

# Kingsgate / Queensgate

Area: 073

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## *Residential Revalue for 2015 Assessment Roll*



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Area 73 is located within the jurisdictions of Kirkland, Woodinville, Bothell and unincorporated King County. The area is homogeneous with predominately grade 7 and 8 homes built during the 1960's to 1980's. The typical lot is platted and size is approximately 9000 square feet. Most parcels are improved with detached single family residences. The area has good freeway access to interstate 405 and is influenced by it's close proximity to Evergreen Hospital, the University of Washington Bothell campus, Cascadia Community College, the Woodinville wine country and restaurants and shopping.



### **King County Department of Assessments**

*Setting values, serving the community, and pursuing excellence*

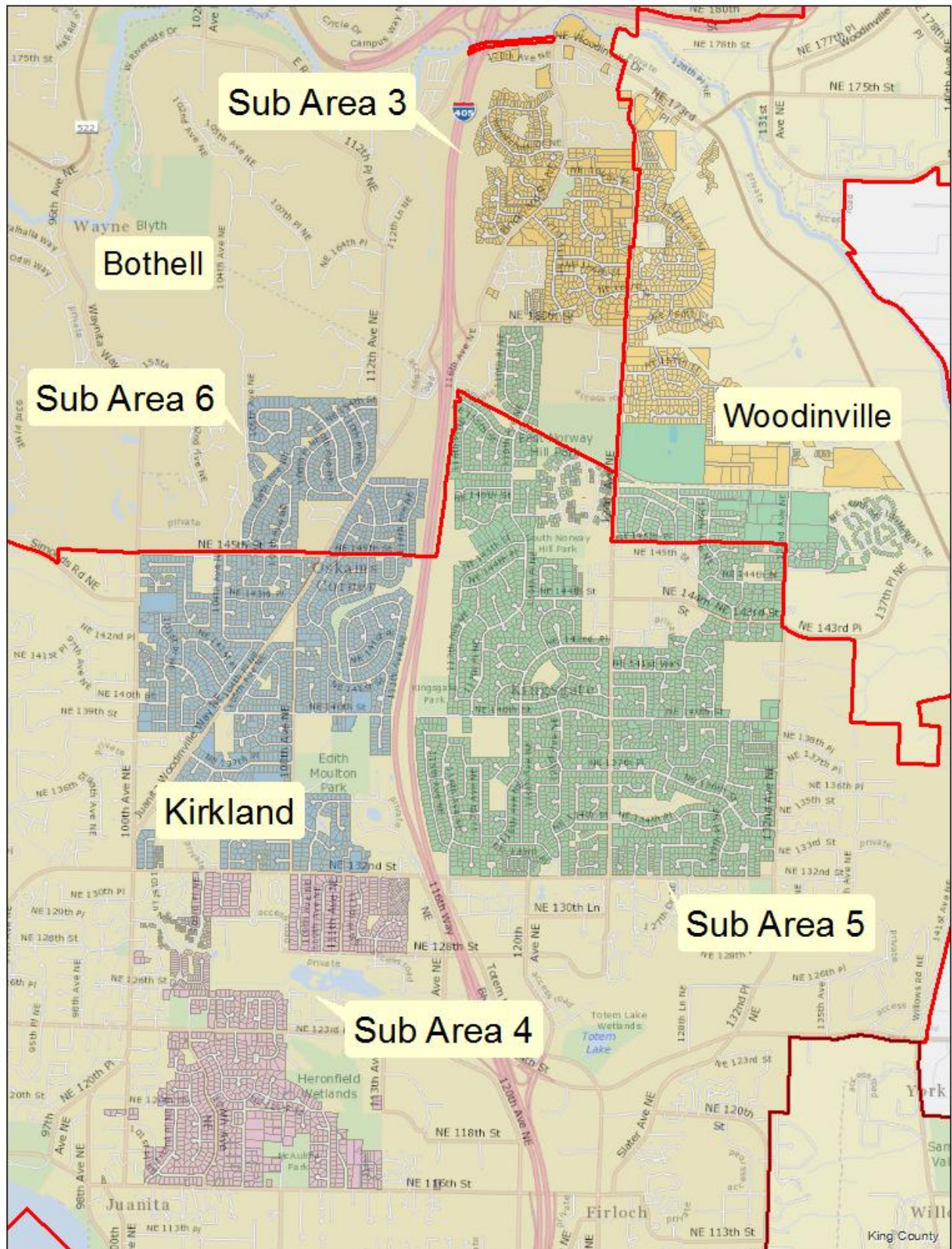
500 Fourth Avenue, ADM-AS 0708  
Seattle, WA 98104-2384

OFFICE (206) 296-7300 FAX (206) 296-0595

Email: [assessor.info@kingcounty.gov](mailto:assessor.info@kingcounty.gov)

<http://www.kingcounty.gov/assessor/>

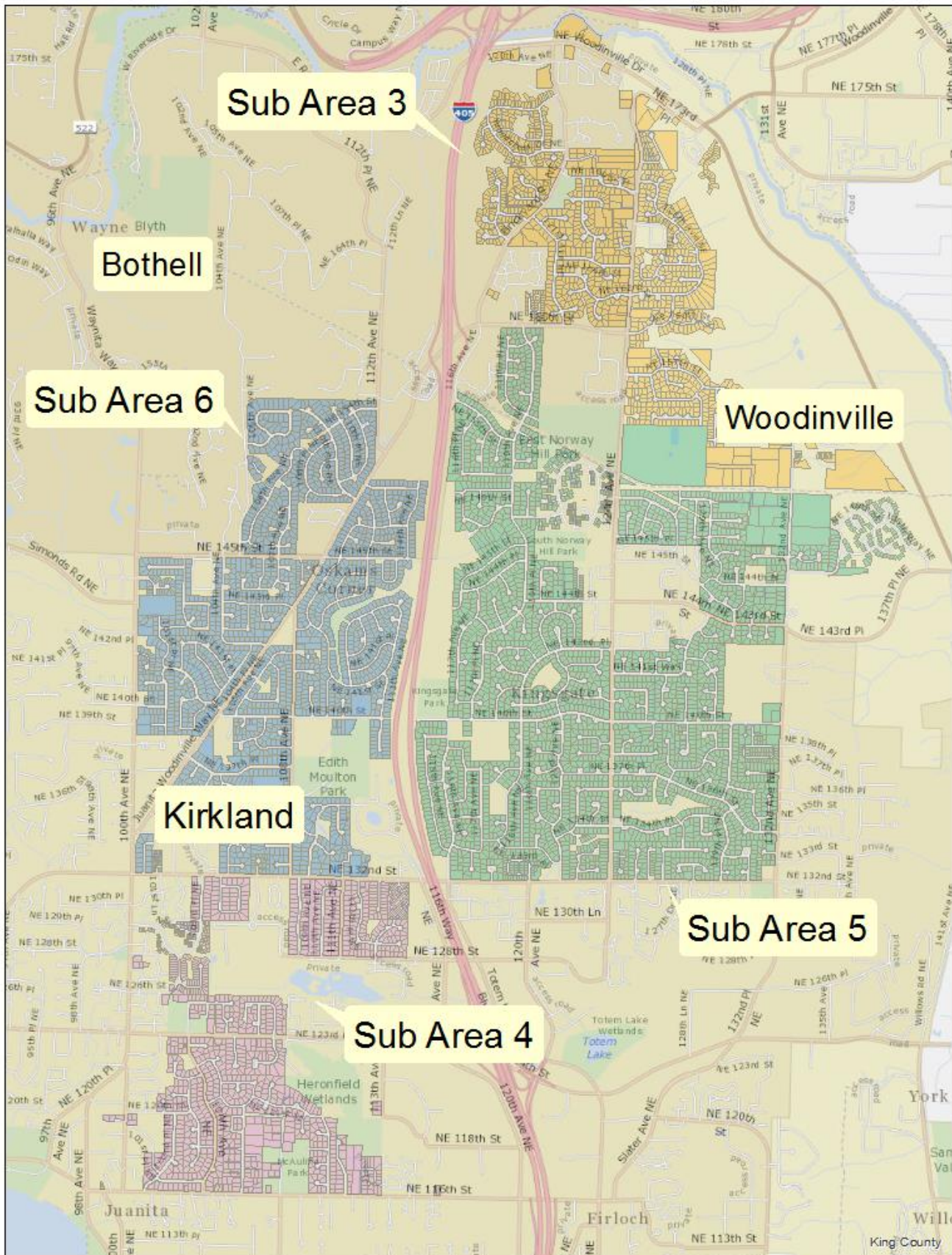
## Area 073 Map



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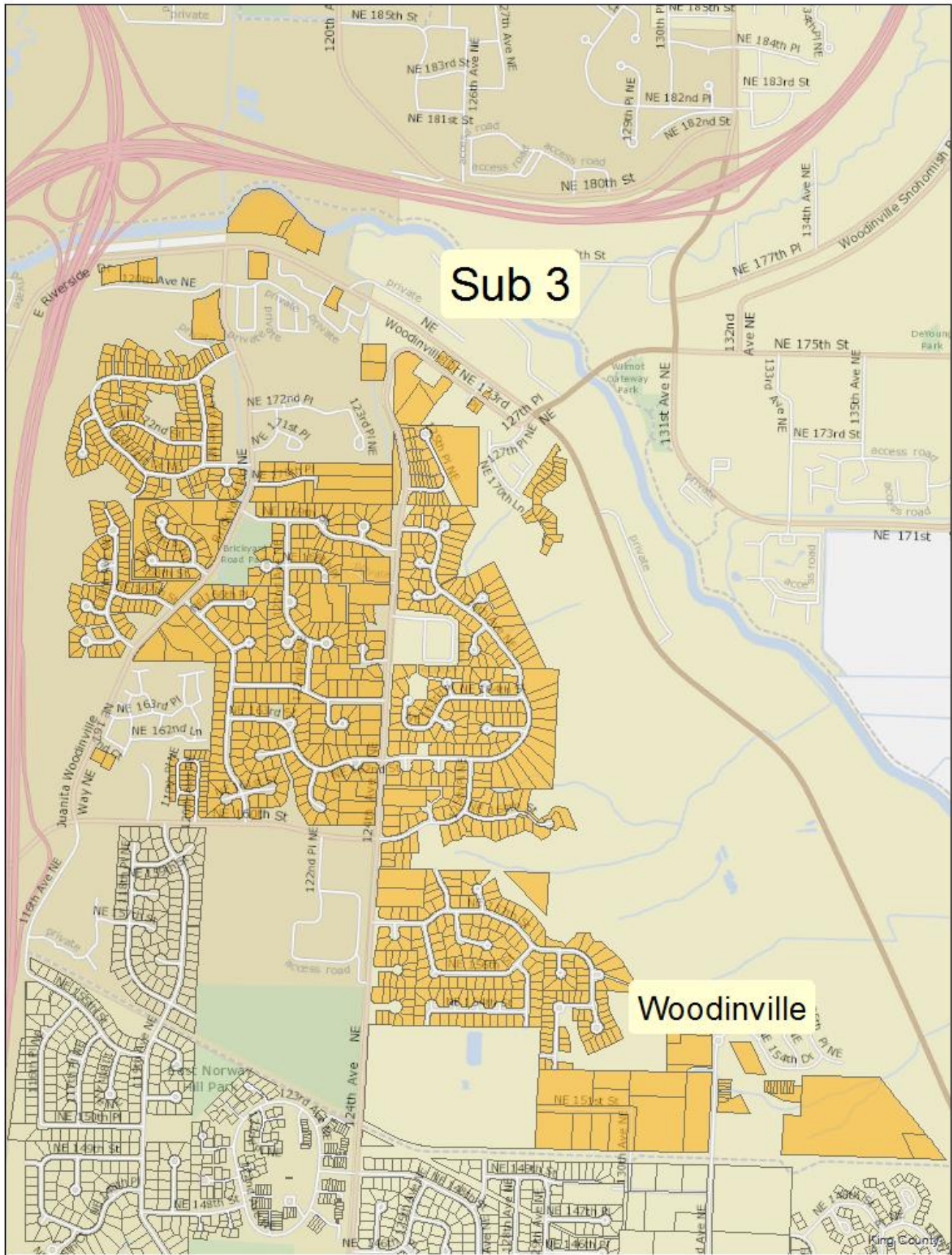


## Area 073 Map



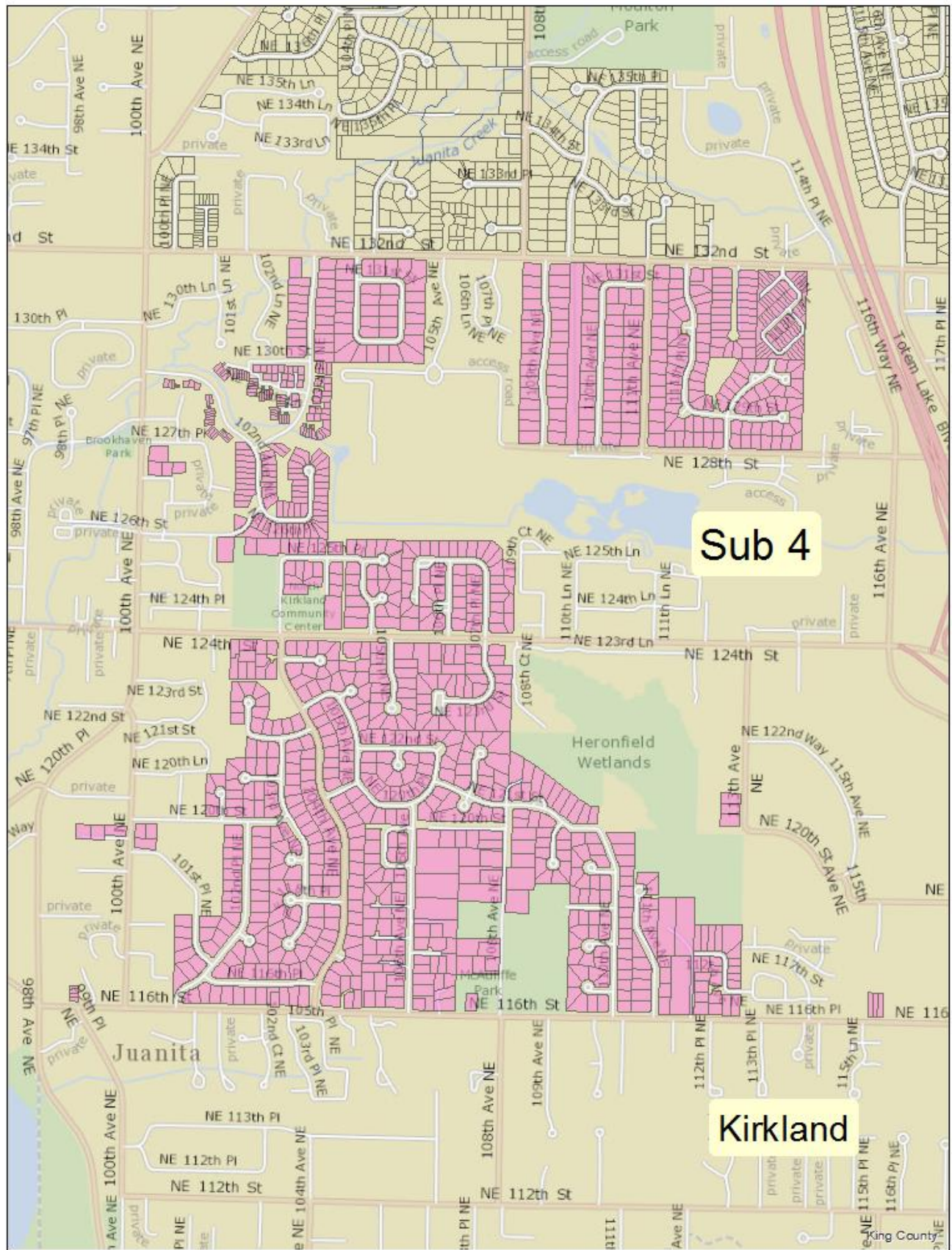


### Sub Area 3 Map



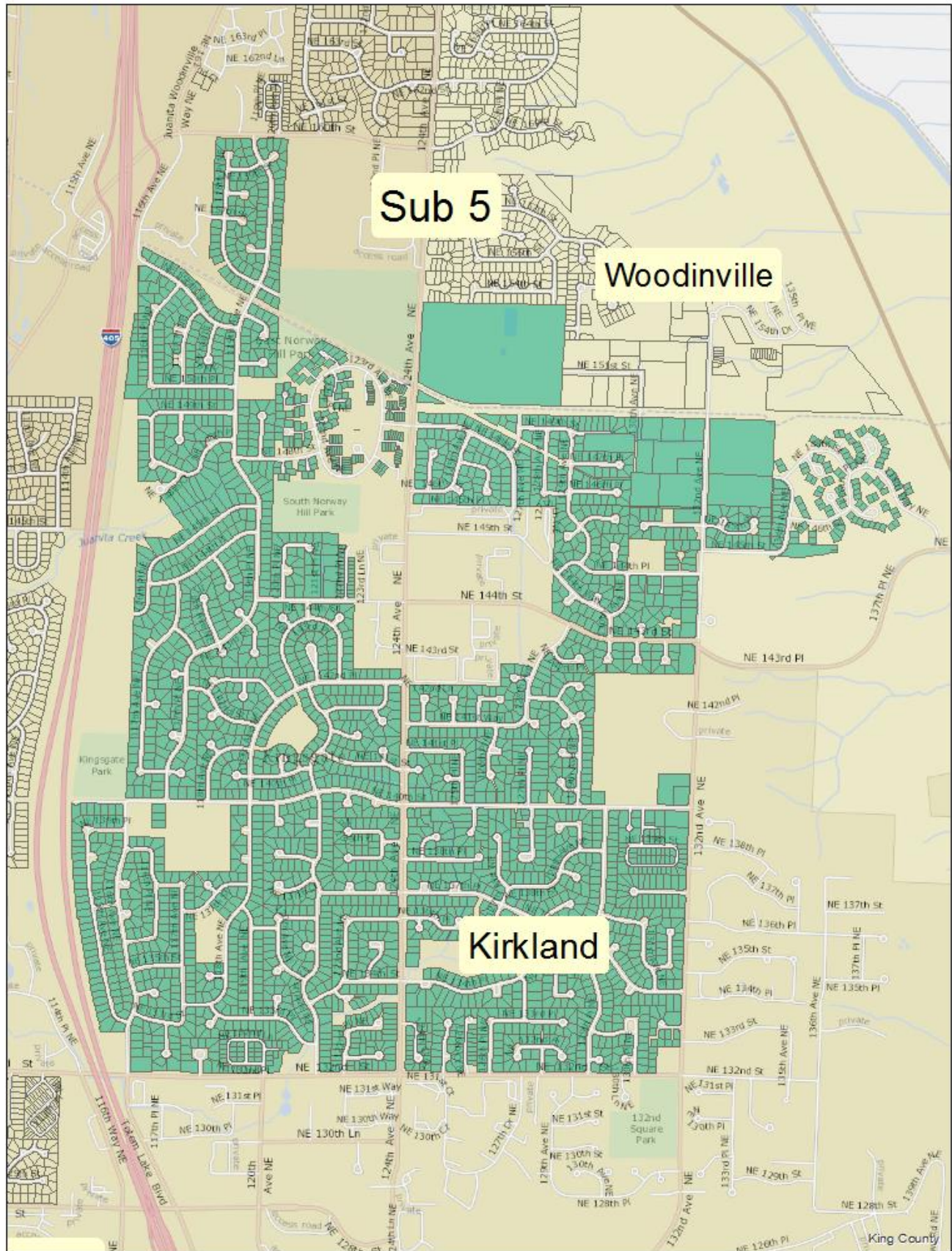


## Sub Area 4 Map



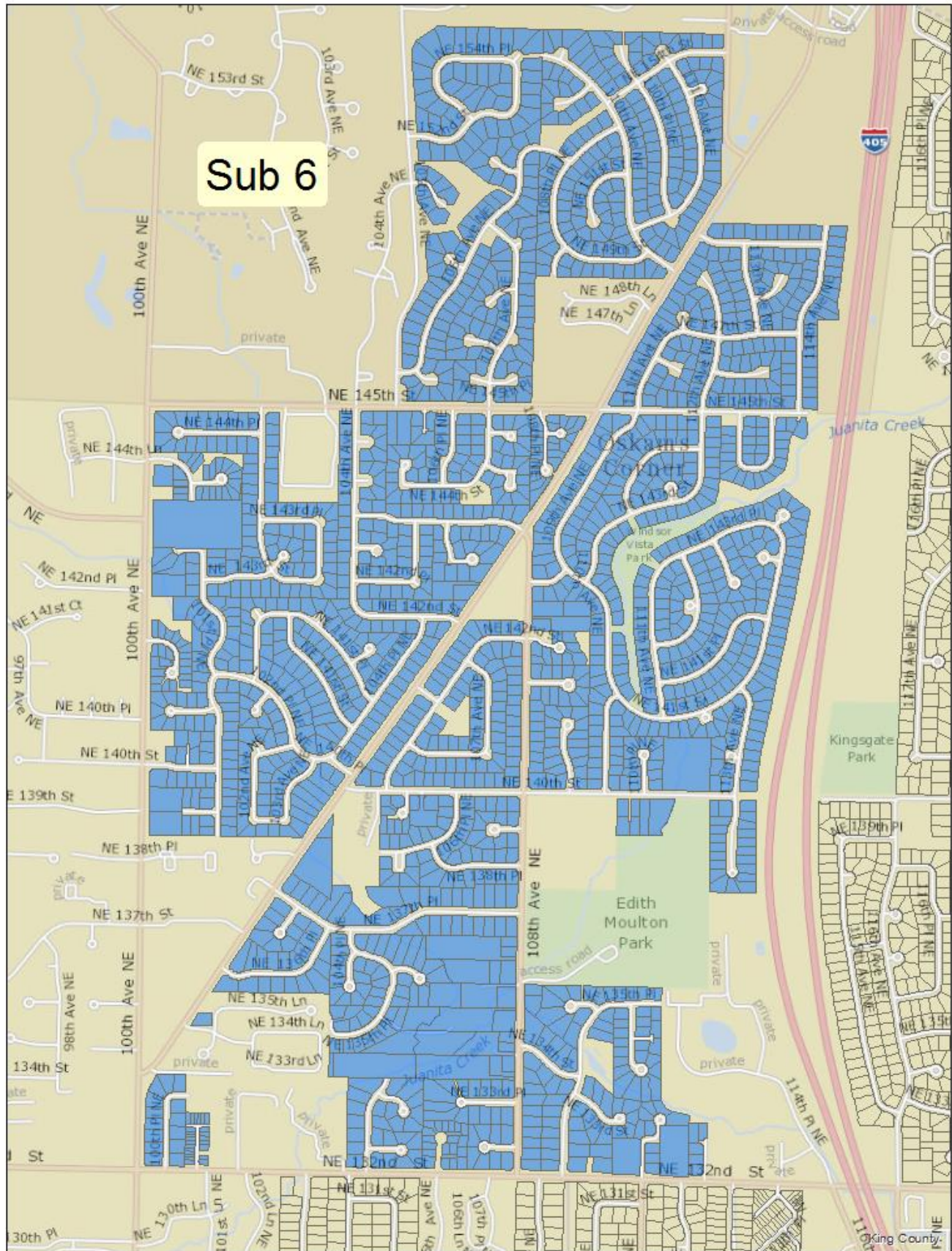


## Sub Area 5 Map





## Sub Area 6 Map





## Area 073 Housing Profile



Grade 6/ Year Built 1952/ Total Living Area 1,260SF  
Account Number 162605-9144



Grade 7/ Year Built 1969/ Total Living Area 1,360SF  
Account Number 795500-0040



Grade 8/ Year Built 1980/ Total Living Area 1,780SF  
Account Number 233530-0030



Grade 9/ Year Built 1988/ Total Living Area 2,830SF  
Account Number 934610-0060



Grade 10/ Year Built 2006/ Total Living Area 3,900SF  
Account Number 233530-0030



Grade 11/ Year Built 1995/ Total Living Area 4,520SF  
Account Number 312670-0065



# 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

## Kingsgate / Queensgate - Area 073

### Annual Update

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

**Previous Physical Inspection:** 2012  
**Number of Improved Sales:** 846  
**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>	\$123,300	\$277,500	\$400,800			6.91%
<b>2015 Value</b>	\$138,800	\$312,800	\$451,600	\$477,900	94.2%	5.97%
<b>\$ Change</b>	+\$15,500	+\$35,300	+\$50,800			
<b>% Change</b>	+12.6%	+12.7%	+12.7%			

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 5.97% is an improvement from the previous COD of 6.91%. 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>	\$125,500	\$251,700	\$377,200
<b>2015 Value</b>	\$141,200	\$289,700	\$430,900
<b>\$ Change</b>	+\$15,700	+\$38,000	+\$53,700
<b>% Change</b>	+12.5%	+15.1%	+14.2%

**Number of one to three unit residences in the population:** 7,058

**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 neighborhood-based variables needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, parcels in major number 302280-Haley Park, 663500-Parhaniemi and 866324-Totem Green, were generally at higher assessment levels than the rest of the population and received a downward adjustment. Parcels in Sub Area 4 and all Townhomes were generally at higher assessment levels than the rest of the population and received less of an upward adjustment. This annual update valuation model corrects for these strata differences.



