
8	0	675050	0025	07/07/14	\$514,000	\$519,000	1,270	7	1957	Avg	10,419	N	N	2230 151ST PL SE
8	0	675130	0130	08/13/14	\$510,500	\$514,000	1,270	7	1957	Good	8,000	N	N	2604 153RD AVE SE
8	0	403680	1070	08/04/14	\$367,400	\$370,000	1,280	7	1958	Avg	7,400	N	N	16242 SE 9TH ST
8	0	675110	0320	11/13/13	\$375,000	\$396,000	1,280	7	1955	Good	9,450	N	N	15543 SE 24TH ST
8	0	403680	1090	11/27/12	\$322,000	\$385,000	1,290	7	1958	Good	7,400	N	N	16214 SE 9TH ST
8	0	403950	0190	03/04/13	\$422,501	\$485,000	1,290	7	1961	Good	6,758	N	N	15946 SE 1ST ST
8	0	403760	0015	04/17/13	\$329,000	\$372,000	1,300	7	1958	Good	9,600	N	N	411 156TH AVE SE
8	0	415770	0140	06/27/13	\$510,888	\$563,000	1,300	7	1962	Good	9,240	N	N	2037 152ND AVE SE
8	0	403680	0900	09/24/14	\$447,000	\$448,000	1,310	7	1958	Good	7,000	N	N	16249 SE 9TH ST
8	0	403750	0350	07/31/12	\$369,000	\$465,000	1,310	7	1958	Good	13,338	N	N	118 162ND AVE SE
8	0	403680	0370	11/03/14	\$455,000	\$456,000	1,320	7	1956	Good	7,000	N	N	1037 160TH AVE SE
8	0	403680	0930	01/11/12	\$240,500	\$335,000	1,320	7	1957	Avg	7,500	N	N	16218 SE 10TH ST
8	0	664830	0090	04/24/12	\$310,000	\$410,000	1,320	7	1958	Good	10,170	N	N	1718 144TH AVE SE
8	0	220710	0485	06/06/12	\$280,000	\$362,000	1,340	7	1955	Good	7,176	N	N	1226 147TH AVE SE
8	0	403940	0180	08/13/12	\$309,000	\$387,000	1,340	7	1960	Good	8,395	N	N	644 154TH AVE SE
8	0	064340	0140	07/10/13	\$415,000	\$455,000	1,350	7	1977	Good	7,874	N	N	14717 SE 15TH PL
8	0	220720	0075	10/25/12	\$302,000	\$366,000	1,360	7	1956	Avg	9,960	N	N	1000 148TH PL SE
8	0	403740	0070	08/25/14	\$450,000	\$452,000	1,360	7	1957	Good	5,445	N	N	215 163RD PL SE
8	0	415770	0010	03/05/13	\$469,950	\$540,000	1,360	7	1962	Good	9,290	N	N	15105 SE 20TH ST
8	0	403680	1435	07/09/13	\$435,000	\$477,000	1,380	7	1956	Good	7,300	N	N	712 163RD AVE SE
8	0	664830	0145	12/18/13	\$339,000	\$355,000	1,380	7	1958	Good	8,750	N	N	14305 SE 17TH ST
8	0	675110	0295	03/10/14	\$348,000	\$358,000	1,380	7	1955	Good	10,758	N	N	15503 SE 24TH ST
8	0	675110	0215	04/04/12	\$375,000	\$500,000	1,390	7	1955	Avg	10,720	N	N	15320 SE 24TH ST
8	0	403750	0345	09/05/13	\$440,500	\$475,000	1,400	7	1958	Avg	11,175	N	N	126 162ND AVE SE

## Improved Sales Used in This Annual Update Analysis

### Area 067 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	0	792380	0090	04/26/14	\$420,000	\$429,000	1,400	7	1961	Good	7,300	N	N	2111 146TH PL SE
8	0	675130	0180	03/19/14	\$442,000	\$454,000	1,410	7	1956	Good	8,000	N	N	2560 154TH AVE SE
8	0	675130	0260	03/12/14	\$490,000	\$504,000	1,410	7	1956	Avg	8,000	N	N	2567 155TH AVE SE
8	0	792370	0120	08/02/13	\$490,000	\$534,000	1,410	7	2006	Avg	8,190	N	N	1241 150TH AVE SE
8	0	220720	0820	10/15/14	\$413,107	\$414,000	1,420	7	1956	Good	7,520	N	N	15405 SE 10TH ST
8	0	403740	0160	10/03/13	\$485,000	\$518,000	1,420	7	1958	Good	7,500	N	N	16010 SE 5TH ST
8	0	792370	0060	08/24/12	\$303,000	\$378,000	1,420	7	1961	Good	7,560	N	N	1427 150TH AVE SE
8	0	792370	0130	07/16/13	\$361,000	\$395,000	1,420	7	1961	Avg	7,560	N	N	1237 150TH AVE SE
8	0	792380	0040	07/12/12	\$401,000	\$510,000	1,420	7	1961	Good	8,030	N	N	1923 146TH PL SE
8	0	403950	0610	08/20/14	\$440,000	\$443,000	1,430	7	1961	Good	8,400	N	N	159 160TH AVE SE
8	0	675130	0065	05/06/14	\$518,000	\$528,000	1,430	7	1956	Good	8,000	N	N	2527 154TH AVE SE
8	0	792330	0310	05/27/14	\$495,000	\$503,000	1,430	7	1956	Good	9,144	N	N	1805 154TH AVE SE
8	0	792380	0230	05/14/12	\$379,500	\$496,000	1,430	7	1961	Good	8,080	N	N	14620 SE 20TH ST
8	0	220710	0290	07/12/13	\$391,150	\$429,000	1,450	7	1955	Good	7,000	N	N	1228 144TH AVE SE
8	0	403810	0165	04/13/12	\$310,000	\$412,000	1,460	7	1959	Good	8,250	N	N	28 157TH AVE SE
8	0	792380	0500	05/17/13	\$375,000	\$419,000	1,460	7	1961	Good	7,200	N	N	2112 146TH PL SE
8	0	675130	0040	06/26/12	\$439,600	\$563,000	1,470	7	1957	Good	9,200	N	N	2611 153RD AVE SE
8	0	792330	0120	09/20/12	\$367,500	\$452,000	1,470	7	1956	Avg	9,437	N	N	1655 154TH AVE SE
8	0	022405	9111	09/03/14	\$475,000	\$477,000	1,480	7	1959	Avg	13,457	N	N	2041 153RD AVE SE
8	0	737460	0790	08/07/13	\$432,500	\$470,000	1,480	7	1961	Avg	10,641	N	N	2015 151ST AVE SE
8	0	403750	0005	06/21/12	\$369,000	\$474,000	1,500	7	1958	Avg	8,547	N	N	16026 MAIN ST
8	0	737460	0660	05/21/13	\$430,000	\$480,000	1,500	7	1960	Avg	8,987	N	N	15025 SE 20TH ST
8	0	403740	0150	07/19/13	\$492,500	\$539,000	1,510	7	1958	VGood	7,935	N	N	16211 SE 2ND ST
8	0	403930	0230	04/08/13	\$547,500	\$621,000	1,510	7	1962	Good	8,820	N	N	15227 SE 1ST ST
8	0	675130	0255	06/16/14	\$470,000	\$476,000	1,510	7	1956	Good	8,000	N	N	2559 155TH AVE SE
8	0	403940	0760	01/16/14	\$401,950	\$418,000	1,520	7	1961	Good	7,560	N	N	432 155TH PL SE
8	0	675110	0060	09/16/13	\$405,000	\$435,000	1,520	7	1956	Good	10,405	N	N	15335 SE 22ND ST
8	0	220710	0080	10/26/12	\$350,000	\$424,000	1,560	7	1955	Good	7,770	N	N	14226 SE 14TH ST
8	0	403810	0345	08/13/12	\$392,000	\$491,000	1,560	7	1959	Good	8,160	N	N	15921 MAIN ST
8	0	664830	0050	02/22/13	\$405,000	\$467,000	1,560	7	1956	Good	10,200	N	N	14432 SE 17TH ST

## Improved Sales Used in This Annual Update Analysis

### Area 067 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	0	792390	0260	08/24/12	\$556,000	\$693,000	1,560	7	1961	VGood	8,362	N	N	15014 SE 15TH ST
8	0	220720	0675	05/02/14	\$419,000	\$427,000	1,570	7	1956	Good	6,700	N	N	15418 SE 9TH ST
8	0	737460	0070	03/19/12	\$388,000	\$522,000	1,570	7	1960	Avg	12,825	N	N	1646 150TH AVE SE
8	0	792370	0020	11/21/14	\$450,000	\$450,000	1,570	7	1960	Good	7,320	N	N	1515 150TH AVE SE
8	0	403680	0605	03/26/12	\$319,000	\$428,000	1,580	7	1956	Good	8,050	N	N	15610 SE 11TH ST
8	0	675110	0005	04/02/12	\$340,000	\$454,000	1,600	7	1955	Avg	11,745	N	N	2321 153RD AVE SE
8	0	220720	0225	08/08/13	\$380,000	\$413,000	1,610	7	1956	Good	8,480	N	N	1065 149TH PL SE
8	0	675130	0025	11/05/12	\$345,000	\$416,000	1,610	7	1957	Good	9,200	N	N	2635 153RD AVE SE
8	0	675130	0025	08/15/13	\$445,000	\$483,000	1,610	7	1957	Good	9,200	N	N	2635 153RD AVE SE
8	0	064650	0120	02/04/14	\$505,000	\$523,000	1,620	7	1966	Good	8,751	N	N	14847 SE 18TH PL
8	0	086960	0090	04/23/12	\$378,000	\$500,000	1,620	7	1969	Avg	7,965	N	N	716 143RD PL SE
8	0	220710	0175	06/22/12	\$430,000	\$552,000	1,620	7	1955	Good	7,000	N	N	1250 143RD AVE SE
8	0	403680	1315	11/04/14	\$425,000	\$425,000	1,620	7	1956	Avg	7,875	N	N	16017 LAKE HILLS BLVD
8	0	220710	0950	05/08/13	\$450,000	\$504,000	1,630	7	1955	Avg	8,820	N	N	14405 SE 15TH ST
8	0	220710	0335	12/17/12	\$420,000	\$498,000	1,640	7	1955	VGood	7,700	N	N	1312 145TH AVE SE
8	0	415770	0070	12/09/13	\$450,000	\$473,000	1,640	7	1963	Good	9,033	N	N	15104 SE 22ND ST
8	0	403940	0190	12/26/13	\$495,000	\$518,000	1,660	7	1960	Good	7,910	N	N	636 154TH AVE SE
8	0	403750	0180	11/18/13	\$488,000	\$515,000	1,670	7	1958	Good	9,737	N	N	135 160TH PL SE
8	0	664830	0010	03/08/13	\$340,000	\$390,000	1,680	7	1958	Good	9,727	N	N	1613 144TH AVE SE
8	0	792380	0260	02/09/12	\$295,000	\$405,000	1,690	7	1961	Avg	7,200	N	N	1915 147TH PL SE
8	0	064350	0030	11/14/14	\$431,650	\$432,000	1,710	7	1962	Avg	7,700	N	N	2006 145TH AVE SE
8	0	403940	0500	08/26/13	\$546,000	\$590,000	1,710	7	1960	Good	7,245	N	N	475 155TH PL SE
8	0	664830	0160	05/02/12	\$449,950	\$592,000	1,720	7	1958	VGood	9,825	N	N	1723 144TH AVE SE
8	0	792330	0190	03/14/13	\$407,000	\$466,000	1,720	7	1957	Good	8,952	N	N	15214 SE 20TH ST
8	0	792380	0160	07/10/13	\$428,400	\$470,000	1,720	7	1961	Good	5,225	N	N	14605 SE 19TH PL
8	0	675110	0125	08/25/14	\$472,000	\$475,000	1,740	7	1955	Good	9,038	N	N	15303 SE 23RD ST
8	0	403720	0790	02/02/12	\$350,000	\$482,000	1,750	7	1957	Good	9,120	N	N	16320 LAKE HILLS BLVD
8	0	415760	0170	08/29/12	\$464,500	\$578,000	1,750	7	1963	Good	13,111	N	N	15429 SE 21ST PL
8	0	403680	0770	09/17/14	\$375,000	\$376,000	1,770	7	1958	Avg	6,650	N	N	16205 SE 10TH ST
8	0	022405	9057	06/13/13	\$505,000	\$559,000	1,790	7	1966	Good	14,800	N	N	15025 SE 22ND ST



