

Executive Summary

Northgate/Maple Leaf/Meadowbrook - Area 007

Annual Update

Characteristics Based Market Adjustment for 2014 Assessment Roll

Previous Physical Inspection: 2010
Number of Improved Sales: 588
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	\$166,800	\$238,100	\$404,900			9.64%
2014 Value	\$181,900	\$260,500	\$442,400	\$479,100	93.1%	9.39%
\$ Change	+\$15,100	+\$22,400	+\$37,500			
% Change	+9.1%	+9.4%	+9.3%			

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The 2014 COD of 9.39% is an improvement from the previous COD of 9.64%. 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	\$169,500	\$221,900	\$391,400
2014 Value	\$184,800	\$242,200	\$427,000
% Change	+9.0%	+9.1%	+9.1%

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

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that one characteristic-based variable and one location-based variable needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, grade 7 and higher grade parcels that are located in Sub Area 6 were generally at higher assessment levels than the rest of the population and required less of an upward adjustment than the overall adjustment. Also grade 6 and lower grade parcels were at higher assessment levels and required less of an upward adjustment. This annual update valuation model corrects for these strata differences.

Area 007 - Map



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Area 007 - Model Adjustments 1-3 Unit Residences

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

Standard Area Adjustment	# Parcels Adjusted	% of Population
+11.35%	3,985	68%

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

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

Model Variable	Adj %	# Sales	# in Pop	% Rep
Sub6_Grade7orHigher	+4.58%	133	1427	9%
Grade6orLower	+2.51%	40	457	9%

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

Generally, grade 7 and higher grade parcels that are located in Sub Area 6 were at a higher assessment level than the rest of the population. Also grade 6 and lower grade parcels were at a higher assessment level. This model corrects for these strata differences.

Annual Update Process

Effective Date of Appraisal: January 1, 2014

Date of Appraisal Report: May 22, 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 7 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 +9.0% increase in land assessments in the area for the 2014 Assessment Year. The formula is:

2014 Land Value = 2013 Land Value * 1.093, with the result truncated to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that one characteristic-based variable and one location-based variable needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, grade 7 and higher grade parcels that are located in Sub Area 6 were generally at higher assessment levels than the rest of the population and required less of an upward adjustment than the overall adjustment. Also grade 6 and lower grade parcels were at higher assessment levels and required less of an upward adjustment. This annual update valuation model corrects for these strata differences.

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 588 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:

$$\text{2014 Total Value} = \text{2013 Total Value} * (1 - 0.06) / (.8441958 + 5.463533E-02 * \text{Sub6_Grade7orHigher} + 7.274887E-02 * \text{Grade6orLower})$$

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

$$\text{2014 Improvements Value} = \text{2014 Total Value} \text{ minus } \text{2014 Land Value}$$

Mobile Home Update

There were no mobile homes in this area.

Results

The resulting assessment level is 93.1%. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10.

Application of these recommended values for the 2014 assessment year (taxes payable in 2015) results in an average total change from the 2013 assessments of +9.1%. 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) * 1.093.
- 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) * 1.093.
- If adjusted land value falls < \$1,000, then land value = \$1,000 or previous, whichever is less.
- If adjusted improvement value falls < \$1,000, then improvement value = \$1,000 or previous, whichever is less.
- If land value <= \$10,000 no adjustment is applied.
- If improvements and accessories =< \$10,000 no further adjustment applied.
- If vacant parcel (no improvement value), the land adjustment applies.
- If a parcel is coded “non-perc” (sewer system=3 or 4), there is no change from previous land value.
- If a parcel is coded “unbuildable” = 1, there is no change from previous land value.

- If a parcel is coded water district private restricted, or public restricted, there is no change from previous land value.
- If an improvement is coded “% net condition” or is in “poor” condition, then there is no change from previous improvement value, only the land adjustment applies.
- Any properties excluded from the annual up-date process are noted in RealProperty.