## Area 073 - Model Adjustments

### 1-3 Unit Residences

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

Standard Area Adjustment	# Parcels Adjusted	% of Population
+15.52%	5,585	79%

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

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

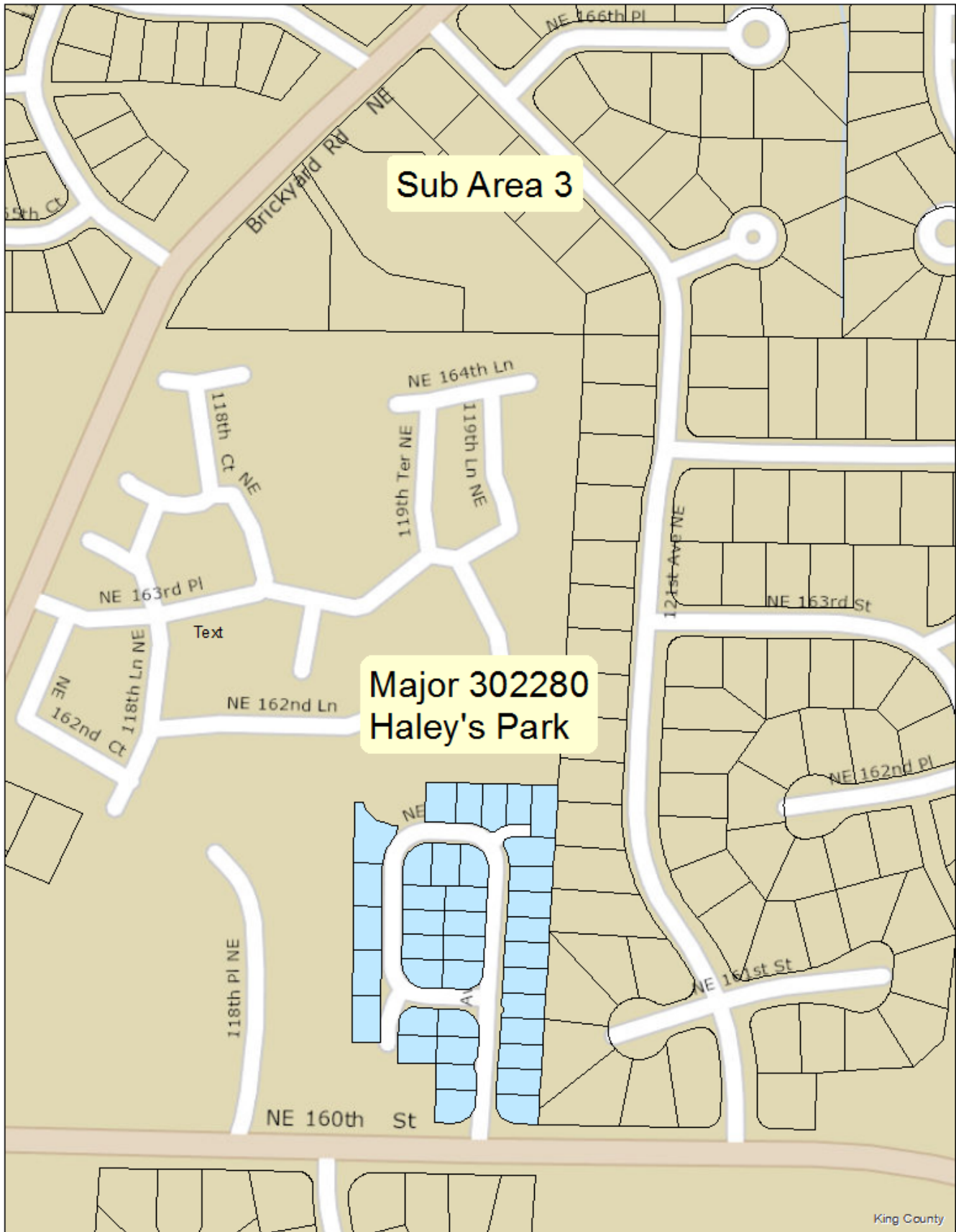
Model Variable	Adj %	# Sales	# in Pop	% Rep
Plat 302280 Haley's Park	-0.28%	23	38	61%
Plat 663500 Parhaniemi	-5.36%	16	17	94%
Plat 866324 Totem Green	-3.19%	23	23	100%
Sub 4 without Townhomes	+12.96%	95	937	10%
Townhomes	+6.59%	59	458	13%

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

Generally, parcels in major 302280-Haley Park, 663500-Parhaniemi and 866324-Totem Green were at a higher assessment level than the rest of the population and received a downward adjustment. Parcels in Sub Area 4 and all Townhomes were at a higher assessment level than the rest of the population and received less of an upward adjustment. This model corrects for these strata differences.

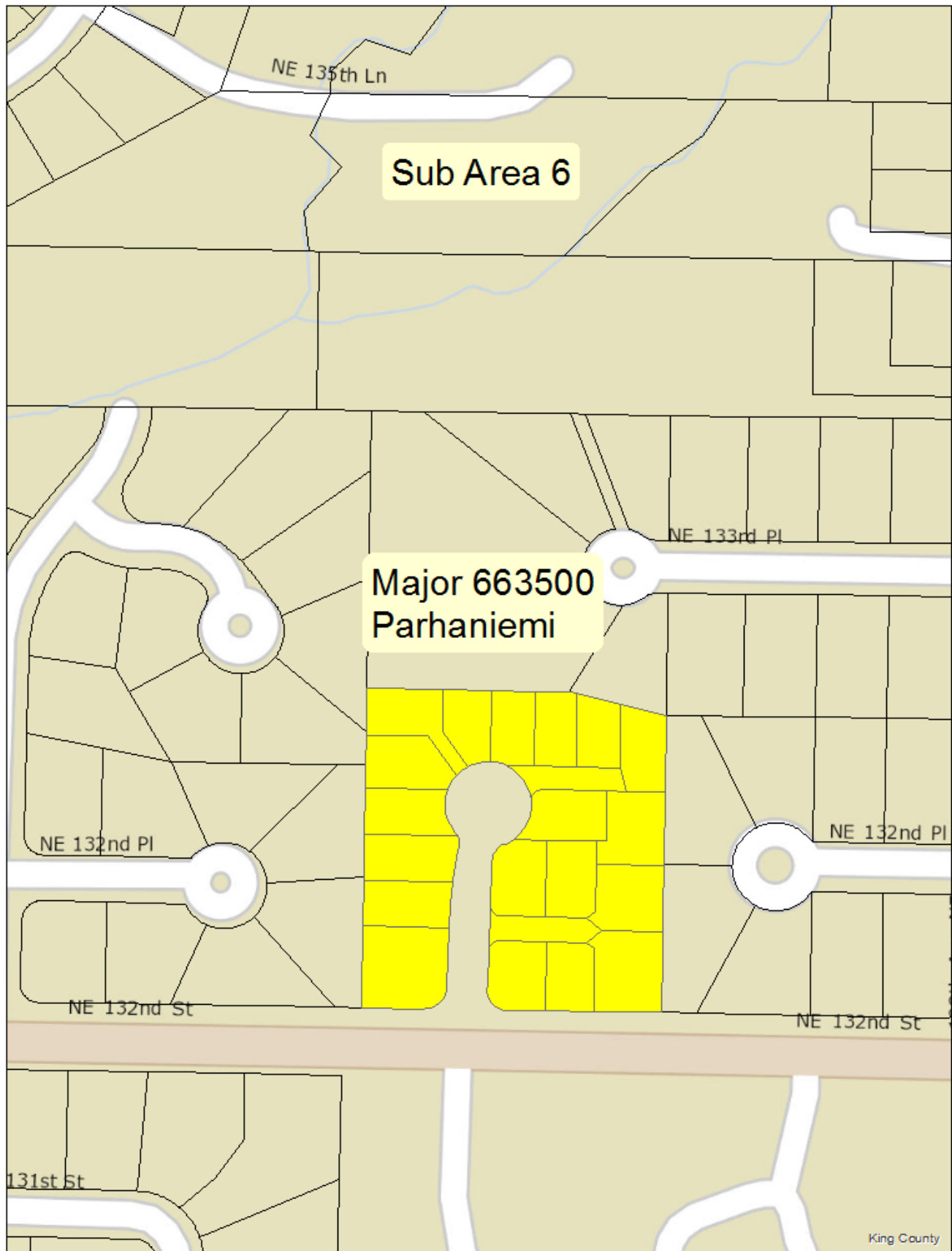


## Area 073 – Plat Map



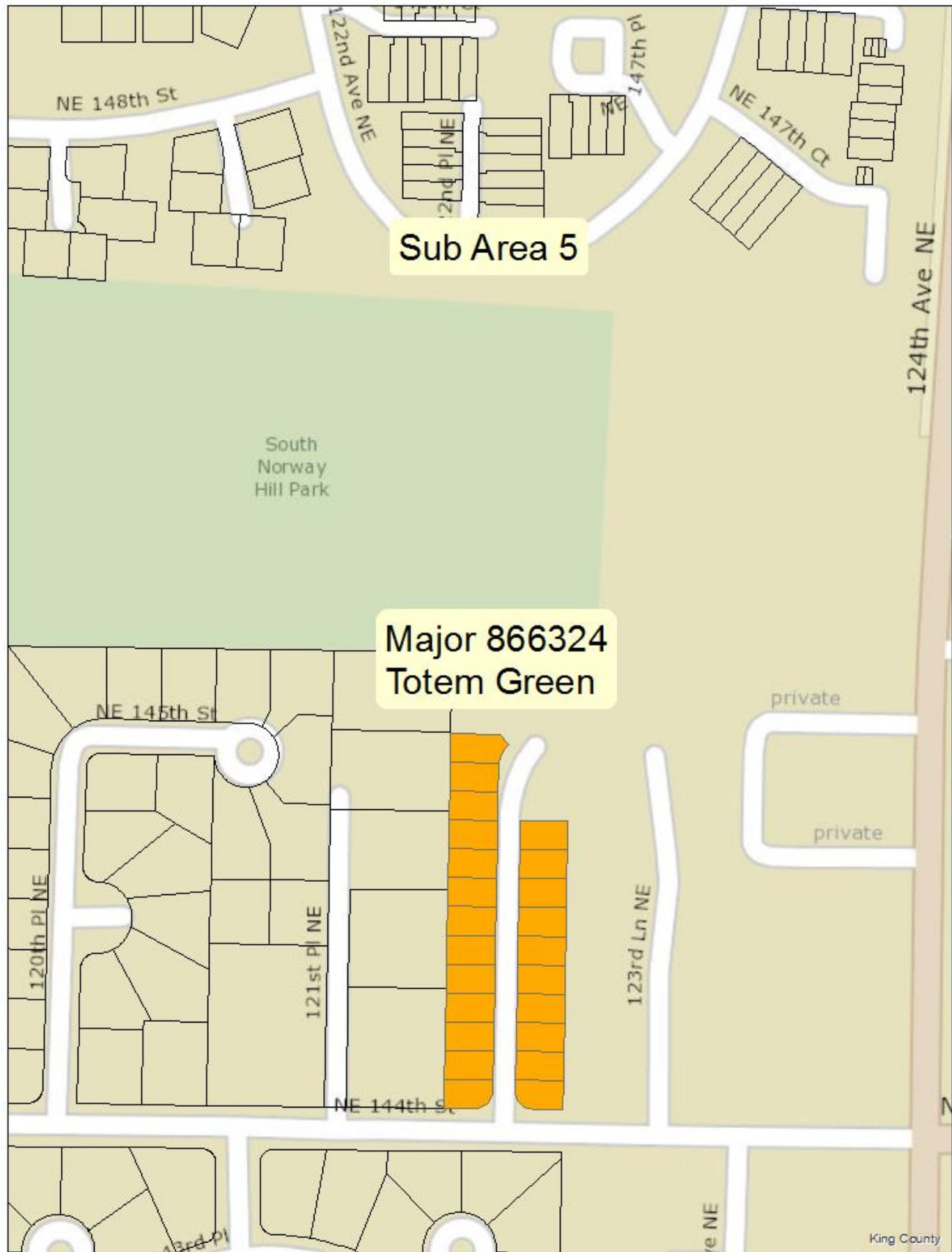


## Area 073 - Plat Map





## Area 073 - Plat Map



## Area 073 - Summary of Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% Pop	QSTR	Sub	Range of Building Grades	Range of Year Built
302280	Haley's Park	23	38	61%	NW-16-26-5	3	7	2010-2012
663500	Parhaniemi Estates	16	17	94%	SW-20-26-5	6	9	2013-2014
866324	Totem Green	23	23	100%	NW-21-26-5	5	8	2012-2013



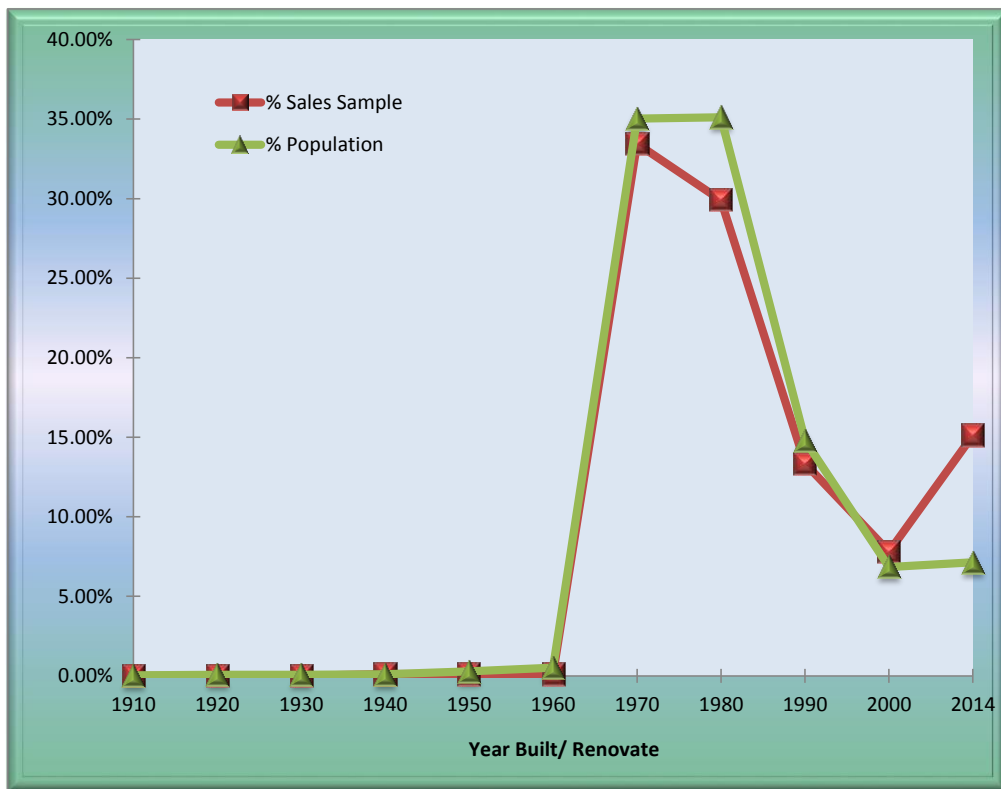
## Sample Representation of Population Year Built or Renovated

**Sales Sample**

Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	0	0.00%
1940	1	0.12%
1950	1	0.12%
1960	1	0.12%
1970	283	33.45%
1980	253	29.91%
1990	113	13.36%
2000	66	7.80%
2014	128	15.13%
846		

**Population**

Year Built/Ren	Frequency	% Population
1910	2	0.03%
1920	5	0.07%
1930	5	0.07%
1940	7	0.10%
1950	20	0.28%
1960	36	0.51%
1970	2,473	35.04%
1980	2,479	35.12%
1990	1,044	14.79%
2000	483	6.84%
2014	504	7.14%
7,058		



Sales of new homes built over the last few years are over represented in this sample.

This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

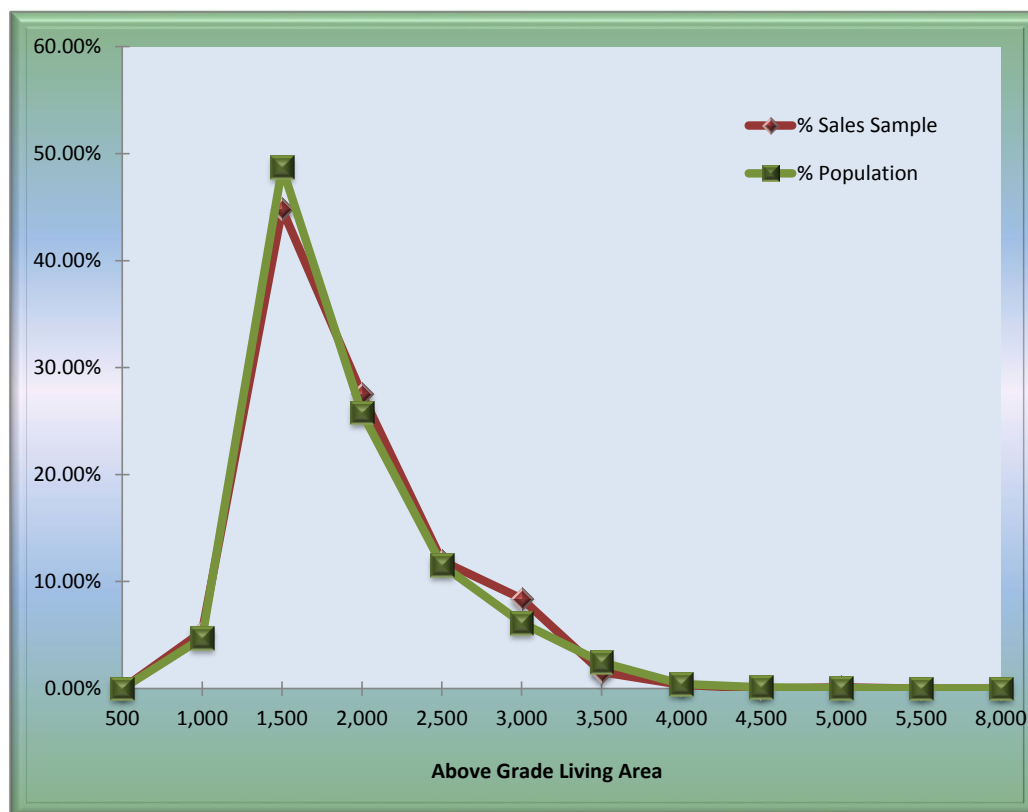
## Sales Sample Representation of Population Above Grade Living Area

**Sales Sample**

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	45	5.32%
1,500	379	44.80%
2,000	233	27.54%
2,500	101	11.94%
3,000	71	8.39%
3,500	13	1.54%
4,000	3	0.35%
4,500	0	0.00%
5,000	1	0.12%
5,500	0	0.00%
8,000	0	0.00%
846		

**Population**

AGLA	Frequency	% Population
500	0	0.00%
1,000	333	4.72%
1,500	3,439	48.72%
2,000	1,820	25.79%
2,500	816	11.56%
3,000	433	6.13%
3,500	173	2.45%
4,000	30	0.43%
4,500	9	0.13%
5,000	3	0.04%
5,500	1	0.01%
8,000	1	0.01%
7,058		



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.



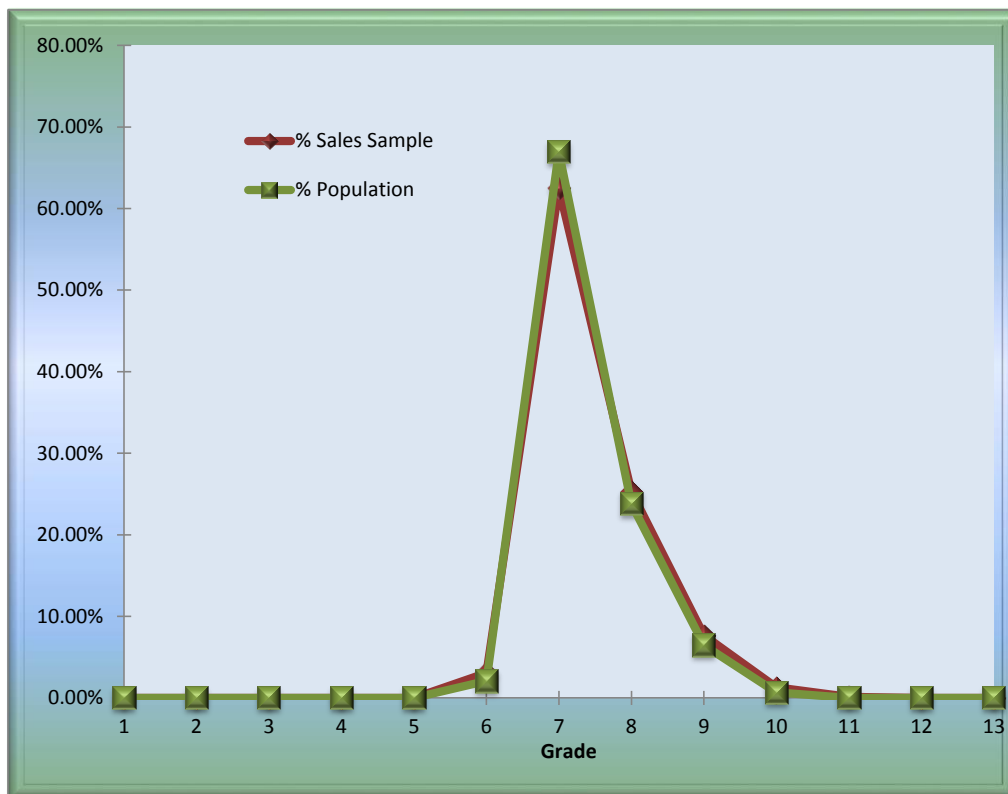
## Sales Sample Representation of Population Building Grade

**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	26	3.07%
7	529	62.53%
8	214	25.30%
9	65	7.68%
10	11	1.30%
11	1	0.12%
12	0	0.00%
13	0	0.00%
846		

**Population**

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	1	0.01%
6	147	2.08%
7	4,725	66.95%
8	1,679	23.79%
9	456	6.46%
10	48	0.68%
11	1	0.01%
12	1	0.01%
13	0	0.00%
7,058		



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 073 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 1.150, resulting in an adjusted value of \$546,000 ( $\$475,000 \times 1.150 = \$546,250$ ) – truncated to the nearest \$1000.

SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2012	1.360	36.0%
2/1/2012	1.350	35.0%
3/1/2012	1.341	34.1%
4/1/2012	1.330	33.0%
5/1/2012	1.321	32.1%
6/1/2012	1.310	31.0%
7/1/2012	1.300	30.0%
8/1/2012	1.290	29.0%
9/1/2012	1.280	28.0%
10/1/2012	1.270	27.0%
11/1/2012	1.260	26.0%
12/1/2012	1.250	25.0%
1/1/2013	1.240	24.0%
2/1/2013	1.230	23.0%
3/1/2013	1.221	22.1%
4/1/2013	1.210	21.0%
5/1/2013	1.201	20.1%
6/1/2013	1.190	19.0%
7/1/2013	1.180	18.0%
8/1/2013	1.170	17.0%
9/1/2013	1.160	16.0%
10/1/2013	1.150	15.0%
11/1/2013	1.140	14.0%
12/1/2013	1.130	13.0%
1/1/2014	1.120	12.0%
2/1/2014	1.110	11.0%
3/1/2014	1.101	10.1%
4/1/2014	1.090	9.0%
5/1/2014	1.081	8.1%
6/1/2014	1.070	7.0%
7/1/2014	1.060	6.0%
8/1/2014	1.050	5.0%
9/1/2014	1.040	4.0%
10/1/2014	1.030	3.0%
11/1/2014	1.020	2.0%
12/1/2014	1.010	1.0%
1/1/2015	1.000	0.0%



The time adjustment formula for Area 073 is:  $(0.822387130290215 + 0.130321653984595 * 0.02718676 + 0.181411032484323 * 0.01891253 + 0.158946282555794 * 0.02718676 - 0.000276328025729563 * \text{SaleDay} + 0.0186449477934888 * 0.1122931 + 0.0689182706868538 * 0.06973995) / (0.822387130290215 + 0.130321653984595 * 0.02718676 + 0.181411032484323 * 0.01891253 + 0.158946282555794 * 0.02718676 + 0.0186449477934888 * 0.1122931 + 0.0689182706868538 * 0.06973995)$

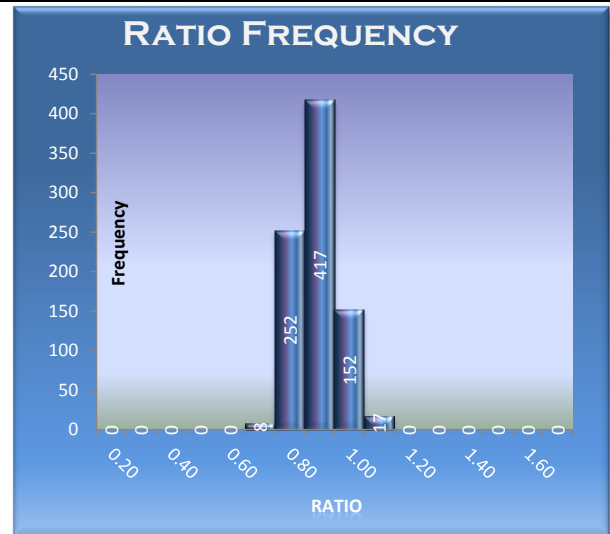
$\text{SaleDay} = \text{SaleDate} - 42005$

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

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

<b>District: NW / Team: 2</b>	<b>Appr. Date:</b>	<b>Date of Report:</b>	<b>Sales Dates:</b>
<b>Area Name: Kingsgate / Queensgate</b>	<b>1/1/2014</b>	<b>6/17/2015</b>	<b>1/2012 - 12/2014</b>
<b>Area Number: 073</b>	<b>Appr ID:</b>	<b>Property Type:</b>	<b>Adjusted for time?</b>
	<b>CLEW</b>	<b>1 to 3 Unit Residences</b>	<b>YES</b>

<b>SAMPLE STATISTICS</b>	
<b>Sample size (n)</b>	846
<b>Mean Assessed Value</b>	\$400,800
<b>Mean Adj. Sales Price</b>	\$477,900
<b>Standard Deviation AV</b>	\$97,034
<b>Standard Deviation SP</b>	\$107,660
<b>ASSESSMENT LEVEL</b>	
<b>Arithmetic Mean Ratio</b>	0.840
<b>Median Ratio</b>	0.832
<b>Weighted Mean Ratio</b>	0.839
<b>UNIFORMITY</b>	
<b>Lowest ratio</b>	0.658
<b>Highest ratio:</b>	1.085
<b>Coefficient of Dispersion</b>	6.91%
<b>Standard Deviation</b>	0.072
<b>Coefficient of Variation</b>	8.61%
<b>Price Related Differential (PRD)</b>	1.002
<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
Lower limit	0.825
Upper limit	0.838
<b>95% Confidence: Mean</b>	
Lower limit	0.835
Upper limit	0.845
<b>SAMPLE SIZE EVALUATION</b>	
<b>N (population size)</b>	7,058
<b>B (acceptable error - in decimal)</b>	0.05
<b>S (estimated from this sample)</b>	0.072
<b>Recommended minimum:</b>	8
<b>Actual sample size:</b>	846
<b>Conclusion:</b>	OK
<b>NORMALITY</b>	
<b>Binomial Test</b>	
# ratios below mean:	464
# ratios above mean:	382
z:	2.819
<b>Conclusion:</b>	<b>Non-normal</b>



