

Executive Summary

West Shoreline / Area 001 Annual Update

Characteristics Based Market Adjustment for 2014 Assessment Roll

Previous Physical Inspection: 2011

Number of Improved Sales: 546

Range of Sale Dates: 1/1/2011 – 1/1/2014 Sales were time adjusted to 1/1/2014

| Sales - Improved Valuation Change Summary: | | | | | | |
|--|-----------|--------------|-----------|-----------------|-------|--------|
| | Land | Improvements | Total | Mean Sale Price | Ratio | COD |
| 2013 Value | \$204,800 | \$232,800 | \$437,600 | | | 11.04% |
| 2014 Value | \$236,200 | \$269,800 | \$506,000 | \$547,500 | 92.9% | 11.04% |
| \$ Change | +\$31,400 | +\$37,000 | +\$68,400 | | | |
| % Change | +15.3% | +15.9% | +15.6% | | | |

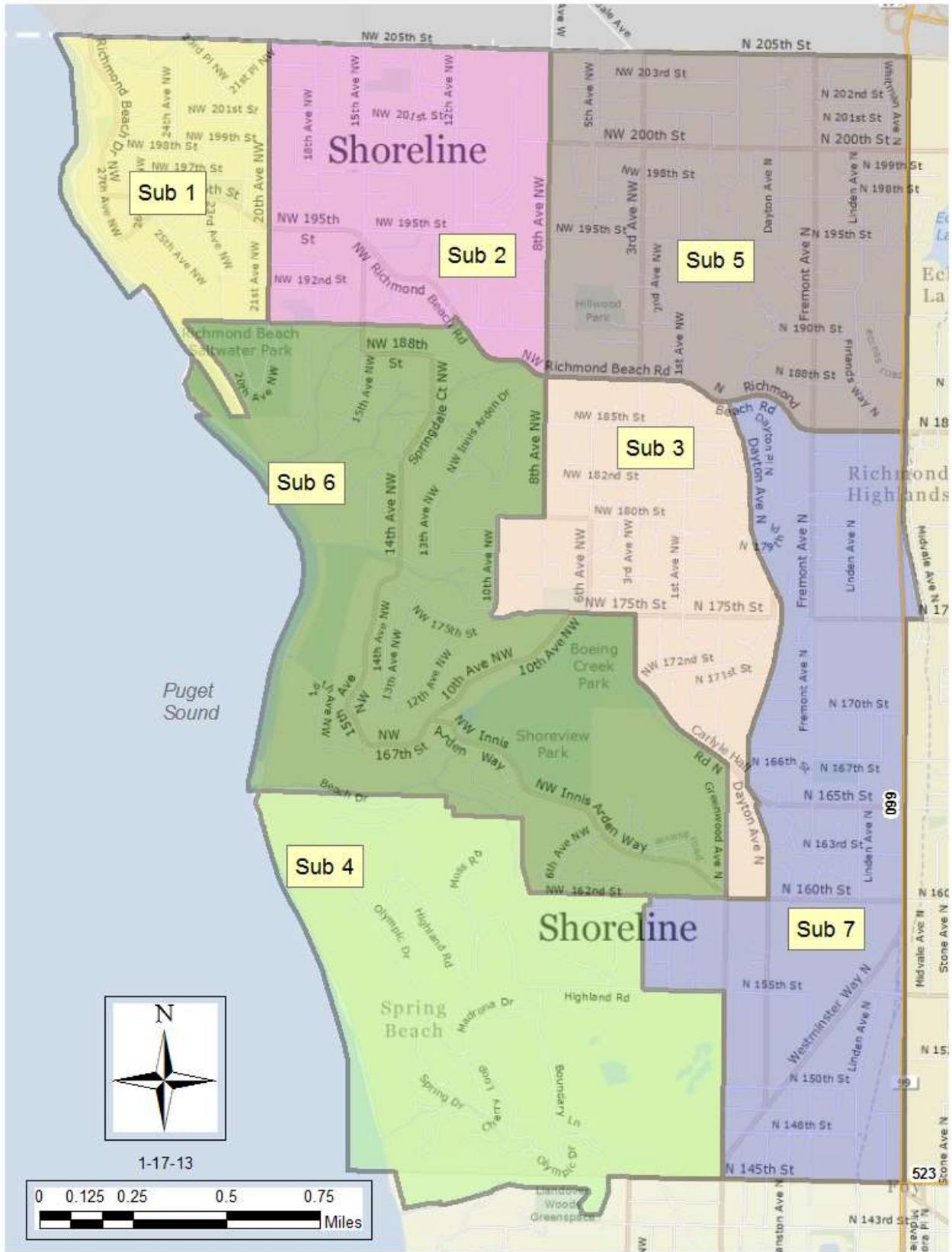
Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. No characteristic based variables were warranted, therefore there is no change to the COD. The lower the COD, the more uniform are the predicted assessed values. 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 Parcel Summary Data: | | | |
|--|-----------|--------------|-----------|
| | Land | Improvements | Total |
| 2013 Value | \$204,100 | \$214,800 | \$418,900 |
| 2014 Value | \$235,400 | \$248,900 | \$484,300 |
| % Change | +15.3% | +15.9% | +15.6% |

Number of one to three unit residences in the population: 6,050

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 area required a single standard area adjustment.

Area 001 - Sub Area 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.

Area 001 - Model Adjustments

1-3 Unit Residences

2014 Total Value = 2013 Total Value + Overall (+/-) Characteristic Adjustments

| Standard Area Adjustment | # Parcels Adjusted | % of Population |
|--------------------------|--------------------|-----------------|
| +15.74% | 6,050 | 100% |

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.

Annual Update Process

Effective Date of Appraisal: January 1, 2014

Date of Appraisal Report: February 19, 2014

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 2013
5. Existing residences where the data for 2013 is significantly different than the data for 2014 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 2013 Assessment Roll
8. Short sales, financial institution re-sales and foreclosure sales verified or appearing to be not at market
9. Others as identified in the sales removed list

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

Land Update

Based on the seven usable land sales available in the area, their 2013 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall +15.3% increase in land assessments in the area for the 2014 Assessment Year. The formula is:

2014 Land Value = 2013 Land Value * 1.156, 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 area required a single standard area adjustment.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the new recommended values on all improved parcels were based on the analysis of the 546 useable residential sales in the area.

Sales used in the valuation model were time adjusted to January 1, 2014. The chosen adjustment model was developed using multiple regression. An explanatory adjustment table is included in this report.

The derived adjustment formula is:

$$\mathbf{2014\ Total\ Value = 2013\ Total\ Value * (1-0.06) / (0.812132)}$$

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

$$2014\ Improvements\ Value = 2014\ Total\ Value\ minus\ 2014\ Land\ Value$$

Mobile Home Update

There were only two sales of mobile homes within Area 001, therefore Mobile Homes received the +15.6% Change indicated by the Area's sales sample as reflected on the Executive Summary page. The adjustment formula is:

$$\mathbf{2014\ Total\ Value = 2013\ Total\ Value * 1.156}$$

$$2014\ Improvements\ Value = 2014\ Total\ Value\ minus\ 2014\ Land\ Value$$

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 2014 assessment year (taxes payable in 2015) results in an average total change from the 2013 assessments of +15.6%. This increase is due partly to market changes over time and the previous assessment levels.

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

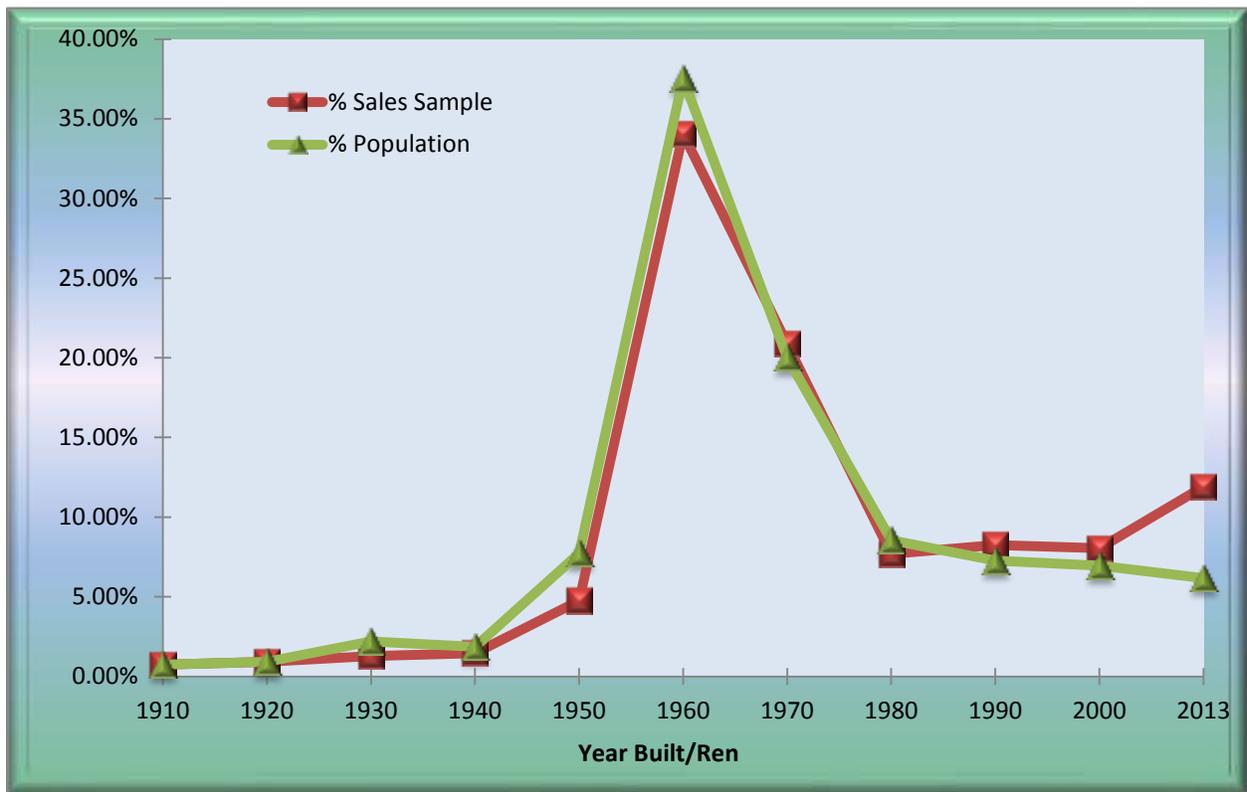
Exceptions:

- If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at the new total value (2013 Land Value + Previous Improvement Value) * 1.156.
- 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. (2013 Land Value + Previous Improvement Value) * 1.156.
- If land value <= \$10,000 no adjustment is applied.
- If improvements and accessories =< \$10,000 no further adjustment applied.
- If vacant parcel (no improvement value), the land adjustment applies.
- If a parcel is coded "non-perc" (sewer system=3 or 4), there is no change from previous land value.
- If a parcel is coded "unbuildable" = 1, there is no change from previous land value.
- If a parcel is coded water district private restricted, or public restricted, there is no change from previous land value.
- If an improvement is coded "% net condition" or is in "poor" condition, then there is no change from previous improvement value, only the land adjustment applies.
- Any properties excluded from the annual up-date process are noted in RealProperty.

Sales Sample Representation of Population Year Built or Renovated

| Sales Sample | | |
|----------------|-----------|----------------|
| Year Built/Ren | Frequency | % Sales Sample |
| 1910 | 4 | 0.73% |
| 1920 | 5 | 0.92% |
| 1930 | 7 | 1.28% |
| 1940 | 8 | 1.47% |
| 1950 | 26 | 4.76% |
| 1960 | 186 | 34.07% |
| 1970 | 114 | 20.88% |
| 1980 | 42 | 7.69% |
| 1990 | 45 | 8.24% |
| 2000 | 44 | 8.06% |
| 2013 | 65 | 11.90% |
| | 546 | |

| Population | | |
|----------------|-----------|--------------|
| Year Built/Ren | Frequency | % Population |
| 1910 | 45 | 0.74% |
| 1920 | 56 | 0.93% |
| 1930 | 133 | 2.20% |
| 1940 | 113 | 1.87% |
| 1950 | 468 | 7.74% |
| 1960 | 2,272 | 37.55% |
| 1970 | 1,211 | 20.02% |
| 1980 | 517 | 8.55% |
| 1990 | 440 | 7.27% |
| 2000 | 421 | 6.96% |
| 2013 | 374 | 6.18% |
| | 6,050 | |

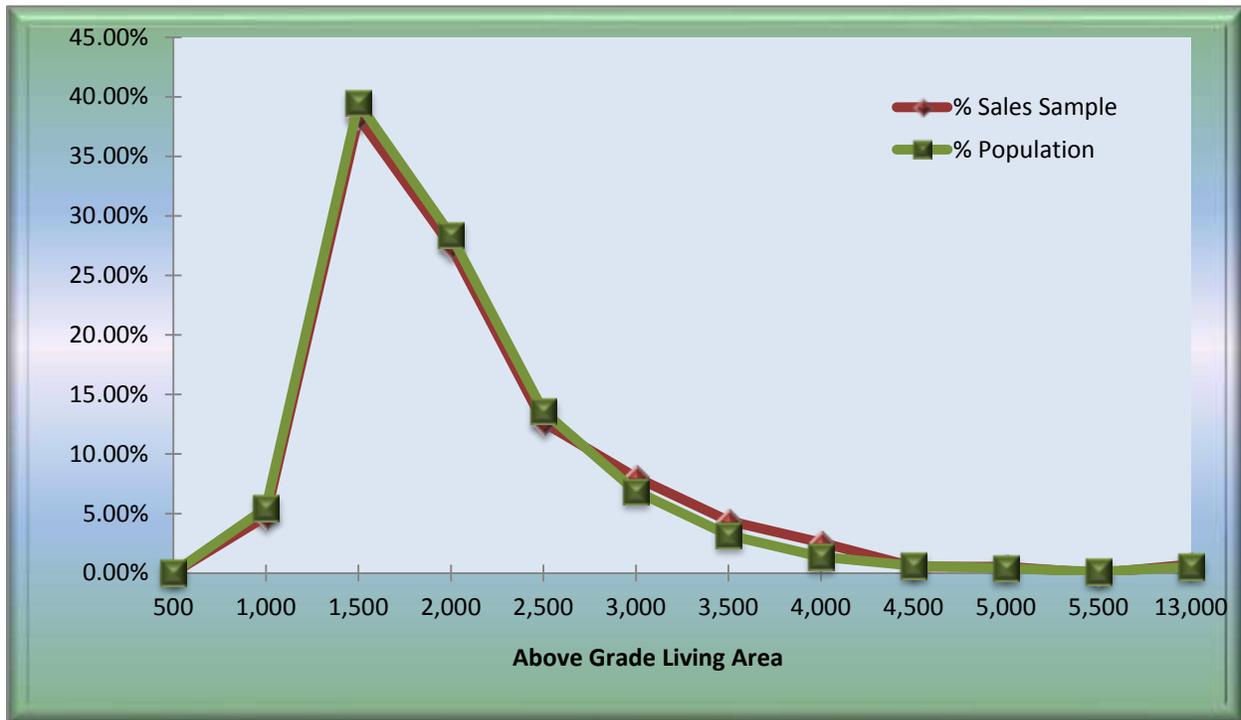


The sales sample frequency distribution follows the population distribution very closely with regard to Year Built or Renovated. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population Above Grade Living Area

| Sales Sample | | |
|--------------|-----------|----------------|
| AGLA | Frequency | % Sales Sample |
| 500 | 0 | 0.00% |
| 1,000 | 26 | 4.76% |
| 1,500 | 209 | 38.28% |
| 2,000 | 150 | 27.47% |
| 2,500 | 69 | 12.64% |
| 3,000 | 44 | 8.06% |
| 3,500 | 24 | 4.40% |
| 4,000 | 14 | 2.56% |
| 4,500 | 3 | 0.55% |
| 5,000 | 3 | 0.55% |
| 5,500 | 0 | 0.00% |
| 13,000 | 4 | 0.73% |
| 546 | | |

| Population | | |
|------------|-----------|--------------|
| AGLA | Frequency | % Population |
| 500 | 2 | 0.03% |
| 1,000 | 330 | 5.45% |
| 1,500 | 2,388 | 39.47% |
| 2,000 | 1,718 | 28.40% |
| 2,500 | 821 | 13.57% |
| 3,000 | 415 | 6.86% |
| 3,500 | 193 | 3.19% |
| 4,000 | 82 | 1.36% |
| 4,500 | 37 | 0.61% |
| 5,000 | 25 | 0.41% |
| 5,500 | 7 | 0.12% |
| 13,000 | 32 | 0.53% |
| 6,050 | | |



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

Sales Sample Representation of Population Building Grade

| Sales Sample | | |
|--------------|-----------|----------------|
| Grade | Frequency | % Sales Sample |
| 1 | 0 | 0.00% |
| 2 | 0 | 0.00% |
| 3 | 0 | 0.00% |
| 4 | 0 | 0.00% |
| 5 | 2 | 0.37% |
| 6 | 35 | 6.41% |
| 7 | 193 | 35.35% |
| 8 | 208 | 38.10% |
| 9 | 57 | 10.44% |
| 10 | 37 | 6.78% |
| 11 | 9 | 1.65% |
| 12 | 3 | 0.55% |
| 13 | 2 | 0.37% |
| 546 | | |

| Population | | |
|------------|-----------|--------------|
| Grade | Frequency | % Population |
| 1 | 0 | 0.00% |
| 2 | 0 | 0.00% |
| 3 | 0 | 0.00% |
| 4 | 2 | 0.03% |
| 5 | 20 | 0.33% |
| 6 | 427 | 7.06% |
| 7 | 2,335 | 38.60% |
| 8 | 2,289 | 37.83% |
| 9 | 594 | 9.82% |
| 10 | 267 | 4.41% |
| 11 | 74 | 1.22% |
| 12 | 24 | 0.40% |
| 13 | 18 | 0.30% |
| 6,050 | | |



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 0011 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, 2014**.

