

Carnation/ Fall City

Area: 094

Residential Revalue for 2015 Assessment Roll



Obtained from activerain.com

Area 94 is located in east King County encompassing the City of Carnation and unincorporated Fall City. There are 326 improved sales, with an average sale price of \$441,500. The area follows the Snoqualmie River from the Base of Snoqualmie Falls north to the areas surrounding Lake Marcel and Lake Joy. Area 94 is divided into 4 Sub Areas and 5 neighborhoods. Sub Area 94-3 (neighborhood 1) is the unincorporated non-agricultural area surrounding the City of Carnation. Sub Area 94-4 (neighborhood 2) is the City of Carnation city limits. Sub Area 94-5 (neighborhood 3) is the lower valley that is zoned agricultural (A35). Area 94-7 (neighborhoods 4 and 5) is Fall City and the surrounding areas. Neighborhood 4 is the areas located within the urban growth boundary and neighborhood 5 is the area located outside of the urban growth boundaries.



King County

Department of Assessments

Setting values, serving the community, and pursuing excellence

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Lloyd Hara
Assessor

Dear Property Owners:

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

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

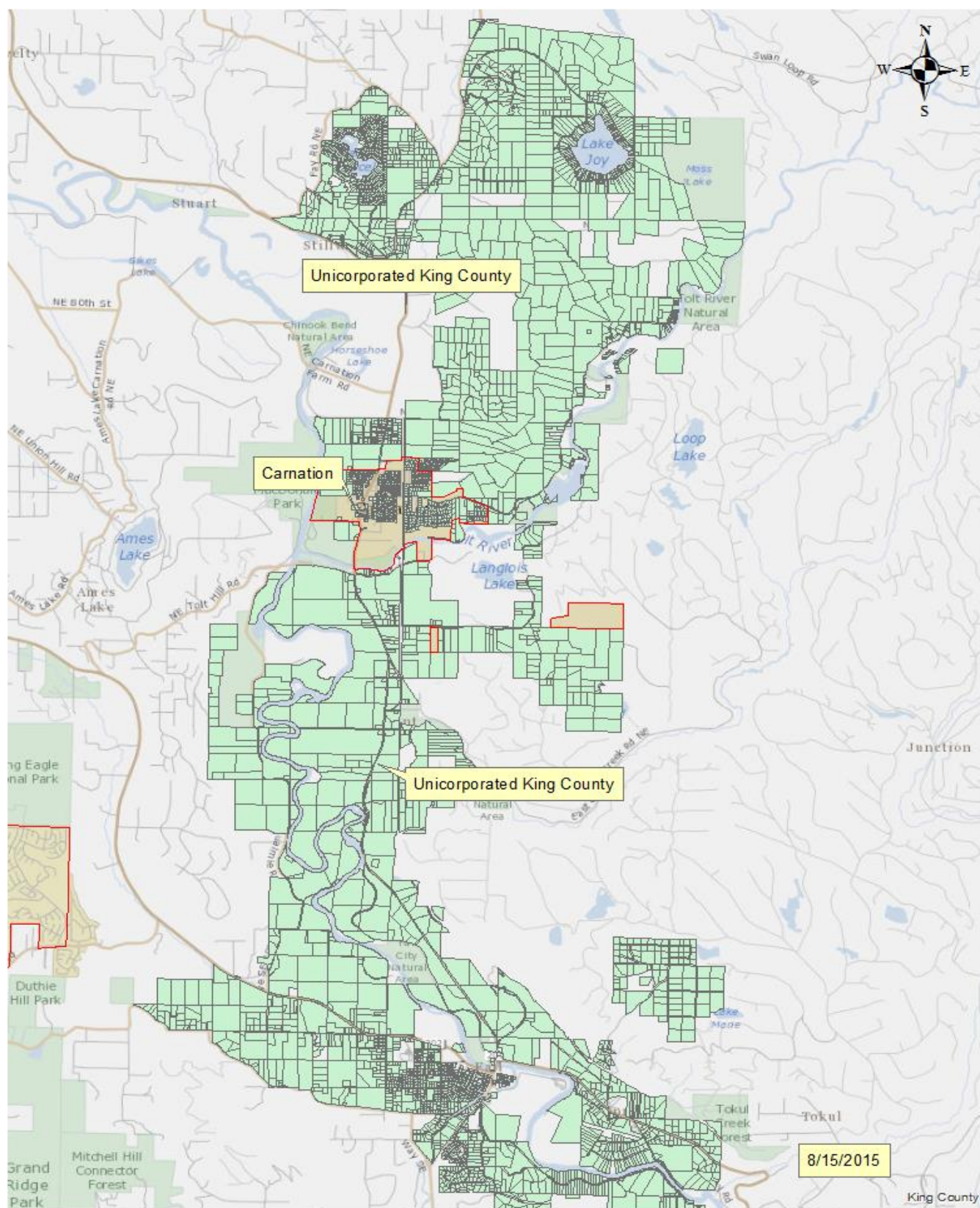
Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you.

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

Sincerely,

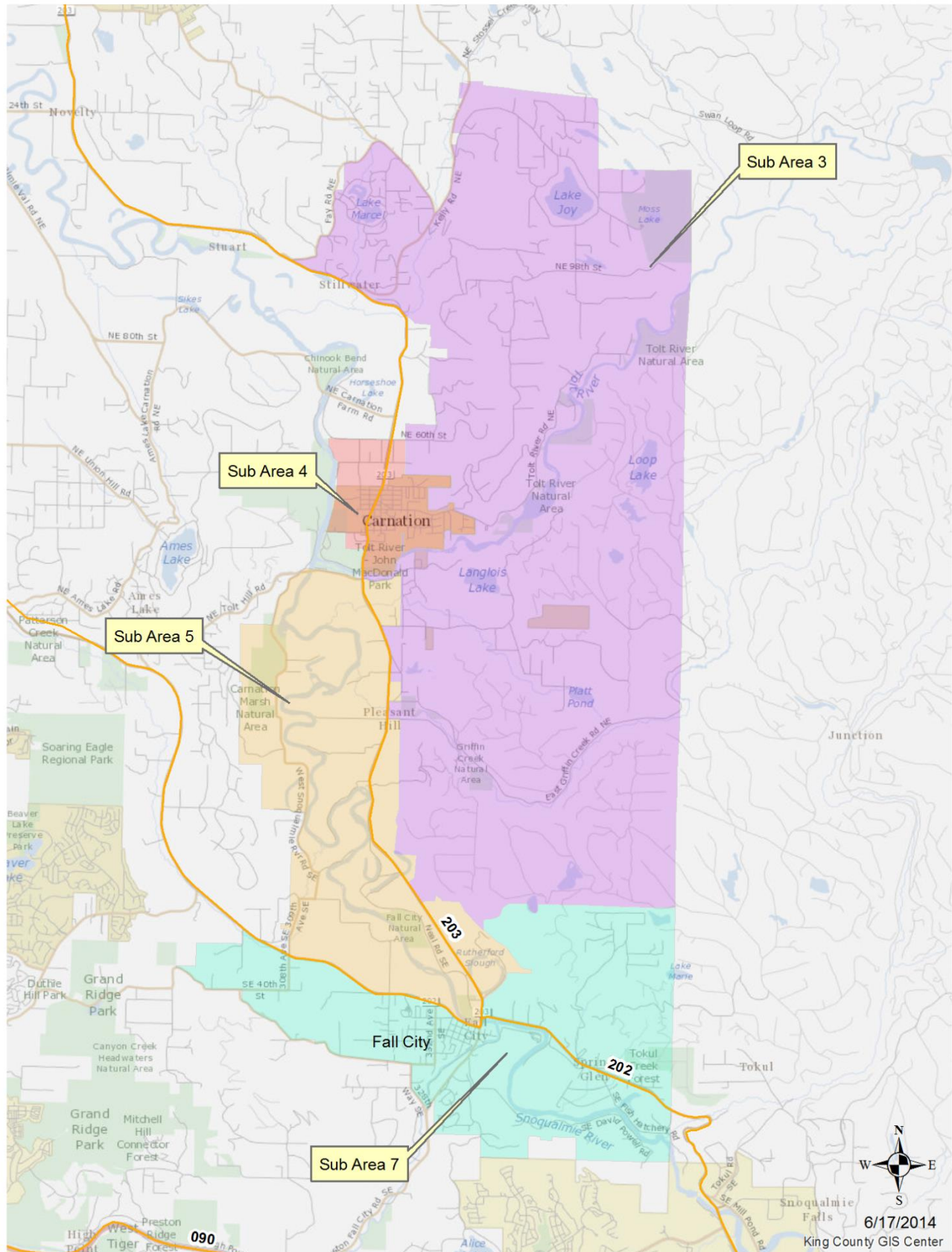
Lloyd Hara
Assessor

Area 094 Map

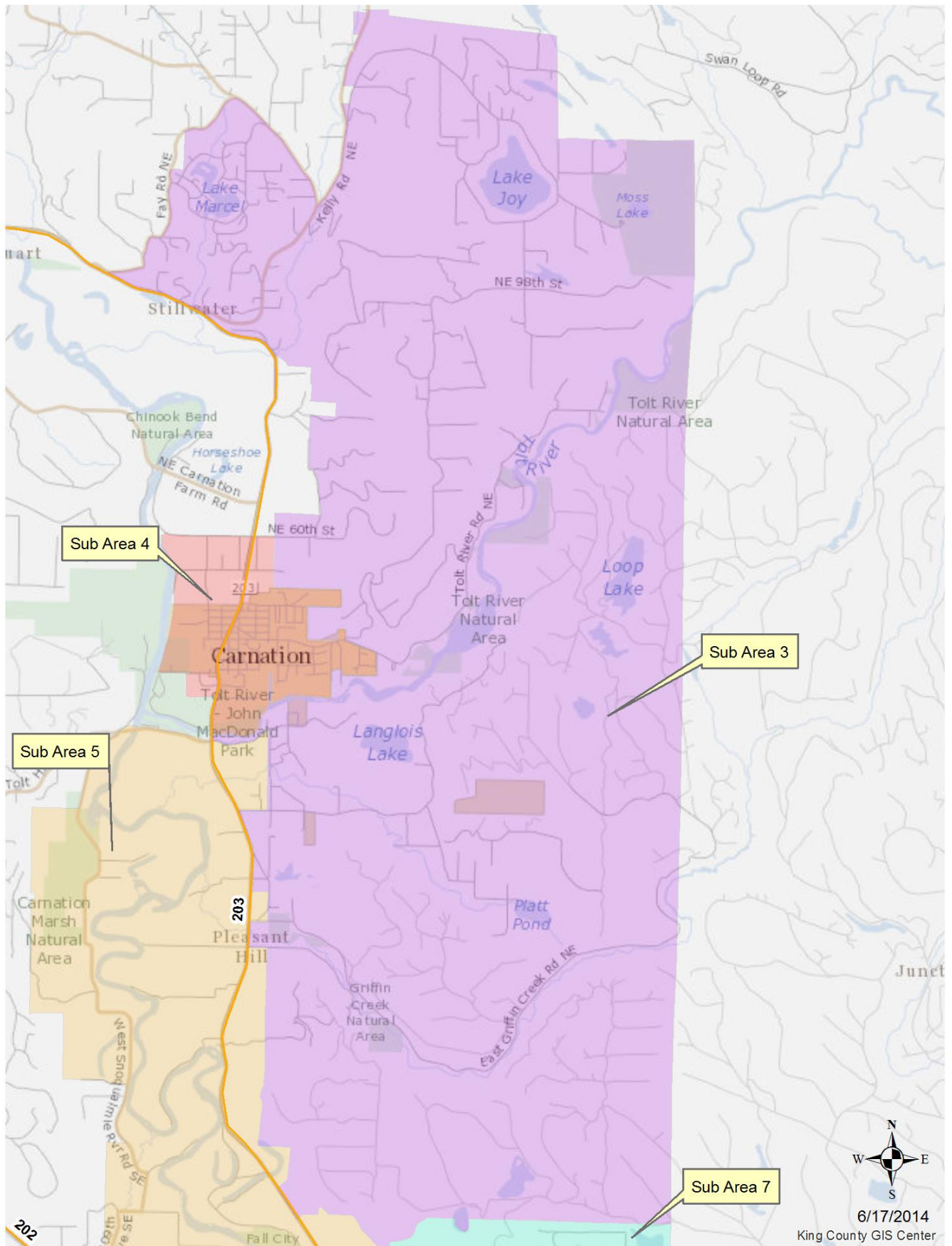


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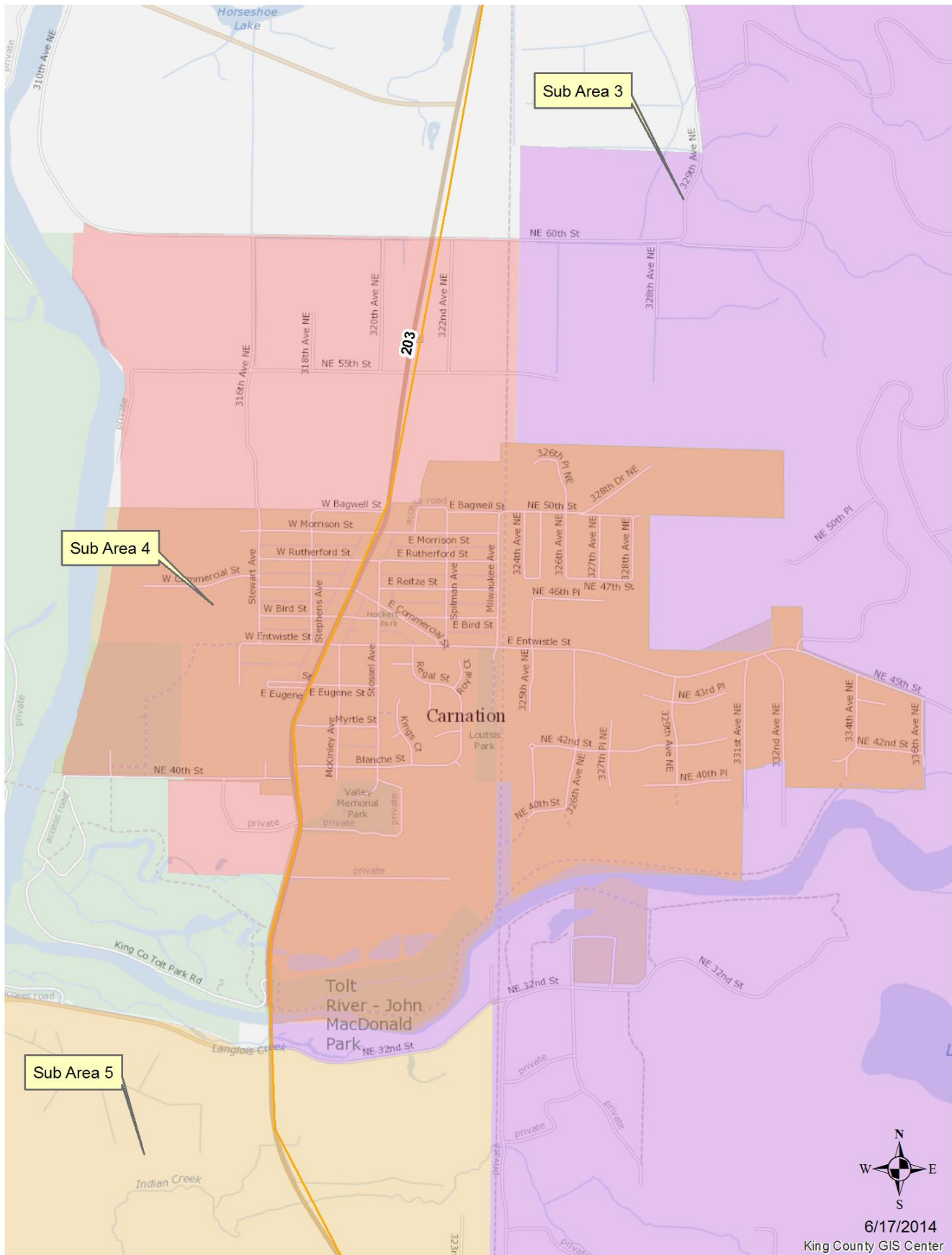
Area 094 Sub Area Map