## COMMENTS:

1 to 3 Unit Residences throughout Area 073

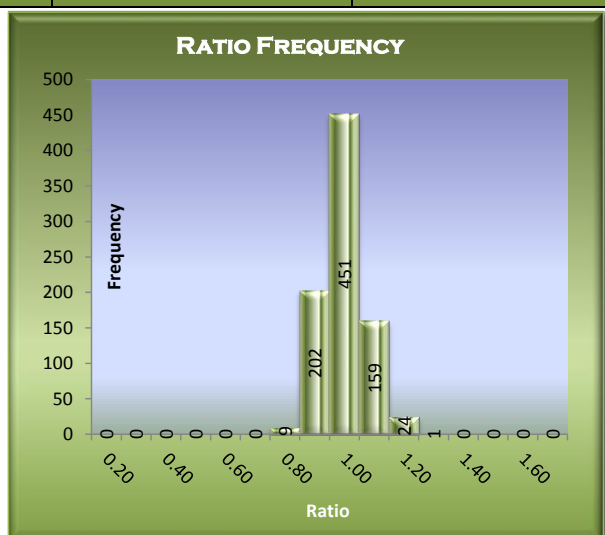
Sales Prices are adjusted for time to the Assessment Date of 1/1/2015



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

<b>District: NW / Team: 2</b>	<b>Appr. Date:</b>	<b>Date of Report:</b>	<b>Sales Dates:</b>
<b>Area Name: Kingsgate / Queensgate</b>	<b>1/1/2015</b>	<b>6/17/2015</b>	<b>1/2012 - 12/2014</b>
<b>Area Number: 073</b>	<b>Appr. ID:</b>	<b>Property Type:</b>	<b>Adjusted for time?</b>
	<b>CLEW</b>	<b>1 to 3 Unit Residences</b>	<b>YES</b>

SAMPLE STATISTICS	
<b>Sample size (n)</b>	846
<b>Mean Assessed Value</b>	\$451,600
<b>Mean Sales Price</b>	\$477,900
<b>Standard Deviation AV</b>	\$100,544
<b>Standard Deviation SP</b>	\$107,660
ASSESSMENT LEVEL	
<b>Arithmetic Mean Ratio</b>	0.949
<b>Median Ratio</b>	0.942
<b>Weighted Mean Ratio</b>	0.945
UNIFORMITY	
<b>Lowest ratio</b>	0.759
<b>Highest ratio:</b>	1.253
<b>Coefficient of Dispersion</b>	5.97%
<b>Standard Deviation</b>	0.072
<b>Coefficient of Variation</b>	7.58%
<b>Price Related Differential (PRD)</b>	1.004
RELIABILITY	
<b>95% Confidence: Median</b>	
Lower limit	0.938
Upper limit	0.949
<b>95% Confidence: Mean</b>	
Lower limit	0.944
Upper limit	0.954
SAMPLE SIZE EVALUATION	
<b>N (population size)</b>	7,058
<b>B (acceptable error - in decimal)</b>	0.05
<b>S (estimated from this sample)</b>	0.072
<b>Recommended minimum:</b>	8
<b>Actual sample size:</b>	846
<b>Conclusion:</b>	OK
NORMALITY	
<b>Binomial Test</b>	
# ratios below mean:	453
# ratios above mean:	393
z:	2.063
<b>Conclusion:</b>	<b>Non-normal</b>



### COMMENTS:

1 to 3 Unit Residences throughout Area 073 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: June 17, 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 three usable land sales available in the area, their 2014 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall +12.5% increase in land assessments in the area for the 2015 Assessment Year. The formula is:

2015 Land Value = 2014 Land Value \* 1.130, with the result truncated to the next \$1,000.

The formula for the Woodcrest Estates Manufactured Home Community (Major number 951120) is:

2015 Land Value = 2014 Land Value \* 1.05 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 neighborhood-based variables needed to be included in the valuation





formula in order to improve the uniformity of assessments throughout the area. For instance, parcels in major number 302280-Haley Park, 663500-Parhaniemi and 866324-Totem Green, were generally at higher assessment levels than the rest of the population and received a downward adjustment. Parcels in Sub Area 4 and all Townhomes were generally at higher assessment levels than the rest of the population and received less of an upward adjustment. 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 846 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:

$$\begin{aligned} 2015 \text{ Total Value} = & 2014 \text{ Total Value} * (1 - 0.05) / (0.822387130290215 + 0.130321653984595 * \\ & \text{Major302280} + 0.181411032484323 * \text{Major663500} + 0.158946282555794 * \text{Major866324} + \\ & 0.0186449477934888 * \text{Sub4woTwnHm} + 0.0689182706868538 * \text{TownhousePlat}) \end{aligned}$$

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

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

## Mobile Home Update

There were 28 sales of mobile homes within Area 073. Analysis of the mobile homes sales indicated a value increase of 5%. The adjustment formula is:

$$2015 \text{ Total Value} = 2014 \text{ Total Value} * 1.05$$

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

## Results

The resulting assessment level is 94.2%. 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 +14.2%. 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) \* 1.127.
  - 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) \* 1.127.
  - If adjusted land value falls < \$1,000, then land value = \$1,000 or previous, whichever is less.
  - If adjusted improvement value falls < \$1,000, then improvement value = \$1,000 or previous, whichever is less.
  - If land value <= \$10,000 no adjustment is applied.
  - If improvements and accessories <= \$10,000 no further adjustment applied.
  - If vacant parcel (no improvement value), the land adjustment applies.
  - If a parcel is coded “non-perc” (sewer system=3 or 4), there is no change from previous land value.
  - If a parcel is coded “unbuildable” = 1, there is no change from previous land value.
  - If a parcel is coded water district private restricted, or public restricted, there is no change from previous land value.
  - If an improvement is coded “% net condition” or is in “poor” condition, then there is no change from previous improvement value, only the land adjustment applies.
- Any properties excluded from the annual up-date process are noted in RealProperty.

## Improved Sales Used in This Annual Update Analysis

### Area 073 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	387680	0580	09/02/14	\$351,000	\$365,000	730	6	1969	Avg	8,400	N	N	15670 126TH AVE NE
3	0	387680	0100	08/08/13	\$387,000	\$452,000	770	6	1969	VGood	7,696	N	N	15601 125TH PL NE
3	0	387680	0120	03/28/13	\$350,000	\$424,000	770	6	1969	VGood	7,267	N	N	12505 NE 156TH ST
3	0	387680	0170	07/25/12	\$245,000	\$317,000	770	6	1969	Good	7,000	N	N	12539 NE 156TH ST
3	0	387680	0510	12/16/13	\$340,000	\$383,000	770	6	1969	Good	7,742	N	N	12708 NE 156TH ST
3	0	387680	0650	10/15/12	\$235,000	\$297,000	770	6	1969	Avg	7,436	N	N	12625 NE 156TH PL
3	0	387680	0690	08/05/13	\$335,000	\$392,000	770	6	1969	Good	8,633	N	N	15651 126TH AVE NE
3	0	951810	0059	08/22/14	\$203,700	\$213,000	770	6	1960	Avg	2,500	N	N	12608 NE 173RD PL
3	0	387680	0320	07/17/13	\$330,000	\$388,000	790	6	1969	Good	10,335	N	N	12636 NE 157TH ST
3	0	387680	0340	01/02/14	\$316,000	\$354,000	790	6	1968	VGood	7,350	N	N	12424 NE 157TH ST
3	0	387680	0210	05/11/12	\$199,950	\$263,000	900	6	1969	Avg	8,360	N	N	15515 127TH PL NE
3	0	387680	0310	10/22/13	\$269,888	\$309,000	900	6	1969	Avg	9,590	N	N	12644 NE 157TH ST
3	0	387680	0430	07/10/12	\$230,000	\$298,000	900	6	1970	Avg	7,210	N	N	12518 NE 156TH ST
3	0	387680	0370	10/02/12	\$289,000	\$367,000	1,000	6	1968	VGood	9,785	N	N	12404 NE 157TH ST
3	0	387680	0090	07/23/13	\$330,000	\$387,000	1,010	6	1969	Good	7,500	N	N	15609 125TH PL NE
3	0	387680	0020	02/12/13	\$235,000	\$288,000	1,020	6	1969	Avg	9,993	N	N	15653 124TH PL NE
3	0	387681	0150	01/16/14	\$320,000	\$357,000	1,310	6	1970	Avg	8,800	N	N	15727 126TH AVE NE
3	0	387680	0110	04/23/12	\$230,000	\$304,000	1,450	6	1969	Avg	9,749	N	N	12501 NE 156TH ST
3	0	387680	0150	05/16/13	\$357,000	\$427,000	1,650	6	1969	VGood	7,000	N	N	12525 NE 156TH ST
3	0	155250	0060	05/21/13	\$435,000	\$519,000	1,170	7	1994	Good	8,135	N	N	12223 NE 169TH PL
3	0	155252	0050	08/14/12	\$328,000	\$422,000	1,190	7	1994	Avg	16,318	N	N	16906 123RD PL NE
3	0	387681	0100	04/21/14	\$307,500	\$333,000	1,220	7	1970	Avg	7,210	N	N	12604 NE 157TH ST
3	0	155250	0210	10/17/12	\$416,000	\$526,000	1,240	7	1994	Avg	7,035	N	N	12102 NE 169TH ST
3	0	387682	0140	11/10/14	\$373,000	\$379,000	1,290	7	1976	VGood	8,974	N	N	12500 NE 154TH ST
3	0	025500	0270	07/23/14	\$410,000	\$432,000	1,380	7	1985	Avg	5,794	N	N	16523 126TH AVE NE
3	0	155252	0010	08/01/14	\$405,000	\$425,000	1,500	7	1994	Avg	9,636	N	N	12231 NE 169TH ST
3	0	155252	0060	04/14/14	\$410,000	\$445,000	1,500	7	1994	Avg	17,805	N	N	16910 123RD PL NE
3	0	155252	0070	12/02/14	\$425,000	\$429,000	1,630	7	1994	Avg	10,762	N	N	16912 123RD PL NE
3	0	387681	0020	12/05/12	\$375,000	\$468,000	1,650	7	1970	Good	8,645	N	N	12626 NE 157TH ST
3	0	155250	0130	04/21/14	\$415,000	\$450,000	1,680	7	1994	Avg	6,843	N	N	12216 NE 169TH ST



## Improved Sales Used in This Annual Update Analysis

### Area 073 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	155251	0100	06/03/13	\$416,000	\$495,000	1,680	7	1994	Good	6,200	N	N	16715 122ND AVE NE
3	0	302280	0220	01/30/12	\$360,050	\$486,000	1,680	7	2011	Avg	2,686	N	N	11930 NE 161ST PL
3	0	302280	0260	02/07/12	\$360,950	\$487,000	1,680	7	2011	Avg	2,801	N	N	16142 119TH PL NE
3	0	302280	0260	10/07/14	\$439,000	\$451,000	1,680	7	2011	Avg	2,801	N	N	16142 119TH PL NE
3	0	302280	0330	04/30/12	\$367,000	\$485,000	1,680	7	2011	Avg	2,742	N	N	11937 NE 161ST PL
3	0	302280	0350	07/24/12	\$366,000	\$473,000	1,680	7	2011	Avg	2,577	N	N	16013 120TH AVE NE
3	0	302280	0360	06/27/12	\$349,950	\$456,000	1,680	7	2011	Avg	3,279	N	N	16005 120TH AVE NE
3	0	025500	0190	04/19/13	\$450,000	\$542,000	1,710	7	1985	Good	6,185	N	N	12526 NE 166TH ST
3	0	155251	0130	03/05/13	\$526,100	\$641,000	1,710	7	1994	VGood	7,768	N	N	16605 122ND AVE NE
3	0	302280	0010	05/02/12	\$360,000	\$475,000	1,740	7	2012	Avg	3,043	N	N	16006 120TH AVE NE
3	0	302280	0010	07/14/14	\$447,000	\$472,000	1,740	7	2012	Avg	3,043	N	N	16006 120TH AVE NE
3	0	302280	0140	10/04/12	\$363,000	\$461,000	1,740	7	2012	Avg	2,929	N	N	12002 NE 162ND PL
3	0	155251	0330	01/29/13	\$352,500	\$434,000	1,750	7	1994	Avg	6,607	N	N	12200 NE 165TH PL
3	0	155251	0150	09/04/13	\$455,000	\$527,000	1,770	7	1994	Good	9,925	N	N	16509 122ND AVE NE
3	0	302280	0120	04/12/12	\$371,500	\$493,000	1,790	7	2011	Avg	3,453	N	N	12014 NE 162ND PL
3	0	302280	0120	04/24/14	\$445,000	\$482,000	1,790	7	2011	Avg	3,453	N	N	12014 NE 162ND PL
3	0	025500	0170	12/12/12	\$394,000	\$491,000	1,800	7	1985	VGood	6,150	N	N	12536 NE 166TH ST
3	0	387681	0140	05/27/14	\$326,500	\$350,000	1,810	7	1970	Avg	12,375	N	N	15726 126TH AVE NE
3	0	951320	0280	02/21/14	\$405,000	\$447,000	1,810	7	1984	Avg	6,955	N	N	12420 NE 169TH ST
3	0	155251	0160	10/30/14	\$488,500	\$499,000	1,820	7	1994	Avg	9,490	N	N	16421 122ND CT NE
3	0	025500	0400	09/26/13	\$450,000	\$518,000	1,900	7	1986	VGood	10,775	N	N	12617 NE 166TH CT
3	0	302280	0040	01/25/12	\$399,000	\$540,000	1,920	7	2011	Avg	2,869	N	N	16030 120TH AVE NE
3	0	302280	0060	02/24/12	\$404,000	\$542,000	1,920	7	2010	Avg	2,868	N	N	16104 120TH AVE NE
3	0	302280	0290	06/26/12	\$387,570	\$505,000	1,920	7	2012	Avg	2,723	N	N	16131 120TH AVE NE
3	0	302280	0300	06/01/12	\$374,950	\$491,000	1,920	7	2011	Avg	2,677	N	N	16123 120TH AVE NE
3	0	025500	0320	07/24/14	\$450,000	\$474,000	1,990	7	1986	Good	12,866	N	N	16512 126TH AVE NE
3	0	387682	0200	05/20/13	\$395,000	\$472,000	2,010	7	1976	VGood	7,350	N	N	12517 NE 154TH ST
3	0	302280	0250	09/19/12	\$400,000	\$510,000	2,070	7	2012	Avg	2,714	N	N	16134 119TH PL NE
3	0	302280	0050	05/24/12	\$408,000	\$536,000	2,080	7	2011	Avg	2,823	N	N	16038 120TH AVE NE
3	0	302280	0050	12/17/13	\$474,000	\$533,000	2,080	7	2011	Avg	2,823	N	N	16038 120TH AVE NE

## Improved Sales Used in This Annual Update Analysis

### Area 073 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	302280	0130	08/31/12	\$399,950	\$512,000	2,080	7	2012	Avg	2,606	N	N	12008 NE 162ND PL
3	0	302280	0150	07/25/12	\$399,950	\$517,000	2,080	7	2012	Avg	2,634	N	N	11940 NE 162ND PL
3	0	302280	0310	07/24/12	\$404,500	\$523,000	2,080	7	2012	Avg	2,630	N	N	16117 120TH AVE NE
3	0	302280	0340	08/15/12	\$399,950	\$514,000	2,110	7	2012	Avg	2,925	N	N	16021 120TH AVE NE
3	0	302280	0160	04/30/14	\$510,950	\$552,000	2,150	7	2011	Avg	3,243	N	N	11934 NE 162ND PL
3	0	866320	0640	11/24/12	\$420,000	\$526,000	1,190	8	1977	Good	11,677	N	N	12136 NE 163RD ST
3	0	866320	0200	12/14/12	\$372,000	\$463,000	1,390	8	1978	Avg	7,700	N	N	12121 NE 163RD ST
3	0	866320	0480	12/03/12	\$370,000	\$462,000	1,390	8	1977	Good	8,400	N	N	12305 NE 162ND ST
3	0	866320	0730	01/25/12	\$317,900	\$430,000	1,390	8	1978	Avg	7,313	N	N	16219 121ST AVE NE
3	0	866320	0310	10/10/12	\$406,000	\$515,000	1,400	8	1978	Good	7,350	N	N	12129 NE 162ND PL
3	0	866320	0580	09/20/13	\$400,000	\$462,000	1,520	8	1977	Avg	10,200	N	N	16200 122ND AVE NE
3	0	866320	0580	06/28/12	\$348,500	\$454,000	1,520	8	1977	Avg	10,200	N	N	16200 122ND AVE NE
3	0	866320	0360	07/20/13	\$484,800	\$569,000	1,560	8	1978	VGood	7,800	N	N	16127 122ND PL NE
3	0	152925	0030	04/11/12	\$370,000	\$491,000	1,650	8	2008	Avg	2,578	Y	N	15128 132ND AVE NE
3	0	152925	0040	05/09/13	\$432,800	\$518,000	1,650	8	2008	Avg	2,578	Y	N	15182 132ND AVE NE
3	0	866320	0450	07/15/14	\$490,000	\$517,000	1,680	8	1977	Avg	10,800	N	N	12203 NE 162ND ST
3	0	934850	0300	10/21/13	\$402,000	\$460,000	1,700	8	1988	Avg	10,280	N	N	16408 121ST AVE NE
3	0	209580	0120	05/10/13	\$430,000	\$515,000	1,780	8	1987	Good	5,432	N	N	11839 NE 167TH ST
3	0	934610	0050	11/18/13	\$538,000	\$610,000	1,790	8	1988	VGood	10,887	N	N	16307 123RD PL NE
3	0	209580	0150	09/17/13	\$405,000	\$468,000	1,830	8	1987	Avg	5,335	N	N	11822 NE 167TH ST
3	0	697997	0180	02/21/13	\$440,000	\$538,000	1,830	8	2007	Avg	3,431	N	N	12430 NE 171ST CT
3	0	152925	0070	03/28/12	\$445,000	\$593,000	1,930	8	2008	Avg	2,800	Y	N	13321 NE 152ND ST
3	0	152925	0120	05/21/12	\$410,000	\$539,000	1,930	8	2008	Avg	2,599	Y	N	13385 NE 152ND ST
3	0	152925	0120	02/10/14	\$477,500	\$529,000	1,930	8	2008	Avg	2,599	Y	N	13385 NE 152ND ST
3	0	152925	0130	06/13/12	\$405,000	\$529,000	1,930	8	2008	Avg	2,599	Y	N	13387 NE 152ND ST
3	22	946591	0070	07/16/14	\$480,000	\$507,000	1,940	8	1994	Good	10,035	N	N	12457 NE 160TH ST
3	0	894640	0100	08/04/14	\$488,000	\$512,000	1,940	8	2001	Avg	5,660	N	N	17130 128TH PL NE
3	0	697997	0220	03/26/13	\$465,000	\$564,000	1,950	8	2007	Avg	7,672	N	N	12421 NE 172ND CT
3	0	697997	0240	04/23/14	\$450,000	\$487,000	1,950	8	2006	Avg	3,173	N	N	12409 NE 172ND CT
3	0	697997	0290	04/21/14	\$420,503	\$456,000	1,950	8	2006	Avg	3,454	N	N	17213 125TH PL NE

## Improved Sales Used in This Annual Update Analysis

### Area 073 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	866320	0300	09/06/13	\$410,000	\$475,000	1,960	8	1978	Avg	7,875	N	N	12123 NE 162ND PL
3	0	209580	0310	08/12/13	\$450,000	\$525,000	1,970	8	1988	Good	4,995	N	N	16920 118TH AVE NE
3	0	697997	0130	09/25/12	\$394,800	\$502,000	1,970	8	2007	Avg	3,122	N	N	12435 NE 171ST CT
3	0	697997	0300	09/15/13	\$427,500	\$494,000	1,970	8	2006	Avg	4,543	N	N	17203 125TH PL NE
3	0	894640	0160	05/20/13	\$453,000	\$541,000	2,000	8	2001	Avg	5,941	N	N	16860 128TH PL NE
3	0	152925	0140	02/27/12	\$450,000	\$604,000	2,060	8	2008	Avg	2,799	Y	N	13389 NE 152ND ST
3	0	209580	0530	08/22/13	\$434,000	\$505,000	2,080	8	1988	Good	5,536	N	N	11703 NE 166TH CT
3	0	209580	0240	06/04/13	\$404,000	\$480,000	2,090	8	1988	Avg	4,500	N	N	16814 118TH AVE NE
3	0	209580	0400	11/13/14	\$455,000	\$462,000	2,090	8	1989	Avg	8,653	N	N	11714 NE 168TH CT
3	0	209580	0440	03/19/13	\$416,000	\$505,000	2,090	8	1989	Avg	7,058	N	N	11707 NE 168TH CT
3	0	894640	0210	06/03/14	\$548,000	\$586,000	2,110	8	2001	Avg	4,099	N	N	17041 128TH PL NE
3	0	209580	0250	08/27/14	\$475,226	\$495,000	2,120	8	1988	Avg	4,512	N	N	16818 118TH AVE NE
3	0	894640	0110	07/24/13	\$532,500	\$625,000	2,120	8	2001	Good	5,703	N	N	17080 128TH PL NE
3	0	209580	0480	03/19/13	\$420,000	\$510,000	2,130	8	1987	Avg	5,426	N	N	16611 118TH AVE NE
3	0	894640	0130	03/01/13	\$415,000	\$507,000	2,130	8	2001	Avg	3,861	N	N	16940 128TH PL NE
3	0	866320	0350	12/31/13	\$562,500	\$630,000	2,140	8	1978	Good	10,960	N	N	16133 122ND PL NE
3	0	209580	0350	04/30/13	\$402,000	\$483,000	2,170	8	1989	Avg	6,396	N	N	16905 118TH AVE NE
3	0	894640	0200	07/15/13	\$508,000	\$597,000	2,200	8	2001	Good	5,185	N	N	16981 128TH PL NE
3	0	382550	0280	03/25/14	\$530,000	\$579,000	2,210	8	1990	Avg	5,723	N	N	11919 NE 168TH ST
3	0	697997	0060	10/25/12	\$444,950	\$562,000	2,210	8	2007	Avg	3,546	N	N	12459 NE 171ST PL
3	0	209580	0290	07/16/12	\$440,000	\$570,000	2,320	8	1989	Avg	5,610	N	N	16910 118TH AVE NE
3	0	697997	0080	05/13/14	\$525,000	\$565,000	2,360	8	2007	Avg	5,086	N	N	12473 NE 171ST PL
3	0	337520	0020	11/25/13	\$450,000	\$509,000	2,420	8	1996	Avg	8,613	Y	N	12312 NE 165TH ST
3	0	382550	0260	04/24/13	\$485,000	\$583,000	2,820	8	1989	Good	6,464	N	N	11907 NE 168TH ST
3	0	382550	0300	06/18/13	\$518,000	\$614,000	2,820	8	1989	VGood	5,950	N	N	11931 NE 168TH ST
3	0	382550	0290	02/16/12	\$403,000	\$542,000	3,030	8	1989	Avg	5,950	N	N	11925 NE 168TH ST
3	0	934610	0060	11/13/14	\$580,000	\$589,000	1,990	9	1988	Avg	9,956	N	N	16300 123RD PL NE
3	0	934610	0060	11/08/13	\$529,000	\$602,000	1,990	9	1988	Avg	9,956	N	N	16300 123RD PL NE
3	22	946591	0190	05/29/14	\$600,000	\$643,000	2,030	9	1993	Avg	19,876	N	N	12542 NE 160TH PL
3	0	868050	0220	12/03/14	\$521,900	\$527,000	2,100	9	1997	Avg	12,338	N	N	12802 NE 156TH ST



## Improved Sales Used in This Annual Update Analysis

### Area 073 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	553650	0320	09/14/12	\$430,000	\$549,000	2,200	9	2005	Avg	5,229	N	N	15381 129TH AVE NE
3	22	946590	0620	09/28/12	\$460,000	\$585,000	2,290	9	1989	Avg	6,342	N	N	12463 NE 164TH ST
3	22	946670	0150	07/02/12	\$430,000	\$559,000	2,290	9	1992	Avg	6,630	N	N	16320 124TH PL NE
3	0	553650	0020	07/16/14	\$540,000	\$570,000	2,290	9	2004	Avg	4,450	N	N	12775 NE 153RD PL
3	0	553650	0040	07/29/13	\$550,000	\$644,000	2,310	9	2004	Avg	5,158	N	N	15325 128TH AVE NE
3	22	946590	0310	06/12/13	\$564,000	\$669,000	2,340	9	1989	Good	11,396	N	N	12404 NE 162ND ST
3	0	934850	0220	07/28/14	\$555,000	\$584,000	2,410	9	1988	Avg	12,183	N	N	16410 122ND PL NE
3	0	868050	0150	04/29/13	\$527,500	\$634,000	2,440	9	1998	Avg	6,966	N	N	15512 129TH AVE SE
3	22	946591	0320	07/09/14	\$565,000	\$598,000	2,500	9	1990	Avg	7,394	N	N	12440 NE 160TH ST
3	0	553650	0080	03/07/13	\$485,000	\$591,000	2,500	9	2004	Avg	5,035	N	N	15333 128TH AVE NE
3	0	868050	0110	10/18/13	\$545,000	\$624,000	2,520	9	1998	Avg	9,113	N	N	15517 129TH AVE NE
3	0	553650	0290	06/19/13	\$540,000	\$640,000	2,540	9	2004	Avg	6,001	N	N	15375 129TH AVE NE
3	22	946590	0390	11/07/13	\$527,000	\$600,000	2,570	9	1989	Avg	7,500	N	N	12506 NE 162ND ST
3	0	868050	0030	11/07/12	\$490,000	\$616,000	2,590	9	1997	Avg	6,052	N	N	15505 128TH CT NE
3	0	934610	0020	02/08/12	\$435,000	\$586,000	2,600	9	1988	Avg	9,979	N	N	16325 123RD PL NE
3	22	946590	0630	11/26/13	\$520,000	\$589,000	2,640	9	1989	Avg	7,210	N	N	16407 125TH CT NE
3	22	946591	0030	05/15/14	\$525,000	\$565,000	2,700	9	1991	Avg	7,434	N	N	12415 NE 160TH ST
3	22	946590	0280	09/25/13	\$608,000	\$701,000	2,760	9	1990	Good	8,468	N	N	12413 NE 162ND ST
3	22	946591	0180	09/28/12	\$583,800	\$742,000	2,770	9	1992	Avg	23,108	N	N	12550 NE 160TH PL
3	22	946670	0090	11/05/13	\$569,950	\$649,000	2,770	9	1992	Avg	6,898	N	N	16411 124TH CT NE
3	0	553650	0230	11/13/13	\$650,000	\$738,000	2,800	9	2005	Avg	5,178	Y	N	15378 129TH AVE NE
3	22	946591	0300	03/07/13	\$506,000	\$617,000	2,810	9	1991	Avg	7,167	N	N	12456 NE 160TH ST
3	22	946591	0310	09/19/14	\$550,000	\$569,000	2,810	9	1992	Avg	7,549	N	N	12448 NE 160TH ST
3	0	553650	0200	09/18/14	\$730,000	\$755,000	2,820	9	2004	Avg	4,857	Y	N	15384 129TH AVE NE
3	22	946590	0500	06/17/14	\$605,500	\$645,000	2,830	9	1989	Avg	6,536	N	N	12508 NE 163RD ST
3	22	946591	0380	10/24/14	\$540,000	\$552,000	2,850	9	1991	Avg	7,453	N	N	12424 NE 160TH ST
3	0	553650	0300	08/22/13	\$543,500	\$632,000	2,860	9	2005	Avg	5,138	N	N	15377 129TH AVE NE
3	0	182750	0010	12/23/13	\$524,950	\$589,000	3,000	9	2004	Avg	5,905	N	N	12405 NE 154TH PL
3	0	182750	0070	09/24/12	\$585,000	\$744,000	3,040	9	2004	Avg	6,004	N	N	12450 NE 154TH PL
3	22	946591	0050	07/20/12	\$540,000	\$699,000	3,100	9	1991	Avg	12,173	N	N	12443 NE 160TH ST