For example, a sale of \$475,000 which occurred on October 1, 2012 would be adjusted by the time trend factor of 1.162 resulting in an adjusted value of \$551,000 ($\$475,000 * 1.162 = \$551,950$) – truncated to the nearest \$1000.

| SaleDate | Adjustment (Factor) | Equivalent Percent |
|-----------|---------------------|--------------------|
| 1/1/2011 | 1.204 | 20.4% |
| 2/1/2011 | 1.207 | 20.7% |
| 3/1/2011 | 1.210 | 21.0% |
| 4/1/2011 | 1.212 | 21.2% |
| 5/1/2011 | 1.213 | 21.3% |
| 6/1/2011 | 1.214 | 21.4% |
| 7/1/2011 | 1.214 | 21.4% |
| 8/1/2011 | 1.214 | 21.4% |
| 9/1/2011 | 1.214 | 21.4% |
| 10/1/2011 | 1.213 | 21.3% |
| 11/1/2011 | 1.211 | 21.1% |
| 12/1/2011 | 1.209 | 20.9% |
| 1/1/2012 | 1.207 | 20.7% |
| 2/1/2012 | 1.204 | 20.4% |
| 3/1/2012 | 1.201 | 20.1% |
| 4/1/2012 | 1.197 | 19.7% |
| 5/1/2012 | 1.192 | 19.2% |
| 6/1/2012 | 1.187 | 18.7% |
| 7/1/2012 | 1.182 | 18.2% |
| 8/1/2012 | 1.176 | 17.6% |
| 9/1/2012 | 1.169 | 16.9% |
| 10/1/2012 | 1.162 | 16.2% |
| 11/1/2012 | 1.155 | 15.5% |
| 12/1/2012 | 1.147 | 14.7% |
| 1/1/2013 | 1.139 | 13.9% |
| 2/1/2013 | 1.130 | 13.0% |
| 3/1/2013 | 1.121 | 12.1% |
| 4/1/2013 | 1.111 | 11.1% |
| 5/1/2013 | 1.101 | 10.1% |
| 6/1/2013 | 1.090 | 9.0% |
| 7/1/2013 | 1.079 | 7.9% |
| 8/1/2013 | 1.067 | 6.7% |
| 9/1/2013 | 1.054 | 5.4% |
| 10/1/2013 | 1.042 | 4.2% |
| 11/1/2013 | 1.028 | 2.8% |
| 12/1/2013 | 1.015 | 1.5% |
| 1/1/2014 | 1.000 | 0.0% |

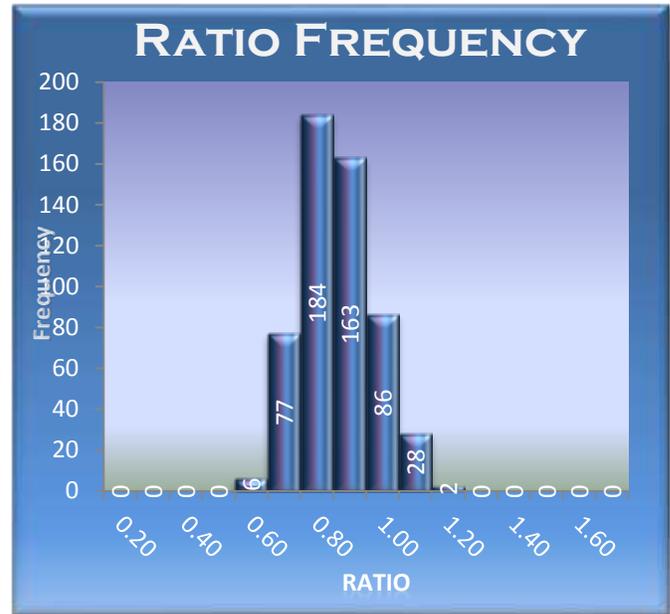
The time adjustment formula for Area 001 is: $(0.812132 - 0.0003867807 * \text{SaleDay} - 0.0000002146475 * \text{SaleDaySq}) / 0.812132$

SaleDaySq = (SaleDate - 41640)^2

Annual Update Ratio Study Report (Before) – 2013 Assessments

| | | | |
|----------------------------------|--------------------------------|---|---|
| District: NW / Team: 2 | Appr. Date: 1/1/2013 | Date of Report: 2/19/2014 | Sales Dates: 1/2011 - 12/2013 |
| Area Name: West Shoreline | Appr ID: DJOH | Property Type: 1 to 3 Unit Residences | Adjusted for time? YES |
| Area Number: 1 | | | |

| | |
|--|----------------|
| SAMPLE STATISTICS | |
| <i>Sample size (n)</i> | 546 |
| <i>Mean Assessed Value</i> | 437,600 |
| <i>Mean Adj. Sales Price</i> | 547,500 |
| <i>Standard Deviation AV</i> | 337,193 |
| <i>Standard Deviation SP</i> | 418,220 |
| ASSESSMENT LEVEL | |
| <i>Arithmetic Mean Ratio</i> | 0.812 |
| <i>Median Ratio</i> | 0.803 |
| <i>Weighted Mean Ratio</i> | 0.799 |
| UNIFORMITY | |
| <i>Lowest ratio</i> | 0.564 |
| <i>Highest ratio:</i> | 1.105 |
| <i>Coefficient of Dispersion</i> | 11.04% |
| <i>Standard Deviation</i> | 0.109 |
| <i>Coefficient of Variation</i> | 13.44% |
| <i>Price Related Differential (PRD)</i> | 1.016 |
| RELIABILITY | |
| 95% Confidence: Median | |
| <i>Lower limit</i> | 0.792 |
| <i>Upper limit</i> | 0.814 |
| 95% Confidence: Mean | |
| <i>Lower limit</i> | 0.803 |
| <i>Upper limit</i> | 0.821 |
| SAMPLE SIZE EVALUATION | |
| <i>N (population size)</i> | 6050 |
| <i>B (acceptable error - in decimal)</i> | 0.05 |
| <i>S (estimated from this sample)</i> | 0.109 |
| Recommended minimum: | 19 |
| <i>Actual sample size:</i> | 546 |
| Conclusion: | OK |
| NORMALITY | |
| Binomial Test | |
| <i># ratios below mean:</i> | 292 |
| <i># ratios above mean:</i> | 254 |
| <i>z:</i> | 1.626 |
| Conclusion: | Normal* |



COMMENTS:

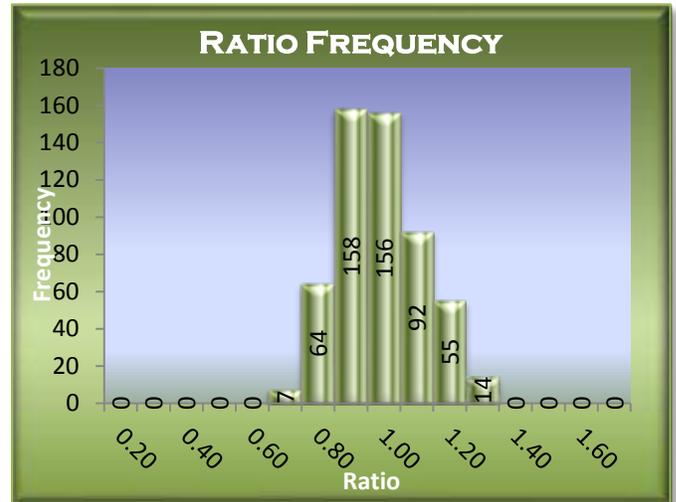
1 to 3 Unit Residences throughout Area 001

Sales Prices are adjusted for time to the Assessment Date of 1/1/2014

Annual Update Ratio Study Report (After) – 2014 Assessments

| | | | |
|----------------------------------|--------------------|------------------------|---------------------------|
| District: NW / Team: 2 | Appr. Date: | Date of Report: | Sales Dates: |
| Area Name: West Shoreline | 1/1/2014 | 2/19/2014 | 1/2011 - 12/2013 |
| Area Number: 1 | Appr. ID: | Property Type: | Adjusted for time? |
| | DJOH | 1 to 3 Unit Residences | YES |

| | |
|---|----------------|
| SAMPLE STATISTICS | |
| Sample size (n) | 546 |
| Mean Assessed Value | 506,000 |
| Mean Sales Price | 547,500 |
| Standard Deviation AV | 390,306 |
| Standard Deviation SP | 418,220 |
| ASSESSMENT LEVEL | |
| Arithmetic Mean Ratio | 0.939 |
| Median Ratio | 0.929 |
| Weighted Mean Ratio | 0.924 |
| UNIFORMITY | |
| Lowest ratio | 0.652 |
| Highest ratio: | 1.278 |
| Coefficient of Dispersion | 11.04% |
| Standard Deviation | 0.126 |
| Coefficient of Variation | 13.44% |
| Price Related Differential (PRD) | 1.016 |
| RELIABILITY | |
| 95% Confidence: Median | |
| Lower limit | 0.915 |
| Upper limit | 0.941 |
| 95% Confidence: Mean | |
| Lower limit | 0.928 |
| Upper limit | 0.949 |
| SAMPLE SIZE EVALUATION | |
| N (population size) | 6050 |
| B (acceptable error - in decimal) | 0.05 |
| S (estimated from this sample) | 0.126 |
| Recommended minimum: | 25 |
| Actual sample size: | 546 |
| Conclusion: | OK |
| NORMALITY | |
| Binomial Test | |
| # ratios below mean: | 293 |
| # ratios above mean: | 253 |
| z: | 1.712 |
| Conclusion: | Normal* |
| *i.e. no evidence of non-normality | |



COMMENTS:

1 to 3 Unit Residences throughout Area 001

Sales Prices are adjusted for time to the Assessment Date of 1/1/2014.

Improved Sales Used in This Annual Update Analysis

Area 001 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Adj Sale Price | Above Grade Living | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|------|--------|-------|-----------|------------|----------------|--------------------|-----------|----------------|-------|----------|------|-------------|-------------------------|
| 1 | 0 | 727710 | 0616 | 7/13/11 | \$305,000 | \$370,000 | 820 | 6 | 1960 | Avg | 6840 | Y | N | 2534 NW 194TH PL |
| 1 | 0 | 727810 | 0700 | 4/7/11 | \$300,000 | \$364,000 | 940 | 6 | 1912 | Good | 4680 | Y | N | 2536 NW 194TH PL |
| 1 | 0 | 727810 | 0655 | 6/14/13 | \$365,000 | \$396,000 | 1080 | 6 | 1912 | Good | 6875 | Y | N | 19522 RICHMOND BEACH DR |
| 1 | 0 | 727710 | 0465 | 7/3/12 | \$395,000 | \$467,000 | 1090 | 6 | 1944 | Good | 7200 | Y | N | 2329 NW 196TH ST |
| 1 | 0 | 022603 | 9020 | 6/28/13 | \$590,000 | \$637,000 | 1800 | 6 | 1900 | Good | 13665 | Y | N | 2115 NW 199TH ST |
| 1 | 0 | 727710 | 0680 | 8/24/12 | \$475,000 | \$556,000 | 1090 | 7 | 1955 | Avg | 7200 | Y | N | 19320 25TH AVE NW |
| 1 | 0 | 728490 | 0385 | 4/30/13 | \$450,000 | \$496,000 | 1130 | 7 | 1963 | Avg | 5420 | Y | N | 19221 23RD AVE NW |
| 1 | 0 | 022603 | 9226 | 5/11/11 | \$315,000 | \$382,000 | 1200 | 7 | 1903 | Avg | 7776 | Y | N | 2330 NW 199TH ST |
| 1 | 0 | 727810 | 0955 | 2/28/12 | \$630,000 | \$757,000 | 1240 | 7 | 1960 | Avg | 14890 | Y | Y | 19425 27TH AVE NW |
| 1 | 0 | 728490 | 0805 | 7/29/13 | \$372,500 | \$398,000 | 1320 | 7 | 1961 | Avg | 7200 | N | N | 19332 21ST AVE NW |
| 1 | 0 | 728030 | 0231 | 12/1/13 | \$519,900 | \$527,000 | 1360 | 7 | 1929 | VGood | 7800 | Y | N | 20235 20TH AVE NW |
| 1 | 0 | 727710 | 0040 | 8/8/12 | \$350,000 | \$411,000 | 1390 | 7 | 1962 | Avg | 7680 | Y | N | 19721 24TH AVE NW |
| 1 | 0 | 727710 | 0045 | 3/3/11 | \$295,000 | \$357,000 | 1500 | 7 | 1962 | Avg | 7680 | N | N | 2402 NW 197TH ST |
| 1 | 0 | 728490 | 0125 | 7/25/12 | \$300,000 | \$353,000 | 1500 | 7 | 1921 | Avg | 7200 | Y | N | 2502 NW 192ND PL |
| 1 | 0 | 727810 | 0235 | 8/26/13 | \$575,000 | \$608,000 | 1530 | 7 | 1908 | Avg | 7200 | Y | N | 2601 NW 197TH ST |
| 1 | 0 | 728490 | 0090 | 8/29/13 | \$589,000 | \$622,000 | 1160 | 8 | 1957 | Avg | 6656 | Y | N | 19222 RICHMOND BEACH DR |
| 1 | 0 | 022603 | 9149 | 12/11/12 | \$418,000 | \$478,000 | 1190 | 8 | 1952 | Good | 8280 | Y | N | 2207 NW 199TH ST |
| 1 | 0 | 728490 | 0445 | 2/26/13 | \$386,000 | \$433,000 | 1200 | 8 | 1970 | Avg | 8101 | Y | N | 2105 NW 195TH ST |
| 1 | 0 | 022603 | 9014 | 4/10/13 | \$495,000 | \$548,000 | 1350 | 8 | 1960 | Avg | 11287 | Y | N | 2312 NW 199TH ST |
| 1 | 0 | 728030 | 0375 | 3/19/13 | \$515,000 | \$574,000 | 1350 | 8 | 1965 | Avg | 9140 | Y | N | 2301 NW 204TH ST |
| 1 | 0 | 728030 | 0196 | 2/4/11 | \$429,000 | \$518,000 | 1400 | 8 | 1965 | Good | 7750 | N | N | 2010 NW 204TH ST |
| 1 | 0 | 728030 | 0465 | 11/1/13 | \$510,000 | \$524,000 | 1400 | 8 | 1955 | Good | 10350 | Y | N | 20112 24TH AVE NW |
| 1 | 0 | 728030 | 0505 | 4/12/11 | \$446,800 | \$542,000 | 1400 | 8 | 1957 | Good | 12488 | Y | N | 19905 24TH AVE NW |
| 1 | 0 | 727710 | 0670 | 6/26/12 | \$518,000 | \$613,000 | 1450 | 8 | 1964 | Avg | 7200 | Y | N | 2540 NW 193RD PL |
| 1 | 0 | 728030 | 0025 | 6/12/12 | \$625,000 | \$741,000 | 1520 | 8 | 1955 | Good | 8340 | Y | N | 20145 21ST PL NW |
| 1 | 0 | 022603 | 9009 | 3/23/11 | \$425,000 | \$515,000 | 1580 | 8 | 1957 | Good | 10973 | Y | N | 2018 NW 199TH ST |
| 1 | 0 | 728490 | 0115 | 8/28/13 | \$589,000 | \$622,000 | 1590 | 8 | 1971 | Avg | 7200 | Y | N | 2511 NW 193RD PL |
| 1 | 0 | 022603 | 9259 | 10/6/11 | \$400,000 | \$485,000 | 1610 | 8 | 1962 | Avg | 7176 | Y | N | 2325 NW 199TH ST |
| 1 | 0 | 727710 | 0006 | 12/13/12 | \$620,000 | \$709,000 | 1830 | 8 | 1964 | Avg | 14400 | Y | N | 2441 NW 198TH ST |
| 1 | 0 | 728490 | 0307 | 12/13/13 | \$775,000 | \$782,000 | 2025 | 8 | 2001 | Avg | 4800 | Y | N | 19000 RICHMOND BEACH DR |
| 1 | 0 | 728030 | 0183 | 5/16/11 | \$684,000 | \$830,000 | 2230 | 8 | 2002 | Avg | 5914 | Y | N | 2124 NW 204TH ST |
| 1 | 0 | 738550 | 0070 | 1/4/12 | \$521,950 | \$630,000 | 2410 | 8 | 1988 | Good | 13743 | Y | N | 2510 NW 202ND ST |
| 1 | 0 | 727710 | 0290 | 2/11/11 | \$779,000 | \$941,000 | 2430 | 8 | 2008 | Avg | 7200 | Y | N | 2426 NW 196TH ST |
| 1 | 0 | 728030 | 0335 | 8/27/13 | \$850,000 | \$898,000 | 3220 | 8 | 2013 | Avg | 8420 | Y | N | 2311 NW 201ST ST |

Improved Sales Used in This Annual Update Analysis

Area 001 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Adj Sale Price | Above Grade Living | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|------|--------|-------|-----------|-------------|----------------|--------------------|-----------|----------------|------|----------|------|-------------|-------------------------|
| 1 | 0 | 727710 | 0460 | 4/12/13 | \$596,000 | \$660,000 | 3382 | 8 | 2001 | Avg | 7200 | Y | N | 2335 NW 196TH ST |
| 1 | 0 | 728490 | 0016 | 6/5/12 | \$595,000 | \$706,000 | 1690 | 9 | 1983 | Avg | 3004 | Y | N | 19211 RICHMOND BEACH DR |
| 1 | 0 | 738550 | 0140 | 7/9/12 | \$540,000 | \$637,000 | 1700 | 9 | 1967 | Avg | 7566 | Y | N | 20145 24TH AVE NW |
| 1 | 0 | 715420 | 0030 | 11/26/13 | \$764,995 | \$778,000 | 1960 | 9 | 1985 | Avg | 8118 | Y | N | 2123 NW 204TH ST |
| 1 | 0 | 022603 | 9372 | 7/17/13 | \$685,400 | \$735,000 | 2500 | 9 | 2002 | Avg | 4371 | Y | N | 2306 NW 199TH ST |
| 1 | 0 | 727710 | 0515 | 9/26/12 | \$575,000 | \$669,000 | 2600 | 9 | 1975 | Avg | 5400 | Y | N | 19494 RICHMOND BEACH DR |
| 1 | 0 | 728490 | 0670 | 5/7/12 | \$715,000 | \$852,000 | 2940 | 9 | 2002 | Avg | 9480 | N | N | 19021 20TH AVE NW |
| 1 | 0 | 022603 | 9338 | 4/30/12 | \$660,000 | \$787,000 | 2980 | 9 | 1990 | Avg | 8738 | Y | N | 20409 25TH AVE NW |
| 1 | 0 | 022603 | 9373 | 10/13/11 | \$693,000 | \$840,000 | 3630 | 9 | 2004 | Avg | 7210 | Y | N | 2022 NW 199TH ST |
| 1 | 0 | 815530 | 0010 | 8/31/12 | \$745,000 | \$871,000 | 2110 | 10 | 1993 | Avg | 7445 | Y | N | 2650 NW 204TH ST |
| 1 | 0 | 727810 | 0370 | 11/20/12 | \$1,375,000 | \$1,581,000 | 2270 | 10 | 1997 | Avg | 17124 | Y | Y | 19557 27TH AVE NE |
| 1 | 0 | 728490 | 0420 | 5/18/11 | \$1,148,500 | \$1,394,000 | 2540 | 10 | 2001 | Avg | 5010 | Y | N | 19341 22ND AVE NW |
| 1 | 0 | 727710 | 0197 | 1/12/11 | \$770,000 | \$928,000 | 2550 | 10 | 1989 | Avg | 7200 | Y | N | 2314 NW 196TH ST |
| 1 | 0 | 815530 | 0020 | 6/1/11 | \$850,000 | \$1,032,000 | 2610 | 10 | 1993 | Avg | 6999 | Y | N | 2644 NW 204TH ST |
| 1 | 0 | 183770 | 0020 | 10/3/13 | \$1,100,000 | \$1,145,000 | 2620 | 10 | 2009 | Avg | 7228 | Y | N | 20415 25TH AVE NW |
| 1 | 0 | 183770 | 0021 | 8/21/13 | \$1,150,000 | \$1,217,000 | 2650 | 10 | 2009 | Avg | 7360 | Y | N | 20419 25TH AVE SW |
| 1 | 0 | 022603 | 9309 | 3/26/12 | \$620,000 | \$742,000 | 2820 | 10 | 1995 | Avg | 16598 | Y | N | 20229 24TH AVE NW |
| 1 | 0 | 728030 | 0430 | 5/23/12 | \$569,500 | \$677,000 | 3010 | 10 | 1990 | Avg | 7800 | N | N | 20150 24TH AVE NW |
| 1 | 0 | 728030 | 0180 | 8/27/12 | \$840,000 | \$983,000 | 3100 | 10 | 2007 | Avg | 8916 | Y | N | 2122 NW 204TH ST |
| 1 | 0 | 022603 | 9103 | 7/30/12 | \$1,275,000 | \$1,500,000 | 3240 | 10 | 2008 | Avg | 21254 | Y | N | 2424 NW 201ST CT |
| 1 | 0 | 727810 | 0225 | 5/24/11 | \$1,025,000 | \$1,244,000 | 3350 | 10 | 2006 | Avg | 7200 | Y | N | 2611 NW 197TH ST |
| 1 | 0 | 728490 | 0220 | 7/21/11 | \$955,000 | \$1,160,000 | 3480 | 10 | 2007 | Avg | 7200 | Y | N | 2530 NW 191ST PL |
| 1 | 0 | 728490 | 0245 | 8/8/11 | \$850,000 | \$1,032,000 | 3650 | 10 | 1993 | Avg | 7200 | Y | N | 2535 NW 191ST PL |
| 1 | 0 | 727810 | 0375 | 7/25/12 | \$1,050,000 | \$1,236,000 | 3720 | 10 | 1995 | Avg | 19775 | Y | Y | 19561 27TH AVE NW |
| 1 | 0 | 728490 | 0230 | 9/23/13 | \$1,062,500 | \$1,110,000 | 3580 | 11 | 2007 | Avg | 7200 | Y | N | 2542 NW 191ST PL |
| 1 | 0 | 728490 | 0230 | 8/3/11 | \$1,100,000 | \$1,336,000 | 3580 | 11 | 2007 | Avg | 7200 | Y | N | 2542 NW 191ST PL |
| 2 | 0 | 022603 | 9266 | 9/28/12 | \$300,000 | \$349,000 | 1210 | 6 | 1946 | Good | 10730 | N | N | 19340 20TH AVE NW |
| 2 | 0 | 664990 | 0220 | 11/22/11 | \$251,500 | \$304,000 | 1210 | 6 | 1941 | Avg | 10340 | N | N | 19815 8TH AVE NW |
| 2 | 0 | 022603 | 9244 | 7/19/13 | \$378,500 | \$406,000 | 1080 | 7 | 1959 | Avg | 6875 | N | N | 1722 NW 192ND ST |
| 2 | 0 | 022603 | 9280 | 6/14/13 | \$285,000 | \$309,000 | 1100 | 7 | 1967 | Avg | 9000 | N | N | 19821 19TH AVE NW |
| 2 | 0 | 297880 | 0170 | 5/22/13 | \$405,000 | \$443,000 | 1130 | 7 | 1966 | Avg | 8100 | N | N | 1226 NW 202ND ST |
| 2 | 0 | 012603 | 9217 | 3/20/13 | \$390,000 | \$435,000 | 1170 | 7 | 1958 | Avg | 16940 | N | N | 19520 15TH AVE NW |
| 2 | 0 | 022603 | 9086 | 10/4/13 | \$399,950 | \$416,000 | 1170 | 7 | 1922 | Avg | 13485 | N | N | 19034 20TH AVE NW |
| 2 | 0 | 012603 | 9283 | 5/31/11 | \$222,500 | \$270,000 | 1190 | 7 | 1952 | Avg | 7686 | N | N | 19440 15TH AVE NW |