## Improved Sales Used in This Annual Update Analysis

### Area 067 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	0	403940	0410	10/10/14	\$525,000	\$526,000	1,820	7	1960	VGood	6,600	N	N	15426 SE 4TH PL
8	0	403680	0910	05/14/14	\$562,000	\$572,000	1,830	7	1957	Good	8,000	N	N	911 163RD AVE SE
8	0	792380	0480	11/12/12	\$330,000	\$397,000	1,870	7	1961	Good	9,007	N	N	14633 SE 21ST ST
8	0	403760	0060	03/20/14	\$511,000	\$525,000	1,940	7	1958	Avg	9,120	N	N	448 156TH AVE SE
8	0	403810	0265	12/17/13	\$424,000	\$444,000	2,030	7	1959	Good	10,080	N	N	5 159TH AVE SE
8	0	861700	0020	12/31/14	\$485,000	\$485,000	2,100	7	1964	Good	8,886	N	N	1662 154TH AVE SE
8	0	792330	0010	09/16/13	\$459,000	\$493,000	1,210	8	1956	Good	10,025	N	N	1614 152ND AVE SE
8	0	353000	0150	10/03/13	\$500,650	\$535,000	1,220	8	1967	Avg	7,700	N	N	14213 SE 10TH PL
8	0	173680	0360	11/25/13	\$568,000	\$599,000	1,320	8	1965	Good	8,145	N	N	1039 145TH PL SE
8	0	173680	0160	12/17/12	\$415,000	\$492,000	1,350	8	1966	Avg	7,500	N	N	14409 SE 8TH ST
8	0	173680	0800	08/29/13	\$390,000	\$421,000	1,360	8	1965	Avg	8,100	N	N	910 146TH AVE SE
8	0	801630	0030	11/03/14	\$555,000	\$556,000	1,420	8	1966	Avg	8,712	N	N	1432 159TH AVE SE
8	0	173680	1020	08/03/12	\$458,000	\$576,000	1,440	8	1998	Avg	7,848	N	N	914 147TH AVE SE
8	0	323650	0220	07/09/14	\$450,000	\$455,000	1,460	8	1983	Avg	7,573	N	N	14835 SE 10TH PL
8	0	173680	0975	08/29/12	\$475,000	\$591,000	1,470	8	1966	Avg	7,500	N	N	14610 SE 9TH PL
8	0	173680	0690	05/29/12	\$400,000	\$519,000	1,510	8	1965	Avg	10,164	N	N	1017 146TH AVE SE
8	0	502390	0130	09/23/13	\$485,000	\$520,000	1,510	8	1970	Good	6,325	N	N	14423 SE 19TH PL
8	0	801630	0250	08/27/14	\$632,000	\$635,000	1,520	8	1967	Avg	10,087	N	N	15831 SE 13TH ST
8	0	894460	0640	03/25/14	\$436,000	\$448,000	1,520	8	1989	Avg	3,801	N	N	60 145TH PL SE
8	0	502390	0110	10/03/12	\$387,450	\$474,000	1,530	8	1970	Good	6,360	N	N	14411 SE 19TH PL
8	0	502390	0140	04/16/14	\$450,000	\$460,000	1,530	8	1970	Avg	6,375	N	N	14429 SE 19TH PL
8	0	220710	0940	04/23/12	\$480,000	\$634,000	1,630	8	2011	Avg	9,975	N	N	1512 143RD AVE SE
8	0	801630	0310	08/05/13	\$478,000	\$520,000	1,660	8	1966	Avg	8,880	N	N	1425 159TH AVE SE
8	0	801630	0050	07/14/14	\$652,000	\$658,000	1,670	8	1966	Good	8,712	N	N	1418 159TH AVE SE
8	0	792350	0090	10/20/14	\$655,500	\$657,000	1,680	8	2001	Avg	15,800	N	N	1852 155TH AVE SE
8	0	022405	9214	07/31/13	\$600,000	\$654,000	1,720	8	1979	Good	41,082	N	N	1801 156TH AVE SE
8	0	323650	0160	10/29/12	\$482,500	\$584,000	1,730	8	1981	Avg	7,327	N	N	1140 148TH DR SE
8	0	353000	0030	06/11/12	\$420,700	\$543,000	1,730	8	1967	Good	7,500	N	N	14206 SE 10TH PL
8	0	801630	0130	11/02/12	\$410,000	\$495,000	1,760	8	1968	Good	8,906	N	N	15842 SE 13TH ST
8	0	173680	0200	08/26/13	\$466,000	\$504,000	1,770	8	1965	Avg	7,500	N	N	804 144TH PL SE

## Improved Sales Used in This Annual Update Analysis

### Area 067 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	0	894460	0270	03/04/13	\$420,000	\$482,000	1,830	8	1988	Avg	3,481	N	N	325 145TH PL SE
8	0	894460	0090	02/15/13	\$417,000	\$482,000	1,840	8	1988	Avg	3,938	N	N	123 145TH PL SE
8	0	894460	0220	01/22/14	\$469,250	\$488,000	1,840	8	1988	Avg	3,610	N	N	289 145TH PL SE
8	0	894460	0480	02/11/13	\$420,000	\$486,000	1,840	8	1988	Avg	3,296	N	N	274 145TH PL SE
8	0	894460	0670	09/10/12	\$415,000	\$513,000	1,840	8	1988	Avg	4,219	N	N	28 145TH PL SE
8	0	173680	0410	09/05/12	\$450,000	\$558,000	1,860	8	1965	Good	7,950	N	N	912 144TH PL SE
8	0	883890	0196	08/14/12	\$472,000	\$591,000	1,880	8	1952	Avg	12,457	N	N	14632 SE 22ND ST
8	0	894460	0200	06/23/14	\$550,000	\$557,000	1,900	8	2000	Avg	3,255	N	N	265 145TH PL SE
8	0	323650	0200	10/03/13	\$531,200	\$568,000	1,910	8	1984	Good	9,023	N	N	1040 148TH DR SE
8	0	894460	0550	02/28/13	\$425,000	\$489,000	1,920	8	1988	Avg	3,494	N	N	150 145TH PL SE
8	0	894460	0620	07/03/14	\$509,000	\$515,000	1,930	8	1989	Avg	3,521	N	N	90 145TH PL SE
8	0	894460	0020	06/18/12	\$385,000	\$495,000	1,950	8	1988	Avg	3,815	N	N	45 145TH PL SE
8	0	323650	0280	04/22/14	\$450,000	\$460,000	2,110	8	1984	Avg	7,877	N	N	950 148TH DR SE
8	0	173680	0720	02/20/12	\$440,000	\$600,000	2,130	8	1965	Good	8,732	N	N	1037 146TH AVE SE
8	0	220710	0570	07/10/13	\$685,500	\$752,000	2,220	8	2012	Avg	8,840	N	N	14427 SE 14TH ST
8	0	427960	0010	12/30/14	\$630,000	\$630,000	2,470	8	1982	Avg	9,328	N	N	801 141ST PL SE
8	0	427960	0080	12/31/14	\$609,000	\$609,000	2,470	8	1982	Avg	9,267	N	N	802 141ST PL SE
8	0	894460	0430	10/17/13	\$557,500	\$594,000	2,740	8	1989	Avg	3,294	N	N	314 145TH PL SE
8	0	079320	0050	03/19/13	\$655,000	\$748,000	2,060	9	2006	Avg	9,544	N	N	1427 153RD PL SE
8	0	883890	0247	07/05/12	\$589,000	\$751,000	2,090	9	1990	Avg	9,335	N	N	14415 SE 18TH ST
8	0	883890	0251	04/12/13	\$630,000	\$713,000	2,300	9	1991	Avg	10,793	N	N	14419 SE 18TH ST
8	0	086510	0055	06/12/14	\$900,000	\$912,000	2,460	9	1957	Good	44,431	N	N	539 145TH AVE SE
8	0	889445	0040	04/01/14	\$899,000	\$922,000	2,870	9	2005	Avg	7,248	N	N	1612 154TH AVE SE
8	0	889445	0020	05/06/13	\$810,232	\$909,000	2,950	9	2004	Avg	7,217	N	N	1604 154TH AVE SE
8	0	342505	9141	05/28/14	\$999,000	\$1,015,000	3,150	9	2005	Avg	34,830	N	N	715 145TH AVE SE
8	0	342505	9121	06/07/12	\$672,000	\$869,000	3,270	9	1961	Avg	36,472	N	N	705 145TH AVE SE
8	0	675130	0215	04/11/12	\$700,000	\$931,000	3,360	9	2010	Avg	8,000	N	N	15405 SE 25TH ST
8	0	220720	0830	12/11/12	\$700,000	\$831,000	4,330	9	2000	Avg	7,056	N	N	15427 SE 10TH ST
8	0	861700	0060	07/08/14	\$711,600	\$719,000	2,370	10	1991	Avg	9,316	N	N	15502 SE 18TH ST
8	0	032405	9002	11/26/12	\$782,150	\$935,000	3,530	10	2004	Avg	7,350	N	N	1158 140TH AVE SE

## Improved Sales Used in This Annual Update Analysis

### Area 067 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	0	032405	9161	10/13/14	\$920,000	\$922,000	3,810	10	2003	Avg	13,579	N	N	1018 140TH AVE SE
8	0	342505	9299	12/11/13	\$1,200,000	\$1,260,000	3,950	10	2013	Avg	7,600	N	N	14525 NE 3RD LN
8	0	342505	9300	09/03/13	\$1,249,990	\$1,348,000	4,060	10	2013	Avg	7,742	N	N	14545 NE 3RD LN
8	0	342505	9301	07/25/13	\$1,235,990	\$1,349,000	4,130	10	2013	Avg	11,951	N	N	14585 SE 3RD LN
8	0	342505	9163	07/25/13	\$1,180,000	\$1,288,000	4,140	10	2013	Avg	8,387	N	N	14565 SE 3RD LN
8	0	086510	0025	04/10/12	\$1,160,000	\$1,543,000	4,770	10	2005	Avg	43,307	N	N	420 145TH AVE SE
12	0	329820	0560	10/23/13	\$352,250	\$374,000	940	6	1959	Good	7,500	N	N	933 166TH AVE NE
12	0	329820	0620	07/14/14	\$358,000	\$361,000	940	6	1959	Good	6,695	N	N	1033 165TH PL NE
12	0	329820	1290	12/24/14	\$370,000	\$370,000	940	6	1959	Good	7,910	N	N	924 168TH AVE NE
12	0	329820	0530	10/24/12	\$276,100	\$335,000	990	6	1959	Good	7,200	N	N	915 166TH AVE NE
12	0	329820	1120	02/02/12	\$228,400	\$314,000	990	6	1959	Good	7,630	N	N	935 168TH AVE NE
12	0	329820	1180	08/27/13	\$331,000	\$358,000	990	6	1959	Good	8,250	N	N	1029 167TH PL NE
12	0	329820	1270	07/25/13	\$330,950	\$361,000	990	6	1959	Good	7,700	N	N	936 168TH AVE NE
12	0	329820	1460	04/02/14	\$325,000	\$333,000	990	6	1959	Avg	7,800	N	N	16504 NE 12TH ST
12	0	329830	0640	09/09/13	\$375,350	\$404,000	990	6	1959	Avg	11,825	N	N	1303 164TH PL NE
12	0	329830	0650	10/22/12	\$300,000	\$364,000	990	6	1959	Good	7,040	N	N	16415 NE 13TH ST
12	0	329820	1190	10/29/12	\$337,000	\$408,000	1,060	6	1959	Good	7,500	N	N	1036 167TH PL NE
12	0	329830	0390	01/27/12	\$227,000	\$314,000	1,100	6	1959	Good	6,900	N	N	1344 164TH PL NE
12	0	329830	0140	10/24/14	\$355,000	\$356,000	1,210	6	1959	Avg	6,650	N	N	1318 165TH AVE NE
12	0	329830	0610	11/02/12	\$295,900	\$357,000	1,210	6	1959	Good	7,260	N	N	1321 164TH PL NE
12	0	329820	1350	09/03/13	\$390,000	\$421,000	1,220	6	1959	Good	6,649	N	N	16715 NE 9TH ST
12	0	329820	0810	02/07/13	\$310,400	\$360,000	1,240	6	1959	Avg	7,500	N	N	917 167TH AVE NE
12	0	329820	0320	06/24/14	\$445,000	\$450,000	1,250	6	1959	VGood	7,400	N	N	16421 NE 12TH ST
12	0	329820	0790	08/12/14	\$475,000	\$478,000	1,270	6	1959	Good	8,000	N	N	16616 NE 9TH ST
12	0	329820	0610	10/22/13	\$369,000	\$392,000	1,470	6	1959	Good	7,200	N	N	1027 165TH PL NE
12	0	329830	0530	09/24/14	\$351,000	\$352,000	1,550	6	1959	Good	7,260	N	N	1373 164TH PL NE
12	0	329820	0360	10/24/13	\$375,000	\$399,000	1,610	6	1959	Good	7,200	N	N	940 164TH PL NE
12	0	403800	0015	10/16/13	\$352,000	\$375,000	970	7	2013	Avg	8,250	N	N	16118 NE 3RD PL
12	0	403770	0055	02/14/13	\$330,000	\$382,000	1,020	7	1959	Good	9,120	N	N	15942 MAIN ST
12	0	403850	0620	11/22/13	\$523,017	\$552,000	1,020	7	1959	Good	8,625	N	N	525 166TH AVE NE