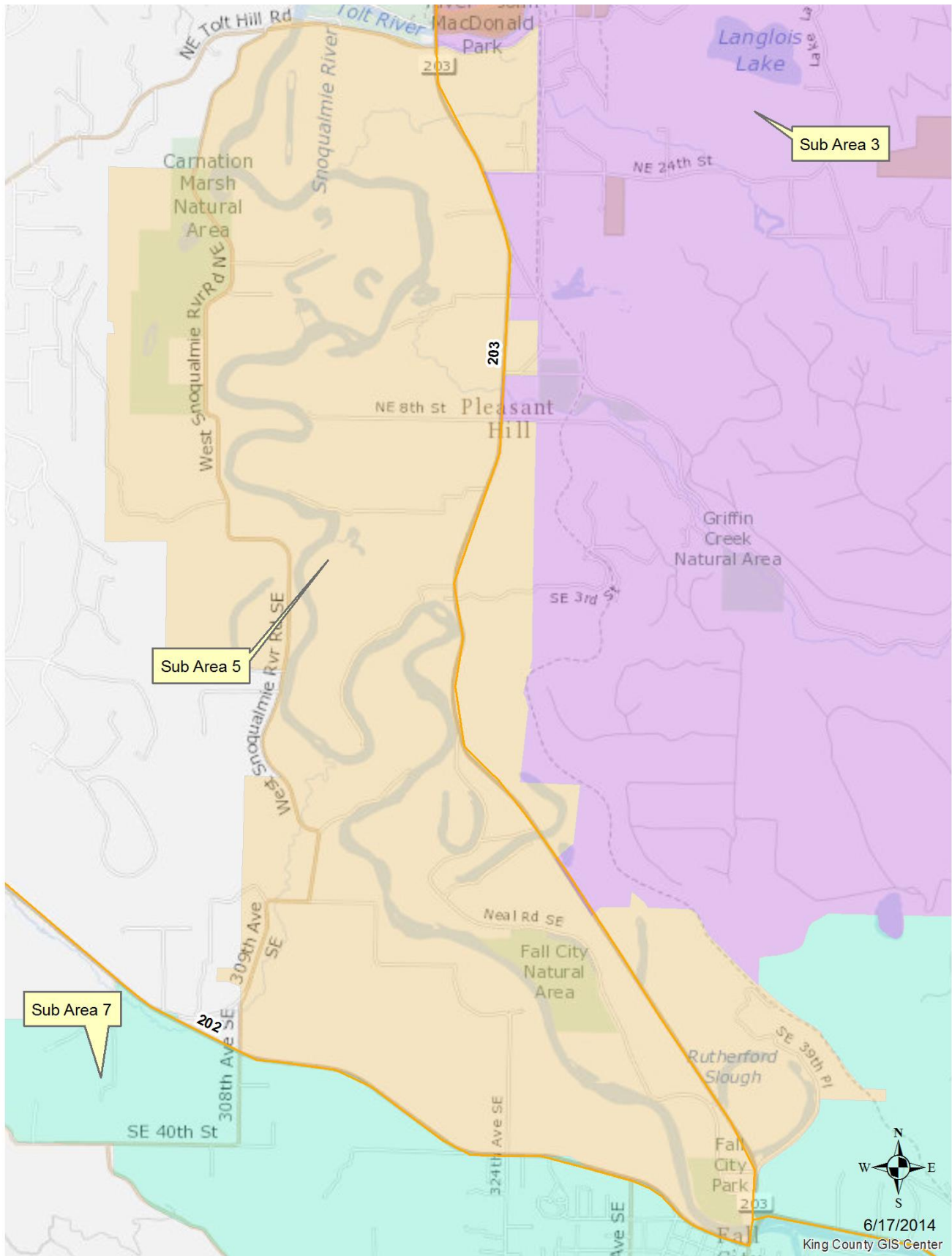
Area 094 - Sub Area 3 Map



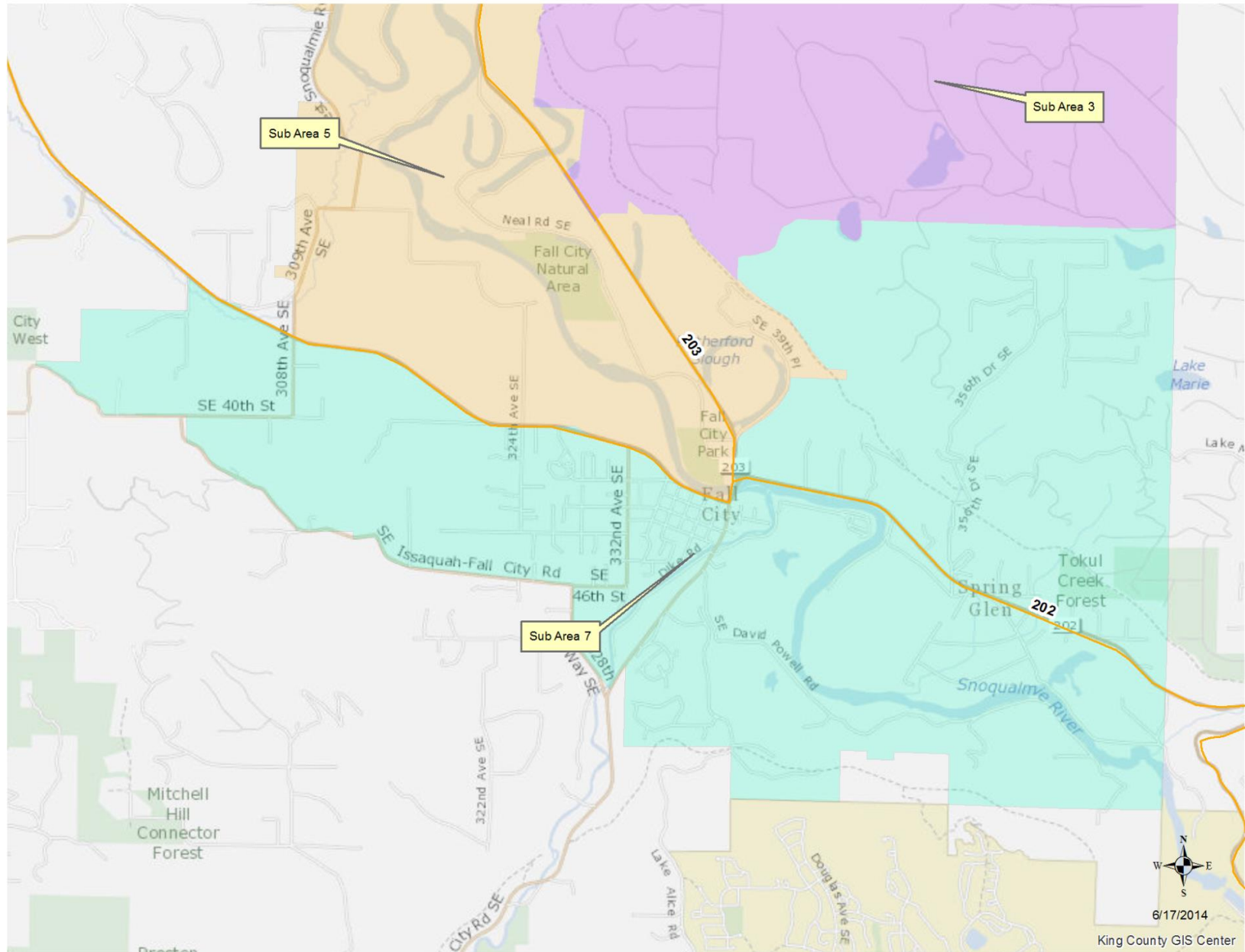
Area 094 - Sub Area 4 Map



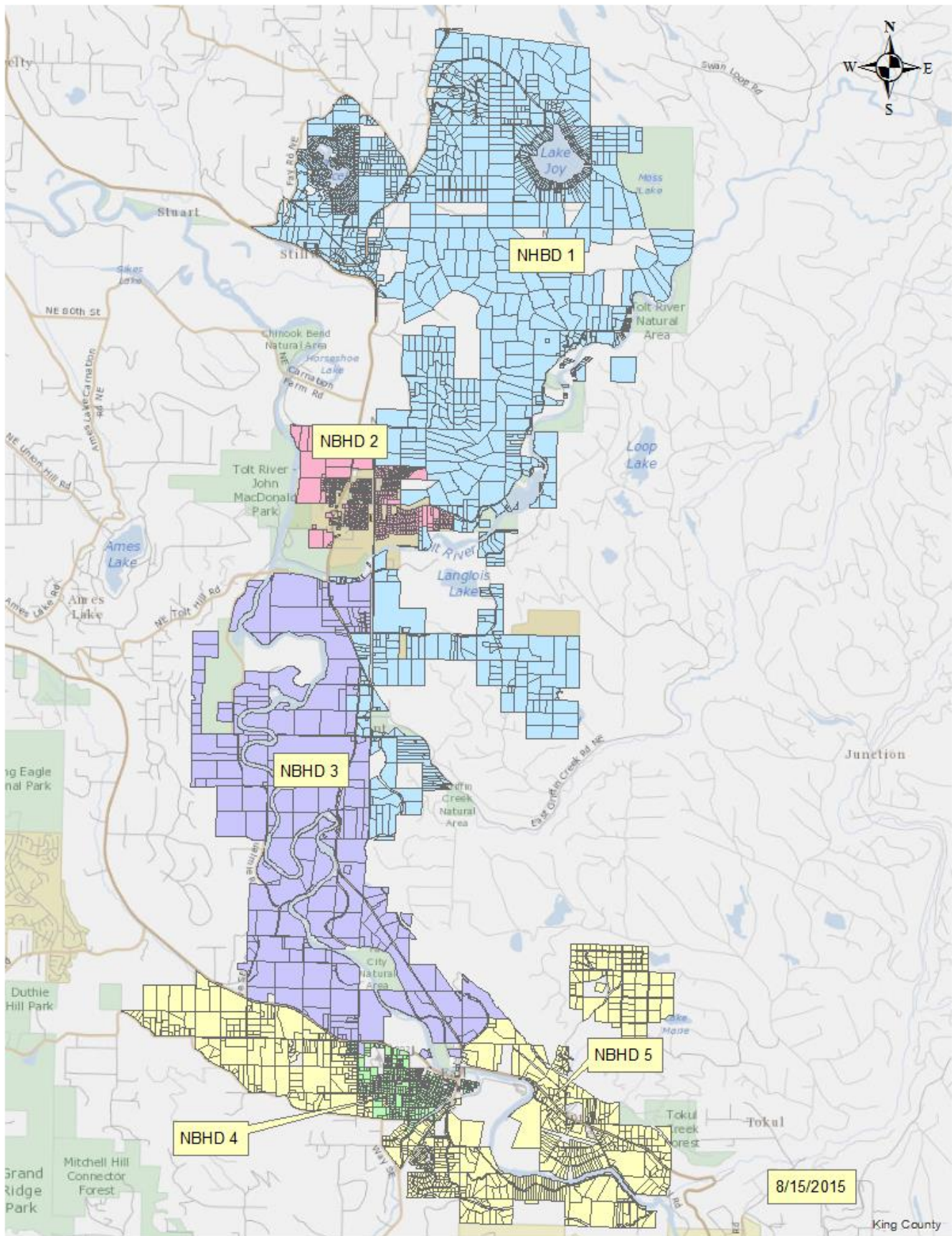
Area 094 - Sub Area 5 Map



Area 094 - Sub Area 7 Map



Area 094 - Neighborhood Map



Area 094 Housing Profile



Grade 5/ Year Built 1905/ Total Living Area 1450
Account Number 042407-9003



Grade 6/ Year Built 1967/ Total Living Area 950
Account Number 673070-0285



Grade 7/ Year Built 1989/ Total Living Area 1700
Account Number 404650-0811



Grade 8/ Year Built 1997/ Total Living Area 1820
Account Number 404650-0080



Grade 9/ Year Built 2000/ Total Living Area 4680
Account Number 404650-0080



Grade 10/ Year Built 2007/ Total Living Area 3560
Account Number 332607-9122

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

Carnation/ Fall City - Area 094

Annual Update

Characteristics Based Market Adjustment for 2015 Assessment Roll

Previous Physical Inspection: 2010
Number of Improved Sales: 326
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	\$131,000	\$289,000	\$420,000			12.14%
2015 Value	\$128,000	\$284,100	\$412,100	\$441,500	92.9%	11.97%
\$ Change	-\$3,000	-\$4,900	-\$7,900			
% Change	-2.3%	-1.7%	-1.9%			

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The 2015 COD of 11.97% is an improvement from the previous COD of 12.14%. The lower the COD, the more uniform are the predicted assessed values. Assessment standards prescribed by the International Association of Assessing Officers identify that the COD in rural or diverse neighborhoods should be no more than 20%. The resulting COD meets or exceeds the industry assessment standards.

Population - Improved Valuation Change Summary:			
	Land	Improvements	Total
2014 Value	\$136,600	\$275,900	\$412,500
2015 Value	\$133,600	\$271,400	\$405,000
\$ Change	-\$3,000	-\$4,500	-\$7,500
% Change	-2.2%	-1.6%	-1.8%

Number of one to three unit residences in the population: 2,655

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that a locational based variable needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, parcels in Sub Area 7, were generally at lower assessment levels than the rest of the population. This annual update valuation model corrects for these strata differences.

Area 094 - Model Adjustments

1-3 Unit Residences

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

Standard Area Adjustment	# Parcels Adjusted	% of Population
-3.89%	1,669	63%

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

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

Model Variable	Adj %	# Sales	# in Pop	% Rep
Sub Area 7	+1.60%	116	986	12%

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

Generally, parcels located in Sub Area 7 were at a lower assessment level than the rest of the population. This model corrects for these strata differences.