Improved Sales Used in This Annual Update Analysis

Area 001 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Adj Sale Price | Above Grade Living | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|------|--------|-------|-----------|------------|----------------|--------------------|-----------|----------------|-------|----------|------|-------------|-------------------|
| 2 | 0 | 275890 | 0010 | 8/7/13 | \$296,000 | \$315,000 | 1230 | 7 | 1955 | Avg | 7855 | N | N | 1620 NW 197TH ST |
| 2 | 0 | 275950 | 0130 | 7/25/12 | \$311,500 | \$367,000 | 1240 | 7 | 1958 | Good | 11115 | N | N | 1825 NW 198TH ST |
| 2 | 0 | 022603 | 9217 | 7/21/11 | \$293,000 | \$356,000 | 1260 | 7 | 1958 | Avg | 7610 | N | N | 20136 17TH AVE NW |
| 2 | 0 | 012603 | 9368 | 7/25/13 | \$397,000 | \$425,000 | 1270 | 7 | 1958 | Avg | 13920 | N | N | 1289 NW 191ST ST |
| 2 | 0 | 012603 | 9472 | 9/22/11 | \$377,900 | \$459,000 | 1270 | 7 | 1962 | Avg | 10135 | N | N | 19508 14TH AVE NW |
| 2 | 0 | 761870 | 0020 | 11/5/12 | \$377,000 | \$435,000 | 1270 | 7 | 1953 | Good | 13070 | Y | N | 19005 11TH AVE NW |
| 2 | 0 | 729170 | 0060 | 3/19/13 | \$280,000 | \$312,000 | 1280 | 7 | 1955 | Avg | 11400 | N | N | 1837 NW 197TH ST |
| 2 | 0 | 729170 | 0075 | 6/11/12 | \$300,000 | \$356,000 | 1280 | 7 | 1955 | Avg | 11400 | N | N | 1825 NW 197TH ST |
| 2 | 0 | 729170 | 0085 | 4/19/12 | \$305,000 | \$364,000 | 1280 | 7 | 1955 | Avg | 11400 | N | N | 1811 NW 197TH ST |
| 2 | 0 | 012603 | 9192 | 11/28/12 | \$343,000 | \$394,000 | 1350 | 7 | 1963 | Good | 9030 | N | N | 19522 14TH AVE NW |
| 2 | 0 | 012603 | 9246 | 3/26/13 | \$310,000 | \$345,000 | 1410 | 7 | 1957 | Avg | 14606 | N | N | 19030 9TH PL W |
| 2 | 0 | 022603 | 9231 | 11/20/12 | \$277,500 | \$319,000 | 1410 | 7 | 1962 | Avg | 7200 | N | N | 20406 18TH AVE NW |
| 2 | 0 | 022603 | 9322 | 12/13/13 | \$303,500 | \$306,000 | 1440 | 7 | 1979 | Avg | 6875 | N | N | 1736 NW 192ND ST |
| 2 | 0 | 022603 | 9025 | 6/20/12 | \$388,500 | \$460,000 | 1480 | 7 | 1959 | Good | 12460 | N | N | 1545 NW 200TH ST |
| 2 | 0 | 550010 | 0020 | 12/12/11 | \$257,356 | \$311,000 | 1530 | 7 | 1966 | Avg | 7936 | N | N | 1437 NW 205TH ST |
| 2 | 0 | 275890 | 0050 | 9/16/13 | \$420,000 | \$440,000 | 1620 | 7 | 1955 | Avg | 11171 | N | N | 19604 18TH AVE NW |
| 2 | 0 | 275950 | 0135 | 8/8/11 | \$463,000 | \$562,000 | 1620 | 7 | 1957 | VGood | 16359 | N | N | 19803 19TH AVE NW |
| 2 | 0 | 729170 | 0010 | 7/2/12 | \$292,200 | \$345,000 | 1770 | 7 | 1955 | Avg | 9059 | N | N | 1844 NW 197TH ST |
| 2 | 0 | 012603 | 9605 | 9/27/13 | \$442,500 | \$462,000 | 1800 | 7 | 1904 | Good | 10880 | N | N | 19536 15TH AVE NW |
| 2 | 0 | 012603 | 9552 | 8/16/13 | \$408,000 | \$433,000 | 1830 | 7 | 1963 | Avg | 14717 | N | N | 1251 NW 195TH ST |
| 2 | 0 | 078450 | 0025 | 2/26/13 | \$384,500 | \$431,000 | 2050 | 7 | 1948 | Avg | 9994 | N | N | 1840 NW 202ND ST |
| 2 | 0 | 275930 | 0030 | 10/23/12 | \$375,000 | \$434,000 | 2160 | 7 | 1959 | Avg | 7584 | N | N | 19513 14TH AVE NW |
| 2 | 0 | 550010 | 0080 | 10/16/12 | \$415,000 | \$481,000 | 2220 | 7 | 1965 | Avg | 9513 | N | N | 20400 14TH AVE NW |
| 2 | 0 | 664990 | 0230 | 2/23/11 | \$364,000 | \$440,000 | 2450 | 7 | 1975 | Avg | 10755 | N | N | 19803 8TH AVE NW |
| 2 | 0 | 761870 | 0170 | 6/21/12 | \$440,000 | \$521,000 | 1150 | 8 | 1955 | Avg | 13040 | Y | N | 19040 11TH AVE NW |
| 2 | 0 | 275970 | 0015 | 5/24/11 | \$430,000 | \$522,000 | 1200 | 8 | 1958 | Avg | 9361 | N | N | 1828 NW 204TH ST |
| 2 | 0 | 550030 | 0110 | 3/11/13 | \$370,000 | \$414,000 | 1280 | 8 | 1966 | Good | 7275 | N | N | 1227 NW 203RD ST |
| 2 | 0 | 278200 | 0100 | 7/9/12 | \$400,000 | \$472,000 | 1320 | 8 | 1959 | Avg | 7195 | N | N | 1619 NW 191ST ST |
| 2 | 0 | 727760 | 0110 | 3/21/11 | \$320,950 | \$389,000 | 1320 | 8 | 1967 | Avg | 7200 | N | N | 1203 NW 201ST ST |
| 2 | 0 | 275980 | 0045 | 2/27/13 | \$495,000 | \$555,000 | 1340 | 8 | 1959 | Avg | 13286 | Y | N | 20416 16TH PL NW |
| 2 | 0 | 211090 | 0035 | 4/23/13 | \$360,000 | \$397,000 | 1350 | 8 | 1962 | Avg | 7980 | N | N | 19819 11TH AVE NW |
| 2 | 0 | 022603 | 9239 | 6/28/13 | \$392,090 | \$423,000 | 1370 | 8 | 1959 | Avg | 8731 | N | N | 1625 NW 198TH ST |
| 2 | 0 | 022603 | 9225 | 6/7/13 | \$464,000 | \$505,000 | 1400 | 8 | 1957 | Good | 10500 | N | N | 1703 NW 201ST ST |
| 2 | 0 | 380770 | 0080 | 11/1/12 | \$416,000 | \$480,000 | 1400 | 8 | 1973 | Avg | 8913 | N | N | 1602 NW 198TH ST |

Improved Sales Used in This Annual Update Analysis

Area 001 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Adj Sale Price | Above Grade Living | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|------|--------|-------|-----------|------------|----------------|--------------------|-----------|----------------|------|----------|------|-------------|-------------------|
| 2 | 0 | 801800 | 0050 | 6/26/12 | \$385,000 | \$455,000 | 1440 | 8 | 1965 | Avg | 7350 | N | N | 19620 12TH AVE NW |
| 2 | 0 | 275980 | 0115 | 6/7/12 | \$475,000 | \$563,000 | 1450 | 8 | 1960 | Avg | 8250 | Y | N | 1511 NW 204TH ST |
| 2 | 0 | 262180 | 0090 | 4/17/13 | \$395,000 | \$437,000 | 1460 | 8 | 1968 | Avg | 7208 | N | N | 1730 NW 199TH ST |
| 2 | 0 | 022603 | 9260 | 12/23/11 | \$375,000 | \$453,000 | 1470 | 8 | 1962 | Good | 7768 | N | N | 20305 15TH AVE NW |
| 2 | 0 | 664990 | 0361 | 11/20/12 | \$525,000 | \$604,000 | 1470 | 8 | 1958 | Good | 18900 | Y | N | 20023 10TH AVE NW |
| 2 | 0 | 275980 | 0025 | 9/21/11 | \$525,000 | \$637,000 | 1480 | 8 | 1961 | Good | 8141 | Y | N | 20427 16TH PL NW |
| 2 | 0 | 715470 | 0030 | 5/9/13 | \$506,000 | \$556,000 | 1490 | 8 | 1968 | Avg | 9963 | N | N | 1424 NW 198TH ST |
| 2 | 0 | 012603 | 9512 | 5/10/13 | \$459,922 | \$505,000 | 1500 | 8 | 1966 | Avg | 10000 | N | N | 20315 12TH AVE NW |
| 2 | 0 | 550010 | 0100 | 8/27/13 | \$449,950 | \$475,000 | 1520 | 8 | 1965 | Good | 8647 | N | N | 1405 NW 204TH PL |
| 2 | 0 | 928670 | 0140 | 7/3/13 | \$530,000 | \$571,000 | 1520 | 8 | 1968 | Avg | 7900 | Y | N | 1108 NW 200TH ST |
| 2 | 0 | 211090 | 0015 | 3/27/13 | \$468,000 | \$521,000 | 1540 | 8 | 1965 | Avg | 7875 | N | N | 19812 12TH AVE NW |
| 2 | 0 | 638430 | 0100 | 9/9/13 | \$459,000 | \$482,000 | 1560 | 8 | 1973 | Good | 8600 | N | N | 1213 NW 199TH PL |
| 2 | 0 | 928670 | 0180 | 11/25/13 | \$440,000 | \$448,000 | 1560 | 8 | 1969 | Avg | 8086 | N | N | 1132 NW 200TH ST |
| 2 | 0 | 380770 | 0060 | 2/14/13 | \$440,000 | \$495,000 | 1590 | 8 | 1973 | Good | 7177 | N | N | 1601 NW 198TH ST |
| 2 | 0 | 012603 | 9488 | 7/6/12 | \$389,000 | \$459,000 | 1600 | 8 | 1972 | Avg | 9600 | N | N | 19632 14TH AVE NW |
| 2 | 0 | 262180 | 0060 | 5/1/12 | \$400,000 | \$477,000 | 1610 | 8 | 1968 | Avg | 7420 | N | N | 1706 NW 199TH ST |
| 2 | 0 | 509630 | 0090 | 8/30/12 | \$325,000 | \$380,000 | 1630 | 8 | 1996 | Avg | 4434 | N | N | 1419 NW 202ND LN |
| 2 | 0 | 183702 | 0010 | 6/21/11 | \$462,500 | \$562,000 | 1640 | 8 | 1973 | Avg | 7225 | N | N | 817 NW 193RD ST |
| 2 | 0 | 262180 | 0070 | 9/13/11 | \$400,000 | \$485,000 | 1670 | 8 | 1969 | Avg | 7228 | N | N | 1714 NW 199TH ST |
| 2 | 0 | 509630 | 0070 | 6/18/13 | \$350,000 | \$379,000 | 1800 | 8 | 1997 | Avg | 1949 | N | N | 1429 NW 202ND LN |
| 2 | 0 | 761870 | 0012 | 5/2/12 | \$432,000 | \$515,000 | 1810 | 8 | 1969 | Avg | 11191 | N | N | 19105 12TH AVE NW |
| 2 | 0 | 509630 | 0110 | 7/7/12 | \$341,000 | \$403,000 | 1820 | 8 | 1996 | Avg | 2446 | N | N | 1411 NW 202ND LN |
| 2 | 0 | 022603 | 9251 | 6/19/11 | \$399,000 | \$485,000 | 1830 | 8 | 1961 | Avg | 7964 | N | N | 19845 19TH AVE NW |
| 2 | 0 | 509630 | 0270 | 4/11/13 | \$350,000 | \$388,000 | 1830 | 8 | 1997 | Avg | 3084 | N | N | 1438 NW 202ND LN |
| 2 | 0 | 509630 | 0300 | 8/9/13 | \$392,500 | \$417,000 | 1850 | 8 | 1997 | Avg | 3847 | N | N | 1448 NW 202ND LN |
| 2 | 0 | 509630 | 0310 | 8/27/12 | \$355,000 | \$415,000 | 1850 | 8 | 1996 | Avg | 3510 | N | N | 1452 NW 202ND LN |
| 2 | 0 | 638870 | 0020 | 9/17/13 | \$515,000 | \$539,000 | 1860 | 8 | 1971 | Avg | 9947 | N | N | 1451 NW 198TH ST |
| 2 | 0 | 801800 | 0270 | 11/1/13 | \$490,000 | \$504,000 | 1860 | 8 | 1964 | Avg | 7580 | Y | N | 1041 NW 197TH PL |
| 2 | 0 | 509630 | 0010 | 6/29/12 | \$345,000 | \$408,000 | 1870 | 8 | 1997 | Avg | 2550 | N | N | 1441 NW 202ND LN |
| 2 | 0 | 275910 | 0015 | 6/14/12 | \$419,922 | \$498,000 | 1910 | 8 | 1958 | Avg | 9000 | N | N | 1843 NW 202ND ST |
| 2 | 0 | 664990 | 0040 | 9/22/11 | \$445,000 | \$540,000 | 1930 | 8 | 1917 | Good | 28350 | N | N | 20061 8TH AVE NW |
| 2 | 0 | 517770 | 0085 | 7/31/13 | \$500,000 | \$534,000 | 1970 | 8 | 1956 | Avg | 10467 | N | N | 1755 NW 193RD ST |
| 2 | 0 | 727760 | 0060 | 7/23/13 | \$545,000 | \$583,000 | 2020 | 8 | 1968 | Avg | 9650 | N | N | 1242 NW 201ST ST |
| 2 | 0 | 022603 | 9367 | 10/15/12 | \$460,000 | \$533,000 | 2150 | 8 | 1994 | Avg | 7260 | N | N | 19718 20TH AVE NW |

Improved Sales Used in This Annual Update Analysis Area 001 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Adj Sale Price | Above Grade Living | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|------|--------|-------|-----------|------------|----------------|--------------------|-----------|----------------|-------|----------|------|-------------|--------------------------|
| 2 | 0 | 022603 | 9074 | 9/5/13 | \$565,000 | \$595,000 | 2160 | 8 | 1997 | Avg | 6600 | Y | N | 19704 20TH AVE NW |
| 2 | 0 | 550020 | 0030 | 10/15/13 | \$450,000 | \$466,000 | 2210 | 8 | 1966 | Avg | 8910 | N | N | 20411 13TH AVE NW |
| 2 | 0 | 664990 | 0152 | 9/25/13 | \$470,000 | \$491,000 | 2220 | 8 | 2001 | Avg | 8609 | N | N | 20076 10TH AVE NW |
| 2 | 0 | 275970 | 0025 | 12/19/13 | \$435,000 | \$438,000 | 2280 | 8 | 1958 | Avg | 9356 | N | N | 1810 NW 204TH ST |
| 2 | 0 | 550020 | 0065 | 11/1/12 | \$505,000 | \$583,000 | 2540 | 8 | 1998 | Avg | 8350 | N | N | 20418 13TH AVE NW |
| 2 | 0 | 012603 | 9151 | 6/14/12 | \$775,000 | \$918,000 | 2910 | 8 | 1940 | VGood | 43560 | Y | N | 835 NW 190TH ST |
| 2 | 0 | 664990 | 0237 | 5/24/13 | \$750,000 | \$820,000 | 3080 | 8 | 1999 | Good | 7359 | Y | N | 985 NW 198TH PL |
| 2 | 0 | 664990 | 0247 | 6/4/12 | \$550,000 | \$653,000 | 3120 | 8 | 1999 | Avg | 7556 | Y | N | 960 NW 198TH PL |
| 2 | 0 | 801970 | 0050 | 4/26/11 | \$459,000 | \$557,000 | 1550 | 9 | 1961 | Good | 12900 | Y | N | 826 NW 197TH ST |
| 2 | 0 | 801970 | 0130 | 9/18/13 | \$680,000 | \$712,000 | 1740 | 9 | 1975 | Avg | 14450 | Y | N | 19634 10TH TER NW |
| 2 | 0 | 928670 | 0080 | 2/27/12 | \$461,000 | \$554,000 | 1890 | 9 | 1977 | Avg | 12000 | Y | N | 1105 NW 200TH ST |
| 2 | 0 | 761870 | 0188 | 6/21/13 | \$700,000 | \$758,000 | 2110 | 9 | 1992 | Avg | 7893 | Y | N | 19003 10TH AVE NW |
| 2 | 0 | 761870 | 0103 | 8/23/12 | \$699,950 | \$820,000 | 2360 | 9 | 1993 | Good | 24750 | Y | N | 19318 12TH AVE NW |
| 2 | 0 | 279500 | 0010 | 6/4/12 | \$689,000 | \$818,000 | 2420 | 9 | 1944 | VGood | 9752 | Y | N | 19845 10TH AVE NW |
| 2 | 0 | 761870 | 0101 | 10/31/12 | \$632,150 | \$730,000 | 2530 | 9 | 1995 | Avg | 15927 | N | N | 19324 12TH AVE NW |
| 2 | 0 | 022603 | 9377 | 11/5/13 | \$675,000 | \$693,000 | 2680 | 9 | 2007 | Avg | 8363 | N | N | 1850 NW 204TH ST |
| 2 | 0 | 664990 | 0073 | 6/13/13 | \$531,000 | \$576,000 | 2680 | 9 | 2003 | Avg | 7263 | N | N | 20047 8TH AVE NW |
| 2 | 0 | 022603 | 9370 | 5/8/13 | \$543,000 | \$596,000 | 2750 | 9 | 1998 | Avg | 8065 | N | N | 1700 NW 200TH ST |
| 2 | 0 | 022603 | 9378 | 11/28/12 | \$575,000 | \$660,000 | 2980 | 9 | 2006 | Avg | 7630 | N | N | 1846 NW 204TH ST |
| 2 | 0 | 211090 | 0086 | 8/19/13 | \$680,000 | \$720,000 | 3000 | 9 | 1978 | Good | 12430 | Y | N | 19828 10TH PL NW |
| 2 | 0 | 012603 | 9037 | 8/23/11 | \$600,000 | \$728,000 | 3460 | 9 | 1981 | Avg | 13153 | Y | N | 19025 9TH PL NW |
| 2 | 0 | 664990 | 0260 | 11/7/12 | \$878,500 | \$1,013,000 | 3540 | 9 | 1992 | Avg | 22260 | Y | N | 19826 10TH AVE NW |
| 2 | 0 | 012603 | 9233 | 1/11/11 | \$665,000 | \$802,000 | 3750 | 9 | 2007 | Avg | 39928 | N | N | 19323 12TH AVE NW |
| 2 | 0 | 012603 | 9271 | 10/30/12 | \$659,000 | \$761,000 | 3790 | 9 | 2007 | Avg | 41416 | N | N | 19429 12TH AVE NW |
| 2 | 0 | 329880 | 0110 | 8/19/13 | \$730,000 | \$773,000 | 2690 | 10 | 2004 | Avg | 15720 | N | N | 20412 12TH AVE NW |
| 2 | 0 | 664990 | 0365 | 9/13/11 | \$499,900 | \$607,000 | 2840 | 10 | 1984 | Avg | 16300 | Y | N | 1118 NW 201ST ST |
| 2 | 0 | 329880 | 0010 | 8/8/13 | \$585,000 | \$622,000 | 3500 | 10 | 2001 | Avg | 20807 | N | N | 805 205TH AVE NE |
| 3 | 1 | 728230 | 0185 | 7/10/12 | \$201,000 | \$237,000 | 910 | 6 | 1953 | Avg | 7332 | N | N | 125 N 182ND ST |
| 3 | 1 | 728230 | 0220 | 12/19/12 | \$259,500 | \$296,000 | 1570 | 6 | 1953 | Avg | 7333 | N | N | 112 N 181ST ST |
| 3 | 2 | 012603 | 9069 | 2/29/12 | \$235,000 | \$282,000 | 660 | 7 | 1982 | Good | 7239 | N | N | 320 N 185TH ST |
| 3 | 0 | 619070 | 0393 | 7/17/13 | \$267,000 | \$286,000 | 990 | 7 | 1940 | VGood | 10269 | N | N | 647 NW 180TH ST |
| 3 | 0 | 619070 | 0393 | 12/7/11 | \$255,000 | \$308,000 | 990 | 7 | 1940 | VGood | 10269 | N | N | 647 NW 180TH ST |
| 3 | 1 | 619070 | 1486 | 5/8/13 | \$325,000 | \$357,000 | 1000 | 7 | 1957 | Avg | 8400 | N | N | 16511 CARLYLE HALL RD NW |
| 3 | 1 | 040510 | 0265 | 8/5/13 | \$289,000 | \$308,000 | 1030 | 7 | 1954 | Good | 8150 | N | N | 106 N 168TH ST |