## Improved Sales Used in This Annual Update Analysis

### Area 073 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	22	946591	0330	04/25/14	\$618,000	\$669,000	3,120	9	1990	Avg	8,342	N	N	16012 124TH CT NE
4	0	866328	0080	12/23/14	\$405,000	\$406,000	830	7	1981	Avg	8,174	N	N	10630 NE 123RD ST
4	0	257030	0240	05/29/14	\$405,000	\$434,000	960	7	1963	Avg	10,000	N	N	10414 NE 131ST ST
4	0	742411	0130	05/15/14	\$423,000	\$455,000	1,010	7	1976	Avg	7,303	N	N	10320 NE 125TH PL
4	0	771600	0110	09/12/13	\$375,000	\$434,000	1,010	7	1967	Avg	7,986	N	N	10931 NE 117TH PL
4	0	257030	0280	08/09/13	\$415,000	\$485,000	1,040	7	1962	VGood	10,125	N	N	13016 104TH PL NE
4	0	375830	0230	02/28/13	\$345,000	\$421,000	1,050	7	1966	Avg	9,975	N	N	11858 102ND PL NE
4	0	375830	0260	04/25/13	\$361,000	\$434,000	1,050	7	1966	Avg	9,975	N	N	11836 102ND PL NE
4	5	305700	0400	07/08/14	\$249,000	\$263,000	1,090	7	1982	Avg	2,686	N	N	13120 113TH PL NE
4	5	305700	0400	03/05/14	\$242,000	\$266,000	1,090	7	1982	Avg	2,686	N	N	13120 113TH PL NE
4	5	305700	0470	02/19/14	\$239,500	\$264,000	1,090	7	1982	Avg	2,779	N	N	13136 113TH PL NE
4	5	305700	0530	05/29/13	\$273,500	\$326,000	1,090	7	1982	Good	2,954	N	N	13156 113TH PL NE
4	0	257030	0180	02/13/13	\$385,000	\$472,000	1,100	7	1963	Avg	9,976	N	N	13020 105TH PL NE
4	0	866328	0260	06/13/12	\$250,000	\$327,000	1,100	7	1985	Avg	7,763	N	N	12332 107TH PL NE
4	0	143790	0180	03/25/12	\$305,000	\$406,000	1,120	7	1972	Avg	7,000	N	N	11125 NE 129TH ST
4	0	143790	0410	03/03/14	\$420,000	\$462,000	1,130	7	1973	Avg	8,391	N	N	13114 111TH PL NE
4	5	305700	0360	04/02/13	\$211,200	\$256,000	1,150	7	1982	Avg	2,640	N	N	13115 114TH LN NE
4	5	305700	0070	10/27/14	\$289,000	\$295,000	1,160	7	1982	Avg	2,158	N	N	11245 NE 131ST LN
4	5	305700	0150	12/09/13	\$255,000	\$288,000	1,160	7	1982	Avg	2,158	N	N	13143 113TH PL NE
4	0	794110	0220	08/07/12	\$239,900	\$309,000	1,160	7	1984	Avg	1,318	N	N	10257 NE 129TH PL
4	0	794113	0170	12/31/12	\$229,000	\$284,000	1,160	7	1986	Avg	1,435	N	N	12812 103RD PL NE
4	0	794111	0140	04/18/13	\$285,500	\$344,000	1,180	7	1984	Avg	1,152	N	N	10219 NE 129TH LN
4	0	355880	0330	08/26/13	\$345,000	\$401,000	1,190	7	1968	Avg	9,939	N	N	11648 104TH AVE NE
4	0	794111	0150	02/19/14	\$275,000	\$304,000	1,190	7	1984	Avg	1,152	N	N	10217 NE 129TH LN
4	0	312670	0081	06/26/12	\$402,500	\$524,000	1,200	7	1972	VGood	17,482	N	N	11847 108TH AVE NE
4	0	794113	0110	12/01/14	\$342,000	\$345,000	1,200	7	1986	Avg	2,845	N	N	12826 103RD PL NE
4	0	355891	0520	12/14/12	\$385,000	\$480,000	1,210	7	1972	Good	7,490	N	N	12140 104TH AVE NE
4	5	305700	0300	09/30/14	\$295,000	\$304,000	1,220	7	1982	Avg	3,286	N	N	13114 114TH LN NE
4	0	257030	0090	11/26/14	\$355,000	\$359,000	1,240	7	1962	Avg	15,867	N	N	10401 NE 130TH ST
4	0	312670	0041	02/18/13	\$340,000	\$416,000	1,250	7	1963	Avg	23,305	N	N	11645 108TH AVE NE

## Improved Sales Used in This Annual Update Analysis

### Area 073 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	0	375830	0190	03/27/13	\$355,000	\$430,000	1,250	7	1965	Good	10,125	N	N	11835 102ND PL NE
4	0	375830	0240	03/25/13	\$360,000	\$437,000	1,250	7	1966	VGood	9,975	N	N	11850 102ND PL NE
4	0	375830	0300	03/12/12	\$285,000	\$381,000	1,250	7	1966	Avg	9,975	N	N	11806 102ND PL NE
4	0	794110	0330	10/21/13	\$290,000	\$332,000	1,270	7	1984	Avg	2,568	N	N	10285 NE 129TH LN
4	0	143790	0430	10/07/13	\$392,750	\$451,000	1,290	7	1973	Avg	8,820	N	N	13124 111TH PL NE
4	0	144580	0090	12/18/12	\$343,500	\$428,000	1,300	7	1974	Avg	6,718	N	N	10511 NE 125TH PL
4	0	355890	0580	09/22/14	\$470,000	\$486,000	1,300	7	1968	Good	8,424	N	N	12118 105TH AVE NE
4	0	257030	0160	03/22/12	\$241,500	\$322,000	1,320	7	1970	Avg	9,976	N	N	13008 105TH PL NE
4	0	144580	0060	07/02/13	\$371,000	\$438,000	1,330	7	1974	Good	6,490	N	N	10508 NE 124TH CT
4	0	143790	0350	10/27/14	\$387,000	\$395,000	1,340	7	1972	Avg	6,500	N	N	13006 111TH PL NE
4	0	355890	0070	07/18/14	\$497,000	\$524,000	1,350	7	1975	Avg	9,315	N	N	11627 104TH AVE NE
4	0	866328	0120	11/20/12	\$356,000	\$446,000	1,370	7	1981	Avg	7,210	N	N	10614 NE 123RD ST
4	0	375650	0390	07/10/13	\$355,000	\$418,000	1,380	7	1962	Good	9,750	N	N	12842 110TH AVE NE
4	0	355880	0320	05/14/13	\$422,500	\$505,000	1,390	7	1968	Avg	10,162	N	N	11640 104TH AVE NE
4	0	355891	0450	04/21/12	\$376,000	\$498,000	1,390	7	1973	VGood	8,550	N	N	11857 104TH AVE NE
4	0	355890	0280	10/29/12	\$398,500	\$503,000	1,400	7	1976	Avg	7,752	N	N	12024 106TH AVE NE
4	0	355890	0330	09/10/12	\$365,000	\$466,000	1,400	7	1969	Avg	8,500	N	N	10717 NE 121ST ST
4	0	355890	0700	09/18/13	\$442,850	\$511,000	1,400	7	1977	Good	8,672	N	N	10514 NE 120TH PL
4	0	771600	0140	10/22/12	\$390,000	\$493,000	1,420	7	1966	VGood	11,085	N	N	10928 NE 117TH PL
4	0	355890	0550	09/13/13	\$310,000	\$358,000	1,430	7	1969	Avg	8,400	N	N	10520 NE 122ND ST
4	0	355891	0490	07/31/14	\$450,000	\$473,000	1,430	7	1973	Avg	7,350	N	N	12120 104TH AVE NE
4	0	355891	0510	08/20/13	\$415,000	\$483,000	1,430	7	1972	Avg	8,250	N	N	12132 104TH AVE NE
4	0	375830	0070	02/15/12	\$310,000	\$417,000	1,430	7	1964	VGood	9,600	N	N	11651 101ST PL NE
4	0	143790	0120	02/28/14	\$375,000	\$413,000	1,440	7	1972	Avg	6,930	N	N	12923 111TH PL NE
4	0	355891	0200	07/03/12	\$341,000	\$443,000	1,440	7	1975	Avg	8,425	N	N	10250 NE 121ST ST
4	0	375650	0620	05/13/13	\$355,000	\$425,000	1,440	7	1962	VGood	9,520	N	N	11020 NE 131ST ST
4	0	355891	0600	07/30/12	\$375,000	\$484,000	1,450	7	1969	Good	8,560	N	N	12117 105TH AVE NE
4	0	257030	0140	07/01/13	\$415,000	\$490,000	1,460	7	1967	VGood	17,275	N	N	10445 NE 130TH ST
4	0	355891	0230	07/18/13	\$465,000	\$546,000	1,490	7	1972	VGood	8,750	N	N	10269 NE 121ST ST
4	0	355891	0340	09/09/13	\$438,000	\$507,000	1,500	7	1973	VGood	7,875	N	N	12100 103RD AVE NE



## Improved Sales Used in This Annual Update Analysis

### Area 073 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	0	143790	0400	12/05/12	\$391,500	\$489,000	1,510	7	1972	Avg	8,825	N	N	13108 111TH PL NE
4	0	144580	0040	10/17/13	\$399,000	\$457,000	1,510	7	1974	Good	7,336	N	N	10515 NE 124TH CT
4	0	355891	0360	10/30/13	\$435,000	\$496,000	1,560	7	1971	Good	7,875	N	N	12110 103RD AVE NE
4	0	771610	0170	11/25/13	\$398,000	\$451,000	1,570	7	1967	Good	7,200	N	N	10935 NE 118TH ST
4	0	312670	0006	05/22/12	\$400,000	\$525,000	1,580	7	1963	Good	11,400	N	N	11614 106TH AVE NE
4	0	355885	0030	11/14/12	\$367,100	\$461,000	1,670	7	1968	Avg	9,350	N	N	11802 104TH AVE NE
4	0	866328	0250	08/16/12	\$397,500	\$511,000	1,690	7	1985	Avg	8,146	N	N	12326 107TH PL NE
4	0	389060	0150	05/28/14	\$465,000	\$498,000	1,840	7	2003	Avg	5,752	N	N	11534 NE 116TH ST
4	0	355890	0530	02/24/12	\$450,000	\$604,000	1,870	7	1969	VGood	8,400	N	N	10536 NE 122ND ST
4	0	025450	0100	05/06/13	\$419,000	\$502,000	1,220	8	1989	Avg	7,264	N	N	11930 109TH AVE NE
4	0	312720	0036	07/28/14	\$590,000	\$620,000	1,310	8	1997	Good	8,325	N	N	11635 106TH AVE NE
4	0	794070	0190	08/13/14	\$380,000	\$398,000	1,370	8	1986	Avg	5,756	N	N	12701 102ND AVE NE
4	0	794070	0210	03/12/14	\$392,513	\$431,000	1,370	8	1986	Avg	5,682	N	N	12713 102ND AVE NE
4	0	794071	0070	08/22/14	\$394,000	\$411,000	1,370	8	1988	Avg	4,400	N	N	12621 104TH AVE NE
4	0	507790	0040	11/14/13	\$590,000	\$670,000	1,420	8	1983	VGood	9,444	N	N	10825 NE 121ST ST
4	0	302605	9362	10/31/14	\$499,000	\$509,000	1,578	8	2007	Avg	1,587	N	N	9824 NE 116TH ST
4	0	143791	0140	04/24/12	\$340,000	\$450,000	1,590	8	1974	Avg	7,572	N	N	11337 NE 129TH ST
4	0	375540	0170	08/19/13	\$402,500	\$469,000	1,590	8	1994	Avg	7,230	N	N	12426 107TH PL NE
4	0	144580	0030	08/14/13	\$444,000	\$518,000	1,630	8	1974	Good	9,543	N	N	10509 NE 124TH CT
4	0	794070	0260	10/17/13	\$400,000	\$458,000	1,630	8	1987	Avg	4,534	N	N	12743 102ND AVE NE
4	0	512840	0050	08/02/12	\$427,500	\$551,000	1,700	8	1965	Good	10,500	N	N	11611 111TH AVE NE
4	0	375540	0070	12/30/13	\$525,000	\$588,000	1,760	8	1994	Good	7,001	N	N	12439 107TH PL NE
4	0	025450	0020	05/16/12	\$497,000	\$654,000	1,820	8	1989	Good	7,246	N	N	11925 109TH AVE NE
4	0	025450	0090	04/26/13	\$545,000	\$655,000	1,880	8	1989	VGood	7,252	N	N	11922 109TH AVE NE
4	0	794071	0300	11/19/13	\$419,000	\$475,000	1,920	8	1987	Avg	4,033	N	N	10315 NE 126TH PL
4	0	794070	0250	08/02/13	\$395,000	\$462,000	1,930	8	1987	Avg	4,779	N	N	12737 102ND AVE NE
4	0	794071	0280	05/11/13	\$500,000	\$599,000	1,940	8	1988	VGood	6,276	N	N	10323 NE 126TH PL
4	0	794071	0100	09/11/14	\$559,000	\$580,000	2,010	8	1989	Avg	5,200	N	N	12633 104TH AVE NE
4	0	302605	9363	10/31/14	\$575,000	\$587,000	2,024	8	2007	Avg	1,559	N	N	9820 NE 116TH ST
4	0	292605	9292	07/26/13	\$635,000	\$744,000	2,150	8	2013	Avg	7,546	N	N	11636 111TH AVE NE

## Improved Sales Used in This Annual Update Analysis

### Area 073 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	0	025450	0070	03/01/13	\$615,000	\$751,000	2,180	8	1989	VGood	9,009	N	N	11908 109TH AVE NE
4	0	312670	0083	12/02/13	\$503,000	\$568,000	2,200	8	1967	Avg	20,000	N	N	10615 NE 120TH ST
4	0	312670	0007	07/11/13	\$410,000	\$483,000	2,260	8	2000	Avg	7,208	N	N	11602 106TH AVE NE
4	0	312670	0068	01/09/14	\$675,000	\$754,000	2,510	8	1987	Good	21,777	N	N	11835 108TH AVE NE
4	0	292605	9290	11/25/13	\$670,000	\$759,000	2,640	8	2009	Avg	7,306	N	N	12321 102ND LN NE
4	0	292605	9219	10/30/13	\$725,716	\$828,000	2,820	8	2013	Avg	7,392	N	N	11616 111TH AVE NE
4	0	269545	0040	04/05/12	\$550,000	\$731,000	2,850	8	2009	Avg	7,215	N	N	13115 112TH AVE NE
4	0	152520	0060	07/23/14	\$577,500	\$608,000	2,000	9	1995	Avg	7,251	N	N	10527 NE 119TH PL
4	0	152520	0030	04/15/13	\$530,000	\$639,000	2,260	9	1995	Avg	7,224	N	N	11908 105TH AVE NE
4	0	152520	0090	01/15/13	\$525,000	\$649,000	2,450	9	1995	Avg	8,118	N	N	11905 105TH AVE NE
4	0	312720	0046	05/15/13	\$665,000	\$795,000	3,450	9	2005	Avg	7,202	N	N	10420 NE 116TH ST
4	2	007600	0090	12/09/13	\$624,950	\$705,000	2,660	10	1999	Avg	5,947	N	N	11217 NE 117TH ST
4	2	007600	0040	03/19/14	\$645,000	\$706,000	2,720	10	1999	Avg	5,295	N	N	11228 NE 116TH PL
4	2	007600	0060	12/06/12	\$561,000	\$700,000	2,720	10	1999	Avg	4,550	N	N	11632 112TH DR NE
4	2	007600	0080	09/21/12	\$521,860	\$665,000	2,720	10	1999	Avg	4,431	N	N	11631 112TH DR NE
4	2	007600	0130	07/22/12	\$540,000	\$699,000	2,720	10	2000	Avg	8,742	N	N	11210 NE 117TH ST
4	2	007600	0150	01/11/12	\$525,000	\$712,000	2,720	10	2000	Good	8,796	N	N	11218 NE 117TH ST
4	2	292605	9284	07/24/12	\$635,500	\$822,000	2,950	10	2004	Avg	7,200	N	N	11215 NE 116TH PL
4	0	312720	0021	06/16/14	\$850,000	\$906,000	3,160	10	2003	Avg	7,089	N	N	11721 106TH AVE NE
4	2	292605	9146	12/15/14	\$748,000	\$752,000	3,220	10	2004	Avg	8,379	N	N	11219 NE 116TH PL
4	0	312670	0039	10/09/12	\$690,000	\$875,000	3,640	10	2003	Avg	7,352	N	N	10615 NE 117TH PL
4	0	312670	0065	07/16/13	\$999,000	\$1,174,000	4,520	11	1995	Avg	37,500	N	N	11817 108TH AVE NE
5	0	337430	0070	06/23/14	\$334,000	\$355,000	1,150	6	1970	Avg	9,360	N	N	13308 125TH AVE NE
5	0	337430	0030	06/27/13	\$415,000	\$490,000	1,770	6	1993	Good	8,155	N	N	13212 125TH AVE NE
5	0	320550	0350	05/29/12	\$345,000	\$452,000	760	7	1973	VGood	11,820	N	N	11915 NE 133RD PL
5	0	183991	0110	02/07/13	\$300,000	\$368,000	770	7	1972	Avg	6,510	N	N	13441 122ND AVE NE
5	0	320550	0220	11/06/13	\$350,000	\$398,000	800	7	1969	Good	8,400	N	N	12028 NE 133RD PL
5	0	092720	0120	04/19/12	\$290,500	\$385,000	860	7	1977	Avg	7,245	N	N	12432 NE 141ST PL
5	0	954290	0190	05/16/14	\$370,000	\$398,000	900	7	1972	Avg	9,957	N	N	12054 NE 137TH CT
5	0	954290	0290	10/01/14	\$325,000	\$335,000	900	7	1970	Avg	7,360	N	N	13613 121ST AVE NE

## Improved Sales Used in This Annual Update Analysis

### Area 073 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	0	701620	0180	01/18/12	\$313,500	\$425,000	920	7	1972	Good	7,345	N	N	11822 NE 156TH ST
5	0	183990	0080	07/12/14	\$335,000	\$354,000	950	7	1968	Avg	8,000	N	N	13219 118TH AVE NE
5	0	183992	0100	01/15/14	\$370,000	\$413,000	960	7	1969	Avg	7,800	N	N	12019 NE 138TH PL
5	0	954290	0050	02/04/14	\$305,000	\$338,000	960	7	1969	Avg	7,926	N	N	12222 NE 137TH PL
5	0	183991	0210	04/23/12	\$300,000	\$397,000	970	7	1970	Avg	7,560	N	N	12301 NE 134TH ST
5	8	104900	0880	04/11/12	\$148,000	\$196,000	980	7	1972	Avg	2,535	N	N	12308 NE 150TH CT
5	0	320550	0140	03/07/13	\$355,800	\$434,000	980	7	1969	VGood	8,736	N	N	12106 NE 134TH ST
5	0	255860	0130	10/23/14	\$379,000	\$388,000	1,000	7	1972	Avg	7,420	N	N	12422 NE 137TH PL
5	0	320540	0150	06/17/14	\$402,000	\$428,000	1,010	7	1968	Avg	7,375	N	N	13426 121ST AVE NE
5	0	320540	0230	07/16/14	\$347,000	\$366,000	1,010	7	1968	Avg	7,200	N	N	13536 121ST AVE NE
5	0	320540	0270	12/17/12	\$279,000	\$347,000	1,010	7	1968	Avg	7,800	N	N	12032 NE 136TH PL
5	0	328810	0360	10/20/12	\$270,000	\$341,000	1,030	7	1965	Good	10,248	N	N	14261 119TH PL NE
5	0	371550	0160	05/22/12	\$338,870	\$445,000	1,040	7	1977	VGood	10,852	N	N	13828 125TH AVE NE
5	0	371550	0170	11/06/13	\$291,400	\$332,000	1,050	7	1977	Avg	10,280	N	N	13832 125TH AVE NE
5	0	092720	0160	05/29/13	\$285,000	\$340,000	1,080	7	1977	Avg	8,971	N	N	12402 NE 141ST PL
5	0	255861	0110	04/26/13	\$380,000	\$457,000	1,080	7	1973	VGood	8,502	N	N	13538 127TH AVE NE
5	0	320540	0240	05/13/14	\$345,000	\$371,000	1,090	7	1968	Avg	7,200	N	N	13542 121ST AVE NE
5	0	328830	0380	02/24/12	\$315,000	\$423,000	1,100	7	1972	Avg	9,683	N	N	11722 NE 148TH PL
5	0	328830	0830	12/17/13	\$399,900	\$450,000	1,100	7	1972	Avg	10,876	N	N	11638 NE 148TH CT
5	0	092720	0130	06/21/13	\$370,000	\$438,000	1,110	7	1977	Avg	7,245	N	N	12424 NE 141ST PL
5	0	183992	0040	01/22/14	\$340,000	\$378,000	1,110	7	1969	Avg	8,073	N	N	12014 NE 138TH PL
5	0	255863	0020	03/01/13	\$400,000	\$488,000	1,110	7	1974	Good	7,701	N	N	12811 NE 138TH CT
5	0	255863	0410	08/17/13	\$388,000	\$452,000	1,110	7	1973	Good	11,953	N	N	13819 128TH AVE NE
5	0	328830	0900	11/19/12	\$317,900	\$399,000	1,110	7	1971	Avg	21,934	N	N	11719 NE 148TH PL
5	0	387631	2370	09/15/14	\$434,500	\$450,000	1,110	7	1975	Avg	7,210	N	N	14629 125TH AVE NE
5	0	255861	0010	10/17/13	\$500,000	\$572,000	1,120	7	1973	VGood	11,270	N	N	12601 NE 137TH PL
5	0	255866	0110	05/17/13	\$399,500	\$478,000	1,120	7	1976	Good	8,250	N	N	13401 128TH PL NE
5	0	092720	0190	07/20/12	\$305,000	\$395,000	1,130	7	1977	Good	8,505	N	N	12421 NE 141ST PL
5	28	104901	0180	07/23/13	\$395,000	\$463,000	1,130	7	1972	VGood	4,200	N	N	12122 NE 150TH ST
5	0	212605	9051	03/18/13	\$405,000	\$492,000	1,130	7	1993	Avg	13,483	N	N	12633 NE 140TH ST



## Improved Sales Used in This Annual Update Analysis

### Area 073 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	0	255863	0050	04/19/12	\$275,000	\$364,000	1,130	7	1973	Avg	6,816	N	N	12822 NE 138TH CT
5	0	328820	0030	08/29/14	\$405,000	\$422,000	1,130	7	1972	Good	9,095	N	N	11706 NE 144TH PL
5	0	328830	0050	11/19/13	\$425,000	\$482,000	1,130	7	1969	VGood	13,622	N	N	14516 119TH AVE NE
5	0	387631	2290	11/21/14	\$405,000	\$410,000	1,140	7	1975	Avg	7,252	N	N	12409 NE 149TH ST
5	28	104901	0510	07/11/13	\$311,500	\$367,000	1,150	7	1973	Good	4,599	N	N	14704 121ST CT NE
5	0	866317	0120	03/20/13	\$314,000	\$381,000	1,150	7	1988	Avg	6,820	N	N	12808 NE 132ND PL
5	8	104900	0740	11/20/14	\$229,950	\$233,000	1,160	7	1972	Avg	1,848	N	N	12306 NE 149TH CT
5	0	328830	0090	09/11/13	\$383,000	\$443,000	1,160	7	1975	Good	8,784	N	N	11915 NE 148TH ST
5	0	387631	0690	11/21/13	\$407,000	\$461,000	1,160	7	1970	VGood	8,133	N	N	14266 130TH PL NE
5	0	387631	2340	06/11/12	\$305,300	\$399,000	1,160	7	1976	Avg	7,560	N	N	14713 125TH AVE NE
5	0	255860	0150	05/25/12	\$312,500	\$410,000	1,170	7	1972	Avg	7,500	N	N	12414 NE 137TH PL
5	0	328820	0770	10/30/13	\$524,000	\$598,000	1,170	7	1973	VGood	7,875	N	N	14079 117TH AVE NE
5	0	387631	0760	02/09/12	\$355,000	\$478,000	1,170	7	1970	VGood	8,313	N	N	14256 131ST AVE NE
5	0	255866	0270	12/08/14	\$370,000	\$373,000	1,180	7	1976	Avg	7,000	N	N	13415 129TH PL NE
5	0	255867	0350	07/17/13	\$430,000	\$505,000	1,180	7	1975	VGood	6,600	N	N	12938 NE 136TH PL
5	0	387620	1400	06/27/13	\$440,000	\$520,000	1,180	7	1968	VGood	7,599	N	N	14040 118TH AVE NE
5	0	387631	0450	04/01/13	\$287,000	\$347,000	1,180	7	1969	Avg	6,760	N	N	12828 NE 142ND PL
5	0	387631	3080	04/24/12	\$358,000	\$474,000	1,180	7	1976	Avg	11,082	N	N	14605 128TH AVE NE
5	0	387649	0080	01/27/14	\$443,000	\$492,000	1,180	7	1980	Good	7,412	N	N	12816 NE 149TH ST
5	0	638620	0130	12/30/13	\$440,000	\$493,000	1,180	7	1987	VGood	8,017	N	N	13002 NE 137TH PL
5	0	954290	0070	07/09/12	\$312,000	\$405,000	1,180	7	1969	Avg	11,181	N	N	12208 NE 137TH PL
5	0	255861	0240	12/18/12	\$305,000	\$380,000	1,190	7	1973	Avg	8,625	N	N	12720 NE 138TH ST
5	0	255863	0190	07/31/12	\$350,000	\$452,000	1,190	7	1974	VGood	7,566	N	N	13706 129TH PL NE
5	0	387631	1480	10/14/13	\$405,000	\$464,000	1,190	7	1975	Good	7,400	N	N	14514 129TH AVE NE
5	0	387631	1560	06/06/14	\$440,000	\$470,000	1,190	7	1976	Good	8,016	N	N	12855 NE 145TH PL
5	0	387631	3360	08/26/13	\$372,500	\$433,000	1,190	7	1976	Good	7,200	N	N	12424 NE 149TH ST
5	0	701620	0500	01/17/12	\$325,000	\$440,000	1,190	7	1971	Avg	6,825	N	N	11809 NE 155TH ST
5	0	255868	0120	03/15/13	\$345,000	\$420,000	1,200	7	1974	Avg	8,640	N	N	12813 NE 139TH CT
5	0	255873	0070	08/25/14	\$425,000	\$443,000	1,200	7	1983	Good	7,475	N	N	12433 NE 136TH PL
5	0	255873	0150	05/01/12	\$361,000	\$477,000	1,200	7	1983	Avg	7,365	N	N	12448 NE 136TH PL