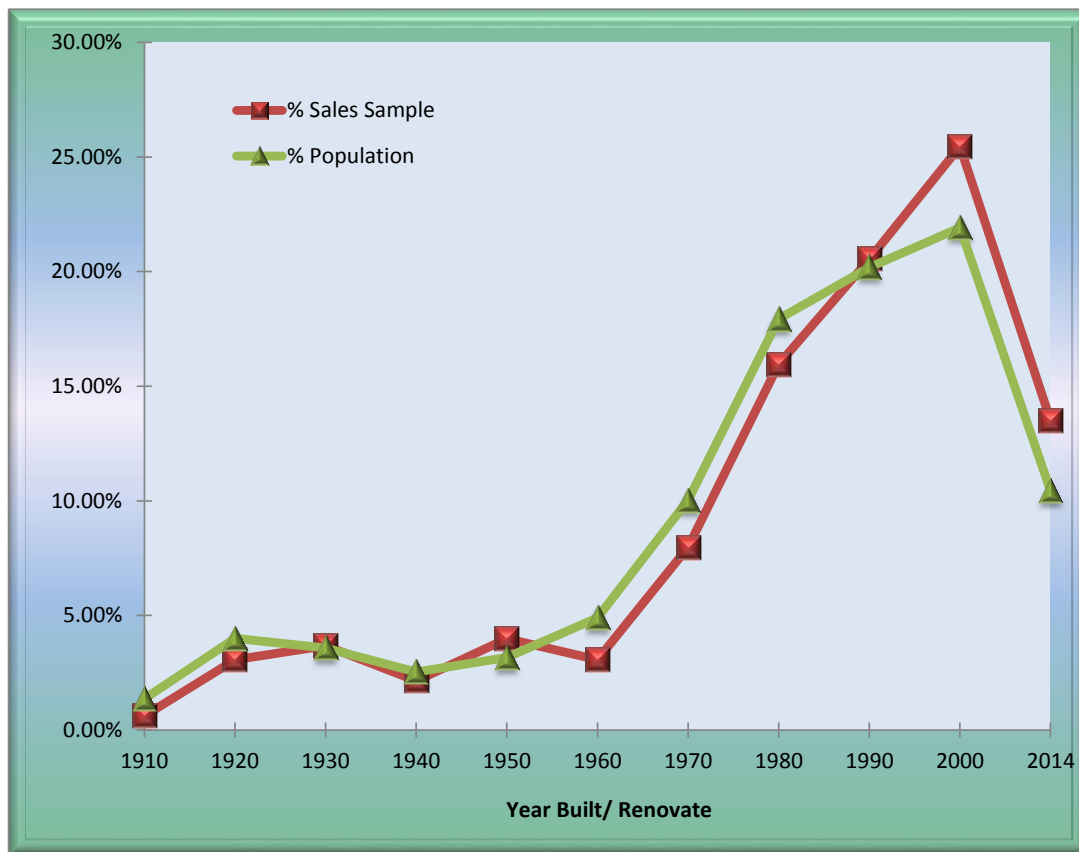
Sample Representation of Population Year Built or Renovated

Sales Sample

Year Built/Ren	Frequency	% Sales Sample
1910	2	0.61%
1920	10	3.07%
1930	12	3.68%
1940	7	2.15%
1950	13	3.99%
1960	10	3.07%
1970	26	7.98%
1980	52	15.95%
1990	67	20.55%
2000	83	25.46%
2014	44	13.50%
326		

Population

Year Built/Ren	Frequency	% Population
1910	36	1.36%
1920	106	3.99%
1930	95	3.58%
1940	67	2.52%
1950	84	3.16%
1960	130	4.90%
1970	266	10.02%
1980	476	17.93%
1990	536	20.19%
2000	582	21.92%
2014	277	10.43%
2,655		



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

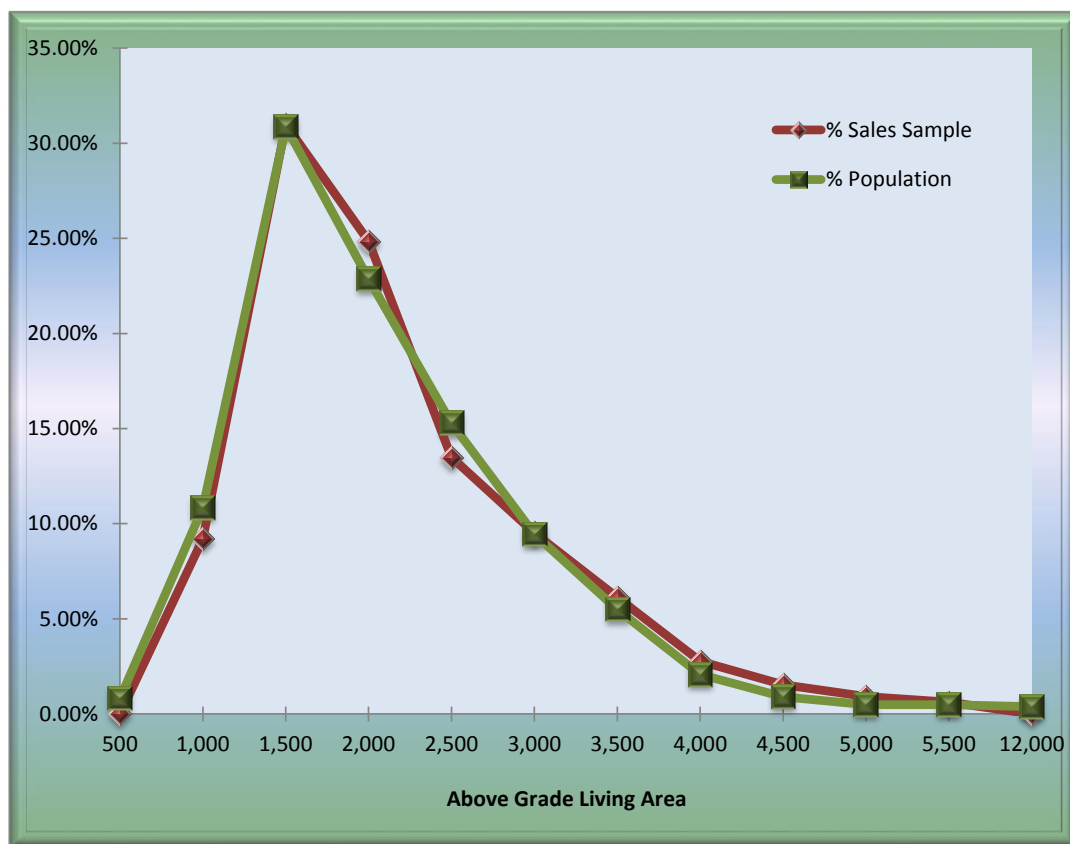
Sales Sample Representation of Population Above Grade Living Area

Sales Sample

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	30	9.20%
1,500	101	30.98%
2,000	81	24.85%
2,500	44	13.50%
3,000	31	9.51%
3,500	20	6.13%
4,000	9	2.76%
4,500	5	1.53%
5,000	3	0.92%
5,500	2	0.61%
12,000	0	0.00%
326		

Population

AGLA	Frequency	% Population
500	22	0.83%
1,000	288	10.85%
1,500	820	30.89%
2,000	607	22.86%
2,500	406	15.29%
3,000	251	9.45%
3,500	146	5.50%
4,000	55	2.07%
4,500	24	0.90%
5,000	13	0.49%
5,500	13	0.49%
12,000	10	0.38%
2,655		



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

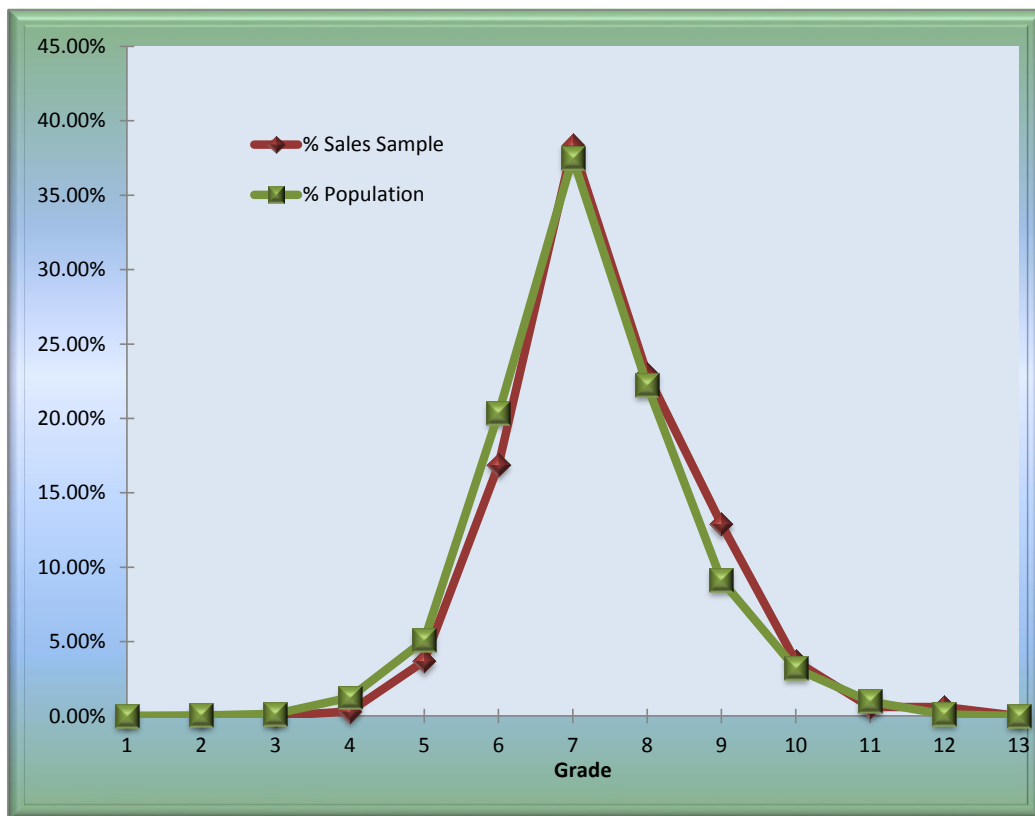
Sales Sample Representation of Population Building Grade

Sales Sample

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.31%
5	12	3.68%
6	55	16.87%
7	125	38.34%
8	75	23.01%
9	42	12.88%
10	12	3.68%
11	2	0.61%
12	2	0.61%
13	0	0.00%
326		

Population

Grade	Frequency	% Population
1	0	0.00%
2	1	0.04%
3	4	0.15%
4	33	1.24%
5	135	5.08%
6	540	20.34%
7	996	37.51%
8	590	22.22%
9	242	9.11%
10	85	3.20%
11	26	0.98%
12	3	0.11%
13	0	0.00%
2,655		



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

Area 094 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 1.056, resulting in an adjusted value of \$501,000 ($\$475,000 \times 1.056 = \$501,600$) – truncated to the nearest \$1000.

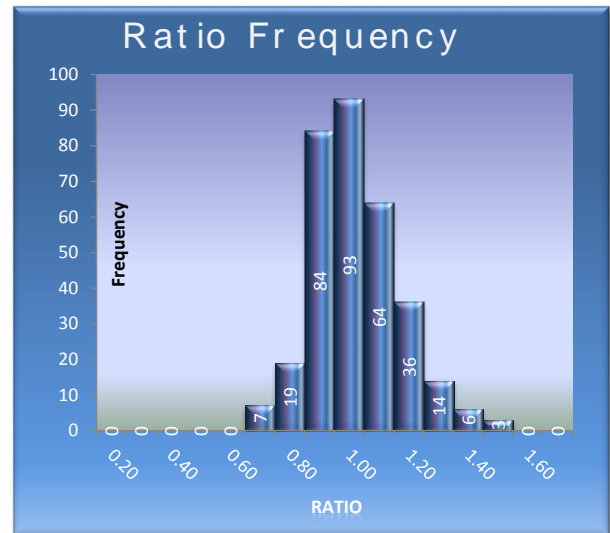
SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2012	1.325	32.5%
2/1/2012	1.307	30.7%
3/1/2012	1.290	29.0%
4/1/2012	1.273	27.3%
5/1/2012	1.257	25.7%
6/1/2012	1.241	24.1%
7/1/2012	1.226	22.6%
8/1/2012	1.211	21.1%
9/1/2012	1.196	19.6%
10/1/2012	1.183	18.3%
11/1/2012	1.169	16.9%
12/1/2012	1.156	15.6%
1/1/2013	1.144	14.4%
2/1/2013	1.132	13.2%
3/1/2013	1.122	12.2%
4/1/2013	1.111	11.1%
5/1/2013	1.101	10.1%
6/1/2013	1.091	9.1%
7/1/2013	1.081	8.1%
8/1/2013	1.073	7.3%
9/1/2013	1.064	6.4%
10/1/2013	1.056	5.6%
11/1/2013	1.049	4.9%
12/1/2013	1.042	4.2%
1/1/2014	1.036	3.6%
2/1/2014	1.030	3.0%
3/1/2014	1.025	2.5%
4/1/2014	1.020	2.0%
5/1/2014	1.016	1.6%
6/1/2014	1.012	1.2%
7/1/2014	1.009	0.9%
8/1/2014	1.006	0.6%
9/1/2014	1.004	0.4%
10/1/2014	1.002	0.2%
11/1/2014	1.001	0.1%
12/1/2014	1.000	0.0%
1/1/2015	1.000	0.0%

The time adjustment formula for Area 094 is: $(.988401778559841 + 2.61964434163E-07 * \text{SaleDaySq} - 0.053379475651403 * 0.3558282) / (.988401778559841 - 0.053379475651403 * 0.3558282)$
SaleDay = SaleDate - 42005
SaleDaySq = (SaleDate - 42005)^2

Annual Update Ratio Study Report (Before) – 2014 Assessments

District: NE / Team: 3	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Carnation/ Fall City	1/1/2014	8/26/2015	1/2012 - 12/2014
Area Number: 094	Appr ID:	Property Type:	Adjusted for time?
	JRAM	1 to 3 Unit Residences	YES

SAMPLE STATISTICS	
Sample size (n)	326
Mean Assessed Value	\$420,000
Mean Adj. Sales Price	\$441,500
Standard Deviation AV	\$198,562
Standard Deviation SP	\$213,864
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.970
Median Ratio	0.945
Weighted Mean Ratio	0.951
UNIFORMITY	
Lowest ratio	0.661
Highest ratio:	1.461
Coefficient of Dispersion	12.14%
Standard Deviation	0.146
Coefficient of Variation	15.08%
Price Related Differential (PRD)	1.019
RELIABILITY	
95% Confidence: Median	
Lower limit	0.929
Upper limit	0.966
95% Confidence: Mean	
Lower limit	0.954
Upper limit	0.985
SAMPLE SIZE EVALUATION	
N (population size)	2,655
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.146
Recommended minimum:	34
Actual sample size:	326
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	185
# ratios above mean:	141
z:	2.437
Conclusion:	Non-normal



COMMENTS:

1 to 3 Unit Residences throughout Area 094

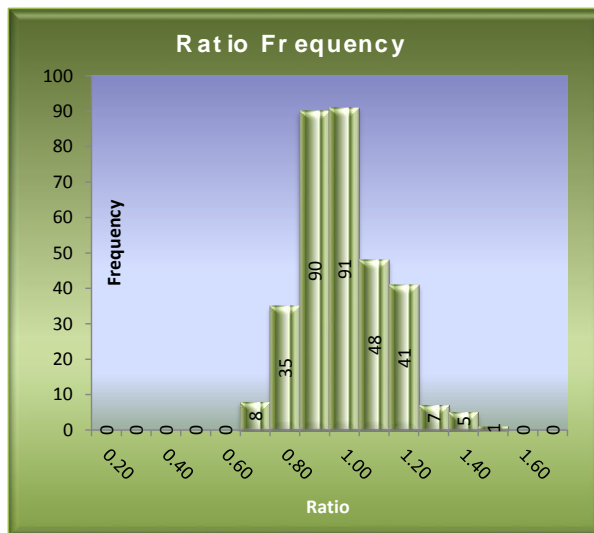
Sales Prices are adjusted for time to the Assessment Date of 1/1/2015



Annual Update Ratio Study Report (After) – 2015 Assessments

District: NE / Team: 3	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Carnation/ Fall City	1/1/2015	8/26/2015	1/2012 - 12/2014
Area Number: 094	Appr. ID:	Property Type:	Adjusted for time?
	JRAM	1 to 3 Unit Residences	YES

SAMPLE STATISTICS	
Sample size (n)	326
Mean Assessed Value	\$412,100
Mean Sales Price	\$441,500
Standard Deviation AV	\$197,947
Standard Deviation SP	\$213,864
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.949
Median Ratio	0.929
Weighted Mean Ratio	0.933
UNIFORMITY	
Lowest ratio	0.634
Highest ratio:	1.401
Coefficient of Dispersion	11.97%
Standard Deviation	0.141
Coefficient of Variation	14.84%
Price Related Differential (PRD)	1.017
RELIABILITY	
95% Confidence: Median	
Lower limit	0.916
Upper limit	0.949
95% Confidence: Mean	
Lower limit	0.934
Upper limit	0.964
SAMPLE SIZE EVALUATION	
N (population size)	2,655
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.141
Recommended minimum:	32
Actual sample size:	326
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	181
# ratios above mean:	145
z:	1.994
Conclusion:	Non-normal



COMMENTS:

1 to 3 Unit Residences throughout Area 094.

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

Annual Update Process

Effective Date of Appraisal: January 1, 2015

Date of Appraisal Report: August 27, 2015

Sales Screening for Improved Parcel Analysis

In order to ensure that the Assessor's analysis of sales of improved properties best reflects the market value of the majority of the properties within an area, non-typical properties must be removed so a representative sales sample can be analyzed to determine the new valuation level. The following list illustrates examples of non-typical properties which are removed prior to the beginning of the analysis.

1. Vacant parcels
2. Mobile Home parcels
3. Multi-Parcel or Multi Building parcels
4. New construction where less than a 100% complete house was assessed for 2014
5. Existing residences where the data for 2014 is significantly different than the data for 2015 due to remodeling
6. Parcels with improvement values, but no characteristics
7. Parcels with either land or improvement values of \$25,000 or less posted for the 2014 Assessment Roll
8. Short sales, financial institution re-sales and foreclosure sales verified or appearing to be not at market
9. Others as identified in the sales removed list

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

Land Update

Vacant land in this area is in a holding pattern with a strong lack of development. This results in limited land segregation and permit activity. Based on the 17 usable land sales available in the area and supplemented by the value decrease in sales of improved parcels, a -2.2% overall decrease (based on truncation) was made to the land assessment for the 2015 Assessment Year.

2015 Land Value = 2014 Land Value * 0.981, with the result truncated to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that a locational based variable needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, parcels in Sub Area 7, were generally at lower assessment levels than the rest of the population. This annual update valuation model corrects for these strata differences.

With the exception of real property mobile home parcels and parcels with “accessory only” improvements, the new recommended values on all improved parcels were based on the analysis of the 326 useable residential sales in the area.

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

The derived adjustment formula is:

$$2015 \text{ Total Value} = 2014 \text{ Total Value} * (1 - 0.05) / (.98840177855984 - 0.0533794756514034 * \text{Sub7})$$

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

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

Mobile Home Update

There were 23 sales of mobile homes within Area 094. Analysis of the mobile home sales indicated a value decrease in line with the Total % Change indicated by the Area’s sales sample as reflected on the Executive Summary page of -1.9%. The adjustment formula is:

$$\begin{aligned} 2015 \text{ Total Value} &= 2014 \text{ Total Value} * 0.981 \\ 2015 \text{ Improvements Value} &= 2015 \text{ Total Value} \text{ minus } 2015 \text{ Land Value} \end{aligned}$$

Results

The resulting assessment level is 0.929. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10.

Application of these recommended values for the 2015 assessment year (taxes payable in 2016) results in an average total change from the 2014 assessments of -1.8%. This decrease is due partly to market changes over time and the previous assessment levels.

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

Exceptions:

- If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at the new total value (Previous Year Land Value + Previous Year Improvement Value) * 0.981.
- If the site is improved with a house and mobile home, the formula derived from the house is used to arrive at new total value.
- If “accessory improvements only”, the Total % Change, as indicated by the sales sample, is used to arrive at a new total value. (Previous Year Land Value + Previous Year Improvement Value) * 0.981.
- If land value ≤ \$1,000 no adjustment is applied.
- If improvements and accessories ≤ \$1,000 no further adjustment applied.
- If adjusted land value falls < \$1,000, then land value = \$1,000 or previous, whichever is less.

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

Improved Sales Used in This Annual Update Analysis

Area 094 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	1	404550	1080	11/13/13	\$250,000	\$262,000	630	5	1952	Good	45,866	Y	Y	11534 W LAKE JOY DR NE
3	1	404550	0615	01/26/12	\$220,000	\$288,000	640	5	1945	Avg	25,865	Y	Y	10709 EAST LAKE JOY DR NE
3	1	404550	0510	05/21/14	\$420,850	\$427,000	960	5	1945	VGood	40,946	Y	Y	10815 EAST LAKE JOY DR NE
3	1	222507	9030	12/12/14	\$180,000	\$180,000	960	5	1946	Avg	87,991	N	N	32906 NE 24TH ST
3	1	342507	9091	07/24/12	\$325,000	\$395,000	1,030	5	1986	Good	118,918	N	N	32707 SE 3RD ST
3	1	404550	1000	04/16/12	\$235,000	\$297,000	1,580	5	1986	Avg	142,005	Y	N	10715 W LAKE JOY DR NE
3	1	404550	0710	12/18/14	\$405,000	\$405,000	870	6	1937	Good	15,029	Y	Y	10649 EAST LAKE JOY DR NE
3	1	404550	0656	06/14/13	\$225,000	\$244,000	890	6	1962	Avg	23,850	N	N	10720 EAST LAKE JOY DR NE
3	1	342507	9017	02/10/14	\$160,000	\$165,000	930	6	1919	Avg	27,797	N	N	32403 NE 8TH ST
3	1	102507	9086	08/20/14	\$365,000	\$367,000	960	6	1985	Avg	223,898	N	N	33513 NE 70TH ST
3	1	342607	9024	05/21/14	\$150,000	\$152,000	1,010	6	1966	Avg	25,000	N	N	10626 KELLY RD NE
3	1	865680	0190	10/02/14	\$280,000	\$281,000	1,040	6	1970	Avg	87,991	N	N	7907 TOLT RIVER RD NE
3	1	404550	0215	04/04/14	\$275,078	\$281,000	1,040	6	1936	Avg	36,686	Y	Y	11603 EAST LAKE JOY DR NE
3	1	272507	9040	03/21/14	\$250,000	\$256,000	1,280	6	1970	Avg	20,800	N	N	32425 NE 12TH PL
3	1	272507	9024	12/22/14	\$415,000	\$415,000	1,480	6	1966	Avg	392,040	N	N	33001 NE 24TH ST
3	1	404670	0060	01/31/14	\$295,000	\$304,000	770	7	1979	Avg	15,080	N	N	31721 NE 102ND PL
3	1	404670	0140	10/02/14	\$340,000	\$341,000	840	7	1979	Good	15,084	N	N	31835 NE 103RD ST
3	1	404670	0390	09/18/13	\$328,000	\$348,000	940	7	1985	Good	14,843	N	N	10208 317TH AVE NE
3	1	404650	0260	09/26/13	\$262,000	\$277,000	950	7	1968	Good	37,787	N	N	10409 316TH AVE NE
3	1	404650	0260	10/10/12	\$224,500	\$265,000	950	7	1968	Good	37,787	N	N	10409 316TH AVE NE
3	1	404550	0235	09/05/14	\$340,000	\$341,000	1,010	7	1976	Avg	31,200	Y	Y	11521 EAST LAKE JOY DR NE
3	1	404550	0390	09/04/12	\$370,000	\$442,000	1,070	7	1945	Good	21,375	Y	Y	11121 EAST LAKE JOY DR NE
3	1	404650	0060	07/23/12	\$250,000	\$304,000	1,090	7	1983	Avg	21,615	N	N	31227 NE 110TH ST
3	1	404670	0300	10/30/14	\$325,000	\$325,000	1,100	7	1988	Avg	17,071	N	N	31812 NE 103RD ST
3	1	404670	0360	09/04/13	\$271,500	\$289,000	1,130	7	1979	Avg	15,087	N	N	31758 NE 103RD ST
3	1	404671	0270	01/21/14	\$315,000	\$325,000	1,140	7	1979	Avg	12,808	N	N	31727 NE 115TH PL
3	1	404660	0990	12/21/12	\$265,000	\$304,000	1,140	7	1978	Avg	21,301	N	N	31822 NE 110TH ST
3	1	404650	0180	07/24/14	\$335,000	\$337,000	1,150	7	1980	Avg	15,003	N	N	31405 NE 106TH ST
3	1	404670	0270	02/04/14	\$277,000	\$285,000	1,150	7	1981	VGood	15,008	N	N	31836 NE 103RD ST
3	1	404671	0490	11/09/12	\$174,256	\$203,000	1,180	7	1981	Fair	12,852	N	N	11415 317TH AVE NE
3	1	042507	9082	03/19/13	\$245,000	\$273,000	1,210	7	1989	Avg	75,794	N	N	9825 320TH WAY NE

Improved Sales Used in This Annual Update Analysis

Area 094 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	1	404650	0600	12/03/12	\$278,851	\$322,000	1,250	7	1978	Avg	17,485	N	N	31656 NE 104TH ST
3	1	404650	0600	03/27/14	\$269,950	\$276,000	1,250	7	1978	Avg	17,485	N	N	31656 NE 104TH ST
3	1	404650	0600	04/26/13	\$225,000	\$248,000	1,250	7	1978	Avg	17,485	N	N	31656 NE 104TH ST
3	1	404660	0870	03/09/12	\$190,000	\$244,000	1,260	7	1979	Avg	17,550	N	N	11122 320TH AVE NE
3	1	404660	1180	12/18/12	\$240,000	\$276,000	1,260	7	1988	Avg	12,954	Y	Y	31322 NE 111TH ST
3	1	404671	0505	03/20/12	\$295,000	\$377,000	1,270	7	2007	Avg	12,166	N	N	31616 NE 114TH ST
3	1	404650	1300	09/16/14	\$430,000	\$431,000	1,350	7	1965	Avg	12,860	Y	Y	31410 NE 108TH ST
3	1	404671	0470	10/25/13	\$230,000	\$242,000	1,370	7	1981	Avg	18,859	N	N	11433 317TH AVE NE
3	1	102507	9058	03/06/13	\$411,849	\$461,000	1,390	7	1980	Avg	259,182	N	N	32921 NE 78TH ST
3	1	102507	9058	06/12/13	\$349,900	\$380,000	1,390	7	1980	Avg	259,182	N	N	32921 NE 78TH ST
3	1	404650	1080	04/18/14	\$344,950	\$351,000	1,410	7	1978	Avg	16,414	N	N	10605 314TH AVE NE
3	1	404650	0510	09/05/14	\$307,000	\$308,000	1,410	7	1982	Avg	16,105	N	N	31826 NE 105TH PL
3	1	404660	0140	09/04/12	\$295,000	\$352,000	1,410	7	1981	Avg	15,296	Y	Y	31705 NE 110TH ST
3	1	404670	0160	03/18/13	\$213,000	\$238,000	1,490	7	1981	Avg	17,219	N	N	31826 NE 102ND PL
3	1	404660	0220	10/17/14	\$418,000	\$419,000	1,500	7	1984	Avg	19,113	Y	Y	11201 317TH AVE NE
3	1	342607	9010	09/28/12	\$228,500	\$271,000	1,500	7	1979	Avg	24,715	N	N	10404 KELLY RD NE
3	1	404670	0210	06/29/14	\$345,000	\$348,000	1,610	7	1986	Good	15,005	N	N	31907 NE 102ND PL
3	1	404650	0650	11/01/13	\$322,400	\$338,000	1,650	7	1990	Avg	16,200	N	N	31608 NE 104TH ST
3	1	404660	0450	07/23/12	\$312,000	\$379,000	1,650	7	1978	Avg	17,131	N	N	11127 318TH PL NE
3	1	404660	0710	10/18/12	\$315,000	\$370,000	1,650	7	1979	Avg	22,993	N	N	11435 320TH AVE NE
3	1	404650	0320	03/19/12	\$292,800	\$375,000	1,660	7	1990	Avg	16,275	N	N	31635 NE 104TH ST
3	1	404660	0430	04/10/13	\$325,000	\$360,000	1,670	7	1980	Avg	16,180	N	N	11107 318TH PL NE
3	1	282507	9046	09/16/13	\$412,000	\$437,000	1,760	7	1972	Avg	133,729	N	N	32310 NE 8TH ST
3	1	042507	9046	07/29/14	\$435,000	\$438,000	1,778	7	1999	Avg	147,823	Y	N	32218 NE 88TH ST
3	1	404660	0390	01/05/12	\$200,000	\$264,000	1,820	7	1981	Avg	19,445	N	N	11116 317TH AVE NE
3	1	404660	0570	02/05/14	\$240,000	\$247,000	1,830	7	1989	Avg	16,952	N	N	11125 320TH AVE NE
3	1	102507	9079	09/24/12	\$437,500	\$519,000	1,840	7	1986	Avg	238,708	N	N	33101 NE 70TH ST
3	1	404660	0120	08/28/14	\$475,000	\$477,000	1,870	7	1978	Avg	25,157	Y	Y	31719 NE 110TH ST
3	1	404660	0950	06/14/12	\$275,000	\$339,000	1,890	7	1989	Avg	17,550	N	N	10840 320TH AVE NE
3	1	272607	9110	11/07/12	\$325,000	\$379,000	1,970	7	1997	Avg	60,548	N	N	12336 334TH AVE NE
3	1	404660	1010	10/23/14	\$399,950	\$400,000	1,980	7	1989	Avg	15,001	N	N	31814 NE 110TH ST

