

Kirkland

Area: 074

Residential Revalue for 2015 Assessment Roll



Area 74 / Kirkland is located on the Eastside of Lake Washington, north of Bellevue, south of Juanita and surrounds the central business district of downtown Kirkland. There is great diversity in the area. It is comprised of non-waterfront and waterfront properties built from the late 1900's to present and intermingled with townhomes, condominiums, and commercial properties. There are several neighborhood parks and a four-year college located in the area. Kirkland offers a variety of employment opportunities including companies like Google who is in the process of expanding their Kirkland campus. The western portion of Area 74 has views of Lake Washington, the Olympic Mountains, territory and the City of Seattle skyline. With the lack of vacant, buildable sites, much of the development has involved demolition of existing residences or major renovations. Typically the residences that are demolished are small in size and are average or below average construction. A premium is paid for sites with views, larger lots, and proximity to downtown Kirkland; however, even smaller sites with limited or no views are being purchased and existing residences demolished. Area 74's South and East perimeter is surrounded by I-405 and SR 520, creating convenient access to Seattle and other Eastside communities.



King County

Department of Assessments

Setting values, serving the community, and pursuing excellence

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Lloyd Hara
Assessor

Dear Property Owners:

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

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

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

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

Sincerely,

Lloyd Hara
Assessor

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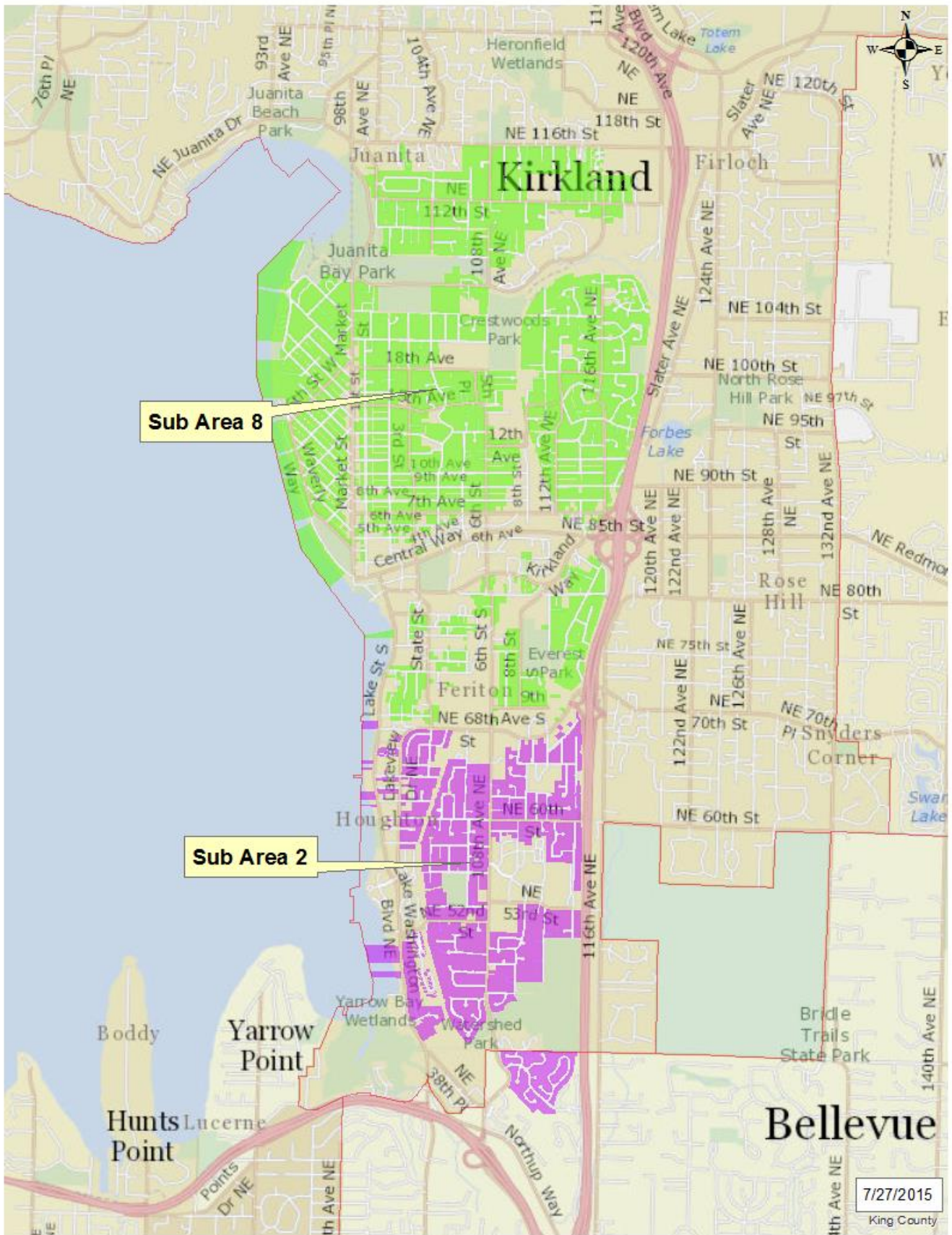
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Area 074 Map



All maps in this document are subject to the following disclaimer: The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County. Scale unknown.

Area 074 Housing Profile



Grade 6/ Year Built 1947/ Total Living Area 1560
Account Number 082505-9166



Grade 7/ Year Built 1955/ Total Living Area 1060
Account Number 123400-0580



Grade 8/ Year Built 2012/ Total Living Area 2560
Account Number 332605-9265



Grade 9/ Year Built 1990/ Total Living Area 3660
Account Number 250550-0125



Grade 10/ Year Built 2009/ Total Living Area 4020
Account Number 410101-0330



Grade 11/ Year Built 2008/ Total Living Area 4950
Account Number 430820-0150

Area 074 Housing Profile...Continued



Grade 12/ Year Built 2006/ Total Living Area 5760
Account Number 388580-3060



Grade 13/ Year Built 2008/ Total Living Area 7520
Account Number 124760-0118

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

Kirkland - Area 074

Physical Inspection

Appraisal Date: 1/1/2015
Previous Physical Inspection: 2008
Number of Improved Sales: 754
Range of Sale Dates: 1/1/2012 – 12/31/2014 Sales were time adjusted to 1/1/2015

Sales - Improved Valuation Change Summary:						
	Land	Improvements	Total	Mean Sale Price	Ratio	COD
2014 Value	\$533,000	\$356,800	\$889,800			11.06%
2015 Value	\$531,900	\$418,600	\$950,500	\$1,002,300	95.1%	7.45%
\$ Change	-\$1,100	+\$61,800	+\$60,700			
% Change	-0.2%	+17.3%	+6.8%			

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The 2015 COD of 7.45% is an improvement from the previous COD of 11.06%. 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. Sales from 1/1/2012 to 12/31/2014 (at a minimum) were considered in all analysis. Sales were time adjusted to 1/1/2015

Population - Improved Valuation Change Summary:			
	Land	Improvements	Total
2014 Value	\$550,900	\$267,900	\$818,800
2015 Value	\$554,000	\$326,000	\$880,000
\$ Change	+\$3,100	+\$58,100	+\$61,200
% Change	+0.6%	+21.7%	+7.5%

Number of one to three unit residences in the population: 5,493

Physical Inspection Area:

State law requires that each property be physically inspected at least once during a 6 year revaluation cycle. During the recent inspection of Area 074 – Kirkland, appraisers were in the area, confirming data characteristics, developing new valuation models and selecting a new value for each property for the assessment year. For each of the subsequent years, the previous property values are statistically adjusted during each assessment period. Taxes are paid on total value, not on the separate amounts allocated to land and improvements.

The current physical inspection analysis for Area 074 indicated a substantial change was needed in the allocation of the land and improvement value as part of the total. Land is valued as though vacant and at its highest and best use. The improvement value is a residual remaining when land is subtracted from total value.



Sales Sample Representation of Population

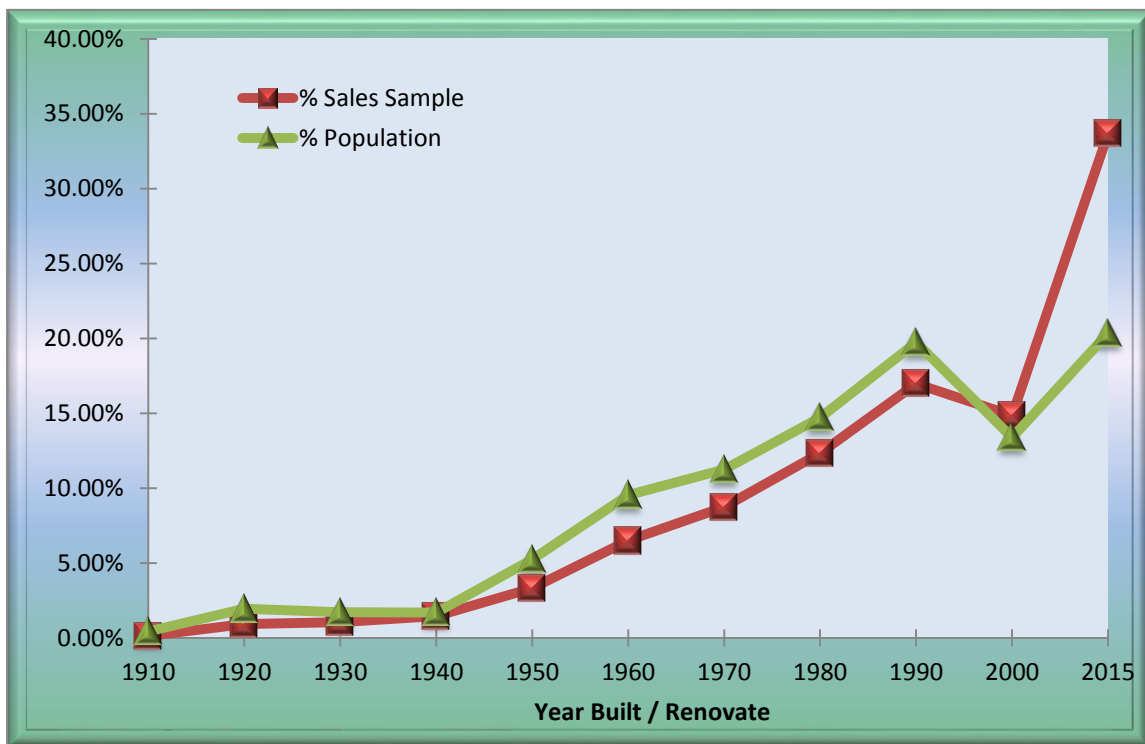
Year Built or Renovated

Sales

Year Built/Ren	Frequency	% Sales Sample
1910	1	0.13%
1920	7	0.93%
1930	8	1.06%
1940	11	1.46%
1950	25	3.32%
1960	49	6.50%
1970	66	8.75%
1980	93	12.33%
1990	128	16.98%
2000	112	14.85%
2015	254	33.69%
	754	

Population

Year Built/Ren	Frequency	% Population
1910	24	0.44%
1920	107	1.95%
1930	94	1.71%
1940	93	1.69%
1950	288	5.24%
1960	524	9.54%
1970	618	11.25%
1980	808	14.71%
1990	1,084	19.73%
2000	735	13.38%
2015	1,118	20.35%
	5,493	



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

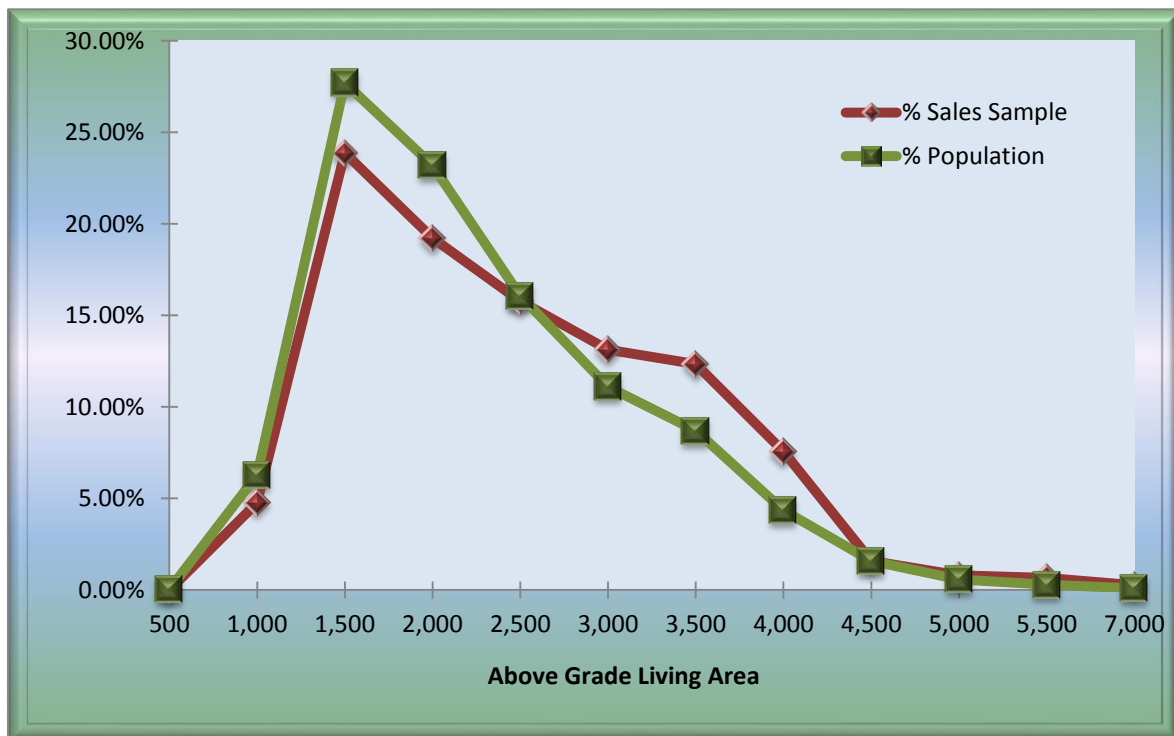
Above Grade Living Area

Sales

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	36	4.77%
1,500	180	23.87%
2,000	145	19.23%
2,500	119	15.78%
3,000	99	13.13%
3,500	93	12.33%
4,000	57	7.56%
4,500	12	1.59%
5,000	6	0.80%
5,500	5	0.66%
7,000	2	0.27%
754		

Population

AGLA	Frequency	% Population
500	2	0.04%
1,000	345	6.28%
1,500	1,522	27.71%
2,000	1,274	23.19%
2,500	883	16.08%
3,000	610	11.11%
3,500	478	8.70%
4,000	239	4.35%
4,500	87	1.58%
5,000	32	0.58%
5,500	16	0.29%
7,000	5	0.09%
5,493		



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

Sales Sample Representation of Population

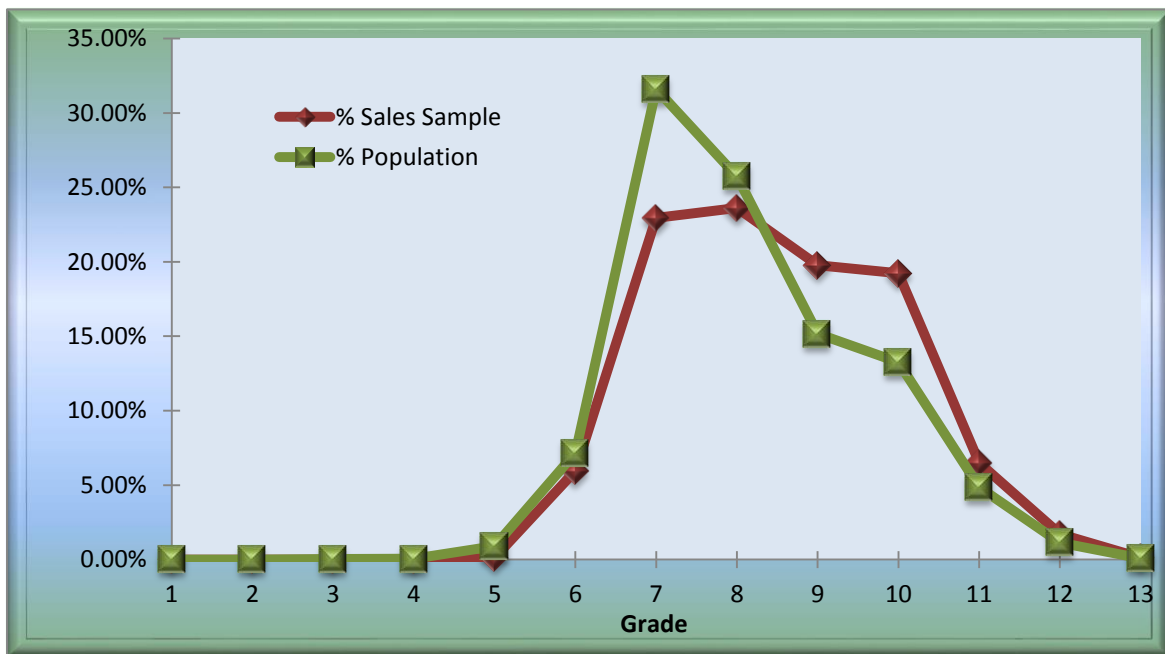
Building Grade

Sales

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	1	0.13%
6	45	5.97%
7	173	22.94%
8	178	23.61%
9	149	19.76%
10	145	19.23%
11	49	6.50%
12	13	1.72%
13	1	0.13%
754		

Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	2	0.04%
4	3	0.05%
5	49	0.89%
6	394	7.17%
7	1,736	31.60%
8	1,413	25.72%
9	833	15.16%
10	728	13.25%
11	267	4.86%
12	63	1.15%
13	5	0.09%
5,493		



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

Physical Inspection Process

Effective Date of Appraisal: January 1, 2015

Date of Appraisal Report: August 9, 2015

Appraisal Team Members and Participation

The valuation for this area was done by the following Appraisal Team. The degree of participation varied according to individual skill in relevant areas and depending on the time they joined the team.

- Todd McMeekin – Appraiser II: Team lead, coordination, valuation model development and testing. Land and total valuation appraisals. Sales verification, physical inspection and report writing.
- Alicia Arzate – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation.
- Dan Bradley – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation.
- Kevin Miller – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation.
- Jill Schmieder – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation.

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. Short sales, financial institution re-sales and foreclosure sales verified or appearing to be not at market
8. Others as identified in the sales removed list

(See the attached Improved Sales Used in this Physical Inspection Analysis and Improved Sales Removed from this Physical Inspection Analysis for more detailed information)

Highest and Best Use Analysis

As If Vacant: Market analysis of the area, together with current zoning and current and anticipated use patterns, indicate the highest and best use of the overwhelming majority of the appraised parcels is single family residential. Any other opinion of highest and best use is specifically noted in our records, and would form the basis for the valuation of that specific parcel.

As If Improved: Where any value for improvements is part of the total valuation, we are of the opinion that the present improvements produce a higher value for the property than if the site was vacant. In appraisal theory, the present use is therefore the highest and best (as improved) of the subject property, though it could be an interim use.



Physical Inspection Process... Continued

Standards and Measurement of Data Accuracy

Sales were verified with the purchaser, seller or real estate agent where possible. Current data was verified via field inspection and corrected. Data was collected and coded per the assessor's residential procedures manual.

We maintain uniformity with respect to building characteristics such as year-built, quality, condition, living area, stories, and land characteristics such as location (sub-area and plat), lot size, views, and waterfront. Other variables that are unique to the specific areas are also investigated. This approach ensures that values are equitable for all properties with respect to all measurable characteristics, whether the houses are larger or smaller, higher or lower quality, remodeled or not, with or without views or waterfront, etc.

Special Assumptions and Limiting Conditions

The sales comparison and cost approaches to value were considered for this mass appraisal valuation. After the sales verification process, the appraiser concluded that the market participants typically do not consider an income approach to value. Therefore the income approach is not applicable in this appraisal as these properties are not typically leased, but rather owner occupied. The income approach to value was not considered in the valuation of this area.

The following Departmental guidelines were considered and adhered to:

- Sales from 1/1/2012 to 12/31/2014 (at minimum) were considered in all analyses.
- Sales were time adjusted to 1/1/2015.
- This report is intended to meet the requirements of the Uniform Standards of Professional Appraisal Practice Standard 6.



Area Information

Name or Designation

Area 074 - Kirkland

Boundaries

This area is defined by the boundaries of Lake Washington on the West, NE 116th Street on the North, I-405 on the East, and State Highway 520 on the South.

Maps

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

Area Description

Area 074 is an extremely diverse area with sales of non-waterfront properties ranging from \$185,000 to \$5,500,000. The average sale price per neighborhood is listed in the land portion of this report. Overall, the average sale price for Area 74 during the years from 01/2012 to 01/2015 was \$874,728. During this same time period the average sale price for non-waterfront properties was \$834,739 and waterfront properties was \$2,935,205.

Area 74 / Kirkland features a unique downtown waterfront setting with many amenities. This area is home to a number of employment opportunities with high-tech firms, national and boutique retailers, banking, professional services and healthcare facilities. Area 74 is located in the highly ranked Lake Washington School District. The Cross Kirkland Corridor (rail trail through Kirkland connecting Totem Lake to the South Kirkland Park-and-Ride), art galleries, performing arts center and public parks provide an abundance of recreational opportunities. This area is also very desirable due to the convenient access to Seattle and other Eastside communities via I-405, SR 520 and nearby bus lines.

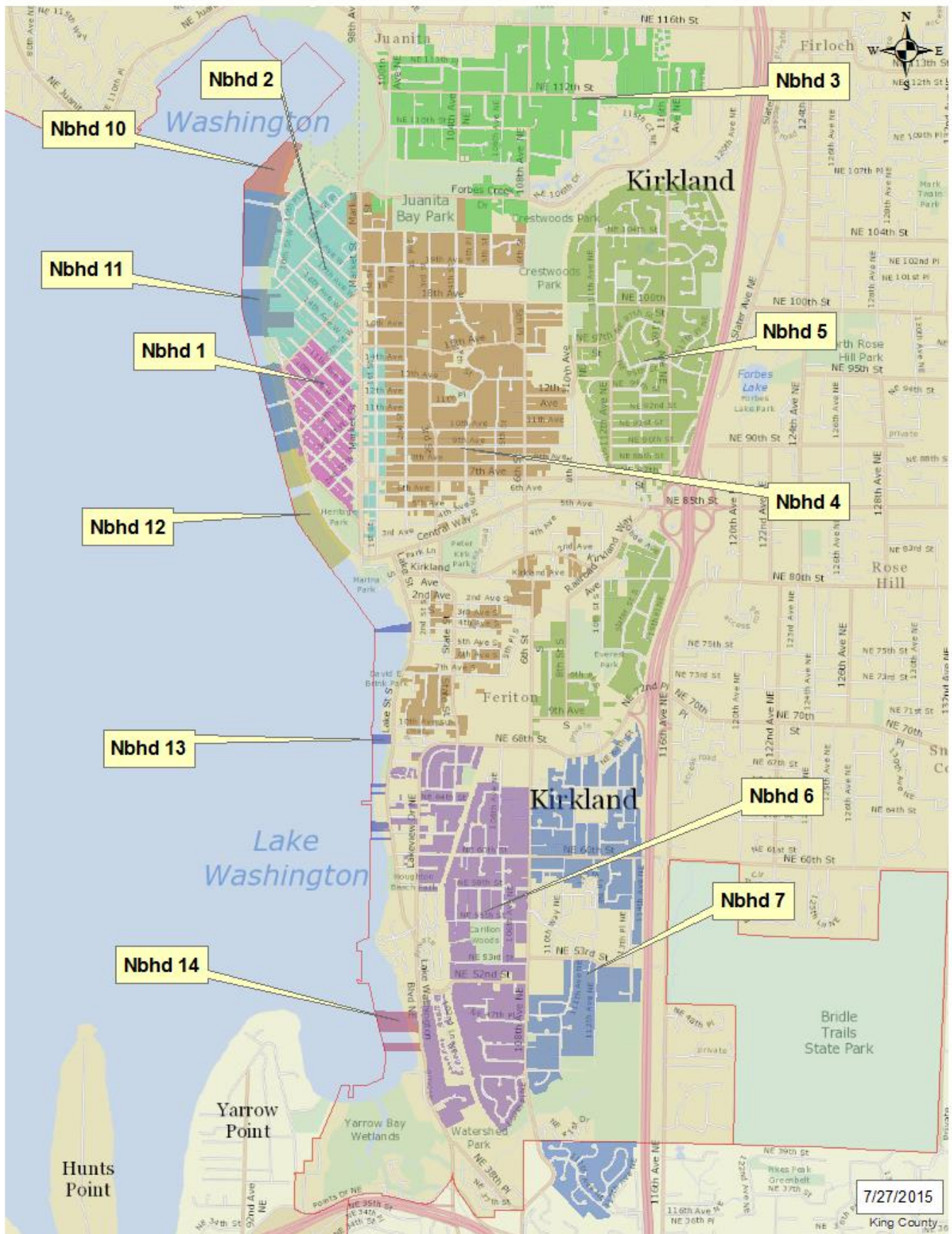
Area 74 is divided into two Sub Areas:

Sub Area 2 is located in the southern region of Area 74. It extends from NE 68th St. south to SR 520. There are 1,567 parcels in this area, 1,507 of which are improved. This area is comprised of the West Houghton/Lakeview and East Houghton neighborhoods. It also includes Yarrow Bay and a portion of Moss Bay waterfront. Most of the properties are platted and located in Kirkland city limits with the exception of Yarrow Bay Village, a Bellevue plat. Houses were built from the early 1900's to the present with 91% built after 1949. The number of new construction and development projects is growing.

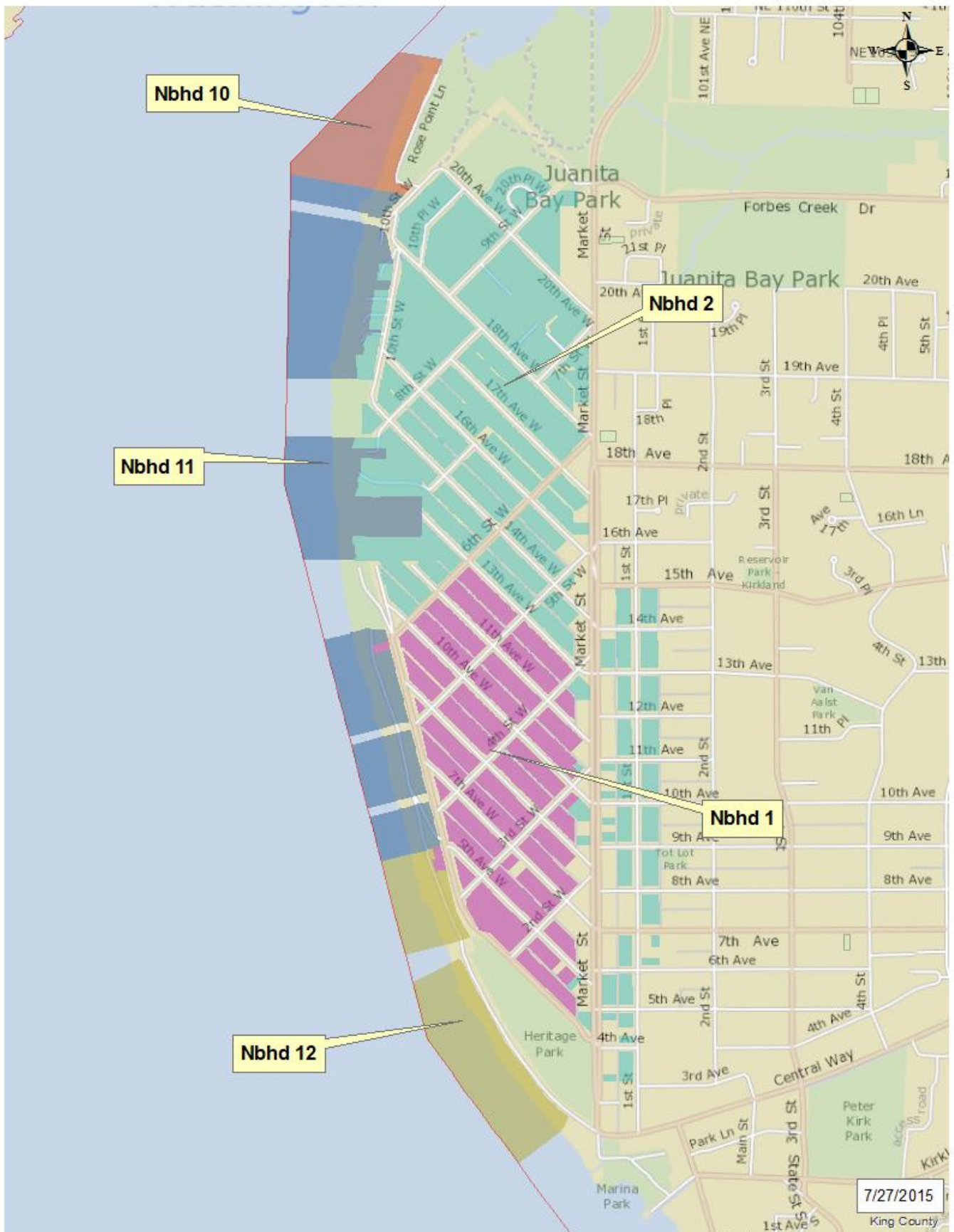
Sub Area 8 is the larger of the two sub areas with a wide diversity of properties. It has approximately 4,224 improved parcels and includes some of the highest and lowest values of Area 74. Most of these higher value neighborhoods are undergoing gentrification and are characterized by tear downs and major renovations. There are five upland neighborhoods in Sub Area 8: West of Market – South, Market Street – North & East, South Juanita, Norkirk/Moss Bay and Highlands/Everest.