## Improved Sales Used in This Annual Update Analysis

### Area 073 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	0	259770	0080	05/25/12	\$278,500	\$366,000	1,200	7	1968	Avg	11,940	N	N	14451 120TH PL NE
5	0	328830	0270	08/14/12	\$382,000	\$491,000	1,200	7	1968	VGood	7,980	N	N	14818 119TH AVE NE
5	0	387631	1960	12/28/13	\$499,900	\$561,000	1,200	7	2013	Avg	6,696	N	N	12615 NE 142ND ST
5	0	387631	2010	06/03/14	\$449,500	\$481,000	1,200	7	1969	Good	7,488	N	N	12604 NE 142ND ST
5	8	104900	0280	02/19/14	\$250,000	\$276,000	1,210	7	1972	Avg	1,357	N	N	14911 123RD AVE NE
5	0	255860	0110	01/16/13	\$405,000	\$500,000	1,220	7	1972	Good	13,677	N	N	12508 NE 137TH PL
5	0	255873	0010	11/22/13	\$325,000	\$368,000	1,220	7	1985	Avg	7,207	N	N	13539 124TH CT NE
5	0	387631	2350	12/02/14	\$466,000	\$471,000	1,220	7	1976	Avg	8,050	N	N	14707 125TH AVE NE
5	0	255869	0090	02/01/12	\$325,000	\$439,000	1,230	7	1977	Avg	6,500	N	N	12720 NE 135TH ST
5	0	387631	1120	09/10/12	\$280,000	\$358,000	1,230	7	1974	Avg	8,000	N	N	12810 NE 144TH WAY
5	0	255870	0220	07/21/14	\$503,000	\$530,000	1,240	7	1978	VGood	7,350	N	N	13225 126TH PL NE
5	0	328830	0010	11/01/12	\$329,200	\$415,000	1,240	7	1969	VGood	7,488	N	N	14478 119TH PL NE
5	0	371550	0310	04/15/14	\$452,500	\$491,000	1,240	7	1969	Good	12,443	N	N	13905 126TH AVE NE
5	0	387631	0300	06/06/14	\$525,000	\$561,000	1,240	7	1972	Good	8,000	N	N	14130 128TH AVE NE
5	0	387631	0910	11/08/13	\$504,900	\$574,000	1,240	7	1974	VGood	8,880	N	N	14400 130TH AVE NE
5	0	387631	1520	02/02/12	\$340,000	\$459,000	1,240	7	1975	Avg	7,920	N	N	14503 129TH AVE NE
5	0	387631	3040	07/09/14	\$468,000	\$495,000	1,240	7	1976	Good	8,400	N	N	14631 128TH AVE NE
5	0	701600	0020	06/08/12	\$322,500	\$422,000	1,240	7	1968	Avg	8,188	N	N	11631 NE 155TH ST
5	28	104900	0090	07/29/13	\$260,000	\$305,000	1,260	7	1972	Avg	4,389	N	N	15011 122ND PL NE
5	28	104901	0200	04/30/12	\$225,000	\$297,000	1,260	7	1972	Avg	5,530	N	N	12112 NE 150TH ST
5	28	104901	0240	08/15/12	\$265,000	\$341,000	1,260	7	1972	Avg	5,950	N	N	12107 NE 150TH ST
5	28	104901	0390	03/06/14	\$310,000	\$341,000	1,260	7	1972	Avg	5,460	N	N	12119 NE 149TH ST
5	0	255863	0060	05/30/14	\$425,000	\$455,000	1,260	7	1974	Avg	8,058	N	N	12818 NE 138TH CT
5	0	255866	0190	10/30/14	\$459,000	\$469,000	1,260	7	1976	Avg	7,807	N	N	12816 NE 134TH PL
5	0	320550	0160	03/17/14	\$355,000	\$389,000	1,260	7	1973	Avg	7,015	N	N	13403 121ST AVE NE
5	0	328830	1000	10/23/12	\$336,000	\$424,000	1,260	7	1969	Avg	9,366	N	N	11826 NE 145TH ST
5	0	866337	0020	08/06/14	\$435,000	\$456,000	1,260	7	1988	Avg	6,911	N	N	12243 NE 133RD PL
5	28	104901	0110	09/04/12	\$235,000	\$301,000	1,270	7	1972	Avg	5,475	N	N	12114 NE 151ST ST
5	0	387631	1070	04/22/13	\$418,000	\$503,000	1,270	7	1974	VGood	7,968	N	N	12844 NE 144TH WAY
5	0	387631	1910	10/02/13	\$303,000	\$348,000	1,270	7	1969	Good	7,200	N	N	12618 NE 141ST WAY

## Improved Sales Used in This Annual Update Analysis

### Area 073 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	0	255861	0120	05/22/13	\$405,800	\$484,000	1,280	7	1973	Good	8,112	N	N	13544 127TH AVE NE
5	0	255872	0080	04/20/12	\$379,900	\$503,000	1,280	7	1977	Good	9,054	N	N	12529 NE 134TH PL
5	0	255864	0110	05/14/14	\$498,000	\$536,000	1,290	7	1973	Good	7,375	N	N	12837 NE 136TH ST
5	0	320540	0310	07/02/13	\$382,500	\$451,000	1,290	7	1968	VGood	7,504	N	N	12004 NE 136TH PL
5	0	371550	0090	01/24/13	\$333,500	\$411,000	1,290	7	1969	Good	8,085	N	N	12546 NE 138TH PL
5	0	371550	0110	12/01/14	\$427,000	\$431,000	1,290	7	1969	Good	8,610	N	N	12530 NE 138TH PL
5	0	387620	0670	10/15/12	\$319,900	\$405,000	1,290	7	1967	Good	6,800	N	N	14254 121ST AVE NE
5	0	670660	0090	05/08/14	\$402,000	\$433,000	1,290	7	1977	Good	8,000	N	N	12203 NE 139TH PL
5	8	104900	0550	06/28/13	\$240,000	\$284,000	1,300	7	1972	Avg	2,064	N	N	12317 NE 149TH ST
5	0	255865	0110	05/21/13	\$430,000	\$513,000	1,300	7	1975	VGood	8,450	N	N	13023 NE 134TH PL
5	0	255869	0110	11/25/13	\$485,000	\$549,000	1,300	7	1977	VGood	7,875	N	N	12708 NE 135TH ST
5	0	320540	0140	06/30/14	\$385,000	\$408,000	1,300	7	1968	Avg	7,030	N	N	13420 121ST AVE NE
5	0	320550	0280	12/20/12	\$338,000	\$420,000	1,300	7	1969	Good	7,509	N	N	13318 120TH AVE NE
5	0	328820	0860	03/27/13	\$353,500	\$428,000	1,300	7	1968	Avg	9,000	N	N	11709 NE 140TH PL
5	0	387631	0040	09/05/13	\$467,500	\$542,000	1,300	7	1969	VGood	7,200	N	N	12421 NE 141ST WAY
5	0	387631	0480	07/21/13	\$350,000	\$411,000	1,300	7	1970	Avg	8,121	N	N	12814 NE 142ND PL
5	0	701600	0060	07/02/12	\$400,000	\$520,000	1,300	7	1968	VGood	9,225	N	N	15223 116TH PL NE
5	0	701600	0160	06/26/14	\$344,900	\$366,000	1,300	7	1968	Avg	7,210	N	N	15009 116TH PL NE
5	0	701600	0300	09/10/12	\$387,500	\$495,000	1,300	7	1968	Avg	7,500	N	N	15034 117TH PL NE
5	0	701600	0330	11/21/12	\$320,000	\$401,000	1,300	7	1968	Avg	8,000	N	N	15220 117TH PL NE
5	0	954290	0130	02/21/14	\$315,900	\$349,000	1,300	7	1970	Avg	9,426	N	N	13704 121ST AVE NE
5	8	104901	0720	04/04/12	\$173,250	\$230,000	1,310	7	1973	Avg	2,150	N	N	14711 122ND PL NE
5	8	104901	0790	10/01/12	\$185,300	\$235,000	1,310	7	1973	Avg	2,184	N	N	12211 NE 148TH CT
5	0	328810	0100	11/20/14	\$421,000	\$427,000	1,310	7	1966	Good	8,400	N	N	14412 119TH PL NE
5	0	387631	1180	09/04/14	\$373,000	\$388,000	1,310	7	1976	Avg	7,811	N	N	12923 NE 144TH PL
5	0	183990	0060	08/07/13	\$456,000	\$533,000	1,320	7	1968	VGood	7,350	N	N	13224 118TH AVE NE
5	0	328830	0020	08/01/12	\$338,990	\$437,000	1,320	7	1969	VGood	7,488	N	N	14486 119TH PL NE
5	0	320550	0230	08/11/14	\$381,000	\$399,000	1,330	7	1969	Avg	7,216	N	N	12018 NE 133RD PL
5	0	371550	0220	06/05/14	\$386,000	\$413,000	1,330	7	1969	Good	8,100	N	N	13823 125TH AVE NE
5	0	371550	0220	04/15/13	\$335,000	\$404,000	1,330	7	1969	Good	8,100	N	N	13823 125TH AVE NE

## Improved Sales Used in This Annual Update Analysis

### Area 073 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	0	387620	0990	02/19/14	\$399,900	\$441,000	1,330	7	1967	Avg	8,932	N	N	14221 118TH PL NE
5	0	387648	0150	05/14/12	\$425,000	\$559,000	1,330	7	1979	Good	9,100	N	N	12912 NE 146TH PL
5	0	255865	0060	11/12/13	\$405,000	\$460,000	1,340	7	1976	Good	7,619	N	N	13005 NE 136TH ST
5	0	255867	0110	08/29/14	\$419,000	\$436,000	1,340	7	1975	Good	7,650	N	N	13415 131ST AVE NE
5	0	255870	0090	05/06/14	\$455,000	\$491,000	1,340	7	1978	Avg	7,770	N	N	12639 NE 133RD PL
5	0	328820	0350	06/12/12	\$355,000	\$464,000	1,340	7	1967	Good	11,282	N	N	11726 NE 141ST ST
5	0	387630	0860	05/30/13	\$450,000	\$536,000	1,340	7	1968	VGood	7,553	N	N	12143 NE 142ND ST
5	0	387631	0220	06/11/13	\$482,000	\$572,000	1,340	7	1969	VGood	7,350	N	N	12623 NE 141ST WAY
5	0	387631	3100	12/24/14	\$422,800	\$424,000	1,340	7	1976	Avg	8,400	N	N	12807 NE 146TH PL
5	0	701620	0190	04/14/14	\$445,000	\$483,000	1,340	7	1971	Avg	7,333	N	N	11816 NE 156TH ST
5	0	701620	0260	12/27/12	\$291,500	\$362,000	1,350	7	1971	Avg	7,000	N	N	11820 NE 155TH ST
5	0	328830	0790	07/11/12	\$365,000	\$473,000	1,360	7	1974	Avg	8,040	N	N	14805 116TH PL NE
5	0	255872	0090	05/22/13	\$465,000	\$555,000	1,370	7	1977	VGood	11,046	N	N	12535 NE 134TH PL
5	0	387631	1020	08/13/13	\$446,000	\$520,000	1,370	7	1973	VGood	7,815	N	N	14409 130TH AVE NE
5	0	255860	0120	04/17/13	\$325,000	\$392,000	1,380	7	1972	Good	7,210	N	N	12504 NE 137TH PL
5	0	255864	0250	09/17/13	\$400,000	\$462,000	1,390	7	1975	Good	8,241	N	N	13626 128TH AVE NE
5	0	255869	0200	12/16/13	\$402,000	\$452,000	1,390	7	1977	Good	8,045	N	N	12520 NE 134TH PL
5	0	320540	0220	02/19/14	\$339,900	\$375,000	1,390	7	1968	Avg	7,200	N	N	13530 121ST AVE NE
5	0	387631	1500	08/29/12	\$379,900	\$487,000	1,390	7	1975	Avg	9,338	N	N	14515 129TH AVE NE
5	0	387631	2570	08/11/14	\$350,500	\$367,000	1,390	7	1975	Avg	7,200	N	N	12425 NE 146TH PL
5	0	387648	0310	12/21/12	\$359,950	\$448,000	1,390	7	1979	Avg	7,700	N	N	12902 NE 147TH PL
5	0	183991	0190	02/25/14	\$388,000	\$428,000	1,400	7	1971	VGood	7,455	N	N	12207 NE 134TH ST
5	0	183991	0190	10/16/12	\$334,999	\$424,000	1,400	7	1971	VGood	7,455	N	N	12207 NE 134TH ST
5	0	638620	0100	07/18/14	\$430,000	\$454,000	1,400	7	1987	Good	7,508	N	N	13009 NE 137TH PL
5	0	387631	1100	04/02/13	\$372,000	\$450,000	1,410	7	1973	Avg	7,560	N	N	12824 NE 144TH WAY
5	0	183991	0040	09/11/13	\$320,000	\$370,000	1,420	7	1970	Avg	7,350	N	N	12220 NE 136TH PL
5	0	387649	0090	06/28/13	\$445,000	\$526,000	1,430	7	1985	Good	8,857	N	N	12936 NE 149TH ST
5	0	255863	0270	05/21/13	\$386,200	\$461,000	1,440	7	1973	Good	7,350	N	N	13904 129TH PL NE
5	0	255864	0220	04/10/13	\$399,000	\$482,000	1,440	7	1974	Good	7,310	N	N	12814 NE 136TH ST
5	0	255864	0340	05/27/14	\$375,000	\$402,000	1,440	7	1973	Avg	8,775	N	N	12726 NE 136TH ST



## Improved Sales Used in This Annual Update Analysis

### Area 073 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	0	387600	0710	12/18/14	\$405,000	\$407,000	1,440	7	1965	Good	7,425	N	N	13820 116TH PL NE
5	0	387620	0790	09/11/12	\$348,500	\$445,000	1,460	7	1967	Good	7,224	N	N	14255 121ST AVE NE
5	0	387631	2620	09/24/14	\$395,000	\$408,000	1,460	7	1975	Avg	8,117	N	N	14608 125TH AVE NE
5	0	255869	0130	08/13/14	\$465,000	\$487,000	1,470	7	1977	Good	7,701	N	N	12632 NE 134TH PL
5	0	255872	0120	05/05/14	\$487,585	\$526,000	1,470	7	1977	Avg	9,211	N	N	12615 NE 134TH PL
5	0	387631	3030	05/20/14	\$458,000	\$492,000	1,470	7	1976	Avg	10,350	N	N	14639 128TH AVE NE
5	0	259770	0140	08/27/13	\$399,950	\$465,000	1,480	7	1967	VGood	8,353	N	N	14434 120TH PL NE
5	0	255865	0130	09/16/14	\$426,000	\$441,000	1,490	7	1976	Good	7,700	N	N	13101 NE 134TH PL
5	0	255869	0150	07/07/14	\$475,000	\$503,000	1,490	7	1977	Good	8,050	N	N	12616 NE 134TH PL
5	0	387630	0850	12/02/13	\$495,000	\$559,000	1,500	7	1968	VGood	7,400	N	N	12133 NE 142ND ST
5	0	255874	0070	04/22/13	\$425,000	\$511,000	1,510	7	1989	Good	7,146	N	N	12712 NE 132ND PL
5	0	670660	0080	02/27/13	\$385,000	\$470,000	1,510	7	1977	Good	8,000	N	N	12202 NE 139TH PL
5	0	387620	0060	05/02/14	\$382,500	\$413,000	1,560	7	1967	Good	8,700	N	N	14104 119TH AVE NE
5	0	387620	0970	11/12/13	\$410,000	\$466,000	1,560	7	1967	Good	8,775	N	N	14224 118TH PL NE
5	0	387600	0850	03/03/14	\$412,000	\$453,000	1,570	7	1965	Avg	7,000	N	N	13514 117TH AVE NE
5	8	104900	0640	05/15/13	\$220,000	\$263,000	1,580	7	1972	Avg	1,566	N	N	12320 NE 149TH CT
5	8	104900	0870	04/29/14	\$213,600	\$231,000	1,580	7	1972	Avg	2,268	N	N	12317 NE 150TH CT
5	0	255869	0050	01/25/13	\$367,300	\$453,000	1,580	7	1977	Avg	12,000	N	N	13320 127TH PL NE
5	0	327500	0020	02/13/12	\$353,500	\$476,000	1,590	7	1978	Good	8,060	N	N	13950 127TH PL NE
5	0	387631	2840	09/12/14	\$408,000	\$423,000	1,590	7	1976	Avg	7,100	N	N	12527 NE 148TH ST
5	0	387610	0080	12/15/14	\$325,000	\$327,000	1,600	7	1966	Avg	7,500	N	N	11815 NE 133RD PL
5	0	387610	0310	07/11/14	\$405,000	\$428,000	1,600	7	1966	Avg	7,500	N	N	13335 119TH AVE NE
5	0	387630	0600	12/12/14	\$371,000	\$373,000	1,610	7	1968	Avg	11,305	N	N	14104 123RD AVE NE
5	0	387630	1450	08/25/14	\$425,000	\$443,000	1,620	7	1968	VGood	7,770	N	N	11916 NE 140TH ST
5	0	387630	1450	05/29/12	\$360,000	\$472,000	1,620	7	1968	VGood	7,770	N	N	11916 NE 140TH ST
5	0	866317	0160	11/01/13	\$415,000	\$473,000	1,620	7	1988	Good	6,072	N	N	12727 NE 133RD PL
5	0	866337	0060	10/09/14	\$349,000	\$359,000	1,640	7	1989	Avg	7,261	N	N	12256 NE 133RD PL
5	0	387600	0870	05/02/12	\$347,000	\$458,000	1,650	7	1966	VGood	7,000	N	N	13502 117TH AVE NE
5	0	387600	2030	11/10/14	\$418,000	\$425,000	1,650	7	1965	Good	6,825	N	N	13822 116TH AVE NE
5	0	387631	2080	10/04/13	\$368,000	\$423,000	1,650	7	1969	Good	7,742	N	N	14132 125TH AVE NE

## Improved Sales Used in This Annual Update Analysis

### Area 073 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	0	387630	0980	05/04/12	\$325,000	\$429,000	1,670	7	1968	Good	7,200	N	N	12300 NE 142ND PL
5	0	387631	2250	03/31/14	\$395,000	\$431,000	1,670	7	1970	Avg	7,350	N	N	14143 124TH PL NE
5	0	255865	0200	09/16/14	\$419,950	\$435,000	1,680	7	1977	Good	8,500	N	N	13405 131ST AVE NE
5	0	387610	0480	06/04/13	\$400,000	\$476,000	1,680	7	1966	Good	8,925	N	N	13540 118TH AVE NE
5	0	387631	0400	11/01/12	\$412,000	\$519,000	1,680	7	1969	Good	7,840	N	N	12809 NE 142ND PL
5	0	212605	9200	02/20/13	\$392,000	\$480,000	1,690	7	1931	VGood	12,605	N	N	12028 NE 138TH PL
5	0	259770	0020	01/07/13	\$357,500	\$443,000	1,690	7	1968	Avg	7,210	N	N	14413 120TH PL NE
5	0	387620	0350	08/14/14	\$423,000	\$442,000	1,700	7	1967	Avg	9,000	N	N	11924 NE 143RD PL
5	0	320540	0340	07/03/13	\$435,200	\$513,000	1,710	7	1967	VGood	8,800	N	N	13603 120TH AVE NE
5	8	104901	0780	07/12/12	\$185,000	\$240,000	1,720	7	1973	Avg	2,184	N	N	12209 NE 148TH CT
5	8	104901	0800	08/23/13	\$205,000	\$238,000	1,720	7	1973	Avg	1,978	N	N	12213 NE 148TH CT
5	28	104900	0100	11/23/12	\$349,000	\$437,000	1,730	7	1972	VGood	3,735	N	N	15007 122ND PL NE
5	0	212605	9101	10/15/13	\$440,000	\$504,000	1,730	7	1988	VGood	10,137	N	N	12035 NE 145TH ST
5	0	092720	0170	06/25/14	\$346,000	\$368,000	1,740	7	1969	Avg	12,201	N	N	12402 NE 141ST ST
5	0	701600	0010	06/15/12	\$306,000	\$400,000	1,770	7	1968	Avg	8,000	N	N	11623 NE 155TH ST
5	0	387630	0830	05/06/13	\$434,500	\$521,000	1,780	7	1968	Good	8,000	N	N	12117 NE 142ND ST
5	0	701631	0090	03/13/14	\$515,000	\$565,000	1,780	7	1972	Good	7,724	N	N	11909 NE 159TH ST
5	0	320550	0320	01/16/13	\$365,000	\$451,000	1,790	7	1969	Avg	7,125	N	N	13311 120TH AVE NE
5	0	328830	0710	05/23/13	\$427,500	\$510,000	1,800	7	1972	Avg	7,085	N	N	11620 NE 149TH ST
5	0	701631	0450	08/06/13	\$440,000	\$514,000	1,800	7	1972	Good	7,443	N	N	15805 119TH AVE NE
5	0	387631	1490	07/24/14	\$580,000	\$611,000	1,810	7	1975	VGood	6,825	N	N	14519 129TH AVE NE
5	0	387630	1250	07/01/13	\$430,000	\$508,000	1,820	7	1968	Avg	8,400	N	N	14025 121ST AVE NE
5	0	866317	0050	10/04/12	\$318,000	\$404,000	1,820	7	1967	Avg	8,429	N	N	12822 NE 132ND ST
5	0	255872	0140	01/07/14	\$412,500	\$461,000	1,840	7	1977	Good	12,000	N	N	13312 127TH PL NE
5	0	387600	1500	09/05/12	\$412,000	\$527,000	1,840	7	1965	Good	7,300	N	N	11611 NE 135TH ST
5	0	387620	1200	05/23/13	\$425,000	\$507,000	1,840	7	1967	VGood	8,470	N	N	11829 NE 142ND ST
5	0	701610	0150	08/29/13	\$440,000	\$511,000	1,850	7	1969	VGood	7,520	N	N	11919 NE 153RD PL
5	0	701610	0570	12/01/14	\$467,500	\$472,000	1,880	7	1969	Good	7,210	N	N	11727 NE 150TH PL
5	0	387630	0080	12/24/14	\$434,400	\$436,000	1,960	7	1968	Good	7,875	N	N	13926 120TH AVE NE
5	0	387600	0730	06/23/12	\$375,000	\$489,000	1,980	7	1965	Avg	10,178	N	N	13806 116TH PL NE

## Improved Sales Used in This Annual Update Analysis

### Area 073 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	0	866331	0010	12/26/14	\$455,000	\$456,000	1,980	7	1993	Avg	7,309	N	N	13928 126TH AVE NE
5	0	337430	0130	05/18/12	\$340,500	\$448,000	2,010	7	1970	Good	9,072	N	N	13319 125TH AVE NE
5	0	212605	9219	06/17/14	\$493,000	\$525,000	2,030	7	1975	Good	18,295	N	N	14448 121ST PL NE
5	0	387630	0310	10/22/14	\$439,000	\$449,000	2,060	7	1975	Avg	10,070	N	N	12221 NE 140TH ST
5	0	387631	2300	04/16/12	\$304,000	\$403,000	2,090	7	1975	Avg	7,140	N	N	12415 NE 149TH ST
5	0	387648	0010	07/02/13	\$440,000	\$519,000	2,090	7	1979	Good	8,000	N	N	14525 129TH AVE NE
5	0	255860	0100	08/27/14	\$500,000	\$521,000	2,100	7	1972	Good	12,620	N	N	12516 NE 137TH PL
5	0	092720	0110	08/10/12	\$409,000	\$527,000	2,140	7	1977	VGood	7,245	N	N	12438 NE 141ST PL
5	0	387630	0720	06/26/12	\$297,500	\$387,000	2,160	7	1968	Avg	8,585	N	N	12107 NE 141ST PL
5	0	387631	2900	05/10/13	\$263,000	\$315,000	2,190	7	1976	Good	7,600	N	N	14611 127TH AVE NE
5	0	255869	0080	08/21/12	\$455,000	\$584,000	2,240	7	1977	VGood	9,450	N	N	12719 NE 135TH ST
5	0	701631	0160	12/16/13	\$340,000	\$383,000	2,260	7	1972	Avg	8,900	N	N	15921 119TH AVE NE
5	0	701620	0460	07/31/12	\$410,000	\$529,000	2,350	7	1972	Good	7,210	N	N	15525 118TH PL NE
5	0	701620	0460	08/26/14	\$500,000	\$521,000	2,350	7	1972	Good	7,210	N	N	15525 118TH PL NE
5	0	212605	9254	08/08/13	\$550,000	\$642,000	2,360	7	1986	VGood	9,150	N	N	13234 116TH AVE NE
5	0	866331	0050	10/06/14	\$510,000	\$525,000	2,440	7	1993	Avg	10,423	N	N	13912 126TH AVE NE
5	0	701600	0440	07/16/14	\$525,000	\$554,000	2,500	7	1968	Good	8,621	N	N	15023 117TH PL NE
5	0	328820	0070	03/06/12	\$309,950	\$415,000	2,600	7	1967	Avg	8,625	N	N	11703 NE 144TH PL
5	0	387631	0670	03/18/14	\$499,000	\$546,000	2,610	7	1972	Avg	7,350	N	N	14252 130TH PL NE
5	0	387620	0330	06/26/14	\$451,000	\$479,000	2,830	7	1967	Avg	8,925	N	N	12104 NE 143RD PL
5	0	866326	0010	12/14/12	\$290,000	\$361,000	1,030	8	1987	Avg	3,726	N	N	13204 122ND PL NE
5	0	153090	0560	12/15/14	\$385,000	\$387,000	1,130	8	1988	Avg	3,710	N	N	13407 NE 146TH ST
5	0	152920	0480	05/18/14	\$534,640	\$575,000	1,210	8	1994	Good	3,500	N	N	13450 NE 148TH ST
5	0	378700	0070	04/11/13	\$390,000	\$471,000	1,320	8	1985	Avg	7,560	N	N	14040 129TH AVE NE
5	0	328830	1200	07/11/12	\$426,000	\$553,000	1,350	8	1975	VGood	7,560	N	N	14319 116TH PL NE
5	0	378700	0310	04/01/14	\$521,500	\$569,000	1,420	8	1986	Avg	9,143	N	N	14139 129TH AVE NE
5	0	387610	0530	04/25/13	\$405,000	\$487,000	1,420	8	1966	VGood	10,148	N	N	13618 119TH AVE NE
5	0	328830	1140	06/05/13	\$540,000	\$642,000	1,430	8	2013	Avg	17,816	N	N	11608 NE 145TH ST
5	0	378700	0140	09/01/14	\$450,000	\$468,000	1,450	8	1985	Avg	9,969	N	N	14134 129TH AVE NE
5	0	153090	0550	09/12/12	\$324,000	\$414,000	1,480	8	1991	Avg	4,200	N	N	13417 NE 146TH ST