Improved Sales Used in This Annual Update Analysis

Area 094 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	1	404660	0320	08/26/14	\$420,000	\$422,000	2,020	7	1995	Avg	21,010	N	N	31723 NE 114TH ST
3	1	404550	0680	03/28/12	\$475,000	\$606,000	2,030	7	1991	Avg	20,427	Y	Y	10671 EAST LAKE JOY DR NE
3	1	232507	9036	05/20/13	\$375,000	\$410,000	2,030	7	1977	Avg	201,064	N	N	3676 LAKE LANGLOIS RD NE
3	1	404671	0050	08/27/14	\$470,000	\$472,000	2,180	7	1977	Good	17,180	Y	Y	11232 312TH AVE NE
3	1	262607	9023	01/13/13	\$299,950	\$342,000	2,200	7	1996	Avg	87,206	N	N	11608 E LAKE JOY DR NE
3	1	404650	0500	02/19/13	\$352,000	\$396,000	2,250	7	1988	Good	16,513	N	N	10510 320TH AVE NE
3	1	102507	9074	12/02/14	\$510,000	\$510,000	2,350	7	1983	Avg	266,151	N	N	33518 NE 60TH ST
3	1	142507	9029	11/19/13	\$515,000	\$538,000	2,880	7	1991	Avg	135,907	Y	N	5901 TOLT RIVER RD NE
3	1	245990	0040	07/17/14	\$587,000	\$591,000	3,610	7	1989	Good	52,595	N	N	32248 NE 94TH ST
3	1	865680	0080	05/02/13	\$369,000	\$406,000	1,160	8	1977	Avg	84,300	Y	Y	7712 TOLT RIVER RD NE
3	1	122507	9021	02/02/12	\$305,000	\$398,000	1,290	8	1957	Good	27,010	N	Y	36041 NE 80TH ST
3	1	042507	9100	12/31/14	\$406,500	\$407,000	1,340	8	1989	Avg	68,479	Y	N	32284 NE 88TH ST
3	1	272607	9102	11/05/13	\$462,500	\$485,000	1,450	8	1992	Avg	196,455	N	N	33342 NE 118TH PL
3	1	404660	1420	12/30/14	\$340,000	\$340,000	1,570	8	2001	Avg	14,992	N	N	31205 NE 111TH ST
3	1	404660	1420	04/18/12	\$290,000	\$366,000	1,570	8	2001	Avg	14,992	N	N	31205 NE 111TH ST
3	1	404650	0240	08/26/13	\$469,950	\$501,000	1,620	8	1992	Good	29,073	N	N	10417 316TH AVE NE
3	1	404550	0195	02/21/13	\$400,000	\$450,000	1,740	8	1996	Avg	104,979	N	N	11427 W LAKE JOY DR NE
3	1	404550	0957	08/08/12	\$253,700	\$306,000	1,870	8	2003	Avg	11,065	N	N	10656 EAST LAKE JOY DR NE
3	1	404660	1460	06/06/14	\$407,193	\$412,000	1,880	8	1978	Avg	14,653	N	N	31237 NE 111TH ST
3	1	404650	1280	08/17/12	\$445,000	\$535,000	1,980	8	1988	Avg	10,171	Y	Y	31422 NE 108TH ST
3	1	404660	1080	09/07/13	\$318,000	\$338,000	1,990	8	1990	Avg	17,037	N	N	31702 NE 110TH ST
3	1	404650	0270	08/19/14	\$399,000	\$401,000	2,100	8	2010	Avg	31,550	N	N	10405 316TH AVE NE
3	1	342607	9053	08/29/12	\$375,000	\$449,000	2,130	8	1990	Avg	49,222	N	N	32433 NE 109TH ST
3	1	404650	0010	01/08/14	\$407,500	\$422,000	2,200	8	2001	Avg	18,959	N	N	31103 NE 110TH ST
3	1	022507	9029	01/23/14	\$579,000	\$597,000	2,310	8	2000	Avg	871,200	N	N	9309 TOLT HIGHLANDS RD NE
3	1	102507	9064	05/06/13	\$413,250	\$454,000	2,360	8	1980	Avg	287,931	N	N	32929 NE 66TH ST
3	1	404650	1170	04/18/13	\$543,000	\$600,000	2,460	8	1992	Good	44,786	Y	N	31339 NE 108TH ST
3	1	362607	9040	07/30/14	\$790,000	\$795,000	2,560	8	2004	Avg	982,278	N	N	10928 E LAKE JOY DR NE
3	1	404650	0720	11/07/14	\$470,950	\$471,000	2,560	8	1989	Good	16,420	N	N	31633 NE 106TH ST
3	1	272607	9111	09/24/12	\$350,000	\$415,000	2,560	8	1995	Avg	56,628	N	N	12332 334TH AVE NE
3	1	404550	0601	04/22/13	\$645,000	\$712,000	2,950	8	2007	Avg	35,772	Y	Y	10721 EAST LAKE JOY DR NE

Improved Sales Used in This Annual Update Analysis

Area 094 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	1	012507	9021	02/13/12	\$314,900	\$409,000	3,130	8	1981	Avg	11,457	Y	Y	8422 361ST AVE NE
3	1	102507	9072	08/25/13	\$489,000	\$521,000	3,250	8	1991	Avg	426,888	Y	N	33215 NE 60TH ST
3	1	404550	0620	09/10/14	\$720,000	\$722,000	3,410	8	1993	Good	25,741	Y	Y	10705 EAST LAKE JOY DR NE
3	1	042507	9048	03/12/13	\$424,900	\$475,000	1,600	9	1997	Good	160,736	N	N	31518 NE STILLWATER HILL RD
3	1	404650	0160	07/29/14	\$441,000	\$444,000	1,720	9	2011	Avg	15,000	N	N	31319 NE 106TH ST
3	1	404650	0160	07/03/13	\$435,000	\$470,000	1,720	9	2011	Avg	15,000	N	N	31319 NE 106TH ST
3	1	404670	0370	09/23/13	\$449,000	\$475,000	1,860	9	2013	Avg	15,058	N	N	31744 NE 102ND PL
3	1	195463	0080	06/19/14	\$500,000	\$505,000	1,870	9	1994	Avg	48,716	Y	N	9320 318TH PL NE
3	1	342507	9088	08/19/14	\$509,950	\$512,000	2,210	9	1995	Avg	70,567	Y	N	125 W GRIFFIN CREEK RD NE
3	1	042507	9089	03/22/13	\$498,950	\$556,000	2,300	9	1991	Avg	205,167	N	N	9955 318TH AVE NE
3	1	032507	9058	08/26/13	\$555,000	\$591,000	2,370	9	2003	Avg	205,603	N	Y	32262 NE 94TH ST
3	1	262507	9017	01/25/12	\$456,000	\$598,000	2,380	9	2005	Avg	213,747	N	N	1801 344TH AVE NE
3	1	404650	0220	08/22/13	\$535,000	\$571,000	2,540	9	2008	Avg	17,160	N	N	10427 316TH AVE NE
3	1	272607	9100	03/21/13	\$440,000	\$490,000	2,560	9	1990	Avg	210,394	N	N	33326 NE 118TH PL
3	1	272607	9103	07/22/14	\$475,000	\$478,000	2,630	9	1991	Avg	185,130	N	N	33227 NE 118TH PL
3	1	142507	9009	06/22/12	\$640,000	\$787,000	2,690	9	2003	Avg	328,442	Y	N	4621 TOLT RIVER RD NE
3	1	272607	9061	05/07/14	\$535,000	\$543,000	2,720	9	1988	Avg	149,410	N	N	33331 NE LAKE JOY RD
3	1	042507	9094	04/09/12	\$535,000	\$679,000	2,780	9	2002	Avg	65,105	Y	N	32244 NE 88TH ST
3	1	272607	9098	09/18/14	\$560,000	\$562,000	2,840	9	1991	Avg	216,493	N	N	33341 NE 118TH PL
3	1	195463	0050	03/06/13	\$523,000	\$586,000	2,950	9	1995	Avg	32,289	Y	N	9333 318TH PL NE
3	1	404550	0565	03/11/13	\$533,500	\$596,000	3,080	9	2000	Avg	29,481	Y	Y	10749 EAST LAKE JOY DR NE
3	1	262507	9037	11/28/12	\$515,000	\$596,000	3,105	9	2005	Avg	47,916	N	N	35210 NE 14TH ST
3	1	042507	9099	05/07/14	\$560,000	\$569,000	3,180	9	1994	Avg	60,392	Y	N	32223 NE 88TH ST
3	1	342607	9087	02/26/14	\$555,000	\$569,000	3,210	9	2000	Avg	246,114	N	N	10938 KELLY RD NE
3	1	272507	9029	04/05/12	\$710,000	\$902,000	3,500	9	2007	Avg	146,797	N	N	32933 NE 24TH ST
3	1	272507	9018	05/09/14	\$800,000	\$812,000	3,540	9	2007	Avg	159,430	N	N	32927 NE 24TH ST
3	1	142507	9004	07/19/13	\$740,000	\$796,000	1,557	10	1997	Avg	797,400	N	Y	5401 LAKE LANGLOIS RD NE
3	1	362607	9037	04/30/13	\$624,900	\$688,000	3,170	10	2008	Avg	905,612	N	N	35727 NE MOSS LAKE RD
3	1	262607	9091	11/13/12	\$850,000	\$989,000	3,206	10	1999	Avg	985,430	N	N	34517 NE MOSS CREEK WAY
3	1	262507	9030	10/28/14	\$545,000	\$546,000	3,550	10	1977	Avg	136,343	Y	N	35204 NE 14TH ST
3	1	404550	0625	08/22/14	\$935,000	\$939,000	3,710	10	1998	Avg	38,509	Y	Y	10701 EAST LAKE JOY DR NE

Improved Sales Used in This Annual Update Analysis

Area 094 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	1	022507	9041	12/12/12	\$735,000	\$847,000	4,240	10	2004	Avg	791,049	N	N	8625 353RD AVE NE
3	1	262607	9087	07/13/12	\$668,400	\$815,000	4,240	10	2005	Avg	909,968	N	N	12815 344TH WAY NE
3	1	272607	9114	06/21/13	\$795,000	\$862,000	4,840	10	2001	Avg	92,783	N	N	33617 NE 122ND ST
3	1	404660	0070	06/19/14	\$805,000	\$813,000	3,910	11	1985	Avg	19,023	Y	Y	31807 NE 110TH ST
3	1	112507	9113	03/29/13	\$1,050,000	\$1,167,000	4,640	12	2001	Avg	871,200	Y	N	6708 TOLT HIGHLANDS RD NE
4	2	865830	0690	04/28/14	\$150,000	\$152,000	610	5	1914	Avg	5,625	N	N	32303 E BIRD ST
4	2	865830	0315	02/05/14	\$136,000	\$140,000	1,400	5	1916	Avg	5,071	N	N	32303 E RUTHERFORD ST
4	2	865830	2120	12/09/13	\$135,000	\$140,000	560	6	1923	Avg	5,000	N	N	31984 E ENTWISTLE ST
4	2	865830	3585	08/07/14	\$252,500	\$254,000	900	6	1961	Good	7,500	N	N	31710 W ENTWISTLE ST
4	2	865630	0070	07/12/12	\$130,000	\$159,000	900	6	1967	Avg	8,823	N	N	5707 CARNATION-DUVALL RD NE
4	2	865590	0100	08/07/14	\$230,950	\$232,000	930	6	1912	Good	12,724	N	N	5704 322ND AVE NE
4	2	721136	0090	06/20/13	\$211,000	\$229,000	930	6	1983	Avg	9,105	N	N	4313 REGAL ST
4	2	721136	0080	07/08/13	\$210,000	\$227,000	1,000	6	1982	Avg	9,432	N	N	4315 REGAL ST
4	2	117000	0380	08/12/13	\$224,950	\$241,000	1,060	6	1981	Avg	9,900	N	N	4781 328TH AVE NE
4	2	865830	1135	08/20/12	\$240,000	\$288,000	1,060	6	1985	Good	7,500	N	N	32121 E RUTHERFORD ST
4	2	162507	9066	07/12/12	\$164,000	\$200,000	1,080	6	1955	Avg	22,215	N	N	31517 W COMMERCIAL ST
4	2	865830	1535	07/21/14	\$240,000	\$242,000	1,090	6	1961	Avg	10,000	N	N	32022 E RUTHERFORD ST
4	2	865830	2725	11/12/13	\$220,000	\$230,000	1,120	6	1984	Avg	9,648	N	N	31816 W MORRISON ST
4	2	865730	0065	06/06/12	\$189,900	\$235,000	1,190	6	1940	Good	10,890	N	N	4222 STOSSEL AVE
4	2	721135	0130	06/19/14	\$310,000	\$313,000	1,220	6	1980	Avg	9,600	N	N	4202 REGAL ST
4	2	865630	0085	06/21/12	\$173,000	\$213,000	1,220	6	1950	Avg	24,173	N	N	5615 CARNATION-DUVALL RD NE
4	2	865830	0540	12/18/12	\$219,950	\$253,000	1,230	6	1945	Good	5,537	N	N	32235 E REITZE ST
4	2	865830	3265	11/06/14	\$300,000	\$300,000	1,260	6	1968	Good	5,000	N	N	31751 W COMMERCIAL ST
4	2	117000	0050	12/09/13	\$177,500	\$185,000	1,260	6	1969	Avg	9,900	N	N	4927 326TH AVE NE
4	2	865830	0455	11/18/14	\$225,000	\$225,000	1,390	6	1976	Good	12,500	N	N	4725 MILWAUKEE AVE
4	2	865830	2561	05/07/13	\$228,000	\$250,000	1,490	6	1978	Good	7,500	N	N	4806 STEPHENS AVE
4	2	865830	0480	07/21/14	\$299,800	\$302,000	1,530	6	1976	Good	9,000	N	N	32315 E REITZE ST
4	2	865830	0410	08/06/12	\$199,000	\$240,000	1,530	6	1981	Avg	11,200	N	N	32240 E REITZE ST
4	2	865630	0385	09/01/12	\$209,900	\$251,000	1,710	6	1986	Avg	19,115	N	N	5601 320TH AVE NE
4	2	721134	0070	08/19/13	\$298,500	\$319,000	980	7	1980	Good	9,375	N	N	4203 KINGS CT
4	2	721133	0110	06/07/13	\$214,900	\$234,000	980	7	1979	Avg	9,100	N	N	32205 REGAL ST