Most of Sub 8 waterfront is west of Market plus a few parcels from Moss Bay. West of Market waterfront was divided into three neighborhoods (Heritage Park, Waverly Park and Rose Point) based on land characteristics and location. Sub Area 8 is located north of NE 68th St., south of NE 116th St and surrounds the central business district of downtown Kirkland.

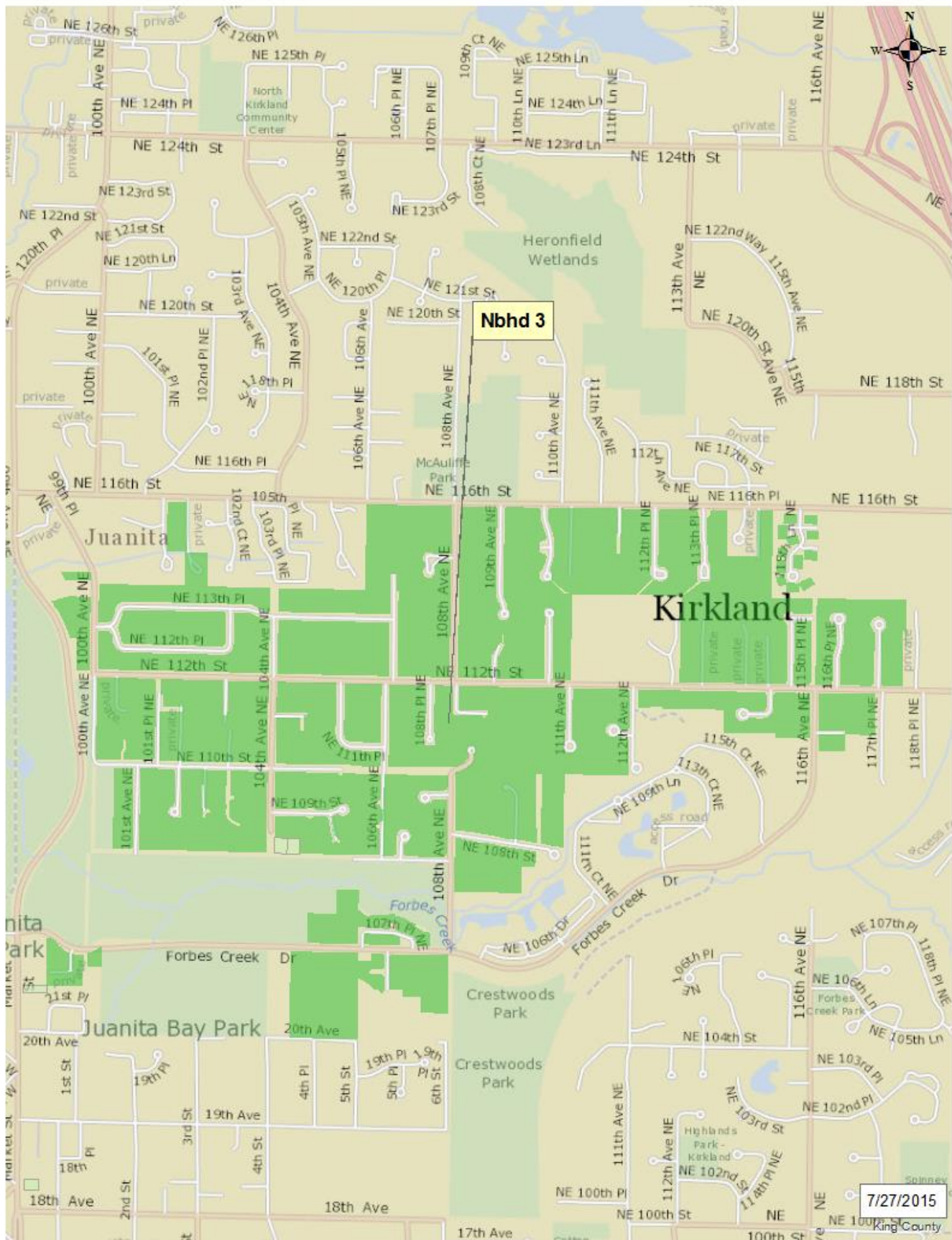
Neighborhood Overview Map



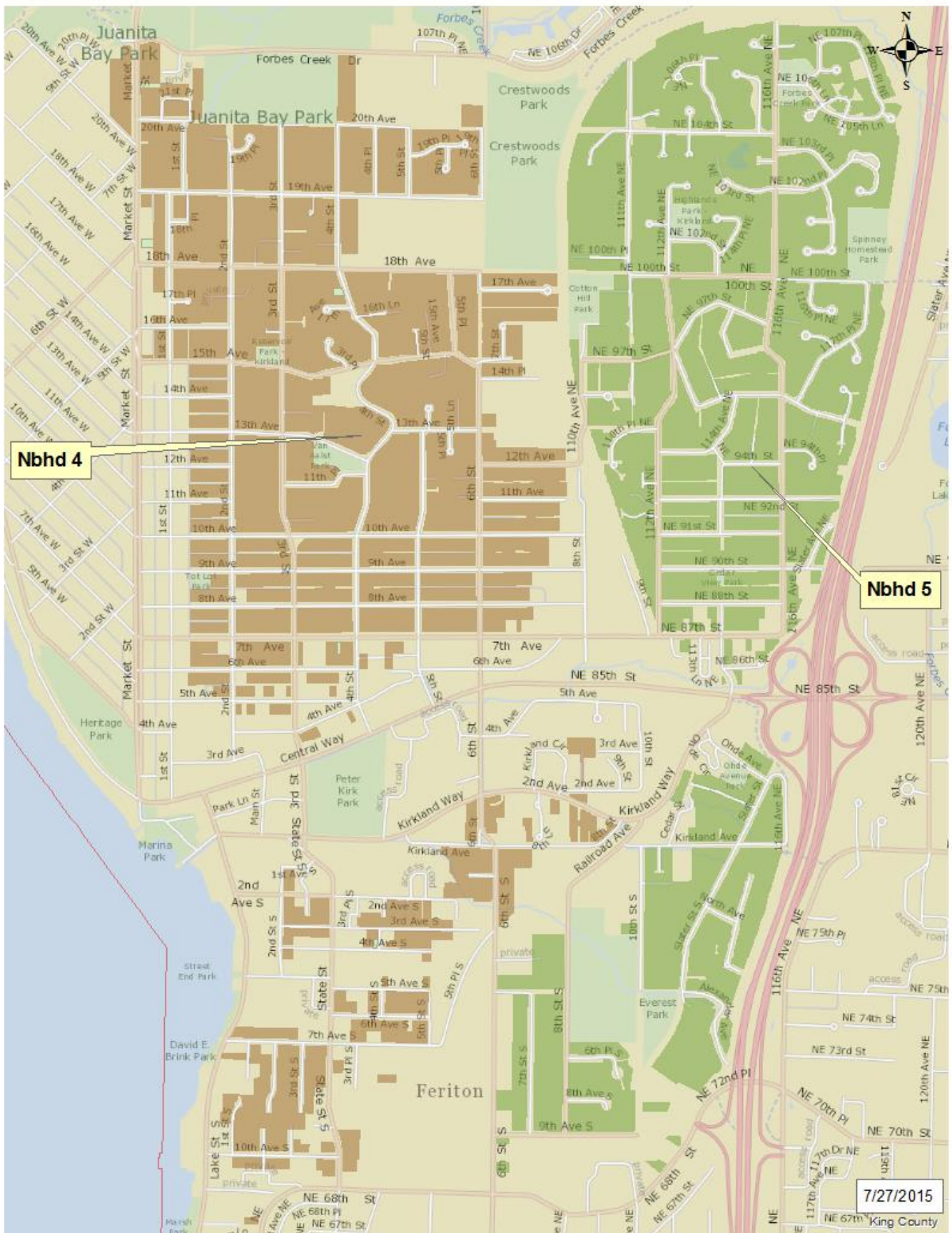
Neighborhood 1, 2, 10, 11 & 12 Map



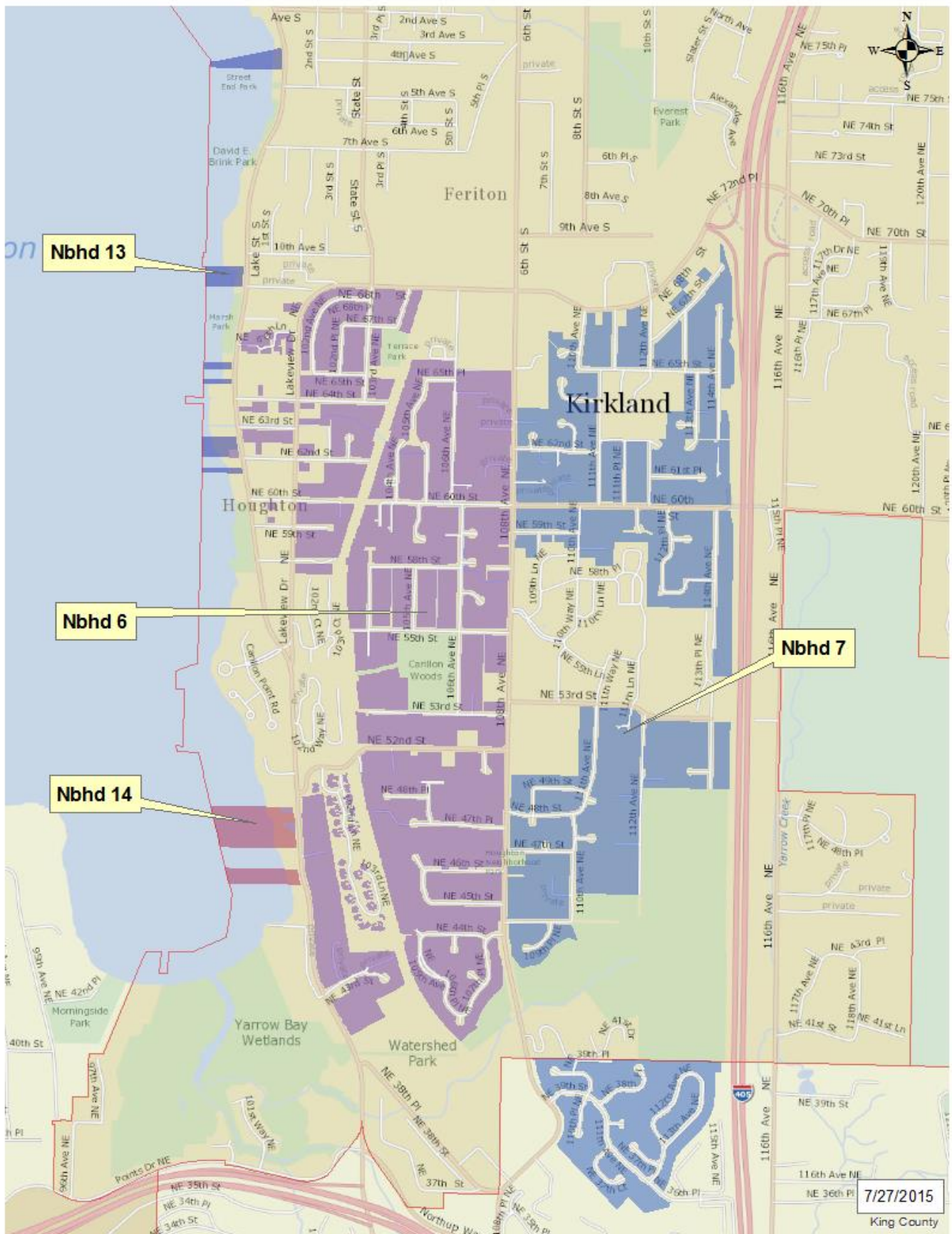
Neighborhood 3 Map



Neighborhood 4 & 5 Map



Neighborhood 6, 7, 13 & 14 Map



Land Valuation

Vacant sales from 1/1/2012 to 12/31/2014 were given primary consideration for valuing land with emphasis placed on those sales closest to January 1, 2015.

Area 74 contains 5,959 parcels of which approximately 3% are vacant. Location, views, topography, lot size, zoning, traffic and waterfront footage are primary influences to land values. There were 90 land sales in this area in the last 3 years used to develop the land model for area 74. These 90 sales included true vacant sites along with improved sales where it was the intention of the purchaser to remove the improvement. The Sales Comparison approach was utilized to determine land values and adjustments for land characteristics.

Non-waterfront land was valued using one of the following methods:

- Land Schedule (per square foot value)
- Plat Value (per site value)
- Number of Potential Lots (based on highest and best use)

The highest and best use of larger parcels includes consideration for potential development. This method multiplied the number of potential lots allowed within the zoning by the lot value from the schedule. The lot value was based on the estimated average lot size once developed. Information from builders and developers as well as historical data was considered. On-site development cost adjustments were applied based on the number of potential lots. As always, appraiser judgement applied and there were exceptions to this methodology. These types of parcels are typically handled on an individual basis.

This area has a wide diversity of zoning. The predominant zoning in this area is residential single-family (RS). The residential multi-family designations are RM 2.4, RM 3.6 and RM 5.0 (minimum lot area per unit is 2,400 SF, 3,600 SF and 5,000 SF respectively). It has been the recent trend to tear down older improvements and redevelop the site with new townhomes, condominiums, duplexes, triplexes or short plat the lot for single family residences. This trend primarily occurs within the RM 3.6 designation. Special attention and consideration was given to RM 3.6 zoning on a parcel basis for potential redevelopment under the principle of highest and best use.

There are four parcels in the population zoned PR 5.0 (Professional Office Residential with a 5,000 SF minimum lot area). Most of the improvements are mixed use as office and residential. Land values were aligned with commercial values at \$60 a square foot and a supplemental model was applied to the total value, $EMV * 1.25$.

A typical 8,000 square foot, non-view lot without any other adjustments has a value of \$345,000 to \$788,000 based on neighborhood.

Based primarily on location, construction trends and marketability, seven upland neighborhoods have been identified within Area 74.

Neighborhood 1 (West of Market – South) is located west of Market Street extending south from 6th Street W and 13th Avenue W to Waverly Way. This is one of the most desirable neighborhoods in Kirkland due to the expansive Lake Washington views and proximity to waterfront parks and downtown Kirkland. The average sale price is \$1,366,625. Approximately 69% of these properties are coded for a view from the main floor and 39% are grade 10 or higher. Most of the older residences are average or below average construction and are typically torn down shortly after they are purchased.



Neighborhood 2 (Market Street – North & East) is located east and west of Market with most of the west of Market properties north of 6th Street W and 13th Avenue W. This neighborhood is also very desirable but compared to neighborhood 1, a smaller percentage have a view (30%) and most are farther away from downtown. Market Street traffic has a negative impact on land values in this neighborhood. Older, average or below average construction is typically torn down in this neighborhood as well. Some of the older residences are held on an interim basis. Approximately 45% of the improvements are grade 9 or higher. The average sale price was \$1,052,106.

Neighborhood 3 (South Juanita) Is located north of Norkirk, east of Market Street and Juanita Bay Park, south of NE 116th Street and west of I-405. This neighborhood has very limited Lake Washington views and is mostly low density residential. Approximately 86% of the lots are platted. Juanita is the most affordable neighborhood in Area 74 with 83% under grade 9 and an average sale price of \$559,343. Most of the properties in the Juanita neighborhood have easy access to I-405.

Neighborhood 4 (Norkirk & Moss Bay) is centrally located, just east of Market Street and Lake Washington, south of Forbes Creek Drive, west of the Cross Kirkland Corridor and north of NE 68th Street. This area is very desirable because of the proximity to downtown. Norkirk is predominately low density residential with higher density developments near Central Way. Moss Bay has more of a mix with medium and high density developments on the south side of downtown. The majority of the views properties in this neighborhood are located in the first couple blocks east of Market Street and Lake Street S. The average sale was \$814,862.

Neighborhood 5 (Highlands & Everest) is defined by the boundaries of the Cross Kirkland Corridor on the west and north, I-405 on the east and NE 68th Street on the south. The majority of the Highlands is low density residential, with the southern portion near NE 87th Street designated for medium density residential (RM 3.6). A number of the RM 3.6 parcels are currently in transition and are being redeveloped with new townhomes, condominiums, duplexes and triplexes. Also included the Highlands is Hidden Hills Pond. Adjacent parcels with a good view of the pond received a 20% adjustment to base land. Everest has a wider variety of land uses with single-family in the central and eastern portions, multi-family concentrated in the south and light industrial clustered on the west side. Views are limited in this neighborhood but freeway access is very convenient. The average sale price was \$700,712.

Neighborhood 6 (West Houghton & Lakeview) is bounded on the west by Lake Washington, NE 68th Street on the north, 108th Avenue NE on the east and SR 520 on the south. Due to the topography, roughly half of these properties on the Houghton slope have a view amenity. This area is predominately low density residential intermingled with multi-family and commercial properties near Lakeview Drive and Lake Washington Boulevard NE. West Houghton and Lakeview is very desirable because of its proximity to waterfront parks, shopping, dining and marinas. Both Marsh Commons P.U.D. and Yarrow Hill townhomes are part of this neighborhood. The average sale price was \$1,113,588.

Neighborhood 7 (East Houghton) is defined by the boundaries of 108th Avenue NE to the west, NE 68th Street on the north, I-405 on the east and SR 520 on the south. This neighborhood is primarily low density residential with the exception of the RM 3.6 parcels along NE 68th Street. East Houghton is an established neighborhood with approximately 98% of the parcels improved and 82% platted. Only 13% of these properties are coded for a view of Lake Washington and many of the properties around the perimeter are impacted by traffic. This area is home to Northwest University and includes Yarrow

Bay Village, a Bellevue plat at the south end of the neighborhood. The average sale price was \$786,417.

Area 74 includes 117 Lake Washington waterfront properties. Five waterfront neighborhoods were identified based on location and influences to the land such as traffic, topography, proximity to downtown and adjacent commercial properties. Waterfront land values are calculated by multiplying the neighborhood rate by the waterfront footage. Waterfront parcels with more than 60 front feet were assessed at lower rate for each additional foot beyond 60.

Neighborhood 10 (Rose Point) is located northwest of Market Street. There are 12 parcels in Rose Point waterfront. Of the 11 improved parcels, 8 were built before 1966. Building grades range from 8 to 10 with one grade 12. The average sale price was \$2,184,550. Rose Point views are northwesterly and typically include Juanita Point and Juanita Bay.

Neighborhood 11 (Waverly Park) is west of Market waterfront south of Rose Point and north of Lake Avenue. Most of these properties are located along 5th Avenue W and 10th Street W. Topography has the biggest influence on land values in this neighborhood. The topography can range from moderate to extreme including some properties with very steep driveways. Neighborhood 11 is comprised of 55 improved parcels with a mix of building grades from 5 to 12. This neighborhood also includes some of the largest waterfront lots in the Area 74. Some of these lots had an estate lot adjustment applied to base land. The average sale price was \$2,185,000 with most of the properties improved or torn down after the sale.

Neighborhood 12 (Heritage Park) is situated along Lake Avenue W in proximity to downtown. These parcels are west of Market Street and are very walkable with easy access to waterfront parks and downtown. Neighborhood 12 is the most valuable waterfront in Area 74. This area has minimal negative influences on the land. Most of the parcels are comparable in effective lot size and have an expansive open water view of Lake Washington. Sixteen of the twenty-eight parcels are improved with a grade 10 or higher most of which were built in the 1990's or later. All 12 of the lower grade improvements were built between 1937 and 1958. These properties are typically an interim use with most of the value in the land, accessories and grandfathered improvements. The average sale price in this neighborhood was \$3,785,133.

Neighborhood 13 (Moss Bay) is located along Lake Street S and Lake Washington Boulevard NE, south of 2nd Avenue S and north of Carillon Point. There are 12 improved parcels in this neighborhood most of which are impacted by traffic and adjacent commercial/condo developments. The dry lot sizes are relatively similar with the exception of one larger site that is in the planning stage of condo redevelopment. Half of these properties are grade 11 to 13 and were built since the 1990's. The other 6 properties are grade 7 or 8 and built before 1978. The average sale price was \$2,537,000.

Neighborhood 14 (Yarrow Bay) is south of Carillon Point on Lake Washington Boulevard NE. This neighborhood is similar to Moss Bay but fewer properties are influenced by commercial developments and they don't have the same open water view as Moss Bay. Of the 10 improved parcels in this area, 7 are grade 10 or higher. The year built range in this neighborhood is 1940 to 1991 with one renovated in 2000 and one in very good condition. The average sale price was \$1,713,333.

Land Model

Model Development, Description and Conclusions

A total of 90 vacant land and tear down sales from Area 74 were used to derive land value. Data on lot size, zoning, location, topography, access, utilities, and views were considered while developing the land model. The sales comparison approach and appraisal judgment were used to determine land value. Tear down sales were a major consideration in the development of the Area 74 land model.

A list of vacant sales used and those considered not reflective of market are included in the following sections.

Land Value Model Calibration

Upland Land Schedule							
Nbhd#	1	2	3	4	5	6	7
Lot Size (SF)	West of Market - South	Market St. - North & East	South Juanita	Norkirk & Moss Bay	Highlands & Everest	West Houghton & Lakeview	East Houghton
< 4,000	\$585,000	\$509,000	\$276,000	\$425,000	\$318,000	\$425,000	\$382,000
4,000	\$619,000	\$539,000	\$292,000	\$450,000	\$337,000	\$450,000	\$405,000
5,000	\$696,000	\$606,000	\$328,000	\$504,000	\$378,000	\$504,000	\$453,000
6,000	\$738,000	\$642,000	\$334,000	\$513,000	\$384,000	\$513,000	\$461,000
7,000	\$763,000	\$664,000	\$339,000	\$521,000	\$390,000	\$521,000	\$468,000
8,000	\$788,000	\$686,000	\$345,000	\$530,000	\$397,000	\$530,000	\$477,000
9,000	\$814,000	\$708,000	\$357,000	\$549,000	\$411,000	\$549,000	\$494,000
10,000	\$841,000	\$732,000	\$369,000	\$567,000	\$425,000	\$567,000	\$510,000
11,000	\$869,000	\$756,000	\$380,000	\$584,000	\$438,000	\$584,000	\$525,000
12,000	\$895,000	\$779,000	\$386,000	\$593,000	\$444,000	\$593,000	\$533,000
13,000	\$923,000	\$803,000	\$393,000	\$604,000	\$453,000	\$604,000	\$543,000
14,000	\$944,000	\$821,000	\$399,000	\$613,000	\$459,000	\$613,000	\$551,000
15,000	\$959,000	\$834,000	\$405,000	\$623,000	\$467,000	\$623,000	\$560,000
16,000	\$975,000	\$848,000	\$412,000	\$633,000	\$474,000	\$633,000	\$569,000
17,000	\$990,000	\$861,000	\$424,000	\$652,000	\$489,000	\$652,000	\$586,000
18,000	\$1,003,000	\$873,000	\$430,000	\$661,000	\$495,000	\$661,000	\$594,000
19,000	\$1,018,000	\$886,000	\$436,000	\$670,000	\$502,000	\$670,000	\$603,000
20,000	\$1,032,000	\$898,000	\$442,000	\$680,000	\$510,000	\$680,000	\$612,000
21,000	\$1,048,000	\$912,000	\$449,000	\$690,000	\$517,000	\$690,000	\$621,000
22,000	\$1,063,000	\$925,000	\$456,000	\$701,000	\$525,000	\$701,000	\$630,000
23,000	\$1,078,000	\$938,000	\$462,000	\$710,000	\$532,000	\$710,000	\$639,000
24,000	\$1,100,000	\$957,000	\$475,000	\$730,000	\$547,000	\$730,000	\$657,000
25,000	\$1,122,000	\$976,000	\$488,000	\$750,000	\$562,000	\$750,000	\$675,000
26,000	\$1,145,000	\$996,000	\$501,000	\$770,000	\$577,000	\$770,000	\$693,000
27,000	\$1,170,000	\$1,018,000	\$516,000	\$793,000	\$594,000	\$793,000	\$713,000
28,000	\$1,193,000	\$1,038,000	\$529,000	\$813,000	\$609,000	\$813,000	\$731,000
29,000	\$1,208,000	\$1,051,000	\$536,000	\$824,000	\$618,000	\$824,000	\$741,000
30,000	\$1,223,000	\$1,064,000	\$543,000	\$835,000	\$626,000	\$835,000	\$751,000
31,000	\$1,238,000	\$1,077,000	\$549,000	\$844,000	\$633,000	\$844,000	\$759,000
32,000	\$1,254,000	\$1,091,000	\$557,000	\$856,000	\$642,000	\$856,000	\$770,000
33,000	\$1,278,000	\$1,112,000	\$571,000	\$878,000	\$658,000	\$878,000	\$790,000
34,000	\$1,302,000	\$1,133,000	\$585,000	\$900,000	\$675,000	\$900,000	\$810,000
35,000	\$1,327,000	\$1,154,000	\$600,000	\$923,000	\$692,000	\$923,000	\$830,000
36,000	\$1,351,000	\$1,175,000	\$615,000	\$946,000	\$709,000	\$946,000	\$851,000
37,000	\$1,376,000	\$1,197,000	\$630,000	\$969,000	\$726,000	\$969,000	\$872,000
38,000	\$1,403,000	\$1,220,000	\$646,000	\$993,000	\$744,000	\$993,000	\$893,000
39,000	\$1,427,000	\$1,241,000	\$661,000	\$1,016,000	\$762,000	\$1,016,000	\$914,000
40,000	\$1,452,000	\$1,263,000	\$677,000	\$1,041,000	\$780,000	\$1,041,000	\$936,000
41,000	\$1,477,000	\$1,285,000	\$693,000	\$1,066,000	\$799,000	\$1,066,000	\$959,000
42,000	\$1,504,000	\$1,308,000	\$708,000	\$1,089,000	\$816,000	\$1,089,000	\$980,000
43,000	\$1,531,000	\$1,332,000	\$725,000	\$1,115,000	\$836,000	\$1,115,000	\$1,003,000
44,000	\$1,557,000	\$1,354,000	\$742,000	\$1,141,000	\$855,000	\$1,141,000	\$1,026,000
45,000	\$1,583,000	\$1,377,000	\$758,000	\$1,166,000	\$874,000	\$1,166,000	\$1,049,000
*Lots 46,000 square feet or greater were valued based on the number of potential lots allowed within the zoning.							
*Land values are not interpolated.							