## Improved Sales Used in This Annual Update Analysis

### Area 073 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	0	153090	0550	01/23/14	\$369,000	\$411,000	1,480	8	1991	Avg	4,200	N	N	13417 NE 146TH ST
5	0	153090	0470	02/28/14	\$430,000	\$473,000	1,500	8	1990	Avg	3,500	N	N	14624 136TH PL NE
5	0	153090	0390	02/05/14	\$525,000	\$582,000	1,520	8	1990	Good	4,060	N	N	13432 NE 148TH ST
5	0	866324	0010	08/02/13	\$459,312	\$537,000	1,530	8	2013	Avg	2,582	N	N	14401 122ND PL NE
5	0	866324	0130	08/23/13	\$450,571	\$524,000	1,530	8	2013	Avg	2,952	N	N	14449 122ND PL NE
5	0	866324	0230	06/24/13	\$447,768	\$530,000	1,530	8	2013	Avg	2,536	N	N	14402 122ND PL NE
5	0	152920	0240	02/14/12	\$315,000	\$424,000	1,540	8	1994	Avg	3,710	N	N	14630 138TH AVE NE
5	0	866326	0090	04/25/13	\$405,000	\$487,000	1,540	8	1986	Good	6,170	N	N	13320 122ND PL NE
5	0	152920	0110	12/01/14	\$475,000	\$480,000	1,550	8	1993	Avg	3,710	N	N	13629 NE 146TH LN
5	0	153090	0290	10/07/14	\$475,000	\$488,000	1,550	8	1990	Avg	3,710	N	N	14710 134TH CT NE
5	0	387600	0740	02/19/13	\$397,000	\$486,000	1,590	8	1965	Good	7,700	N	N	11650 NE 138TH ST
5	0	866326	0020	10/17/13	\$408,000	\$467,000	1,600	8	1987	Good	3,722	N	N	13210 122ND PL NE
5	0	152920	0310	03/03/14	\$437,000	\$481,000	1,610	8	1994	Avg	3,710	N	N	14802 137TH LN NE
5	0	328810	0770	04/15/13	\$428,000	\$516,000	1,610	8	1966	Good	7,696	N	N	11757 NE 143RD ST
5	0	153090	0070	03/01/12	\$333,000	\$446,000	1,620	8	1989	Avg	9,151	N	N	14615 134TH AVE NE
5	0	152920	0430	02/15/12	\$325,000	\$437,000	1,640	8	1994	Avg	3,420	N	N	14805 137TH LN NE
5	0	866326	0380	06/06/13	\$378,000	\$449,000	1,670	8	1987	Avg	6,062	N	N	12145 NE 134TH CT
5	0	387600	0970	08/06/14	\$429,300	\$450,000	1,730	8	1965	Good	15,949	N	N	13208 116TH PL NE
5	0	866326	0340	10/23/13	\$401,000	\$458,000	1,730	8	1986	Avg	4,848	N	N	13211 122ND PL NE
5	0	152920	0200	10/22/12	\$390,000	\$493,000	1,780	8	1994	Avg	3,710	N	N	14645 138TH WAY NE
5	0	328820	0170	12/04/13	\$495,000	\$559,000	1,780	8	1968	VGood	7,313	N	N	14214 117TH PL NE
5	0	866326	0050	01/14/13	\$404,500	\$500,000	1,790	8	1986	Avg	7,028	N	N	12232 NE 133RD PL
5	0	387600	1230	09/27/12	\$320,000	\$407,000	1,800	8	1966	Avg	7,200	N	N	13621 116TH AVE NE
5	0	387600	1310	12/03/12	\$345,000	\$431,000	1,800	8	1965	Avg	7,200	N	N	13415 116TH AVE NE
5	0	387610	0110	06/04/13	\$493,000	\$586,000	1,800	8	1966	VGood	7,400	N	N	11901 NE 133RD PL
5	0	387610	0670	03/11/14	\$519,000	\$570,000	1,800	8	1966	Good	7,722	N	N	11837 NE 140TH ST
5	0	387620	1150	04/22/13	\$420,000	\$505,000	1,800	8	1967	Avg	7,560	N	N	11809 NE 142ND ST
5	0	866326	0030	11/18/14	\$416,000	\$422,000	1,800	8	1987	Avg	5,372	N	N	12225 NE 133RD PL
5	0	378700	0160	10/12/12	\$385,000	\$488,000	1,810	8	1986	Good	8,422	N	N	14142 129TH AVE NE
5	0	103645	0100	07/05/12	\$424,000	\$551,000	1,860	8	2001	Avg	3,543	N	N	13225 119TH AVE NE



## Improved Sales Used in This Annual Update Analysis

### Area 073 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	0	153090	0340	04/07/14	\$514,000	\$559,000	1,870	8	1991	Avg	3,500	N	N	14719 134TH CT NE
5	0	153090	0220	01/28/14	\$385,000	\$428,000	1,910	8	1986	Avg	3,710	N	N	14606 135TH CT NE
5	0	387631	0720	09/09/13	\$417,000	\$483,000	1,910	8	1970	Avg	8,506	N	N	14265 131ST AVE NE
5	0	387600	1160	09/12/13	\$350,000	\$405,000	1,940	8	1966	Good	7,200	N	N	13520 115TH AVE NE
5	0	328810	0070	02/01/13	\$387,888	\$477,000	1,960	8	1966	Avg	6,750	N	N	11728 NE 144TH PL
5	0	866324	0040	06/09/13	\$482,270	\$573,000	1,970	8	2013	Avg	2,711	N	N	14413 122ND PL NE
5	0	866324	0060	05/08/13	\$475,042	\$569,000	1,970	8	2013	Avg	2,710	N	N	14421 122ND PL NE
5	0	866324	0090	02/05/13	\$418,961	\$515,000	1,970	8	2013	Avg	2,708	N	N	14433 122ND PL NE
5	0	866324	0110	02/27/13	\$458,930	\$560,000	1,970	8	2013	Avg	2,706	N	N	14441 122ND PL NE
5	0	866324	0150	11/27/12	\$432,142	\$541,000	1,970	8	2012	Avg	2,653	N	N	14434 122ND PL NE
5	0	866324	0170	11/12/12	\$428,924	\$539,000	1,970	8	2012	Avg	2,658	N	N	14426 122ND PL NE
5	0	866324	0200	05/14/13	\$458,152	\$548,000	1,970	8	2013	Avg	2,665	N	N	14414 122ND PL NE
5	0	866324	0020	07/10/13	\$526,698	\$620,000	1,990	8	2013	Avg	2,713	N	N	14405 122ND PL NE
5	0	866324	0030	07/03/13	\$511,495	\$603,000	1,990	8	2013	Avg	2,712	N	N	14409 122ND PL NE
5	0	866324	0050	05/17/13	\$474,905	\$568,000	1,990	8	2013	Avg	2,711	N	N	14417 122ND PL NE
5	0	866324	0070	04/16/13	\$460,187	\$555,000	1,990	8	2013	Avg	2,709	N	N	14425 122ND PL NE
5	0	866324	0080	02/14/13	\$451,066	\$553,000	1,990	8	2013	Avg	2,708	N	N	14429 122ND PL NE
5	0	866324	0100	12/26/12	\$437,523	\$543,000	1,990	8	2013	Avg	2,707	N	N	14437 122ND PL NE
5	0	866324	0120	04/24/13	\$465,446	\$560,000	1,990	8	2013	Avg	2,707	N	N	14445 122ND PL NE
5	0	866324	0140	10/31/12	\$445,965	\$562,000	1,990	8	2013	Avg	2,650	N	N	14438 122ND PL NE
5	0	866324	0160	12/02/12	\$444,612	\$556,000	1,990	8	2012	Avg	2,655	N	N	14430 122ND PL NE
5	0	866324	0180	04/08/13	\$477,334	\$577,000	1,990	8	2012	Avg	2,660	N	N	14422 122ND PL NE
5	0	866324	0190	04/09/13	\$436,833	\$528,000	1,990	8	2013	Avg	2,663	N	N	14418 122ND PL NE
5	0	866324	0210	05/22/13	\$483,103	\$577,000	1,990	8	2013	Avg	2,668	N	N	14410 122ND PL NE
5	0	866324	0220	08/05/13	\$495,451	\$579,000	1,990	8	2013	Avg	2,670	N	N	14406 122ND PL NE
5	0	153090	0520	04/09/14	\$516,000	\$561,000	2,000	8	1991	Avg	5,692	N	N	13433 NE 146TH ST
5	0	387600	1100	02/18/14	\$465,000	\$513,000	2,010	8	1966	Good	7,200	N	N	13404 115TH AVE NE
5	0	387648	0180	03/24/13	\$495,000	\$600,000	2,010	8	1979	VGood	11,685	N	N	12911 NE 147TH PL
5	0	152920	0250	03/23/12	\$430,000	\$573,000	2,030	8	1994	Avg	3,710	N	N	14632 138TH AVE NE
5	0	153090	0050	08/02/12	\$341,000	\$440,000	2,090	8	1991	Avg	8,863	N	N	14605 134TH AVE NE

## Improved Sales Used in This Annual Update Analysis

### Area 073 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	0	212605	9064	06/24/13	\$575,000	\$680,000	2,100	8	2010	Avg	16,200	N	N	12920 NE 140TH ST
5	0	378650	0030	11/19/12	\$360,000	\$451,000	2,100	8	1990	Avg	10,724	N	N	12825 NE 140TH CT
5	0	328830	1410	09/11/14	\$475,000	\$492,000	2,110	8	1974	Good	7,560	N	N	11725 NE 145TH ST
5	0	328830	0390	05/30/13	\$540,000	\$643,000	2,140	8	1991	VGood	10,919	N	N	11704 NE 148TH PL
5	0	701610	0410	11/12/12	\$405,000	\$509,000	2,260	8	1968	Avg	8,322	N	N	15228 118TH AVE NE
5	0	954290	0320	05/29/13	\$498,000	\$593,000	2,270	8	1970	VGood	7,200	N	N	12111 NE 137TH PL
5	0	378700	0060	11/20/12	\$425,000	\$533,000	2,320	8	1986	Avg	7,560	N	N	14034 129TH AVE NE
5	0	378650	0070	10/07/13	\$520,000	\$597,000	2,390	8	1990	Good	8,430	N	N	12818 NE 140TH CT
5	0	103645	0460	07/24/13	\$535,000	\$628,000	2,390	8	2001	Avg	3,150	N	N	13230 120TH AVE NE
5	0	434010	0100	08/27/13	\$593,888	\$690,000	2,460	8	2007	Good	6,462	N	N	13268 126TH CT NE
5	0	387631	0800	07/26/12	\$465,000	\$601,000	2,520	8	1968	Avg	10,763	N	N	14324 131ST LN NE
5	0	104153	0060	03/07/13	\$497,000	\$606,000	2,560	8	2003	Avg	5,739	N	N	13109 NE 133RD CT
5	0	434010	0090	10/19/12	\$515,000	\$651,000	2,620	8	2007	Avg	5,087	N	N	13260 126TH CT NE
5	0	328810	0230	04/22/13	\$435,000	\$524,000	2,650	8	1966	Avg	7,700	N	N	14335 118TH AVE NE
5	0	387600	1400	04/06/12	\$375,000	\$498,000	2,730	8	1966	Avg	7,220	N	N	13305 117TH AVE NE
5	0	387600	1970	06/07/13	\$471,000	\$560,000	2,730	8	1965	VGood	8,125	N	N	13721 116TH PL NE
5	0	434010	0110	05/29/13	\$635,000	\$756,000	2,730	8	2007	Good	6,062	N	N	13274 126TH CT NE
5	0	328830	1180	05/03/13	\$480,000	\$576,000	2,750	8	1972	Good	7,350	N	N	14405 116TH PL NE
5	0	387630	0060	08/07/13	\$450,000	\$526,000	2,770	8	1968	Good	10,429	N	N	13914 120TH AVE NE
5	0	387600	0820	07/30/12	\$434,000	\$560,000	2,780	8	1965	Good	7,000	N	N	13612 117TH AVE NE
5	0	328810	0210	08/29/13	\$508,000	\$590,000	2,820	8	1966	Good	8,750	N	N	14323 118TH AVE NE
5	0	387600	1290	03/12/12	\$422,000	\$564,000	2,820	8	1966	Good	7,500	N	N	13507 116TH AVE NE
5	0	387600	2151	04/18/12	\$400,000	\$530,000	2,820	8	1966	Avg	10,982	N	N	13302 117TH AVE NE
5	0	387610	0560	07/12/13	\$500,000	\$588,000	2,820	8	1966	VGood	8,658	N	N	13800 119TH AVE NE
5	0	387610	0270	06/12/13	\$501,000	\$595,000	2,860	8	1966	VGood	7,500	N	N	13519 119TH AVE NE
5	0	387630	0110	08/07/13	\$500,000	\$584,000	2,870	8	1968	VGood	7,474	N	N	12021 NE 140TH ST
5	0	387620	0400	03/26/12	\$450,000	\$600,000	2,920	8	1967	Avg	9,389	N	N	11925 NE 143RD PL
5	0	328820	0430	09/13/12	\$475,000	\$606,000	2,960	8	1967	Good	8,580	N	N	14064 117TH AVE NE
5	0	387630	0520	05/02/13	\$510,000	\$612,000	2,980	8	1968	Good	7,490	N	N	12119 NE 141ST ST
5	0	387630	0040	11/18/13	\$528,000	\$599,000	3,060	8	1968	Good	10,639	N	N	13911 120TH AVE NE

## Improved Sales Used in This Annual Update Analysis

### Area 073 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	0	387631	1650	06/19/14	\$600,000	\$639,000	3,070	8	1970	Good	8,400	N	N	12817 NE 144TH WAY
5	0	387631	0740	05/25/12	\$393,000	\$516,000	3,220	8	1970	Avg	8,439	N	N	14251 131ST AVE NE
5	0	387630	1140	11/05/14	\$575,000	\$586,000	3,550	8	1968	Avg	7,992	N	N	12102 NE 142ND ST
5	0	328820	0280	04/23/14	\$520,000	\$563,000	3,590	8	1966	Avg	15,246	N	N	11723 NE 142ND ST
5	0	815960	0430	04/16/12	\$469,000	\$622,000	2,190	9	2003	Avg	3,621	N	N	13114 NE 138TH PL
5	0	815960	0330	05/22/13	\$485,000	\$579,000	2,260	9	2002	Avg	3,713	N	N	13115 NE 139TH ST
5	0	815960	0360	06/05/14	\$560,000	\$599,000	2,260	9	2003	Avg	3,713	N	N	13135 NE 139TH ST
5	0	212605	9276	11/26/14	\$612,000	\$619,000	2,330	9	1998	Avg	10,327	N	N	13128 NE 137TH PL
5	0	815960	0150	05/04/12	\$480,000	\$633,000	2,400	9	2003	Avg	4,520	N	N	13143 NE 138TH PL
5	0	815960	0090	04/21/14	\$535,000	\$580,000	2,410	9	2002	Avg	4,513	N	N	13878 131ST PL NE
5	0	815960	0090	09/13/12	\$482,000	\$615,000	2,410	9	2002	Avg	4,513	N	N	13878 131ST PL NE
5	0	162560	0010	05/30/13	\$535,000	\$637,000	2,640	9	2006	Avg	4,745	N	N	12639 NE 140TH ST
5	0	162605	9171	06/06/12	\$522,500	\$684,000	3,080	9	2005	Avg	8,732	Y	N	13155 NE 145TH PL
5	0	212605	9133	12/12/13	\$719,000	\$810,000	3,380	10	2003	Avg	11,067	N	N	13029 NE 144TH PL
6	0	139550	0080	06/17/13	\$335,000	\$397,000	1,150	6	1962	Avg	12,576	N	N	10506 NE 133RD PL
6	0	202605	9092	11/14/13	\$305,000	\$346,000	1,350	6	1949	VGood	8,204	N	N	10455 NE 145TH ST
6	0	139550	0020	11/07/14	\$279,900	\$285,000	1,400	6	1962	Avg	10,800	N	N	13211 105TH AVE NE
6	0	139550	0040	05/10/12	\$325,000	\$428,000	1,410	6	1962	VGood	10,560	N	N	13231 105TH AVE NE
6	0	139550	0180	06/06/13	\$384,350	\$457,000	1,430	6	1962	VGood	9,739	N	N	10514 NE 132ND PL
6	0	321160	0030	08/09/13	\$382,500	\$447,000	870	7	1971	Good	7,210	N	N	14101 108TH AVE NE
6	0	138730	1620	10/16/12	\$235,000	\$297,000	900	7	1976	Avg	8,025	N	N	11014 NE 150TH ST
6	0	947720	1220	05/15/12	\$284,000	\$374,000	950	7	1977	VGood	7,400	N	N	14325 113TH AVE NE
6	0	947720	1590	08/20/13	\$296,500	\$345,000	950	7	1977	Good	7,800	N	N	14109 113TH AVE NE
6	0	321160	0040	09/09/13	\$230,500	\$267,000	960	7	1971	Avg	7,210	N	N	14065 108TH AVE NE
6	0	376480	0440	10/18/13	\$329,000	\$377,000	960	7	1966	Good	7,300	N	N	14221 105TH AVE NE
6	0	376480	0490	11/26/13	\$262,000	\$297,000	960	7	1965	Avg	10,260	N	N	10422 NE 143RD PL
6	0	376480	0570	09/18/12	\$263,000	\$335,000	960	7	1965	Avg	7,301	N	N	14360 104TH AVE NE
6	0	138730	1100	03/23/13	\$282,500	\$343,000	970	7	1976	Avg	7,483	N	N	15028 108TH PL NE
6	0	814300	0180	11/15/12	\$317,500	\$399,000	970	7	1968	Avg	8,177	N	N	10466 NE 142ND ST
6	0	814300	0640	03/15/13	\$303,700	\$369,000	970	7	1968	Good	12,468	N	N	14001 104TH PL NE

## Improved Sales Used in This Annual Update Analysis

### Area 073 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	0	814300	0050	06/25/13	\$276,500	\$327,000	990	7	1967	Avg	8,400	N	N	14108 104TH PL NE
6	0	814300	0600	09/18/14	\$310,000	\$321,000	990	7	1967	Avg	7,050	N	N	10345 NE 141ST PL
6	0	321160	0650	07/22/14	\$275,000	\$290,000	1,000	7	1969	Avg	8,018	N	N	10707 NE 142ND ST
6	0	814300	0150	03/23/12	\$222,500	\$297,000	1,000	7	1968	Avg	9,297	N	N	14170 104TH PL NE
6	0	395570	0110	05/28/13	\$330,000	\$393,000	1,010	7	1962	Avg	9,568	N	N	13228 100TH PL NE
6	0	795500	0210	07/09/14	\$306,000	\$324,000	1,010	7	1969	Avg	7,200	N	N	10600 NE 143RD PL
6	0	814300	0310	09/09/14	\$495,000	\$514,000	1,010	7	1968	VGood	7,200	N	N	10409 NE 142ND ST
6	0	814310	0660	06/11/12	\$255,500	\$334,000	1,010	7	1968	Avg	14,095	N	N	10230 NE 140TH PL
6	0	814310	0740	08/23/13	\$310,000	\$361,000	1,010	7	1968	Good	11,827	N	N	14104 102ND AVE NE
6	0	620440	0140	05/03/12	\$265,000	\$350,000	1,030	7	1976	Avg	8,085	N	N	14724 107TH AVE NE
6	0	814300	0390	11/06/13	\$412,000	\$469,000	1,030	7	1968	VGood	7,200	N	N	14137 104TH PL NE
6	0	138730	0320	08/09/12	\$330,700	\$426,000	1,040	7	1976	VGood	7,000	N	N	11116 NE 154TH ST
6	0	947720	1310	09/10/13	\$302,500	\$350,000	1,050	7	1972	Good	7,125	N	N	11240 NE 141ST PL
6	0	395580	0100	06/18/13	\$415,000	\$492,000	1,080	7	1962	VGood	9,600	N	N	10654 NE 132ND PL
6	0	947720	1150	12/02/14	\$357,000	\$361,000	1,080	7	1976	Avg	6,750	N	N	14244 112TH PL NE
6	0	138730	0620	08/26/13	\$380,000	\$442,000	1,090	7	1976	Good	7,820	N	N	10818 NE 154TH CT
6	0	202605	9159	07/27/12	\$325,000	\$420,000	1,100	7	1979	Avg	7,000	N	N	10517 NE 140TH ST
6	0	375470	0110	07/10/12	\$335,000	\$435,000	1,100	7	1972	Avg	7,603	N	N	10505 NE 139TH ST
6	0	810660	0150	03/26/12	\$269,000	\$358,000	1,100	7	1983	Good	7,957	N	N	13916 113TH AVE NE
6	0	947700	0280	08/07/14	\$412,500	\$432,000	1,100	7	1977	Avg	7,969	N	N	11233 NE 146TH ST
6	0	814310	0500	12/13/14	\$410,000	\$413,000	1,110	7	1969	Avg	17,583	N	N	13936 103RD AVE NE
6	0	947700	0890	01/24/12	\$317,000	\$429,000	1,110	7	1976	Avg	7,344	N	N	11321 NE 149TH ST
6	0	375470	0360	11/20/12	\$418,000	\$524,000	1,120	7	1972	VGood	7,107	N	N	13928 106TH PL NE
6	0	691873	0210	07/26/13	\$430,000	\$504,000	1,120	7	1977	Good	12,090	N	N	14354 102ND AVE NE
6	0	920620	0290	03/04/13	\$326,000	\$398,000	1,120	7	1969	Avg	10,308	N	N	13306 109TH AVE NE
6	0	289570	0080	05/28/13	\$405,000	\$483,000	1,140	7	1979	VGood	11,400	N	N	10830 NE 135TH PL
6	0	779655	0150	11/26/12	\$257,000	\$322,000	1,140	7	1984	Avg	4,348	N	N	10107 NE 144TH CT
6	0	947710	0420	10/10/13	\$330,000	\$379,000	1,140	7	1977	Avg	7,431	N	N	11011 NE 141ST ST
6	0	138730	1350	11/23/14	\$402,000	\$407,000	1,160	7	1969	Good	7,704	N	N	15011 110TH AVE NE
6	0	375470	0050	06/18/14	\$424,000	\$451,000	1,170	7	1972	Avg	7,700	N	N	10534 NE 139TH ST



## Improved Sales Used in This Annual Update Analysis

### Area 073 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	0	810660	0170	03/13/14	\$380,000	\$417,000	1,170	7	1983	Avg	7,935	N	N	13924 113TH AVE NE
6	0	138730	1010	04/03/13	\$379,000	\$458,000	1,180	7	1968	Good	7,280	N	N	10826 NE 149TH ST
6	0	138730	0850	08/28/12	\$327,000	\$419,000	1,190	7	1968	Avg	9,715	N	N	14903 108TH PL NE
6	0	138730	0880	06/27/12	\$287,000	\$374,000	1,190	7	1969	Avg	7,625	N	N	14816 108TH PL NE
6	0	138730	1000	11/08/12	\$395,000	\$497,000	1,190	7	1968	Good	8,000	N	N	10834 NE 149TH ST
6	0	138730	1740	09/25/14	\$370,900	\$383,000	1,200	7	1975	Good	8,560	N	N	11023 NE 154TH ST
6	0	375470	0160	05/06/14	\$397,000	\$428,000	1,200	7	1971	Avg	7,680	N	N	10601 NE 138TH PL
6	0	321160	0270	02/07/13	\$324,000	\$398,000	1,210	7	1969	Good	8,103	N	N	10509 NE 141ST ST
6	0	620440	0130	07/18/14	\$395,000	\$417,000	1,210	7	1976	Avg	8,085	N	N	14718 107TH AVE NE
6	0	620440	0390	10/30/13	\$342,500	\$391,000	1,210	7	1976	Avg	9,555	N	N	10622 NE 147TH ST
6	0	814300	0270	05/20/13	\$346,000	\$413,000	1,210	7	1976	Avg	8,373	N	N	14207 104TH AVE NE
6	0	138730	1430	08/18/14	\$460,000	\$481,000	1,220	7	1975	Avg	7,313	N	N	15100 110TH AVE NE
6	0	376480	0410	05/02/13	\$330,000	\$396,000	1,220	7	1966	Good	7,254	N	N	10422 NE 142ND PL
6	0	376480	0540	05/22/14	\$348,580	\$374,000	1,220	7	1966	Avg	7,876	N	N	14340 104TH AVE NE
6	0	620440	0250	03/20/13	\$340,900	\$414,000	1,220	7	1976	Avg	8,750	N	N	14813 107TH AVE NE
6	0	795506	0010	06/13/14	\$440,000	\$469,000	1,220	7	1974	Avg	7,575	N	N	14439 106TH PL NE
6	0	814310	0860	10/15/13	\$350,000	\$401,000	1,220	7	1968	Good	10,800	N	N	10353 NE 141ST ST
6	0	947720	0200	08/18/14	\$305,000	\$319,000	1,220	7	1977	Avg	9,480	N	N	14004 113TH AVE NE
6	0	947720	0960	06/10/13	\$355,000	\$422,000	1,220	7	1975	Good	6,930	N	N	11119 NE 142ND ST
6	0	947720	1190	04/27/14	\$438,250	\$474,000	1,220	7	1976	Avg	7,765	N	N	11231 NE 143RD PL
6	0	947720	1400	01/04/13	\$375,000	\$465,000	1,220	7	1977	Good	8,346	N	N	11128 NE 141ST PL
6	0	947720	1460	10/18/13	\$377,500	\$432,000	1,220	7	1976	Avg	7,176	N	N	11115 NE 141ST PL
6	0	814310	0360	12/17/12	\$270,000	\$336,000	1,230	7	1969	Avg	7,128	N	N	13929 102ND AVE NE
6	0	947700	0190	08/08/14	\$445,000	\$466,000	1,240	7	1977	Good	7,200	N	N	11134 NE 145TH ST
6	0	947720	1040	11/18/14	\$430,000	\$436,000	1,240	7	1976	Good	7,300	N	N	14246 112TH AVE NE
6	0	947720	1330	09/26/13	\$435,000	\$501,000	1,240	7	1977	VGood	6,100	N	N	11232 NE 141ST PL
6	0	376540	0060	05/30/12	\$300,000	\$393,000	1,250	7	1962	Good	9,625	N	N	10304 NE 136TH PL
6	0	395570	0120	09/27/13	\$375,000	\$432,000	1,250	7	1962	VGood	9,529	N	N	10005 NE 133RD PL
6	0	138730	0570	12/01/14	\$401,000	\$405,000	1,260	7	1969	Avg	9,505	N	N	10808 NE 154TH PL
6	0	138730	0760	08/04/14	\$385,000	\$404,000	1,260	7	1969	Avg	7,800	N	N	10807 NE 152ND ST