Improved Sales Used in This Annual Update Analysis

Area 094 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	2	721135	0010	04/30/13	\$219,000	\$241,000	1,010	7	1980	Avg	8,190	N	N	4103 REGAL ST
4	2	865830	2745	11/05/13	\$268,000	\$281,000	1,020	7	1913	Avg	19,375	N	N	31810 W MORRISON ST
4	2	865830	3600	03/20/14	\$230,000	\$235,000	1,090	7	1913	VGood	7,500	N	N	31760 W ENTWISTLE ST
4	2	865830	0260	12/09/14	\$361,000	\$361,000	1,150	7	1964	Avg	17,585	N	N	32324 E RUTHERFORD ST
4	2	865830	3080	12/23/14	\$312,000	\$312,000	1,160	7	1916	Good	7,500	N	N	31747 W RUTHERFORD ST
4	2	865830	1060	08/20/14	\$310,000	\$312,000	1,160	7	2008	Avg	2,500	N	N	32104 E BIRD ST
4	2	138930	0160	08/13/13	\$375,000	\$401,000	1,280	7	1997	Good	21,869	N	N	32563 NE 46TH PL
4	2	865830	3065	05/19/14	\$307,000	\$311,000	1,370	7	1960	Avg	7,500	N	N	4751 STEPHENS AVE
4	2	721136	0070	08/14/12	\$210,000	\$253,000	1,380	7	1985	Avg	13,139	N	N	32011 PALACE CT
4	2	865630	0350	03/13/14	\$305,000	\$312,000	1,460	7	1998	Avg	13,816	N	N	31910 NE 55TH ST
4	2	138930	0090	10/15/12	\$325,000	\$382,000	1,590	7	1997	Avg	18,013	N	N	4601 325TH AVE NE
4	2	865630	0345	08/05/14	\$334,999	\$337,000	1,650	7	1998	Avg	13,816	N	N	31904 NE 55TH ST
4	2	865730	0070	05/08/13	\$341,000	\$375,000	1,650	7	1914	Good	22,275	N	N	31998 E MYRTLE ST
4	2	865630	0380	05/06/14	\$272,000	\$276,000	1,650	7	1998	Avg	13,816	N	N	31928 NE 55TH ST
4	2	865630	0360	03/21/12	\$225,000	\$288,000	1,650	7	1998	Avg	13,816	N	N	31916 NE 55TH ST
4	2	138931	0130	12/12/14	\$330,000	\$330,000	1,676	7	1997	Avg	18,778	N	N	5021 326TH PL NE
4	2	138930	0070	03/01/12	\$274,275	\$354,000	1,690	7	1997	Avg	21,789	N	N	32512 NE 46TH PL
4	2	152507	9056	05/02/14	\$284,000	\$289,000	1,800	7	1968	Avg	23,103	N	N	32418 NE 50TH ST
4	2	865630	0080	08/12/14	\$265,000	\$266,000	1,850	7	1992	Avg	16,535	N	N	5624 320TH AVE NE
4	2	138930	0220	12/12/12	\$300,000	\$346,000	1,870	7	1996	Avg	21,800	N	N	4512 325TH AVE NE
4	2	816100	0220	12/27/14	\$350,000	\$350,000	1,860	8	1992	Avg	21,876	N	N	32860 NE 42ND ST
4	2	856220	0040	05/30/14	\$355,000	\$359,000	1,900	8	1997	Avg	20,000	N	N	31551 W MORRISON CT
4	2	816101	0170	06/07/13	\$354,000	\$385,000	1,900	8	1993	Avg	21,787	N	N	32880 NE 40TH CIR
4	2	816100	0300	10/03/13	\$359,950	\$380,000	1,900	8	1992	Avg	21,785	N	N	33010 NE 42ND PL
4	2	733295	0010	06/11/12	\$320,000	\$395,000	1,910	8	1998	Avg	21,886	N	N	33402 NE 43RD PL
4	2	816102	0310	08/14/12	\$345,000	\$416,000	1,930	8	1995	Avg	21,788	N	N	4082 325TH AVE NE
4	2	816102	0060	06/20/14	\$443,500	\$448,000	2,040	8	1994	Avg	21,781	N	N	4290 326TH AVE NE
4	2	816102	0330	07/02/13	\$387,000	\$418,000	2,180	8	1995	Avg	22,038	N	N	32580 NE 42ND ST
4	2	856220	0050	10/09/13	\$375,000	\$395,000	2,210	8	1997	Avg	22,608	N	N	31571 W MORRISON CT
4	2	816102	0220	11/19/12	\$385,000	\$447,000	2,210	8	1994	Avg	21,781	N	N	4164 326TH AVE NE
4	2	816102	0200	08/17/13	\$449,950	\$481,000	2,220	8	1995	Good	21,781	N	N	4181 327TH CIR NE

Improved Sales Used in This Annual Update Analysis

Area 094 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	2	733296	0090	11/25/13	\$385,000	\$402,000	2,280	8	1999	Avg	21,789	N	N	33535 NE 42ND ST
4	2	816101	0020	07/25/13	\$405,000	\$435,000	2,290	8	1993	Avg	21,780	N	N	32970 NE 40TH PL
4	2	816100	0340	08/27/12	\$380,900	\$456,000	2,450	8	1992	Avg	24,421	N	N	33055 NE 42ND PL
4	2	816101	0060	12/18/14	\$504,750	\$505,000	2,490	8	1993	Avg	21,937	N	N	33085 NE 40TH PL
4	2	816102	0110	08/29/13	\$465,000	\$495,000	2,580	8	1994	Good	21,781	N	N	4340 327TH PL NE
4	2	816101	0100	04/15/13	\$315,000	\$348,000	2,600	8	1993	Avg	21,780	N	N	32909 NE 40TH PL
4	2	816102	0050	12/03/14	\$445,000	\$445,000	2,690	8	1994	Avg	21,883	N	N	4352 326TH AVE NE
4	2	865590	0323	11/20/13	\$405,000	\$423,000	2,746	8	2006	Avg	19,350	N	N	5707 322ND AVE NE
4	2	865590	0335	05/22/13	\$400,000	\$437,000	2,746	8	2006	Avg	15,000	N	N	5633 322ND AVE NE
4	2	816102	0120	07/18/12	\$410,000	\$499,000	2,760	8	1994	Avg	21,780	N	N	4288 327TH PL NE
4	2	856220	0060	07/22/13	\$393,500	\$423,000	2,830	8	1997	Avg	23,562	N	N	31591 W MORRISON CT
4	2	816101	0030	12/06/13	\$549,000	\$572,000	2,980	8	2001	Avg	21,779	N	N	33010 NE 40TH PL
4	2	816101	0030	06/19/12	\$512,000	\$631,000	2,980	8	2001	Avg	21,779	N	N	33010 NE 40TH PL
4	2	152507	9069	07/08/14	\$650,000	\$656,000	1,880	9	2003	Avg	57,499	N	N	4316 331ST AVE NE
4	2	152507	9068	07/15/13	\$420,000	\$452,000	1,990	9	1990	Avg	51,400	N	N	4220 331ST AVE NE
4	2	816100	0210	08/14/14	\$530,000	\$533,000	3,150	9	2006	Avg	21,893	N	N	32880 NE 42ND ST
5	3	332507	9008	08/15/14	\$191,767	\$193,000	990	6	1923	Fair	212,355	N	N	201 FALL CITY-CARNATION RD NE
5	3	282507	9035	09/15/14	\$207,000	\$208,000	1,220	6	1926	Good	87,120	N	N	2331 FALL CITY-CARNATION RD NE
5	3	357010	0080	09/12/13	\$249,000	\$264,000	860	7	1988	Avg	43,560	N	N	2441 323RD AVE NE
5	3	152407	9091	12/02/13	\$219,000	\$228,000	1,120	7	1925	Avg	25,997	N	N	4137 FALL CITY-CARNATION RD SE
5	1	282507	9059	05/07/12	\$289,950	\$364,000	1,350	7	1998	Avg	55,756	N	N	32320 NE 11TH ST
5	3	092407	9036	11/12/13	\$410,000	\$429,000	2,290	7	1915	VGood	57,063	N	N	32134 SE REDMOND-FALL CITY RD
5	3	092407	9071	07/03/13	\$585,000	\$632,000	2,560	7	1999	Avg	217,776	N	N	2633 309TH AVE SE
5	3	102407	9005	03/25/14	\$700,000	\$715,000	4,930	8	1972	Avg	#####	N	Y	2718 NEAL RD SE
7	4	673070	0385	10/22/14	\$205,000	\$205,000	770	4	1942	Avg	7,000	N	N	4313 340TH PL SE
7	5	132407	9034	02/15/12	\$240,000	\$312,000	740	5	1933	Good	70,567	Y	N	36125 SE 46TH ST
7	4	247590	1105	07/15/14	\$291,000	\$293,000	1,280	5	1941	Good	10,500	N	N	4362 335TH PL SE
7	4	247590	0775	02/16/13	\$237,500	\$268,000	1,320	5	1900	Avg	12,223	N	N	4312 338TH PL SE
7	5	092407	9038	05/07/13	\$350,000	\$385,000	1,440	5	1947	Avg	41,726	N	N	32020 SE 40TH ST
7	4	247590	0850	10/10/14	\$212,000	\$212,000	770	6	1921	Avg	7,000	N	N	4352 338TH PL SE
7	4	152407	9033	01/23/12	\$255,000	\$334,000	850	6	1925	Avg	159,865	N	N	4142 324TH AVE SE

Improved Sales Used in This Annual Update Analysis

Area 094 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	4	094310	0260	10/02/12	\$239,100	\$283,000	1,000	6	1961	Avg	10,200	N	N	33113 SE 42ND ST
7	4	094310	0260	11/20/14	\$213,000	\$213,000	1,000	6	1961	Avg	10,200	N	N	33113 SE 42ND ST
7	4	256131	0020	03/08/12	\$217,000	\$279,000	1,010	6	1974	Avg	10,125	N	N	4152 330TH PL SE
7	4	873171	0030	02/14/13	\$279,000	\$314,000	1,060	6	1970	Good	9,435	N	N	4459 335TH CT SE
7	4	094310	0220	09/25/14	\$465,000	\$466,000	1,100	6	1915	Good	145,490	N	N	4135 332ND AVE SE
7	4	247590	1156	06/13/13	\$279,000	\$303,000	1,100	6	1929	Avg	10,500	N	N	33418 SE 44TH PL
7	5	142407	9040	10/24/12	\$359,000	\$421,000	1,160	6	1938	Good	69,842	Y	N	35223 SE FISH HATCHERY RD
7	4	247590	0065	09/12/14	\$265,000	\$266,000	1,180	6	1922	Good	8,550	N	N	4224 338TH PL SE
7	4	247590	0773	03/17/14	\$310,000	\$317,000	1,190	6	1956	VGood	8,777	N	N	4304 338TH PL SE
7	4	094310	0262	10/30/14	\$260,000	\$260,000	1,190	6	1947	Avg	11,120	N	N	4207 332ND AVE SE
7	5	248070	0062	04/17/12	\$318,000	\$402,000	1,260	6	1985	Avg	94,525	N	N	36320 SE 25TH ST
7	5	152407	9061	05/16/13	\$335,000	\$367,000	1,280	6	1945	Avg	21,000	N	N	32411 SE 44TH ST
7	4	152407	9084	07/24/13	\$310,000	\$333,000	1,340	6	1960	Avg	40,110	N	N	32532 SE 44TH ST
7	4	256131	0100	04/23/13	\$317,700	\$350,000	1,345	6	1974	Good	10,125	N	N	4143 330TH PL SE
7	4	094310	0264	03/01/12	\$236,500	\$305,000	1,370	6	1925	VGood	14,087	Y	N	33030 SE 43RD ST
7	5	152407	9088	05/09/14	\$275,000	\$279,000	1,390	6	2013	Avg	48,257	N	N	4658 PRESTON-FALL CITY RD SE
7	4	247590	0855	08/30/13	\$340,000	\$362,000	1,540	6	1977	Avg	10,400	N	N	4360 338TH PL SE
7	4	247590	0855	08/27/14	\$340,000	\$341,000	1,540	6	1977	Avg	10,400	N	N	4360 338TH PL SE
7	4	673070	0160	12/03/13	\$290,000	\$302,000	1,600	6	1950	Avg	24,500	N	N	4214 341ST PL SE
7	4	152407	9028	10/29/14	\$393,000	\$393,000	1,610	6	1936	Avg	15,246	N	N	33519 SE 44TH PL
7	5	162407	9074	09/12/13	\$310,000	\$329,000	1,020	7	1957	Avg	18,300	N	N	31806 SE ISSAQUAH-FALL CITY RD
7	5	321095	0280	06/11/12	\$225,000	\$278,000	1,060	7	1977	Avg	36,703	N	N	33344 SE 52ND ST
7	5	132407	9092	05/23/13	\$367,500	\$402,000	1,120	7	1977	Avg	20,473	N	N	4710 361ST AVE SE
7	4	241210	0025	06/06/14	\$315,000	\$319,000	1,150	7	1954	Avg	12,500	N	N	4316 328TH PL SE
7	5	132407	9041	11/18/14	\$275,000	\$275,000	1,150	7	1930	Good	17,859	N	N	36104 SE 46TH ST
7	4	539660	0090	07/18/13	\$250,000	\$269,000	1,170	7	1968	Avg	11,875	N	N	4251 328TH PL SE
7	4	152407	9155	11/05/13	\$380,000	\$398,000	1,300	7	1986	Avg	15,247	N	N	4319 327TH PL SE
7	4	094310	1019	07/27/12	\$249,000	\$302,000	1,310	7	1978	Good	10,752	N	N	33124 SE ISSAQUAH-FALL CITY RD
7	4	248120	0140	10/15/14	\$330,000	\$331,000	1,320	7	1970	Good	9,675	N	N	4144 328TH PL SE
7	4	248120	0010	09/23/13	\$280,000	\$296,000	1,320	7	1970	Good	10,240	N	N	4105 328TH PL SE
7	5	321095	0510	09/04/14	\$535,000	\$537,000	1,330	7	1977	Good	40,259	N	N	33659 SE 55TH ST