Improved Sales Used in This Annual Update Analysis

Area 001 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Adj Sale Price | Above Grade Living | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|------|--------|-------|-----------|------------|----------------|--------------------|-----------|----------------|-------|----------|------|-------------|----------------------|
| 3 | 2 | 025810 | 0030 | 12/10/13 | \$321,000 | \$324,000 | 1060 | 7 | 1967 | Good | 8742 | N | N | 18515 3RD PL NW |
| 3 | 1 | 040510 | 0335 | 8/14/12 | \$325,000 | \$381,000 | 1070 | 7 | 1954 | VGood | 6750 | N | N | 205 N 171ST ST |
| 3 | 2 | 122603 | 9073 | 3/29/12 | \$235,000 | \$281,000 | 1070 | 7 | 1958 | Good | 8307 | N | N | 113 NW 176TH PL |
| 3 | 1 | 310270 | 0070 | 5/29/12 | \$291,000 | \$346,000 | 1100 | 7 | 1955 | Avg | 8009 | N | N | 110 NW 173RD ST |
| 3 | 1 | 310270 | 0140 | 10/11/11 | \$298,000 | \$361,000 | 1100 | 7 | 1955 | Good | 9900 | N | N | 17330 1ST AVE NW |
| 3 | 1 | 310270 | 0155 | 12/3/12 | \$291,000 | \$334,000 | 1100 | 7 | 1955 | Good | 7700 | N | N | 17312 1ST AVE NW |
| 3 | 1 | 040510 | 0035 | 6/20/12 | \$285,000 | \$337,000 | 1120 | 7 | 1956 | Avg | 10890 | N | N | 234 N 171ST ST |
| 3 | 2 | 012603 | 9627 | 7/5/11 | \$360,000 | \$437,000 | 1130 | 7 | 1982 | Avg | 7200 | N | N | 214 N 185TH ST |
| 3 | 2 | 122603 | 9106 | 6/19/13 | \$285,000 | \$309,000 | 1130 | 7 | 1959 | Avg | 11123 | N | N | 220 NW 176TH PL |
| 3 | 1 | 040510 | 0050 | 7/2/13 | \$290,000 | \$313,000 | 1150 | 7 | 1956 | Good | 11700 | N | N | 216 N 171ST ST |
| 3 | 2 | 619070 | 1083 | 4/2/12 | \$330,000 | \$395,000 | 1150 | 7 | 1960 | Good | 11250 | N | N | 311 N 175TH ST |
| 3 | 1 | 040510 | 0030 | 6/25/13 | \$372,500 | \$403,000 | 1240 | 7 | 1957 | Good | 9075 | N | N | 240 N 171ST ST |
| 3 | 2 | 619070 | 1292 | 5/28/13 | \$300,000 | \$327,000 | 1250 | 7 | 1980 | Avg | 6243 | N | N | 17021 DAYTON AVE N |
| 3 | 2 | 619070 | 1208 | 7/24/13 | \$260,000 | \$278,000 | 1270 | 7 | 1977 | Good | 8700 | N | N | 17225 DAYTON AVE N |
| 3 | 1 | 040510 | 0250 | 6/3/13 | \$280,000 | \$305,000 | 1300 | 7 | 1955 | Avg | 8100 | N | N | 16805 PALATINE AVE N |
| 3 | 1 | 122603 | 9094 | 5/9/12 | \$316,000 | \$376,000 | 1300 | 7 | 1958 | Avg | 10470 | N | N | 130 N 180TH ST |
| 3 | 0 | 286800 | 0025 | 2/21/13 | \$268,840 | \$302,000 | 1300 | 7 | 1958 | Good | 8125 | N | N | 328 NW 177TH ST |
| 3 | 1 | 750800 | 0030 | 8/15/12 | \$284,000 | \$333,000 | 1300 | 7 | 1963 | Good | 7200 | N | N | 132 N 175TH ST |
| 3 | 2 | 950850 | 0060 | 6/7/12 | \$375,000 | \$445,000 | 1300 | 7 | 1954 | Avg | 10667 | N | N | 18527 1ST AVE NW |
| 3 | 1 | 040510 | 0375 | 6/21/13 | \$299,000 | \$324,000 | 1320 | 7 | 1954 | Good | 8280 | N | N | 16814 PALATINE AVE N |
| 3 | 2 | 064170 | 0020 | 4/25/12 | \$347,000 | \$414,000 | 1330 | 7 | 1963 | Good | 7200 | N | N | 18513 PALATINE PL N |
| 3 | 1 | 310270 | 0005 | 8/29/13 | \$360,000 | \$380,000 | 1340 | 7 | 1919 | Avg | 11286 | N | N | 103 NW 175TH ST |
| 3 | 1 | 064180 | 0040 | 10/23/12 | \$362,700 | \$420,000 | 1350 | 7 | 1964 | VGood | 9425 | N | N | 405 N 179TH PL |
| 3 | 2 | 950850 | 0050 | 1/21/11 | \$300,000 | \$362,000 | 1350 | 7 | 1954 | Good | 12830 | N | N | 106 NW 185TH ST |
| 3 | 1 | 064180 | 0050 | 3/15/12 | \$287,000 | \$344,000 | 1400 | 7 | 1964 | Avg | 8929 | N | N | 409 N 179TH PL |
| 3 | 0 | 269740 | 0090 | 6/7/11 | \$414,900 | \$504,000 | 1400 | 7 | 1965 | VGood | 7600 | N | N | 626 NW 183RD ST |
| 3 | 1 | 329370 | 0420 | 4/12/12 | \$380,000 | \$454,000 | 1400 | 7 | 2005 | Avg | 7200 | N | N | 344 N 160TH ST |
| 3 | 1 | 619070 | 0910 | 6/10/11 | \$283,000 | \$344,000 | 1490 | 7 | 1955 | Good | 8611 | N | N | 17315 2ND AVE NW |
| 3 | 1 | 728230 | 0010 | 11/1/12 | \$307,500 | \$355,000 | 1520 | 7 | 1953 | Good | 5200 | N | N | 108 N 184TH ST |
| 3 | 1 | 122603 | 9033 | 12/6/11 | \$369,000 | \$446,000 | 1530 | 7 | 1975 | Avg | 7464 | N | N | 129 N 180TH ST |
| 3 | 1 | 303850 | 0110 | 4/24/12 | \$343,500 | \$410,000 | 1530 | 7 | 1969 | Good | 12200 | N | N | 101 NW 171ST ST |
| 3 | 0 | 727930 | 0150 | 11/20/13 | \$320,000 | \$326,000 | 1540 | 7 | 1960 | Good | 9455 | N | N | 642 NW 180TH ST |
| 3 | 2 | 781890 | 0040 | 12/11/12 | \$362,500 | \$415,000 | 1820 | 7 | 1967 | Good | 7242 | N | N | 17713 1ST AVE NW |
| 3 | 0 | 926570 | 0020 | 6/19/12 | \$375,000 | \$444,000 | 1960 | 7 | 2011 | Avg | 8422 | N | N | 18303 3RD AVE NW |

Improved Sales Used in This Annual Update Analysis

Area 001 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Adj Sale Price | Above Grade Living | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|------|--------|-------|-----------|------------|----------------|--------------------|-----------|----------------|-------|----------|------|-------------|----------------------|
| 3 | 1 | 310270 | 0040 | 3/19/11 | \$383,800 | \$465,000 | 2100 | 7 | 1955 | Good | 7603 | N | N | 17314 2ND AVE NW |
| 3 | 1 | 286790 | 0025 | 10/21/13 | \$446,000 | \$461,000 | 2150 | 7 | 1957 | Good | 9313 | N | N | 17309 PALATINE AVE N |
| 3 | 0 | 727930 | 0061 | 10/12/12 | \$389,000 | \$451,000 | 2320 | 7 | 1954 | Good | 15200 | N | N | 18309 3RD AVE NW |
| 3 | 2 | 064170 | 0100 | 12/24/13 | \$389,000 | \$390,000 | 2740 | 7 | 1964 | Good | 7200 | N | N | 18528 PALATINE PL N |
| 3 | 0 | 269740 | 0060 | 9/17/12 | \$445,000 | \$519,000 | 2960 | 7 | 1965 | Good | 9652 | N | N | 639 NW 183RD ST |
| 3 | 0 | 619070 | 0285 | 6/4/12 | \$350,000 | \$415,000 | 1300 | 8 | 1959 | Avg | 11179 | N | N | 504 NW 175TH CT |
| 3 | 2 | 661950 | 0060 | 8/20/13 | \$410,000 | \$434,000 | 1310 | 8 | 1978 | Good | 8129 | N | N | 138 NW 181ST ST |
| 3 | 2 | 950870 | 0015 | 8/20/13 | \$369,950 | \$392,000 | 1350 | 8 | 1955 | Avg | 7820 | N | N | 18537 1ST AVE NW |
| 3 | 1 | 303850 | 0090 | 1/18/11 | \$368,250 | \$444,000 | 1360 | 8 | 1961 | Good | 11500 | N | N | 104 NW 171ST ST |
| 3 | 0 | 025920 | 0080 | 10/15/13 | \$393,000 | \$407,000 | 1370 | 8 | 1964 | Avg | 7414 | N | N | 17849 4TH AVE NW |
| 3 | 1 | 729000 | 0050 | 3/10/11 | \$391,500 | \$474,000 | 1370 | 8 | 1964 | Avg | 7800 | N | N | 147 N 180TH PL |
| 3 | 0 | 025920 | 0090 | 10/21/13 | \$444,950 | \$460,000 | 1380 | 8 | 1964 | Good | 7700 | N | N | 17841 4TH AVE NW |
| 3 | 2 | 950850 | 0105 | 5/15/13 | \$360,500 | \$395,000 | 1410 | 8 | 1954 | Avg | 10045 | N | N | 18521 2ND AVE NW |
| 3 | 0 | 287550 | 0020 | 8/25/11 | \$420,000 | \$510,000 | 1420 | 8 | 1961 | Good | 8500 | N | N | 321 NW 176TH PL |
| 3 | 0 | 309580 | 0060 | 10/8/13 | \$342,000 | \$355,000 | 1420 | 8 | 1965 | Avg | 9090 | N | N | 626 NW 182ND ST |
| 3 | 2 | 314880 | 0020 | 6/19/13 | \$390,000 | \$422,000 | 1420 | 8 | 1965 | Avg | 7822 | N | N | 18117 1ST AVE NW |
| 3 | 2 | 122603 | 9102 | 11/16/11 | \$525,000 | \$636,000 | 1450 | 8 | 1959 | VGood | 7875 | N | N | 114 NW 177TH LN |
| 3 | 0 | 115870 | 0135 | 2/20/13 | \$365,000 | \$410,000 | 1460 | 8 | 1967 | Good | 7020 | N | N | 17617 6TH AVE NW |
| 3 | 2 | 701900 | 0030 | 2/27/12 | \$343,750 | \$413,000 | 1460 | 8 | 1961 | Good | 8818 | N | N | 18036 3RD AVE NW |
| 3 | 2 | 619070 | 1200 | 4/29/13 | \$370,000 | \$408,000 | 1490 | 8 | 1990 | Good | 7550 | N | N | 17222 GREENWOOD PL N |
| 3 | 0 | 727930 | 0025 | 3/1/11 | \$309,500 | \$374,000 | 1500 | 8 | 1959 | Good | 11258 | N | N | 18329 6TH AVE NW |
| 3 | 1 | 750800 | 0035 | 4/6/11 | \$380,000 | \$461,000 | 1530 | 8 | 1963 | Good | 10801 | N | N | 140 N 175TH ST |
| 3 | 1 | 619070 | 0932 | 7/2/13 | \$336,500 | \$363,000 | 1560 | 8 | 1974 | Avg | 9433 | N | N | 17051 2ND AVE NW |
| 3 | 2 | 701900 | 0020 | 6/24/13 | \$330,000 | \$357,000 | 1560 | 8 | 1961 | Avg | 7681 | N | N | 18030 3RD AVE NW |
| 3 | 2 | 950870 | 0010 | 8/6/13 | \$307,000 | \$327,000 | 1570 | 8 | 1954 | Good | 8712 | N | N | 18548 1ST AVE NW |
| 3 | 1 | 303850 | 0050 | 8/29/11 | \$292,500 | \$355,000 | 1690 | 8 | 1959 | Good | 6800 | N | N | 140 NW 171ST ST |
| 3 | 1 | 728310 | 0026 | 6/15/12 | \$319,950 | \$379,000 | 1700 | 8 | 1957 | Avg | 9600 | N | N | 131 NW 181ST ST |
| 3 | 1 | 671310 | 0027 | 3/28/11 | \$345,000 | \$418,000 | 1750 | 8 | 1977 | VGood | 6960 | N | N | 422 N 182ND CT |
| 3 | 1 | 671310 | 0027 | 2/28/13 | \$376,500 | \$422,000 | 1750 | 8 | 1977 | VGood | 6960 | N | N | 422 N 182ND CT |
| 3 | 0 | 619070 | 0582 | 11/26/12 | \$399,900 | \$459,000 | 1790 | 8 | 1964 | Avg | 11570 | N | N | 813 NW 180TH ST |
| 3 | 0 | 286800 | 0020 | 9/28/11 | \$298,000 | \$361,000 | 1850 | 8 | 1958 | Avg | 8125 | N | N | 324 NW 177TH ST |
| 3 | 0 | 286800 | 0070 | 6/4/13 | \$367,000 | \$400,000 | 1850 | 8 | 1959 | Good | 8289 | N | N | 323 NW 177TH ST |
| 3 | 0 | 727930 | 0040 | 9/6/13 | \$499,950 | \$526,000 | 1920 | 8 | 1962 | VGood | 10794 | N | N | 18340 6TH AVE NW |
| 3 | 1 | 619070 | 0121 | 12/2/13 | \$469,950 | \$477,000 | 2160 | 8 | 2000 | Avg | 5100 | N | N | 406 N 178TH ST |

Improved Sales Used in This Annual Update Analysis

Area 001 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Adj Sale Price | Above Grade Living | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|------|--------|-------|-----------|-------------|----------------|--------------------|-----------|----------------|-------|----------|------|-------------|-----------------------|
| 3 | 0 | 926570 | 0035 | 6/26/12 | \$350,000 | \$414,000 | 2290 | 8 | 1998 | Good | 6930 | N | N | 315 NW 183RD ST |
| 3 | 2 | 122603 | 9137 | 1/16/13 | \$460,000 | \$522,000 | 2370 | 8 | 1967 | VGood | 6701 | N | N | 127 NW 177TH LN |
| 3 | 1 | 329370 | 0530 | 8/27/13 | \$400,000 | \$422,000 | 2390 | 8 | 1954 | Avg | 27735 | N | N | 16034 GREENWOOD AVE N |
| 3 | 1 | 896330 | 0056 | 6/10/13 | \$725,000 | \$788,000 | 2430 | 8 | 2009 | Avg | 7508 | N | N | 141 N 177TH ST |
| 3 | 0 | 619070 | 0389 | 8/28/13 | \$525,000 | \$554,000 | 1720 | 9 | 1979 | Good | 10193 | N | N | 17836 8TH AVE NW |
| 3 | 0 | 894310 | 0040 | 2/5/13 | \$400,000 | \$451,000 | 2220 | 9 | 2003 | Avg | 5958 | N | N | 601 NW 181ST CT |
| 3 | 0 | 619070 | 0279 | 2/28/13 | \$365,000 | \$409,000 | 2420 | 9 | 1960 | Good | 8056 | N | N | 350 NW 175TH CT |
| 3 | 1 | 728230 | 0017 | 7/27/12 | \$570,000 | \$671,000 | 3260 | 9 | 1998 | Avg | 8450 | N | N | 215 N 185TH ST |
| 4 | 0 | 330470 | 0450 | 2/1/12 | \$1,360,000 | \$1,637,000 | 4580 | 9 | 1953 | Good | 62768 | N | N | 171 NW CASCADE DR |
| 4 | 0 | 330470 | 0198 | 12/26/13 | \$1,500,000 | \$1,504,000 | 3050 | 10 | 1982 | Good | 162914 | N | N | 70 OLYMPIC DR NW |
| 4 | 0 | 330470 | 0246 | 3/31/11 | \$850,000 | \$1,030,000 | 4270 | 10 | 1956 | Poor | 68824 | Y | N | 27 NW CHERRY LOOP |
| 4 | 0 | 330470 | 0145 | 9/4/13 | \$1,375,000 | \$1,448,000 | 2600 | 11 | 1988 | Good | 88862 | N | N | 112 NW HIGHLAND DR |
| 4 | 0 | 264100 | 0085 | 5/29/12 | \$1,176,900 | \$1,398,000 | 4040 | 11 | 1969 | Good | 54014 | N | N | 153 NW HIGHLAND DR |
| 4 | 0 | 264100 | 0020 | 7/3/13 | \$1,223,000 | \$1,318,000 | 4650 | 11 | 1977 | Good | 68587 | N | N | 143 MOSS RD NW |
| 4 | 0 | 330470 | 0030 | 10/28/11 | \$1,550,000 | \$1,878,000 | 4850 | 11 | 1989 | Avg | 57063 | N | N | 159 NW HIGHLAND DR |
| 4 | 0 | 330470 | 0344 | 8/14/13 | \$2,425,000 | \$2,574,000 | 3410 | 12 | 1986 | Avg | 98712 | Y | N | 55 SPRING DR NW |
| 4 | 0 | 330470 | 0340 | 12/17/12 | \$4,466,000 | \$5,104,000 | 7410 | 12 | 1994 | Avg | 97574 | Y | N | 47 NW CHERRY LOOP |
| 4 | 0 | 264100 | 0010 | 6/25/13 | \$3,095,000 | \$3,346,000 | 8540 | 12 | 1992 | Avg | 71874 | N | N | 142 MOSS RD NW |
| 4 | 0 | 330470 | 0255 | 3/9/11 | \$3,000,000 | \$3,631,000 | 5950 | 13 | 1989 | Avg | 96703 | Y | N | 11 OLYMPIC DR NW |
| 4 | 0 | 330470 | 0311 | 10/5/12 | \$3,610,000 | \$4,193,000 | 6180 | 13 | 1998 | Avg | 82764 | Y | N | 39 NW CHERRY LOOP |
| 5 | 5 | 012603 | 9452 | 8/30/12 | \$316,000 | \$370,000 | 1290 | 5 | 1960 | Avg | 14368 | N | N | 19520 8TH AVE NW |
| 5 | 3 | 062604 | 9067 | 2/12/13 | \$151,000 | \$170,000 | 640 | 6 | 1946 | Avg | 8857 | N | N | 320 N 200TH ST |
| 5 | 3 | 728390 | 0071 | 8/9/11 | \$199,000 | \$242,000 | 850 | 6 | 1927 | Good | 7788 | N | N | 18840 FREMONT AVE N |
| 5 | 3 | 222890 | 0141 | 4/23/13 | \$215,000 | \$237,000 | 900 | 6 | 1953 | Avg | 8700 | N | N | 19515 LINDEN AVE N |
| 5 | 3 | 530610 | 0235 | 10/26/12 | \$257,500 | \$298,000 | 1010 | 6 | 1940 | Good | 10200 | N | N | 20110 FREMONT AVE N |
| 5 | 3 | 530610 | 0235 | 4/3/12 | \$250,000 | \$299,000 | 1010 | 6 | 1940 | Good | 10200 | N | N | 20110 FREMONT AVE N |
| 5 | 3 | 728390 | 0010 | 7/29/11 | \$195,860 | \$238,000 | 1080 | 6 | 1916 | Good | 7000 | N | N | 18510 FREMONT AVE N |
| 5 | 4 | 728390 | 0581 | 5/20/13 | \$282,900 | \$310,000 | 1390 | 6 | 1950 | Avg | 7200 | N | N | 19338 LINDEN AVE N |
| 5 | 3 | 222790 | 0060 | 5/31/11 | \$235,000 | \$285,000 | 1520 | 6 | 1942 | Avg | 9947 | N | N | 19820 LINDEN AVE N |
| 5 | 0 | 012603 | 9554 | 9/23/13 | \$327,000 | \$342,000 | 1610 | 6 | 1952 | Avg | 15658 | N | N | 151 N 200TH ST |
| 5 | 3 | 728710 | 0016 | 1/18/13 | \$230,000 | \$261,000 | 1640 | 6 | 1927 | Good | 5514 | N | N | 18531 FREMONT AVE N |
| 5 | 3 | 728390 | 0051 | 11/29/12 | \$234,000 | \$269,000 | 720 | 7 | 1953 | Good | 7700 | N | N | 18824 FREMONT AVE N |
| 5 | 3 | 222790 | 0041 | 9/13/11 | \$225,000 | \$273,000 | 930 | 7 | 1928 | Good | 6868 | N | N | 916 N 199TH ST |
| 5 | 0 | 052050 | 0150 | 10/11/13 | \$288,500 | \$299,000 | 1010 | 7 | 1944 | Avg | 7458 | N | N | 20109 3RD AVE NW |