## Improved Sales Used in This Annual Update Analysis

### Area 067 -- 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
12	0	403820	0070	02/20/13	\$280,000	\$323,000	1,040	7	1959	Good	8,287	N	N	122 156TH AVE NE
12	0	403850	0450	03/04/14	\$342,000	\$352,000	1,050	7	1959	Avg	8,732	N	N	525 165TH AVE NE
12	0	403820	0170	11/08/13	\$460,000	\$487,000	1,080	7	1959	Good	8,050	N	N	319 157TH AVE NE
12	0	404080	0050	11/19/14	\$415,000	\$415,000	1,090	7	1966	Good	8,400	N	N	16828 NE 14TH ST
12	0	403870	0220	04/25/12	\$485,000	\$640,000	1,100	7	1961	Good	8,560	Y	N	16858 NE 6TH ST
12	0	403910	0240	06/25/13	\$487,000	\$537,000	1,100	7	1963	Good	8,160	N	N	1210 170TH AVE NE
12	0	403770	0090	09/03/13	\$488,050	\$526,000	1,110	7	1958	Good	8,370	N	N	16203 NE 1ST ST
12	0	404010	0090	09/12/12	\$456,490	\$564,000	1,110	7	1962	Good	8,103	N	N	141 145TH AVE NE
12	0	403830	0070	11/13/14	\$400,000	\$400,000	1,120	7	1960	Avg	8,360	N	N	139 156TH AVE NE
12	0	403800	0095	07/23/12	\$385,000	\$487,000	1,130	7	1958	VGood	8,240	N	N	16012 NE 3RD ST
12	0	272505	9022	12/20/13	\$631,000	\$661,000	1,140	7	1951	Good	20,473	N	N	14037 NE BELLEVUE-REDMOND RD
12	0	403800	0110	02/24/12	\$273,000	\$372,000	1,150	7	1958	Avg	7,875	N	N	16034 NE 3RD ST
12	0	403860	0250	07/24/12	\$465,000	\$588,000	1,150	7	1961	Good	12,040	N	N	228 165TH AVE NE
12	0	403870	0720	09/18/14	\$525,126	\$527,000	1,150	7	1960	Avg	8,025	Y	N	17005 NE 6TH ST
12	0	403820	0480	12/01/14	\$480,000	\$480,000	1,160	7	1959	Good	8,800	N	N	15777 NE 1ST ST
12	0	403850	0320	07/16/12	\$320,000	\$406,000	1,160	7	1960	Good	7,950	N	N	412 164TH AVE NE
12	0	403770	0150	11/29/12	\$415,000	\$495,000	1,170	7	1958	Good	8,814	N	N	16270 MAIN ST
12	0	403770	0240	06/25/13	\$470,000	\$518,000	1,170	7	1958	Good	9,825	N	N	16200 NE 1ST ST
12	0	403770	0275	02/22/14	\$445,000	\$460,000	1,170	7	1958	Good	9,075	N	N	16254 NE 1ST ST
12	0	403850	1140	06/17/13	\$446,500	\$494,000	1,170	7	1960	Good	10,080	N	N	504 167TH AVE NE
12	0	403860	0340	07/19/13	\$530,000	\$580,000	1,170	7	1961	Good	7,875	N	N	16512 NE 1ST PL
12	0	403860	0430	09/05/13	\$560,000	\$603,000	1,170	7	1961	Good	8,250	N	N	16512 NE 1ST ST
12	0	403870	0250	08/25/13	\$480,000	\$519,000	1,170	7	1960	VGood	8,560	Y	N	16834 NE 6TH ST
12	0	403870	0560	08/20/13	\$526,000	\$570,000	1,170	7	1960	Good	8,560	Y	N	17128 NE 5TH PL
12	0	404020	0510	07/03/13	\$432,000	\$475,000	1,170	7	1963	Avg	8,000	N	N	502 147TH AVE NE
12	0	403830	0010	09/22/14	\$390,000	\$391,000	1,180	7	1959	Good	7,700	N	N	335 156TH AVE NE
12	0	403830	0130	03/13/12	\$341,000	\$460,000	1,190	7	1960	Good	8,580	N	N	27 156TH AVE NE
12	0	363100	0100	12/11/12	\$375,000	\$445,000	1,200	7	1967	Good	5,415	N	N	1404 166TH PL NE
12	0	403770	0035	03/13/13	\$383,500	\$439,000	1,200	7	1959	Good	8,480	N	N	15959 NE 1ST ST
12	0	572801	0010	07/30/13	\$465,000	\$507,000	1,200	7	1972	Avg	7,980	N	N	521 154TH AVE NE

## Improved Sales Used in This Annual Update Analysis

### Area 067 -- 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
12	0	403860	0080	04/03/14	\$550,000	\$564,000	1,220	7	1961	Good	8,250	N	N	115 165TH AVE NE
12	0	403870	0870	11/18/13	\$512,500	\$541,000	1,220	7	1961	Good	8,250	Y	N	17118 NE 5TH ST
12	0	404040	0150	10/21/13	\$475,000	\$505,000	1,220	7	1960	Avg	8,800	N	N	15411 NE 3RD PL
12	0	404080	0260	06/16/14	\$418,000	\$424,000	1,220	7	1965	Avg	10,580	N	N	1212 168TH AVE NE
12	0	403780	0020	10/08/14	\$497,500	\$499,000	1,230	7	1959	Good	8,610	N	N	16035 NE 2ND ST
12	0	404080	0360	09/23/14	\$420,000	\$421,000	1,230	7	1963	Good	10,005	N	N	1251 169TH PL NE
12	0	403870	0930	11/13/14	\$630,000	\$631,000	1,240	7	1960	Good	8,800	Y	N	17121 NE 5TH PL
12	0	194490	0090	05/19/14	\$462,000	\$470,000	1,250	7	1966	Good	10,530	N	N	8 151ST PL NE
12	0	331690	0050	11/01/12	\$389,000	\$470,000	1,250	7	1964	Good	5,350	N	N	424 156TH PL NE
12	0	403870	0730	12/30/14	\$621,000	\$621,000	1,250	7	1960	Good	6,930	Y	N	17011 NE 6TH ST
12	0	404080	0090	05/06/14	\$390,000	\$397,000	1,260	7	1966	Good	6,500	N	N	1415 168TH AVE NE
12	0	403820	0320	08/17/12	\$338,850	\$424,000	1,270	7	1959	Good	8,400	N	N	15734 NE 1ST ST
12	0	403880	0150	08/20/12	\$590,000	\$737,000	1,270	7	1961	Good	9,009	Y	N	502 172ND AVE NE
12	0	156080	0460	03/05/14	\$549,000	\$566,000	1,280	7	1963	VGood	9,900	N	N	664 154TH AVE NE
12	0	403800	0185	07/17/13	\$547,500	\$599,000	1,280	7	1959	Avg	7,080	N	N	316 162ND PL NE
12	0	403910	0200	03/19/12	\$450,000	\$605,000	1,280	7	1963	Good	9,240	N	N	1244 170TH AVE NE
12	0	403870	0380	08/26/14	\$657,000	\$661,000	1,290	7	1960	Good	10,190	N	N	16815 NE 6TH PL
12	0	403770	0285	07/31/14	\$415,000	\$418,000	1,300	7	1958	Good	7,975	N	N	16266 NE 1ST ST
12	0	403780	0025	09/27/13	\$550,000	\$589,000	1,310	7	1958	VGood	8,610	N	N	16043 NE 2ND ST
12	0	403850	1040	07/29/13	\$439,888	\$480,000	1,310	7	1959	Good	8,175	N	N	637 167TH AVE NE
12	0	403800	0055	08/12/14	\$425,000	\$428,000	1,320	7	1959	Good	7,076	N	N	16240 NE 3RD PL
12	0	403850	0650	04/23/14	\$431,000	\$440,000	1,320	7	1959	Avg	8,580	N	N	549 166TH AVE NE
12	0	403870	0950	05/14/13	\$482,000	\$539,000	1,320	7	1960	Good	8,800	Y	N	17133 NE 5TH PL
12	0	404010	0470	10/23/13	\$515,000	\$547,000	1,320	7	1962	Avg	8,395	N	N	131 145TH PL NE
12	0	404060	0190	08/06/14	\$509,500	\$513,000	1,320	7	1961	Good	9,000	N	N	161 152ND PL NE
12	0	404060	0340	05/29/12	\$500,000	\$649,000	1,320	7	1962	VGood	9,240	N	N	15219 NE 3RD PL
12	0	403780	0350	03/11/14	\$469,000	\$483,000	1,340	7	1958	Good	8,640	N	N	102 164TH AVE NE
12	0	404040	0060	03/25/13	\$443,000	\$505,000	1,340	7	1960	Good	11,087	N	N	15430 NE 3RD PL
12	0	404010	0340	03/06/12	\$321,000	\$435,000	1,350	7	1962	Good	7,975	N	N	14516 NE 2ND PL
12	0	404040	0270	07/16/13	\$419,000	\$459,000	1,350	7	1961	Avg	8,103	N	N	15401 NE 1ST ST