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Area 094 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	5	222407	9047	04/21/14	\$517,000	\$526,000	1,340	7	1981	Avg	178,513	N	N	5122 LAKE ALICE RD SE
7	5	232407	9047	08/20/13	\$363,500	\$388,000	1,390	7	1959	Good	34,650	N	N	34129 SE DAVID POWELL RD
7	5	082407	9059	01/23/14	\$320,000	\$330,000	1,390	7	1993	Avg	187,743	N	N	3833 295TH AVE SE
7	5	321095	0080	05/14/14	\$486,000	\$493,000	1,420	7	1978	Avg	39,449	N	N	5242 336TH AVE SE
7	4	152407	9156	06/10/14	\$435,000	\$440,000	1,450	7	1986	Avg	15,247	N	N	4309 327TH PL SE
7	5	152407	9071	06/07/13	\$382,900	\$417,000	1,460	7	1969	Good	12,584	N	N	32611 SE 44TH ST
7	5	321095	0340	02/15/13	\$410,000	\$462,000	1,530	7	1975	Good	32,893	N	N	33249 SE 52ND ST
7	4	094310	0683	05/02/14	\$335,000	\$340,000	1,580	7	1978	Good	16,215	N	N	4460 332ND AVE SE
7	4	241210	0020	07/16/12	\$288,000	\$351,000	1,580	7	1967	Good	12,500	N	N	4326 328TH PL SE
7	4	152407	9176	09/24/12	\$331,500	\$393,000	1,600	7	1991	Avg	15,316	N	N	32420 SE 44TH ST
7	5	082407	9032	06/26/14	\$563,500	\$569,000	1,610	7	1964	Avg	174,240	N	N	3707 295TH AVE SE
7	5	132407	9007	11/10/14	\$425,000	\$425,000	1,610	7	1977	Avg	144,619	Y	N	4350 356TH DR SE
7	5	162407	9057	07/17/14	\$430,000	\$433,000	1,620	7	1943	Avg	37,075	N	N	30918 SE ISSAQUAH-FALL CITY RD
7	4	094310	0980	06/05/13	\$329,000	\$358,000	1,660	7	1975	Avg	16,003	N	N	4559 329TH PL SE
7	4	803900	0005	04/24/13	\$320,000	\$353,000	1,690	7	1960	Avg	11,440	N	N	4232 332ND AVE SE
7	4	031890	0080	10/10/14	\$470,000	\$471,000	1,740	7	1932	Good	37,238	N	N	32905 SE 44TH ST
7	4	073270	0010	02/22/12	\$312,000	\$404,000	1,750	7	2000	Avg	12,400	N	N	4420 334TH PL SE
7	4	539660	0010	05/07/13	\$280,000	\$308,000	1,790	7	1968	Avg	11,875	N	N	4258 328TH PL SE
7	4	094310	0700	02/15/12	\$272,000	\$353,000	1,790	7	1972	Good	17,780	N	N	4522 332ND AVE SE
7	4	247590	0745	10/23/14	\$415,000	\$416,000	1,810	7	2014	Avg	7,000	N	N	4313 338TH PL SE
7	4	247590	1065	02/23/12	\$315,000	\$408,000	1,815	7	2000	Good	14,000	N	N	33607 SE 43RD PL
7	4	094310	0921	07/18/13	\$425,000	\$458,000	1,860	7	1924	Good	30,000	N	N	32929 SE 44TH ST
7	5	162407	9051	07/10/14	\$600,000	\$605,000	1,940	7	1989	Good	102,366	N	N	31700 SE ISSAQUAH-FALL CITY RD
7	5	222407	9064	07/10/12	\$410,000	\$501,000	1,940	7	1984	Good	39,809	N	Y	4927 PRESTON-FALL CITY RD SE
7	5	132407	9054	09/22/14	\$400,000	\$401,000	1,980	7	1962	Avg	113,691	N	N	4626 365TH AVE SE
7	4	392450	0210	04/23/14	\$420,000	\$427,000	2,150	7	1992	Avg	35,600	N	Y	4634 332ND AVE SE
7	5	152407	9015	07/13/12	\$435,000	\$531,000	2,190	7	1990	Avg	85,377	N	N	4527 325TH AVE SE
7	5	142407	9046	06/27/14	\$450,000	\$454,000	2,290	7	1900	Avg	88,862	N	N	35132 SE FISH HATCHERY RD
7	5	242407	9057	10/03/12	\$379,900	\$449,000	2,320	7	1995	Avg	83,635	N	N	37119 SE FALL CITY-SNOQUALMIE RD
7	4	247590	1120	03/09/12	\$430,000	\$553,000	2,420	7	1927	Good	21,000	N	N	33509 SE 43RD PL
7	5	321095	0180	07/26/12	\$395,000	\$479,000	2,610	7	1977	Good	35,136	N	N	5246 333RD AVE SE

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Area 094 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	5	232407	9007	11/26/12	\$410,000	\$475,000	1,232	8	1984	Good	290,980	Y	N	34060 SE 56TH ST
7	5	222407	9086	11/10/14	\$520,000	\$520,000	1,430	8	1985	Avg	53,628	N	N	4815 LAKE ALICE RD SE
7	5	222407	9056	07/09/12	\$435,000	\$531,000	1,440	8	1984	Avg	48,265	N	N	4827 LAKE ALICE RD SE
7	5	321095	0230	06/21/12	\$299,000	\$368,000	1,550	8	1990	Avg	35,614	N	N	33345 SE 52ND ST
7	4	094310	0723	10/08/12	\$400,000	\$472,000	1,570	8	1990	Avg	36,190	N	N	4510 334TH CT SE
7	5	321095	0520	08/13/13	\$381,000	\$407,000	1,780	8	1978	Avg	32,314	N	N	33807 SE 55TH ST
7	5	321095	0410	09/25/13	\$368,000	\$389,000	1,780	8	1975	Avg	37,388	N	N	5507 333RD PL SE
7	5	254900	0100	12/17/12	\$380,000	\$437,000	1,810	8	1989	Avg	15,173	N	N	4420 328TH PL SE
7	5	248070	0020	05/10/13	\$439,000	\$482,000	1,860	8	1988	Avg	96,703	Y	N	2626 367TH AVE SE
7	5	392450	0200	03/13/14	\$678,750	\$695,000	1,990	8	1993	Avg	32,935	N	Y	4644 332ND AVE SE
7	5	392450	0100	02/13/14	\$599,000	\$616,000	2,060	8	1985	Avg	50,529	N	N	32825 SE 47TH PL
7	5	392450	0160	04/22/13	\$470,000	\$519,000	2,070	8	1988	Avg	47,572	N	N	4651 332ND AVE SE
7	4	803870	0010	01/06/14	\$365,000	\$378,000	2,070	8	2000	Avg	7,500	N	N	33711 SE 44TH PL
7	5	321095	0210	11/05/12	\$454,000	\$530,000	2,120	8	1990	Avg	36,286	N	N	33325 SE 52ND ST
7	5	248070	0026	07/12/12	\$585,000	\$714,000	2,210	8	2008	Avg	95,832	N	N	36005 SE 25TH ST
7	5	162407	9118	12/16/13	\$842,523	\$876,000	2,310	8	1997	Avg	881,219	N	N	31021 SE 40TH ST
7	5	793351	0080	10/06/14	\$589,000	\$590,000	2,360	8	1981	Avg	118,483	Y	N	4607 354TH AVE SE
7	4	031890	0010	05/09/13	\$500,000	\$549,000	2,390	8	1995	Avg	15,168	N	N	4555 329TH PL SE
7	4	031890	0090	05/01/13	\$499,000	\$549,000	2,500	8	1994	Avg	19,491	N	N	4424 329TH PL SE
7	5	248070	0061	07/06/12	\$627,500	\$768,000	2,640	8	2004	Avg	102,366	N	N	2627 364TH AVE SE
7	5	232407	9063	12/27/12	\$487,900	\$559,000	2,710	8	1993	Avg	45,738	N	N	34084 SE 56TH ST
7	5	232407	9073	08/15/14	\$710,000	\$714,000	2,930	8	1990	Avg	218,235	Y	N	34121 SE 56TH PL
7	4	094310	0367	08/20/13	\$547,450	\$584,000	3,320	8	2000	Avg	21,780	N	N	32901 SE 43RD ST
7	5	793351	0170	08/20/13	\$675,000	\$720,000	3,570	8	1993	Avg	61,855	N	N	35609 SE 47TH PL
7	5	392450	0040	12/24/12	\$595,000	\$683,000	3,580	8	1990	Good	43,093	N	N	32850 SE 47TH PL
7	5	142407	9059	01/03/13	\$948,000	\$1,084,000	2,170	9	2007	Avg	494,406	Y	N	34916 SE FALL CITY-SNOQUALMIE RD
7	5	321095	0170	01/25/13	\$435,000	\$494,000	2,240	9	1992	Avg	35,536	N	N	33306 SE 55TH ST
7	5	142407	9098	06/25/12	\$537,950	\$661,000	2,310	9	1994	Good	38,481	Y	N	35537 SE 42ND ST
7	5	242407	9059	09/26/13	\$715,000	\$756,000	2,720	9	2004	Avg	43,560	N	N	37014 SE 54TH PL
7	4	242791	0040	08/26/14	\$515,000	\$517,000	2,890	9	2003	Avg	15,067	N	N	32430 SE 43RD PL
7	5	793350	0150	02/14/12	\$565,000	\$734,000	3,020	9	1990	Avg	53,143	N	N	35518 SE 49TH ST

Improved Sales Used in This Annual Update Analysis

Area 094 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	5	142407	9100	10/18/12	\$635,000	\$746,000	3,030	9	1998	Avg	132,858	N	N	4323 356TH DR SE
7	5	232407	9077	11/21/13	\$589,535	\$616,000	3,100	9	1990	Avg	215,186	N	N	34308 SE 56TH PL
7	4	242790	0040	09/09/13	\$525,000	\$558,000	3,120	9	2003	Avg	15,398	N	N	32440 SE 43RD PL
7	5	162407	9024	05/15/14	\$720,000	\$730,000	3,150	9	2007	Avg	151,588	N	N	31207 SE 40TH ST
7	5	793350	0270	05/07/13	\$665,000	\$731,000	3,330	9	1978	Avg	148,975	Y	Y	35513 SE 49TH ST
7	5	242407	9058	01/20/12	\$617,500	\$811,000	3,410	9	1994	Avg	106,286	N	N	37111 SE FALL CITY-SNOQUALMIE RD
7	5	152407	9185	08/27/12	\$540,000	\$647,000	3,480	9	2004	Avg	17,550	N	N	32417 SE 44TH ST
7	5	222407	9050	07/18/14	\$810,000	\$816,000	3,980	9	2006	Avg	209,523	Y	N	4818 LAKE ALICE RD SE
7	5	746700	0090	03/28/13	\$544,500	\$606,000	4,260	9	1993	Avg	50,094	Y	N	35531 SE 41ST ST
7	5	242407	9066	01/10/13	\$570,000	\$650,000	4,330	9	1996	Avg	73,180	N	N	4927 370TH CT SE
7	5	746700	0020	05/15/13	\$825,000	\$904,000	2,600	10	2005	Avg	60,112	N	N	35521 SE 42ND ST
7	5	392450	0150	05/13/13	\$699,000	\$767,000	2,790	10	1997	Avg	42,524	N	N	4643 332ND AVE SE
7	5	162407	9072	07/25/12	\$655,000	\$795,000	3,720	10	2002	Avg	277,041	N	N	4229 316TH AVE SE
7	5	746700	0030	03/28/14	\$735,000	\$750,000	4,060	10	1994	Avg	100,188	Y	N	35520 SE 42ND ST
7	5	793350	0220	03/06/13	\$1,205,000	\$1,349,000	5,140	11	1992	Avg	118,483	Y	N	4919 354TH AVE SE
7	5	082407	9017	02/12/13	\$2,200,000	\$2,481,000	5,350	12	1999	Avg	893,846	N	N	3208 300TH AVE SE

Improved Sales Removed in This Annual Update Analysis

Area 094 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	1	012507	9011	07/08/13	\$440,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	1	012507	9050	08/06/13	\$767,915	OPEN SPACE
3	1	012507	9050	08/12/13	\$735,000	OPEN SPACE
3	1	032507	9001	03/05/13	\$398,845	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE
3	1	042507	9048	12/28/12	\$280,100	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	1	042507	9057	03/21/13	\$224,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
3	1	042507	9082	09/10/12	\$242,222	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
3	1	102507	9084	07/11/12	\$480,000	OPEN SPACE
3	1	102507	9084	02/21/14	\$485,000	OPEN SPACE; OPEN SPACE DESIGNATION CONTINUED/OK'D AFTER SALE
3	1	112507	9110	06/18/14	\$824,500	OPEN SPACE; TIMBER AND FOREST LAND
3	1	142507	9047	12/19/13	\$75,000	DOR RATIO
3	1	152507	9057	08/01/14	\$570,000	OPEN SPACE; OPEN SPACE DESIGNATION CONTINUED/OK'D AFTER SALE
3	1	232507	9038	11/18/13	\$295,000	OPEN SPACE
3	1	272507	9033	12/14/12	\$374,900	OBSOLESCENCE
3	1	272607	9110	07/09/12	\$370,910	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	1	282507	9001	08/14/14	\$800,000	NO MARKET EXPOSURE
3	1	322607	9026	10/24/14	\$680,000	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
3	1	332607	9064	05/30/13	\$156,000	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
3	1	332607	9082	06/03/13	\$517,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	1	352607	9017	02/20/14	\$1,038,200	OPEN SPACE
3	1	362607	9032	07/30/14	\$396,400	IMP. COUNT > 1
3	1	362607	9037	05/10/12	\$625,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	1	404550	0130	09/09/14	\$154,000	DOR RATIO
3	1	404550	0715	12/17/14	\$598,800	SALE DATA DOES NOT MATCH ASSESSED VALUE
3	1	404550	0765	12/05/12	\$145,000	DOR RATIO
3	1	404650	0480	05/16/12	\$196,000	DIAGNOSTIC OUTLIER
3	1	404650	0750	01/10/14	\$467,250	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	1	404650	0750	12/18/13	\$467,250	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	1	404650	0750	07/14/14	\$400,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX



Improved Sales Removed in This Annual Update Analysis

Area 094 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	1	404650	0800	11/21/13	\$325,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	1	404650	0800	09/05/12	\$287,933	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	1	404650	1360	09/26/12	\$227,837	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
3	1	404660	0650	01/02/14	\$301,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
3	1	404660	0820	10/22/14	\$246,000	DIAGNOSTIC OUTLIER
3	1	404660	1410	04/19/13	\$227,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	1	404670	0270	09/19/13	\$71,201	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
3	1	404671	0490	07/09/12	\$290,603	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
3	1	865680	0020	05/09/14	\$217,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
3	1	865680	0210	05/07/13	\$330,215	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
4	2	117000	0050	04/23/13	\$278,246	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
4	2	117000	0280	02/14/13	\$125,600	DOR RATIO; NON-REPRESENTATIVE SALE
4	2	117000	0380	04/02/13	\$140,000	BUILDER OR DEVELOPER SALES
4	2	138930	0160	05/15/13	\$296,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	2	212507	9050	07/28/14	\$247,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
4	2	721133	0110	10/23/12	\$284,680	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
4	2	721133	0190	06/25/13	\$155,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
4	2	721135	0170	10/22/14	\$225,598	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
4	2	721136	0030	02/21/14	\$130,500	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
4	2	721136	0060	08/29/12	\$145,000	SHORT SALE; ASSUMPTION OF MORTGAGE W/NO ADDL CONSIDERATION PAID
4	2	733295	0010	06/11/12	\$318,000	RELOCATION - SALE TO SERVICE
4	2	816101	0030	12/06/13	\$549,000	RELOCATION - SALE TO SERVICE
4	2	816101	0150	10/24/12	\$270,000	SHORT SALE
4	2	816101	0160	03/18/14	\$385,500	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
4	2	816102	0100	10/31/12	\$325,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
4	2	865590	0323	04/05/14	\$426,077	FINANCIAL INSTITUTION RESALE; STATEMENT TO DOR
4	2	865590	0440	05/10/12	\$199,750	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
4	2	865590	0440	10/18/12	\$122,500	DOR RATIO; NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
4	2	865630	0350	01/27/14	\$204,121	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX

Improved Sales Removed in This Annual Update Analysis

Area 094 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
4	2	865630	0380	10/30/13	\$325,845	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
4	2	865730	0062	03/28/12	\$101,900	DOR RATIO
4	2	865830	0315	09/13/13	\$117,624	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
4	2	865830	0340	05/23/14	\$80,000	OBSOLESCENCE
4	2	865830	0540	07/06/12	\$95,219	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE
4	2	865830	2475	04/24/12	\$153,900	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	2	865830	2561	04/04/12	\$175,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
4	2	865830	2561	01/30/13	\$121,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
4	2	865830	3005	09/09/13	\$250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	2	865830	3600	01/23/14	\$127,000	DOR RATIO; EXEMPT FROM EXCISE TAX
5	3	092407	9036	04/17/13	\$410,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
5	3	102407	9029	10/04/12	\$450,000	UNFINISHED AREA
5	3	152407	9091	04/23/13	\$254,221	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
5	3	212507	9038	09/12/14	\$553,679	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
5	3	212507	9038	10/23/14	\$553,679	NO MARKET EXPOSURE
5	3	282507	9007	02/09/12	\$360,000	IMP. COUNT > 1
5	3	292507	9019	07/09/14	\$71,500	DOR RATIO; OPEN SPACE
5	3	332507	9029	09/11/12	\$365,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
5	3	332507	9054	03/25/13	\$275,000	OBSOLESCENCE
7	5	082407	9025	04/02/14	\$159,000	DOR RATIO; MOBILE HOME; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	4	094310	0362	03/29/12	\$395,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	4	094310	0505	02/06/14	\$211,100	NO MARKET EXPOSURE
7	4	094310	0507	09/23/14	\$287,100	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
7	4	094310	1003	12/06/12	\$215,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
7	5	132407	9021	02/19/13	\$12,000	DOR RATIO
7	5	132407	9042	10/17/14	\$140,000	DOR RATIO; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; STATEMENT TO DOR
7	5	132407	9054	03/24/14	\$185,000	DOR RATIO; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
7	5	132407	9069	11/06/12	\$330,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	5	132407	9082	11/17/14	\$295,000	DIAGNOSTIC OUTLIER

Improved Sales Removed in This Annual Update Analysis

Area 094 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	4	152407	9028	02/04/14	\$196,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
7	5	152407	9062	06/24/12	\$699,950	IMP. COUNT > 1; OPEN SPACE
7	5	152407	9085	09/05/12	\$210,500	UNFINISHED AREA; SHORT SALE
7	5	152407	9088	05/31/12	\$112,201	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE
7	5	152407	9132	03/22/12	\$218,000	DOR RATIO
7	5	162407	9018	04/24/14	\$350,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
7	5	222407	9047	11/20/13	\$300,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NON-REPRESENTATIVE SALE; SHORT SALE
7	5	232407	9025	07/26/12	\$380,000	OPEN SPACE
7	5	232407	9025	07/26/12	\$380,000	OPEN SPACE
7	5	232407	9044	08/28/13	\$500,000	DIAGNOSTIC OUTLIER
7	5	232407	9061	07/30/14	\$390,500	DOR RATIO; OPEN SPACE
7	5	232407	9067	05/23/12	\$430,000	DIAGNOSTIC OUTLIER
7	5	242407	9052	01/24/13	\$625,000	UNFINISHED AREA
7	4	242790	0030	08/15/13	\$482,662	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED; SHORT SALE
7	4	247590	0610	07/10/13	\$320,000	OPEN SPACE
7	4	247590	0773	06/17/13	\$244,900	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	4	247590	0840	10/03/13	\$150,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	4	247590	0840	03/19/13	\$150,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	4	247590	1185	08/06/14	\$172,000	IMP. COUNT > 1; EXEMPT FROM EXCISE TAX
7	5	248070	0022	08/29/13	\$440,000	UNFINISHED AREA; BUILDER OR DEVELOPER SALES; EXEMPT FROM EXCISE TAX
7	5	248070	0110	10/25/13	\$1,143,000	UNFINISHED AREA
7	4	248120	0010	09/22/13	\$290,000	RELOCATION - SALE TO SERVICE
7	4	248120	0140	06/28/12	\$212,500	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE
7	4	248120	0140	01/29/13	\$204,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
7	4	256130	0060	07/14/14	\$240,000	UNFINISHED AREA; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
7	4	256131	0110	03/13/13	\$264,400	BANKRUPTCY - RECEIVER OR TRUSTEE; NON-REPRESENTATIVE SALE
7	4	256131	0110	02/07/14	\$227,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
7	5	321095	0020	08/05/13	\$380,000	UNFINISHED AREA
7	5	321095	0270	10/04/12	\$211,000	DOR RATIO; NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed in This Annual Update Analysis

Area 094 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	5	321095	0340	07/23/12	\$258,669	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	4	539660	0070	04/29/13	\$303,000	UNFINISHED AREA
7	5	793350	0245	07/10/14	\$1,050,000	OBSOLESCENCE; STATEMENT TO DOR
7	5	793351	0120	12/16/13	\$177,621	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
7	4	803870	0070	05/09/12	\$120,000	DOR RATIO; AUCTION SALE; FINANCIAL INSTITUTION RESALE

Vacant Sales Used in this Annual Update Analysis

Area 094

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
3	1	022507	9025	06/18/13	\$135,000	871,200	N	N
3	1	142507	9117	03/04/13	\$172,500	871,200	Y	N
3	1	342607	9084	10/05/14	\$199,999	872,942	N	N
3	1	352607	9029	04/29/14	\$113,000	865,972	N	N
3	1	404550	0250	08/25/14	\$150,000	37,000	Y	Y
3	1	404660	1320	06/19/14	\$26,000	14,262	N	Y
3	1	732560	0200	08/10/12	\$25,000	8,990	Y	Y
4	0	865830	2395	12/10/14	\$100,000	4,872	N	N
4	2	865590	0135	10/27/14	\$124,000	20,771	N	N
4	2	865830	0765	04/07/14	\$85,000	7,500	N	N
5	3	152407	9097	05/22/14	\$50,000	277,912	N	N
5	3	292507	9058	09/04/14	\$60,000	442,134	N	N
5	3	292507	9059	09/04/14	\$119,000	442,569	N	N
7	5	082407	9031	09/06/13	\$139,000	210,830	N	N
7	5	152407	9109	12/26/14	\$8,000	10,385	N	N
7	5	162407	9067	05/17/12	\$335,000	1,099,890	N	N
7	5	746700	0060	09/24/13	\$160,000	38,446	Y	N

Vacant Sales Removed in this Annual Update Analysis

Area 094

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	1	142507	9115	02/01/13	\$190,000	OPEN SPACE; PREVIOUS IMP. VALUE <= 25K; NO MARKET EXPOSURE
3	1	152507	9035	01/11/13	\$355,350	PREVIOUS IMP. VALUE <= 25K; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	1	152507	9077	05/14/12	\$175,000	OPEN SPACE; PREVIOUS IMP. VALUE <= 25K; NO MARKET EXPOSUR
3	1	404550	0245	08/25/14	\$3,750	DOR RATIO; PREVIOUS IMP. VALUE <= 25K; CORRECTION DEED
3	1	404550	0245	08/25/14	\$105,000	DOR RATIO; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	1	404660	1220	11/06/14	\$65,000	DOR RATIO; PREVIOUS IMP. VALUE <= 25K
3	1	404660	1390	08/22/12	\$10,000	DOR RATIO; PREVIOUS IMP. VALUE <= 25K; CONTRACT OR CASH SALE
3	1	404671	0020	01/06/14	\$10,000	DOR RATIO; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	1	404671	0640	11/09/12	\$29,304	DOR RATIO; PREVIOUS IMP. VALUE <= 25K; NO MARKET EXPOSURE
3	1	865680	0230	06/18/14	\$5,000	DOR RATIO; PREVIOUS LAND VALUE <=25K; PREVIOUS IMP. VALUE <= 25K
3	1	865710	0020	05/28/13	\$80,000	DOR RATIO; EXEMPT FROM EXCISE TAX
3	1	112507	9103	02/23/12	\$275,000	OPEN SPACE; PREVIOUS IMP. VALUE <= 25K; NO MARKET EXPOSURE
4	2	865830	0765	09/26/14	\$399,790	ACTIVE PERMIT BEFORE SALE >25K; DOR RATIO; PREVIOUS IMP. VALUE <= 25K
4	2	865830	1930	09/10/14	\$402,700	ACTIVE PERMIT BEFORE SALE >25K; DOR RATIO; PREVIOUS IMP. VALUE <= 25K
5	3	152407	9097	08/22/13	\$36,000	PREVIOUS IMP. VALUE <= 25K; QUIT CLAIM DEED; CORPORATE AFFILIATES
5	3	212507	9034	03/12/13	\$62,375	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
5	3	292507	9058	12/14/12	\$89,900	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
5	3	292507	9058	02/08/13	\$405,000	DOR RATIO; PREVIOUS IMP. VALUE <= 25K; FORCED SALE; EXEMPT FROM EXCISE TAX
7	0	248070	0235	10/02/13	\$225,000	NO MARKET EXPOSURE; TIMBER AND FOREST LAND
7	4	873121	0100	02/04/13	\$81,000	PERSONAL PROPERTY MH; PREVIOUS IMP. VALUE <= 25K; NO MARKET EXPOSURE
7	4	152407	9196	12/12/12	\$140,000	PREVIOUS IMP. VALUE <= 25K; NO MARKET EXPOSURE
7	5	082407	9031	09/07/12	\$118,649	DOR RATIO; PREVIOUS IMP. VALUE <= 25K; BANKRUPTCY - RECEIVER OR TRUSTEE
7	5	132407	9009	02/13/14	\$8,172	DOR RATIO; PREVIOUS IMP. VALUE <= 25K

Mobile Home Sales Used in this Annual Update Analysis

Area 094

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Living Area	Class	Year Built	Cond	Lot Size	View	Situs Address
3	1	404550	0500	07/01/14	\$110,000	840	1	1972	3	16,400		11040 EAST LAKE JOY DR NE
3	1	102507	9071	12/18/12	\$235,000	924	1	1980	3	219,978		33717 NE 60TH ST
3	1	262507	9026	11/18/14	\$250,000	980	1	1976	6	240,015		1910 346TH AVE NE
3	1	404550	0965	08/07/13	\$268,000	1,080	3	1986	6	66,646		10640 EAST LAKE JOY DR NE
3	1	262607	9022	01/28/14	\$398,814	1,232	3	1988	4	85,716		34708 NE LAKE JOY RD
3	1	262607	9022	01/24/14	\$213,600	1,232	3	1988	4	85,716		34708 NE LAKE JOY RD
3	1	404550	1010	06/20/13	\$285,000	1,296	3	1993	4	141,570		10821 W LAKE JOY DR NE
3	1	342607	9018	09/05/14	\$300,000	1,404	3	2007	6	245,678		10711 NE KELLY RD NE
3	1	262607	9078	09/19/14	\$291,000	1,482	3	1994	4	43,995		11821 346TH AVE NE
3	1	262507	9033	10/15/13	\$266,045	1,620	3	1987	4	82,764		34504 NE 16TH ST
3	1	404550	0175	12/10/13	\$220,000	1,960	3	1992	4	219,978		11508 344TH AVE NE
3	1	042507	9056	11/04/13	\$292,501	2,392	4	1999	6	107,593		32024 NE 95TH PL
5	3	092407	9025	06/06/14	\$350,000	1,344	1	1969	3	464,349		3725 324TH AVE SE
7	4	803870	0095	06/26/12	\$210,000	1,344	3	1984	6	9,600		4447 337TH PL SE
7	4	094310	0462	08/22/14	\$160,000	1,344	3	1984	4	11,193		4218 332ND AVE SE
7	5	733220	0210	06/23/14	\$180,000	1,064	3	1993	4	12,320		33470 SE 50TH CT
7	5	733221	0040	08/05/13	\$154,000	1,104	3	1980	4	12,358		33529 SE 51ST ST
7	5	733221	0080	04/04/14	\$144,180	1,152	3	1983	4	10,191		5119 335TH LN SE
7	5	222407	9087	09/16/13	\$162,000	1,440	3	1982	4	51,158		33610 SE 49TH ST
7	5	733220	0180	12/31/12	\$110,000	1,488	1	1974	3	10,260		4949 335TH AVE SE
7	5	248070	0012	10/24/12	\$213,000	1,584	3	1977	4	54,885		36523 SE 25TH ST
7	5	248070	0009	06/06/12	\$286,000	1,620	3	1995	4	59,241		36532 SE 25TH ST
7	5	132407	9102	06/27/14	\$337,000	2,214	4	1995	4	34,916		36235 SE 47TH CT

Mobile Home Sales Removed in this Annual Update Analysis

Area 094

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	1	272507	9035	01/03/12	\$50,000	DOR RATIO; MOBILE HOME; NO MARKET EXPOSURE
3	1	262607	9045	09/27/13	\$200,000	PREVIOUS IMP. VALUE <= 25K; NO MARKET EXPOSURE
3	1	332607	9055	05/01/13	\$242,100	BANKRUPTCY - RECEIVER OR TRUSTEE; PERSONAL PROPERTY INCLUDED
3	1	332607	9067	02/29/12	\$171,073	BANKRUPTCY - RECEIVER OR TRUSTEE; AND OTHER WARNINGS
3	1	332607	9067	08/21/13	\$71,000	DOR RATIO
3	1	342607	9054	03/18/14	\$290,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	1	262507	9033	09/05/13	\$338,622	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
3	1	042507	9056	08/21/13	\$402,223	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	1	042507	9056	04/17/13	\$427,055	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
4	2	152507	9033	02/16/13	\$127,000	PREVIOUS IMP. VALUE <= 25K; MOBILE HOME; NO MARKET EXPOSURE; QUIT CLAIM DEED
7	4	803870	0065	08/08/12	\$80,750	DOR RATIO
7	4	803870	0095	03/15/12	\$210,000	RELOCATION - SALE TO SERVICE
7	5	733220	0070	03/28/12	\$20,500	DOR RATIO; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
7	5	248070	0028	06/11/12	\$101,685	DOR RATIO; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
7	5	733220	0330	10/05/12	\$76,788	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
7	5	733220	0330	11/18/13	\$76,051	DOR RATIO; REAL PROPERTY MH
7	5	222407	9087	12/21/12	\$157,250	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
7	5	733220	0160	04/27/12	\$36,559	DOR RATIO; EXEMPT FROM EXCISE TAX
7	5	733220	0160	04/04/13	\$49,000	DOR RATIO
7	5	132407	9055	05/31/13	\$150,000	DOR RATIO
7	5	248070	0011	04/12/12	\$92,000	DOR RATIO; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
7	5	248070	0011	02/28/12	\$193,890	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS

Uniform Standards of Professional Appraisal Practice Compliance

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

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

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

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

Highest and Best Use

RCW 84.40.030

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

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

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

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

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

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

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

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

Date of Value Estimate

RCW 84.36.005

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

RCW 36.21.080

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

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



Property Rights Appraised: Fee Simple

Wash Constitution Article 7 § 1 Taxation:

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

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

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

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

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

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

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

Assumptions and Limiting Conditions:

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

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

Scope of Work Performed:

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

Certification:

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

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

None

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

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

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

Appraiser II

8/27/15

Date



King County

Department of Assessments

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Lloyd Hara
Assessor

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

Please follow these standards as you perform your tasks.

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

Lloyd Hara
King County Assessor