Land Value Model Calibration... Continued

Plat Values		
Major	Plat Name	Base Land
111250	Brighton Land Add	\$521,000
184250	Crestwood Highlands	\$411,000
	Exception: > 10,000 SF	Land Schedule
206240	Dogwood Lane Add	\$525,000
206300	Dogwood View To City of Kirkland	\$438,000
	Exception: > 14,000 SF	Land Schedule
243200	Ewings 1st Add to Houghton	\$549,000
	Exception: > 13,000 SF	Land Schedule
250550	Fehrs W B Kirkland Home Trs	\$435,000
	Exception: > 14,400 SF	Potential lots
254050	Finkbeiner Add to Kirkland	\$530,000
	Exception: > 10,750 SF	Land Schedule
259101	Forbes Creek Div #1 (attached dwelling unit)	\$200,000
	Exception: detached dwelling unit	\$326,000
268070	Gariloch	\$494,000
327578	Hidden Hills of Kirkland	\$425,000
329573	Highland Creste	\$411,000
	Exception: < 7,200 SF	\$384,000
	Exception: > 10,000 SF	\$474,000
330076	Highland View Kirkland	\$477,000
358480	Inland Park to City of Kirkland	\$513,000
407070	Lake Shore Add to Kirkland	\$435,000
	Exception: > 5,000 SF	\$515,000
410140	Lake Vue	\$549,000
410141	Lake Vue No. 2	\$530,000
415180	Lakeview Terrace Add	\$500,000
	Exception: RM 3.6 > 7,200 SF and RM 5.0 > 10,000 SF	Potential lots
516700	Marsh Commons P.U.D.	\$625,000
521200	Mattson Subdiv No. 01	\$380,000
	Exception: > 16,000 SF (Based on number of potential lots allowed by zoning)	Potential lots
667890	Patrick Place	\$494,000
721590	Renandos Replat N 1/2 TR 40	\$549,000
721650	Rendezvous	\$425,000
755520	Sandhurst	\$494,000
	Exception: > 13,000 SF	\$519,000
755521	Sandhurst No. 2	\$494,000
	Exception: > 13,000 SF	\$519,000
755522	Sandhurst No.3	\$494,000
792325	Spiritview Estates	\$575,000
936670	Whites Harry 3rd Add to Kirkland	\$477,000
936720	Whites Harry 4th Add to Kirkland	\$477,000
941360	Wildwood Heights Corrected Plat	\$494,000
980859	Yarrow Bay Village	\$525,000
980861	Yarrow Bay Village Div. No. 02	\$525,000
980862	Yarrow Glen	\$567,000
980863	Yarrow Hill Div No. 1	\$400,000
980864	Yarrow Hill Div No. 2	\$400,000



Land Value Model Calibration... Continued

Waterfront Land Schedule					
Nbhd#	10	11	12	13	14
Per Front Foot	Rose Point	Waverly Park	Heritage Park	Moss Bay	Yarrow Bay
0 - 60	\$35,000	\$35,000	\$38,000	\$39,000	\$38,000
Additional (61+)	\$15,000	\$15,000	\$21,000	\$12,000	\$12,000
*All views are included in the per front foot value.					
*Waterfront flag lots (waterfront footage is typically less than 30) are valued using the upland land schedule plus \$12,000 per waterfront foot.					

Base Land Value Adjustments

Views				
	Fair	Average	Good	Excellent
Lake Washington (Primary)	10%	25%	40%	65%
Lake Washington - Yarrow Hill Townhomes (Primary)	5%	10%	15%	25%
Seattle Skyline	0%	5%	10%	15%
Bellevue Skyline ("Other View")	0%	5%	10%	15%
Mt. Rainier	0%	5%	10%	15%
Olympics	0%	5%	10%	15%
Cascades	0%	5%	10%	15%
Territorial	0%	5%	10%	15%
*View adjustments are applied based on the primary plus the highest secondary view.				

Additional Adjustments			
Traffic		Deed Restriction	
Moderate	-5% to -10%	Yes	-5%
High	-15% to -20%	Wetlands	
Extreme	-25% to -30%	Yes	-5% to -20%
Access		Stream	
Restricted	-30%	Yes	-5% to -15%
Topography		On-Site Development Costs (OSD)	
Yes	-5% to -20%	2 lots	-15%
Other Nuisance		3 lots	-25%
Yes	-5% to -20%	4 lots	-35%
Water Problems		5 lots	-45%
Yes	-5% to -10%	6 lots	-50%
Restricted Size/Shape		*Costs derived from builders in the area.	
Yes	-5% to -15%	*OSD adjustments are applied to large lots valued based on the number of potential lots.	
Unbuildable		Waterfront Access Rights	
Yes	-50%	Yes	\$50,000
Easements		Waterfront Location - "Other Lake"	
Yes	-5% to -15%	Hidden Hills Pond	20%
Native Growth Protective Easement			
Yes	-5% to -20%		

*Positive and negative adjustments are added together for a net adjustment and applied to the base land value. The net adjustment is reflected in the base land value percentage.

*Exceptions were handled on an individual basis.



Improved Parcel Valuation

Improved Parcel Data:

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the "Improved Sales Used In This Physical Inspection Analysis" and "Improved Sales Removed From This Physical Inspection Analysis" sections of this report. Additional information may reside in the Assessor's Real Property Database, Assessor's procedures, Assessor's "field" maps, Revalue Plan, separate studies, and statutes.

The Assessor maintains a cost model, which is specified by the physical characteristics of the improvement, such as first floor area, second floor area, total basement area, and number of bathrooms. The cost for each component is further calibrated to the 13 grades to account for quality of construction. Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, grade, and condition, resulting in Reconstruction Cost New less Depreciation (RCNLD). The appraiser can make further adjustments for obsolescence (poor floor plan, design deficiencies, external nuisances etc.) if needed. The Assessor's cost model generates RCN and RCNLD for principal improvements and accessories such as detached garages and pools.

The Assessor's cost model was developed by the King County Department of Assessments in the early 1970's. It was recalibrated in 1990 to roughly approximate Marshall & Swift's square foot cost tables, and is indexed annually to keep up with current costs.

Model Development, Description and Conclusions:

Most sales were field verified and characteristics updated prior to model development. Sales were time adjusted to 1/1/2015.

The analysis of this area consisted of a systematic review of applicable characteristics which influence property values. In addition to standard physical property characteristics, the analysis showed the following were influential in the market:

- | | |
|----------------------------|---|
| -Yarrow Bay Village | -Sandhurst |
| -Burke Farrars Division 15 | -Place One Sixteen |
| -Burke Farrars Division 16 | -Neighborhood 5 |
| -Edward Place | -Neighborhood 7 |
| -Forbes Creek Division 2 | -Grade < 10 in neighborhood 3 |
| -Highlands 25 | -Grade > 10 in all neighborhoods except 6 |
| -Kirkwood Manor | |

A list of improved sales used and those considered not reflective of market are included in the following sections.

Improved Parcel Total Value Model Calibration

Variable	Definition
AgeC	Age of improvement
BaseLandC	2015 Adjusted Base Land Value
YarrowBayVillageYN	Plat adjustment for major# 980859 & 980861
GoodYN	Condition of improvement = Good
HighGradeExceptN6YN	Grade > 10 in all neighborhoods except 6
UGrade10N3YN	Grade < 10 in neighborhood 3
Nbhd5YN	Neighborhood 5
Nbhd7YN	Neighborhood 7
BurkeFarrarsDiv15YN	Plat adjustment for major# 123890
BurkeFarrarsDiv16YN	Plat adjustment for major# 123940
EdwardPlaceYN	Plat adjustment for major# 227360
ForbesCreekDiv2YN	Plat adjustment for major# 259102
Highlands25YN	Plat adjustment for major# 330510
KirkwoodManorYN	Plat adjustment for major# 390230
SandhurstYN	Plat adjustment for major# 755520-755522
PlaceOneSixteenYN	Plat adjustment for major# 681630
TotalRcnC	Total Replacement Cost New
VGoodYN	Condition of improvement = Very Good

Multiplicative Model

$(1-0.05) * EXP(1.04091434169157 - 0.141338724293924 * AgeC + 0.531465826317292 * BaseLandC - 0.068884566115216 * YarrowBayVillageYN + 0.0191892793454682 * GoodYN + 0.0302382509135021 * HighGradeExceptN6YN - 0.0504050054137917 * UGrade10N3YN - 0.0275163544084804 * Nbhd5YN - 0.0267176598141424 * Nbhd7YN + 0.0584567892358788 * BurkeFarrarsDiv15YN + 0.0257557407386401 * BurkeFarrarsDiv16YN - 0.0316513554841992 * EdwardPlaceYN - 0.0494733316012092 * ForbesCreekDiv2YN - 0.0521256513674016 * Highlands25YN - 0.0390486824964605 * KirkwoodManorYN - 0.0437594223475598 * SandhurstYN - 0.0559734822901828 * PlaceOneSixteenYN + 0.500277134796979 * TotalRcnC + 0.0704518540963106 * VGoodYN) * 1000$

EMV values were not generated for:

- Buildings with grade less than 5.
- Building two or greater. (EMV is generated for building one only.)
- If total EMV is less than base land value.
- Lot size less than 100 square feet.
- If net condition is greater than 0.
- If obsolescence is greater than 0.
- If percent complete is greater than 0.
- Buildings in poor condition.

Of the improved parcels in the population, 4,272 parcels increased in value. They were comprised of 3 single family residences on commercially zoned land and 4,269 single family residences or other parcels.

Of the vacant land parcels greater than \$1000, 121 parcels increased in value. Tax exempt parcels were excluded from the number of parcels increased.

Supplemental Models and Exceptions

Plats:

Major	Plat Name	Adjustment
410140	Lake Vue	EMV * .95
410141	Lake Vue No. 2	
936670	Whites Harry 3rd Add to Kirkland	EMV * .95
936720	Whites Harry 4th Add to Kirkland	
259101	Forbes Creek Div. No. 01 (Detached dwelling units only)	EMV * .95
329573	Highland Creste	EMV * .85

Marsh Commons P.U.D.		
Total Living Area	View	Non-view
3000-3999	EMV*.98	EMV * 1.02
4000-4999	EMV*1.2	EMV * .93
5000+	EMV*1.12	EMV * .84

Waterfront:

Waterfront Valuation	
Grade 5	\$1,000 + Accessory RCNLD
Grade 6	\$5,000 + Accessory RCNLD
Grade 7	Total RCNLD
Grade 8	Total RCNLD
Grade 9	Total RCNLD
Grade 10	Total RCNLD * 1.2
Grade 11	Total RCNLD * 1.5
Grade 12	Total RCNLD * 1.45
Grade 13	Total RCNLD * 1.45
Multiple buildings	Total RCNLD
Accessory only	Total RCNLD

Zone Designation:

Zone Code	Description	Adjustment
PR 5.0	Professional Office Residential	EMV * 1.25

Supplemental Models and Exceptions... Continued

Additional:

Additional	Description	Adjustment
View utility	Average or better lake view from upper floor	EMV * 1.05
WF proximity	Waterfront proximity Influence	EMV * 1.15
Grade 3	Poor Quality	Imp. Value = \$1,000
Grade 4	Low Quality	Imp. Value = \$1,000
Grade 5	Fair Quality	Imp. Value = \$1,000
Nbhd 1 Grade 11+	Grade 11 or higher improvements in neighborhood 1	EMV * 1.03
Nbhd 2 Grade 11+	Grade 11 or higher improvements in neighborhood 2	EMV * 1.02
Poor condition	Many repairs needed. Showing serious deterioration.	Imp. Value = \$1,000
Fair condition	Some repairs needed immediately. Much deferred maintenance.	Appraiser Select
Mobile / MH	Mobile / Manufactured Home	Appraiser Select
Multiple buildings	More than one principle improvement (If EMV was generated)	EMV + RCNLD of Imp. #2
	More than one principle improvement (If EMV was not generated)	Imp. Value = \$10,000
Accessory Only	Buildable lot (Interim use)	Imp. Value = \$1,000
	Excess land (typically a small parcel)	RCNLD
EMV < BLV	EMV was not generated	Imp. Value = \$1,000



Area 074 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 1.119, resulting in an adjusted value of \$531,000 ($\$475,000 \times 1.119 = \$531,525$) – truncated to the nearest \$1000.

SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2012	1.309	30.9%
2/1/2012	1.299	29.9%
3/1/2012	1.290	29.0%
4/1/2012	1.280	28.0%
5/1/2012	1.271	27.1%
6/1/2012	1.261	26.1%
7/1/2012	1.252	25.2%
8/1/2012	1.243	24.3%
9/1/2012	1.233	23.3%
10/1/2012	1.224	22.4%
11/1/2012	1.215	21.5%
12/1/2012	1.206	20.6%
1/1/2013	1.197	19.7%
2/1/2013	1.188	18.8%
3/1/2013	1.179	17.9%
4/1/2013	1.170	17.0%
5/1/2013	1.162	16.2%
6/1/2013	1.153	15.3%
7/1/2013	1.145	14.5%
8/1/2013	1.136	13.6%
9/1/2013	1.127	12.7%
10/1/2013	1.119	11.9%
11/1/2013	1.110	11.0%
12/1/2013	1.102	10.2%
1/1/2014	1.094	9.4%
2/1/2014	1.086	8.6%
3/1/2014	1.078	7.8%
4/1/2014	1.070	7.0%
5/1/2014	1.062	6.2%
6/1/2014	1.054	5.4%
7/1/2014	1.046	4.6%
8/1/2014	1.038	3.8%
9/1/2014	1.030	3.0%
10/1/2014	1.023	2.3%
11/1/2014	1.015	1.5%
12/1/2014	1.008	0.8%
1/1/2015	1.000	0.0%



Area 074 Market Value Changes Over Time

The time adjustment formula for Area 074 is: $1/\text{EXP}(0.000245901243536704 * \text{SaleDay})$

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

Results

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The appraiser determines which available value estimate may be appropriate. This value estimate may be adjusted based on particular characteristics and conditions as they occur in the valuation area.

The resulting assessment level is 95.1% . 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 +7.5%. This increase is due partly to market changes over time and the previous assessment levels.

A Ratio Study was completed just prior to the application of the 2015 recommended values. This study benchmarks the prior assessment level using 2014 posted values (1/1/2014) compared to current adjusted sale prices (1/1/2015). The study was also repeated after the application of the 2015 recommended values. The results show an improvement in the COD from 11.06% to 7.45%.

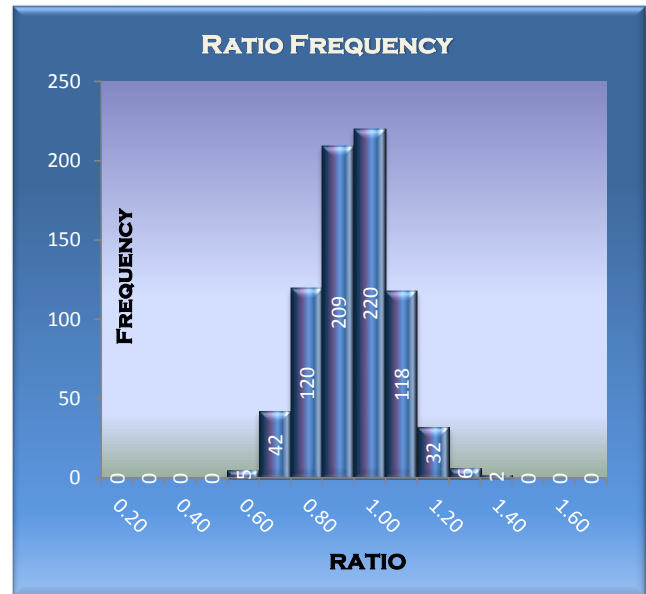
The Appraisal Team recommends application of the Appraiser selected values, as indicated by the appropriate model or method.

Note: More details and information regarding aspects of the valuations and the report are retained in the working files kept in the appropriate district office.

Physical Inspection Ratio Study Report (Before) – 2014 Assessments

District: NE / Team: 1	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Kirkland	1/1/2014	8/4/2015	1/2012 - 12/2014
Area Number: 74	Appr ID:	Property Type:	Adjusted for time?
	TMCM	1 to 3 Unit	Yes

SAMPLE STATISTICS	
Sample size (n)	754
Mean Assessed Value	889,800
Mean Adj. Sales Price	1,002,300
Standard Deviation AV	477,278
Standard Deviation SP	554,626
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.898
Median Ratio	0.901
Weighted Mean Ratio	0.888
UNIFORMITY	
Lowest ratio	0.545
Highest ratio:	1.346
Coefficient of Dispersion	11.06%
Standard Deviation	0.126
Coefficient of Variation	13.97%
Price Related Differential (PRD)	1.012
RELIABILITY	
95% Confidence: Median	
Lower limit	0.890
Upper limit	0.912
95% Confidence: Mean	
Lower limit	0.889
Upper limit	0.907
SAMPLE SIZE EVALUATION	
N (population size)	5493
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.126
Recommended minimum:	25
Actual sample size:	754
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	369
# ratios above mean:	385
z:	0.583
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

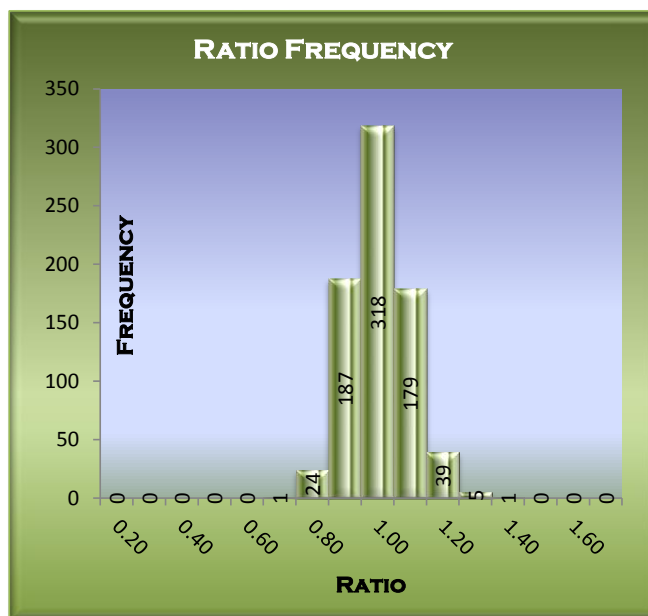
1 to 3 Unit Residences throughout Area 074

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

Physical Inspection Ratio Study Report (After) – 2015 Assessments

District: NE / Team: 1	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Kirkland	1/1/2015	8/4/2015	1/2012 - 12/2014
Area Number: 74	Appr. ID:	Property Type:	Adjusted for time?
	TMCM	1 to 3 Unit	Yes

SAMPLE STATISTICS	
Sample size (n)	754
Mean Assessed Value	950,500
Mean Sales Price	1,002,300
Standard Deviation AV	516,830
Standard Deviation SP	554,626
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.956
Median Ratio	0.951
Weighted Mean Ratio	0.948
UNIFORMITY	
Lowest ratio	0.658
Highest ratio:	1.333
Coefficient of Dispersion	7.45%
Standard Deviation	0.090
Coefficient of Variation	9.41%
Price Related Differential (PRD)	1.008
RELIABILITY	
95% Confidence: Median	
Lower limit	0.945
Upper limit	0.957
95% Confidence: Mean	
Lower limit	0.949
Upper limit	0.962
SAMPLE SIZE EVALUATION	
N (population size)	5493
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.090
Recommended minimum:	13
Actual sample size:	754
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	394
# ratios above mean:	360
z:	1.238
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout Area 074

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

Improved Sales Used in this Physical Inspection Analysis - Area 074

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
2	6	264950	0205	09/03/14	\$692,000	\$713,000	760	6	1942	Good	5,250	Y	N	10226 NE 64TH ST
2	6	415180	0580	09/23/13	\$550,000	\$617,000	780	6	1942	Good	6,230	N	N	6706 104TH AVE NE
2	6	415180	0375	12/04/14	\$660,000	\$665,000	960	6	1942	Good	6,263	Y	N	6501 103RD AVE NE
2	6	415180	0420	08/15/14	\$657,500	\$680,000	980	6	1942	Good	6,002	N	N	10236 NE 65TH ST
2	6	415180	0470	08/20/14	\$675,000	\$698,000	1,010	6	1942	VGood	5,973	N	N	6526 103RD AVE NE
2	6	415180	0105	01/24/13	\$386,000	\$459,000	1,150	6	1942	Avg	4,650	N	N	10244 NE 68TH PL
2	6	415180	0495	09/19/13	\$456,000	\$512,000	1,180	6	1942	Good	5,980	N	N	10309 NE 68TH ST
2	6	415180	0440	04/29/14	\$600,000	\$638,000	1,260	6	1942	Good	5,977	N	N	10212 NE 65TH ST
2	14	410450	0090	06/24/14	\$1,600,000	\$1,677,000	820	7	1940	VGood	7,214	Y	Y	4545 LAKE WASHINGTON BLVD
2	7	082505	9279	02/09/12	\$410,000	\$532,000	970	7	1972	Good	9,147	N	N	10932 NE 60TH ST
2	7	954420	0140	06/20/12	\$627,500	\$788,000	990	7	1956	Good	16,875	Y	N	4558 110TH AVE NE
2	6	410050	0060	04/09/12	\$700,000	\$894,000	1,080	7	1966	Avg	12,354	Y	N	6425 105TH AVE NE
2	7	954420	0250	06/16/12	\$750,000	\$942,000	1,150	7	1956	Avg	37,500	Y	N	4559 112TH AVE NE
2	7	936720	0095	04/21/14	\$551,000	\$587,000	1,240	7	1971	Avg	8,763	N	N	6004 111TH AVE NE
2	7	172505	9187	10/29/14	\$595,000	\$604,000	1,280	7	2010	Avg	8,500	N	N	11225 NE 53RD ST
2	6	410450	0220	02/05/14	\$675,000	\$732,000	1,330	7	1951	Avg	15,278	Y	N	4328 LAKE WASHINGTON BLVD
2	7	172505	9209	09/29/14	\$698,000	\$714,000	1,340	7	1967	VGood	11,250	N	N	11219 NE 53RD ST
2	6	246540	0036	12/03/14	\$990,000	\$997,000	1,390	7	1967	Avg	10,480	Y	N	10224 NE 58TH ST
2	7	304170	0175	12/03/12	\$410,000	\$494,000	1,410	7	1966	Avg	11,337	Y	N	5810 114TH AVE NE
2	7	941360	0560	04/18/12	\$425,000	\$542,000	1,490	7	1967	Avg	8,526	N	N	10818 NE 47TH ST
2	7	941360	0570	11/08/12	\$475,000	\$576,000	1,530	7	1967	Good	8,517	N	N	10824 NE 47TH ST
2	6	788260	0332	08/19/14	\$968,060	\$1,001,000	1,570	7	1993	Good	16,200	Y	N	6047 108TH AVE NE
2	7	941360	0670	06/23/14	\$725,000	\$760,000	1,610	7	1962	VGood	8,613	N	N	10905 NE 48TH ST
2	7	941360	0670	11/26/12	\$585,000	\$706,000	1,610	7	1962	VGood	8,613	N	N	10905 NE 48TH ST
2	6	773200	0045	11/25/14	\$757,000	\$764,000	1,630	7	1985	Avg	11,290	N	N	6301 105TH AVE NE
2	7	304170	0090	11/11/14	\$555,565	\$563,000	1,670	7	1959	Good	11,337	Y	N	5836 114TH AVE NE
2	6	123400	0630	10/02/14	\$525,000	\$537,000	1,700	7	1942	Avg	11,549	N	N	5305 108TH AVE NE
2	6	243200	0110	05/07/14	\$758,000	\$804,000	1,780	7	1956	Good	9,549	N	N	10633 NE 45TH ST
2	7	741500	0010	12/15/13	\$600,000	\$659,000	2,090	7	1967	Good	14,760	N	N	11011 NE 58TH PL



Improved Sales Used in this Physical Inspection Analysis - Area 074

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
2	6	264950	0155	06/10/14	\$750,000	\$789,000	2,150	7	1997	Avg	7,500	Y	N	10243 NE 64TH ST
2	7	330076	0330	09/14/12	\$600,000	\$737,000	1,070	8	1984	Good	7,200	N	N	6227 111TH AVE NE
2	6	755521	0210	11/24/14	\$725,000	\$732,000	1,200	8	1975	Good	9,190	N	N	4224 105TH AVE NE
2	7	667890	0040	06/13/12	\$477,000	\$600,000	1,230	8	1974	Avg	8,654	N	N	11207 NE 61ST PL
2	7	268070	0010	07/24/14	\$775,000	\$806,000	1,250	8	1976	Good	8,473	N	N	5925 112TH PL NE
2	6	755521	0230	05/08/12	\$506,000	\$642,000	1,370	8	1975	Good	9,585	N	N	4230 105TH AVE NE
2	6	410141	0210	11/27/13	\$720,000	\$794,000	1,380	8	1975	Good	8,000	N	N	10608 NE 58TH ST
2	6	755521	0100	11/17/14	\$880,000	\$890,000	1,450	8	1975	Good	7,961	Y	N	10510 NE 44TH ST
2	7	941360	0380	08/01/14	\$725,000	\$753,000	1,450	8	1962	Good	9,400	N	N	10814 NE 48TH ST
2	7	755522	0140	09/16/14	\$675,000	\$693,000	1,460	8	1976	Good	8,937	N	N	4413 109TH PL NE
2	7	268070	0170	03/26/13	\$592,500	\$695,000	1,470	8	1976	Good	8,846	N	N	11237 NE 58TH PL
2	7	667890	0150	08/19/14	\$790,000	\$817,000	1,470	8	1975	VGood	8,664	N	N	11220 NE 61ST PL
2	6	254050	0050	09/26/13	\$745,000	\$835,000	1,490	8	1977	Good	8,750	N	N	10428 NE 58TH ST
2	7	666580	0110	09/03/13	\$630,000	\$710,000	1,490	8	1969	Good	13,136	Y	N	6515 114TH AVE NE
2	7	330076	0020	08/26/14	\$595,000	\$614,000	1,530	8	1984	Good	6,773	N	N	10918 NE 66TH PL
2	6	941390	0060	04/16/14	\$995,000	\$1,061,000	1,600	8	1995	Avg	8,599	Y	N	10502 NE 47TH PL
2	7	755522	0150	12/17/14	\$670,000	\$672,000	1,660	8	1976	Avg	9,636	N	N	4405 109TH PL NE
2	7	169290	0100	02/18/14	\$707,000	\$764,000	1,670	8	1989	Good	8,954	N	N	11212 NE 65TH ST
2	7	330076	0350	04/23/13	\$723,000	\$842,000	1,670	8	1986	Good	7,250	N	N	6215 111TH AVE NE
2	7	268070	0050	06/21/12	\$532,000	\$668,000	1,690	8	1976	Good	10,619	N	N	5833 112TH PL NE
2	6	755520	0230	05/21/14	\$691,000	\$730,000	1,700	8	1972	Avg	8,632	N	N	4118 107TH PL NE
2	6	755520	0230	04/19/12	\$508,000	\$648,000	1,700	8	1972	Avg	8,632	N	N	4118 107TH PL NE
2	6	755520	0130	08/28/12	\$541,000	\$668,000	1,740	8	1973	Avg	9,958	N	N	4222 106TH PL NE
2	7	666580	0030	07/18/14	\$590,000	\$615,000	1,780	8	1975	Avg	10,650	Y	N	6510 114TH AVE NE
2	6	410101	0050	07/30/13	\$770,000	\$875,000	1,810	8	1977	Good	8,500	Y	N	6202 105TH AVE NE
2	7	667890	0180	10/04/12	\$540,000	\$660,000	1,820	8	1974	Good	8,724	N	N	11208 NE 61ST PL
2	7	330076	0200	10/24/12	\$525,000	\$639,000	2,000	8	1985	Avg	6,514	N	N	10824 NE 64TH ST
2	6	410101	0090	08/22/13	\$880,000	\$994,000	2,030	8	1977	Good	8,065	Y	N	6220 105TH AVE NE
2	7	941360	0420	06/12/14	\$890,000	\$936,000	2,060	8	1966	Good	8,640	N	N	4810 109TH AVE NE
2	7	268070	0270	07/17/13	\$605,000	\$690,000	2,100	8	1976	Good	9,127	N	N	11218 NE 59TH PL
2	6	172505	9045	07/05/13	\$730,000	\$835,000	2,130	8	1988	Good	15,385	N	N	4114 LAKE WASHINGTON BLVD