## Improved Sales Used in This Annual Update Analysis

### Area 067 -- 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
12	0	404050	0080	11/13/14	\$491,000	\$491,000	1,350	7	1961	Good	7,722	N	N	146 NE 154TH PL
12	0	404080	0420	07/18/12	\$375,000	\$475,000	1,350	7	1963	Good	8,000	N	N	1206 169TH AVE NE
12	0	403850	0020	04/02/13	\$389,000	\$442,000	1,360	7	1960	Avg	7,630	N	N	639 164TH PL NE
12	0	572801	0120	06/18/13	\$419,950	\$464,000	1,360	7	1973	Good	7,000	N	N	412 154TH AVE NE
12	0	403870	0440	08/02/13	\$736,450	\$802,000	1,380	7	1961	VGood	8,480	Y	N	17182 NE 5TH ST
12	0	403880	0530	07/27/12	\$565,000	\$713,000	1,380	7	1961	Good	9,738	Y	N	413 172ND AVE NE
12	0	403880	0220	10/08/12	\$651,000	\$795,000	1,390	7	1961	Avg	8,524	Y	N	17165 NE 5TH ST
12	0	403850	0600	02/24/12	\$305,050	\$415,000	1,400	7	1959	Good	7,700	N	N	16518 NE 5TH ST
12	0	403860	0460	11/15/12	\$485,000	\$582,000	1,400	7	1961	VGood	10,488	N	N	16513 NE 1ST ST
12	0	403880	0580	06/04/14	\$565,000	\$573,000	1,400	7	1961	Avg	11,455	N	N	16737 NE 5TH PL
12	0	404050	0020	05/08/12	\$360,000	\$472,000	1,400	7	1961	Avg	8,250	N	N	110 154TH PL NE
12	0	404050	0030	07/17/13	\$475,100	\$520,000	1,400	7	1961	VGood	8,250	N	N	116 NE 154TH PL
12	0	404080	0610	12/18/12	\$345,000	\$409,000	1,400	7	1963	Good	9,020	N	N	16805 NE 12TH ST
12	0	156080	0010	01/27/14	\$403,000	\$418,000	1,410	7	1962	Good	9,120	N	N	605 153RD AVE NE
12	0	156080	0410	01/28/14	\$435,000	\$452,000	1,410	7	1962	Avg	6,200	N	N	751 154TH PL NE
12	0	156080	0540	09/14/12	\$305,000	\$376,000	1,410	7	1962	Good	6,728	N	N	621 155TH PL NE
12	0	403870	0190	09/30/14	\$527,000	\$529,000	1,410	7	1961	Good	5,250	N	N	619 170TH PL NE
12	0	403880	0300	09/12/14	\$750,000	\$753,000	1,420	7	1961	Avg	8,250	Y	N	17117 NE 5TH ST
12	0	404020	0490	08/20/14	\$461,000	\$464,000	1,420	7	1963	Good	5,170	N	N	514 147TH AVE NE
12	0	404040	0340	09/05/14	\$460,000	\$462,000	1,420	7	1960	Good	8,250	N	N	128 155TH AVE NE
12	0	403870	0780	08/17/12	\$540,000	\$675,000	1,430	7	1961	Good	8,250	Y	N	17172 NE 5TH ST
12	0	403900	0150	01/14/14	\$560,000	\$583,000	1,430	7	1962	Good	9,350	N	N	818 171ST PL NE
12	0	156080	0030	04/21/13	\$550,000	\$620,000	1,440	7	1962	Good	6,900	N	N	15225 NE 6TH PL
12	0	403800	0090	02/03/12	\$320,000	\$440,000	1,450	7	1958	Avg	7,520	N	N	16004 NE 3RD ST
12	0	363100	0140	10/11/13	\$450,000	\$480,000	1,460	7	1967	VGood	9,300	N	N	1432 166TH PL NE
12	0	403860	0390	02/08/12	\$501,000	\$688,000	1,460	7	1961	Good	11,550	Y	N	128 165TH AVE NE
12	0	363100	0090	10/31/12	\$380,000	\$459,000	1,470	7	1967	Good	8,250	N	N	1400 166TH PL NE
12	0	403870	0490	04/10/13	\$700,000	\$793,000	1,470	7	1961	Good	8,925	Y	N	17172 NE 5TH PL
12	0	404080	0080	06/15/12	\$347,000	\$447,000	1,500	7	1966	Good	7,700	N	N	1406 168TH AVE NE
12	0	404080	0340	11/07/13	\$400,000	\$423,000	1,530	7	1963	Good	10,450	N	N	16915 NE 14TH ST

## Improved Sales Used in This Annual Update Analysis

### Area 067 -- 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
12	0	156080	0110	06/17/14	\$580,000	\$588,000	1,540	7	1962	Good	10,875	N	N	671 152ND AVE NE
12	0	403870	0960	03/12/13	\$372,000	\$426,000	1,540	7	1960	Avg	8,800	N	N	17139 NE 5TH PL
12	0	403780	0065	08/08/12	\$359,000	\$451,000	1,600	7	1958	Good	9,675	N	N	16223 NE 2ND ST
12	0	403820	0340	07/16/12	\$334,000	\$424,000	1,600	7	1959	Good	9,070	N	N	15748 NE 1ST ST
12	0	403850	0150	04/21/14	\$450,000	\$460,000	1,600	7	1959	Good	7,128	N	N	641 165TH AVE NE
12	0	329820	0780	03/21/14	\$500,000	\$514,000	1,680	7	2007	Avg	8,000	N	N	16608 NE 9TH ST
12	0	331650	0200	10/09/14	\$612,500	\$614,000	1,690	7	1967	Avg	35,346	N	N	16225 NE 6TH ST
12	0	403780	0185	04/01/14	\$456,050	\$468,000	1,690	7	1958	Good	9,350	N	N	221 164TH AVE NE
12	0	363100	0010	04/03/14	\$520,000	\$533,000	1,720	7	2006	Avg	9,375	N	N	1445 166TH PL NE
12	0	403860	0240	10/16/13	\$555,508	\$592,000	1,730	7	1961	Avg	9,396	N	N	238 165TH AVE NE
12	0	156080	0380	10/28/13	\$439,000	\$466,000	1,820	7	1962	Avg	8,040	N	N	15310 NE 7TH PL
12	0	403850	0570	07/10/13	\$467,000	\$512,000	1,830	7	1959	Avg	10,080	N	N	518 165TH AVE NE
12	0	404010	0740	11/06/12	\$465,000	\$561,000	1,830	7	1935	Good	14,896	N	N	26 145TH PL NE
12	0	403850	1070	09/24/13	\$455,000	\$488,000	1,850	7	1959	Avg	8,250	N	N	634 167TH AVE NE
12	0	403860	0300	09/02/14	\$650,000	\$653,000	1,870	7	1961	Good	15,535	Y	N	16517 NE 2ND PL
12	0	404040	0180	02/19/13	\$390,000	\$450,000	1,880	7	1960	Avg	7,475	N	N	301 155TH AVE NE
12	0	404060	0400	05/13/13	\$485,000	\$543,000	1,880	7	1961	VGood	8,250	N	N	15246 NE 3RD PL
12	0	403820	0360	05/10/12	\$350,000	\$459,000	1,890	7	1959	Good	8,250	N	N	15613 NE 1ST ST
12	0	404010	0110	05/13/13	\$525,000	\$588,000	1,940	7	1962	Good	8,103	N	N	127 145TH AVE NE
12	0	404080	0020	11/19/13	\$450,000	\$475,000	1,950	7	1965	Good	8,400	N	N	16914 NE 14TH ST
12	0	403910	0250	04/30/13	\$480,000	\$540,000	2,040	7	1963	Good	7,800	N	N	1204 170TH AVE NE
12	0	404010	0600	07/03/12	\$440,000	\$562,000	2,040	7	1963	Good	8,580	N	N	324 145TH PL NE
12	0	403780	0140	08/14/14	\$548,000	\$552,000	2,100	7	1958	Good	8,880	N	N	16203 NE 3RD ST
12	0	404040	0090	03/01/13	\$543,000	\$624,000	2,110	7	1960	Good	9,020	N	N	15418 NE 3RD PL
12	0	404020	0440	02/26/14	\$505,000	\$521,000	2,130	7	1964	Good	5,500	N	N	516 146TH AVE NE
12	0	262505	9271	03/19/12	\$420,000	\$565,000	2,160	7	1984	Avg	10,001	N	N	16221 NORTHUP WAY
12	0	331650	0280	12/07/12	\$576,000	\$685,000	2,440	7	1962	Good	36,622	N	N	15726 NE 4TH ST
12	0	404040	0200	10/07/14	\$527,500	\$529,000	2,530	7	1961	Good	8,250	N	N	141 155TH AVE NE
12	0	404050	0100	10/20/14	\$539,000	\$540,000	2,620	7	1961	Good	6,890	N	N	158 NE 154TH PL
12	0	404060	0370	09/13/13	\$495,000	\$532,000	2,620	7	1962	Avg	8,250	N	N	15237 NE 3RD PL

## Improved Sales Used in This Annual Update Analysis

### Area 067 -- 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
12	0	403870	0210	11/21/13	\$587,555	\$620,000	2,710	7	1960	Good	8,560	Y	N	16866 NE 6TH ST
12	0	511950	0050	08/28/13	\$650,000	\$702,000	3,260	7	1966	Avg	14,994	N	N	422 145TH AVE NE
12	0	885731	0010	12/19/14	\$268,500	\$269,000	660	8	1969	Avg	1,749	N	N	208 NE 168TH ST
12	0	885731	0020	09/18/13	\$270,000	\$290,000	660	8	1969	Avg	1,646	N	N	210 168TH AVE NE
12	0	885730	0240	02/10/14	\$315,000	\$326,000	960	8	1967	Avg	1,837	N	N	253 169TH AVE NE
12	0	404080	0810	05/02/14	\$420,000	\$428,000	1,000	8	1963	Good	8,030	N	N	1112 170TH AVE NE
12	0	403870	0680	07/25/14	\$750,000	\$756,000	1,150	8	2014	Avg	8,560	N	N	16849 NE 6TH ST
12	0	156220	0640	02/24/14	\$595,000	\$614,000	1,190	8	1966	VGood	8,510	N	N	15016 NE 14TH ST
12	0	885710	0060	11/10/14	\$277,700	\$278,000	1,200	8	1967	Avg	1,055	N	N	17112 NE 2ND PL
12	0	156200	0120	05/12/14	\$660,000	\$672,000	1,290	8	1964	Avg	10,000	N	N	15007 NE 12TH ST
12	0	404080	0600	06/09/14	\$502,000	\$509,000	1,300	8	1963	Good	8,800	N	N	16725 NE 12TH ST
12	0	885730	0040	08/30/12	\$230,000	\$286,000	1,320	8	1967	Avg	1,311	N	N	216 169TH AVE NE
12	0	403900	0180	07/11/13	\$460,000	\$504,000	1,350	8	1961	Good	7,920	N	N	834 171ST PL NE
12	0	403910	0030	10/25/13	\$455,900	\$484,000	1,350	8	1963	Good	10,152	N	N	1267 170TH AVE NE
12	0	403910	0060	05/21/13	\$450,000	\$502,000	1,350	8	1963	VGood	10,318	N	N	1236 172ND AVE NE
12	0	404080	0230	08/02/12	\$386,000	\$486,000	1,350	8	1964	Good	7,526	N	N	1215 169TH AVE NE
12	0	885730	0180	02/27/12	\$220,000	\$299,000	1,360	8	1967	Avg	897	N	N	270 169TH AVE NE
12	0	261960	0010	05/13/14	\$635,000	\$646,000	1,370	8	1969	Good	13,320	N	N	15106 NE 10TH PL
12	0	403890	0211	06/11/13	\$512,800	\$568,000	1,370	8	1962	Good	9,900	N	N	805 170TH PL NE
12	0	885710	0100	10/17/13	\$315,000	\$335,000	1,370	8	1967	Avg	1,340	N	N	17104 NE 2ND PL
12	0	885710	0240	03/15/12	\$269,000	\$363,000	1,370	8	1967	Avg	1,197	N	N	16928 NE 2ND PL
12	0	885730	0210	07/16/13	\$305,000	\$334,000	1,370	8	1967	Avg	919	N	N	265 169TH AVE NE
12	0	885730	0220	03/11/13	\$305,000	\$349,000	1,370	8	1967	Avg	914	N	N	263 169TH AVE NE
12	0	885720	0110	03/13/14	\$330,000	\$339,000	1,390	8	1967	Avg	1,469	N	N	243 169TH AVE NE
12	0	156220	0240	09/18/14	\$550,000	\$552,000	1,410	8	2000	Avg	15,360	N	N	1500 151ST AVE NE
12	0	403880	0520	06/24/13	\$685,000	\$756,000	1,410	8	1961	Good	8,175	Y	N	17209 NE 4TH PL
12	0	156220	0090	10/17/14	\$600,000	\$601,000	1,420	8	1966	VGood	7,290	N	N	14842 NE 16TH ST
12	0	261960	0150	10/15/13	\$588,500	\$627,000	1,420	8	1968	Good	8,814	N	N	15037 NE 10TH PL
12	0	261960	0240	04/25/13	\$535,000	\$603,000	1,420	8	1968	Good	8,800	N	N	15013 NE 9TH PL
12	0	885720	0100	07/30/13	\$362,000	\$395,000	1,420	8	1967	Avg	1,411	Y	N	245 169TH AVE NE