## Improved Sales Used in This Annual Update Analysis

### Area 073 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	0	664740	0090	07/02/14	\$453,000	\$480,000	1,260	7	1983	Avg	15,050	N	N	13413 110TH PL NE
6	0	691871	0450	01/08/13	\$337,000	\$417,000	1,260	7	1976	Avg	8,772	N	N	10214 NE 143RD CT
6	0	814310	0350	08/25/14	\$349,500	\$364,000	1,260	7	1969	Good	7,128	N	N	13937 102ND AVE NE
6	0	395580	0050	05/24/12	\$284,000	\$373,000	1,270	7	1962	Good	9,600	N	N	10639 NE 133RD PL
6	0	947720	1470	10/22/14	\$379,950	\$389,000	1,270	7	1977	Avg	6,900	N	N	11123 NE 141ST PL
6	0	947720	1610	08/22/13	\$365,000	\$425,000	1,270	7	1977	Avg	7,280	N	N	11222 NE 141ST ST
6	0	947720	0880	05/28/12	\$275,000	\$361,000	1,280	7	1976	Avg	7,741	N	N	14241 112TH AVE NE
6	0	138730	0720	06/15/12	\$300,000	\$392,000	1,290	7	1976	Avg	7,875	N	N	15227 108TH PL NE
6	0	138730	1420	07/18/13	\$365,001	\$429,000	1,290	7	1969	VGood	7,200	N	N	15028 110TH AVE NE
6	0	920620	0070	11/11/13	\$390,000	\$443,000	1,290	7	1963	Good	11,250	N	N	13252 108TH AVE NE
6	0	947700	0920	04/29/14	\$432,500	\$468,000	1,290	7	1967	VGood	7,830	N	N	11345 NE 149TH ST
6	0	947720	1620	05/16/14	\$446,000	\$480,000	1,290	7	1977	Avg	7,800	N	N	11212 NE 141ST ST
6	0	138730	0600	04/11/12	\$315,000	\$418,000	1,300	7	1976	Avg	7,172	N	N	15427 110TH AVE NE
6	0	138730	1290	04/19/13	\$362,300	\$436,000	1,300	7	1975	VGood	7,259	N	N	10911 NE 151ST ST
6	0	321160	0350	08/20/13	\$340,000	\$396,000	1,300	7	1969	Good	7,200	N	N	14100 107TH AVE NE
6	0	321160	0770	08/23/12	\$307,300	\$394,000	1,300	7	1969	Good	7,800	N	N	14149 105TH AVE NE
6	0	947700	0550	06/18/13	\$312,000	\$370,000	1,300	7	1967	VGood	7,800	N	N	14504 114TH AVE NE
6	0	947700	0560	05/08/12	\$284,000	\$374,000	1,300	7	1967	Avg	7,200	N	N	14512 114TH AVE NE
6	0	947700	1350	07/22/14	\$360,000	\$379,000	1,300	7	1967	Avg	7,770	N	N	14704 111TH PL NE
6	0	947710	0060	09/09/14	\$445,950	\$463,000	1,300	7	1968	VGood	7,800	N	N	14357 109TH AVE NE
6	0	947710	0430	05/16/12	\$327,400	\$431,000	1,300	7	1969	Avg	8,700	N	N	11019 NE 141ST ST
6	0	947710	0550	01/24/12	\$315,000	\$426,000	1,300	7	1968	VGood	7,345	N	N	14224 110TH AVE NE
6	0	947710	0720	05/20/13	\$315,000	\$376,000	1,300	7	1968	Good	7,350	N	N	14312 112TH AVE NE
6	0	947710	0940	08/14/13	\$346,000	\$403,000	1,300	7	1967	Good	8,034	N	N	11032 NE 144TH ST
6	0	376480	0370	08/05/13	\$330,000	\$386,000	1,310	7	1965	Good	7,150	N	N	10411 NE 143RD ST
6	0	376550	0070	02/26/14	\$347,500	\$383,000	1,310	7	1963	Avg	10,125	N	N	10566 NE 137TH PL
6	0	947710	0520	12/02/13	\$340,000	\$384,000	1,310	7	1968	Good	7,371	N	N	14206 110TH AVE NE
6	0	376530	0090	10/19/12	\$349,000	\$441,000	1,320	7	1963	Avg	21,060	N	N	10340 NE 137TH PL
6	0	620440	0080	10/23/13	\$375,000	\$429,000	1,320	7	1978	Good	7,432	N	N	14700 107TH AVE NE
6	0	620440	0100	10/18/12	\$350,000	\$443,000	1,320	7	1978	Avg	7,851	N	N	14704 107TH AVE NE

## Improved Sales Used in This Annual Update Analysis

### Area 073 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	0	947710	0260	02/07/14	\$347,000	\$384,000	1,320	7	1968	Avg	8,480	N	N	14215 110TH AVE NE
6	0	138730	0070	08/25/14	\$374,000	\$390,000	1,330	7	1976	Avg	10,640	N	N	15000 111TH AVE NE
6	0	138730	0560	02/26/13	\$390,000	\$476,000	1,330	7	1969	Good	9,660	N	N	10812 NE 154TH PL
6	0	138730	1760	03/12/13	\$348,000	\$424,000	1,330	7	1975	VGood	8,500	N	N	15319 111TH AVE NE
6	0	321160	0450	08/14/12	\$310,000	\$399,000	1,330	7	1969	Avg	8,075	N	N	14159 107TH AVE NE
6	0	691873	0130	07/21/14	\$360,000	\$379,000	1,330	7	1975	Good	7,482	N	N	10109 NE 144TH PL
6	0	691873	0130	07/19/13	\$342,000	\$402,000	1,330	7	1975	Good	7,482	N	N	10109 NE 144TH PL
6	0	814300	0100	10/29/13	\$385,000	\$439,000	1,330	7	1968	VGood	8,400	N	N	14140 104TH PL NE
6	0	814300	0160	11/19/12	\$310,000	\$389,000	1,330	7	1968	Avg	8,800	N	N	14176 104TH PL NE
6	0	138730	1360	12/22/14	\$411,800	\$413,000	1,340	7	1969	VGood	6,800	N	N	15005 110TH AVE NE
6	0	138730	0670	08/07/12	\$330,000	\$425,000	1,360	7	1969	Avg	7,422	N	N	10815 NE 154TH CT
6	0	795500	0100	08/06/13	\$375,000	\$438,000	1,360	7	1969	Good	7,416	N	N	10619 NE 143RD PL
6	0	795500	0170	05/01/13	\$360,000	\$432,000	1,360	7	1969	Good	6,510	N	N	10704 NE 143RD PL
6	0	810660	0210	06/26/12	\$294,000	\$383,000	1,360	7	1983	Avg	8,608	N	N	13940 113TH AVE NE
6	0	947710	0170	07/21/14	\$375,000	\$395,000	1,370	7	1968	Avg	9,720	N	N	14305 109TH AVE NE
6	0	330323	0370	05/24/12	\$350,000	\$460,000	1,390	7	1972	Avg	7,500	N	N	10802 NE 141ST PL
6	0	795505	0010	09/03/13	\$358,000	\$415,000	1,390	7	1972	Good	7,575	N	N	14443 107TH AVE NE
6	0	795505	0230	08/20/12	\$365,000	\$469,000	1,390	7	1973	Good	9,692	N	N	10716 NE 144TH CT
6	0	795505	0230	10/08/14	\$417,000	\$429,000	1,390	7	1973	Good	9,692	N	N	10716 NE 144TH CT
6	0	795505	0250	11/25/14	\$442,500	\$448,000	1,390	7	1973	Good	7,575	N	N	10702 NE 144TH CT
6	0	376480	0510	07/23/14	\$335,000	\$353,000	1,400	7	1965	Avg	7,920	N	N	10404 NE 143RD PL
6	0	395570	0140	11/19/12	\$333,000	\$418,000	1,400	7	1962	Avg	10,299	N	N	10000 NE 133RD PL
6	0	620440	0270	11/25/14	\$390,000	\$395,000	1,410	7	1978	Avg	11,576	N	N	10636 NE 148TH ST
6	0	947700	0120	10/22/14	\$383,000	\$392,000	1,410	7	1967	Avg	7,215	N	N	11103 NE 147TH ST
6	0	691873	0220	08/09/13	\$362,000	\$423,000	1,420	7	1976	Avg	9,579	N	N	14404 102ND AVE NE
6	0	202605	9119	08/25/14	\$453,000	\$472,000	1,430	7	1964	Good	9,583	N	N	13327 108TH AVE NE
6	0	202605	9161	08/27/13	\$365,000	\$424,000	1,440	7	1980	Good	7,405	N	N	13631 108TH AVE NE
6	0	376530	0110	09/08/14	\$395,000	\$410,000	1,440	7	1962	Good	21,450	N	N	10322 NE 137TH PL
6	0	620440	0180	08/23/12	\$381,800	\$490,000	1,440	7	1976	Avg	7,370	N	N	14818 107TH AVE NE
6	0	620441	0250	08/07/12	\$300,000	\$386,000	1,440	7	1978	Avg	7,623	N	N	10537 NE 148TH CT

## Improved Sales Used in This Annual Update Analysis

### Area 073 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	0	620442	0180	06/03/14	\$425,000	\$455,000	1,440	7	1978	Avg	9,000	N	N	14931 106TH AVE NE
6	0	202605	9165	10/22/13	\$370,000	\$423,000	1,470	7	1981	Avg	7,405	N	N	11015 NE 140TH ST
6	0	814310	0090	07/03/12	\$250,000	\$325,000	1,490	7	1968	Avg	6,300	N	N	10304 NE 141ST ST
6	0	947700	0020	10/05/12	\$321,000	\$407,000	1,510	7	1967	VGood	7,573	N	N	14516 111TH AVE NE
6	0	947710	0330	12/12/14	\$400,000	\$403,000	1,510	7	1968	Avg	8,385	N	N	14107 110TH AVE NE
6	0	947710	0980	11/10/14	\$399,000	\$406,000	1,510	7	1967	Avg	7,150	N	N	11006 NE 144TH ST
6	0	947710	1110	06/11/12	\$330,000	\$431,000	1,510	7	1968	Good	6,893	N	N	14245 110TH AVE NE
6	0	947700	1280	05/06/14	\$425,000	\$459,000	1,520	7	1967	VGood	7,983	N	N	14752 112TH AVE NE
6	0	947700	1280	12/07/12	\$352,000	\$439,000	1,520	7	1967	VGood	7,983	N	N	14752 112TH AVE NE
6	0	620441	0200	06/16/14	\$371,025	\$395,000	1,530	7	1977	Avg	8,925	N	N	10536 NE 148TH CT
6	0	947700	0640	05/25/12	\$365,000	\$479,000	1,530	7	1967	Good	14,620	N	N	14712 114TH AVE NE
6	0	620442	0060	04/04/14	\$367,450	\$400,000	1,540	7	1979	Good	7,150	N	N	14928 106TH AVE NE
6	0	779655	0010	12/02/13	\$427,500	\$483,000	1,540	7	1983	VGood	4,810	N	N	14444 101ST PL NE
6	0	947700	0080	07/14/14	\$415,000	\$438,000	1,540	7	1967	Avg	7,886	N	N	11116 NE 146TH ST
6	0	947700	0300	07/28/14	\$425,000	\$447,000	1,540	7	1967	Good	8,540	N	N	11234 NE 146TH ST
6	0	947700	0520	10/01/13	\$302,000	\$347,000	1,540	7	1967	Avg	7,200	N	N	11218 NE 145TH ST
6	0	138730	1150	09/24/13	\$350,000	\$403,000	1,560	7	1969	Good	7,303	N	N	15226 108TH PL NE
6	0	376480	0020	06/11/13	\$300,000	\$356,000	1,560	7	1965	Good	7,200	N	N	14379 104TH AVE NE
6	0	620441	0280	10/08/14	\$410,000	\$421,000	1,570	7	1978	Good	9,576	N	N	14711 106TH AVE NE
6	0	620441	0280	03/22/12	\$305,000	\$407,000	1,570	7	1978	Good	9,576	N	N	14711 106TH AVE NE
6	0	795505	0040	03/21/14	\$422,050	\$462,000	1,570	7	1972	Good	6,868	N	N	14425 107TH AVE NE
6	0	947700	0990	04/24/14	\$319,799	\$346,000	1,570	7	1967	Avg	7,275	N	N	11320 NE 147TH ST
6	0	620441	0330	10/20/14	\$432,000	\$442,000	1,600	7	1978	Avg	8,400	N	N	14609 106TH AVE NE
6	0	947700	0510	07/01/13	\$394,000	\$465,000	1,600	7	1967	VGood	7,200	N	N	11226 NE 145TH ST
6	0	947700	1150	02/28/12	\$272,000	\$365,000	1,630	7	1967	Avg	7,210	N	N	14809 113TH AVE NE
6	0	947710	0740	02/05/14	\$400,000	\$443,000	1,630	7	1968	Good	7,560	N	N	14324 112TH AVE NE
6	0	947710	1060	10/10/14	\$385,000	\$396,000	1,630	7	1967	Good	6,750	N	N	14301 110TH AVE NE
6	0	947700	0650	11/19/14	\$397,000	\$403,000	1,640	7	1967	VGood	11,730	N	N	14720 114TH AVE NE
6	0	321160	0410	09/24/12	\$295,000	\$375,000	1,650	7	1969	Avg	7,210	N	N	14138 107TH AVE NE
6	0	947700	0060	07/23/13	\$425,000	\$499,000	1,650	7	1967	Good	7,965	N	N	11115 NE 146TH ST



## Improved Sales Used in This Annual Update Analysis

### Area 073 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	0	795505	0110	08/15/12	\$377,500	\$485,000	1,670	7	1973	VGood	8,482	N	N	14404 107TH PL NE
6	0	138730	0780	08/27/13	\$415,000	\$482,000	1,680	7	1969	Good	7,735	N	N	15029 108TH PL NE
6	0	947700	0880	07/25/13	\$310,000	\$364,000	1,690	7	1967	Avg	7,140	N	N	11311 NE 149TH ST
6	0	814310	0530	05/22/13	\$399,999	\$477,000	1,770	7	1968	VGood	8,465	N	N	13935 103RD AVE NE
6	0	947710	0280	03/06/12	\$289,900	\$388,000	1,790	7	1968	Good	7,200	N	N	14201 110TH AVE NE
6	0	947710	0890	04/10/13	\$372,500	\$450,000	1,800	7	1967	Good	7,125	N	N	14320 110TH AVE NE
6	0	691873	0230	07/29/13	\$433,000	\$507,000	1,810	7	1976	VGood	7,068	N	N	14414 102ND AVE NE
6	0	664740	0140	06/07/12	\$398,000	\$521,000	1,820	7	1983	Avg	7,286	N	N	13416 110TH PL NE
6	0	395580	0080	12/29/14	\$420,000	\$420,000	1,890	7	1962	Avg	10,880	N	N	10663 NE 133RD PL
6	0	664740	0160	04/10/12	\$375,000	\$498,000	1,890	7	1983	VGood	8,013	N	N	13438 110TH PL NE
6	0	947710	0090	09/25/12	\$337,000	\$429,000	1,950	7	1968	VGood	7,920	N	N	14341 109TH AVE NE
6	0	947710	1230	02/22/13	\$355,000	\$434,000	1,970	7	1967	Avg	7,300	N	N	14354 109TH AVE NE
6	0	376550	0060	01/23/12	\$340,000	\$460,000	1,980	7	1963	Good	10,125	N	N	10558 NE 137TH PL
6	0	947710	1280	12/30/14	\$424,950	\$425,000	2,090	7	1967	Avg	7,505	N	N	14384 109TH AVE NE
6	0	947700	0970	07/10/13	\$317,000	\$373,000	2,190	7	1967	Avg	6,580	N	N	14711 114TH AVE NE
6	0	947700	0100	01/10/14	\$455,000	\$508,000	2,240	7	1967	Good	7,820	N	N	11104 NE 146TH ST
6	0	795506	0300	07/15/13	\$475,000	\$559,000	2,530	7	1973	VGood	6,868	N	N	14434 106TH PL NE
6	0	691871	0080	06/24/13	\$499,950	\$591,000	2,630	7	1975	VGood	7,904	N	N	14325 102ND AVE NE
6	0	144180	0100	12/27/12	\$371,000	\$461,000	1,190	8	1976	Good	8,597	N	N	13538 104TH PL NE
6	0	810660	0110	11/27/13	\$359,900	\$407,000	1,200	8	1982	Avg	7,681	N	N	13905 113TH AVE NE
6	0	056530	0210	03/25/13	\$400,000	\$485,000	1,390	8	1978	Good	7,260	N	N	14012 110TH PL NE
6	0	085570	0210	04/29/13	\$432,750	\$520,000	1,420	8	1978	Good	7,138	N	N	10133 NE 141ST PL
6	0	144181	0120	11/06/13	\$380,000	\$433,000	1,450	8	1977	Avg	8,640	N	N	10435 NE 135TH PL
6	0	144180	0010	12/08/14	\$459,900	\$464,000	1,460	8	1976	Avg	8,000	N	N	13611 104TH PL NE
6	0	144180	0250	02/08/13	\$340,000	\$417,000	1,460	8	1976	Avg	15,750	N	N	10506 NE 136TH PL
6	0	101550	0300	05/15/14	\$455,000	\$490,000	1,470	8	1980	Avg	7,344	N	N	14013 101ST PL NE
6	0	144180	0030	07/06/14	\$395,000	\$418,000	1,480	8	1975	Avg	7,700	N	N	13547 104TH PL NE
6	0	144181	0050	08/13/13	\$357,000	\$416,000	1,490	8	1977	Avg	10,161	N	N	10402 NE 135TH PL
6	0	664740	0250	07/23/14	\$439,950	\$463,000	1,540	8	1982	Good	7,773	N	N	10912 NE 135TH PL
6	0	376540	0040	06/25/13	\$337,000	\$398,000	1,590	8	1962	Avg	9,626	N	N	10312 NE 136TH PL

## Improved Sales Used in This Annual Update Analysis

### Area 073 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	0	056530	0110	12/16/14	\$432,500	\$435,000	1,600	8	1978	Avg	6,435	N	N	11008 NE 140TH ST
6	0	001130	0030	08/26/13	\$468,000	\$544,000	1,620	8	2002	Good	4,510	N	N	10016 NE 42ND PL
6	0	289570	0010	04/16/12	\$419,000	\$555,000	1,690	8	1979	Good	12,600	N	N	13430 109TH AVE NE
6	0	620443	0360	12/11/13	\$355,000	\$400,000	1,760	8	1980	Avg	11,141	N	N	10643 NE 154TH PL
6	0	101550	0020	11/12/12	\$389,950	\$490,000	1,860	8	1981	Avg	7,020	N	N	10015 NE 140TH ST
6	0	620443	0250	11/21/14	\$585,000	\$593,000	1,860	8	1979	Good	12,614	N	N	15333 106TH AVE NE
6	0	376465	0050	07/30/14	\$463,000	\$487,000	2,010	8	1998	Avg	4,195	N	N	14423 108TH PL NE
6	0	376465	0070	12/16/14	\$471,000	\$473,000	2,010	8	1998	Avg	4,059	N	N	14411 108TH PL NE
6	0	001130	0210	10/16/13	\$530,000	\$607,000	2,050	8	2003	Avg	4,287	N	N	10005 NE 142ND PL
6	0	691871	0340	08/22/14	\$385,000	\$402,000	2,110	8	1975	Avg	8,000	N	N	14340 102ND AVE NE
6	0	202555	0230	03/14/12	\$342,000	\$457,000	2,140	8	1994	Avg	5,908	N	N	14407 113TH PL NE
6	0	001130	0050	10/14/13	\$577,000	\$661,000	2,160	8	2005	Avg	3,949	N	N	10028 NE 142ND PL
6	0	202555	0260	06/26/13	\$499,888	\$591,000	2,200	8	1993	VGood	5,220	N	N	14420 113TH AVE NE
6	0	001130	0020	03/28/13	\$484,000	\$586,000	2,290	8	2002	Avg	5,060	N	N	10010 NE 142ND PL
6	0	085570	0070	09/26/14	\$523,000	\$540,000	2,300	8	1979	Good	6,600	N	N	14212 101ST PL NE
6	0	202555	0200	08/16/13	\$520,000	\$606,000	2,450	8	1994	Good	5,220	N	N	14425 113TH PL NE
6	0	620443	0180	10/18/12	\$400,000	\$506,000	2,470	8	1981	Avg	15,200	N	N	10636 NE 154TH PL
6	0	202555	0160	09/26/12	\$449,900	\$572,000	2,530	8	1993	Avg	7,366	N	N	14428 113TH PL NE
6	0	001130	0120	06/30/14	\$635,000	\$674,000	2,550	8	2005	Avg	4,007	N	N	10068 NE 142ND PL
6	0	202605	9181	11/20/14	\$560,000	\$568,000	2,090	9	1992	Avg	15,790	N	N	14223 JUANITA-WOODINVILLE WAY NE
6	0	663500	0110	02/10/14	\$599,950	\$664,000	2,380	9	2014	Avg	3,332	N	N	13242 106TH PL NE
6	0	663500	0130	04/09/14	\$599,950	\$653,000	2,380	9	2014	Avg	3,416	N	N	13227 106TH PL NE
6	0	663500	0150	12/12/13	\$672,150	\$757,000	2,540	9	2013	Avg	4,519	N	N	13217 106TH PL NE
6	0	663500	0160	10/01/13	\$679,218	\$781,000	2,540	9	2013	Avg	4,141	N	N	13213 106TH PL NE
6	0	663500	0170	08/14/13	\$669,950	\$781,000	2,540	9	2013	Avg	4,595	N	N	13207 106TH PL NE
6	0	663500	0180	11/10/13	\$682,000	\$775,000	2,540	9	2013	Avg	4,337	N	N	13203 106TH PL NE
6	0	663500	0010	12/20/13	\$619,950	\$697,000	2,590	9	2013	Avg	4,239	N	N	13202 106TH PL NE
6	0	663500	0040	03/17/14	\$619,950	\$679,000	2,590	9	2013	Avg	4,875	N	N	13214 106TH PL NE
6	0	663500	0090	08/06/13	\$624,950	\$730,000	2,590	9	2013	Avg	3,942	N	N	13234 106TH PL NE
6	0	663500	0100	03/06/14	\$624,950	\$687,000	2,590	9	2013	Avg	3,240	N	N	13238 106TH PL NE

## Improved Sales Used in This Annual Update Analysis

### Area 073 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	0	663500	0020	01/16/14	\$642,050	\$716,000	2,810	9	2013	Avg	3,574	N	N	13206 106TH PL NE
6	0	663500	0030	01/29/14	\$642,050	\$713,000	2,810	9	2013	Avg	5,994	N	N	13210 106TH PL NE
6	0	663500	0050	12/04/13	\$645,000	\$728,000	2,810	9	2013	Avg	4,382	N	N	13222 106TH PL NE
6	0	663500	0060	09/05/13	\$646,517	\$749,000	2,810	9	2013	Avg	4,089	N	N	13218 106TH PL NE
6	0	663500	0080	07/19/13	\$640,000	\$752,000	2,810	9	2013	Avg	4,841	N	N	13230 106TH PL NE
6	0	663500	0070	01/16/14	\$664,225	\$741,000	3,066	9	2013	Avg	4,267	N	N	13226 106TH PL NE

## Improved Sales Removed in This Annual Update Analysis

### Area 073 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	0	025500	0170	08/07/12	\$257,000	FORCED SALE; EXEMPT FROM EXCISE TAX
3	0	025500	0300	07/25/14	\$402,365	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
3	0	092605	9056	03/17/14	\$295,000	OBSOLESCENCE; FINANCIAL INSTITUTION RESALE
3	0	092605	9056	06/26/13	\$221,017	OBSOLESCENCE; FORCED SALE; EXEMPT FROM EXCISE TAX
3	0	092605	9086	03/01/12	\$250,000	OBSOLESCENCE; PREVIOUS IMP. VALUE <= 25K; NO MARKET EXPOSURE
3	0	092605	9094	07/09/13	\$606,991	OBSOLESCENCE; FORCED SALE; EXEMPT FROM EXCISE TAX
3	0	092605	9094	10/01/13	\$427,875	OBSOLESCENCE; QUIT CLAIM DEED; FINANCIAL INSTITUTION RESALE
3	0	092605	9176	04/02/13	\$259,000	NO MARKET EXPOSURE
3	0	155250	0040	07/22/14	\$345,000	QUIT CLAIM DEED
3	0	155251	0330	11/12/12	\$286,745	FORCED SALE; EXEMPT FROM EXCISE TAX
3	0	162605	9077	05/22/14	\$1,400,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHAR CHANGED SINCE SALE
3	0	209580	0020	05/13/14	\$287,500	NO MARKET EXPOSURE
3	0	387680	0100	04/21/13	\$190,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ESTATE ADM, GUARDIAN, OR EXECUTOR
3	0	387680	0340	05/22/13	\$293,700	FORCED SALE; EXEMPT FROM EXCISE TAX
3	0	387681	0150	05/23/13	\$354,147	FORCED SALE; EXEMPT FROM EXCISE TAX
3	0	387681	0190	11/13/14	\$410,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
3	0	387682	0040	09/20/12	\$35,875	DOR RATIO; QUIT CLAIM DEED
3	0	387682	0200	02/14/13	\$246,840	FORCED SALE; EXEMPT FROM EXCISE TAX
3	0	553650	0030	06/26/12	\$410,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
3	0	553650	0090	02/13/12	\$395,000	FINANCIAL INSTITUTION RESALE; NON-REPRESENTATIVE SALE
3	0	697997	0100	06/05/14	\$405,507	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
3	0	697997	0100	03/04/13	\$533,324	FORCED SALE; EXEMPT FROM EXCISE TAX
3	0	697997	0100	03/11/13	\$465,614	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
3	0	697997	0150	12/12/14	\$420,000	NON-NORMAL DISTRIBUTION; DIAGNOSTIC OUTLIER
3	0	697997	0290	10/22/14	\$385,500	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
3	0	866320	0210	12/30/13	\$350,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	0	866320	0310	10/10/12	\$406,000	RELOCATION - SALE TO SERVICE
3	0	866320	0540	08/22/12	\$275,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
3	0	866320	0620	09/16/13	\$389,900	ESTATE ADM, GUARDIAN, OR EXECUTOR; SALE DATA DOES NOT MATCH ASSESSED VALUE