Improved Sales Used in this Physical Inspection Analysis - Area 074

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
2	7	206240	0035	12/17/13	\$880,000	\$966,000	2,160	8	2000	Avg	12,377	N	N	11311 NE 50TH PL
2	7	330076	0110	11/01/12	\$650,000	\$790,000	2,170	8	1984	Good	7,200	N	N	11007 NE 65TH ST
2	7	941360	0350	08/29/14	\$907,000	\$935,000	2,170	8	1965	VGood	12,220	N	N	4825 109TH AVE NE
2	6	410141	0240	09/28/12	\$539,000	\$660,000	2,210	8	1975	Avg	8,000	N	N	10603 NE 59TH ST
2	6	410450	0030	09/10/13	\$1,000,000	\$1,125,000	2,360	8	1980	Good	6,479	Y	N	4813 LAKE WASHINGTON BLVD
2	6	755521	0340	08/25/14	\$752,500	\$777,000	2,360	8	1974	Good	8,616	N	N	10645 NE 44TH ST
2	7	330076	0380	11/04/13	\$832,000	\$923,000	2,610	8	1983	Good	7,204	N	N	6208 110TH AVE NE
2	7	169290	0080	08/29/12	\$660,000	\$814,000	3,400	8	1985	Avg	11,000	N	N	11328 NE 67TH ST
2	7	346900	0020	05/16/13	\$775,000	\$897,000	1,620	9	1968	VGood	9,532	Y	N	11212 NE 63RD ST
2	6	980862	0110	04/05/13	\$851,000	\$995,000	1,650	9	1977	VGood	10,000	N	N	5107 107TH AVE NE
2	6	792325	0020	05/29/12	\$1,370,000	\$1,729,000	1,910	9	1980	VGood	10,825	Y	N	6215 102ND PL NE
2	7	980859	0630	03/19/13	\$865,000	\$1,016,000	1,930	9	1982	VGood	12,122	N	N	11012 NE 37TH CT
2	7	330076	0320	02/13/12	\$720,000	\$933,000	2,040	9	1987	Good	7,200	N	N	6237 111TH AVE NE
2	6	980863	0200	12/30/13	\$797,500	\$873,000	2,090	9	1979	Good	2,200	Y	N	5020 102ND LN NE
2	6	980863	0220	05/25/13	\$775,000	\$895,000	2,090	9	1979	Good	1,821	Y	N	5004 102ND LN NE
2	6	980863	0230	11/19/13	\$680,000	\$752,000	2,090	9	1979	Good	2,300	Y	N	4920 102ND LN NE
2	6	980864	0280	07/08/14	\$1,000,000	\$1,044,000	2,130	9	1981	VGood	2,000	Y	N	4521 103RD LN NE
2	6	980863	0060	04/29/13	\$775,000	\$901,000	2,185	9	1979	Good	2,779	Y	N	5014 102ND LN NE
2	6	980863	0170	01/25/13	\$650,000	\$773,000	2,190	9	1979	Good	2,442	Y	N	4817 102ND LN NE
2	6	638000	0060	08/28/13	\$925,000	\$1,044,000	2,210	9	1988	Avg	8,501	N	N	10516 NE 52ND ST
2	7	980861	0410	08/22/14	\$640,000	\$661,000	2,320	9	1982	Avg	11,259	N	N	3799 110TH PL NE
2	7	980859	0580	12/04/13	\$916,000	\$1,009,000	2,330	9	1989	Good	11,388	N	N	11127 NE 37TH CT
2	6	410450	0195	02/25/13	\$1,050,000	\$1,240,000	2,360	9	1979	Good	21,364	Y	N	4500 LAKE WASHINGTON BLVD
2	6	788260	0300	05/31/12	\$1,175,000	\$1,482,000	2,450	9	1989	Avg	20,489	Y	N	6410 106TH AVE NE
2	6	788260	0329	10/31/12	\$811,000	\$985,000	2,560	9	1986	Avg	13,140	Y	N	6031 108TH AVE NE
2	7	980859	0550	08/02/12	\$649,900	\$807,000	2,650	9	1983	Avg	10,218	N	N	11029 NE 37TH CT
2	7	172505	9177	01/29/13	\$700,000	\$832,000	2,700	9	1987	Avg	14,400	N	N	5018 112TH AVE NE
2	7	082505	9301	03/15/12	\$640,000	\$823,000	2,730	9	1977	Good	14,375	N	N	6016 108TH AVE NE
2	6	415180	0530	10/28/14	\$1,090,000	\$1,108,000	2,780	9	2004	Avg	6,837	N	N	6707 104TH AVE NE
2	6	393890	0015	07/02/12	\$1,195,000	\$1,496,000	2,820	9	1987	Good	14,250	Y	N	5615 104TH AVE NE
2	6	755520	0050	09/05/12	\$760,000	\$936,000	2,840	9	1979	Good	9,992	Y	N	10701 NE 42ND PL

Improved Sales Used in this Physical Inspection Analysis - Area 074

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
2	6	123400	0714	07/24/13	\$1,250,000	\$1,423,000	2,890	9	1990	Avg	9,387	Y	N	10333 NE 55TH ST
2	6	415180	0575	04/27/12	\$860,000	\$1,094,000	3,070	9	2005	Avg	6,209	N	N	6712 104TH AVE NE
2	6	123400	0155	03/31/14	\$1,190,000	\$1,274,000	3,200	9	1990	Good	20,056	Y	N	5909 108TH AVE NE
2	6	415180	0295	09/11/13	\$1,275,000	\$1,434,000	3,330	9	2006	Avg	6,337	N	N	6525 102ND PL NE
2	6	123400	0704	09/26/12	\$1,045,000	\$1,281,000	3,680	9	2003	Avg	8,680	N	N	10629 NE 55TH ST
2	7	980861	0150	12/30/13	\$791,000	\$866,000	3,790	9	1980	Good	13,788	N	N	11102 NE 38TH PL
2	7	169290	0101	08/01/13	\$801,000	\$910,000	1,760	10	1988	Good	8,945	Y	N	11218 NE 65TH ST
2	6	124620	0050	03/28/13	\$923,000	\$1,081,000	1,830	10	1999	Avg	4,250	Y	N	10207 NE 62ND ST
2	7	980861	0190	05/09/14	\$782,000	\$829,000	1,980	10	1979	Avg	20,345	N	N	11110 NE 38TH PL
2	6	415180	0410	10/31/14	\$1,348,000	\$1,369,000	2,000	10	2005	Avg	5,971	Y	N	10250 NE 65TH ST
2	6	172505	9291	12/10/12	\$1,070,000	\$1,287,000	2,020	10	1983	Good	12,679	Y	N	10417 NE 52ND ST
2	7	082505	9270	11/21/14	\$1,095,000	\$1,106,000	2,090	10	1986	Good	12,850	Y	N	6125 114TH AVE NE
2	7	980861	0120	04/12/13	\$700,000	\$817,000	2,110	10	1980	Avg	14,653	N	N	11000 NE 39TH PL
2	7	980859	0230	05/28/12	\$875,000	\$1,105,000	2,220	10	1990	Avg	11,625	N	N	3851 112TH AVE NE
2	7	980859	0210	05/13/14	\$860,000	\$911,000	2,290	10	1986	Avg	11,119	Y	N	3883 112TH AVE NE
2	7	268070	0330	06/27/12	\$975,000	\$1,222,000	2,320	10	1994	Good	12,651	Y	N	5903 111TH PL NE
2	6	243200	0065	10/09/14	\$1,488,000	\$1,519,000	2,330	10	2013	Avg	9,100	Y	N	10516 NE 45TH ST
2	6	415180	0115	12/11/13	\$1,399,999	\$1,539,000	2,460	10	2013	Avg	4,421	N	N	10232 NE 68TH PL
2	6	123400	0530	08/05/13	\$1,788,000	\$2,029,000	2,470	10	1994	Avg	16,833	Y	N	5777 105TH AVE NE
2	6	788260	0314	04/11/12	\$1,075,000	\$1,373,000	2,670	10	1998	Avg	12,924	Y	N	6303 108TH AVE NE
2	7	980859	0050	10/11/13	\$780,000	\$871,000	2,670	10	1982	Good	10,850	N	N	3734 113TH AVE NE
2	6	172505	9272	09/06/12	\$1,560,000	\$1,921,000	2,720	10	2000	Avg	11,968	Y	N	10425 NE 53RD ST
2	6	172505	9324	02/20/14	\$1,100,000	\$1,189,000	2,720	10	1997	Avg	9,721	N	N	10410 NE 52ND ST
2	7	980861	0400	05/20/13	\$770,000	\$890,000	2,750	10	1984	Good	17,082	N	N	3797 110TH PL NE
2	6	123400	0730	05/15/12	\$1,260,000	\$1,596,000	2,810	10	2006	Avg	24,485	Y	N	10407 NE 55TH ST
2	6	410450	0191	05/22/14	\$1,170,000	\$1,236,000	2,830	10	1987	Good	12,130	Y	N	4506 LAKE WASHINGTON BLVD
2	7	980861	0390	03/22/12	\$650,000	\$834,000	2,850	10	1980	Avg	12,227	N	N	3798 110TH PL NE
2	6	082505	9331	11/06/12	\$775,000	\$940,000	2,880	10	1996	Avg	8,504	N	N	6010 LAKEVIEW DR NE
2	6	189540	0010	10/28/13	\$1,400,000	\$1,556,000	2,910	10	1998	Avg	12,500	N	N	10207 NE 60TH ST
2	6	788260	0326	12/03/14	\$1,135,000	\$1,143,000	2,930	10	2006	Avg	11,237	N	N	6101 108TH AVE NE
2	7	936670	0120	05/22/13	\$975,000	\$1,127,000	2,970	10	2003	Avg	9,080	N	N	11140 NE 60TH ST

Improved Sales Used in this Physical Inspection Analysis - Area 074

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
2	6	415180	0545	11/28/12	\$985,000	\$1,189,000	3,050	10	2003	Avg	6,089	N	N	6725 104TH AVE NE
2	7	980861	0040	03/23/12	\$602,000	\$772,000	3,070	10	1980	Avg	10,332	N	N	10801 NE 39TH PL
2	7	954420	0186	12/05/12	\$900,000	\$1,084,000	3,080	10	1998	Avg	11,288	N	N	4526 110TH AVE NE
2	7	980859	0160	03/22/13	\$786,000	\$922,000	3,140	10	1984	Avg	10,356	N	N	3952 112TH AVE NE
2	7	172505	9327	08/19/12	\$899,000	\$1,112,000	3,220	10	2001	Avg	8,508	N	N	11103 NE 60TH ST
2	6	172505	9182	07/01/14	\$1,150,000	\$1,203,000	3,340	10	1996	Avg	10,422	N	N	10640 NE 46TH ST
2	7	169240	0010	10/24/12	\$945,000	\$1,150,000	3,360	10	2006	Avg	8,523	N	N	6602 110TH AVE NE
2	7	954420	0370	09/17/13	\$870,000	\$977,000	3,385	10	2008	Avg	8,503	N	N	4540 108TH AVE NE
2	6	123400	0135	02/21/14	\$950,000	\$1,026,000	3,392	10	2000	Avg	8,885	N	N	5819 108TH AVE NE
2	6	410450	0260	01/28/14	\$940,000	\$1,021,000	3,510	10	1985	Good	16,757	Y	N	4110 LAKE WASHINGTON BLVD
2	7	172505	9326	02/20/13	\$1,125,000	\$1,330,000	3,560	10	2001	Good	8,544	N	N	11109 NE 60TH ST
2	7	169240	0120	01/05/12	\$875,000	\$1,145,000	3,630	10	2001	Avg	9,126	N	N	11130 NE 65TH ST
2	6	123400	0712	04/24/12	\$1,365,000	\$1,738,000	3,640	10	1990	Good	8,778	Y	N	10321 NE 55TH ST
2	7	206240	0025	09/09/12	\$1,050,000	\$1,292,000	3,730	10	2007	Avg	10,990	N	N	11332 NE 50TH PL
2	7	082505	9351	03/08/13	\$1,175,000	\$1,383,000	3,730	10	2012	Avg	8,499	N	N	6028 108TH AVE NE
2	7	954420	0454	05/24/13	\$950,000	\$1,098,000	3,770	10	2006	Avg	5,985	N	N	4655 110TH AVE NE
2	7	954420	0422	07/31/14	\$1,274,950	\$1,324,000	3,820	10	2014	Avg	8,850	N	N	4527 110TH AVE NE
2	7	082505	9243	12/04/12	\$1,179,000	\$1,421,000	3,910	10	2012	Avg	11,499	Y	N	6024 108TH AVE NE
2	7	082505	9111	01/05/12	\$1,099,815	\$1,439,000	3,930	10	2009	Avg	11,375	N	N	10806 NE 60TH ST
2	6	721590	0020	12/09/14	\$1,600,000	\$1,609,000	4,060	10	2005	Avg	9,486	N	N	6303 105TH AVE NE
2	7	082505	9307	12/26/13	\$1,348,000	\$1,477,000	4,100	10	2002	Avg	10,018	N	N	10920 NE 60TH ST
2	7	954420	0277	10/15/14	\$1,660,000	\$1,692,000	4,240	10	2006	Avg	11,189	Y	N	4731 112TH AVE NE
2	7	936720	0200	03/18/13	\$1,234,500	\$1,450,000	4,480	10	2006	Avg	7,484	N	N	6127 111TH PL NE
2	6	410050	0070	05/27/14	\$1,710,000	\$1,805,000	4,590	10	2009	Avg	14,685	N	N	6415 105TH AVE NE
2	6	516700	0140	07/11/14	\$1,480,000	\$1,545,000	2,280	11	1998	Avg	2,264	N	N	10139 NE 66TH LN
2	6	788260	0295	03/21/13	\$1,600,000	\$1,878,000	2,330	11	1998	Avg	12,075	Y	N	6429 108TH AVE NE
2	6	172505	9310	12/24/14	\$1,875,000	\$1,879,000	2,350	11	1999	Avg	10,376	Y	N	10419 NE 53RD ST
2	6	516700	0070	04/14/13	\$1,448,000	\$1,689,000	2,630	11	2006	Avg	2,656	Y	N	10115 66TH LN S
2	6	082505	9335	06/12/13	\$2,450,000	\$2,817,000	2,980	11	1998	Good	8,504	Y	N	10304 NE 60TH ST
2	6	410450	0168	05/15/13	\$1,360,000	\$1,575,000	3,030	11	1986	Good	20,906	Y	N	4546 LAKE WASHINGTON BLVD
2	6	082505	9333	09/14/12	\$1,595,000	\$1,960,000	3,060	11	1997	Avg	8,502	Y	N	10210 NE 60TH ST

Improved Sales Used in this Physical Inspection Analysis - Area 074

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
2	6	264950	0190	01/16/13	\$1,587,500	\$1,893,000	3,500	11	2005	Avg	5,250	Y	N	10216 NE 64TH ST
2	7	169240	0060	09/16/13	\$1,200,000	\$1,348,000	3,560	11	2001	Avg	8,526	N	N	11114 NE 65TH ST
2	13	082505	9101	02/06/13	\$2,500,000	\$2,965,000	3,670	11	1997	Good	7,618	Y	Y	6101 LAKE WASHINGTON BLVD
2	6	410050	0030	08/13/12	\$1,475,000	\$1,827,000	3,820	11	2006	Avg	10,645	Y	N	6402 105TH AVE NE
2	7	169290	0095	06/18/14	\$1,399,950	\$1,469,000	3,870	11	2005	Avg	10,046	N	N	6514 112TH AVE NE
2	6	415180	0540	12/06/12	\$1,300,000	\$1,566,000	3,890	11	2004	Avg	7,420	N	N	6719 104TH AVE NE
2	7	169240	0105	01/20/12	\$995,000	\$1,297,000	3,920	11	2000	Avg	13,134	N	N	6601 112TH AVE NE
2	6	082505	9109	06/25/13	\$1,540,000	\$1,765,000	3,930	11	1996	Avg	8,548	N	N	10220 NE 60TH ST
2	7	954420	0260	12/02/13	\$1,525,000	\$1,681,000	4,060	11	2007	Avg	12,353	N	N	4705 112TH AVE NE
2	6	123400	0032	09/25/12	\$1,210,000	\$1,483,000	4,140	11	2005	Avg	9,004	N	N	5901 106TH AVE NE
2	6	410450	0181	08/12/14	\$1,648,000	\$1,707,000	4,610	11	2003	Avg	12,500	Y	N	4510 LAKE WASHINGTON BLVD
2	6	788260	0290	04/15/14	\$1,685,000	\$1,797,000	4,790	11	2007	Avg	10,457	Y	N	6421 108TH AVE NE
2	13	082505	9178	09/23/14	\$2,574,000	\$2,638,000	2,659	12	1999	Avg	6,607	Y	Y	6427 LAKE WASHINGTON BLVD
2	6	516700	0120	05/29/13	\$1,300,000	\$1,500,000	2,950	12	1999	Avg	2,080	N	N	10143 NE 66TH LN
2	6	516700	0040	04/25/13	\$2,700,000	\$3,142,000	3,350	12	1999	Avg	3,639	Y	N	10103 NE 66TH LN
2	6	516700	0020	01/15/13	\$1,272,500	\$1,517,000	3,370	12	1990	Avg	4,272	N	N	6612 LAKE WASHINGTON BLVD
2	6	516700	0210	02/20/13	\$1,300,000	\$1,537,000	3,420	12	2001	Avg	2,988	N	N	10128 NE 66TH LN
2	6	516700	0050	12/02/13	\$2,387,000	\$2,630,000	4,270	12	1999	Avg	2,957	Y	N	10105 NE 66TH LN
2	6	172505	9136	11/21/14	\$1,815,000	\$1,833,000	4,510	12	1998	Avg	12,873	Y	N	10428 NE 43RD ST
2	6	172505	9316	11/20/14	\$2,385,000	\$2,410,000	4,900	13	2000	Avg	13,296	Y	N	10433 NE 43RD ST
8	4	124550	0065	04/09/13	\$341,250	\$399,000	520	5	1923	Good	9,455	N	N	2004 MARKET ST
8	4	388580	6250	08/13/14	\$645,000	\$668,000	720	6	1956	Avg	7,680	N	N	324 8TH AVE
8	4	388580	5715	05/29/13	\$425,000	\$490,000	760	6	1952	Good	7,200	N	N	612 8TH AVE
8	5	123850	1181	07/25/12	\$305,000	\$380,000	820	6	1964	Good	6,000	N	N	9024 116TH AVE NE
8	4	124500	0790	11/01/13	\$485,000	\$539,000	830	6	1959	Avg	6,900	N	N	310 18TH AVE
8	4	388580	7070	08/17/12	\$425,000	\$526,000	840	6	1952	Good	5,500	N	N	314 7TH AVE
8	1	388580	2180	04/24/14	\$550,000	\$585,000	850	6	1937	Good	4,800	Y	N	401 13TH AVE W
8	1	388580	2180	04/22/13	\$499,000	\$581,000	850	6	1937	Good	4,800	Y	N	401 13TH AVE W
8	4	388580	6240	10/23/12	\$430,000	\$523,000	870	6	1914	VGood	7,680	N	N	318 8TH AVE
8	1	388580	2246	10/17/14	\$795,000	\$810,000	910	6	1952	Avg	6,000	Y	N	451 13TH AVE W
8	4	124500	3245	07/02/14	\$555,000	\$581,000	920	6	1918	Avg	11,250	N	N	1037 5TH ST

Improved Sales Used in this Physical Inspection Analysis - Area 074

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	4	124500	1340	07/19/13	\$590,000	\$672,000	940	6	1942	Good	9,600	Y	N	167 16TH AVE
8	4	407070	0125	11/14/13	\$585,000	\$648,000	940	6	1942	VGood	6,584	N	N	227 3RD AVE S
8	2	124550	0691	10/07/14	\$500,000	\$511,000	960	6	1944	Avg	4,600	N	N	1846 9TH ST W
8	5	250550	0007	09/16/13	\$590,000	\$663,000	970	6	1940	VGood	8,281	N	N	702 9TH AVE S
8	4	388580	6965	01/08/13	\$529,500	\$633,000	980	6	1942	Good	5,995	N	N	212 7TH AVE
8	2	085600	0681	11/04/13	\$675,000	\$749,000	1,000	6	1938	Good	7,000	N	N	691 16TH AVE W
8	4	082505	9082	07/11/13	\$481,000	\$549,000	1,040	6	1966	Avg	5,775	N	N	342 5TH AVE S
8	4	388580	7870	05/11/13	\$500,000	\$579,000	1,060	6	1920	VGood	5,500	N	N	346 6TH AVE
8	4	388580	7295	10/23/12	\$415,000	\$505,000	1,070	6	1950	Good	5,500	N	N	544 7TH AVE
8	1	388580	1970	08/12/14	\$785,000	\$813,000	1,080	6	1942	Good	4,800	Y	N	346 10TH AVE W
8	1	388580	1970	06/18/13	\$700,000	\$804,000	1,080	6	1942	Good	4,800	Y	N	346 10TH AVE W
8	4	187500	0085	03/24/14	\$702,500	\$753,000	1,100	6	1952	Good	5,130	Y	N	214 2ND ST S
8	4	388580	6160	05/01/13	\$550,000	\$639,000	1,110	6	1975	Good	7,680	N	N	331 9TH AVE
8	2	430820	0170	11/27/13	\$645,000	\$712,000	1,120	6	1942	Good	7,680	N	N	648 17TH AVE W
8	4	124550	0286	05/23/14	\$498,000	\$526,000	1,140	6	2009	Avg	8,282	N	N	2087 MARKET ST
8	1	388580	0215	03/29/12	\$541,000	\$693,000	1,140	6	1940	Avg	7,140	Y	N	121 5TH AVE W
8	4	124500	0424	07/09/12	\$409,000	\$511,000	1,160	6	1928	Avg	8,025	N	N	1900 3RD ST
8	3	375890	0150	08/26/14	\$425,000	\$439,000	1,230	6	1921	Avg	13,300	N	N	11031 104TH AVE NE
8	1	388580	1170	02/28/13	\$570,000	\$672,000	1,250	6	1946	Avg	5,400	N	N	311 10TH AVE W
8	4	388580	6935	09/12/13	\$800,000	\$899,000	1,250	6	1931	VGood	8,800	N	N	213 8TH AVE
8	2	388580	6645	05/21/12	\$527,000	\$666,000	1,270	6	1942	Avg	5,222	Y	N	807 1ST ST
8	5	123650	0030	03/15/12	\$338,000	\$435,000	1,330	6	1986	Avg	8,320	N	N	9427 116TH AVE NE
8	4	388580	5880	08/08/14	\$550,000	\$570,000	1,350	6	1949	Avg	6,000	N	N	822 5TH ST
8	2	388580	4225	06/24/14	\$1,010,000	\$1,059,000	1,460	6	1900	VGood	9,052	Y	N	1302 1ST ST
8	4	124500	1680	07/01/13	\$525,000	\$601,000	1,490	6	1916	Avg	9,375	N	N	1506 3RD ST
8	5	123650	0020	11/07/12	\$302,500	\$367,000	1,900	6	1967	Fair	9,000	N	N	11421 NE 95TH ST
8	4	180790	0300	12/17/14	\$830,000	\$833,000	2,530	6	1978	Avg	9,000	N	N	431 5TH AVE S
8	5	259101	0290	05/19/14	\$285,000	\$301,000	810	7	1982	Good	3,211	N	N	11801 NE 105TH CT
8	5	123630	0307	09/05/14	\$565,000	\$582,000	850	7	1969	VGood	8,800	N	N	11235 NE 95TH ST
8	3	303900	0020	09/16/14	\$450,000	\$462,000	880	7	1982	Good	8,667	N	N	11414 107TH PL NE
8	4	124500	1752	06/15/12	\$370,000	\$465,000	880	7	1961	Avg	7,500	N	N	411 18TH AVE

Improved Sales Used in this Physical Inspection Analysis - Area 074

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	4	388580	5816	04/29/14	\$636,750	\$677,000	920	7	2009	Avg	7,800	N	N	817 6TH ST
8	4	398270	3490	06/26/13	\$490,000	\$562,000	920	7	1999	Avg	7,800	N	N	635 12TH AVE
8	4	388850	0050	08/20/13	\$460,000	\$520,000	940	7	1967	Avg	13,320	N	N	1215 5TH ST
8	3	389310	0327	07/23/14	\$355,000	\$369,000	940	7	1967	Good	8,512	N	N	11209 NE 112TH ST
8	3	809960	0130	03/20/13	\$377,000	\$443,000	950	7	1981	Good	9,029	N	N	10822 107TH PL NE
8	3	809960	0030	04/22/13	\$349,950	\$407,000	950	7	1981	Avg	15,856	N	N	10714 NE 109TH ST
8	4	124500	2445	07/14/14	\$670,000	\$699,000	1,000	7	1959	Good	7,500	N	N	133 15TH AVE
8	4	124500	3051	03/28/13	\$526,000	\$616,000	1,000	7	1959	Good	5,300	N	N	313 11TH PL
8	4	124500	0967	05/10/13	\$630,500	\$731,000	1,010	7	1965	VGood	6,200	N	N	108 18TH AVE
8	4	111250	0040	01/09/14	\$700,000	\$764,000	1,010	7	1965	VGood	8,528	N	N	1307 5TH ST
8	4	124500	1751	07/09/14	\$560,000	\$585,000	1,010	7	1960	Good	9,219	N	N	1540 4TH ST
8	4	124500	1751	11/28/12	\$505,000	\$609,000	1,010	7	1960	Good	9,219	N	N	1540 4TH ST
8	1	388580	0055	08/28/12	\$550,000	\$679,000	1,010	7	1930	Avg	6,820	N	N	219 5TH AVE W
8	3	389310	0801	07/31/12	\$275,000	\$342,000	1,010	7	1969	Good	7,865	N	N	11033 116TH AVE NE
8	3	303900	0050	12/01/14	\$575,000	\$579,000	1,020	7	1982	VGood	11,201	N	N	11413 107TH PL NE
8	3	303900	0060	05/23/13	\$376,000	\$434,000	1,020	7	1982	Good	8,913	N	N	11417 107TH PL NE
8	3	303900	0080	07/30/13	\$465,900	\$529,000	1,020	7	1982	Good	10,217	N	N	10712 NE 114TH PL
8	4	124500	0693	08/21/12	\$527,500	\$652,000	1,020	7	1966	Good	8,058	N	N	1820 4TH ST
8	4	124500	1220	10/16/14	\$749,000	\$763,000	1,020	7	1959	Avg	11,850	Y	N	1714 1ST ST
8	1	388580	2165	09/17/13	\$535,000	\$601,000	1,020	7	1961	Good	5,772	N	N	324 11TH AVE W
8	3	809960	0100	02/06/14	\$457,000	\$496,000	1,030	7	1981	VGood	11,713	N	N	10810 107TH PL NE
8	5	741950	0140	06/07/13	\$529,000	\$609,000	1,050	7	2013	Avg	9,968	N	N	10207 112TH AVE NE
8	4	124500	0138	06/18/12	\$450,000	\$565,000	1,050	7	1981	Good	8,388	N	N	1948 1ST ST
8	2	085600	0770	01/25/12	\$530,000	\$690,000	1,060	7	1956	Good	7,200	N	N	723 16TH AVE W
8	5	376440	0130	08/16/13	\$539,740	\$611,000	1,060	7	1981	Good	7,700	Y	N	10314 113TH CT NE
8	4	124500	0948	10/10/13	\$506,000	\$565,000	1,080	7	1977	Good	6,969	N	N	109 18TH PL
8	3	080200	0120	06/17/13	\$459,000	\$527,000	1,090	7	1962	Good	9,500	N	N	11236 115TH PL NE
8	3	080200	0080	10/07/13	\$360,000	\$402,000	1,090	7	1962	Avg	9,890	N	N	11500 NE 113TH PL
8	3	080200	0130	12/09/14	\$490,000	\$493,000	1,090	7	1962	Good	9,500	N	N	11228 115TH PL NE
8	4	124500	0342	10/22/13	\$510,000	\$568,000	1,090	7	1970	Good	8,500	N	N	1943 3RD ST
8	3	123570	0010	05/23/13	\$420,000	\$485,000	1,100	7	1974	Good	9,100	N	N	10919 NE 112TH ST