## Improved Sales Used in This Annual Update Analysis

### Area 067 -- 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
12	0	403910	0380	01/09/13	\$529,500	\$621,000	1,430	8	1963	Good	9,180	N	N	1030 170TH PL NE
12	0	329600	0170	12/29/14	\$555,000	\$555,000	1,440	8	1964	Avg	13,144	N	N	14861 NE 11TH PL
12	0	403900	0330	10/23/12	\$491,760	\$597,000	1,440	8	1962	Good	8,800	N	N	868 172ND AVE NE
12	0	403910	0110	10/04/12	\$545,500	\$667,000	1,440	8	1964	Good	8,965	N	N	1200 172ND AVE NE
12	0	403910	0410	08/08/12	\$407,500	\$512,000	1,440	8	1963	Avg	8,250	N	N	1008 170TH PL NE
12	0	156220	0590	12/21/12	\$570,000	\$674,000	1,460	8	1965	VGood	6,300	N	N	15013 NE 15TH ST
12	0	403970	0480	11/12/13	\$610,000	\$645,000	1,460	8	1973	Good	9,642	Y	N	257 174TH PL NE
12	0	215990	0120	08/22/14	\$419,000	\$421,000	1,470	8	1985	Good	2,034	N	N	1260 140TH PL NE
12	0	156220	0300	09/04/13	\$485,000	\$523,000	1,490	8	1966	Good	7,875	N	N	14831 NE 14TH ST
12	0	403900	0310	05/13/13	\$450,000	\$504,000	1,490	8	1962	Good	8,275	N	N	805 172ND AVE NE
12	0	403890	0380	01/17/12	\$480,000	\$666,000	1,500	8	1964	Good	8,250	N	N	824 170TH PL NE
12	0	143350	0050	12/02/14	\$549,950	\$550,000	1,510	8	1969	Avg	13,500	N	N	14618 NE 10TH ST
12	0	403900	0050	07/14/14	\$516,130	\$521,000	1,510	8	1962	Good	8,250	N	N	845 171ST PL NE
12	0	215990	0020	11/26/14	\$445,000	\$445,000	1,510	8	1985	Good	2,001	N	N	1225 140TH PL NE
12	0	403890	0160	04/04/13	\$585,000	\$664,000	1,520	8	1962	Good	8,250	N	N	826 168TH PL NE
12	0	403900	0290	05/20/13	\$677,500	\$756,000	1,520	8	1962	VGood	8,571	N	N	17127 NE 8TH PL
12	0	001120	0050	12/21/12	\$420,000	\$497,000	1,530	8	1998	Avg	4,404	N	N	15178 NE 8TH PL
12	0	001120	0070	07/21/14	\$570,000	\$575,000	1,530	8	1998	Avg	3,296	N	N	15150 NE 8TH PL
12	0	001120	0150	03/27/14	\$470,000	\$482,000	1,530	8	1998	Avg	3,024	N	N	15070 NE 8TH PL
12	0	001120	0290	06/09/14	\$546,000	\$554,000	1,530	8	1998	Avg	3,464	N	N	15012 NE 8TH PL
12	0	001120	0380	06/18/13	\$492,000	\$544,000	1,530	8	1998	Avg	2,576	N	N	15023 NE 8TH PL
12	0	329600	0040	09/23/14	\$542,000	\$544,000	1,540	8	1964	Avg	15,985	N	N	14848 NE 11TH PL
12	0	403890	0390	07/18/12	\$400,000	\$507,000	1,550	8	1962	Avg	8,250	N	N	816 170TH PL NE
12	0	234580	0200	07/06/13	\$575,000	\$632,000	1,660	8	2010	Avg	2,798	N	N	1075 156TH AVE NE
12	0	329600	0110	06/02/14	\$645,000	\$655,000	1,670	8	1963	VGood	14,400	N	N	15048 NE 11TH PL
12	0	156210	0010	05/07/13	\$475,000	\$533,000	1,680	8	1964	Avg	7,980	N	N	1346 151ST PL NE
12	0	066340	0040	10/03/13	\$435,100	\$465,000	1,700	8	1980	Avg	7,464	N	N	612 151ST PL NE
12	0	066340	0130	08/06/13	\$486,000	\$529,000	1,720	8	1984	Avg	7,324	N	N	617 151ST PL NE
12	0	143350	0190	10/02/12	\$414,380	\$507,000	1,720	8	1969	Good	12,800	N	N	1106 NE 147TH PL
12	0	156210	0030	09/10/14	\$515,000	\$517,000	1,730	8	1965	Good	7,980	N	N	1314 151ST PL NE

## Improved Sales Used in This Annual Update Analysis

### Area 067 -- 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
12	0	156210	0080	09/27/13	\$510,000	\$546,000	1,730	8	1965	Good	7,200	N	N	14827 NE 13TH ST
12	0	156220	0380	09/16/14	\$560,000	\$562,000	1,740	8	1965	Good	8,800	N	N	14813 NE 15TH PL
12	0	261960	0220	01/22/13	\$387,000	\$452,000	1,740	8	1972	Good	8,800	N	N	14915 NE 9TH PL
12	0	403890	0180	10/25/13	\$530,000	\$563,000	1,740	8	1964	Good	8,580	N	N	816 168TH PL NE
12	0	738500	0050	12/04/13	\$605,000	\$636,000	1,780	8	1965	Good	22,798	N	N	14447 NE 14TH PL
12	0	738530	0020	06/13/14	\$725,000	\$735,000	1,830	8	1968	Good	12,000	N	N	14406 NE 11TH PL
12	0	403890	0040	07/19/13	\$456,500	\$499,000	1,870	8	1962	Good	5,700	N	N	16815 NE 9TH PL
12	0	404080	0760	03/26/13	\$505,000	\$575,000	1,870	8	1963	VGood	10,125	N	N	16809 NE 11TH PL
12	0	001120	0400	09/23/14	\$617,000	\$619,000	1,910	8	1998	Avg	4,488	N	N	15031 NE 8TH PL
12	0	403890	0170	08/30/13	\$535,800	\$578,000	1,970	8	2004	Avg	8,360	N	N	822 168TH PL NE
12	0	403900	0060	04/16/14	\$485,000	\$496,000	1,990	8	1962	Avg	8,250	N	N	839 171ST PL NE
12	0	417831	0010	03/11/13	\$590,000	\$676,000	2,030	8	1979	Good	12,000	N	N	901 145TH PL NE
12	0	156220	0690	02/04/13	\$543,000	\$631,000	2,080	8	1965	Avg	11,500	N	N	1411 151ST PL NE
12	0	403880	0051	03/27/12	\$780,000	\$1,045,000	2,140	8	2008	Avg	7,578	Y	N	17241 NE 8TH ST
12	0	261960	0030	09/06/12	\$497,600	\$616,000	2,270	8	1968	Good	12,051	N	N	15010 NE 10TH PL
12	0	403970	0290	02/08/12	\$400,000	\$549,000	2,340	8	1965	Good	9,606	N	N	200 174TH PL NE
12	0	261960	0120	11/28/12	\$540,000	\$645,000	2,430	8	1971	Good	8,658	N	N	15009 NE 10TH PL
12	0	156210	0100	11/09/12	\$455,000	\$548,000	2,500	8	1966	Good	11,475	N	N	14803 NE 13TH ST
12	0	403970	0560	06/20/13	\$650,000	\$718,000	2,520	8	1972	Good	10,140	Y	N	435 174TH PL NE
12	0	691872	0010	03/07/14	\$528,000	\$544,000	2,520	8	1970	Avg	7,500	N	N	14630 NE 3RD ST
12	0	331650	0300	12/18/12	\$797,600	\$945,000	2,620	8	1968	VGood	36,649	N	N	15772 NE 4TH ST
12	0	272505	9331	03/20/14	\$935,000	\$961,000	2,940	8	2003	Avg	12,549	N	N	920 144TH AVE NE
12	0	417831	0080	07/23/14	\$768,000	\$775,000	3,030	8	1980	Good	13,640	N	N	916 145TH PL NE
12	0	417831	0040	10/16/14	\$777,000	\$779,000	3,170	8	1979	Good	9,900	N	N	908 145TH PL NE
12	0	329600	0140	08/01/14	\$781,000	\$787,000	3,330	8	1965	Good	16,330	N	N	15027 NE 11TH PL
12	0	738532	0020	10/30/12	\$550,800	\$666,000	3,410	8	1979	Good	14,100	N	N	1305 140TH PL NE
12	0	885732	0280	01/07/13	\$435,000	\$511,000	1,440	9	1979	Good	2,967	N	N	16909 NE 1ST ST
12	0	403970	0950	05/09/12	\$705,000	\$924,000	1,560	9	1964	VGood	10,800	Y	N	213 171ST PL NE
12	0	403970	0860	09/17/12	\$700,000	\$863,000	1,620	9	1964	Good	9,680	Y	N	238 173RD PL NE
12	0	885732	0310	01/13/12	\$460,000	\$640,000	1,620	9	1979	Good	2,754	Y	N	107 168TH AVE NE



## Improved Sales Used in This Annual Update Analysis

### Area 067 -- 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
12	0	403970	1160	07/16/13	\$860,000	\$942,000	1,640	9	1968	Good	11,700	Y	N	212 171ST PL NE
12	0	403970	1210	02/22/13	\$748,000	\$862,000	1,640	9	1968	Good	17,500	Y	N	245 173RD PL NE
12	0	403970	0740	06/07/13	\$876,456	\$972,000	1,660	9	1968	Good	11,550	Y	N	456 173RD PL NE
12	0	403970	1080	06/25/14	\$905,000	\$916,000	1,660	9	1970	Avg	10,200	Y	N	408 172ND PL NE
12	0	934670	0100	02/25/14	\$660,000	\$681,000	1,710	9	1978	Avg	15,080	N	N	14121 NE 2ND ST
12	0	885732	0160	05/14/13	\$485,000	\$543,000	1,730	9	1979	Good	2,795	Y	N	10 168TH AVE NE
12	0	885732	0340	03/06/14	\$444,750	\$458,000	1,760	9	1979	Good	3,096	N	N	121 168TH AVE NE
12	0	885732	0030	11/07/14	\$515,000	\$516,000	1,810	9	1979	Good	2,738	N	N	130 168TH AVE NE
12	0	934670	0150	07/02/14	\$552,000	\$558,000	1,840	9	1978	Avg	9,900	N	N	300 142ND AVE NE
12	0	885732	0260	11/05/14	\$462,000	\$462,000	1,890	9	1979	Good	2,614	N	N	21 168TH AVE NE
12	0	403970	0440	03/11/13	\$749,950	\$859,000	1,940	9	2002	Avg	9,729	Y	N	225 174TH PL NE
12	0	215980	0020	01/24/14	\$681,000	\$708,000	1,980	9	1979	Good	13,482	N	N	14310 NE 12TH PL
12	0	885732	0070	09/17/14	\$490,000	\$492,000	1,980	9	1979	Good	3,128	N	N	114 168TH AVE NE
12	0	417830	0080	12/12/14	\$836,000	\$836,000	2,030	9	1980	Good	12,987	N	N	14212 NE 10TH PL
12	0	417830	0310	07/16/14	\$785,000	\$792,000	2,290	9	1981	Good	13,416	N	N	1010 141ST PL NE
12	0	403970	0090	09/23/14	\$643,403	\$646,000	2,350	9	1966	Good	9,648	N	N	618 174TH PL NE
12	0	262505	9074	12/24/13	\$679,900	\$711,000	2,390	9	2013	Avg	4,963	N	N	14879 NE 17TH PL
12	0	934670	0360	06/21/12	\$555,000	\$713,000	2,490	9	1978	Avg	9,450	N	N	210 141ST AVE NE
12	0	262505	9301	11/18/13	\$699,900	\$739,000	2,590	9	2013	Avg	3,889	N	N	14892 NE 17TH PL
12	0	934670	0350	07/20/12	\$560,000	\$709,000	2,600	9	1978	Avg	9,975	N	N	14102 NE 2ND ST
12	0	807830	0050	10/23/12	\$526,500	\$639,000	2,620	9	1986	Avg	16,197	N	N	1511 143RD AVE NE
12	0	262505	9297	11/04/13	\$692,614	\$734,000	2,650	9	2013	Avg	4,021	N	N	14822 NE 17TH PL
12	0	417830	0400	03/22/12	\$640,000	\$860,000	2,710	9	1979	Good	13,515	N	N	14317 NE 10TH PL
12	0	417830	0400	05/23/13	\$735,000	\$820,000	2,710	9	1979	Good	13,515	N	N	14317 NE 10TH PL
12	0	934670	0280	06/20/14	\$830,000	\$841,000	2,780	9	1978	Good	10,192	N	N	14111 NE 4TH ST
12	0	417830	0190	11/16/12	\$784,950	\$942,000	2,920	9	1982	Good	13,786	N	N	14106 NE 10TH PL
12	0	417830	0190	03/05/13	\$828,000	\$951,000	2,920	9	1982	Good	13,786	N	N	14106 NE 10TH PL
12	0	417830	0220	05/22/14	\$705,000	\$717,000	3,090	9	1984	Good	17,556	N	N	1117 141ST PL NE
12	0	262505	9298	12/19/13	\$719,900	\$754,000	3,090	9	2013	Avg	4,000	N	N	14846 NE 17TH PL
12	0	262505	9300	01/29/14	\$757,900	\$787,000	3,090	9	2013	Avg	3,931	N	N	14888 NE 17TH PL