Improved Sales Used in This Annual Update Analysis Area 001 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Adj Sale Price | Above Grade Living | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|------|--------|-------|-----------|------------|----------------|--------------------|-----------|----------------|-------|----------|------|-------------|----------------------|
| 5 | 3 | 728390 | 0239 | 12/23/13 | \$345,000 | \$346,000 | 1040 | 7 | 1986 | Avg | 10680 | N | N | 18837 FIRLANDS WAY N |
| 5 | 3 | 530610 | 0080 | 2/19/13 | \$336,000 | \$378,000 | 1060 | 7 | 1962 | Good | 9778 | N | N | 742 N 200TH ST |
| 5 | 3 | 728390 | 0085 | 5/6/13 | \$357,050 | \$392,000 | 1060 | 7 | 1997 | Avg | 4655 | N | N | 709 N 190TH ST |
| 5 | 3 | 530610 | 0100 | 3/6/12 | \$231,750 | \$278,000 | 1140 | 7 | 1990 | Avg | 10200 | N | N | 20002 FREMONT AVE N |
| 5 | 0 | 012603 | 9254 | 7/18/11 | \$229,200 | \$278,000 | 1180 | 7 | 1950 | Avg | 14300 | N | N | 18710 1ST AVE NW |
| 5 | 3 | 222890 | 0197 | 6/3/13 | \$325,000 | \$354,000 | 1220 | 7 | 1959 | Avg | 7245 | N | N | 19550 FREMONT AVE N |
| 5 | 3 | 222890 | 0198 | 4/18/12 | \$285,000 | \$340,000 | 1220 | 7 | 1959 | Avg | 7245 | N | N | 19556 FREMONT AVE N |
| 5 | 0 | 750750 | 0041 | 9/22/11 | \$265,000 | \$322,000 | 1220 | 7 | 1956 | Avg | 8171 | N | N | 19315 PALATINE AVE N |
| 5 | 3 | 264550 | 0056 | 8/29/13 | \$340,000 | \$359,000 | 1230 | 7 | 1966 | Avg | 8540 | N | N | 538 N 202ND ST |
| 5 | 3 | 925090 | 0013 | 3/1/13 | \$369,000 | \$414,000 | 1230 | 7 | 1963 | Avg | 7575 | N | N | 339 N 200TH ST |
| 5 | 0 | 859890 | 0115 | 7/27/11 | \$239,000 | \$290,000 | 1250 | 7 | 1955 | Avg | 12994 | N | N | 208 NW 203RD ST |
| 5 | 3 | 222890 | 0083 | 11/27/13 | \$280,000 | \$285,000 | 1280 | 7 | 1976 | Avg | 8867 | N | N | 912 N 196TH CT |
| 5 | 3 | 925090 | 0100 | 11/20/12 | \$285,000 | \$328,000 | 1290 | 7 | 1942 | Good | 5636 | N | N | 19900 FREMONT AVE N |
| 5 | 0 | 799230 | 0070 | 7/18/11 | \$290,000 | \$352,000 | 1320 | 7 | 1956 | Avg | 10001 | N | N | 19536 2ND AVE NW |
| 5 | 0 | 816510 | 0070 | 9/18/12 | \$359,000 | \$418,000 | 1320 | 7 | 1963 | Avg | 9112 | N | N | 319 NW 205TH ST |
| 5 | 0 | 012603 | 9329 | 2/11/11 | \$279,000 | \$337,000 | 1340 | 7 | 1955 | Avg | 11100 | N | N | 635 NW 195TH ST |
| 5 | 3 | 264490 | 0080 | 6/19/13 | \$407,000 | \$441,000 | 1340 | 7 | 1977 | Avg | 8820 | N | N | 503 N 203RD CT |
| 5 | 0 | 799230 | 0085 | 7/1/11 | \$252,000 | \$306,000 | 1370 | 7 | 1954 | Avg | 10138 | N | N | 19556 2ND AVE NW |
| 5 | 0 | 012603 | 9195 | 12/20/13 | \$489,000 | \$492,000 | 1380 | 7 | 1978 | Avg | 19012 | N | N | 708 NW 191ST PL |
| 5 | 3 | 728390 | 0012 | 5/8/12 | \$206,000 | \$245,000 | 1410 | 7 | 1953 | Avg | 9000 | N | N | 720 N 185TH ST |
| 5 | 0 | 052070 | 0065 | 12/13/12 | \$375,000 | \$429,000 | 1420 | 7 | 1962 | Avg | 9570 | N | N | 124 N 201ST ST |
| 5 | 0 | 116310 | 0065 | 7/29/13 | \$320,000 | \$342,000 | 1450 | 7 | 1955 | Avg | 10705 | N | N | 18708 2ND AVE NW |
| 5 | 0 | 012603 | 9591 | 6/4/13 | \$319,950 | \$348,000 | 1460 | 7 | 1977 | Avg | 7238 | N | N | 710 NW 190TH LN |
| 5 | 0 | 052050 | 0075 | 5/3/11 | \$309,600 | \$376,000 | 1480 | 7 | 1956 | Avg | 8277 | N | N | 304 NW 202ND ST |
| 5 | 0 | 750750 | 0100 | 5/24/13 | \$365,000 | \$399,000 | 1480 | 7 | 1965 | Good | 7247 | N | N | 19306 3RD AVE NW |
| 5 | 3 | 021770 | 0180 | 6/13/13 | \$375,000 | \$407,000 | 1500 | 7 | 1959 | Good | 12372 | N | N | 20300 WHITMAN AVE N |
| 5 | 3 | 264430 | 0045 | 2/28/11 | \$235,000 | \$284,000 | 1530 | 7 | 1954 | Good | 8182 | N | N | 20209 FREMONT AVE N |
| 5 | 0 | 859890 | 0185 | 1/7/11 | \$290,000 | \$349,000 | 1560 | 7 | 1950 | Good | 9270 | N | N | 115 N 203RD ST |
| 5 | 0 | 116310 | 0040 | 12/18/12 | \$310,500 | \$355,000 | 1570 | 7 | 1955 | Avg | 9000 | N | N | 103 NW 189TH ST |
| 5 | 0 | 012603 | 9089 | 8/26/13 | \$340,800 | \$360,000 | 1580 | 7 | 1949 | VGood | 7204 | N | N | 19908 3RD AVE NW |
| 5 | 0 | 311290 | 0110 | 12/28/11 | \$340,000 | \$410,000 | 1610 | 7 | 1955 | Avg | 9100 | N | N | 215 NW 198TH ST |
| 5 | 0 | 338090 | 0045 | 10/17/12 | \$227,200 | \$263,000 | 1620 | 7 | 1954 | Avg | 8307 | N | N | 19010 3RD AVE NW |
| 5 | 5 | 012603 | 9637 | 11/20/13 | \$352,000 | \$359,000 | 1650 | 7 | 1945 | Avg | 11474 | N | N | 19522 8TH AVE NW |
| 5 | 0 | 222790 | 0072 | 9/24/13 | \$297,200 | \$310,000 | 1690 | 7 | 2004 | Avg | 2442 | N | N | 928 N 198TH ST |

Improved Sales Used in This Annual Update Analysis Area 001 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Adj Sale Price | Above Grade Living | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|------|--------|-------|-----------|------------|----------------|--------------------|-----------|----------------|-------|----------|------|-------------|----------------------|
| 5 | 0 | 052050 | 0135 | 2/22/12 | \$248,000 | \$298,000 | 1740 | 7 | 1956 | Avg | 7920 | N | N | 327 NW 202ND ST |
| 5 | 0 | 338090 | 0130 | 5/1/13 | \$385,000 | \$424,000 | 1770 | 7 | 1954 | Avg | 9712 | N | N | 19128 2ND AVE NW |
| 5 | 3 | 728390 | 0038 | 2/16/12 | \$305,000 | \$367,000 | 1800 | 7 | 1984 | Avg | 7474 | N | N | 707 N 188TH ST |
| 5 | 3 | 925090 | 0099 | 7/10/12 | \$347,000 | \$409,000 | 1820 | 7 | 1984 | Good | 9585 | N | N | 19911 LINDEN AVE N |
| 5 | 3 | 728390 | 0213 | 7/27/13 | \$385,000 | \$411,000 | 1830 | 7 | 1939 | Avg | 10395 | N | N | 19201 FIRLANDS WAY N |
| 5 | 0 | 012603 | 9252 | 7/25/13 | \$385,000 | \$412,000 | 1840 | 7 | 1950 | Avg | 11367 | N | N | 18820 1ST AVE NW |
| 5 | 0 | 012603 | 9322 | 3/2/11 | \$377,000 | \$456,000 | 1840 | 7 | 1955 | Good | 10125 | N | N | 105 N 200TH ST |
| 5 | 0 | 012603 | 9321 | 8/13/12 | \$255,000 | \$299,000 | 1870 | 7 | 1955 | VGood | 14280 | N | N | 19516 3RD AVE NW |
| 5 | 3 | 222890 | 0192 | 5/24/13 | \$250,000 | \$273,000 | 1880 | 7 | 1978 | Avg | 10800 | N | N | 19540 FREMONT AVE N |
| 5 | 3 | 728390 | 0043 | 2/14/12 | \$425,900 | \$512,000 | 1900 | 7 | 1963 | Avg | 7600 | N | N | 706 N 188TH ST |
| 5 | 3 | 222890 | 0064 | 9/23/13 | \$355,000 | \$371,000 | 1970 | 7 | 1965 | Avg | 8040 | N | N | 916 N 195TH ST |
| 5 | 0 | 799230 | 0040 | 7/18/13 | \$410,000 | \$440,000 | 2270 | 7 | 1956 | Avg | 10090 | N | N | 19559 2ND AVE NW |
| 5 | 0 | 012603 | 9130 | 5/23/13 | \$288,400 | \$315,000 | 2890 | 7 | 1953 | Avg | 14066 | N | N | 19121 3RD AVE NW |
| 5 | 3 | 925090 | 0131 | 10/3/12 | \$270,000 | \$314,000 | 2890 | 7 | 1962 | Avg | 11013 | N | N | 724 N 198TH ST |
| 5 | 0 | 279750 | 0085 | 2/27/12 | \$378,000 | \$454,000 | 3270 | 7 | 1995 | Avg | 7798 | N | N | 19310 1ST AVE NW |
| 5 | 4 | 728390 | 0546 | 4/17/12 | \$325,000 | \$388,000 | 1150 | 8 | 1978 | Avg | 7100 | N | N | 19203 WHITMAN AVE N |
| 5 | 0 | 012603 | 9622 | 2/8/12 | \$258,000 | \$310,000 | 1220 | 8 | 1982 | Avg | 7210 | N | N | 110 N 195TH CT |
| 5 | 3 | 728710 | 0168 | 7/24/13 | \$400,388 | \$428,000 | 1270 | 8 | 1975 | Avg | 8800 | N | N | 329 N 188TH ST |
| 5 | 5 | 379240 | 0140 | 7/19/13 | \$439,000 | \$471,000 | 1280 | 8 | 1967 | Avg | 7366 | N | N | 505 NW 201ST CT |
| 5 | 3 | 728710 | 0081 | 11/1/12 | \$295,000 | \$341,000 | 1290 | 8 | 1967 | Avg | 7200 | N | N | 527 N 190TH ST |
| 5 | 0 | 500950 | 0090 | 6/18/13 | \$375,000 | \$406,000 | 1300 | 8 | 1965 | Avg | 7474 | N | N | 19807 GREENWOOD PL N |
| 5 | 3 | 264430 | 0060 | 10/3/12 | \$335,000 | \$389,000 | 1320 | 8 | 1964 | Avg | 8923 | N | N | 628 N 201ST LN |
| 5 | 3 | 021770 | 0150 | 1/8/13 | \$349,950 | \$398,000 | 1330 | 8 | 1959 | Good | 8502 | N | N | 20324 WHITMAN AVE N |
| 5 | 3 | 728390 | 0215 | 4/25/12 | \$302,500 | \$361,000 | 1340 | 8 | 1970 | VGood | 8500 | N | N | 19203 FIRLANDS WAY N |
| 5 | 5 | 728410 | 0030 | 6/30/11 | \$339,000 | \$412,000 | 1370 | 8 | 1970 | Avg | 7198 | N | N | 19520 5TH AVE NW |
| 5 | 3 | 728710 | 0121 | 12/7/12 | \$384,500 | \$440,000 | 1370 | 8 | 1970 | Avg | 7398 | N | N | 440 N 188TH ST |
| 5 | 5 | 728410 | 0080 | 9/18/13 | \$435,000 | \$455,000 | 1450 | 8 | 1971 | Avg | 7399 | N | N | 415 NW 196TH PL |
| 5 | 0 | 729270 | 0010 | 2/21/12 | \$294,000 | \$353,000 | 1450 | 8 | 1959 | Avg | 7272 | N | N | 242 NW 196TH PL |
| 5 | 5 | 737600 | 0030 | 10/31/13 | \$359,000 | \$369,000 | 1450 | 8 | 1963 | Avg | 11745 | N | N | 312 NW 195TH ST |
| 5 | 0 | 859890 | 0010 | 9/18/13 | \$330,000 | \$346,000 | 1450 | 8 | 1988 | Avg | 13001 | N | N | 155 NW 205TH ST |
| 5 | 0 | 012603 | 9486 | 6/12/13 | \$390,000 | \$423,000 | 1480 | 8 | 1964 | Avg | 13500 | N | N | 106 NW 200TH ST |
| 5 | 5 | 379240 | 0060 | 11/8/11 | \$300,000 | \$363,000 | 1520 | 8 | 1967 | Avg | 9726 | N | N | 536 NW 201ST CT |
| 5 | 5 | 012603 | 9543 | 8/31/12 | \$362,000 | \$423,000 | 1530 | 8 | 1979 | Avg | 12430 | N | N | 19532 8TH AVE NW |
| 5 | 3 | 728710 | 0052 | 6/21/13 | \$370,000 | \$401,000 | 1530 | 8 | 1984 | Avg | 7741 | N | N | 505 N 188TH ST |

Improved Sales Used in This Annual Update Analysis

Area 001 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Adj Sale Price | Above Grade Living | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|------|--------|-------|-----------|------------|----------------|--------------------|-----------|----------------|-------|----------|------|-------------|-----------------------|
| 5 | 5 | 330300 | 0190 | 1/2/13 | \$370,000 | \$421,000 | 1570 | 8 | 1965 | Avg | 7886 | N | N | 339 NW 198TH ST |
| 5 | 3 | 222890 | 0134 | 4/19/12 | \$429,500 | \$513,000 | 1580 | 8 | 1984 | Avg | 7522 | N | N | 812 N 196TH CT |
| 5 | 3 | 021770 | 0090 | 11/28/11 | \$290,000 | \$351,000 | 1610 | 8 | 1959 | Avg | 9348 | N | N | 758 N 204TH ST |
| 5 | 3 | 021770 | 0240 | 12/7/11 | \$319,000 | \$386,000 | 1610 | 8 | 1959 | Avg | 9600 | N | N | 745 N 203RD ST |
| 5 | 5 | 012603 | 9525 | 1/22/13 | \$437,500 | \$495,000 | 1630 | 8 | 1966 | Avg | 10156 | N | N | 521 NW 201ST PL |
| 5 | 5 | 728410 | 0070 | 4/25/12 | \$418,000 | \$499,000 | 1640 | 8 | 1971 | Avg | 7620 | N | N | 419 NW 196TH PL |
| 5 | 5 | 728410 | 0130 | 6/6/12 | \$385,000 | \$457,000 | 1750 | 8 | 1970 | Avg | 7140 | N | N | 512 NW 196TH PL |
| 5 | 3 | 925090 | 0003 | 11/15/11 | \$454,000 | \$550,000 | 1750 | 8 | 1978 | VGood | 9085 | N | N | 19836 GREENWOOD AVE N |
| 5 | 3 | 021770 | 0340 | 8/26/11 | \$310,000 | \$376,000 | 1770 | 8 | 1959 | Avg | 11040 | N | N | 747 N 204TH ST |
| 5 | 3 | 780020 | 0040 | 10/3/13 | \$422,500 | \$440,000 | 1780 | 8 | 1969 | Avg | 7672 | N | N | 19806 DAYTON PL N |
| 5 | 5 | 379240 | 0010 | 8/1/11 | \$374,950 | \$455,000 | 1870 | 8 | 1967 | Avg | 7264 | N | N | 504 NW 201ST CT |
| 5 | 0 | 052070 | 0085 | 5/20/13 | \$350,000 | \$383,000 | 1910 | 8 | 1960 | Good | 9450 | N | N | 20040 3RD AVE NW |
| 5 | 3 | 728390 | 0300 | 6/17/13 | \$354,000 | \$384,000 | 1910 | 8 | 2007 | Avg | 3739 | N | N | 738 N 185TH ST |
| 5 | 3 | 728390 | 0304 | 5/15/13 | \$375,000 | \$411,000 | 1910 | 8 | 2007 | Avg | 2925 | N | N | 736 N 185TH ST |
| 5 | 3 | 728390 | 0306 | 9/26/12 | \$330,000 | \$384,000 | 1910 | 8 | 2007 | Avg | 4408 | N | N | 732 N 185TH ST |
| 5 | 3 | 728390 | 0189 | 10/4/12 | \$375,000 | \$436,000 | 1990 | 8 | 1999 | Avg | 6247 | N | N | 807 N 193RD CT |
| 5 | 0 | 012603 | 9509 | 8/27/13 | \$320,000 | \$338,000 | 2010 | 8 | 1966 | Avg | 8460 | N | N | 19111 3RD AVE NW |
| 5 | 5 | 737590 | 0007 | 5/10/12 | \$370,000 | \$441,000 | 2080 | 8 | 2001 | Avg | 5726 | N | N | 644 NW 195TH ST |
| 5 | 5 | 737590 | 0008 | 10/26/11 | \$310,000 | \$376,000 | 2080 | 8 | 2001 | Avg | 5040 | N | N | 636 NW 195TH ST |
| 5 | 0 | 166100 | 0010 | 3/20/13 | \$388,000 | \$433,000 | 2110 | 8 | 1972 | Avg | 7360 | N | N | 19929 2ND AVE NW |
| 5 | 3 | 264430 | 0043 | 11/9/12 | \$434,500 | \$501,000 | 2120 | 8 | 2008 | Avg | 6260 | N | N | 624 N 202ND PL |
| 5 | 3 | 728710 | 0050 | 3/29/13 | \$406,000 | \$451,000 | 2140 | 8 | 1983 | Avg | 8224 | N | N | 511 N 188TH ST |
| 5 | 0 | 012603 | 9655 | 1/18/12 | \$304,000 | \$366,000 | 2250 | 8 | 1997 | Avg | 6210 | N | N | 510 NW 203RD ST |
| 5 | 0 | 338060 | 0010 | 8/9/12 | \$419,950 | \$493,000 | 2290 | 8 | 2003 | Avg | 5021 | N | N | 19202 7TH PL NW |
| 5 | 0 | 012603 | 9569 | 7/16/12 | \$295,000 | \$348,000 | 2340 | 8 | 1973 | Avg | 16941 | N | N | 19114 8TH AVE NW |
| 5 | 5 | 330300 | 0040 | 1/21/11 | \$407,000 | \$491,000 | 2340 | 8 | 1965 | Avg | 8513 | N | N | 346 NW 198TH ST |
| 5 | 3 | 728390 | 0225 | 12/3/13 | \$400,000 | \$405,000 | 2340 | 8 | 1994 | Avg | 7600 | N | N | 724 N 190TH ST |
| 5 | 5 | 737590 | 0020 | 9/13/11 | \$381,000 | \$462,000 | 2360 | 8 | 1963 | Good | 11475 | N | N | 522 NW 195TH ST |
| 5 | 0 | 925090 | 0073 | 10/4/13 | \$510,000 | \$531,000 | 2400 | 8 | 2008 | Avg | 7509 | N | N | 539 N 200TH ST |
| 5 | 3 | 925090 | 0133 | 8/21/12 | \$406,000 | \$476,000 | 2420 | 8 | 1999 | Avg | 8653 | N | N | 722 N 198TH ST |
| 5 | 5 | 012603 | 9658 | 10/23/11 | \$440,000 | \$533,000 | 2640 | 8 | 1998 | Avg | 8186 | N | N | 19846 8TH AVE NW |
| 5 | 5 | 330320 | 0010 | 3/9/11 | \$450,000 | \$545,000 | 2790 | 8 | 1967 | Avg | 7757 | N | N | 20010 5TH AVE NW |
| 5 | 5 | 379240 | 0080 | 5/26/11 | \$370,000 | \$449,000 | 3360 | 8 | 1967 | Good | 15072 | Y | N | 20116 8TH AVE NW |
| 5 | 3 | 728710 | 0085 | 4/25/12 | \$440,000 | \$525,000 | 3600 | 8 | 1973 | Avg | 15298 | N | N | 505 N 190TH ST |