Improved Sales Used in this Physical Inspection Analysis - Area 074

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	3	419170	0040	06/25/12	\$393,500	\$493,000	1,110	7	1965	Avg	12,470	N	N	11033 111TH AVE NE
8	5	388690	2960	05/06/13	\$564,000	\$654,000	1,120	7	1969	VGood	12,000	Y	N	11201 NE 92ND ST
8	4	124500	2070	07/10/12	\$576,000	\$720,000	1,120	7	1978	Good	10,000	N	N	1322 4TH PL
8	3	417300	0080	11/27/12	\$430,650	\$520,000	1,130	7	1974	Good	9,441	N	N	11404 110TH AVE NE
8	4	124500	1295	05/22/14	\$648,360	\$685,000	1,130	7	1947	Good	7,005	Y	N	141 18TH AVE
8	4	124500	1847	11/07/13	\$605,000	\$671,000	1,130	7	1975	Good	17,500	N	N	1508 5TH ST
8	4	180790	0035	05/15/13	\$680,000	\$787,000	1,130	7	1950	Avg	6,000	N	N	116 7TH AVE S
8	5	227360	0510	03/11/13	\$360,000	\$424,000	1,130	7	1983	Good	8,702	N	N	11703 NE 98TH ST
8	3	322605	9071	08/19/14	\$426,000	\$440,000	1,130	7	1952	VGood	9,147	N	N	11204 108TH AVE NE
8	3	303900	0010	09/09/14	\$420,000	\$432,000	1,140	7	1982	Good	8,558	N	N	10725 NE 114TH PL
8	4	388690	3340	11/18/14	\$715,000	\$723,000	1,140	7	1962	VGood	10,240	N	N	648 10TH AVE
8	3	521200	0110	06/17/13	\$395,000	\$454,000	1,140	7	1976	Good	11,475	N	N	11114 106TH AVE NE
8	3	375890	0145	06/06/13	\$329,000	\$379,000	1,150	7	1970	Good	10,744	N	N	10321 NE 112TH ST
8	5	227360	0250	08/04/14	\$500,000	\$519,000	1,190	7	1983	Good	8,530	N	N	9703 117TH PL NE
8	3	322605	9142	05/20/13	\$308,000	\$356,000	1,200	7	1968	Good	9,147	N	N	11414 NE 112TH ST
8	5	123630	0116	08/11/13	\$467,000	\$529,000	1,210	7	1983	Avg	8,501	Y	N	11245 NE 100TH ST
8	4	124500	1834	04/09/12	\$558,000	\$713,000	1,220	7	1979	Good	10,000	N	N	514 15TH AVE
8	3	375890	0158	07/30/12	\$533,900	\$664,000	1,230	7	2011	Avg	10,745	N	N	11039 104TH AVE NE
8	3	417300	0130	11/16/12	\$465,000	\$563,000	1,230	7	1975	VGood	9,078	N	N	11427 110TH AVE NE
8	4	124500	1800	11/16/12	\$577,355	\$699,000	1,240	7	1978	Good	12,375	N	N	516 15TH AVE
8	2	124550	0725	10/30/14	\$675,000	\$686,000	1,240	7	1957	Good	13,869	N	N	1830 7TH ST W
8	5	259101	0040	11/10/14	\$468,000	\$474,000	1,250	7	1986	Good	7,029	N	N	11707 NE 105TH LN
8	3	322605	9156	05/10/12	\$295,000	\$374,000	1,260	7	1978	Avg	21,344	N	N	11023 NE 116TH ST
8	5	664200	0250	05/06/13	\$445,000	\$516,000	1,260	7	1963	Good	9,270	N	N	11407 NE 103RD PL
8	4	388690	3290	07/30/13	\$825,000	\$938,000	1,270	7	1954	VGood	7,200	N	N	608 10TH AVE
8	1	085600	0255	09/25/12	\$570,000	\$699,000	1,270	7	1956	Good	6,500	N	N	1250 6TH ST W
8	4	172080	0255	04/01/14	\$675,000	\$722,000	1,280	7	1936	Good	6,000	N	N	722 2ND ST S
8	4	388580	7050	11/25/13	\$699,350	\$772,000	1,280	7	1918	VGood	5,500	N	N	301 8TH AVE
8	5	123630	0315	04/25/13	\$475,000	\$553,000	1,290	7	1968	Avg	13,775	N	N	11237 NE 95TH ST
8	4	124500	0798	04/12/12	\$349,000	\$446,000	1,300	7	1968	Good	7,500	N	N	1817 4TH ST
8	4	124500	3160	05/02/14	\$698,000	\$741,000	1,300	7	1920	VGood	11,250	N	N	1036 4TH ST

Improved Sales Used in this Physical Inspection Analysis - Area 074

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	4	388580	5640	07/04/14	\$625,000	\$653,000	1,300	7	1960	VGood	7,200	N	N	627 9TH AVE
8	5	123850	1099	10/31/14	\$470,000	\$477,000	1,310	7	1987	Good	8,600	N	N	11641 NE 95TH ST
8	2	388580	2970	12/03/14	\$827,500	\$833,000	1,310	7	1960	VGood	7,200	N	N	535 16TH AVE W
8	5	123630	0360	11/29/12	\$362,500	\$437,000	1,320	7	1964	Avg	7,700	N	N	9440 114TH AVE NE
8	4	124500	3120	05/01/13	\$575,000	\$668,000	1,320	7	1953	Good	7,671	N	N	350 10TH AVE
8	4	124500	3120	06/13/12	\$510,000	\$641,000	1,320	7	1953	Good	7,671	N	N	350 10TH AVE
8	4	358480	0150	03/19/14	\$669,000	\$718,000	1,320	7	1961	VGood	6,030	N	N	1211 6TH ST
8	4	388580	7231	03/16/12	\$510,000	\$656,000	1,330	7	1960	VGood	7,700	N	N	509 8TH AVE
8	3	542170	0005	01/30/12	\$380,000	\$494,000	1,340	7	1955	VGood	9,567	N	N	11042 108TH PL NE
8	3	369910	0100	02/12/13	\$427,000	\$506,000	1,340	7	1962	VGood	9,929	N	N	11104 105TH AVE NE
8	2	388580	3405	03/19/14	\$600,000	\$644,000	1,340	7	1953	Good	7,200	N	N	551 17TH AVE W
8	5	227360	0530	03/28/12	\$366,500	\$470,000	1,350	7	1984	Good	8,742	N	N	11707 NE 98TH ST
8	4	390010	0750	04/11/14	\$490,000	\$523,000	1,350	7	1953	Avg	5,100	N	N	435 3RD ST
8	5	259101	0120	06/04/13	\$375,000	\$432,000	1,370	7	1986	Good	4,338	N	N	11809 NE 105TH LN
8	5	259101	0160	11/13/12	\$318,500	\$386,000	1,370	7	1986	Good	3,457	N	N	11819 NE 105TH LN
8	5	259101	0240	12/01/14	\$405,000	\$408,000	1,370	7	1987	Good	4,102	N	N	11812 NE 105TH CT
8	3	175020	0010	10/26/12	\$385,000	\$468,000	1,380	7	1982	Good	8,644	N	N	11527 113TH PL NE
8	3	375890	0315	01/15/13	\$299,900	\$358,000	1,380	7	1957	Avg	10,749	N	N	10843 104TH AVE NE
8	3	389310	0319	05/22/12	\$349,999	\$443,000	1,390	7	1966	Good	11,700	N	N	11201 NE 112TH ST
8	5	227360	0560	05/10/12	\$347,000	\$440,000	1,420	7	1984	Avg	8,924	N	N	11706 NE 98TH ST
8	3	321154	0010	07/26/13	\$390,000	\$444,000	1,420	7	1983	Avg	8,498	N	N	11528 112TH AVE NE
8	3	395560	0060	04/25/13	\$505,000	\$588,000	1,420	7	1962	Good	12,011	N	N	11240 109TH AVE NE
8	3	375550	0065	11/06/14	\$465,000	\$471,000	1,430	7	1953	Avg	14,250	N	N	11218 106TH AVE NE
8	5	388690	2435	06/24/13	\$600,000	\$688,000	1,440	7	1955	VGood	7,200	N	N	11239 NE 91ST ST
8	4	124500	1870	07/18/13	\$653,000	\$744,000	1,460	7	1974	Good	8,094	N	N	408 15TH AVE
8	4	388580	7140	09/01/12	\$485,000	\$598,000	1,460	7	1993	Avg	8,250	N	N	718 4TH ST
8	4	388580	5454	06/05/13	\$490,000	\$564,000	1,460	7	1965	Good	7,200	N	N	634 9TH AVE
8	3	375630	0060	03/13/14	\$555,000	\$597,000	1,470	7	1959	VGood	12,757	N	N	10427 NE 109TH ST
8	2	124550	0415	09/06/12	\$575,000	\$708,000	1,470	7	1940	Avg	6,250	N	N	900 20TH AVE W
8	4	374000	0110	06/22/12	\$577,500	\$725,000	1,470	7	1968	Good	11,183	N	N	1505 3RD PL
8	3	080200	0150	01/22/13	\$469,500	\$559,000	1,480	7	1962	VGood	9,500	N	N	11212 115TH PL NE

Improved Sales Used in this Physical Inspection Analysis - Area 074

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	4	388580	7085	03/10/14	\$685,000	\$737,000	1,500	7	1988	VGood	5,500	N	N	328 7TH AVE
8	3	521200	0010	08/26/14	\$549,950	\$568,000	1,500	7	1962	VGood	11,355	N	N	11159 106TH AVE NE
8	4	124500	1420	07/08/14	\$730,000	\$762,000	1,500	7	1962	Good	9,600	N	N	140 15TH AVE
8	4	124500	1420	07/13/12	\$525,000	\$655,000	1,500	7	1962	Good	9,600	N	N	140 15TH AVE
8	4	386380	0100	10/08/12	\$430,000	\$525,000	1,500	7	1968	Good	6,300	N	N	1929 4TH PL
8	4	212020	0215	10/03/13	\$580,000	\$649,000	1,510	7	1990	Avg	7,144	Y	N	453 4TH AVE S
8	3	417300	0150	03/26/13	\$492,000	\$577,000	1,530	7	1974	Good	10,650	N	N	11443 110TH AVE NE
8	5	259101	0180	07/09/14	\$379,000	\$396,000	1,530	7	1986	Good	2,913	N	N	11826 NE 105TH CT
8	3	123570	0042	05/28/14	\$537,000	\$567,000	1,550	7	1999	VGood	12,920	N	N	11004 NE 108TH ST
8	5	327579	0020	08/24/12	\$570,000	\$704,000	1,560	7	1979	Good	10,499	N	N	10414 115TH PL NE
8	3	375550	0075	07/24/14	\$535,000	\$557,000	1,560	7	1953	Good	14,250	N	N	11232 106TH AVE NE
8	5	664200	0290	09/24/12	\$380,000	\$466,000	1,580	7	1963	Good	7,997	N	N	10201 114TH PL NE
8	3	322605	9111	06/12/12	\$378,000	\$475,000	1,590	7	1998	Avg	8,628	N	N	11529 111TH PL NE
8	2	085600	0330	05/10/13	\$770,750	\$894,000	1,600	7	1989	VGood	5,400	N	N	609 13TH AVE W
8	4	124500	1216	07/21/14	\$700,000	\$729,000	1,610	7	1973	Good	11,060	Y	N	1730 1ST ST
8	2	085600	0920	05/07/13	\$657,000	\$762,000	1,620	7	2012	Avg	3,840	N	N	809 16TH AVE W
8	5	250550	0121	06/05/14	\$850,000	\$895,000	1,620	7	2004	Avg	8,328	Y	N	816 6TH ST S
8	2	388580	2510	09/13/12	\$850,000	\$1,045,000	1,620	7	1957	Good	9,600	Y	N	517 14TH AVE W
8	5	664200	0020	03/06/14	\$450,000	\$485,000	1,630	7	1963	Good	10,800	N	N	10301 116TH AVE NE
8	5	227360	0160	03/09/12	\$370,000	\$476,000	1,650	7	1983	Avg	8,882	N	N	11615 NE 100TH ST
8	3	369910	0130	10/02/14	\$495,000	\$506,000	1,670	7	1930	VGood	14,695	N	N	10455 NE 112TH ST
8	3	175020	0030	04/16/12	\$370,000	\$472,000	1,690	7	1981	Good	8,859	N	N	11515 113TH PL NE
8	4	124500	1768	04/18/12	\$513,000	\$654,000	1,710	7	1979	Good	11,151	N	N	436 16TH LN
8	2	124550	0525	05/09/13	\$730,000	\$846,000	1,710	7	1923	VGood	9,450	N	N	901 20TH AVE W
8	4	124500	3740	07/23/14	\$778,000	\$810,000	1,720	7	1946	VGood	6,000	N	N	147 10TH AVE
8	3	321154	0080	11/05/13	\$502,500	\$557,000	1,720	7	1983	Good	9,025	N	N	11422 112TH PL NE
8	3	321154	0170	08/06/12	\$372,500	\$462,000	1,720	7	1983	Good	8,477	N	N	11527 112TH PL NE
8	3	663390	0050	08/26/14	\$575,000	\$593,000	1,750	7	1991	VGood	4,797	N	N	10702 107TH PL NE
8	2	388580	2960	10/02/13	\$760,000	\$850,000	1,750	7	1983	Good	7,200	Y	N	527 16TH AVE W
8	3	866343	0050	05/03/13	\$535,000	\$621,000	1,770	7	1980	Good	9,465	N	N	11320 116TH PL NE
8	4	388580	5420	05/21/13	\$705,000	\$815,000	1,840	7	1999	Avg	7,200	N	N	612 9TH AVE

Improved Sales Used in this Physical Inspection Analysis - Area 074

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	5	388690	4010	03/23/12	\$420,000	\$539,000	1,840	7	1967	Good	7,680	N	N	11441 NE 94TH ST
8	4	124500	2112	11/19/12	\$599,000	\$724,000	1,870	7	1987	Avg	7,250	N	N	1325 6TH ST
8	3	663390	0120	06/04/13	\$440,000	\$507,000	1,870	7	1992	Avg	4,058	N	N	10602 NE 107TH PL
8	1	085600	0185	12/18/13	\$1,060,000	\$1,164,000	1,910	7	1993	Avg	8,400	Y	N	549 11TH AVE W
8	4	124500	3145	08/22/13	\$675,000	\$763,000	1,930	7	1928	Good	9,673	N	N	1052 4TH ST
8	4	124500	3383	06/20/13	\$835,000	\$958,000	1,930	7	2011	Avg	8,000	N	N	516 10TH AVE
8	3	375550	0045	01/24/13	\$368,000	\$438,000	1,930	7	1953	Good	9,500	N	N	10620 NE 112TH ST
8	3	375590	0115	03/07/13	\$500,000	\$589,000	1,950	7	1954	Good	15,600	N	N	10421 NE 113TH PL
8	5	123630	0154	04/09/13	\$505,000	\$590,000	1,960	7	1976	Good	9,750	N	N	11405 NE 97TH ST
8	3	866343	0060	04/10/12	\$411,000	\$525,000	1,960	7	1980	Good	10,036	N	N	11328 116TH PL NE
8	4	082505	9191	10/15/13	\$799,000	\$891,000	2,010	7	2013	Avg	9,396	N	N	102 6TH ST S
8	4	124500	2109	03/13/13	\$682,500	\$803,000	2,010	7	1988	Good	7,294	N	N	522 13TH AVE
8	3	322605	9083	06/26/14	\$800,000	\$838,000	2,080	7	1958	Avg	75,794	N	N	11406 NE 112TH ST
8	4	388580	5325	07/31/14	\$710,000	\$737,000	2,090	7	1967	VGood	8,064	N	N	641 10TH AVE
8	3	322605	9097	05/22/13	\$470,000	\$543,000	2,100	7	1959	Good	11,575	N	N	10645 NE 116TH ST
8	5	082505	9105	07/30/14	\$745,000	\$774,000	2,240	7	1981	Avg	7,756	N	N	906 6TH ST S
8	5	664200	0310	05/09/12	\$551,000	\$699,000	2,350	7	1963	Good	10,751	N	N	10005 114TH PL NE
8	5	332605	9170	12/13/13	\$740,000	\$813,000	2,380	7	1993	Good	10,602	N	N	10024 116TH AVE NE
8	4	388690	3705	02/02/14	\$757,000	\$822,000	2,480	7	2007	Avg	8,704	N	N	664 11TH AVE
8	3	389310	0322	05/31/13	\$499,000	\$575,000	2,540	7	1967	Good	8,512	N	N	11391 NE 112TH ST
8	4	388580	7750	04/09/14	\$680,000	\$726,000	2,860	7	1978	Avg	9,943	N	N	616 4TH ST
8	3	144300	0050	09/05/12	\$385,000	\$474,000	3,080	7	1962	Avg	16,527	N	N	11250 110TH AVE NE
8	5	123510	0371	07/17/14	\$580,000	\$604,000	3,550	7	1960	Avg	9,600	N	N	8035 116TH AVE NE
8	5	259102	0140	12/02/14	\$475,000	\$479,000	1,150	8	1988	Good	4,961	N	N	10640 118TH PL NE
8	3	375950	0031	04/07/14	\$625,000	\$668,000	1,170	8	1985	Good	8,140	N	N	10910 106TH AVE NE
8	4	172080	0305	11/19/14	\$611,900	\$618,000	1,220	8	1979	Good	2,100	Y	N	211 7TH AVE S
8	2	388580	4305	09/11/14	\$949,000	\$975,000	1,240	8	1958	Good	7,834	Y	N	1217 1ST ST
8	5	390231	0210	08/22/14	\$610,000	\$630,000	1,250	8	1980	VGood	8,800	N	N	11627 NE 101ST PL
8	4	124500	0947	08/13/13	\$780,000	\$883,000	1,290	8	1978	Good	7,862	Y	N	101 18TH PL
8	5	123940	0570	11/17/14	\$860,000	\$870,000	1,300	8	1947	VGood	14,135	Y	N	7624 115TH PL NE
8	5	390230	0190	05/31/12	\$407,000	\$513,000	1,310	8	1979	Good	8,801	N	N	11815 NE 102ND PL

Improved Sales Used in this Physical Inspection Analysis - Area 074

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	2	388580	2040	09/12/14	\$827,000	\$850,000	1,320	8	2014	Avg	3,150	N	N	1010 3RD ST W
8	3	375550	0080	06/06/14	\$510,000	\$537,000	1,320	8	1954	Good	14,250	N	N	11240 106TH AVE NE
8	2	388580	3990	06/06/13	\$632,000	\$728,000	1,330	8	1949	Good	8,243	N	N	1419 1ST ST
8	5	147270	0040	05/01/14	\$755,000	\$802,000	1,340	8	1987	Good	14,638	N	N	11423 NE 104TH ST
8	5	390230	0100	05/12/14	\$522,000	\$553,000	1,360	8	1980	Good	8,623	N	N	11725 NE 102ND PL
8	4	788260	0060	07/17/12	\$520,000	\$648,000	1,360	8	2000	Avg	14,108	N	N	524 1ST AVE S
8	4	124500	2280	12/30/13	\$616,000	\$674,000	1,370	8	1989	Avg	8,013	N	N	1317 4TH ST
8	5	741950	0010	03/28/14	\$689,500	\$738,000	1,370	8	1977	VGood	9,296	N	N	10124 111TH AVE NE
8	5	388690	2870	05/27/14	\$800,000	\$844,000	1,380	8	2013	Avg	7,200	N	N	11540 NE 91ST ST
8	3	681630	0080	02/14/13	\$355,000	\$420,000	1,380	8	1987	Avg	2,462	N	N	11427 NE 115TH CT
8	3	681630	0280	10/03/12	\$315,000	\$385,000	1,380	8	1987	Avg	2,462	N	N	11515 NE 115TH CT
8	3	681630	0290	12/24/13	\$432,500	\$474,000	1,380	8	1987	Avg	2,462	N	N	11513 NE 115TH CT
8	4	124500	0215	02/15/12	\$579,000	\$750,000	1,390	8	1986	Good	12,600	N	N	1929 2ND ST
8	4	124500	2297	10/04/13	\$778,950	\$871,000	1,390	8	1988	Good	11,110	N	N	335 15TH AVE
8	5	390231	0180	09/26/13	\$560,000	\$627,000	1,390	8	1980	Good	8,880	N	N	11713 NE 101ST PL
8	5	123630	0254	07/03/12	\$565,000	\$707,000	1,410	8	1979	VGood	13,440	N	N	11200 NE 95TH ST
8	5	390230	0450	07/02/14	\$630,000	\$659,000	1,410	8	1979	Good	9,880	N	N	11623 NE 103RD PL
8	5	390230	0050	04/10/12	\$430,000	\$549,000	1,420	8	1980	Good	10,382	N	N	10207 117TH PL NE
8	5	390231	0120	08/06/13	\$575,000	\$652,000	1,420	8	1980	Good	7,100	N	N	11628 NE 100TH PL
8	5	390231	0080	04/30/13	\$558,500	\$649,000	1,440	8	1980	Good	8,500	N	N	11715 NE 100TH PL
8	5	123630	0195	05/06/13	\$559,000	\$649,000	1,450	8	1978	Good	10,750	Y	N	11314 NE 95TH ST
8	4	124500	1028	09/19/13	\$631,000	\$708,000	1,450	8	1982	Good	7,500	N	N	135 19TH AVE
8	5	390230	0500	02/07/12	\$597,000	\$775,000	1,470	8	2007	Avg	8,500	N	N	11628 NE 102ND PL
8	5	390230	0090	03/12/12	\$403,000	\$519,000	1,480	8	1980	Avg	8,644	N	N	11721 NE 102ND PL
8	3	681630	0050	12/21/12	\$330,000	\$396,000	1,480	8	1987	Good	1,848	N	N	11419 NE 115TH CT
8	3	681630	0170	06/13/13	\$332,000	\$382,000	1,480	8	1987	Avg	1,848	N	N	11403 115TH LN NE
8	3	681630	0260	02/08/13	\$329,500	\$391,000	1,480	8	1987	Avg	1,848	N	N	11518 NE 114TH CT
8	10	312605	9017	04/12/12	\$2,231,000	\$2,849,000	1,480	8	1940	VGood	9,113	Y	Y	2005 ROSE POINT LN
8	2	388580	3625	12/03/14	\$835,000	\$841,000	1,490	8	2014	Avg	3,840	N	N	742 17TH AVE W
8	3	375610	0120	06/25/13	\$680,000	\$779,000	1,500	8	1976	VGood	10,000	N	N	10129 NE 113TH PL
8	3	238760	0060	08/02/12	\$440,000	\$547,000	1,510	8	1974	Good	10,750	N	N	10808 101ST AVE NE

Improved Sales Used in this Physical Inspection Analysis - Area 074

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	4	388580	7360	06/13/13	\$612,000	\$704,000	1,520	8	1989	Avg	5,500	N	N	639 8TH AVE
8	4	124500	0500	11/03/14	\$750,500	\$761,000	1,530	8	1989	Good	9,159	N	N	1927 5TH ST
8	1	388580	1265	01/17/14	\$916,650	\$999,000	1,530	8	1968	Good	7,200	Y	N	318 8TH AVE W
8	5	259102	0150	07/26/12	\$386,000	\$480,000	1,550	8	1987	Good	4,893	N	N	10630 118TH PL NE
8	5	259102	0560	07/02/14	\$481,015	\$503,000	1,550	8	1987	Avg	5,511	N	N	11717 NE 106TH LN
8	3	681630	0030	02/21/14	\$378,000	\$408,000	1,550	8	1987	Good	2,501	N	N	11424 NE 115TH CT
8	3	375610	0080	04/11/13	\$665,000	\$776,000	1,570	8	1963	VGood	13,866	N	N	11305 101ST AVE NE
8	4	082505	9271	09/10/14	\$900,000	\$925,000	1,590	8	2012	Avg	12,600	N	N	110 6TH ST S
8	4	082505	9271	09/05/12	\$724,900	\$893,000	1,590	8	2012	Avg	12,600	N	N	110 6TH ST S
8	5	123630	0065	05/02/13	\$440,000	\$511,000	1,590	8	1982	Good	12,522	N	N	9531 112TH AVE NE
8	5	327579	0100	04/27/12	\$589,000	\$749,000	1,590	8	1979	Good	12,948	N	N	10425 115TH PL NE
8	5	388690	2920	10/04/13	\$890,000	\$995,000	1,590	8	1971	VGood	10,800	Y	N	11225 NE 92ND ST
8	5	259102	0300	09/16/13	\$461,000	\$518,000	1,600	8	1988	Good	8,910	N	N	11843 NE 105TH LN
8	5	259102	0490	07/02/13	\$475,000	\$544,000	1,620	8	1988	Good	6,382	N	N	11712 NE 106TH LN
8	4	374000	0020	09/03/12	\$569,000	\$701,000	1,620	8	1978	Good	5,867	N	N	1508 3RD PL
8	4	389010	0053	05/23/13	\$713,000	\$824,000	1,620	8	1995	Avg	8,516	N	N	404 NE 20TH ST
8	3	375610	0160	09/23/14	\$678,000	\$695,000	1,640	8	1962	VGood	10,000	Y	N	10132 NE 112TH PL
8	4	172080	0140	10/29/13	\$850,000	\$945,000	1,644	8	2013	Avg	3,000	N	N	714 3RD ST S
8	4	148930	0160	10/10/13	\$758,000	\$846,000	1,650	8	1990	Good	6,000	N	N	137 11TH AVE
8	4	184265	0070	11/19/12	\$660,000	\$798,000	1,670	8	1977	Good	10,089	N	N	1929 5TH PL
8	5	376450	0090	05/21/14	\$655,000	\$692,000	1,670	8	1994	Avg	13,402	Y	N	11128 NE 106TH PL
8	5	390230	0420	08/05/13	\$443,000	\$503,000	1,670	8	1979	Avg	9,350	N	N	11608 NE 103RD PL
8	3	681630	0100	08/02/12	\$320,000	\$398,000	1,670	8	1988	Avg	2,161	N	N	11503 115TH LN NE
8	4	124500	0845	06/10/12	\$820,000	\$1,032,000	1,680	8	1916	VGood	12,780	N	N	1833 3RD ST
8	5	259102	0080	04/24/13	\$476,000	\$554,000	1,690	8	1987	Good	5,099	N	N	11706 NE 107TH PL
8	5	259102	0360	06/12/13	\$490,000	\$563,000	1,690	8	1988	Good	4,365	N	N	11838 NE 105TH LN
8	3	124550	0094	01/03/14	\$612,500	\$670,000	1,700	8	1992	Avg	11,721	N	N	9821 FORBES CREEK DR
8	4	212020	0080	11/06/13	\$773,500	\$858,000	1,700	8	1995	Good	4,000	N	N	440 4TH AVE S
8	5	390231	0160	06/01/13	\$644,000	\$743,000	1,700	8	1980	Good	8,624	N	N	11704 NE 100TH PL
8	2	742170	0040	05/03/13	\$840,000	\$975,000	1,700	8	1953	Good	8,619	N	N	926 20TH PL W
8	5	147270	0200	07/09/14	\$630,000	\$658,000	1,710	8	1986	Good	8,767	N	N	10535 115TH PL NE