## Improved Sales Used in This Annual Update Analysis

### Area 067 -- 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
12	0	262505	9299	01/17/14	\$735,000	\$765,000	3,120	9	2013	Avg	4,000	N	N	14858 NE 17TH PL
12	0	262505	9303	03/12/14	\$781,962	\$805,000	3,120	9	2013	Avg	4,000	N	N	14829 NE 17TH PL
12	0	417830	0270	01/16/14	\$750,000	\$781,000	3,270	9	1978	Good	14,229	N	N	1009 141ST PL NE
12	0	066235	0070	08/23/13	\$807,000	\$873,000	2,490	10	1999	Avg	8,749	N	N	430 150TH PL NE
12	0	127700	0210	01/17/14	\$770,000	\$801,000	2,570	10	1999	Avg	6,860	N	N	14741 NE 16TH ST
12	0	417830	0010	10/26/12	\$875,000	\$1,060,000	2,790	10	1983	Good	12,221	N	N	1113 144TH AVE NE
12	0	127700	0170	07/11/12	\$695,000	\$884,000	2,880	10	1998	Avg	7,200	N	N	14693 NE 16TH ST
12	0	417830	0070	12/26/14	\$795,000	\$795,000	2,920	10	1978	Good	14,210	N	N	14222 NE 10TH PL
12	0	066235	0110	06/17/13	\$844,000	\$933,000	2,980	10	1998	Avg	10,134	N	N	510 150TH PL NE
12	0	066235	0160	04/09/13	\$772,500	\$875,000	3,010	10	1999	Avg	10,001	N	N	598 150TH PL NE
12	0	785970	0020	03/28/12	\$700,000	\$937,000	3,090	10	2007	Avg	5,400	N	N	16105 NORTHUP WAY
12	0	785970	0160	11/08/13	\$825,000	\$873,000	3,100	10	2007	Avg	5,755	N	N	16161 NORTHUP WAY
12	0	127700	0020	08/12/14	\$915,000	\$921,000	3,210	10	1998	Avg	8,532	N	N	14710 NE 16TH ST
12	0	883990	0235	02/20/14	\$1,100,000	\$1,136,000	3,300	10	2000	Avg	16,900	N	N	718 140TH AVE NE
12	0	252505	9031	04/06/12	\$739,000	\$985,000	3,330	10	1998	Avg	8,470	N	N	16637 NORTHUP WAY
12	0	066235	0050	05/23/14	\$950,000	\$966,000	3,400	10	1999	Avg	7,452	N	N	405 150TH PL NE
12	0	262505	9289	09/26/13	\$915,000	\$980,000	3,720	10	2001	Avg	7,227	N	N	1010 148TH AVE NE
12	0	262505	9287	12/13/12	\$887,000	\$1,053,000	4,040	10	2001	Avg	8,127	N	N	1008 148TH AVE NE
12	0	883990	0230	09/06/13	\$1,389,000	\$1,496,000	4,200	11	2000	Avg	20,800	N	N	738 140TH AVE NE
14	0	022405	9074	09/22/13	\$402,000	\$431,000	770	7	1952	Avg	25,280	N	Y	16222 SE 24TH ST
14	0	403700	0720	11/21/12	\$384,000	\$460,000	1,020	7	1957	VGood	7,878	N	N	815 168TH AVE SE
14	0	403700	0170	09/10/13	\$411,000	\$442,000	1,040	7	1957	Avg	8,500	N	N	16443 SE 8TH ST
14	0	403700	0715	07/03/13	\$464,500	\$511,000	1,040	7	1957	Good	8,080	N	N	16657 SE 8TH ST
14	0	403700	0185	09/19/14	\$395,000	\$396,000	1,070	7	1957	Good	7,900	N	N	16426 SE 9TH ST
14	0	403720	0585	07/23/14	\$394,950	\$398,000	1,090	7	1957	Good	7,700	N	N	223 165TH AVE SE
14	0	403700	0825	07/25/13	\$475,000	\$519,000	1,120	7	1956	Avg	8,680	N	N	16628 SE 8TH ST
14	0	403720	0010	11/05/13	\$420,000	\$445,000	1,150	7	1957	Avg	8,550	N	N	16412 SE 2ND ST
14	0	403720	0245	12/12/13	\$440,000	\$462,000	1,150	7	1957	Good	11,520	Y	N	461 168TH AVE SE
14	0	403720	0665	08/13/14	\$415,950	\$419,000	1,150	7	1957	Avg	7,700	N	N	423 165TH AVE SE
14	0	403720	0275	02/29/12	\$392,000	\$532,000	1,220	7	1957	Good	8,000	N	N	420 166TH AVE SE

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### Area 067 -- 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	403720	0305	04/02/14	\$430,000	\$441,000	1,220	7	1957	Avg	8,400	N	N	423 167TH AVE SE
14	0	675150	0160	06/04/12	\$365,000	\$473,000	1,220	7	1961	Good	10,000	N	N	15745 SE 25TH ST
14	0	737510	0170	06/26/13	\$350,000	\$386,000	1,220	7	1958	Avg	12,110	N	N	1224 166TH AVE SE
14	0	403720	0390	12/06/12	\$429,000	\$511,000	1,230	7	1957	Good	7,110	N	N	249 168TH AVE SE
14	0	403700	0410	05/02/13	\$390,000	\$438,000	1,250	7	1957	Avg	7,462	N	N	1015 166TH AVE SE
14	0	403700	0710	12/30/14	\$487,000	\$487,000	1,250	7	1957	Good	8,720	N	N	16647 SE 8TH ST
14	0	403720	0300	08/18/12	\$327,000	\$409,000	1,260	7	1957	Good	9,000	N	N	415 167TH AVE SE
14	0	403700	0595	03/10/13	\$398,000	\$456,000	1,280	7	1957	Good	10,333	N	N	904 SE 9TH ST
14	0	403700	0610	01/04/13	\$350,000	\$412,000	1,290	7	1957	Avg	8,404	N	N	16633 SE 9TH ST
14	0	403700	0770	01/05/12	\$310,000	\$433,000	1,290	7	1956	Good	9,100	N	N	16611 SE 7TH ST
14	0	403860	0790	06/18/13	\$462,000	\$511,000	1,320	7	1961	Good	9,975	N	N	16433 SE 1ST ST
14	0	403720	0075	09/11/14	\$662,500	\$665,000	1,340	7	1957	Avg	25,600	Y	N	412 168TH AVE SE
14	0	403720	0605	11/13/13	\$428,000	\$452,000	1,340	7	1957	Good	7,700	N	N	253 165TH AVE SE
14	0	403700	0160	06/15/14	\$506,000	\$513,000	1,370	7	1957	Good	8,000	N	N	16429 SE 8TH ST
14	0	737510	0010	07/19/13	\$335,000	\$366,000	1,380	7	1959	Good	7,800	N	N	1210 164TH AVE SE
14	0	737510	0015	03/05/14	\$370,000	\$381,000	1,380	7	1958	Avg	7,800	N	N	1218 164TH AVE SE
14	0	675150	0175	07/11/12	\$369,000	\$469,000	1,430	7	1961	Good	10,000	N	N	15744 SE 26TH ST
14	0	737530	0045	07/06/12	\$413,500	\$527,000	1,440	7	1958	Good	8,800	N	N	16428 SE 15TH ST
14	0	403720	0600	06/13/13	\$440,000	\$487,000	1,450	7	1957	Good	7,700	N	N	243 165TH AVE SE
14	0	675130	0495	02/21/12	\$369,900	\$504,000	1,470	7	1957	Good	9,116	N	N	2522 156TH AVE SE
14	0	675150	0050	11/18/13	\$488,000	\$515,000	1,510	7	1957	Avg	10,375	N	N	2511 157TH AVE SE
14	0	737530	0090	06/19/12	\$300,000	\$386,000	1,510	7	1959	Avg	8,357	N	N	16647 SE 14TH ST
14	0	737530	0100	11/24/14	\$400,000	\$400,000	1,510	7	1959	Avg	7,642	N	N	16663 SE 14TH ST
14	0	737530	0275	04/16/13	\$450,000	\$509,000	1,510	7	1959	Avg	8,102	N	N	16636 SE 16TH ST
14	0	403720	0295	08/19/14	\$525,000	\$528,000	1,520	7	1957	Good	8,835	N	N	405 167TH AVE SE
14	0	403720	0620	09/12/13	\$375,000	\$403,000	1,520	7	1957	Avg	9,424	N	N	16400 SE 7TH ST
14	0	737530	0080	06/20/12	\$314,000	\$403,000	1,550	7	1959	Avg	8,690	N	N	16631 SE 14TH ST
14	0	675110	0400	04/14/12	\$315,000	\$418,000	1,570	7	1955	Good	9,222	N	N	2430 156TH AVE SE
14	0	403720	0355	10/25/12	\$397,000	\$481,000	1,580	7	1957	VGood	10,500	N	N	16505 LAKE HILLS BLVD
14	0	737530	0150	07/22/13	\$455,000	\$497,000	1,590	7	1958	Avg	8,903	N	N	16644 SE 15TH ST

## Improved Sales Used in This Annual Update Analysis

### Area 067 -- 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	022405	9195	07/06/12	\$655,000	\$835,000	1,620	7	1975	Good	83,151	Y	Y	16025 SE 16TH ST
14	0	403720	0340	10/03/12	\$475,000	\$581,000	1,700	7	1957	Good	8,000	N	N	414 165TH AVE SE
14	0	675150	0290	10/17/12	\$487,000	\$592,000	1,700	7	1957	VGood	9,450	N	N	15805 SE 24TH ST
14	0	737510	0275	06/21/12	\$470,000	\$604,000	1,730	7	1958	Avg	13,397	N	N	1226 167TH AVE SE
14	0	675150	0280	09/13/13	\$450,000	\$484,000	1,740	7	1957	Good	12,330	N	N	2414 159TH AVE SE
14	0	675150	0325	03/17/14	\$485,000	\$499,000	1,740	7	1957	Good	8,925	N	N	15804 SE 26TH ST
14	0	403700	0745	07/09/13	\$575,000	\$631,000	1,800	7	2008	Avg	8,236	N	N	16626 SE 9TH ST
14	0	675150	0285	07/31/14	\$555,700	\$560,000	1,810	7	1957	Good	12,420	N	N	2406 159TH AVE SE
14	0	403700	0340	11/27/12	\$447,000	\$534,000	1,820	7	1957	Good	8,157	N	N	968 165TH AVE SE
14	0	403720	0175	08/12/14	\$443,350	\$446,000	1,850	7	1957	Avg	8,400	N	N	438 167TH AVE SE
14	0	403720	0220	07/02/13	\$502,000	\$552,000	1,850	7	1957	VGood	8,400	N	N	421 168TH AVE SE
14	0	675200	0050	06/05/12	\$418,000	\$541,000	1,230	8	1975	Avg	9,350	N	N	2230 166TH AVE SE
14	0	414140	0120	10/12/12	\$381,775	\$465,000	1,260	8	1967	Avg	10,660	N	N	2060 166TH AVE SE
14	0	675200	0070	07/30/13	\$440,000	\$480,000	1,280	8	1974	Avg	10,800	N	N	2218 166TH AVE SE
14	0	675200	0200	03/21/12	\$435,000	\$584,000	1,300	8	1974	Avg	10,057	N	N	16415 SE 22ND ST
14	0	145990	0050	03/20/13	\$490,000	\$559,000	1,310	8	1969	Good	4,840	N	N	16701 SE 23RD PL
14	0	414130	0070	12/05/12	\$455,000	\$542,000	1,340	8	1967	Avg	10,182	N	N	16620 SE 21ST PL
14	0	414150	0140	11/06/12	\$463,125	\$558,000	1,340	8	1968	Avg	9,976	N	N	16421 SE 21ST PL
14	0	414140	0070	05/17/12	\$449,950	\$588,000	1,350	8	1967	Avg	7,560	Y	N	16509 SE 21ST PL
14	0	404640	0050	05/11/12	\$437,500	\$573,000	1,370	8	1969	Avg	8,960	N	N	16570 SE 19TH ST
14	0	675200	0280	09/09/13	\$475,000	\$511,000	1,380	8	1974	Avg	9,500	N	N	16400 SE 23RD ST
14	0	145990	0060	11/05/12	\$400,000	\$482,000	1,420	8	1969	Good	4,370	N	N	16700 SE 23RD PL
14	0	414150	0020	06/19/12	\$394,500	\$507,000	1,420	8	1968	Avg	7,998	N	N	2018 165TH PL SE
14	0	438400	0020	07/03/14	\$605,000	\$612,000	1,420	8	1970	Avg	10,786	N	N	16666 SE 17TH ST
14	0	414160	0020	01/02/14	\$540,000	\$564,000	1,430	8	1968	Avg	10,961	N	N	16667 SE 17TH ST
14	0	675200	0090	07/21/13	\$500,000	\$547,000	1,490	8	1975	Avg	8,360	N	N	2206 166TH AVE SE
14	0	675200	0330	08/15/14	\$490,000	\$493,000	1,490	8	1975	Avg	11,360	N	N	2313 166TH AVE SE
14	0	012405	9021	01/10/13	\$460,000	\$540,000	1,580	8	1974	Avg	14,513	N	N	16645 SE 17TH PL
14	0	414150	0050	09/25/12	\$392,000	\$481,000	1,590	8	1971	Good	8,476	N	N	2009 165TH PL SE
14	0	404640	0270	03/18/14	\$559,000	\$575,000	1,600	8	1968	Avg	7,215	N	N	1919 165TH CT SE