Improved Sales Used in This Annual Update Analysis Area 001 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Adj Sale Price | Above Grade Living | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|------|--------|-------|-----------|-------------|----------------|--------------------|-----------|----------------|-------|----------|------|-------------|------------------------|
| 5 | 0 | 768140 | 0070 | 10/30/13 | \$427,000 | \$439,000 | 1990 | 9 | 1989 | Avg | 7217 | N | N | 303 NW 193RD CT |
| 5 | 5 | 620270 | 0130 | 2/9/11 | \$354,000 | \$428,000 | 2050 | 9 | 1965 | Avg | 8189 | N | N | 19702 6TH PL NW |
| 5 | 0 | 012603 | 9296 | 8/5/13 | \$596,000 | \$635,000 | 2270 | 9 | 2005 | Avg | 7299 | N | N | 503 NW 195TH ST |
| 5 | 0 | 012603 | 9692 | 4/17/13 | \$608,000 | \$672,000 | 2700 | 9 | 2012 | Avg | 7203 | N | N | 19912 3RD AVE NW |
| 5 | 0 | 012603 | 9690 | 4/9/13 | \$599,950 | \$665,000 | 2750 | 9 | 2012 | Avg | 7221 | N | N | 19900 3RD AVE N |
| 5 | 0 | 012603 | 9691 | 8/6/13 | \$589,000 | \$627,000 | 2860 | 9 | 2009 | Avg | 7215 | N | N | 19904 3RD AVE NW |
| 5 | 3 | 264490 | 0045 | 11/21/13 | \$620,000 | \$632,000 | 2860 | 9 | 2005 | Avg | 8424 | N | N | 20302 DAYTON AVE N |
| 5 | 0 | 012603 | 9682 | 6/11/13 | \$620,000 | \$673,000 | 3220 | 9 | 2007 | Avg | 7992 | N | N | 509 NW 195TH ST |
| 6 | 0 | 358650 | 0240 | 11/25/12 | \$725,000 | \$833,000 | 1270 | 8 | 1959 | Avg | 19012 | Y | N | 16742 16TH AVE NW |
| 6 | 0 | 358530 | 0260 | 6/3/11 | \$560,000 | \$680,000 | 1300 | 8 | 1955 | Avg | 28000 | Y | N | 18542 SPRINGDALE CT NW |
| 6 | 0 | 358590 | 0455 | 3/14/12 | \$670,700 | \$804,000 | 1360 | 8 | 1950 | Avg | 20000 | Y | N | 17777 14TH AVE NW |
| 6 | 0 | 358650 | 0745 | 2/10/11 | \$399,000 | \$482,000 | 1460 | 8 | 1955 | Avg | 28925 | N | N | 17211 10TH AVE NW |
| 6 | 0 | 358650 | 0915 | 11/7/13 | \$570,000 | \$584,000 | 1460 | 8 | 1959 | Avg | 19166 | N | N | 17066 10TH AVE NW |
| 6 | 0 | 358650 | 0045 | 12/15/11 | \$436,000 | \$527,000 | 1580 | 8 | 1952 | Good | 41390 | Y | N | 1212 NW 175TH ST |
| 6 | 0 | 358590 | 0730 | 6/29/11 | \$405,000 | \$492,000 | 1600 | 8 | 1952 | Avg | 19807 | N | N | 1420 NW 186TH ST |
| 6 | 0 | 358530 | 0070 | 8/9/13 | \$750,000 | \$798,000 | 1610 | 8 | 1947 | Avg | 22500 | Y | N | 18055 8TH AVE NW |
| 6 | 0 | 358530 | 0245 | 8/18/11 | \$650,000 | \$789,000 | 1880 | 8 | 1951 | VGood | 34800 | N | N | 18525 SPRINGDALE CT NW |
| 6 | 0 | 358650 | 0750 | 1/13/12 | \$615,000 | \$742,000 | 2040 | 8 | 1955 | Avg | 26100 | N | N | 17201 10TH AVE NW |
| 6 | 0 | 358590 | 0926 | 11/27/12 | \$410,000 | \$471,000 | 2050 | 8 | 1951 | Good | 15204 | N | N | 1533 NW 190TH ST |
| 6 | 0 | 358650 | 0630 | 5/7/12 | \$695,000 | \$828,000 | 2170 | 8 | 1952 | Good | 25732 | Y | N | 17206 12TH AVE NW |
| 6 | 0 | 358650 | 0225 | 12/30/13 | \$562,000 | \$563,000 | 2270 | 8 | 1954 | Avg | 18000 | N | N | 16710 16TH AVE NW |
| 6 | 0 | 358530 | 0375 | 6/6/13 | \$520,000 | \$566,000 | 2470 | 8 | 1956 | Avg | 21802 | Y | N | 820 NW INNIS ARDEN DR |
| 6 | 0 | 358590 | 0680 | 11/8/13 | \$879,000 | \$901,000 | 2650 | 8 | 1954 | VGood | 19831 | Y | N | 18012 17TH AVE NW |
| 6 | 0 | 358590 | 0680 | 8/15/11 | \$780,000 | \$947,000 | 2650 | 8 | 1954 | VGood | 19831 | Y | N | 18012 17TH AVE NW |
| 6 | 0 | 358590 | 0685 | 11/13/13 | \$869,000 | \$889,000 | 2890 | 8 | 1953 | VGood | 19831 | Y | N | 18022 17TH AVE NW |
| 6 | 0 | 358650 | 0600 | 2/13/13 | \$610,000 | \$687,000 | 3180 | 8 | 1964 | Avg | 34700 | Y | N | 17040 12TH AVE NW |
| 6 | 0 | 358590 | 0550 | 7/18/11 | \$960,000 | \$1,166,000 | 1300 | 9 | 1953 | Good | 21660 | Y | N | 17767 15TH AVE NW |
| 6 | 0 | 358590 | 0415 | 10/21/13 | \$850,000 | \$878,000 | 1780 | 9 | 1961 | Good | 18164 | Y | N | 1456 NW SPRINGDALE PL |
| 6 | 0 | 358590 | 0415 | 11/28/11 | \$762,000 | \$922,000 | 1780 | 9 | 1961 | Good | 18164 | Y | N | 1456 NW SPRINGDALE PL |
| 6 | 0 | 358650 | 0180 | 5/20/11 | \$850,000 | \$1,032,000 | 1820 | 9 | 1959 | Avg | 21965 | Y | N | 16765 15TH AVE NW |
| 6 | 0 | 358590 | 0465 | 1/11/13 | \$720,000 | \$818,000 | 1880 | 9 | 1955 | Avg | 20000 | Y | N | 17757 14TH AVE NW |
| 6 | 0 | 358590 | 0235 | 12/26/13 | \$930,000 | \$933,000 | 1960 | 9 | 1958 | Avg | 20000 | Y | N | 17739 13TH AVE NW |
| 6 | 0 | 358650 | 0475 | 8/3/12 | \$760,000 | \$893,000 | 2000 | 9 | 1955 | Avg | 16600 | Y | N | 17045 12TH AVE NW |
| 6 | 0 | 358650 | 0515 | 5/2/11 | \$1,230,000 | \$1,492,000 | 2180 | 9 | 2005 | Avg | 17450 | Y | N | 17144 13TH AVE NW |

Improved Sales Used in This Annual Update Analysis Area 001 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Adj Sale Price | Above Grade Living | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|------|--------|-------|-----------|-------------|----------------|--------------------|-----------|----------------|-------|----------|------|-------------|------------------------|
| 6 | 0 | 358590 | 1075 | 11/12/12 | \$950,000 | \$1,095,000 | 2260 | 9 | 1955 | Good | 14544 | Y | N | 18335 17TH PL NW |
| 6 | 0 | 358590 | 1010 | 11/1/13 | \$1,280,000 | \$1,316,000 | 2620 | 9 | 2002 | Avg | 19738 | Y | N | 18455 17TH AVE NW |
| 6 | 0 | 358530 | 0150 | 9/27/11 | \$944,500 | \$1,146,000 | 2660 | 9 | 1958 | Good | 22864 | Y | N | 18384 RIDGEFIELD RD NW |
| 6 | 0 | 358590 | 0885 | 12/14/12 | \$680,000 | \$778,000 | 3000 | 9 | 2000 | Avg | 20328 | N | N | 18649 15TH AVE NW |
| 6 | 0 | 358590 | 0925 | 8/19/11 | \$650,000 | \$789,000 | 3130 | 9 | 1988 | Avg | 15969 | N | N | 1521 NW 190TH ST |
| 6 | 0 | 358590 | 0115 | 11/29/12 | \$1,150,000 | \$1,320,000 | 3190 | 9 | 1948 | VGood | 23000 | Y | N | 17730 13TH AVE NW |
| 6 | 0 | 358590 | 1060 | 11/19/12 | \$1,357,000 | \$1,561,000 | 1770 | 10 | 1956 | Good | 15325 | Y | N | 18365 17TH PL NW |
| 6 | 0 | 358590 | 1060 | 6/6/11 | \$1,317,000 | \$1,599,000 | 1770 | 10 | 1956 | Good | 15325 | Y | N | 18365 17TH PL NW |
| 6 | 3 | 778535 | 0610 | 7/16/13 | \$682,000 | \$732,000 | 1780 | 10 | 1982 | Avg | 16560 | N | N | 405 NW 163RD ST |
| 6 | 0 | 358590 | 0560 | 7/5/13 | \$1,120,000 | \$1,206,000 | 1870 | 10 | 1991 | Avg | 20000 | Y | N | 17747 15TH AVE NW |
| 6 | 0 | 358590 | 0820 | 3/6/13 | \$1,165,000 | \$1,304,000 | 2190 | 10 | 2000 | Avg | 23433 | Y | N | 18440 16TH AVE NW |
| 6 | 0 | 358650 | 0994 | 7/18/12 | \$1,155,000 | \$1,361,000 | 2240 | 10 | 1956 | Avg | 64033 | Y | N | 16727 16TH AVE NW |
| 6 | 3 | 778535 | 0710 | 5/2/11 | \$485,000 | \$588,000 | 2340 | 10 | 1981 | Avg | 15488 | N | N | 532 NW 162ND ST |
| 6 | 0 | 358650 | 0135 | 9/18/12 | \$980,000 | \$1,142,000 | 2710 | 10 | 1951 | Avg | 27893 | Y | N | 17223 15TH AVE NW |
| 6 | 3 | 778535 | 0160 | 6/24/13 | \$733,000 | \$793,000 | 2870 | 10 | 1991 | Avg | 12170 | N | N | 609 NW 163RD ST |
| 6 | 3 | 778535 | 0210 | 10/14/12 | \$555,000 | \$643,000 | 2980 | 10 | 1985 | Avg | 16130 | N | N | 16223 6TH AVE NW |
| 6 | 3 | 778535 | 0560 | 4/16/12 | \$525,000 | \$627,000 | 3030 | 10 | 1983 | Avg | 12540 | N | N | 525 NW 163RD ST |
| 6 | 0 | 358530 | 0160 | 5/31/13 | \$1,262,250 | \$1,376,000 | 3150 | 10 | 1984 | Good | 27829 | Y | N | 18514 RIDGEFIELD RD NW |
| 6 | 3 | 778536 | 0230 | 8/17/11 | \$635,000 | \$771,000 | 3260 | 10 | 1987 | Avg | 15900 | N | N | 826 NW 165TH PL |
| 6 | 0 | 619070 | 0668 | 11/12/13 | \$1,200,000 | \$1,228,000 | 3330 | 10 | 2003 | Avg | 12408 | Y | N | 1025 NW 178TH ST |
| 6 | 3 | 778535 | 0520 | 11/27/13 | \$1,010,000 | \$1,027,000 | 3770 | 10 | 1984 | Good | 15886 | N | N | 508 NW 163RD ST |
| 6 | 3 | 778535 | 0320 | 5/24/12 | \$727,000 | \$864,000 | 3980 | 10 | 1981 | Good | 15000 | N | N | 609 NW 162ND ST |
| 6 | 3 | 778536 | 0150 | 6/7/12 | \$800,000 | \$949,000 | 3980 | 10 | 1984 | Avg | 36437 | N | N | 833 NW 165TH ST |
| 6 | 0 | 358590 | 0995 | 3/23/12 | \$1,415,000 | \$1,695,000 | 3570 | 11 | 1958 | Good | 20000 | Y | N | 18615 17TH AVE NW |
| 6 | 3 | 778536 | 0040 | 8/16/13 | \$827,500 | \$878,000 | 3660 | 11 | 1984 | Avg | 15584 | N | N | 920 NW 165TH PL |
| 6 | 3 | 778535 | 0670 | 6/26/13 | \$845,000 | \$913,000 | 4430 | 11 | 1985 | Avg | 16272 | N | N | 16223 5TH CT NW |
| 7 | 0 | 914110 | 0185 | 11/19/13 | \$200,000 | \$204,000 | 740 | 5 | 1941 | Avg | 17829 | N | N | 15208 DAYTON AVE N |
| 7 | 0 | 329970 | 0205 | 12/28/11 | \$292,000 | \$353,000 | 910 | 6 | 1952 | Good | 7000 | N | N | 15727 2ND AVE NW |
| 7 | 0 | 329970 | 0215 | 4/25/13 | \$325,000 | \$358,000 | 910 | 6 | 1952 | Avg | 7000 | N | N | 15715 2ND AVE NW |
| 7 | 0 | 329970 | 0240 | 10/24/12 | \$330,600 | \$382,000 | 910 | 6 | 1952 | Good | 11737 | N | N | 121 NW 156TH ST |
| 7 | 0 | 139730 | 0030 | 5/6/11 | \$225,000 | \$273,000 | 940 | 6 | 1953 | Avg | 8425 | N | N | 532 N 167TH ST |
| 7 | 0 | 351990 | 0100 | 6/11/13 | \$220,000 | \$239,000 | 980 | 6 | 1953 | Avg | 6943 | N | N | 17909 LINDEN AVE N |
| 7 | 0 | 182604 | 9401 | 5/17/12 | \$240,000 | \$286,000 | 1020 | 6 | 1942 | Good | 5490 | N | N | 15740 GREENWOOD AVE N |
| 7 | 0 | 329970 | 0050 | 6/4/13 | \$252,000 | \$274,000 | 1060 | 6 | 1951 | Good | 6581 | N | N | 15628 1ST AVE NW |