Improved Sales Used in this Physical Inspection Analysis - Area 074

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	5	388690	2805	04/11/13	\$756,500	\$883,000	1,710	8	1959	VGood	10,695	Y	N	11411 NE 92ND ST
8	4	935490	0410	02/07/12	\$470,500	\$610,000	1,710	8	1958	Avg	8,750	N	N	323 10TH AVE S
8	5	123850	1117	01/08/13	\$570,000	\$681,000	1,720	8	2012	Avg	10,652	N	N	11642 NE 92ND ST
8	4	374000	0010	10/09/14	\$575,000	\$587,000	1,720	8	1981	Avg	5,956	N	N	1502 3RD PL
8	4	124500	0875	11/20/12	\$717,500	\$867,000	1,730	8	2001	Avg	6,900	N	N	1804 2ND ST
8	5	388690	2620	07/17/13	\$572,000	\$652,000	1,740	8	1988	Avg	7,680	N	N	11428 NE 90TH ST
8	3	389310	0821	11/06/13	\$435,000	\$482,000	1,740	8	1994	Avg	8,727	N	N	11626 NE 111TH ST
8	5	390230	0350	08/06/14	\$606,000	\$628,000	1,740	8	1979	Good	8,858	N	N	11726 NE 102ND PL
8	4	388580	5935	09/26/14	\$710,000	\$727,000	1,740	8	1958	VGood	9,000	N	N	532 8TH AVE
8	5	376450	0180	03/06/12	\$465,000	\$599,000	1,750	8	1992	Good	4,894	N	N	11209 NE 106TH PL
8	3	663390	0170	05/08/14	\$595,000	\$631,000	1,750	8	1991	VGood	3,354	N	N	10621 107TH PL NE
8	1	388580	2190	05/17/13	\$868,000	\$1,005,000	1,780	8	2013	Avg	3,600	N	N	407 13TH AVE W
8	5	376450	0130	04/08/13	\$660,000	\$771,000	1,810	8	1993	Good	5,910	N	N	11112 NE 106TH PL
8	4	388580	7362	06/04/14	\$791,000	\$833,000	1,810	8	1989	Avg	5,500	N	N	631 8TH AVE
8	5	398270	0750	06/14/12	\$470,000	\$591,000	1,810	8	1963	VGood	10,200	N	N	11134 NE 97TH ST
8	5	123940	0099	10/15/13	\$630,000	\$703,000	1,820	8	1990	Avg	7,122	N	N	120 10TH ST S
8	5	376450	0230	08/21/14	\$661,000	\$683,000	1,820	8	1994	Good	4,418	N	N	11221 NE 106TH PL
8	2	124550	0606	08/09/13	\$850,000	\$964,000	1,830	8	2002	Avg	9,600	N	N	707 19TH LN W
8	5	376450	0050	10/24/12	\$546,255	\$665,000	1,830	8	1993	Good	13,615	N	N	11216 NE 106TH PL
8	4	124500	2900	12/11/12	\$835,500	\$1,005,000	1,850	8	2005	Avg	7,200	N	N	1020 2ND ST
8	5	327578	0075	02/13/12	\$417,000	\$540,000	1,850	8	1974	Good	10,058	N	N	11315 NE 103RD ST
8	5	123850	0976	06/03/12	\$549,000	\$692,000	1,870	8	2002	Avg	10,725	N	N	9608 116TH AVE NE
8	4	124500	3565	10/31/13	\$775,000	\$861,000	1,900	8	1961	Good	9,216	N	N	411 10TH AVE
8	4	124500	3565	05/16/12	\$695,000	\$880,000	1,900	8	1961	Good	9,216	N	N	411 10TH AVE
8	3	856120	0110	05/21/14	\$512,500	\$542,000	1,900	8	1990	Avg	7,604	N	N	11125 115TH AVE NE
8	5	147270	0160	12/10/12	\$501,000	\$603,000	1,910	8	1987	Good	8,499	N	N	10520 114TH PL NE
8	3	124550	0100	10/22/12	\$630,000	\$767,000	1,920	8	1992	Good	9,610	N	N	9829 FORBES CREEK DR
8	5	250550	0203	10/28/13	\$673,500	\$749,000	1,920	8	1980	Good	8,594	N	N	809 7TH ST S
8	5	721650	0170	10/22/13	\$724,000	\$806,000	1,980	8	1989	VGood	7,561	N	N	818 6TH PL S
8	5	147270	0240	11/09/12	\$525,000	\$636,000	2,000	8	1987	Good	9,253	N	N	10429 114TH PL NE
8	5	376440	0060	03/30/12	\$498,800	\$639,000	2,010	8	1984	Avg	6,650	N	N	10310 112TH CT NE

Improved Sales Used in this Physical Inspection Analysis - Area 074

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	5	147270	0020	07/23/13	\$738,000	\$840,000	2,020	8	1987	Good	14,968	N	N	11404 NE 103RD ST
8	4	375401	0040	10/23/14	\$744,000	\$757,000	2,020	8	1981	Good	7,512	N	N	221 19TH PL
8	4	388580	7381	06/07/12	\$575,000	\$724,000	2,040	8	1990	Avg	5,500	N	N	616 7TH AVE
8	4	124550	0276	09/09/14	\$718,000	\$738,000	2,070	8	2001	Avg	7,200	N	N	2085 MARKET ST
8	5	012000	0260	01/15/13	\$825,000	\$984,000	2,080	8	2007	Avg	8,170	N	N	341 8TH ST S
8	1	388580	2041	08/19/13	\$802,000	\$907,000	2,100	8	1999	Avg	5,250	N	N	300 10TH AVE W
8	5	388690	2615	06/17/14	\$720,000	\$756,000	2,110	8	1988	Avg	11,520	N	N	11421 NE 91ST ST
8	4	388690	3315	04/30/12	\$695,500	\$884,000	2,120	8	2005	Avg	9,000	N	N	630 10TH AVE
8	3	322605	9163	04/05/13	\$492,600	\$576,000	2,140	8	1995	Avg	8,510	N	N	11450 109TH AVE NE
8	5	329573	0040	07/15/14	\$587,000	\$612,000	2,150	8	1995	Avg	5,193	N	N	11513 NE 107TH PL
8	5	329573	0040	03/20/12	\$460,000	\$591,000	2,150	8	1995	Avg	5,193	N	N	11513 NE 107TH PL
8	5	329573	0050	10/01/14	\$569,000	\$582,000	2,150	8	1995	Avg	8,060	N	N	11509 NE 107TH PL
8	5	123630	0220	12/16/13	\$710,000	\$780,000	2,160	8	2004	Avg	7,952	N	N	11448 NE 95TH ST
8	5	390230	0340	02/04/13	\$555,000	\$659,000	2,190	8	1979	Good	9,168	N	N	11732 NE 102ND PL
8	5	123630	0214	07/22/14	\$700,000	\$729,000	2,190	8	2004	Avg	7,982	N	N	11516 NE 95TH ST
8	4	124500	0506	10/23/12	\$555,000	\$676,000	2,210	8	1993	Avg	7,237	N	N	449 20TH AVE
8	4	388580	7790	05/22/13	\$777,000	\$898,000	2,210	8	1988	Good	5,500	N	N	339 7TH AVE
8	3	123570	0045	07/09/13	\$750,000	\$857,000	2,220	8	2005	Avg	10,395	N	N	11006 NE 108TH ST
8	3	375890	0263	09/06/13	\$705,000	\$794,000	2,220	8	2010	Avg	12,500	N	N	10818 102ND AVE NE
8	2	388580	4330	04/28/14	\$1,115,000	\$1,185,000	2,290	8	1995	VGood	5,222	Y	N	1201 1ST ST
8	2	124550	0638	05/16/12	\$940,000	\$1,190,000	2,310	8	2008	Avg	7,819	N	N	718 19TH LN W
8	5	147270	0210	02/08/13	\$660,000	\$782,000	2,320	8	1987	Good	8,928	N	N	10536 115TH PL NE
8	3	322605	9128	06/18/14	\$850,000	\$892,000	2,350	8	1972	VGood	28,324	N	N	11010 108TH AVE NE
8	10	389610	0195	08/07/13	\$2,138,100	\$2,425,000	2,370	8	1931	Good	16,527	Y	Y	1819 10TH ST W
8	5	390230	0180	08/17/12	\$510,000	\$631,000	2,390	8	1980	Good	9,062	N	N	11811 NE 102ND PL
8	4	148930	0030	05/25/12	\$895,000	\$1,131,000	2,410	8	1994	Avg	6,000	N	N	133 12TH AVE
8	3	322605	9166	09/21/12	\$578,000	\$709,000	2,480	8	1999	Avg	8,500	N	N	11523 111TH PL NE
8	5	721650	0140	04/29/14	\$680,000	\$723,000	2,530	8	1989	Good	7,234	N	N	904 6TH PL S
8	5	398270	1485	11/27/12	\$710,000	\$857,000	2,540	8	1990	VGood	8,680	N	N	9620 110TH AVE NE
8	5	327579	0140	12/30/14	\$739,000	\$739,000	2,560	8	1981	Avg	16,000	N	N	11505 NE 104TH ST
8	2	388580	2135	06/10/14	\$899,900	\$946,000	2,580	8	2013	Avg	3,909	N	N	1230 4TH ST W

Improved Sales Used in this Physical Inspection Analysis - Area 074

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	2	388580	2136	07/23/14	\$899,000	\$936,000	2,580	8	2013	Avg	3,943	N	N	1250 4TH ST W
8	3	375890	0113	11/01/13	\$676,000	\$751,000	2,620	8	2003	Avg	8,626	N	N	10224 NE 110TH ST
8	5	123850	1094	03/27/13	\$699,990	\$820,000	2,680	8	2004	Avg	9,044	N	N	9436 116TH AVE NE
8	4	124500	2125	06/04/14	\$837,500	\$882,000	2,700	8	1994	Good	9,320	N	N	1317 5TH LN
8	4	124500	0780	02/21/12	\$629,000	\$813,000	2,980	8	1995	Avg	7,222	N	N	1814 3RD ST
8	3	375890	0246	03/07/13	\$799,000	\$941,000	3,030	8	2012	Avg	13,738	N	N	10824 102ND AVE NE
8	12	062505	9036	08/13/14	\$2,700,000	\$2,795,000	3,230	8	1985	Avg	9,403	Y	Y	301 LAKE AVE W
8	4	889100	0010	11/15/12	\$968,500	\$1,172,000	3,910	8	2001	Avg	10,500	N	N	306 11TH PL
8	4	398270	3440	10/09/13	\$700,000	\$782,000	1,150	9	2007	Avg	2,700	N	N	659 12TH AVE
8	4	398270	3440	08/13/12	\$650,000	\$805,000	1,150	9	2007	Avg	2,700	N	N	659 12TH AVE
8	5	206300	0040	08/20/13	\$775,000	\$876,000	1,240	9	1971	VGood	12,150	N	N	10222 111TH AVE NE
8	5	390230	0210	07/15/14	\$607,000	\$633,000	1,240	9	1982	Good	16,728	N	N	11827 NE 102ND PL
8	4	788260	0045	08/15/13	\$804,000	\$910,000	1,260	9	2004	Avg	7,220	N	N	519 KIRKLAND AVE
8	5	327578	0120	03/23/12	\$500,000	\$642,000	1,300	9	1967	Good	14,731	N	N	11504 NE 103RD ST
8	3	542170	0050	09/09/13	\$690,000	\$776,000	1,450	9	1958	VGood	8,976	N	N	11037 108TH PL NE
8	3	375950	0033	04/02/12	\$690,000	\$883,000	1,570	9	1968	VGood	24,442	N	N	10607 NE 110TH ST
8	5	123510	0345	03/18/14	\$680,000	\$730,000	1,640	9	1992	Avg	9,229	N	N	1233 2ND AVE
8	5	388690	2950	09/11/14	\$860,000	\$884,000	1,690	9	1952	VGood	8,098	Y	N	11217 NE 92ND ST
8	2	389610	0130	06/17/14	\$1,538,000	\$1,615,000	1,710	9	2002	Avg	7,599	Y	N	1806 10TH PL W
8	5	389310	0159	08/09/13	\$830,000	\$941,000	1,850	9	2004	Avg	9,292	N	N	11011 NE 100TH PL
8	3	375950	0040	11/30/12	\$865,000	\$1,043,000	1,850	9	2006	Avg	8,140	N	N	10601 NE 110TH ST
8	4	187500	0280	01/04/13	\$818,000	\$978,000	1,858	9	2004	Avg	3,660	N	N	216 4TH ST S
8	4	124500	3091	07/24/13	\$745,000	\$848,000	1,880	9	1992	Avg	7,500	N	N	1010 3RD ST
8	4	180790	0375	05/10/12	\$629,000	\$798,000	1,900	9	1930	Good	5,000	N	N	332 6TH AVE S
8	4	123890	0210	06/14/13	\$738,000	\$848,000	1,910	9	2004	Avg	3,600	N	N	828 KIRKLAND AVE
8	5	123650	0015	03/07/12	\$735,000	\$947,000	1,930	9	1980	VGood	8,888	N	N	9495 116TH AVE NE
8	4	124500	1659	08/21/14	\$775,000	\$801,000	1,980	9	1989	Good	7,807	N	N	1538 3RD ST
8	4	935490	0260	07/25/13	\$1,200,000	\$1,365,000	1,980	9	2002	Avg	10,000	N	N	29 10TH AVE S
8	4	398270	3060	09/24/12	\$740,000	\$907,000	2,010	9	1998	Avg	7,680	N	N	640 12TH AVE
8	4	187500	0302	05/14/14	\$1,080,104	\$1,144,000	2,010	9	2013	Avg	4,533	N	N	421 2ND AVE S
8	5	329573	0160	03/26/14	\$775,000	\$830,000	2,030	9	1996	Good	17,939	N	N	11404 NE 106TH LN

Improved Sales Used in this Physical Inspection Analysis - Area 074

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	5	329573	0190	06/21/12	\$615,000	\$772,000	2,030	9	1995	Avg	13,530	N	N	11416 NE 106TH LN
8	4	123890	0133	09/11/13	\$938,000	\$1,055,000	2,040	9	2013	Avg	3,608	N	N	14 6TH ST
8	4	123890	0131	08/16/13	\$988,000	\$1,118,000	2,040	9	2013	Avg	3,608	N	N	18 6TH ST
8	4	124500	2840	06/25/13	\$840,000	\$963,000	2,050	9	1989	Avg	8,102	N	N	1204 2ND ST
8	2	388580	4590	04/25/14	\$1,095,000	\$1,165,000	2,060	9	2005	Avg	5,222	Y	N	1021 1ST ST
8	4	180790	0260	02/11/13	\$800,000	\$948,000	2,080	9	1993	Avg	5,000	N	N	410 6TH AVE S
8	4	407070	0480	10/02/14	\$850,000	\$869,000	2,090	9	1996	Avg	4,163	N	N	438 3RD AVE S
8	5	123510	0391	04/03/14	\$925,000	\$989,000	2,110	9	2002	Avg	15,248	N	N	16 SLATER ST
8	5	123850	1174	02/24/14	\$710,000	\$766,000	2,110	9	1998	Avg	8,880	N	N	9036 116TH AVE NE
8	2	124550	0690	06/02/14	\$1,035,000	\$1,091,000	2,230	9	2003	Avg	5,750	N	N	1850 9TH ST W
8	4	123890	0130	09/13/13	\$1,028,000	\$1,155,000	2,240	9	2013	Avg	4,164	N	N	24 6TH ST
8	4	788260	0058	11/16/12	\$750,000	\$908,000	2,240	9	1997	Avg	8,804	N	N	520 2ND AVE S
8	5	123630	0047	07/25/12	\$598,950	\$745,000	2,250	9	1984	Avg	9,370	N	N	11121 NE 97TH ST
8	5	123510	0357	05/13/13	\$711,000	\$824,000	2,270	9	1992	Good	8,648	N	N	117 SLATER ST
8	4	407070	0280	07/20/12	\$750,000	\$935,000	2,310	9	1996	Avg	3,732	N	N	425 3RD AVE S
8	4	407070	0310	12/30/13	\$825,000	\$903,000	2,320	9	1996	Avg	3,728	N	N	437 3RD AVE S
8	5	184250	0020	11/14/12	\$791,000	\$958,000	2,340	9	2005	Avg	9,379	N	N	10319 111TH AVE NE
8	4	123890	0134	08/01/13	\$1,107,500	\$1,258,000	2,370	9	2010	Avg	3,603	N	N	14 6TH ST
8	4	398270	0125	12/30/14	\$771,000	\$771,000	2,420	9	1991	Avg	7,200	N	N	620 17TH AVE
8	5	123940	0068	12/24/12	\$748,800	\$898,000	2,460	9	1997	Avg	7,350	N	N	14 10TH PL S
8	4	388580	5896	06/10/14	\$1,180,000	\$1,241,000	2,470	9	2004	Avg	6,000	N	N	810 5TH ST
8	5	123940	0061	05/29/13	\$755,000	\$871,000	2,470	9	1997	Avg	8,529	N	N	9 10TH PL S
8	4	124500	3006	11/10/14	\$1,149,000	\$1,164,000	2,500	9	2012	Avg	9,889	N	N	1290 3RD ST
8	4	124500	3006	04/17/13	\$1,025,000	\$1,195,000	2,500	9	2012	Avg	9,889	N	N	1290 3RD ST
8	4	388580	6902	06/18/13	\$930,000	\$1,068,000	2,500	9	2003	Avg	5,500	N	N	245 8TH AVE
8	4	124500	2895	07/09/13	\$996,500	\$1,138,000	2,520	9	1995	Avg	11,129	N	N	1022 2ND ST
8	2	124550	0825	10/30/13	\$1,460,000	\$1,622,000	2,590	9	2010	Avg	7,062	N	N	803 18TH AVE W
8	5	123510	0340	06/01/12	\$691,500	\$872,000	2,640	9	1992	Good	10,580	N	N	111 SLATER ST
8	4	388580	5870	10/04/13	\$1,352,500	\$1,512,000	2,640	9	2010	Avg	7,200	N	N	513 9TH AVE
8	5	398270	0760	06/05/13	\$840,000	\$968,000	2,670	9	1986	Good	9,240	N	N	11140 NE 97TH ST
8	3	184237	0020	08/20/13	\$735,000	\$831,000	2,740	9	2007	Avg	5,100	N	N	10622 106TH PL NE

Improved Sales Used in this Physical Inspection Analysis - Area 074

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	5	259100	0070	07/11/12	\$675,000	\$843,000	2,750	9	1999	Good	10,010	N	N	11618 NE 107TH LN
8	5	123630	0152	05/30/12	\$671,000	\$847,000	2,760	9	1977	Good	19,617	N	N	9630 OBSERVATION DR
8	4	788260	0095	07/17/13	\$935,000	\$1,066,000	2,776	9	1997	Avg	4,928	N	N	518 3RD AVE S
8	3	184237	0060	08/29/12	\$740,000	\$913,000	2,800	9	2007	Avg	7,163	N	N	10607 106TH PL NE
8	4	124500	1877	01/18/13	\$785,000	\$935,000	2,830	9	2003	Avg	6,906	N	N	412 15TH AVE
8	2	388580	3940	04/17/14	\$1,235,000	\$1,316,000	2,840	9	2002	Avg	6,349	N	N	109 15TH AVE
8	4	388580	6885	05/08/14	\$1,290,000	\$1,368,000	2,840	9	2013	Avg	5,100	Y	N	132 7TH AVE
8	4	388580	7090	05/13/14	\$1,350,000	\$1,430,000	2,840	9	2013	Avg	5,500	N	N	330 7TH AVE
8	4	148930	0215	10/13/14	\$1,210,000	\$1,234,000	2,870	9	2004	Avg	9,000	N	N	117 11TH AVE
8	4	388580	7055	09/06/13	\$965,000	\$1,086,000	2,880	9	1998	Avg	5,500	N	N	710 3RD ST
8	3	375950	0010	07/24/14	\$882,000	\$918,000	2,890	9	2014	Avg	10,675	N	N	11032 104TH AVE NE
8	4	124500	3220	08/19/14	\$1,205,000	\$1,246,000	2,900	9	2008	Avg	8,000	N	N	434 10TH AVE
8	4	124500	3020	06/22/13	\$965,000	\$1,107,000	2,920	9	1999	Avg	8,000	N	N	1104 3RD ST
8	5	332605	9250	09/26/13	\$780,000	\$874,000	2,920	9	2001	Avg	8,501	N	N	11640 NE 100TH ST
8	5	332605	9128	06/21/13	\$835,000	\$958,000	2,940	9	2006	Avg	9,000	N	N	10026 116TH AVE NE
8	4	180790	0145	05/05/14	\$1,034,000	\$1,097,000	2,940	9	2002	Avg	5,500	N	N	325 6TH AVE S
8	4	124500	3030	05/12/13	\$925,000	\$1,072,000	2,950	9	2000	Avg	9,210	N	N	1108 3RD ST
8	4	187500	0310	07/08/14	\$1,155,586	\$1,207,000	2,950	9	2013	Avg	4,718	N	N	411 2ND AVE S
8	2	062505	9002	12/18/12	\$1,060,000	\$1,273,000	2,960	9	1974	Good	12,271	N	N	1315 7TH ST W
8	3	375550	0090	04/13/12	\$680,000	\$868,000	2,960	9	2004	Avg	9,996	N	N	11314 106TH AVE NE
8	4	187500	0305	07/07/14	\$1,198,229	\$1,252,000	2,960	9	2014	Avg	4,580	N	N	417 2ND AVE S
8	5	250550	0021	09/17/13	\$1,050,000	\$1,179,000	2,990	9	1999	Good	8,281	N	N	784 7TH ST S
8	5	330510	0250	05/01/12	\$619,000	\$787,000	2,990	9	2011	Avg	8,561	N	N	9424 117TH AVE NE
8	4	388580	6890	07/09/14	\$1,125,000	\$1,175,000	3,000	9	2013	Avg	5,100	N	N	136 7TH AVE
8	5	012000	0262	08/15/13	\$995,500	\$1,127,000	3,000	9	2010	Avg	8,107	N	N	712 5TH AVE S
8	4	124500	2295	04/10/12	\$830,000	\$1,060,000	3,010	9	2007	Avg	7,100	N	N	331 15TH AVE
8	4	124500	0120	05/23/14	\$1,150,000	\$1,215,000	3,020	9	2014	Avg	7,200	N	N	19 20TH AVE
8	2	124550	0625	12/11/12	\$840,000	\$1,010,000	3,020	9	2006	Avg	11,777	N	N	701 20TH AVE W
8	4	124500	2010	04/24/14	\$1,299,990	\$1,383,000	3,050	9	2014	Avg	7,201	N	N	411 15TH AVE
8	3	322605	9072	11/07/12	\$735,000	\$891,000	3,050	9	2005	Avg	10,896	N	N	11341 106TH AVE NE
8	5	250550	0020	12/09/13	\$1,175,000	\$1,293,000	3,060	9	2013	Avg	8,281	N	N	778 7TH ST S

Improved Sales Used in this Physical Inspection Analysis - Area 074

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	5	330510	0120	02/10/12	\$624,000	\$809,000	3,060	9	2011	Avg	8,894	N	N	9518 117TH AVE NE
8	5	330510	0210	10/21/14	\$825,000	\$840,000	3,070	9	2011	Avg	8,474	N	N	9401 117TH AVE NE
8	5	012000	0267	10/22/13	\$1,114,000	\$1,240,000	3,080	9	2007	Avg	13,125	N	N	700 5TH AVE S
8	5	330510	0110	03/09/12	\$624,900	\$805,000	3,100	9	2011	Avg	8,537	N	N	9522 117TH AVE NE
8	4	124550	0270	03/11/13	\$732,000	\$861,000	3,120	9	2007	Avg	7,000	N	N	2079 MARKET ST
8	4	124500	1765	04/20/12	\$752,000	\$958,000	3,150	9	2004	Avg	8,625	N	N	419 18TH AVE
8	5	250550	0030	07/03/14	\$1,127,000	\$1,179,000	3,160	9	1995	Good	8,281	N	N	714 7TH ST S
8	5	330510	0230	06/18/14	\$820,000	\$861,000	3,170	9	2008	Avg	8,523	N	N	9410 117TH AVE NE
8	3	322605	9050	04/05/12	\$675,000	\$863,000	3,220	9	2004	Avg	15,510	N	N	11457 108TH AVE NE
8	5	330510	0190	01/25/12	\$640,314	\$833,000	3,230	9	2011	Avg	8,434	N	N	9415 117TH AVE NE
8	5	330510	0200	02/17/12	\$619,000	\$801,000	3,230	9	2011	Avg	8,514	N	N	9407 117TH AVE NE
8	12	062505	9048	11/05/14	\$3,600,000	\$3,651,000	3,250	9	1953	VGood	13,171	Y	Y	313 LAKE AVE W
8	5	398270	0575	02/04/13	\$700,000	\$831,000	3,270	9	2003	Avg	11,850	N	N	9817 111TH AVE NE
8	4	082505	9163	03/14/13	\$1,205,000	\$1,417,000	3,280	9	2006	Avg	6,800	N	N	308 2ND ST S
8	4	148930	0200	04/14/14	\$1,498,000	\$1,598,000	3,280	9	2013	Avg	6,000	Y	N	121 11TH AVE
8	3	389310	0823	09/20/13	\$815,000	\$914,000	3,290	9	2008	Avg	9,800	N	N	11608 NE 111TH ST
8	2	085600	1160	02/11/14	\$1,250,000	\$1,354,000	3,310	9	2013	Avg	6,840	N	N	635 17TH AVE W
8	4	398270	3105	03/05/13	\$825,000	\$972,000	3,310	9	1999	Avg	7,200	N	N	650 12TH AVE
8	5	184250	0050	05/09/12	\$684,000	\$868,000	3,310	9	2003	Avg	9,567	N	N	11017 NE 104TH ST
8	3	322605	9090	09/14/14	\$950,000	\$976,000	3,320	9	2006	Avg	7,980	N	N	11318 106TH AVE NE
8	5	388690	2550	11/29/12	\$957,500	\$1,155,000	3,320	9	2002	Avg	9,600	Y	N	11344 NE 90TH ST
8	2	085600	1225	08/29/13	\$1,450,000	\$1,636,000	3,380	9	2012	Avg	7,560	N	N	644 16TH AVE W
8	4	124500	3265	11/06/13	\$1,265,000	\$1,403,000	3,380	9	2013	Avg	8,126	N	N	1047 5TH ST
8	5	250550	0212	08/22/13	\$990,000	\$1,119,000	3,430	9	2002	Avg	8,249	N	N	825 7TH ST S
8	2	388580	3640	01/03/13	\$1,115,000	\$1,334,000	3,430	9	2011	Avg	7,680	N	N	738 17TH AVE W
8	2	388580	3635	06/15/12	\$1,175,000	\$1,477,000	3,450	9	2011	Avg	7,680	N	N	734 17TH AVE W
8	5	123940	0185	06/20/13	\$840,000	\$964,000	3,500	9	2001	Avg	9,938	N	N	414 10TH ST S
8	2	124550	0730	12/08/14	\$1,010,000	\$1,016,000	3,510	9	2013	Avg	10,930	N	N	1814 7TH ST W
8	1	388580	0815	08/31/12	\$1,255,000	\$1,548,000	3,510	9	1981	Good	11,450	Y	N	722 4TH ST W
8	3	322605	9172	07/02/13	\$1,125,000	\$1,287,000	3,540	9	2006	Avg	10,092	N	N	10508 NE 114TH LN
8	4	124500	0461	07/03/14	\$1,150,000	\$1,203,000	3,580	9	2000	Avg	8,921	N	N	1940 4TH ST