## Improved Sales Used in This Annual Update Analysis

### Area 067 -- 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	404640	0040	10/24/12	\$460,000	\$558,000	1,610	8	1969	Good	8,960	N	N	16576 SE 19TH ST
14	0	438400	0130	07/25/13	\$625,000	\$682,000	1,630	8	1968	Avg	12,039	N	N	16428 SE 17TH ST
14	0	404640	0180	08/21/12	\$525,000	\$655,000	1,680	8	1975	Avg	7,888	N	N	16529 SE 19TH ST
14	0	012405	9077	08/01/13	\$510,000	\$556,000	1,770	8	1974	Avg	12,196	N	N	2141 168TH AVE SE
14	0	404640	0440	08/06/14	\$532,500	\$536,000	2,040	8	1976	Avg	8,750	N	N	1913 168TH AVE SE
14	0	414140	0030	12/01/14	\$605,000	\$605,000	2,250	8	1967	Good	10,108	N	N	2029 166TH AVE SE
14	0	675200	0060	08/26/12	\$493,500	\$614,000	2,350	8	1974	Avg	9,450	N	N	2224 166TH AVE SE
14	0	675200	0030	08/21/13	\$560,100	\$606,000	2,400	8	1975	Avg	10,400	N	N	2310 166TH AVE SE
14	0	675200	0180	08/27/13	\$611,500	\$661,000	2,400	8	1975	Good	8,700	N	N	16405 SE 22ND ST
14	0	012405	9059	09/26/12	\$440,000	\$540,000	1,460	9	1976	Avg	13,770	N	N	16613 SE 17TH PL
14	0	022405	9199	06/26/12	\$755,000	\$967,000	1,790	9	1977	Good	20,037	Y	N	15820 SE 24TH ST
14	0	675080	0110	02/06/12	\$807,500	\$1,110,000	2,000	9	1976	Good	9,125	Y	N	16350 SE 16TH ST
14	0	022405	9213	11/16/13	\$650,000	\$687,000	2,590	9	1984	Avg	11,052	N	N	15604 SE 24TH ST
14	0	022405	9149	06/10/13	\$700,000	\$776,000	2,680	9	1984	Avg	10,008	Y	N	15608 SE 24TH ST
14	0	145990	0110	01/29/13	\$666,400	\$776,000	2,700	9	1999	Avg	7,368	N	N	16644 SE 24TH ST
14	0	012405	9086	10/02/13	\$762,000	\$815,000	2,790	10	1999	Avg	10,800	N	N	16432 SE 24TH ST
14	0	012405	9023	10/07/13	\$724,500	\$774,000	2,840	10	1999	Avg	11,021	N	N	16602 SE 24TH ST
14	0	012405	9088	12/21/12	\$760,000	\$899,000	3,170	10	1999	Avg	13,249	N	N	16620 SE 24TH ST
14	0	022405	9029	04/02/12	\$949,000	\$1,267,000	3,300	10	2007	Avg	17,850	Y	N	16024 SE 24TH ST
14	0	505180	0080	05/24/12	\$834,000	\$1,086,000	3,390	10	1987	Avg	11,659	Y	N	2187 157TH PL SE
14	0	012405	9082	11/20/13	\$985,000	\$1,039,000	3,450	10	2008	Avg	21,781	N	N	16517 SE 18TH ST
14	0	505180	0130	07/24/14	\$798,000	\$805,000	3,500	10	1987	Avg	10,260	N	N	2264 157TH PL SE
14	0	664104	0070	08/05/13	\$900,000	\$979,000	3,920	10	2006	Avg	9,458	N	N	2241 167TH AVE SE
14	0	022405	9025	06/20/14	\$1,080,000	\$1,094,000	4,000	10	1989	Good	43,560	Y	N	2100 156TH AVE SE
14	0	664104	0100	05/15/14	\$1,146,800	\$1,167,000	4,210	10	2006	Avg	10,308	N	N	2234 167TH AVE SE



## Improved Sales Removed in This Annual Update Analysis

### Area 067 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	0	064350	0220	04/13/12	\$270,400	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	064350	0220	10/09/12	\$467,900	SALE DATA DOES NOT MATCH ASSESSED VALUE
8	0	064650	0030	12/13/12	\$355,000	NO MARKET EXPOSURE
8	0	064650	0030	09/24/12	\$324,950	QUESTIONABLE PER SALES IDENTIFICATION
8	0	079320	0100	12/18/14	\$360,000	DIAGNOSTIC OUTLIER
8	0	173680	0910	08/13/12	\$5,318	DOR RATIO; EASEMENT OR RIGHT-OF-WAY
8	0	173680	1020	06/19/12	\$7,140	DOR RATIO; EASEMENT OR RIGHT-OF-WAY
8	0	173680	1040	09/14/12	\$6,565	DOR RATIO; EASEMENT OR RIGHT-OF-WAY
8	0	173680	1060	07/11/12	\$4,932	DOR RATIO; EASEMENT OR RIGHT-OF-WAY
8	0	173680	1070	07/17/12	\$7,600	DOR RATIO; EASEMENT OR RIGHT-OF-WAY
8	0	173680	1080	10/20/12	\$6,192	DOR RATIO; EASEMENT OR RIGHT-OF-WAY
8	0	220710	0070	04/18/12	\$268,000	STATISTICAL OUTLIER
8	0	220710	0090	11/13/13	\$377,500	PERCENT NET CONDITION
8	0	220710	0160	03/19/14	\$17,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
8	0	220710	0160	04/19/13	\$462,425	SALE DATA DOES NOT MATCH ASSESSED VALUE
8	0	220710	0270	03/16/12	\$285,000	PARTIAL INTEREST (1/3, 1/2, ETC.)
8	0	220710	0565	09/12/12	\$231,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	220710	0565	08/30/13	\$440,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
8	0	220710	0955	04/16/13	\$395,000	UNFINISHED AREA
8	0	220720	0085	03/03/14	\$395,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
8	0	220720	0160	11/22/13	\$335,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	220720	0205	01/24/13	\$306,000	NO MARKET EXPOSURE
8	0	220720	0205	03/07/13	\$416,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
8	0	220720	0350	08/20/12	\$359,414	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
8	0	220720	0350	02/21/13	\$350,000	NO MARKET EXPOSURE
8	0	220720	0455	06/24/14	\$414,325	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
8	0	220720	0505	07/21/14	\$412,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
8	0	220720	0520	06/05/14	\$200,000	QUIT CLAIM DEED
8	0	220720	0520	09/29/14	\$425,000	SALE DATA DOES NOT MATCH ASSESSED VALUE



## Improved Sales Removed in This Annual Update Analysis

### Area 067 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	0	220720	0525	01/23/12	\$281,000	STATISTICAL OUTLIER
8	0	220720	0580	08/08/12	\$261,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
8	0	220720	0605	10/02/12	\$278,398	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
8	0	220720	0605	11/29/12	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	220720	0620	09/18/14	\$351,000	EXEMPT FROM EXCISE TAX
8	0	220720	0620	03/11/14	\$415,711	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
8	0	323650	0350	09/25/12	\$280,000	DOR RATIO; NO MARKET EXPOSURE
8	0	342505	9139	06/19/12	\$1,175,000	STATISTICAL OUTLIER
8	0	403680	0215	06/18/12	\$305,000	DIAGNOSTIC OUTLIER
8	0	403680	0235	12/31/12	\$300,000	MODEL DEVELOPMENT EXCLUSION
8	0	403680	0570	03/18/13	\$352,900	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
8	0	403680	0650	03/07/12	\$210,000	PREVIOUS IMP. VALUE <= 25K
8	0	403680	0875	06/21/12	\$265,000	DIAGNOSTIC OUTLIER
8	0	403680	0925	01/10/12	\$297,500	NO MARKET EXPOSURE
8	0	403680	0925	06/24/14	\$405,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
8	0	403680	1155	05/25/12	\$328,000	DIAGNOSTIC OUTLIER
8	0	403680	1170	02/10/12	\$275,000	NO MARKET EXPOSURE
8	0	403680	1435	07/10/12	\$360,000	NO MARKET EXPOSURE
8	0	403720	0790	02/02/12	\$350,000	RELOCATION - SALE TO SERVICE
8	0	403720	0900	04/26/14	\$400,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	0	403740	0115	02/28/12	\$256,571	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
8	0	403740	0115	06/29/12	\$275,000	NO MARKET EXPOSURE
8	0	403750	0340	09/10/12	\$374,576	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
8	0	403750	0350	07/20/12	\$369,000	RELOCATION - SALE TO SERVICE
8	0	403760	0080	03/27/12	\$224,900	STATISTICAL OUTLIER
8	0	403810	0205	01/16/13	\$296,001	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
8	0	403810	0205	05/16/13	\$470,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
8	0	403840	0100	07/26/13	\$141,283	DOR RATIO; QUIT CLAIM DEED
8	0	403840	0150	04/06/12	\$310,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR

## Improved Sales Removed in This Annual Update Analysis

### Area 067 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	0	403840	0150	11/13/14	\$465,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
8	0	403930	0660	05/08/13	\$338,130	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	0	403930	0900	08/06/13	\$387,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	403930	0900	02/13/14	\$520,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
8	0	403940	0170	10/23/12	\$231,750	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	0	403940	0360	08/20/13	\$422,500	UNFINISHED AREA
8	0	403940	0370	12/04/12	\$250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	403940	0770	05/27/14	\$360,000	NO MARKET EXPOSURE
8	0	403950	0240	10/22/13	\$537,500	SALE DATA DOES NOT MATCH ASSESSED VALUE
8	0	403950	0350	05/28/14	\$457,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
8	0	415750	0020	12/31/12	\$288,650	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	415750	0020	03/21/13	\$463,500	SALE DATA DOES NOT MATCH ASSESSED VALUE
8	0	415770	0060	06/25/12	\$339,000	MODEL DEVELOPMENT EXCLUSION
8	0	427960	0020	09/17/14	\$200,989	DOR RATIO; QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
8	0	427960	0020	09/22/14	\$200,989	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
8	0	502390	0160	09/05/13	\$390,000	MODEL DEVELOPMENT EXCLUSION
8	0	664830	0045	06/03/13	\$300,000	NO MARKET EXPOSURE
8	0	675110	0270	09/16/13	\$370,500	SALE DATA DOES NOT MATCH ASSESSED VALUE
8	0	675130	0030	06/11/14	\$410,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	675130	0125	10/09/12	\$305,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	675130	0375	07/02/14	\$415,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	675130	0375	10/16/14	\$522,500	SALE DATA DOES NOT MATCH ASSESSED VALUE
8	0	737460	0010	07/03/13	\$320,500	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
8	0	737460	0010	12/11/13	\$425,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
8	0	737460	0110	03/13/13	\$331,000	NO MARKET EXPOSURE
8	0	737460	0160	08/24/12	\$4,320	DOR RATIO
8	0	737460	0170	02/06/12	\$4,000	DOR RATIO
8	0	737460	0180	07/25/13	\$7,000	DOR RATIO
8	0	737460	0700	01/29/13	\$313,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX

## Improved Sales Removed in This Annual Update Analysis

### Area 067 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	0	792330	0005	01/06/12	\$4,010	DOR RATIO; EASEMENT OR RIGHT-OF-WAY
8	0	792330	0080	01/06/12	\$7,368	DOR RATIO; EASEMENT OR RIGHT-OF-WAY
8	0	792330	0115	06/04/14	\$352,875	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
8	0	792330	0115	12/01/14	\$571,900	SALE DATA DOES NOT MATCH ASSESSED VALUE
8	0	792330	0160	03/26/13	\$390,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
8	0	792330	0275	10/09/12	\$315,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	792350	0060	10/07/13	\$490,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	792350	0060	09/22/14	\$713,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
8	0	792360	0280	08/09/13	\$395,300	NO MARKET EXPOSURE
8	0	792360	0330	01/17/14	\$484,500	NO MARKET EXPOSURE
8	0	792360	0330	11/19/14	\$520,000	NO MARKET EXPOSURE
8	0	792370	0240	10/09/13	\$339,600	QUIT CLAIM DEED
8	0	792370	0300	04/27/12	\$11,594	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
8	0	792380	0140	10/04/12	\$285,000	SHORT SALE
8	0	792380	0390	02/05/13	\$31,410	DOR RATIO; STATEMENT TO DOR
8	0	801630	0080	05/24/12	\$460,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
12	0	066340	0100	01/22/13	\$360,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
12	0	143350	0030	04/08/14	\$193,750	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
12	0	143370	0120	09/05/13	\$350,000	NO MARKET EXPOSURE
12	0	143370	0120	12/06/13	\$570,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
12	0	156200	0050	04/10/13	\$385,075	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
12	0	156200	0050	07/08/13	\$598,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
12	0	156210	0260	09/26/12	\$559,823	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
12	0	156210	0260	04/12/13	\$491,463	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
12	0	156210	0260	06/26/13	\$525,500	FINANCIAL INSTITUTION RESALE
12	0	156210	0340	08/28/14	\$295,000	DOR RATIO
12	0	156210	0340	08/28/14	\$295,000	DOR RATIO; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
12	0	156220	0200	06/22/12	\$375,000	DIAGNOSTIC OUTLIER
12	0	156220	0230	05/16/13	\$750,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

## Improved Sales Removed in This Annual Update Analysis

### Area 067 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
12	0	156220	0480	11/29/12	\$505,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
12	0	156220	0520	10/03/14	\$162,900	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
12	0	156220	0590	12/11/12	\$570,000	RELOCATION - SALE TO SERVICE
12	0	234580	0040	04/18/14	\$513,000	OBSOLESCENCE
12	0	234580	0090	08/04/14	\$592,000	RELATED PARTY, FRIEND, OR NEIGHBOR
12	0	261920	0010	09/26/12	\$154,355	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
12	0	261960	0290	10/22/12	\$250,000	PARTIAL INTEREST (1/3, 1/2, ETC.)
12	0	261960	0290	10/16/12	\$250,000	PARTIAL INTEREST (1/3, 1/2, ETC.)
12	0	262505	9269	04/08/14	\$275,000	PREVIOUS IMP. VALUE <= 25K
12	0	329600	0030	02/27/13	\$335,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
12	0	329600	0030	03/05/14	\$522,000	NO MARKET EXPOSURE
12	0	329600	0140	07/30/14	\$781,000	RELOCATION - SALE TO SERVICE
12	0	329820	0990	01/24/13	\$246,601	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
12	0	329820	0990	04/01/13	\$330,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
12	0	329820	1170	11/10/14	\$350,000	PREVIOUS IMP. VALUE <= 25K
12	0	329820	1200	05/28/14	\$262,800	NO MARKET EXPOSURE
12	0	331650	0285	04/23/12	\$644,950	STATISTICAL OUTLIER
12	0	352505	9021	03/29/13	\$346,001	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
12	0	352505	9021	08/09/13	\$464,500	SALE DATA DOES NOT MATCH ASSESSED VALUE
12	0	363100	0100	09/21/12	\$364,188	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
12	0	363100	0110	05/16/12	\$512,000	DIAGNOSTIC OUTLIER
12	0	389110	0193	10/09/12	\$660,000	DIAGNOSTIC OUTLIER
12	0	403770	0065	03/30/12	\$256,414	SHORT SALE
12	0	403770	0160	06/13/13	\$395,000	OBSOLESCENCE
12	0	403780	0025	01/23/13	\$458,496	AUCTION SALE; FINANCIAL INSTITUTION RESALE
12	0	403780	0045	04/04/13	\$295,000	STATISTICAL OUTLIER
12	0	403820	0120	01/23/12	\$297,000	NO MARKET EXPOSURE
12	0	403820	0120	08/25/14	\$534,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
12	0	403820	0220	01/17/12	\$418,072	BANKRUPTCY - RECEIVER OR TRUSTEE



## Improved Sales Removed in This Annual Update Analysis

### Area 067 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
12	0	403820	0220	08/07/12	\$370,000	NO MARKET EXPOSURE
12	0	403820	0660	06/27/13	\$338,500	IMP. CHARACTERISTICS CHANGE SINCE SALE; NO MARKET EXPOSURE
12	0	403820	0660	12/04/13	\$489,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
12	0	403820	1120	12/28/12	\$280,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
12	0	403820	1120	07/15/13	\$480,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
12	0	403850	0400	06/17/14	\$475,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
12	0	403850	0400	02/20/14	\$447,329	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
12	0	403850	0460	02/26/14	\$391,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
12	0	403850	0980	11/13/14	\$385,000	NO MARKET EXPOSURE
12	0	403860	0260	09/22/14	\$699,900	DIAGNOSTIC OUTLIER
12	0	403860	0330	02/07/14	\$265,000	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
12	0	403870	0070	02/28/14	\$393,500	NO MARKET EXPOSURE
12	0	403870	0680	08/19/13	\$410,000	NO MARKET EXPOSURE
12	0	403870	0790	12/18/12	\$565,000	MODEL DEVELOPMENT EXCLUSION
12	0	403880	0500	10/25/13	\$146,000	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
12	0	403880	0500	10/25/13	\$120,000	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
12	0	403900	0070	08/29/12	\$400,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
12	0	403900	0240	07/16/13	\$198,913	DOR RATIO; QUIT CLAIM DEED
12	0	403910	0060	01/23/12	\$260,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
12	0	403910	0160	11/25/13	\$510,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
12	0	403970	0170	10/23/13	\$550,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
12	0	403970	0170	08/13/13	\$594,645	FORCED SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
12	0	403970	0170	05/07/13	\$594,645	NO MARKET EXPOSURE
12	0	403970	0530	03/05/13	\$680,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
12	0	404040	0360	09/18/13	\$290,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
12	0	404040	0360	01/06/14	\$452,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
12	0	404040	0370	11/27/13	\$193,500	DOR RATIO
12	0	404080	0090	06/04/13	\$437,343	NO MARKET EXPOSURE
12	0	404080	0370	02/05/13	\$275,000	MODEL DEVELOPMENT EXCLUSION

## Improved Sales Removed in This Annual Update Analysis

### Area 067 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
12	0	404080	0580	02/07/12	\$170,000	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
12	0	404080	0830	02/27/13	\$375,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
12	0	417830	0060	09/02/14	\$325,000	DOR RATIO; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
12	0	417830	0260	05/14/13	\$180,490	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
12	0	738500	0030	06/04/13	\$261,033	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
12	0	738531	0040	02/13/14	\$410,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
12	0	738531	0040	06/05/14	\$725,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
12	0	883990	0130	12/22/14	\$585,000	BUILDER OR DEVELOPER SALES; ESTATE ADMINISTRATOR
12	0	885730	0100	02/05/13	\$260,955	FORCED SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
12	0	885730	0100	05/17/13	\$250,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
12	0	885731	0030	09/24/13	\$125,399	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
12	0	885731	0170	06/13/13	\$259,700	MODEL DEVELOPMENT EXCLUSION
12	0	885731	0170	09/14/12	\$287,341	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
12	0	885732	0210	10/09/13	\$373,800	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
12	0	885732	0210	04/02/14	\$381,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
12	0	885732	0210	10/09/13	\$413,723	FORCED SALE; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
12	0	885732	0260	08/23/12	\$155,951	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); QUIT CLAIM DEED
12	0	885732	0260	08/23/12	\$34,217	DOR RATIO; QUIT CLAIM DEED; STATEMENT TO DOR
14	0	022405	9014	04/25/13	\$385,000	RELATED PARTY, FRIEND, OR NEIGHBOR
14	0	022405	9029	04/02/12	\$949,000	RELOCATION - SALE TO SERVICE
14	0	022405	9170	10/20/14	\$370,000	BUILDER OR DEVELOPER SALES
14	0	022405	9201	11/20/12	\$987,500	DIAGNOSTIC OUTLIER
14	0	403700	0275	02/06/12	\$241,160	NON-REPRESENTATIVE SALE
14	0	403700	0410	10/29/12	\$432,046	BANKRUPTCY - RECEIVER OR TRUSTEE
14	0	403700	0715	02/21/13	\$357,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
14	0	403700	0725	05/17/13	\$91,530	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
14	0	403700	0870	11/25/13	\$378,000	DIAGNOSTIC OUTLIER
14	0	403700	0920	08/14/12	\$350,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
14	0	403700	0920	01/09/13	\$450,000	SALE DATA DOES NOT MATCH ASSESSED VALUE

## Improved Sales Removed in This Annual Update Analysis

### Area 067 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
14	0	403720	0110	04/07/14	\$400,000	RELATED PARTY, FRIEND, OR NEIGHBOR
14	0	403720	0145	03/27/12	\$121,090	DOR RATIO; NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
14	0	403720	0240	07/30/13	\$520,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
14	0	403720	0250	11/19/12	\$585,000	OBSOLESCENCE
14	0	403720	0270	05/24/13	\$130,650	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
14	0	403720	0505	09/12/13	\$350,000	UNFINISHED AREA
14	0	403720	0530	10/10/14	\$395,500	AUCTION SALE; EXEMPT FROM EXCISE TAX
14	0	403720	0550	12/26/12	\$269,000	SHORT SALE
14	0	404640	0230	06/30/14	\$340,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
14	0	404640	0230	07/24/14	\$478,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
14	0	414150	0020	04/11/12	\$404,234	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
14	0	737510	0025	01/20/12	\$32,400	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
14	0	737510	0060	09/05/14	\$415,118	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
14	0	737530	0135	12/23/13	\$365,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
14	0	737530	0135	04/21/14	\$572,000	SALE DATA DOES NOT MATCH ASSESSED VALUE

**Vacant Sales Used in this Annual Update Analysis**  
**Area 067**

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
12	0	143350	0010	10/04/13	\$225,000	10,150	N	N
12	0	403860	0380	10/01/13	\$60,000	14,450	N	N
14	0	012405	9051	04/23/13	\$535,000	23,522	Y	Y

## Vacant Sales Removed in this Annual Update Analysis

### Area 067

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	0	220710	0570	01/27/12	\$220,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
8	0	342505	9087	11/01/12	\$8,873	EASEMENT OR RIGHT-OF-WAY
14	0	022405	9178	05/10/13	\$270,000	PRESALE



# Uniform Standards of Professional Appraisal Practice Compliance

## Client and Intended Use of the Appraisal:

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

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

## Definition and date of value estimate:

### Market Value

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

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

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

### Highest and Best Use

#### **RCW 84.40.030**

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

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

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

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

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

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

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

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

**Date of Value Estimate**

**RCW 84.36.005**

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

**RCW 36.21.080**

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

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



## Property Rights Appraised: Fee Simple

### **Wash Constitution Article 7 § 1 Taxation:**

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

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

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

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

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

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

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

## Assumptions and Limiting Conditions:

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

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

### **Scope of Work Performed:**

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

## Certification:

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

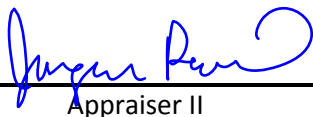
- The statements of fact contained in this report are true and correct
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present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

None

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

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

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

  
Appraiser II

7/28/15

Date



## King County

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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