## Improved Sales Removed in This Annual Update Analysis

### Area 073 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	0	868050	0150	03/02/13	\$527,500	RELOCATION - SALE TO SERVICE
3	0	894640	0080	07/31/12	\$251,800	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
3	0	934610	0060	10/29/14	\$580,000	RELOCATION - SALE TO SERVICE
3	22	946590	0280	01/03/12	\$515,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	22	946591	0150	11/09/14	\$607,000	UNFINISHED AREA
3	22	946591	0410	08/24/12	\$233,733	FORCED SALE; EXEMPT FROM EXCISE TAX
3	22	946670	0330	08/30/12	\$397,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
4	0	143790	0020	10/01/14	\$270,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	0	143791	0330	07/04/12	\$323,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
4	0	144580	0210	08/30/12	\$249,000	SHORT SALE; NON-REPRESENTATIVE SALE
4	0	257030	0280	01/29/13	\$290,000	IMP. CHAR CHANGED SINCE SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	0	292605	9120	03/06/12	\$266,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
4	0	292605	9221	01/11/12	\$235,000	NON-REPRESENTATIVE SALE
4	5	305700	0090	07/17/12	\$145,000	NON-REPRESENTATIVE SALE
4	0	312670	0080	08/26/13	\$333,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
4	0	312670	0083	12/01/13	\$515,000	RELOCATION - SALE TO SERVICE
4	0	312720	0041	06/13/14	\$589,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
4	0	312720	0041	03/05/12	\$406,000	SHORT SALE; SALE DATA DOES NOT MATCH ASSESSED VALUE
4	0	355880	0090	08/08/14	\$14,000	DOR RATIO
4	0	355890	0450	07/11/14	\$530,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
4	0	355890	0590	11/25/14	\$360,000	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
4	0	355891	0280	10/17/13	\$325,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	0	355891	0470	10/26/12	\$460,000	NO MARKET EXPOSURE
4	0	355891	0710	10/28/14	\$321,500	RELATED PARTY, FRIEND, OR NEIGHBOR
4	0	355891	0820	12/11/12	\$285,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
4	0	375650	0020	09/23/13	\$83,939	DOR RATIO; QUIT CLAIM DEED
4	0	375650	0020	05/15/12	\$175,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
4	0	375650	0180	06/27/14	\$265,000	NO MARKET EXPOSURE
4	0	375650	0180	12/08/14	\$475,000	SALE DATA DOES NOT MATCH ASSESSED VALUE



## Improved Sales Removed in This Annual Update Analysis

### Area 073 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
4	0	375650	0620	08/24/12	\$181,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	0	512840	0030	03/08/12	\$240,000	SHORT SALE; NON-REPRESENTATIVE SALE
4	0	680150	0050	06/01/12	\$250,000	SHORT SALE; NON-REPRESENTATIVE SALE
4	0	680150	0090	07/07/14	\$366,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; SHORT SALE
4	0	794071	0230	05/14/12	\$316,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
4	0	794110	0330	09/10/13	\$235,000	FORCED SALE; EXEMPT FROM EXCISE TAX
4	0	794112	0070	09/19/13	\$182,000	NO MARKET EXPOSURE
4	0	794112	0070	03/17/14	\$295,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
4	0	794114	0080	04/10/12	\$216,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
4	0	866328	0220	04/25/12	\$324,900	ESTATE ADM, GUARDIAN, OR EXECUTOR; SALE DATA DOES NOT MATCH ASSESSED VALUE
5	28	104900	0050	12/19/12	\$310,370	FORCED SALE; EXEMPT FROM EXCISE TAX
5	28	104900	0080	03/20/14	\$260,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
5	8	104900	0860	02/13/12	\$99,000	DOR RATIO; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
5	8	104900	0870	10/30/13	\$326,487	FORCED SALE; EXEMPT FROM EXCISE TAX
5	28	104901	0050	12/19/14	\$386,100	SALE DATA DOES NOT MATCH ASSESSED VALUE
5	28	104901	0180	03/15/13	\$230,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	28	104901	0420	08/27/12	\$200,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
5	28	104901	0440	01/22/14	\$248,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
5	28	104901	0440	08/28/14	\$185,000	NO MARKET EXPOSURE
5	8	104901	0620	05/13/14	\$90,000	DOR RATIO
5	8	104901	0720	02/24/12	\$166,500	FORCED SALE; EXEMPT FROM EXCISE TAX
5	0	152920	0100	09/06/12	\$475,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
5	0	153090	0150	11/21/13	\$390,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
5	0	153090	0400	08/22/13	\$101,059	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	162605	9035	08/28/12	\$630,000	UNFINISHED AREA
5	0	162605	9126	11/13/13	\$432,000	UNFINISHED AREA
5	0	183990	0060	02/13/13	\$280,400	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	183991	0160	01/28/14	\$3,000	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR; EXEMPT FROM EXCISE TAX
5	0	183991	0190	05/07/12	\$201,250	IMP. CHARACTERISTICS CHANGED SINCE SALE



## Improved Sales Removed in This Annual Update Analysis

### Area 073 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	0	183991	0220	12/09/13	\$232,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	183991	0220	04/15/14	\$377,500	SALE DATA DOES NOT MATCH ASSESSED VALUE
5	0	183991	0220	07/05/12	\$220,000	SHORT SALE; SALE DATA DOES NOT MATCH ASSESSED VALUE
5	0	183991	0230	03/01/12	\$265,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
5	0	183992	0160	07/14/14	\$432,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
5	0	212605	9118	05/30/12	\$370,000	FORCED SALE; EXEMPT FROM EXCISE TAX
5	0	212605	9118	06/15/12	\$370,000	NO MARKET EXPOSURE
5	0	212605	9234	09/24/14	\$650,000	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
5	0	212605	9256	07/18/14	\$468,515	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
5	0	212605	9259	03/20/13	\$370,000	FINANCIAL INSTITUTION RESALE; SALE DATA DOES NOT MATCH ASSESSED VALUE
5	0	212605	9275	05/07/12	\$400,000	NO MARKET EXPOSURE
5	0	212605	9284	12/05/14	\$700,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
5	0	212605	9291	12/01/14	\$1,020,000	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
5	0	212605	9295	08/05/14	\$995,500	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
5	0	255861	0010	07/19/13	\$353,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	255861	0180	06/06/12	\$477,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
5	0	255862	0010	05/14/13	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	255869	0050	08/02/12	\$415,965	FORCED SALE; EXEMPT FROM EXCISE TAX
5	0	255873	0150	01/31/12	\$262,000	FORCED SALE; EXEMPT FROM EXCISE TAX
5	0	320540	0220	05/07/13	\$347,587	FORCED SALE; EXEMPT FROM EXCISE TAX
5	0	320540	0420	07/30/13	\$238,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	320550	0050	08/14/14	\$275,200	FINANCIAL INSTITUTION RESALE; BANKRUPTCY - RECEIVER OR TRUSTEE
5	0	320550	0160	12/26/14	\$524,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
5	0	320550	0220	06/11/12	\$290,000	IMP. CHAR CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
5	0	320550	0290	01/11/12	\$215,000	FINANCIAL INSTITUTION RESALE; NON-REPRESENTATIVE SALE
5	0	328810	0140	09/12/12	\$180,000	DOR RATIO; NO MARKET EXPOSURE
5	0	328810	0350	04/05/12	\$366,000	FINANCIAL INSTITUTION RESALE; SALE DATA DOES NOT MATCH ASSESSED VALUE
5	0	328810	0350	03/11/14	\$475,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
5	0	328810	0400	02/28/12	\$226,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE



## Improved Sales Removed in This Annual Update Analysis

### Area 073 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	0	328820	0050	12/23/14	\$363,100	FINANCIAL INSTITUTION RESALE; SALE DATA DOES NOT MATCH ASSESSED VALUE
5	0	328820	0170	03/20/12	\$425,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	328820	0290	01/25/12	\$472,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
5	0	328820	0710	05/27/14	\$465,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
5	0	328820	0840	12/26/14	\$356,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	328820	0850	12/12/12	\$275,950	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
5	0	328830	0760	03/28/14	\$355,000	FINANCIAL INSTITUTION RESALE; BANKRUPTCY - RECEIVER OR TRUSTEE
5	0	328830	0830	05/23/13	\$471,855	FORCED SALE; EXEMPT FROM EXCISE TAX
5	0	328830	1010	06/25/14	\$585,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
5	0	328830	1030	11/26/14	\$375,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
5	0	328830	1050	02/03/12	\$320,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
5	0	328830	1050	08/19/14	\$482,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
5	0	328830	1100	02/15/12	\$255,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
5	0	328830	1140	12/12/12	\$49,440	DOR RATIO; NO MARKET EXPOSURE
5	0	328830	1140	01/11/13	\$200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	328830	1200	04/23/12	\$290,000	IMP. CHAR CHANGED SINCE SALE; NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
5	0	328830	1310	07/24/14	\$393,820	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
5	0	337430	0130	03/14/12	\$428,275	FORCED SALE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
5	0	337430	0170	01/23/12	\$200,000	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
5	0	371550	0160	02/16/12	\$218,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
5	0	371550	0170	06/23/14	\$442,500	SALE DATA DOES NOT MATCH ASSESSED VALUE
5	0	378700	0120	06/09/14	\$459,169	FINANCIAL INSTITUTION RESALE; BANKRUPTCY - RECEIVER OR TRUSTEE
5	0	387600	0310	02/07/13	\$310,500	SHORT SALE; NON-REPRESENTATIVE SALE
5	0	387600	0440	07/28/14	\$517,850	SALE DATA DOES NOT MATCH ASSESSED VALUE
5	0	387600	0530	11/20/13	\$355,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
5	0	387600	1790	03/02/12	\$350,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
5	0	387610	0320	09/05/14	\$482,500	SALE DATA DOES NOT MATCH ASSESSED VALUE
5	0	387610	0500	06/15/12	\$340,000	NO MARKET EXPOSURE
5	0	387610	0720	09/25/12	\$487,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM



## Improved Sales Removed in This Annual Update Analysis

### Area 073 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	0	387620	0100	07/10/14	\$439,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
5	0	387620	0130	02/01/12	\$369,995	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
5	0	387620	0800	07/29/13	\$288,991	PARTIAL INTEREST (1/3, 1/2, ETC.); RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	387620	1100	03/21/13	\$287,790	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	387620	1200	02/26/13	\$187,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	387620	1340	03/01/12	\$406,300	NO MARKET EXPOSURE
5	0	387630	0830	11/26/12	\$275,000	NON-REPRESENTATIVE SALE; SHORT SALE
5	0	387630	0890	12/11/14	\$485,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
5	0	387630	1230	06/26/13	\$340,000	IMP. CHAR CHANGED SINCE SALE; NO MARKET EXP; RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	387630	1290	06/20/14	\$450,000	NO MARKET EXPOSURE
5	0	387630	1450	02/28/12	\$240,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ESTATE ADM, GUARDIAN, OR EXECUTOR
5	0	387631	0040	04/08/13	\$288,750	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; IMP. CHAR CHANGED SINCE SALE
5	0	387631	0430	10/11/12	\$174,400	DOR RATIO; NO MARKET EXPOSURE
5	0	387631	0950	03/27/12	\$371,763	FORCED SALE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
5	0	387631	1130	12/12/13	\$380,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	387631	1350	08/26/14	\$474,950	SALE DATA DOES NOT MATCH ASSESSED VALUE
5	0	387631	1860	12/26/14	\$525,000	ACTIVE PERMIT BEFORE SALE >25K; SALE DATA DOES NOT MATCH ASSESSED VALUE
5	0	387631	1960	07/24/13	\$305,000	DOR RATIO
5	0	387631	2220	05/30/14	\$266,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	387631	2930	01/11/12	\$230,000	SHORT SALE; NON-REPRESENTATIVE SALE
5	0	387631	2960	04/12/12	\$210,000	NON-REPRESENTATIVE SALE; SHORT SALE
5	0	387631	3120	08/26/14	\$290,000	NO MARKET EXPOSURE
5	0	387631	3170	05/16/12	\$335,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	387631	3170	12/09/14	\$436,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
5	0	434010	0090	09/04/12	\$504,873	FORCED SALE; EXEMPT FROM EXCISE TAX
5	0	701600	0160	06/27/12	\$261,453	FORCED SALE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
5	0	701600	0170	10/31/12	\$396,175	FORCED SALE; EXEMPT FROM EXCISE TAX
5	0	701600	0460	11/05/12	\$385,000	FINANCIAL INSTITUTION RESALE; SALE DATA DOES NOT MATCH ASSESSED VALUE
5	0	701600	0460	07/18/12	\$392,383	FORCED SALE; EXEMPT FROM EXCISE TAX





## Improved Sales Removed in This Annual Update Analysis

### Area 073 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	0	701600	0640	03/26/12	\$265,000	SHORT; SALE DATA DOES NOT MATCH ASSESSED VALUE
5	0	701610	0060	04/02/12	\$314,200	NON-REPRESENTATIVE SALE
5	0	701610	0120	06/12/14	\$440,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
5	0	701630	0050	06/02/14	\$399,500	NO MARKET EXPOSURE
5	0	701630	0050	07/23/14	\$420,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
5	0	701631	0070	11/28/12	\$291,504	FORCED SALE
5	0	815960	0380	12/28/12	\$410,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	866317	0120	12/07/12	\$324,783	FORCED SALE; EXEMPT FROM EXCISE TAX
5	0	866326	0080	09/05/13	\$339,000	FORCED SALE; EXEMPT FROM EXCISE TAX
5	0	954290	0050	11/13/13	\$235,000	SHORT SALE; NON-REPRESENTATIVE SALE
5	0	954290	0170	04/12/12	\$207,700	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
5	0	954290	0290	05/28/14	\$306,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
5	0	954290	0320	10/18/12	\$230,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
6	0	056530	0050	09/27/12	\$312,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
6	0	138730	0250	08/02/12	\$285,000	FORCED SALE; EXEMPT FROM EXCISE TAX
6	0	138730	0310	01/03/13	\$396,152	FORCED SALE; EXEMPT FROM EXCISE TAX
6	0	138730	0640	06/04/13	\$227,700	NO MARKET EXPOSURE
6	0	138730	0640	08/30/13	\$425,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
6	0	138730	0940	11/13/14	\$350,780	AUCTION SALE; EXEMPT FROM EXCISE TAX
6	0	138730	1690	11/22/13	\$316,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	0	138730	1690	03/24/14	\$447,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
6	0	138730	1760	05/07/12	\$299,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	0	139550	0040	02/27/12	\$177,900	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
6	0	139550	0180	09/26/12	\$225,251	FORCED SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
6	0	144180	0090	11/14/12	\$245,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
6	0	202555	0070	01/13/12	\$452,500	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
6	0	202555	0260	02/14/13	\$330,000	FORCED SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
6	0	202605	9116	08/07/14	\$250,000	NO MARKET EXPOSURE
6	0	202605	9134	12/09/13	\$306,630	FORCED SALE; EXEMPT FROM EXCISE TAX



## Improved Sales Removed in This Annual Update Analysis

### Area 073 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6	0	321160	0040	07/31/14	\$330,000	NO MARKET EXPOSURE
6	0	330323	0110	08/04/14	\$424,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
6	0	330323	0170	07/11/12	\$200,000	FORCED SALE; QUIT CLAIM DEED
6	0	330323	0250	02/25/13	\$146,732	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
6	0	330323	0320	07/28/14	\$290,000	FINANCIAL INSTITUTION RESALE; IMP CHARACTERISTICS CHANGED SINCE SALE
6	0	375470	0360	07/25/12	\$290,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
6	0	376480	0630	08/25/14	\$290,000	OBSOLESCENCE
6	0	376540	0030	03/01/12	\$215,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE
6	0	376540	0080	08/12/14	\$659,000	NO MARKET EXPOSURE
6	0	395570	0040	02/06/12	\$215,000	FINANCIAL INSTITUTION RESALE; NON-REPRESENTATIVE SALE
6	0	395580	0130	02/17/12	\$280,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
6	0	620440	0170	06/20/14	\$477,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
6	0	620441	0250	08/01/14	\$430,000	NO MARKET EXPOSURE
6	0	620442	0290	12/03/14	\$560,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
6	0	663500	0140	01/08/14	\$689,950	DOR RATIO; PREVIOUS IMP. VALUE <= 25K
6	0	664740	0190	09/01/12	\$265,750	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
6	0	691871	0290	12/17/12	\$99,456	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
6	0	779655	0100	02/22/12	\$310,000	SHORT SALE; NON-REPRESENTATIVE SALE
6	0	795500	0100	08/06/13	\$375,000	RELOCATION - SALE TO SERVICE
6	0	795506	0150	03/20/13	\$356,600	FORCED SALE; EXEMPT FROM EXCISE TAX
6	0	795506	0160	07/27/12	\$142,500	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
6	0	810660	0110	05/29/12	\$313,738	FORCED SALE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
6	0	814300	0040	11/12/14	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	0	814300	0280	09/13/13	\$290,100	FORCED SALE; EXEMPT FROM EXCISE TAX
6	0	814300	0280	11/21/14	\$478,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
6	0	814300	0310	11/22/13	\$257,250	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	0	814300	0390	11/04/13	\$412,000	RELOCATION - SALE TO SERVICE
6	0	814300	0400	01/03/12	\$252,950	SHORT SALE; NON-REPRESENTATIVE SALE
6	0	814300	0410	03/13/13	\$500,000	UNFINISHED AREA



## Improved Sales Removed in This Annual Update Analysis

### Area 073 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6	0	814300	0410	05/15/12	\$215,000	UNFINISHED AREA; IMP. CHARACTERISTICS CHANGED SINCE SALE
6	0	814310	0360	06/14/12	\$273,452	CORRECTION DEED; FORCED SALE; GOV'T TO GOV'T
6	0	814310	0360	05/22/12	\$273,452	FORCED SALE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
6	0	814310	0530	01/24/13	\$195,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	0	814310	0600	11/20/13	\$288,000	FINANCIAL INSTITUTION RESALE; SALE DATA DOES NOT MATCH ASSESSED VALUE
6	0	920620	0170	05/05/14	\$280,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHAR CHANGED SINCE SALE
6	0	920620	0170	08/18/14	\$434,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
6	0	947700	0180	12/11/14	\$450,000	NO MARKET EXPOSURE
6	0	947700	0310	02/24/14	\$402,500	SALE DATA DOES NOT MATCH ASSESSED VALUE
6	0	947700	0550	12/28/12	\$215,500	FORCED SALE; EXEMPT FROM EXCISE TAX
6	0	947700	1140	07/10/14	\$499,950	SALE DATA DOES NOT MATCH ASSESSED VALUE
6	0	947700	1210	12/27/12	\$337,707	FORCED SALE; EXEMPT FROM EXCISE TAX
6	0	947700	1210	11/20/14	\$505,000	RELOCATION - SALE BY SERVICE; SALE DATA DOES NOT MATCH ASSESSED VALUE
6	0	947700	1210	11/20/14	\$505,000	RELOCATION - SALE TO SERVICE
6	0	947710	0090	06/20/12	\$250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
6	0	947710	0930	03/27/13	\$396,196	FORCED SALE; EXEMPT FROM EXCISE TAX
6	0	947710	0980	11/10/14	\$399,000	RELOCATION - SALE TO SERVICE
6	0	947710	1240	03/27/12	\$252,000	FINANCIAL INSTITUTION RESALE; NON-REPRESENTATIVE SALE
6	0	947720	0150	09/11/14	\$420,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
6	0	947720	0280	02/03/12	\$322,000	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
6	0	947720	0860	08/19/14	\$220,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	0	947720	1150	11/06/13	\$7,000	DOR RATIO; QCD; RELATED PARTY, FRIEND, OR NGHBR; ESTATE ADM OR GUARDIAN
6	0	947720	1330	05/22/13	\$286,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	0	947720	1620	11/04/13	\$149,500	DOR RATIO
6	0	947720	1620	11/19/13	\$169,500	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED

## Vacant Sales Used in this Annual Update Analysis

### Area 073

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
3	0	162605	9108	04/30/14	\$270,000	27,007	N	N
4	0	292605	9292	07/17/12	\$235,000	7,546	N	N
5	0	162605	9177	07/11/13	\$180,000	9,980	N	N

## Vacant Sales Removed in this Annual Update Analysis

### Area 073

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	0	162605	9177	10/06/14	\$835,000	NEW IMP
5	0	371550	0300	01/28/14	\$40,000	NO MARKET EXPOSURE



## Mobile Home Sales Used in this Annual Update Analysis

### Area 073

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Living Area	Class	Year Built	Cond	Lot Size	View	Situs Address
3	0	951120	1230	09/08/14	\$152,000	924	Avg	1978	Avg	5,727	N	17212 WOODCREST DR NE
3	0	951120	0710	07/02/14	\$159,000	952	Avg	1978	Avg	5,836	Y	17052 WOODCREST DR NE
3	0	951120	0180	05/10/13	\$120,000	1,056	Avg	1978	Avg	5,065	N	17013 119TH CT NE
3	0	951120	1460	07/11/12	\$115,000	1,080	Avg	1989	Avg	5,627	Y	17363 WOODCREST DR NE
3	0	951120	0250	06/17/13	\$175,000	1,120	Avg	1987	Good	5,024	N	17037 WOODCREST DR NE
3	0	951120	0150	03/25/14	\$172,665	1,248	Avg	1978	Good	6,376	N	17002 119TH CT NE
3	0	951120	0320	11/23/14	\$177,500	1,248	Avg	1978	Avg	6,473	Y	17004 118TH CT NE
3	0	951120	1290	11/26/12	\$169,000	1,248	Avg	1986	Avg	3,968	N	17317 WOODCREST DR NE
3	0	951120	0350	10/31/13	\$184,806	1,344	Good	1979	Good	6,534	N	17017 118TH CT NE
3	0	951120	0770	02/28/12	\$170,000	1,344	Avg	1978	Good	6,271	Y	11843 NE 172ND ST
3	0	951120	1370	10/08/13	\$205,000	1,404	Good	2006	Avg	4,717	N	17333 WOODCREST DR NE
3	0	951120	0030	11/12/13	\$210,000	1,440	Avg	1987	Avg	6,223	N	17304 119TH AVE NE
3	0	951120	0400	06/18/12	\$195,000	1,440	Good	1978	Avg	7,109	N	17117 WOODCREST DR NE
3	0	951120	0800	06/06/13	\$180,000	1,440	Avg	1978	Avg	6,650	Y	11825 NE 172ND ST
3	0	951120	1120	10/31/13	\$221,000	1,450	Good	1983	Avg	6,522	Y	11720 NE 172ND ST
3	0	951120	1260	07/30/13	\$195,000	1,456	Good	1985	Good	5,379	N	17311 WOODCREST DR NE
3	0	951120	0500	10/09/13	\$219,750	1,540	Good	1987	Avg	5,768	N	17108 117TH CT NE
3	0	951120	1340	08/22/13	\$189,000	1,664	Good	1982	Avg	5,245	N	17327 WOODCREST DR NE
3	0	951120	0330	08/11/14	\$220,000	1,680	Good	1978	Good	5,658	N	17005 118TH CT NE
3	0	951120	1000	06/11/13	\$190,000	1,716	Good	1985	Good	5,107	N	17223 119TH AVE NE
3	0	951120	0990	05/20/13	\$190,350	1,792	Good	1980	Avg	5,064	Y	17211 119TH AVE NE
3	0	951120	1110	08/21/12	\$170,000	1,792	Good	1978	Avg	6,850	Y	11722 NE 172ND ST
3	0	951120	0360	11/19/14	\$245,000	1,848	Good	1983	Avg	6,231	N	17065 WOODCREST DR NE
3	0	951120	0410	06/20/13	\$205,000	1,876	Good	1978	Avg	8,123	N	17121 WOODCREST DR NE
3	0	951120	0280	11/21/13	\$200,000	1,968	Good	1982	Avg	6,126	Y	17045 WOODCREST DR NE
3	0	951120	1270	05/27/14	\$185,000	1,968	Good	1979	Avg	9,123	N	17313 WOODCREST DR NE
3	0	951120	1390	07/09/12	\$205,000	2,016	Good	1979	Good	9,507	N	17337 WOODCREST DR NE
6	0	202605	9150	06/13/14	\$279,000	1,370	Good	1980	Avg	41,817	N	10515 NE 135TH LN

## Mobile Home Sales Removed in this Annual Update Analysis

### Area 073

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	0	951120	0230	12/19/13	\$50,527	MOBILE HOME; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	0	951120	1290	01/13/12	\$68,500	MOBILE HOME; FINANCIAL INSTITUTION RESALE; IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	951120	0790	12/15/14	\$223,000	MOBILE HOME, NO MARKET EXPOSURE
3	0	951120	0660	12/13/12	\$122,900	MOBILE HOME; SHORT SALE
3	0	951120	0890	01/14/13	\$140,000	MOBILE HOME; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
3	0	951120	1520	12/01/14	\$137,781	BANKRUPTCY - RECEIVER OR TRUSTEE; MOBILE HOME; EXEMPT FROM EXCISE TAX
3	0	951120	1520	11/12/14	\$137,781	BANKRUPTCY - RECEIVER OR TRUSTEE; MOBILE HOME; EXEMPT FROM EXCISE TAX
3	0	951120	0940	10/17/14	\$182,500	MOBILE HOME; NO MARKET EXPOSURE
3	0	951120	1400	07/01/14	\$190,000	MOBILE HOME; NO MARKET EXPOSURE

# Uniform Standards of Professional Appraisal Practice Compliance

## Client and Intended Use of the Appraisal:

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

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

## Definition and date of value estimate:

### Market Value

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

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

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

### Highest and Best Use

#### **RCW 84.40.030**

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

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



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

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

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

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

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

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

**Date of Value Estimate**

**RCW 84.36.005**

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

**RCW 36.21.080**

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

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

## Property Rights Appraised: Fee Simple

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

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

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

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

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

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

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

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

## Assumptions and Limiting Conditions:

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





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

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

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

## 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
- Sales Verification



06/17/2015

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Appraiser II

Date