Improved Sales Used in This Annual Update Analysis

Area 001 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Adj Sale Price | Above Grade Living | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|------|--------|-------|-----------|------------|----------------|--------------------|-----------|----------------|-------|----------|------|-------------|-----------------------|
| 7 | 0 | 329970 | 0160 | 10/10/13 | \$324,000 | \$336,000 | 1100 | 6 | 1951 | Avg | 6900 | N | N | 15702 2ND AVE NW |
| 7 | 0 | 671310 | 0040 | 10/24/13 | \$339,950 | \$351,000 | 1100 | 6 | 1958 | Good | 9688 | N | N | 18012 DAYTON AVE N |
| 7 | 0 | 329970 | 0070 | 5/20/11 | \$270,000 | \$328,000 | 1170 | 6 | 1951 | Avg | 7150 | N | N | 15604 1ST AVE NW |
| 7 | 0 | 329970 | 0085 | 5/23/11 | \$282,400 | \$343,000 | 1220 | 6 | 1951 | Good | 7136 | N | N | 15516 1ST AVE NW |
| 7 | 0 | 329670 | 0081 | 6/18/13 | \$261,000 | \$283,000 | 1530 | 6 | 1952 | Avg | 9590 | N | N | 15761 PALATINE AVE N |
| 7 | 0 | 329970 | 0262 | 5/15/12 | \$264,000 | \$314,000 | 1530 | 6 | 1951 | VGood | 8496 | N | N | 15903 1ST AVE NW |
| 7 | 0 | 329670 | 0040 | 2/28/12 | \$289,500 | \$348,000 | 1630 | 6 | 1952 | Avg | 9384 | N | N | 15738 PALATINE AVE N |
| 7 | 0 | 329970 | 0130 | 1/26/11 | \$289,500 | \$349,000 | 1870 | 6 | 1951 | Good | 6900 | N | N | 15703 1ST AVE NW |
| 7 | 0 | 728650 | 0050 | 5/3/13 | \$369,000 | \$406,000 | 2120 | 6 | 1953 | Good | 18402 | N | N | 729 N 184TH ST |
| 7 | 0 | 930430 | 0160 | 9/26/13 | \$250,000 | \$261,000 | 800 | 7 | 1948 | Avg | 7200 | N | N | 323 N 149TH ST |
| 7 | 0 | 914110 | 0180 | 11/18/13 | \$300,000 | \$306,000 | 880 | 7 | 1941 | Avg | 17809 | N | N | 15214 DAYTON AVE N |
| 7 | 0 | 662930 | 0130 | 7/25/12 | \$190,500 | \$224,000 | 960 | 7 | 1954 | Good | 6570 | N | N | 16503 EVANSTON PL N |
| 7 | 0 | 139730 | 0105 | 6/3/11 | \$315,000 | \$382,000 | 980 | 7 | 1954 | VGood | 8425 | N | N | 537 N 167TH ST |
| 7 | 0 | 884795 | 0110 | 3/9/12 | \$169,900 | \$204,000 | 990 | 7 | 2006 | Avg | 527 | N | N | 835 N 145TH LN |
| 7 | 0 | 884795 | 0150 | 10/29/13 | \$244,000 | \$251,000 | 990 | 7 | 2006 | Avg | 528 | N | N | 843 N 145TH LN |
| 7 | 0 | 329370 | 0247 | 2/1/12 | \$264,900 | \$319,000 | 1000 | 7 | 1957 | Good | 6000 | N | N | 711 N 165TH ST |
| 7 | 0 | 432570 | 0045 | 4/6/12 | \$310,000 | \$371,000 | 1010 | 7 | 1953 | VGood | 9472 | N | N | 553 N 166TH ST |
| 7 | 0 | 671310 | 0130 | 6/2/11 | \$245,000 | \$297,000 | 1020 | 7 | 1953 | Avg | 20003 | N | N | 18247 FREMONT AVE N |
| 7 | 0 | 671310 | 0045 | 9/23/13 | \$284,950 | \$298,000 | 1040 | 7 | 1954 | Good | 6634 | N | N | 18114 DAYTON AVE N |
| 7 | 0 | 432570 | 0020 | 8/19/11 | \$222,500 | \$270,000 | 1050 | 7 | 1953 | Avg | 8576 | N | N | 523 N 166TH ST |
| 7 | 0 | 671370 | 0090 | 4/26/12 | \$265,000 | \$316,000 | 1050 | 7 | 1953 | Good | 8400 | N | N | 18357 EVANSTON AVE N |
| 7 | 0 | 144230 | 0025 | 12/10/13 | \$250,000 | \$253,000 | 1080 | 7 | 1954 | Avg | 7620 | N | N | 18009 N PARK PL N |
| 7 | 0 | 267310 | 0034 | 9/21/11 | \$215,000 | \$261,000 | 1080 | 7 | 1948 | Avg | 7564 | N | N | 14823 FREMONT AVE N |
| 7 | 0 | 914110 | 0226 | 3/30/12 | \$250,000 | \$299,000 | 1100 | 7 | 1981 | Avg | 7532 | N | N | 15233 FREMONT AVE N |
| 7 | 0 | 619070 | 1352 | 2/9/12 | \$260,000 | \$313,000 | 1130 | 7 | 1956 | Good | 12000 | N | N | 16843 FREMONT AVE N |
| 7 | 0 | 182604 | 9038 | 12/5/13 | \$405,000 | \$410,000 | 1150 | 7 | 1936 | VGood | 7096 | N | N | 15505 DAYTON AVE N |
| 7 | 0 | 619070 | 0220 | 6/7/11 | \$277,500 | \$337,000 | 1160 | 7 | 1978 | Good | 8976 | N | N | 17528 DAYTON AVE N |
| 7 | 0 | 923830 | 0020 | 6/20/13 | \$250,000 | \$271,000 | 1190 | 7 | 1967 | Avg | 7203 | N | N | 16335 FREMONT PL N |
| 7 | 0 | 182604 | 9218 | 2/17/11 | \$315,000 | \$381,000 | 1200 | 7 | 1951 | Good | 23411 | N | N | 15556 GREENWOOD AVE N |
| 7 | 0 | 671370 | 0205 | 4/26/11 | \$283,500 | \$344,000 | 1210 | 7 | 1953 | Good | 9730 | N | N | 18321 DAYTON PL N |
| 7 | 0 | 884795 | 0020 | 3/2/12 | \$169,000 | \$203,000 | 1210 | 7 | 2006 | Avg | 658 | N | N | 836 N 145TH LN |
| 7 | 0 | 072604 | 9199 | 8/9/12 | \$235,000 | \$276,000 | 1220 | 7 | 1956 | Good | 9000 | N | N | 704 N 165TH ST |
| 7 | 0 | 884795 | 0060 | 12/21/12 | \$186,000 | \$212,000 | 1220 | 7 | 2006 | Avg | 661 | N | N | 850 N 145TH LN |
| 7 | 0 | 884795 | 0140 | 4/22/13 | \$238,000 | \$263,000 | 1220 | 7 | 2006 | Avg | 663 | N | N | 841 N 145TH LN |

Improved Sales Used in This Annual Update Analysis Area 001 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Adj Sale Price | Above Grade Living | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|------|--------|-------|-----------|------------|----------------|--------------------|-----------|----------------|-------|----------|------|-------------|-------------------------|
| 7 | 0 | 884795 | 0190 | 9/11/12 | \$189,995 | \$222,000 | 1220 | 7 | 2006 | Avg | 661 | N | N | 857 N 145TH ST |
| 7 | 0 | 740170 | 0015 | 6/19/12 | \$263,500 | \$312,000 | 1240 | 7 | 1952 | Good | 7539 | N | N | 516 N 172ND ST |
| 7 | 0 | 619070 | 0102 | 8/16/13 | \$362,000 | \$384,000 | 1250 | 7 | 1981 | Good | 7204 | N | N | 508 N 178TH CT |
| 7 | 0 | 931030 | 0277 | 8/10/11 | \$320,000 | \$389,000 | 1260 | 7 | 1998 | Avg | 7485 | N | N | 803 N 153RD PL |
| 7 | 0 | 671310 | 0048 | 11/4/11 | \$210,000 | \$254,000 | 1270 | 7 | 1957 | Avg | 7818 | N | N | 520 N 181ST ST |
| 7 | 0 | 432570 | 0035 | 12/12/13 | \$315,000 | \$318,000 | 1290 | 7 | 1953 | Good | 9145 | N | N | 541 N 166TH ST |
| 7 | 0 | 182604 | 9485 | 6/26/13 | \$325,000 | \$351,000 | 1300 | 7 | 1997 | Avg | 5337 | N | N | 15738 GREENWOOD AVE N |
| 7 | 0 | 522030 | 0010 | 8/12/11 | \$290,000 | \$352,000 | 1300 | 7 | 1969 | Avg | 7688 | N | N | 14551 FREMONT AVE N |
| 7 | 0 | 662930 | 0050 | 7/5/13 | \$271,500 | \$292,000 | 1320 | 7 | 1954 | Good | 8100 | N | N | 618 N 165TH PL |
| 7 | 0 | 930430 | 0215 | 4/4/12 | \$290,000 | \$347,000 | 1330 | 7 | 1963 | Avg | 7200 | N | N | 14817 EVANSTON AVE N |
| 7 | 0 | 144230 | 0020 | 8/12/11 | \$294,000 | \$357,000 | 1340 | 7 | 1954 | VGood | 7597 | N | N | 18010 N PARK AVE |
| 7 | 0 | 182604 | 9153 | 10/11/11 | \$260,000 | \$315,000 | 1350 | 7 | 1938 | Avg | 17930 | N | N | 725 N 148TH ST |
| 7 | 0 | 728650 | 0037 | 8/2/11 | \$290,000 | \$352,000 | 1390 | 7 | 1949 | Good | 8938 | N | N | 18245 LINDEN AVE N |
| 7 | 0 | 072604 | 9240 | 10/13/11 | \$267,500 | \$324,000 | 1440 | 7 | 1957 | Avg | 7450 | N | N | 16514 N PARK AVE N |
| 7 | 0 | 680110 | 0030 | 4/29/11 | \$258,000 | \$313,000 | 1440 | 7 | 1954 | Good | 14695 | N | N | 532 N 185TH PL |
| 7 | 0 | 671370 | 0145 | 9/17/13 | \$330,000 | \$346,000 | 1470 | 7 | 1953 | VGood | 8400 | N | N | 18334 DAYTON PL N |
| 7 | 0 | 182604 | 9394 | 4/17/13 | \$375,000 | \$415,000 | 1480 | 7 | 1963 | Avg | 11150 | N | N | 15708 GREENWOOD AVE N |
| 7 | 0 | 671370 | 0125 | 10/23/13 | \$312,500 | \$323,000 | 1530 | 7 | 1954 | Good | 10710 | N | N | 526 N 183RD ST |
| 7 | 0 | 662930 | 0110 | 9/27/13 | \$284,000 | \$296,000 | 1540 | 7 | 1954 | Avg | 8213 | N | N | 615 N 165TH PL |
| 7 | 0 | 329670 | 0025 | 7/15/13 | \$294,000 | \$316,000 | 1550 | 7 | 1952 | Avg | 6324 | N | N | 211 N 160TH ST |
| 7 | 0 | 931030 | 0265 | 8/8/11 | \$315,000 | \$383,000 | 1560 | 7 | 1947 | Good | 18000 | N | N | 15078 WESTMINSTER WAY N |
| 7 | 0 | 432570 | 0090 | 10/8/13 | \$310,017 | \$322,000 | 1580 | 7 | 1953 | Good | 8316 | N | N | 542 N 166TH ST |
| 7 | 0 | 182604 | 9424 | 8/21/12 | \$258,000 | \$302,000 | 1600 | 7 | 1945 | Good | 8075 | N | N | 15553 DAYTON AVE N |
| 7 | 0 | 619070 | 1139 | 10/3/11 | \$247,000 | \$300,000 | 1680 | 7 | 1957 | Good | 18048 | N | N | 510 N 173RD ST |
| 7 | 4 | 931030 | 0130 | 1/13/12 | \$415,000 | \$500,000 | 1720 | 7 | 2002 | Avg | 9500 | N | N | 15332 LINDEN AVE N |
| 7 | 0 | 182604 | 9390 | 10/15/13 | \$313,629 | \$325,000 | 1790 | 7 | 1964 | Good | 13813 | N | N | 14825 N PARK AVE N |
| 7 | 0 | 522030 | 0095 | 7/19/12 | \$285,000 | \$336,000 | 2020 | 7 | 1966 | Avg | 7812 | N | N | 603 N 148TH ST |
| 7 | 0 | 619070 | 1357 | 6/6/13 | \$455,000 | \$495,000 | 2170 | 7 | 1986 | Avg | 8455 | N | N | 505 N 169TH ST |
| 7 | 4 | 931030 | 0116 | 9/25/13 | \$405,000 | \$423,000 | 2180 | 7 | 2004 | Avg | 13228 | N | N | 15420 LINDEN AVE N |
| 7 | 0 | 728770 | 0044 | 7/5/12 | \$435,000 | \$514,000 | 2230 | 7 | 2002 | Avg | 7204 | N | N | 740 N 182ND ST |
| 7 | 0 | 072604 | 9287 | 4/18/13 | \$465,000 | \$514,000 | 2940 | 7 | 1973 | Good | 7650 | N | N | 17717 LINDEN AVE N |
| 7 | 0 | 139730 | 0045 | 10/9/13 | \$466,000 | \$484,000 | 2980 | 7 | 1953 | VGood | 8425 | N | N | 550 N 167TH ST |
| 7 | 0 | 869080 | 0060 | 6/17/13 | \$305,000 | \$331,000 | 920 | 8 | 1980 | Good | 11579 | N | N | 16128 EVANSTON AVE N |
| 7 | 0 | 329370 | 0470 | 10/7/11 | \$300,000 | \$364,000 | 1140 | 8 | 1967 | Good | 11082 | N | N | 510 N GREENWOOD DR |

Improved Sales Used in This Annual Update Analysis

Area 001 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Adj Sale Price | Above Grade Living | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|------|--------|-------|-----------|------------|----------------|--------------------|-----------|----------------|-------|----------|------|-------------|-----------------------|
| 7 | 0 | 329670 | 0005 | 6/13/11 | \$320,000 | \$389,000 | 1180 | 8 | 1951 | Good | 7140 | N | N | 15757 GREENWOOD AVE N |
| 7 | 0 | 619070 | 0212 | 9/25/13 | \$372,950 | \$389,000 | 1260 | 8 | 1955 | Avg | 14700 | N | N | 17521 FREMONT AVE N |
| 7 | 0 | 914110 | 0006 | 8/5/13 | \$390,000 | \$415,000 | 1290 | 8 | 1961 | Avg | 7777 | N | N | 15280 GREENWOOD AVE N |
| 7 | 0 | 619070 | 0066 | 9/17/12 | \$312,750 | \$365,000 | 1350 | 8 | 1953 | Avg | 7590 | N | N | 17943 FREMONT AVE N |
| 7 | 0 | 329370 | 0271 | 7/26/13 | \$499,950 | \$534,000 | 1420 | 8 | 1973 | Good | 10929 | N | N | 16311 FREMONT AVE N |
| 7 | 0 | 914110 | 0125 | 12/18/12 | \$259,000 | \$296,000 | 1460 | 8 | 1983 | Avg | 9401 | N | N | 15205 DAYTON AVE N |
| 7 | 0 | 262710 | 0005 | 7/20/12 | \$320,000 | \$377,000 | 1500 | 8 | 1953 | Good | 10787 | N | N | 15533 PALATINE AVE N |
| 7 | 0 | 329380 | 0190 | 7/27/12 | \$337,000 | \$397,000 | 1510 | 8 | 1962 | Avg | 8054 | N | N | 16314 N PARK AVE |
| 7 | 0 | 329380 | 0260 | 8/9/12 | \$365,000 | \$429,000 | 1530 | 8 | 1961 | Good | 7861 | N | N | 704 N 163RD ST |
| 7 | 0 | 740100 | 0110 | 12/24/13 | \$479,000 | \$481,000 | 1550 | 8 | 1962 | Good | 7200 | N | N | 17625 EVANSTON AVE N |
| 7 | 0 | 951110 | 0021 | 9/30/11 | \$410,000 | \$497,000 | 1550 | 8 | 2001 | Avg | 7350 | N | N | 15015 DAYTON AVE N |
| 7 | 0 | 182604 | 9432 | 4/16/13 | \$340,000 | \$376,000 | 1570 | 8 | 1969 | Good | 7386 | N | N | 417 N 156TH CT |
| 7 | 0 | 680110 | 0005 | 5/18/12 | \$459,950 | \$547,000 | 1580 | 8 | 2012 | Avg | 12576 | N | N | 506 N 185TH PL |
| 7 | 4 | 282710 | 0118 | 11/9/11 | \$410,000 | \$496,000 | 1590 | 8 | 1952 | Good | 19949 | N | N | 14926 LINDEN AVE N |
| 7 | 0 | 132603 | 9067 | 3/21/12 | \$380,000 | \$455,000 | 1610 | 8 | 1964 | VGood | 7611 | N | N | 15508 PALATINE LN N |
| 7 | 0 | 182604 | 9286 | 9/17/13 | \$380,000 | \$398,000 | 1620 | 8 | 1955 | Good | 9395 | N | N | 15714 GREENWOOD AVE N |
| 7 | 0 | 329920 | 0020 | 5/18/11 | \$267,000 | \$324,000 | 1640 | 8 | 1958 | Avg | 7602 | N | N | 504 N 160TH ST |
| 7 | 0 | 619070 | 0070 | 5/9/11 | \$310,500 | \$377,000 | 1640 | 8 | 1954 | Avg | 10539 | N | N | 625 N 180TH ST |
| 7 | 0 | 182604 | 9353 | 5/8/12 | \$339,950 | \$405,000 | 1760 | 8 | 1962 | Good | 12000 | N | N | 320 N 155TH ST |
| 7 | 0 | 869080 | 0020 | 11/29/11 | \$274,000 | \$331,000 | 1910 | 8 | 1980 | Good | 9843 | N | N | 16129 EVANSTON AVE N |
| 7 | 0 | 671370 | 0263 | 3/28/11 | \$373,000 | \$452,000 | 1920 | 8 | 1989 | Avg | 10860 | Y | N | 525 N 181ST ST |
| 7 | 0 | 619070 | 0099 | 7/8/13 | \$440,000 | \$473,000 | 1930 | 8 | 1968 | Good | 7650 | N | N | 606 N 178TH ST |
| 7 | 0 | 740100 | 0050 | 4/8/13 | \$400,000 | \$443,000 | 1930 | 8 | 1962 | Good | 8749 | N | N | 17616 EVANSTON AVE N |
| 7 | 0 | 671370 | 0270 | 3/1/11 | \$394,000 | \$477,000 | 1950 | 8 | 1987 | Avg | 14830 | N | N | 611 N 182ND ST |
| 7 | 0 | 869080 | 0100 | 9/6/13 | \$460,100 | \$484,000 | 2080 | 8 | 1980 | Good | 8499 | N | N | 16301 FREMONT PL N |
| 7 | 0 | 914110 | 0163 | 5/19/13 | \$505,000 | \$553,000 | 2170 | 8 | 1998 | Avg | 9511 | N | N | 15244 DAYTON AVE N |
| 7 | 0 | 728770 | 0077 | 2/7/11 | \$420,000 | \$507,000 | 2220 | 8 | 2001 | Avg | 6385 | N | N | 739 N 182ND ST |
| 7 | 0 | 930430 | 0230 | 1/27/11 | \$483,400 | \$583,000 | 2530 | 8 | 2003 | Avg | 7200 | N | N | 510 N 148TH ST |
| 7 | 0 | 329370 | 0180 | 7/15/13 | \$545,000 | \$585,000 | 2930 | 8 | 2005 | Avg | 7370 | N | N | 16347 LINDEN AVE N |
| 7 | 0 | 914110 | 0217 | 5/24/11 | \$470,000 | \$570,000 | 2990 | 8 | 2007 | Avg | 5031 | N | N | 15243 FREMONT AVE N |
| 7 | 0 | 182604 | 9300 | 2/16/11 | \$438,000 | \$529,000 | 1060 | 9 | 2010 | Avg | 7215 | N | N | 438 N FISH SINGER PL |
| 7 | 0 | 930430 | 0165 | 12/16/11 | \$499,950 | \$604,000 | 1860 | 9 | 1924 | VGood | 7800 | N | N | 329 N 149TH ST |
| 7 | 0 | 132603 | 9078 | 6/13/12 | \$460,000 | \$545,000 | 2200 | 9 | 1986 | Avg | 10752 | N | N | 15705 GREENWOOD AVE N |
| 7 | 0 | 728770 | 0075 | 8/30/12 | \$375,000 | \$439,000 | 2290 | 9 | 2001 | Avg | 5084 | N | N | 735 N 182ND ST |

Improved Sales Used in This Annual Update Analysis Area 001 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Adj Sale Price | Above Grade Living | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|------|--------|-------|-----------|------------|----------------|--------------------|-----------|----------------|------|----------|------|-------------|-----------------------|
| 7 | 0 | 132603 | 9084 | 4/10/12 | \$675,000 | \$807,000 | 2390 | 9 | 2008 | Avg | 10001 | N | N | 15751 GREENWOOD AVE N |
| 7 | 0 | 914110 | 0157 | 8/27/12 | \$539,950 | \$632,000 | 2440 | 9 | 2000 | Avg | 7883 | N | N | 15250 DAYTON AVE N |