Improved Sales Used in this Physical Inspection Analysis - Area 074

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	5	184250	0080	12/16/13	\$827,500	\$909,000	3,580	9	2005	Avg	9,197	N	N	11011 NE 104TH ST
8	4	180790	0290	03/27/14	\$1,375,000	\$1,473,000	3,770	9	2013	Avg	7,500	N	N	434 6TH AVE S
8	3	322605	9179	07/28/14	\$950,000	\$987,000	3,780	9	2007	Avg	9,037	N	N	11503 111TH PL NE
8	4	124500	3680	09/12/13	\$1,250,000	\$1,405,000	3,880	9	2004	Avg	9,600	N	N	215 10TH AVE
8	1	388580	1190	07/30/14	\$1,385,000	\$1,439,000	1,640	10	2000	Avg	7,200	Y	N	331 10TH AVE W
8	5	123940	0602	08/16/12	\$784,000	\$971,000	1,940	10	2002	Avg	9,000	N	N	1211 NORTH AVE
8	4	019240	0050	10/08/13	\$1,250,000	\$1,396,000	1,950	10	1986	Avg	8,098	Y	N	905 1ST ST S
8	5	123630	0179	03/13/14	\$898,500	\$966,000	2,310	10	1998	Avg	7,700	N	N	9647 OBSERVATION DR
8	4	124500	2281	05/12/14	\$1,050,000	\$1,112,000	2,320	10	2008	Avg	11,000	N	N	1313 4TH ST
8	4	788260	0509	01/17/14	\$1,025,000	\$1,117,000	2,320	10	2006	Avg	3,601	Y	N	1002 STATE ST S
8	1	388580	0275	01/17/14	\$2,095,000	\$2,283,000	2,330	10	2006	Avg	5,100	Y	N	150 WAVERLY WAY
8	4	389210	0023	05/15/13	\$1,000,000	\$1,158,000	2,340	10	2006	Avg	4,007	Y	N	731 STATE ST
8	5	123940	0240	08/10/12	\$890,000	\$1,103,000	2,360	10	2012	Avg	19,204	N	N	355 SLATER ST S
8	5	123940	0245	08/09/12	\$937,500	\$1,163,000	2,400	10	2012	Avg	14,264	N	N	351 SLATER ST S
8	4	180790	0345	02/13/13	\$760,000	\$900,000	2,420	10	1992	Avg	6,000	N	N	308 6TH AVE S
8	4	388580	8025	06/06/13	\$1,300,000	\$1,497,000	2,440	10	2008	Avg	5,100	N	N	128 6TH AVE
8	4	388580	8025	02/07/12	\$1,135,000	\$1,473,000	2,440	10	2008	Avg	5,100	N	N	128 6TH AVE
8	2	388580	4260	10/24/14	\$1,375,000	\$1,399,000	2,460	10	1996	Avg	9,523	Y	N	110 12TH AVE NE
8	5	123630	0066	05/09/12	\$825,000	\$1,046,000	2,470	10	1985	Good	10,597	N	N	9526 111TH AVE NE
8	4	935490	0295	09/24/12	\$945,000	\$1,159,000	2,490	10	1995	Avg	5,472	N	N	137 10TH AVE S
8	4	148930	0100	03/11/14	\$1,325,000	\$1,425,000	2,510	10	1998	Avg	6,000	Y	N	126 11TH AVE
8	5	389310	0456	08/13/14	\$870,000	\$901,000	2,530	10	1990	Good	8,630	N	N	10420 113TH PL NE
8	5	123510	0261	10/15/12	\$875,000	\$1,067,000	2,540	10	2005	Avg	8,769	N	N	1214 KIRKLAND AVE
8	2	124550	0902	08/23/12	\$1,945,000	\$2,404,000	2,590	10	1968	VGood	12,300	Y	N	1675 10TH ST W
8	1	388580	0085	12/15/13	\$1,505,000	\$1,653,000	2,590	10	1992	Good	6,088	Y	N	248 WAVERLY WAY
8	4	321150	0050	10/24/12	\$1,340,000	\$1,631,000	2,610	10	2012	Avg	8,504	Y	N	105 17TH PL
8	1	388580	1950	09/16/13	\$1,430,000	\$1,606,000	2,620	10	2003	Avg	7,200	N	N	333 11TH AVE W
8	4	187500	0341	10/23/12	\$945,000	\$1,150,000	2,620	10	2004	Avg	3,775	N	N	493 2ND AVE S
8	4	187500	0342	11/06/14	\$1,160,000	\$1,176,000	2,620	10	2004	Avg	3,775	N	N	491 2ND AVE S
8	4	388580	5075	05/14/12	\$1,000,000	\$1,267,000	2,660	10	2008	Avg	8,192	N	N	910 4TH ST
8	4	180790	0315	09/18/14	\$1,249,950	\$1,283,000	2,670	10	2013	Avg	4,000	N	N	419 5TH AVE S

Improved Sales Used in this Physical Inspection Analysis - Area 074

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	3	375890	0023	05/21/14	\$1,130,000	\$1,194,000	2,680	10	2007	Avg	8,519	Y	N	10022 NE 110TH ST
8	1	388580	1725	05/10/12	\$1,100,000	\$1,395,000	2,710	10	1999	Avg	8,400	Y	N	401 11TH AVE W
8	5	123510	0291	11/18/13	\$955,000	\$1,056,000	2,710	10	2001	Avg	6,665	N	N	1108 2ND AVE
8	4	187500	0340	05/07/14	\$1,170,000	\$1,241,000	2,740	10	2005	Avg	4,530	N	N	495 2ND AVE S
8	4	124500	2952	10/15/14	\$1,197,354	\$1,221,000	2,770	10	1999	Avg	7,800	N	N	1029 3RD ST
8	4	388580	5175	10/01/14	\$1,485,000	\$1,519,000	2,810	10	2006	Avg	7,200	N	N	516 9TH AVE
8	3	375400	0065	05/10/12	\$950,000	\$1,205,000	2,840	10	2006	Avg	8,076	N	N	11514 101ST PL NE
8	2	312605	9043	04/25/14	\$1,795,000	\$1,909,000	2,850	10	2007	Avg	17,728	Y	N	727 14TH AVE W
8	4	124500	3330	07/31/14	\$1,260,000	\$1,309,000	2,880	10	2008	Avg	9,003	N	N	1102 5TH ST
8	4	124500	1598	10/31/12	\$1,225,000	\$1,488,000	2,890	10	2007	Avg	6,663	N	N	229 18TH AVE
8	4	124500	1760	04/09/14	\$1,100,000	\$1,175,000	2,900	10	2005	Avg	7,367	N	N	423 18TH AVE
8	2	085600	0985	11/06/14	\$1,430,800	\$1,451,000	2,910	10	2003	Avg	7,364	N	N	703 17TH AVE W
8	5	123850	1188	08/08/14	\$1,035,000	\$1,073,000	2,910	10	2014	Avg	9,131	N	N	9002 116TH AVE NE
8	4	124500	1764	10/05/12	\$856,000	\$1,047,000	2,950	10	2005	Avg	7,575	N	N	415 18TH AVE
8	2	062505	9063	08/16/14	\$1,525,000	\$1,578,000	2,980	10	1999	Avg	9,013	Y	N	622 11TH AVE W
8	1	388580	0445	10/15/13	\$1,400,000	\$1,561,000	3,000	10	2000	Avg	11,450	N	N	203 7TH AVE W
8	2	085600	1095	11/07/13	\$1,320,000	\$1,464,000	3,030	10	2006	Avg	6,000	N	N	722 16TH AVE W
8	4	124500	2765	06/18/13	\$1,386,950	\$1,592,000	3,030	10	2013	Avg	5,996	Y	N	116 12TH AVE
8	2	124550	0637	11/25/13	\$1,150,000	\$1,269,000	3,030	10	2005	Avg	6,917	N	N	712 19TH LN W
8	5	206300	0130	01/23/14	\$875,000	\$952,000	3,050	10	1989	Good	12,503	N	N	11207 NE 103RD PL
8	5	123850	1184	07/08/14	\$999,000	\$1,043,000	3,130	10	2013	Avg	10,849	N	N	9006 116TH AVE NE
8	4	124500	2785	05/08/14	\$1,460,000	\$1,548,000	3,160	10	2014	Avg	5,997	Y	N	122 12TH AVE
8	3	375890	0220	12/26/14	\$1,135,000	\$1,137,000	3,160	10	2003	Avg	17,621	N	N	10815 101ST PL NE
8	4	148930	0005	08/01/14	\$1,598,000	\$1,659,000	3,210	10	2014	Avg	7,500	N	N	139 12TH AVE
8	1	388580	0695	06/28/12	\$1,500,000	\$1,879,000	3,210	10	1999	Avg	8,588	Y	N	431 8TH AVE W
8	4	124500	1252	05/03/13	\$1,205,000	\$1,399,000	3,220	10	2008	Avg	6,000	N	N	116 16TH AVE
8	5	123630	0115	11/15/12	\$837,000	\$1,013,000	3,240	10	1997	Avg	8,521	N	N	11291 NE 100TH ST
8	5	388690	1740	12/12/12	\$852,500	\$1,025,000	3,280	10	2007	Avg	3,484	Y	N	11230 NE 87TH ST
8	4	414930	0010	11/06/12	\$1,450,000	\$1,759,000	3,280	10	2004	Avg	6,357	Y	N	110 10TH AVE S
8	5	123630	0235	07/28/13	\$1,060,000	\$1,205,000	3,320	10	2007	Avg	8,960	N	N	11220 NE 95TH ST
8	4	388580	6975	06/25/13	\$1,295,000	\$1,484,000	3,320	10	2003	Avg	5,500	N	N	222 7TH AVE

Improved Sales Used in this Physical Inspection Analysis - Area 074

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	3	375890	0256	04/22/14	\$868,600	\$925,000	3,320	10	2004	Avg	12,501	N	N	10819 102ND AVE NE
8	4	124500	2305	01/23/12	\$887,000	\$1,155,000	3,330	10	1993	Avg	8,791	N	N	1420 2ND ST
8	5	124710	0035	06/30/14	\$1,095,000	\$1,146,000	3,330	10	1995	Good	9,143	N	N	8926 112TH AVE NE
8	4	180790	0280	06/09/14	\$1,444,700	\$1,520,000	3,350	10	2013	Avg	6,000	N	N	420 6TH AVE S
8	4	124500	0685	06/25/14	\$1,065,000	\$1,116,000	3,370	10	2001	Avg	7,947	N	N	1828 4TH ST
8	5	250550	0078	09/21/12	\$939,000	\$1,152,000	3,400	10	2012	Avg	8,281	N	N	735 8TH ST S
8	2	430820	0005	05/24/12	\$985,000	\$1,245,000	3,420	10	1999	Avg	7,200	N	N	615 17TH AVE W
8	5	741950	0200	02/08/13	\$1,140,000	\$1,351,000	3,430	10	2006	Avg	11,438	Y	N	11222 NE 100TH ST
8	4	180790	0140	06/27/13	\$1,115,000	\$1,277,000	3,450	10	2002	Avg	7,500	N	N	329 6TH AVE S
8	4	124500	2391	10/22/14	\$1,400,000	\$1,425,000	3,450	10	2008	Avg	6,907	N	N	1337 3RD ST
8	5	123630	0305	07/11/13	\$1,060,000	\$1,210,000	3,460	10	2007	Avg	8,880	N	N	9423 114TH AVE NE
8	2	085600	0815	06/20/14	\$1,445,000	\$1,516,000	3,470	10	2003	Avg	8,400	N	N	735 16TH AVE W
8	2	085600	0815	01/23/12	\$1,190,000	\$1,550,000	3,470	10	2003	Avg	8,400	N	N	735 16TH AVE W
8	3	123570	0052	06/30/14	\$963,000	\$1,008,000	3,530	10	2007	Avg	8,589	N	N	10815 110TH AVE NE
8	4	124500	3268	11/06/14	\$1,275,000	\$1,293,000	3,530	10	2007	Avg	8,126	N	N	1121 5TH ST
8	4	388580	7940	03/08/13	\$1,350,000	\$1,589,000	3,530	10	2001	Avg	5,500	N	N	218 6TH AVE
8	2	388580	3560	10/17/12	\$1,125,000	\$1,372,000	3,540	10	2005	Avg	7,665	N	N	709 18TH AVE W
8	5	250550	0011	10/29/12	\$1,040,000	\$1,264,000	3,620	10	2005	Avg	8,281	N	N	816 7TH ST S
8	1	388580	2215	08/24/13	\$1,389,000	\$1,569,000	3,660	10	2000	Avg	7,200	N	N	421 13TH AVE W
8	2	388580	3105	03/18/14	\$1,385,000	\$1,487,000	3,660	10	2001	Avg	7,200	N	N	615 16TH AVE W
8	2	062505	9051	09/03/14	\$2,350,000	\$2,420,000	3,670	10	1994	Good	22,863	Y	N	630 11TH AVE W
8	2	124550	0855	10/23/13	\$1,405,000	\$1,564,000	3,670	10	1992	Avg	17,115	N	N	901 18TH AVE W
8	1	388580	0525	10/15/13	\$1,700,000	\$1,896,000	3,700	10	2005	Avg	7,432	N	N	218 5TH AVE W
8	4	388580	6540	05/15/13	\$1,450,000	\$1,679,000	3,710	10	1989	VGood	7,200	Y	N	134 8TH AVE
8	4	388690	3250	08/02/12	\$1,200,000	\$1,491,000	3,710	10	2006	Avg	9,856	N	N	605 11TH AVE
8	4	082505	9349	07/01/14	\$1,020,000	\$1,067,000	3,770	10	2008	Avg	8,501	N	N	104 6TH ST S
8	4	124500	1753	05/13/13	\$1,200,000	\$1,390,000	3,790	10	2007	Avg	12,234	N	N	1708 4TH ST
8	2	388580	3044	09/02/14	\$1,875,000	\$1,932,000	3,790	10	2004	Avg	7,440	N	N	524 14TH AVE W
8	4	124500	0380	04/23/13	\$1,490,000	\$1,735,000	3,800	10	2009	Avg	7,099	N	N	1950 3RD ST
8	3	375890	0224	08/22/12	\$920,000	\$1,137,000	3,820	10	2003	Avg	12,268	N	N	10829 101ST PL NE
8	4	124500	1748	05/20/12	\$875,000	\$1,107,000	3,840	10	2006	Avg	6,788	N	N	439 18TH AVE

Improved Sales Used in this Physical Inspection Analysis - Area 074

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	3	375890	0259	05/07/14	\$1,040,000	\$1,103,000	3,900	10	2006	Avg	8,391	N	N	10908 101ST PL NE
8	5	664200	0280	03/15/13	\$1,050,000	\$1,234,000	3,910	10	2006	Avg	10,411	N	N	10209 114TH PL NE
8	4	398270	3050	03/28/14	\$1,250,000	\$1,339,000	3,960	10	2007	Avg	9,536	N	N	638 12TH AVE
8	4	388580	5665	06/12/14	\$1,485,000	\$1,561,000	4,030	10	2006	Avg	10,800	N	N	615 9TH AVE
8	4	388580	5680	11/26/14	\$1,320,000	\$1,332,000	4,090	10	2008	Avg	10,800	N	N	603 9TH AVE
8	4	124500	2925	06/18/14	\$1,695,000	\$1,779,000	4,480	10	2013	Avg	10,000	N	N	228 10TH AVE
8	5	741950	0210	04/14/12	\$1,175,000	\$1,500,000	5,120	10	2004	Avg	11,438	N	N	11211 NE 102ND ST
8	5	124710	0003	06/03/13	\$1,225,000	\$1,412,000	1,920	11	2004	Avg	9,221	Y	N	9209 112TH AVE NE
8	1	388580	2350	04/24/13	\$1,700,000	\$1,979,000	2,140	11	2004	Avg	7,200	N	N	511 13TH AVE W
8	5	398270	3255	09/12/12	\$778,000	\$957,000	2,240	11	1991	Avg	10,890	N	N	11107 NE 95TH ST
8	5	123630	0290	10/22/14	\$1,060,000	\$1,079,000	2,430	11	1995	Avg	8,100	Y	N	11222 NE 94TH ST
8	5	123940	0607	11/25/13	\$1,400,000	\$1,545,000	2,490	11	2003	Avg	8,790	N	N	7619 115TH PL NE
8	4	124500	1253	05/05/14	\$1,800,000	\$1,910,000	2,500	11	2014	Avg	7,200	N	N	102 16TH AVE
8	4	172080	0320	06/14/12	\$1,300,000	\$1,634,000	2,650	11	2002	Avg	5,001	N	N	706 1ST ST S
8	5	123940	0650	11/07/14	\$1,242,000	\$1,259,000	2,660	11	2002	Avg	10,183	Y	N	7607 115TH PL NE
8	1	388580	0715	03/15/13	\$2,100,000	\$2,468,000	2,840	11	2006	Avg	5,720	Y	N	436 WAVERLY WAY
8	2	388580	6600	08/09/13	\$1,895,000	\$2,148,000	2,980	11	2003	Avg	9,523	Y	N	802 1ST ST
8	1	388580	2285	10/05/12	\$2,020,000	\$2,470,000	3,010	11	2007	Avg	7,200	Y	N	430 11TH AVE W
8	2	388580	3045	02/12/13	\$1,600,000	\$1,895,000	3,010	11	2006	Avg	6,960	N	N	518 14TH AVE W
8	2	388580	3045	06/08/12	\$1,580,000	\$1,989,000	3,010	11	2006	Avg	6,960	N	N	518 14TH AVE W
8	5	123510	0380	09/03/14	\$1,514,000	\$1,559,000	3,080	11	2014	Avg	9,127	N	N	114 SLATER ST
8	4	180790	0245	02/13/12	\$1,285,000	\$1,665,000	3,130	11	2008	Avg	5,000	N	N	411 6TH AVE S
8	1	085600	0150	05/03/13	\$1,730,000	\$2,009,000	3,230	11	2000	Avg	7,200	N	N	529 11TH AVE W
8	1	388580	2385	05/08/13	\$1,465,000	\$1,699,000	3,270	11	2004	Avg	7,200	N	N	541 13TH AVE W
8	4	388580	6114	02/10/14	\$1,500,000	\$1,625,000	3,280	11	2013	Avg	7,200	N	N	440 8TH AVE
8	3	375890	0075	05/07/14	\$1,532,500	\$1,625,000	3,400	11	2007	Avg	8,076	N	N	11010 101ST PL NE
8	5	388690	3995	12/11/12	\$1,200,000	\$1,443,000	3,420	11	1996	Avg	8,400	Y	N	11246 NE 92ND ST
8	4	388580	6105	05/21/14	\$1,580,000	\$1,670,000	3,690	11	2007	Avg	7,200	N	N	436 8TH AVE
8	5	123510	0360	08/29/12	\$876,000	\$1,081,000	3,730	11	2007	Avg	9,688	N	N	8131 116TH AVE NE
8	1	085600	0195	05/21/14	\$2,700,000	\$2,854,000	3,745	11	2005	Avg	8,401	Y	N	546 10TH AVE W
8	2	085600	0760	11/07/13	\$1,590,000	\$1,763,000	3,840	11	2006	Avg	7,934	N	N	715 16TH AVE W

Improved Sales Used in this Physical Inspection Analysis - Area 074

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	2	389610	0080	11/20/13	\$2,425,000	\$2,680,000	3,860	11	2010	Avg	9,000	Y	N	1936 10TH PL W
8	1	388580	1610	05/02/13	\$2,300,000	\$2,672,000	3,980	11	2005	Avg	8,400	Y	N	1021 5TH ST W
8	2	388580	6630	09/13/12	\$1,925,000	\$2,367,000	4,010	11	2009	Avg	7,834	N	N	817 1ST ST
8	4	388580	7160	07/18/12	\$1,375,000	\$1,714,000	4,260	11	2008	Avg	9,350	N	N	410 7TH AVE
8	3	123570	0075	09/23/13	\$1,299,995	\$1,457,000	5,250	11	2008	Avg	28,841	N	N	10823 NE 108TH ST
8	3	375890	0125	05/14/13	\$1,430,000	\$1,656,000	5,580	11	2007	Avg	16,435	N	N	10244 NE 110TH ST
8	1	388580	1775	07/02/12	\$2,385,000	\$2,985,000	3,760	12	2007	Avg	7,200	Y	N	433 11TH AVE W
8	12	170690	0030	06/19/14	\$4,300,000	\$4,512,000	4,550	12	1994	Avg	12,567	Y	Y	243 LAKE AVE W
8	12	062505	9046	09/16/13	\$5,100,000	\$5,728,000	5,040	12	2005	Avg	19,943	Y	Y	311 LAKE AVE W
8	2	062505	9055	03/12/13	\$2,550,000	\$2,999,000	5,040	12	2001	Avg	20,734	Y	N	1030 14TH PL W
8	1	388580	0705	08/01/12	\$3,195,000	\$3,970,000	5,430	12	2007	Avg	11,450	Y	N	435 8TH AVE W
8	12	124760	0105	10/20/14	\$5,110,800	\$5,203,000	5,990	12	1999	Avg	10,112	Y	Y	129 LAKE AVE W

Improved Sales Removed in this Physical Inspection Analysis

Area 074 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	6	123400	0360	01/16/14	\$950,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
2	6	123400	0430	04/12/12	\$1,250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
2	6	123400	0030	06/19/14	\$1,420,000	NO MARKET EXPOSURE
2	6	123400	0700	09/27/12	\$485,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
2	6	123400	0730	05/05/12	\$1,260,000	RELOCATION - SALE TO SERVICE
2	6	123400	0032	09/20/12	\$1,210,000	RELOCATION - SALE TO SERVICE
2	6	172505	9316	01/29/14	\$1,564,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED; SHORT SALE
2	6	172505	9142	06/06/12	\$1,350,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	6	172505	9069	06/29/12	\$1,250,000	NO MARKET EXPOSURE
2	6	172505	9294	12/19/12	\$1,200,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
2	6	172505	9298	06/12/14	\$975,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
2	6	172505	9136	09/09/13	\$1,350,000	NON-REPRESENTATIVE SALE; SHORT SALE
2	6	243200	0175	08/22/13	\$1,215,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SEGREGATION AND/OR MERGER
2	6	243200	0115	08/22/13	\$409,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	6	246540	0005	04/22/13	\$1,150,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
2	6	246540	0025	05/19/12	\$1,250,000	NO MARKET EXPOSURE
2	6	246540	0034	12/31/12	\$700,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
2	6	254050	0140	12/06/12	\$605,000	NO MARKET EXPOSURE
2	6	264950	0215	09/25/13	\$622,000	NO MARKET EXPOSURE
2	6	264950	0251	02/21/12	\$1,225,000	NO MARKET EXPOSURE; RELOCATION - SALE BY SERVICE
2	6	410050	0005	01/04/12	\$1,240,000	NO MARKET EXPOSURE
2	6	410101	0290	09/20/13	\$885,000	MULTI-PARCEL SALE; NO MARKET EXPOSURE
2	6	410101	0060	04/09/14	\$775,000	NO MARKET EXPOSURE
2	6	410141	0060	04/18/13	\$427,000	NON-REPRESENTATIVE SALE; SHORT SALE
2	6	410450	0261	08/23/12	\$559,150	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED; SHORT SALE
2	6	410450	0220	10/17/13	\$545,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	6	415180	0365	10/16/12	\$495,000	IMP. COUNT > 1
2	6	415180	0550	09/27/12	\$395,000	IMP. COUNT > 1
2	6	415180	0465	08/28/14	\$1,410,000	NO MARKET EXPOSURE

Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	6	415180	0350	01/16/14	\$607,500	NO MARKET EXPOSURE; STATEMENT TO DOR
2	6	415180	0475	07/13/12	\$779,715	OBSOLESCENCE; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	6	415180	0350	07/28/14	\$455,625	QUIT CLAIM DEED
2	6	516700	0090	04/12/13	\$1,975,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	6	755520	0200	09/04/13	\$650,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	6	755520	0180	06/24/13	\$669,700	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	6	755520	0230	09/03/14	\$346,408	QUIT CLAIM DEED
2	6	755521	0210	03/21/14	\$469,936	FORCED SALE; EXEMPT FROM EXCISE TAX
2	6	755521	0210	06/17/14	\$567,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	6	755521	0330	05/20/13	\$735,875	NO MARKET EXPOSURE
2	6	755521	0060	08/24/13	\$445,000	NO MARKET EXPOSURE; QUIT CLAIM DEED
2	6	788260	0343	12/26/14	\$800,000	NO MARKET EXPOSURE
2	6	788260	0327	05/27/14	\$1,150,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	6	788260	0335	05/13/13	\$690,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	6	941390	0085	10/01/14	\$475,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	6	941390	0115	10/03/14	\$529,450	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	6	941390	0085	10/01/14	\$475,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	6	941390	0072	05/14/12	\$1,940,000	NO MARKET EXPOSURE
2	6	941410	0030	09/11/12	\$830,000	NO MARKET EXPOSURE
2	6	980863	0200	07/19/13	\$632,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	6	980863	0220	04/16/12	\$686,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	6	980863	0110	03/26/13	\$700,000	NO MARKET EXPOSURE
2	6	980863	0290	02/21/13	\$650,000	RELATED PARTY, FRIEND, OR NEIGHBOR; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	6	980864	0210	08/23/13	\$600,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	6	980864	0020	07/26/12	\$582,000	NO MARKET EXPOSURE
2	6	980864	0170	07/10/12	\$430,000	NO MARKET EXPOSURE
2	6	980864	0320	06/12/12	\$900,000	NO MARKET EXPOSURE
2	6	980864	0280	07/07/14	\$1,000,000	RELOCATION - SALE TO SERVICE
2	7	169240	0036	02/09/14	\$1,000,000	NON-REPRESENTATIVE SALE; SHORT SALE
2	7	169290	0100	11/20/12	\$539,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	7	172505	9194	07/29/14	\$1,265,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED

Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	7	172505	9231	05/17/12	\$375,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE; SHORT SALE
2	7	172505	9287	05/15/13	\$450,000	NO MARKET EXPOSURE
2	7	172505	9329	11/13/13	\$1,191,000	NO MARKET EXPOSURE
2	7	172505	9230	09/26/12	\$450,000	NON-REPRESENTATIVE SALE
2	7	172505	9281	05/29/12	\$360,000	NON-REPRESENTATIVE SALE; SHORT SALE
2	7	206240	0055	07/28/14	\$585,000	NON-REPRESENTATIVE SALE
2	7	268070	0260	03/19/14	\$692,000	NO MARKET EXPOSURE
2	7	268070	0190	11/29/12	\$436,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; STATEMENT TO DOR
2	7	667890	0150	08/27/13	\$675,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	7	741500	0050	12/12/12	\$397,500	NO MARKET EXPOSURE
2	7	934890	0110	09/25/13	\$454,621	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED; SHORT SALE
2	7	934890	0105	06/18/13	\$678,000	NON-REPRESENTATIVE SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	7	935390	0080	10/08/12	\$687,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	7	936720	0150	06/24/13	\$492,500	NO MARKET EXPOSURE
2	7	936720	0185	05/13/14	\$650,000	NO MARKET EXPOSURE
2	7	936720	0120	02/14/12	\$375,000	NON-REPRESENTATIVE SALE; SHORT SALE
2	7	941360	0350	08/27/12	\$735,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	7	941360	0410	07/16/12	\$410,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	7	941360	0670	07/26/12	\$340,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
2	7	941360	0500	08/08/14	\$600,000	NO MARKET EXPOSURE
2	7	941360	0270	08/25/14	\$775,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	7	980859	0130	11/19/12	\$532,500	NO MARKET EXPOSURE
2	7	980859	0300	08/07/14	\$1,007,000	NO MARKET EXPOSURE
2	7	980861	0030	06/06/14	\$950,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	13	082505	9201	02/22/13	\$760,000	NON-REPRESENTATIVE SALE; SHORT SALE
2	14	410450	0031	06/25/13	\$1,940,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	14	410450	0045	07/27/12	\$1,600,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	1	085600	0255	09/20/12	\$570,000	RELOCATION - SALE TO SERVICE
8	1	388580	0405	07/25/12	\$519,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	1	388580	0040	05/30/12	\$1,171,000	NO MARKET EXPOSURE
8	1	388580	2265	05/03/12	\$1,625,000	NO MARKET EXPOSURE

Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	1	388580	1775	07/02/12	\$2,385,000	RELOCATION - SALE TO SERVICE
8	1	388580	1210	07/24/12	\$1,625,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	2	062505	9059	12/31/12	\$880,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	2	085600	1486	11/01/12	\$885,000	BANKRUPTCY - RECEIVER OR TRUSTEE
8	2	085600	0440	11/01/12	\$30,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR; SEGREGATION AND/OR MERGER
8	2	085600	0360	04/03/12	\$850,000	NON-REPRESENTATIVE SALE; SHORT SALE
8	2	085600	0815	06/16/14	\$1,445,000	RELOCATION - SALE TO SERVICE
8	2	085600	0890	07/16/12	\$650,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
8	2	124550	0527	01/13/12	\$1,295,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
8	2	124550	0580	08/23/12	\$1,070,000	NO MARKET EXPOSURE
8	2	124550	0600	02/03/13	\$950,000	NON-REPRESENTATIVE SALE; SHORT SALE
8	2	124550	0960	07/14/14	\$900,000	RELATED PARTY, FRIEND, OR NEIGHBOR; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	2	124550	0505	09/13/13	\$425,000	RELATED PARTY, FRIEND, OR NEIGHBOR; SEGREGATION AND/OR MERGER
8	2	124550	0637	11/25/13	\$1,155,000	RELOCATION - SALE TO SERVICE
8	2	124550	0638	05/16/12	\$940,000	RELOCATION - SALE TO SERVICE
8	2	124550	0689	01/04/12	\$620,000	NON-REPRESENTATIVE SALE; SHORT SALE
8	2	312605	9045	03/11/13	\$900,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	2	388580	4770	06/14/13	\$149,992	DOR RATIO; CORPORATE AFFILIATES; EXEMPT FROM EXCISE TAX
8	2	388580	3990	03/27/13	\$555,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	2	388580	4540	06/05/12	\$579,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
8	2	388580	2040	04/01/13	\$315,300	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
8	2	388580	1027	03/18/13	\$375,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
8	2	388580	4415	06/19/13	\$771,000	OBSOLESCENCE; IMP. CHARACTERISTICS CHANGED SINCE SALE
8	2	388580	6655	12/27/12	\$396,422	QUIT CLAIM DEED; STATEMENT TO DOR
8	2	388580	4590	04/25/14	\$1,095,000	RELOCATION - SALE TO SERVICE
8	2	388580	2775	04/02/13	\$1,365,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	2	388580	3625	04/11/14	\$552,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	2	742170	0015	06/13/13	\$902,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	3	155460	0060	06/20/12	\$305,185	NO MARKET EXPOSURE
8	3	155460	0070	06/07/12	\$342,000	NON-REPRESENTATIVE SALE; SHORT SALE
8	3	175020	0010	07/12/12	\$275,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	3	303900	0050	04/11/13	\$452,130	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
8	3	303900	0070	06/18/13	\$335,000	NON-REPRESENTATIVE SALE; SHORT SALE
8	3	303900	0050	09/18/13	\$385,900	GOV'T TO GOV'T; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
8	3	321154	0170	05/09/12	\$215,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
8	3	322605	9142	03/12/13	\$265,500	CORRECTION DEED; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
8	3	322605	9090	06/10/14	\$1,050,000	RELOCATION - SALE TO SERVICE
8	3	322605	9109	12/19/13	\$538,800	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	3	322605	9128	11/18/13	\$535,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	3	369910	0060	07/16/12	\$308,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
8	3	375590	0105	11/13/13	\$629,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	3	375590	0040	04/17/13	\$685,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	3	375610	0115	04/21/14	\$940,500	NO MARKET EXPOSURE; TENANT
8	3	375610	0080	08/08/12	\$400,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	3	375630	0060	11/14/13	\$400,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
8	3	375630	0055	03/01/13	\$596,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	3	375890	0114	05/14/14	\$455,108	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
8	3	375890	0114	10/20/14	\$355,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
8	3	375890	0180	02/06/14	\$222,157	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
8	3	375890	0306	09/09/14	\$170,144	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
8	3	375890	0240	02/16/12	\$432,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	3	375950	0013	05/01/13	\$250,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
8	3	375950	0018	10/23/12	\$270,000	NON-REPRESENTATIVE SALE; SHORT SALE
8	3	375950	0006	10/14/14	\$610,000	UNFINISHED AREA
8	3	389310	0822	08/14/12	\$259,000	PARTIAL INTEREST (1/3, 1/2, Etc.); ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	3	389310	0822	08/10/12	\$259,000	PARTIAL INTEREST (1/3, 1/2, Etc.); ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	3	389310	0824	02/21/13	\$199,562	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
8	3	389310	0815	04/12/12	\$325,000	UNFINISHED AREA; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
8	3	389310	0322	04/18/12	\$395,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	3	395560	0040	11/15/12	\$193,000	RELATED PARTY, FRIEND, OR NEIGHBOR; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	3	417300	0130	07/25/12	\$235,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
8	3	417300	0100	07/17/14	\$425,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	3	663390	0180	04/02/14	\$390,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	3	681630	0220	09/04/14	\$389,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	4	082505	9349	07/29/13	\$1,178,896	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
8	4	082505	9349	07/01/13	\$999,990	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
8	4	082505	9349	01/16/12	\$999,990	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
8	4	082505	9191	01/10/13	\$375,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE; STATEMENT TO DOR
8	4	082505	9349	02/27/14	\$560,000	NO MARKET EXPOSURE
8	4	085600	1530	11/04/13	\$384,255	QUIT CLAIM DEED; FINANCIAL INSTITUTION RESALE
8	4	085600	1530	04/09/14	\$462,000	QUIT CLAIM DEED; FINANCIAL INSTITUTION RESALE
8	4	123890	0213	03/07/12	\$546,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
8	4	124500	1140	02/02/12	\$500,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
8	4	124500	3050	07/24/12	\$500,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
8	4	124500	3080	05/24/12	\$692,643	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
8	4	124500	3349	11/01/12	\$129,188	DOR RATIO; NO MARKET EXPOSURE; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
8	4	124500	1495	01/06/12	\$100,756	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
8	4	124500	2255	10/11/13	\$52,000	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
8	4	124500	1140	04/22/14	\$600,000	EXEMPT FROM EXCISE TAX
8	4	124500	0076	02/16/13	\$525,000	IMP. COUNT > 1
8	4	124500	2838	10/01/13	\$1,350,000	IMP. COUNT > 1
8	4	124500	1690	06/22/12	\$891,000	NO MARKET EXPOSURE
8	4	124500	2270	07/23/12	\$526,000	NO MARKET EXPOSURE
8	4	124500	3680	04/12/13	\$413,000	NO MARKET EXPOSURE
8	4	124500	3161	09/09/13	\$600,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	4	124500	2787	01/30/14	\$1,395,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
8	4	124500	0737	05/23/14	\$494,950	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
8	4	124500	2950	10/16/13	\$600,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR; EXEMPT FROM EXCISE TAX
8	4	124500	0930	06/06/13	\$546,000	NON-REPRESENTATIVE SALE
8	4	124500	3080	09/10/12	\$401,500	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
8	4	124500	1746	03/07/12	\$275,000	NON-REPRESENTATIVE SALE; SHORT SALE
8	4	124500	2835	06/13/14	\$1,300,000	NON-REPRESENTATIVE SALE; SHORT SALE
8	4	124500	1261	10/09/12	\$646,045	OBSOLESCENCE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX

Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	4	124500	1261	04/12/13	\$564,900	OBSOLESCENCE; FINANCIAL INSTITUTION RESALE
8	4	124500	3195	09/19/12	\$630,000	OBSOLESCENCE; IMP. CHARACTERISTICS CHANGED SINCE SALE
8	4	124500	3370	09/19/13	\$555,000	OBSOLESCENCE; IMP. CHARACTERISTICS CHANGED SINCE SALE
8	4	124500	3770	05/10/12	\$189,245	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; EXEMPT FROM EXCISE TAX
8	4	124500	0875	11/20/12	\$717,500	RELOCATION - SALE TO SERVICE
8	4	124500	3020	06/22/13	\$965,000	RELOCATION - SALE TO SERVICE
8	4	124500	0584	05/19/14	\$520,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	4	124500	0596	04/13/12	\$370,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	4	124500	1262	09/28/12	\$550,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	4	124500	1763	01/10/14	\$505,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SEGREGATION AND/OR MERGER; SHORT SALE
8	4	124500	2173	06/11/13	\$520,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	4	124500	3115	05/07/14	\$700,000	SEGREGATION AND/OR MERGER
8	4	124550	0055	02/19/14	\$440,000	ACTIVE PERMIT BEFORE SALE>25K
8	4	124550	0055	03/12/13	\$487,000	SEGREGATION AND/OR MERGER
8	4	148930	0200	07/09/12	\$550,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	4	180790	0035	05/10/12	\$535,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	4	180790	0115	12/10/14	\$1,095,000	NO MARKET EXPOSURE; % COMPLETE
8	4	184265	0050	02/28/13	\$575,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	4	184265	0190	05/28/14	\$520,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	4	184265	0210	02/19/13	\$555,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	4	187500	0170	09/13/12	\$365,167	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
8	4	187500	0300	10/09/14	\$1,173,023	PERCENT COMPLETE
8	4	358480	0150	04/03/12	\$585,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	4	374000	0010	01/24/13	\$160,156	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; EXEMPT FROM EXCISE TAX
8	4	375401	0090	12/24/14	\$541,000	NON-REPRESENTATIVE SALE
8	4	388580	5960	12/30/14	\$1,365,000	ACTIVE PERMIT BEFORE SALE>25K; PERCENT COMPLETE; BUILDER OR DEVELOPER SALES
8	4	388580	6985	04/02/13	\$512,201	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
8	4	388580	6990	03/01/12	\$842,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
8	4	388580	6980	04/18/13	\$925,000	BANKRUPTCY - RECEIVER OR TRUSTEE; SHORT SALE
8	4	388580	5325	11/01/13	\$450,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	4	388580	6520	11/28/12	\$453,650	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; SHORT SALE

Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	4	388580	8295	08/27/12	\$1,075,500	IMP. COUNT > 1; IMP. CHARACTERISTICS CHANGED SINCE SALE
8	4	388580	6960	06/02/14	\$470,000	NO MARKET EXPOSURE
8	4	388580	5698	03/21/13	\$460,000	NON-REPRESENTATIVE SALE
8	4	388580	6985	07/01/13	\$460,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
8	4	388580	7075	02/10/14	\$480,000	OBSOLESCENCE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	4	388580	6340	07/12/12	\$562,400	OBSOLESCENCE; IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
8	4	388580	3920	02/27/14	\$223,250	RELATED PARTY, FRIEND, OR NEIGHBOR
8	4	388580	8025	06/05/13	\$1,300,000	RELOCATION - SALE TO SERVICE
8	4	388580	6870	08/02/12	\$910,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	4	388580	6905	05/16/13	\$474,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	4	388580	6970	04/16/13	\$800,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	4	388690	3300	06/15/12	\$340,000	OBSOLESCENCE; NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
8	4	390010	0750	04/14/13	\$43,500	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR
8	4	390010	0750	10/08/13	\$171,815	PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR
8	4	398270	3440	10/09/13	\$700,000	RELOCATION - SALE TO SERVICE
8	4	889100	0085	10/08/14	\$508,900	NO MARKET EXPOSURE
8	4	889100	0080	01/15/13	\$466,494	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
8	5	012000	0262	07/29/13	\$995,500	RELOCATION - SALE TO SERVICE
8	5	123510	0330	12/11/14	\$1,535,000	ACTIVE PERMIT BEFORE SALE>25K; PERCENT COMPLETE
8	5	123510	0294	06/14/13	\$670,300	NON-REPRESENTATIVE SALE; SHORT SALE
8	5	123510	0378	08/14/14	\$1,450,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	5	123630	0125	05/10/13	\$477,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	5	123630	0307	06/22/12	\$393,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	5	123630	0150	01/30/13	\$285,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
8	5	123630	0380	09/26/12	\$275,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
8	5	123630	0233	07/31/13	\$335,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
8	5	123630	0110	11/16/12	\$335,000	OBSOLESCENCE; IMP. CHARACTERISTICS CHANGED SINCE SALE
8	5	123630	0296	08/13/14	\$1,329,810	PERCENT COMPLETE
8	5	123630	0136	07/26/13	\$790,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	5	123630	0301	04/15/14	\$1,345,000	ACTIVE PERMIT BEFORE SALE>25K
8	5	123630	0325	06/07/13	\$511,750	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	5	123790	0007	03/30/12	\$250,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	5	123850	1180	08/08/12	\$425,001	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
8	5	123850	1170	12/17/12	\$530,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
8	5	123850	0978	09/22/14	\$365,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	5	123940	0005	11/20/13	\$649,000	NON-REPRESENTATIVE SALE; SHORT SALE
8	5	123940	0200	08/01/14	\$200,000	DOR RATIO; QUIT CLAIM DEED
8	5	123940	0260	12/10/12	\$790,000	NO MARKET EXPOSURE
8	5	123940	0015	06/11/14	\$428,272	NO MARKET EXPOSURE; PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR
8	5	123940	0068	01/18/13	\$748,800	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; EXEMPT FROM EXCISE TAX
8	5	123940	0015	08/02/12	\$899,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	5	123940	0200	05/20/13	\$1,125,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	5	184250	0020	10/21/12	\$791,000	RELOCATION - SALE TO SERVICE
8	5	227360	0190	12/13/12	\$349,846	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
8	5	227360	0200	07/28/14	\$389,100	EXEMPT FROM EXCISE TAX
8	5	227360	0580	03/29/12	\$307,000	NO MARKET EXPOSURE
8	5	227360	0190	04/16/13	\$325,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	5	250550	0125	06/26/13	\$1,250,000	NO MARKET EXPOSURE
8	5	250550	0071	12/11/12	\$516,200	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
8	5	250550	0071	10/22/14	\$291,229	NO MARKET EXPOSURE; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
8	5	259101	0100	12/16/14	\$220,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
8	5	259101	0320	11/05/13	\$219,950	PERSONAL PROPERTY INCLUDED
8	5	259101	0030	11/20/12	\$312,000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
8	5	259101	0320	02/01/13	\$185,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	5	259102	0210	11/26/12	\$405,399	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
8	5	259102	0190	04/09/13	\$410,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
8	5	259102	0540	08/27/13	\$455,000	NO MARKET EXPOSURE; TENANT
8	5	259102	0170	10/24/12	\$320,000	NON-REPRESENTATIVE SALE; SHORT SALE
8	5	259102	0480	02/21/12	\$315,000	NON-REPRESENTATIVE SALE; SHORT SALE
8	5	259102	0210	02/19/13	\$351,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
8	5	327578	0030	10/09/14	\$550,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
8	5	327578	0040	02/22/14	\$517,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	5	327579	0110	08/29/14	\$475,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
8	5	329573	0160	11/18/13	\$486,250	BANKRUPTCY - RECEIVER OR TRUSTEE; SHORT SALE
8	5	332605	9133	08/28/13	\$323,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
8	5	376440	0080	03/21/13	\$525,000	NO MARKET EXPOSURE
8	5	376450	0080	08/12/14	\$659,000	NO MARKET EXPOSURE
8	5	376450	0060	02/03/12	\$446,970	NON-REPRESENTATIVE SALE; SHORT SALE
8	5	388690	1740	04/12/12	\$866,110	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
8	5	388690	1735	04/15/12	\$136,170	DOR RATIO; QUIT CLAIM DEED
8	5	388690	1965	12/24/13	\$75,000	DOR RATIO; QUIT CLAIM DEED
8	5	388690	4140	08/25/14	\$50,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; SEGREGATION AND/OR MERGER
8	5	388690	2960	10/29/12	\$390,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	5	388690	1735	04/19/12	\$750,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
8	5	388690	4055	04/02/13	\$548,256	NO MARKET EXPOSURE; SEGREGATION AND/OR MERGER
8	5	388690	2734	06/27/12	\$287,000	NO MARKET EXPOSURE
8	5	388690	2870	04/11/14	\$663,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
8	5	388690	1665	07/23/12	\$300,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE; RELATED PARTY, FRIEND, OR NEIGHBOR
8	5	388690	2585	09/01/13	\$395,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
8	5	388690	0670	10/28/13	\$325,000	OBSOLESCENCE; IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
8	5	388690	1980	02/28/14	\$200,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
8	5	388690	4025	03/18/14	\$512,640	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	5	389310	0458	08/28/14	\$830,000	AUCTION SALE; SHORT SALE
8	5	389310	0159	08/09/13	\$830,000	RELOCATION - SALE TO SERVICE
8	5	390230	0490	01/28/14	\$616,400	NO MARKET EXPOSURE; TENANT
8	5	390231	0180	08/22/13	\$492,500	AUCTION SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
8	5	390231	0230	05/01/12	\$320,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
8	5	398270	0700	02/07/12	\$500,000	NON-REPRESENTATIVE SALE; SHORT SALE
8	5	721650	0180	07/17/14	\$725,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
8	5	741950	0140	06/06/12	\$250,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; STATEMENT TO DOR
8	11	124810	0055	05/30/12	\$4,415,625	NO MARKET EXPOSURE
8	11	124810	0020	03/27/14	\$1,970,000	OBSOLESCENCE
8	11	124810	0035	09/10/12	\$2,480,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	12	062505	9035	08/10/12	\$1,900,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	12	170690	0095	12/08/14	\$2,252,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

Vacant Sales Used in this Physical Inspection Analysis Area 074

Area	Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
074	2	6	123400	0979	05/07/14	\$787,500	18,838	N	N
074	2	6	123400	0162	03/18/14	\$635,000	10,023	N	N
074	2	6	123400	0750	07/20/12	\$660,000	17,612	Y	N
074	2	6	172505	9249	07/09/14	\$600,000	8,926	N	N
074	2	6	243200	0065	06/03/13	\$501,000	9,100	Y	N
074	2	6	246540	0205	03/12/13	\$575,000	8,000	Y	N
074	2	6	254050	0207	05/30/13	\$1,000,000	10,899	Y	N
074	2	6	254050	0208	03/27/13	\$1,000,000	13,476	Y	N
074	2	6	254050	0206	11/06/12	\$900,000	11,454	Y	N
074	2	6	254050	0204	02/15/12	\$1,325,000	14,974	Y	N
074	2	6	264950	0089	12/17/14	\$1,400,000	3,996	N	N
074	2	6	264950	0263	04/10/12	\$380,000	8,420	N	N
074	2	6	415180	0115	09/21/12	\$375,000	4,421	N	N
074	2	6	415180	0245	02/15/12	\$425,000	6,295	N	N
074	2	6	788260	0553	10/30/12	\$420,000	5,999	N	N
074	2	6	941410	0052	09/16/12	\$318,000	12,451	N	N
074	2	7	667890	0030	02/11/13	\$429,000	8,593	N	N
074	2	7	954420	0422	11/04/13	\$350,000	8,850	N	N
074	8	1	388580	0745	01/22/14	\$1,699,000	14,312	Y	N
074	8	1	388580	0635	12/23/13	\$1,470,000	11,450	Y	N
074	8	1	388580	1095	12/03/13	\$732,000	8,400	N	N
074	8	2	085600	1160	12/27/12	\$530,000	6,840	N	N
074	8	2	085600	0535	11/10/12	\$560,000	7,200	N	N
074	8	2	085600	0460	11/15/12	\$575,000	12,300	N	N
074	8	2	085600	0490	03/27/12	\$465,000	7,680	Y	N
074	8	2	124550	0196	12/17/13	\$625,000	10,611	N	N
074	8	2	124550	0670	05/28/13	\$720,000	12,600	N	N
074	8	2	124550	0730	12/28/12	\$575,000	10,930	N	N
074	8	2	388580	4714	04/28/14	\$695,000	6,313	N	N
074	8	2	388580	4005	03/26/14	\$540,000	5,222	N	N



King County

Department of Assessments

Vacant Sales Used in this Physical Inspection Analysis...Continued

Area	Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
074	8	2	388580	2760	10/04/12	\$650,000	6,600	Y	N
074	8	2	388580	2775	08/27/12	\$489,000	6,000	N	N
074	8	2	430820	0180	11/04/14	\$650,000	7,680	N	N
074	8	2	430820	0180	12/23/13	\$603,000	7,680	N	N
074	8	3	123570	0076	11/07/13	\$450,000	29,837	N	N
074	8	3	375890	0254	03/27/13	\$275,000	8,391	N	N
074	8	3	375890	0246	03/13/12	\$225,000	13,738	N	N
074	8	3	375950	0010	10/08/13	\$299,500	10,675	N	N
074	8	4	123890	0230	11/06/13	\$1,125,000	3,857	N	N
074	8	4	124500	0686	11/20/14	\$500,000	7,842	N	N
074	8	4	124500	0692	05/22/14	\$550,000	7,900	N	N
074	8	4	124500	1600	06/13/13	\$465,000	6,663	N	N
074	8	4	124500	2785	05/23/13	\$985,000	5,997	Y	N
074	8	4	124500	2010	02/19/13	\$470,000	7,201	N	N
074	8	4	124500	3095	12/24/12	\$385,000	7,799	N	N
074	8	4	124500	0120	12/17/12	\$400,000	7,200	N	N
074	8	4	124500	1868	09/20/12	\$357,000	7,204	N	N
074	8	4	124500	3560	08/02/12	\$520,000	8,704	N	N
074	8	4	124500	3006	04/06/12	\$360,000	9,889	N	N
074	8	4	124500	1036	02/10/12	\$355,000	13,750	N	N
074	8	4	124500	2349	01/29/12	\$375,000	6,609	N	N
074	8	4	148930	0005	07/26/12	\$460,000	7,500	N	N
074	8	4	172080	0235	10/09/12	\$700,000	12,000	N	N
074	8	4	180790	0150	03/14/14	\$495,000	5,000	N	N
074	8	4	180790	0120	12/20/12	\$400,000	5,000	N	N
074	8	4	180790	0290	12/09/12	\$380,000	7,500	N	N
074	8	4	180790	0020	07/25/12	\$460,000	5,000	N	N
074	8	4	180790	0025	07/05/12	\$500,000	5,000	N	N
074	8	4	187500	0170	12/18/12	\$300,200	3,200	N	N
074	8	4	321150	0050	02/29/12	\$375,000	8,504	Y	N
074	8	4	358480	0090	02/13/13	\$447,000	6,458	N	N
074	8	4	388580	5960	09/30/13	\$400,000	6,000	N	N

Vacant Sales Used in this Physical Inspection Analysis...Continued

Area	Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
074	8	4	388580	5860	09/17/13	\$535,000	7,200	N	N
074	8	4	388580	5910	08/13/13	\$505,766	7,200	N	N
074	8	4	388580	8005	06/10/13	\$559,000	5,500	N	N
074	8	4	388580	6525	04/23/13	\$850,000	9,600	Y	N
074	8	4	388580	6305	02/14/13	\$515,000	7,200	N	N
074	8	4	388580	6890	12/18/12	\$415,000	5,100	N	N
074	8	4	388580	7090	11/28/12	\$380,000	5,500	N	N
074	8	4	388580	6114	10/30/12	\$469,950	7,200	N	N
074	8	4	388580	7260	10/01/12	\$365,000	5,500	N	N
074	8	4	388580	5920	07/24/12	\$470,000	10,800	N	N
074	8	4	388690	3615	02/06/14	\$485,000	7,200	N	N
074	8	4	390010	0245	03/26/14	\$427,275	5,100	N	N
074	8	4	390010	0335	12/18/12	\$567,500	6,375	N	N
074	8	4	935490	0025	03/25/14	\$850,000	5,771	N	N
074	8	5	012000	0261	09/24/12	\$325,000	8,098	N	N
074	8	5	123510	0240	06/04/14	\$315,000	7,779	N	N
074	8	5	123510	0380	06/20/13	\$500,000	9,127	N	N
074	8	5	123510	0330	03/29/13	\$670,000	12,487	N	N
074	8	5	123630	0095	04/19/13	\$700,000	8,135	N	N
074	8	5	123630	0296	03/26/13	\$515,000	8,076	Y	N
074	8	5	123630	0328	12/18/12	\$450,000	11,183	N	N
074	8	5	123850	1184	03/21/13	\$405,000	10,849	N	N
074	8	5	123940	0708	06/05/13	\$200,000	12,951	N	N
074	8	5	123940	0016	09/21/12	\$350,000	12,935	N	N
074	8	5	250550	0020	02/12/12	\$344,000	8,281	N	N
074	8	5	332605	9133	12/30/13	\$350,000	9,782	N	N
074	8	5	388690	1809	10/31/13	\$565,000	4,397	N	N
074	8	11	062505	9003	05/20/13	\$2,000,000	17,352	Y	Y

Vacant Sales Removed in this Physical Inspection Analysis Area 074

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	6	172505	9338	01/28/14	\$575,000	NO MARKET EXPOSURE
2	6	415180	0160	07/29/13	\$439,500	NO MARKET EXPOSURE; TEAR DOWN
2	6	415180	0115	04/16/13	\$430,000	NO MARKET EXPOSURE; CORPORATE AFFILIATES
2	6	415180	0385	05/23/12	\$345,000	NO MARKET EXPOSURE; TEAR DOWN
2	6	721590	0025	01/10/13	\$499,950	NO MARKET EXPOSURE
8	1	388580	1165	08/28/13	\$570,000	NO MARKET EXPOSURE; TEAR DOWN
8	2	085600	0057	09/25/12	\$431,000	NO MARKET EXPOSURE
8	2	124550	0526	09/12/12	\$501,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
8	2	388580	4714	09/03/13	\$556,000	BUILDER OR DEVELOPER SALES
8	2	388580	3330	06/21/13	\$500,000	NO MARKET EXPOSURE; TEAR DOWN
8	2	430820	0160	12/27/12	\$485,000	TEAR DOWN
8	3	322605	9180	11/05/14	\$320,000	NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES
8	3	375890	0254	06/10/14	\$238,600	NO MARKET EXPOSURE
8	4	123890	0230	11/05/13	\$450,000	MULTI-PARCEL SALE; NO MARKET EXPOSURE
8	4	124500	0110	07/08/14	\$408,000	TEAR DOWN; PRESALE
8	4	124500	1253	12/24/13	\$400,000	NO MARKET EXPOSURE
8	4	124500	1705	11/22/13	\$450,000	NO MARKET EXPOSURE; TEAR DOWN
8	4	124500	3265	12/18/12	\$445,000	NO MARKET EXPOSURE; TEAR DOWN
8	4	124500	2925	12/14/12	\$475,000	NO MARKET EXPOSURE; TEAR DOWN
8	4	124500	3096	08/13/12	\$260,000	DOR RATIO; NO MARKET EXPOSURE
8	4	124500	2766	05/29/12	\$994,950	NO MARKET EXPOSURE
8	4	124500	2846	05/14/12	\$345,000	NO MARKET EXPOSURE
8	4	124500	3349	01/27/12	\$327,000	NO MARKET EXPOSURE; TEAR DOWN
8	4	172080	0130	06/25/13	\$655,000	TEAR DOWN; PRESALE
8	4	388580	6405	09/19/13	\$435,000	NO MARKET EXPOSURE; TEAR DOWN
8	4	388580	6305	12/05/12	\$450,000	TEAR DOWN
8	4	388580	5850	01/31/12	\$380,000	TEAR DOWN; FINANCIAL INSTITUTION RESALE

Vacant Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	4	390010	0245	03/27/14	\$427,275	TEAR DOWN; CORPORATE AFFILIATES; EXEMPT FROM EXCISE TAX
8	5	123940	0378	10/03/13	\$370,000	NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES
8	5	250550	0074	05/08/12	\$360,000	NO MARKET EXPOSURE; TEAR DOWN
8	5	322605	9026	10/14/14	\$350,000	BUILDER OR DEVELOPER SALES
8	5	388690	2880	01/28/14	\$350,000	NO MARKET EXPOSURE; TEAR DOWN
8	5	388690	1660	03/20/13	\$355,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED; TEAR DOWN
8	5	388690	1935	11/20/12	\$352,000	NO MARKET EXPOSURE; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR

USPAP 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.



USPAP Compliance...Continued

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.



USPAP Compliance...Continued

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.



USPAP Compliance...Continued

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.



USPAP Compliance...Continued

- 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.
- To the best of my knowledge the following services were performed by the appraisal team within the subject area in the last three years:
 - Alicia Arzate, Dan Bradley, Kevin Miller and Jill Schmieder
 - Data Collection
 - Sales Verification
 - Appeals Response Preparation / Review
 - Appeal Hearing Attendance
 - Land and Total Valuation
 - New Construction Evaluation
- Any services regarding the subject area performed by me within the prior three years, as an appraiser or in any other capacity is listed adjacent to my name.
- To the best of my knowledge the following services were performed by me within the subject area in the last three years:
 - Todd McMeekin
 - List your name here and the services you performed
 - Annual Up-Date Model Development and Report Preparation
 - Data Collection
 - Sales Verification
 - Appeals Response Preparation / Review
 - Physical Inspection Model Development and Report Preparation
 - Land and Total Valuation
 - New Construction Evaluation



Appraiser II

8/6/15

Date



King County

Department of Assessments
King County Administration Bldg.
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(206) 296-5195 FAX (206) 296-0595
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Lloyd Hara

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

Please follow these standards as you perform your tasks.

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

Lloyd Hara
King County Assessor