Improved Sales Removed in This Annual Update Analysis

Area 001 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Comments |
|----------|------|--------|-------|-----------|-------------|--|
| 1 | 0 | 022603 | 9126 | 12/5/13 | \$750,000 | DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION |
| 1 | 0 | 022603 | 9334 | 1/19/13 | \$156,409 | QUIT CLAIM DEED |
| 1 | 0 | 727710 | 0040 | 7/13/12 | \$440,476 | FORCED SALE |
| 1 | 0 | 727710 | 0200 | 4/25/13 | \$537,750 | FORCED SALE |
| 1 | 0 | 727710 | 0530 | 7/9/13 | \$850,000 | DATA DOES NOT MATCH SALE |
| 1 | 0 | 727710 | 0555 | 7/11/12 | \$475,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 1 | 0 | 727710 | 0745 | 5/16/12 | \$426,000 | QUIT CLAIM DEED |
| 1 | 0 | 728030 | 0120 | 6/22/11 | \$395,000 | TEAR DOWN |
| 1 | 0 | 728030 | 0195 | 2/27/12 | \$425,000 | DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM |
| 1 | 0 | 728030 | 0221 | 12/6/13 | \$630,000 | DATA DOES NOT MATCH SALE |
| 1 | 0 | 728030 | 0230 | 11/6/13 | \$355,000 | DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION |
| 1 | 0 | 728030 | 0365 | 4/19/12 | \$485,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 1 | 0 | 728030 | 0365 | 4/24/12 | \$485,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 1 | 0 | 728490 | 0160 | 5/29/13 | \$400,000 | PREVIOUS IMPROVEMENT VALUE <= \$25,000 |
| 1 | 0 | 728490 | 0230 | 8/1/11 | \$1,100,000 | RELOCATION - SALE TO SERVICE |
| 1 | 0 | 728490 | 0307 | 8/23/13 | \$625,500 | FORCED SALE |
| 1 | 0 | 728490 | 0460 | 3/12/13 | \$300,000 | PREVIOUS IMPROVEMENT VALUE <= \$25,000 |
| 1 | 0 | 728490 | 0500 | 6/5/12 | \$775,000 | UNFINISHED AREA > 0 |
| 2 | 0 | 012603 | 9174 | 4/3/12 | \$215,000 | MORE THAN 1 HOUSE |
| 2 | 0 | 012603 | 9226 | 12/26/12 | \$425,000 | PREVIOUS IMPROVEMENT VALUE <= \$25,000 |
| 2 | 0 | 012603 | 9335 | 4/27/12 | \$348,000 | PREVIOUS IMPROVEMENT VALUE <= \$25,000 |
| 2 | 0 | 012603 | 9588 | 11/21/12 | \$395,000 | APPEAL/NEW VALUE |
| 2 | 0 | 012603 | 9625 | 9/13/12 | \$219,500 | QUIT CLAIM DEED |
| 2 | 0 | 022603 | 9006 | 5/22/13 | \$429,000 | DATA DOES NOT MATCH SALE |
| 2 | 0 | 022603 | 9053 | 9/3/13 | \$1,525,000 | SEGREGATION AND/OR MERGER |
| 2 | 0 | 022603 | 9217 | 10/17/13 | \$419,800 | DATA DOES NOT MATCH SALE |
| 2 | 0 | 022603 | 9260 | 8/9/11 | \$245,000 | NO MARKET EXPOSURE |
| 2 | 0 | 022603 | 9266 | 2/22/12 | \$423,430 | FORCED SALE |
| 2 | 0 | 022603 | 9322 | 8/22/13 | \$332,100 | FORCED SALE |
| 2 | 0 | 211090 | 0030 | 4/5/12 | \$285,000 | DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM |
| 2 | 0 | 275950 | 0040 | 2/18/11 | \$260,000 | TEAR DOWN |
| 2 | 0 | 275950 | 0135 | 1/21/11 | \$220,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 2 | 0 | 275980 | 0095 | 8/31/11 | \$254,100 | NON-REPRESENTATIVE SALE |
| 2 | 0 | 638430 | 0120 | 5/13/13 | \$305,000 | DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM |
| 2 | 0 | 638430 | 0120 | 12/18/13 | \$549,000 | DATA DOES NOT MATCH SALE |
| 2 | 0 | 664990 | 0310 | 8/2/12 | \$585,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |

Improved Sales Removed in This Annual Update Analysis

Area 001 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Comments |
|----------|------|--------|-------|-----------|-------------|---|
| 2 | 0 | 664990 | 0310 | 12/6/13 | \$499,990 | DATA DOES NOT MATCH SALE |
| 2 | 0 | 761750 | 0010 | 11/21/11 | \$218,500 | NON-REPRESENTATIVE SALE |
| 2 | 0 | 761870 | 0021 | 7/2/12 | \$275,807 | FORCED SALE |
| 2 | 0 | 761870 | 0021 | 12/4/12 | \$284,900 | PREVIOUS IMPROVEMENT VALUE <= \$25,000 |
| 2 | 0 | 761870 | 0041 | 5/7/13 | \$246,792 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 3 | 2 | 012603 | 9060 | 5/22/13 | \$691,500 | DATA DOES NOT MATCH SALE |
| 3 | 2 | 012603 | 9069 | 11/8/11 | \$143,500 | FORCED SALE |
| 3 | 2 | 012603 | 9069 | 12/7/11 | \$160,000 | QUIT CLAIM DEED |
| 3 | 1 | 040510 | 0335 | 3/26/12 | \$170,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 3 | 1 | 122603 | 9033 | 10/24/13 | \$420,000 | DATA DOES NOT MATCH SALE |
| 3 | 2 | 122603 | 9073 | 11/8/11 | \$238,400 | FORCED SALE |
| 3 | 1 | 122603 | 9134 | 2/16/12 | \$303,393 | FORCED SALE |
| 3 | 1 | 122603 | 9134 | 2/13/13 | \$235,000 | DIAGNOSTIC OUTLIER; ANOMALY DETECTION |
| 3 | 2 | 303800 | 0090 | 8/19/13 | \$505,000 | DATA DOES NOT MATCH SALE |
| 3 | 0 | 309580 | 0090 | 6/14/13 | \$480,000 | DATA DOES NOT MATCH SALE |
| 3 | 1 | 329370 | 0508 | 11/18/13 | \$343,000 | APPEAL/NEW VALUE |
| 3 | 0 | 619070 | 0389 | 5/8/13 | \$367,000 | FORCED SALE |
| 3 | 0 | 619070 | 0396 | 12/27/12 | \$420,000 | DATA DOES NOT MATCH SALE |
| 3 | 1 | 619070 | 1480 | 3/29/13 | \$433,750 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 3 | 2 | 670100 | 0060 | 9/20/13 | \$195,388 | QUIT CLAIM DEED |
| 3 | 1 | 671310 | 0025 | 8/2/13 | \$271,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 3 | 0 | 672270 | 0005 | 10/22/12 | \$515,000 | DATA DOES NOT MATCH SALE |
| 3 | 1 | 728230 | 0045 | 12/13/11 | \$143,100 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 3 | 1 | 728230 | 0100 | 7/1/13 | \$414,950 | DATA DOES NOT MATCH SALE |
| 3 | 1 | 750800 | 0030 | 3/28/12 | \$308,303 | FORCED SALE |
| 3 | 0 | 926570 | 0020 | 8/5/11 | \$220,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 3 | 2 | 950850 | 0095 | 2/28/11 | \$140,000 | PARTIAL INTEREST (1/3, 1/2, Etc.) |
| 4 | 0 | 330470 | 0010 | 4/11/11 | \$3,550,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 4 | 0 | 330470 | 0035 | 5/15/12 | \$2,250,000 | MORE THAN 1 HOUSE |
| 4 | 0 | 330470 | 0040 | 5/23/13 | \$2,200,000 | MORE THAN 1 HOUSE |
| 4 | 0 | 330470 | 0060 | 12/7/12 | \$5,800,000 | MORE THAN 1 HOUSE |
| 4 | 0 | 330470 | 0085 | 10/15/12 | \$780,000 | APPEAL/NEW VALUE |
| 4 | 0 | 330470 | 0140 | 1/11/11 | \$1,375,000 | MORE THAN 1 HOUSE |
| 4 | 0 | 330470 | 0160 | 9/17/13 | \$1,840,000 | UNFINISHED AREA > 0 |
| 4 | 0 | 330470 | 0161 | 10/26/11 | \$962,500 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 4 | 0 | 330470 | 0205 | 7/1/11 | \$2,500,000 | MORE THAN 1 HOUSE |

Improved Sales Removed in This Annual Update Analysis

Area 001 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Comments |
|----------|------|--------|-------|-----------|-------------|--|
| 4 | 0 | 330470 | 0266 | 5/2/11 | \$745,500 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 4 | 0 | 330470 | 0275 | 5/1/13 | \$2,850,000 | APPEAL/NEW VALUE |
| 4 | 0 | 330470 | 0280 | 5/7/12 | \$855,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 4 | 0 | 330470 | 0290 | 6/8/11 | \$2,100,000 | DIAGNOSTIC OUTLIER; ANOMALY DETECTION |
| 4 | 0 | 330470 | 0300 | 3/15/11 | \$1,635,000 | TEAR DOWN |
| 4 | 0 | 330470 | 0350 | 11/30/11 | \$3,000,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 4 | 0 | 330470 | 0361 | 4/25/13 | \$2,050,000 | MORE THAN 1 HOUSE |
| 5 | 0 | 012603 | 9119 | 2/15/12 | \$179,900 | DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM |
| 5 | 0 | 012603 | 9305 | 8/6/13 | \$330,000 | MORE THAN 1 HOUSE |
| 5 | 0 | 012603 | 9321 | 12/27/12 | \$436,400 | DATA DOES NOT MATCH SALE |
| 5 | 5 | 012603 | 9452 | 3/23/12 | \$283,000 | NON-PROFIT ORGANIZATION |
| 5 | 0 | 012603 | 9506 | 7/1/13 | \$311,000 | FORCED SALE |
| 5 | 0 | 012603 | 9506 | 9/25/13 | \$429,900 | DATA DOES NOT MATCH SALE |
| 5 | 5 | 012603 | 9543 | 10/15/13 | \$461,000 | DATA DOES NOT MATCH SALE |
| 5 | 0 | 012603 | 9680 | 10/8/13 | \$485,405 | QUIT CLAIM DEED |
| 5 | 3 | 021770 | 0140 | 2/8/11 | \$285,000 | OBSOLESCENCE > 0 |
| 5 | 3 | 021770 | 0380 | 7/8/13 | \$245,650 | FORCED SALE |
| 5 | 3 | 222890 | 0113 | 11/29/11 | \$305,500 | NO MARKET EXPOSURE |
| 5 | 0 | 264490 | 0140 | 9/13/13 | \$140,000 | DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION |
| 5 | 0 | 264490 | 0145 | 10/14/13 | \$205,000 | FORCED SALE |
| 5 | 3 | 264550 | 0005 | 9/12/13 | \$648,500 | PERCENT COMPLETE < 100% |
| 5 | 0 | 264550 | 0006 | 9/19/13 | \$619,950 | PERCENT COMPLETE < 100% |
| 5 | 0 | 311310 | 0025 | 4/24/13 | \$310,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 5 | 0 | 311310 | 0025 | 12/20/13 | \$473,000 | DATA DOES NOT MATCH SALE |
| 5 | 0 | 338090 | 0045 | 6/18/12 | \$336,420 | FORCED SALE |
| 5 | 0 | 338090 | 0110 | 4/19/13 | \$179,000 | LACK OF REPRESENTATION |
| 5 | 0 | 338090 | 0110 | 9/27/13 | \$368,000 | DATA DOES NOT MATCH SALE |
| 5 | 0 | 338090 | 0115 | 10/11/12 | \$50,000 | DOR RATIO |
| 5 | 3 | 530610 | 0090 | 11/16/13 | \$339,000 | DATA DOES NOT MATCH SALE |
| 5 | 3 | 530610 | 0265 | 6/18/12 | \$192,000 | DIAGNOSTIC OUTLIER; ANOMALY DETECTION |
| 5 | 3 | 728390 | 0215 | 12/14/11 | \$155,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 5 | 3 | 728390 | 0223 | 5/9/12 | \$261,000 | DATA DOES NOT MATCH SALE |
| 5 | 4 | 728390 | 0581 | 11/16/12 | \$289,820 | FORCED SALE |
| 5 | 5 | 728410 | 0030 | 11/13/13 | \$180,004 | QUIT CLAIM DEED |
| 5 | 5 | 728410 | 0110 | 10/16/13 | \$165,000 | DOR RATIO |
| 5 | 0 | 799230 | 0030 | 2/24/12 | \$239,950 | DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM |

Improved Sales Removed in This Annual Update Analysis

Area 001 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Comments |
|----------|------|--------|-------|-----------|-------------|--|
| 5 | 0 | 859890 | 0140 | 5/7/13 | \$339,211 | FORCED SALE |
| 5 | 0 | 859890 | 0157 | 11/18/13 | \$256,329 | FORCED SALE |
| 5 | 3 | 925090 | 0003 | 6/30/11 | \$230,000 | DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION |
| 6 | 0 | 358530 | 0200 | 2/28/12 | \$360,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 6 | 0 | 358530 | 0205 | 2/22/12 | \$405,000 | DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM |
| 6 | 0 | 358530 | 0300 | 11/2/11 | \$800,000 | OBSOLESCENCE > 0 |
| 6 | 0 | 358590 | 0135 | 12/4/11 | \$760,000 | OBSOLESCENCE > 0 |
| 6 | 0 | 358590 | 0155 | 6/1/11 | \$1,496,000 | DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION |
| 6 | 0 | 358590 | 0220 | 9/26/12 | \$1,054,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 6 | 0 | 358590 | 0440 | 8/17/11 | \$739,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 6 | 0 | 358590 | 0820 | 1/23/12 | \$25,000 | EASEMENT OR RIGHT-OF-WAY |
| 6 | 0 | 358590 | 0875 | 8/16/12 | \$650,000 | UNFINISHED AREA > 0 |
| 6 | 0 | 358650 | 0190 | 3/27/13 | \$238,000 | PARTIAL INTEREST (1/3, 1/2, Etc.) |
| 6 | 0 | 358650 | 0655 | 7/17/13 | \$990,400 | DATA DOES NOT MATCH SALE |
| 6 | 0 | 358650 | 0775 | 8/15/12 | \$380,000 | DIAGNOSTIC OUTLIER; ANOMALY DETECTION |
| 6 | 0 | 358650 | 0840 | 6/29/12 | \$317,000 | DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM |
| 6 | 0 | 358650 | 0910 | 8/8/13 | \$723,000 | DATA DOES NOT MATCH SALE |
| 6 | 0 | 358650 | 1030 | 6/1/13 | \$129,000 | PARTIAL INTEREST (1/3, 1/2, Etc.) |
| 6 | 0 | 358650 | 1085 | 9/18/13 | \$426,000 | FORCED SALE |
| 6 | 0 | 358650 | 1125 | 9/20/13 | \$375,000 | DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION |
| 6 | 0 | 358650 | 1130 | 3/26/13 | \$327,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 6 | 3 | 778535 | 0370 | 4/2/13 | \$865,000 | DATA DOES NOT MATCH SALE |
| 6 | 3 | 778535 | 0560 | 12/22/11 | \$550,000 | FORCED SALE |
| 6 | 3 | 778536 | 0210 | 1/21/11 | \$700,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 7 | 0 | 072604 | 9069 | 4/19/12 | \$131,000 | DOR RATIO |
| 7 | 0 | 144230 | 0020 | 5/5/11 | \$175,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 7 | 0 | 182604 | 9188 | 4/5/12 | \$580,000 | MORE THAN 1 HOUSE |
| 7 | 0 | 182604 | 9301 | 9/19/12 | \$290,000 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 7 | 0 | 282710 | 0081 | 10/18/12 | \$600,000 | MORE THAN 1 HOUSE |
| 7 | 4 | 329370 | 0155 | 8/30/12 | \$370,000 | UNFINISHED AREA > 0 |
| 7 | 4 | 329370 | 0156 | 6/27/11 | \$169,900 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 7 | 0 | 619070 | 0211 | 10/9/13 | \$457,000 | DATA DOES NOT MATCH SALE |
| 7 | 0 | 619070 | 1262 | 4/20/11 | \$205,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 7 | 0 | 619070 | 1276 | 11/18/11 | \$262,500 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 7 | 0 | 660200 | 0010 | 7/30/12 | \$270,000 | DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION |
| 7 | 0 | 660200 | 0010 | 3/19/13 | \$495,000 | DATA DOES NOT MATCH SALE |

Improved Sales Removed in This Annual Update Analysis

Area 001 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Comments |
|----------|------|--------|-------|-----------|------------|---|
| 7 | 0 | 662930 | 0120 | 11/25/13 | \$350,000 | DATA DOES NOT MATCH SALE |
| 7 | 0 | 671370 | 0006 | 11/2/12 | \$182,500 | OBSOLESCENCE > 0 |
| 7 | 0 | 671370 | 0210 | 2/8/11 | \$269,691 | FORCED SALE |
| 7 | 0 | 671370 | 0220 | 5/23/13 | \$200,000 | DIAGNOSTIC OUTLIER; ANOMALY DETECTION |
| 7 | 0 | 740030 | 0021 | 4/13/11 | \$131,500 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 7 | 0 | 740570 | 0015 | 4/6/11 | \$146,000 | PARTIAL INTEREST (1/3, 1/2, Etc.) |
| 7 | 0 | 740570 | 0015 | 4/12/11 | \$146,000 | PARTIAL INTEREST (1/3, 1/2, Etc.) |
| 7 | 0 | 750820 | 0090 | 7/18/12 | \$309,500 | UNFINISHED AREA > 0 |
| 7 | 0 | 884795 | 0020 | 11/7/11 | \$176,458 | FORCED SALE |
| 7 | 0 | 884795 | 0040 | 5/31/13 | \$272,727 | FORCED SALE |
| 7 | 0 | 884795 | 0110 | 1/11/12 | \$281,300 | FORCED SALE |
| 7 | 0 | 884795 | 0140 | 2/11/13 | \$257,087 | FORCED SALE |
| 7 | 0 | 884795 | 0150 | 10/22/12 | \$135,600 | SHORT SALE |
| 7 | 0 | 914110 | 0123 | 11/18/13 | \$585,000 | PERCENT COMPLETE < 100% |
| 7 | 0 | 914110 | 0150 | 7/2/13 | \$430,000 | MORE THAN 1 HOUSE |
| 7 | 0 | 914110 | 0226 | 1/6/12 | \$225,000 | FORCED SALE |
| 7 | 0 | 930430 | 0200 | 11/11/11 | \$180,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 7 | 0 | 930430 | 0280 | 11/14/12 | \$391,520 | FORCED SALE |
| 7 | 0 | 931030 | 0320 | 6/26/13 | \$450,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 7 | 4 | 937230 | 0041 | 9/13/13 | \$315,457 | FORCED SALE |
| 7 | 4 | 937230 | 0055 | 11/22/13 | \$151,000 | DIAGNOSTIC OUTLIER; ANOMALY DETECTION |
| 7 | 0 | 951110 | 0010 | 11/14/13 | \$175,000 | DOR RATIO |

**Vacant Sales Used in this Annual Update Analysis
Area 001**

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Lot Size | View | Waterfront |
|----------|------|--------|-------|-----------|------------|----------|------|------------|
| 1 | 0 | 728030 | 0300 | 11/28/12 | \$270,000 | 7234 | N | N |
| 1 | 0 | 728030 | 0335 | 10/11/12 | \$258,000 | 8420 | Y | N |
| 5 | 0 | 012603 | 9690 | 5/17/12 | \$170,000 | 7221 | N | N |
| 5 | 0 | 012603 | 9692 | 5/17/12 | \$148,000 | 7203 | N | N |
| 7 | 0 | 680110 | 0005 | 11/28/11 | \$139,500 | 12576 | N | N |
| 7 | 0 | 914110 | 0050 | 8/21/12 | \$895,000 | 26536 | N | N |
| 7 | 0 | 914110 | 0123 | 12/14/12 | \$120,000 | 8437 | N | N |

**Vacant Sales Removed in this Annual Update Analysis
Area 001**

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Comments |
|----------|------|--------|-------|-----------|------------|-------------------------|
| 5 | 3 | 728710 | 0152 | 8/30/11 | \$85,000 | NON-PROFIT ORGANIZATION |

**Mobile Home Sales Used in this Annual Update Analysis
Area 001**

| Sub Area | Nghb | Major | Minor | SaleDate | Sale Price | Adj Sale Price | Living Area | Class | Year Built | Cond | Lot Size | View | Situs Address |
|----------|------|--------|-------|-----------|------------|----------------|-------------|-------|------------|------|----------|------|--------------------|
| 5 | 3 | 264490 | 0011 | 11/7/2013 | \$175,000 | \$179,000 | 728 | | 1974 | | 10,500 | N | 517 N 205TH ST |
| 7 | 0 | 522030 | 0040 | 7/22/2013 | \$250,000 | \$269,000 | 1568 | | 1984 | | 7440 | N | 14515 FREMONT AV N |

Mobile Home Sales Removed in this Annual Update Analysis
Area 001

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Comments |
|------------------------|------|-------|-------|-----------|------------|----------|
| No sales were removed. | | | | | | |

Uniform Standards of Professional Appraisal Practice Compliance

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

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

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

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

Highest and Best Use

RCW 84.40.030

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

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

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

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

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

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

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

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

Date of Value Estimate

RCW 84.36.005

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

RCW 36.21.080

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

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

Property Rights Appraised: Fee Simple

Wash Constitution Article 7 § 1 Taxation:

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

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

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

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

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

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

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

Assumptions and Limiting Conditions:

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

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

Scope of Work Performed:

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

Certification:

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

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

None

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

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

- Annual Update Model Development and Report Preparation
- Data Collection
- Sales Verification
- Land and total Valuation
- New Construction Evaluation



February 19, 2014

Appraiser II

Date