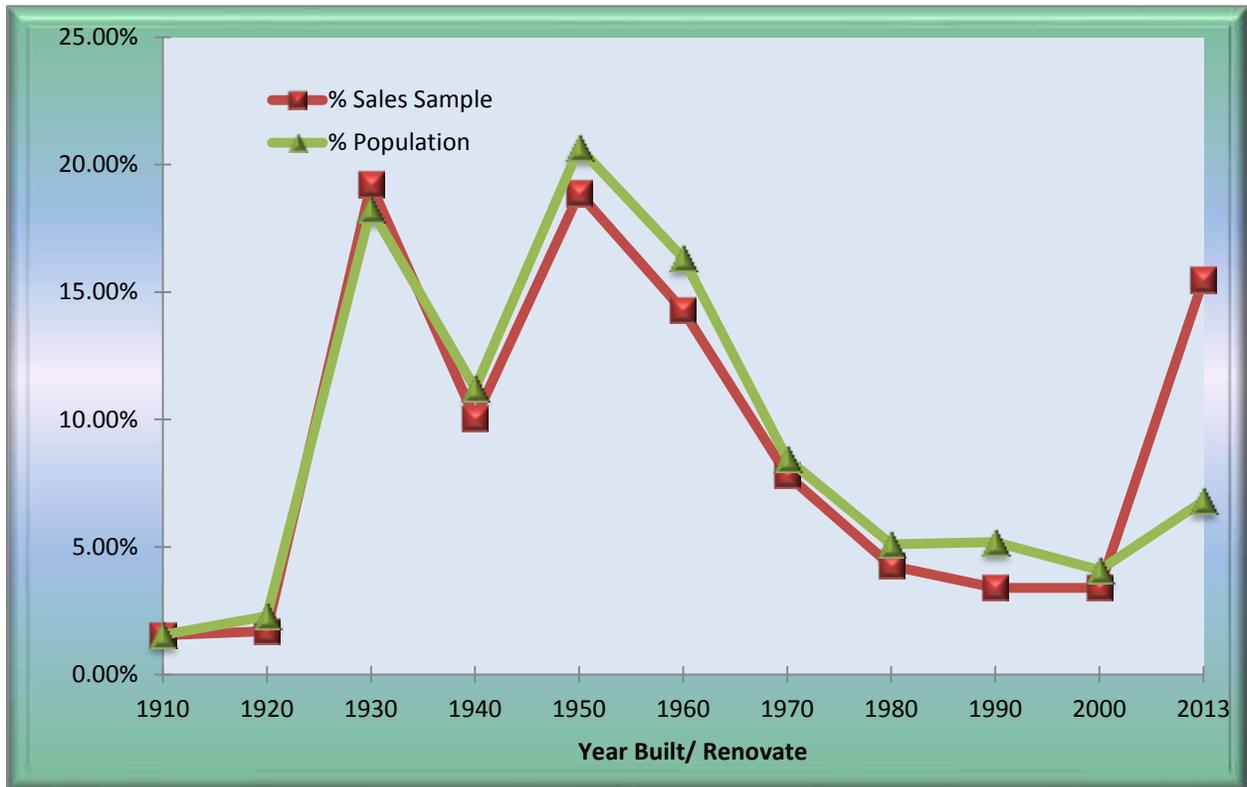
Sales Sample Representation of Population Year Built or Renovated

Sales Sample

Year Built/Ren	Frequency	% Sales Sample
1910	9	1.53%
1920	10	1.70%
1930	113	19.22%
1940	59	10.03%
1950	111	18.88%
1960	84	14.29%
1970	46	7.82%
1980	25	4.25%
1990	20	3.40%
2000	20	3.40%
2013	91	15.48%
588		

Population

Year Built/Ren	Frequency	% Population
1910	91	1.55%
1920	134	2.28%
1930	1,072	18.27%
1940	659	11.23%
1950	1,213	20.67%
1960	959	16.34%
1970	497	8.47%
1980	300	5.11%
1990	305	5.20%
2000	240	4.09%
2013	399	6.80%
5,869		



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

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

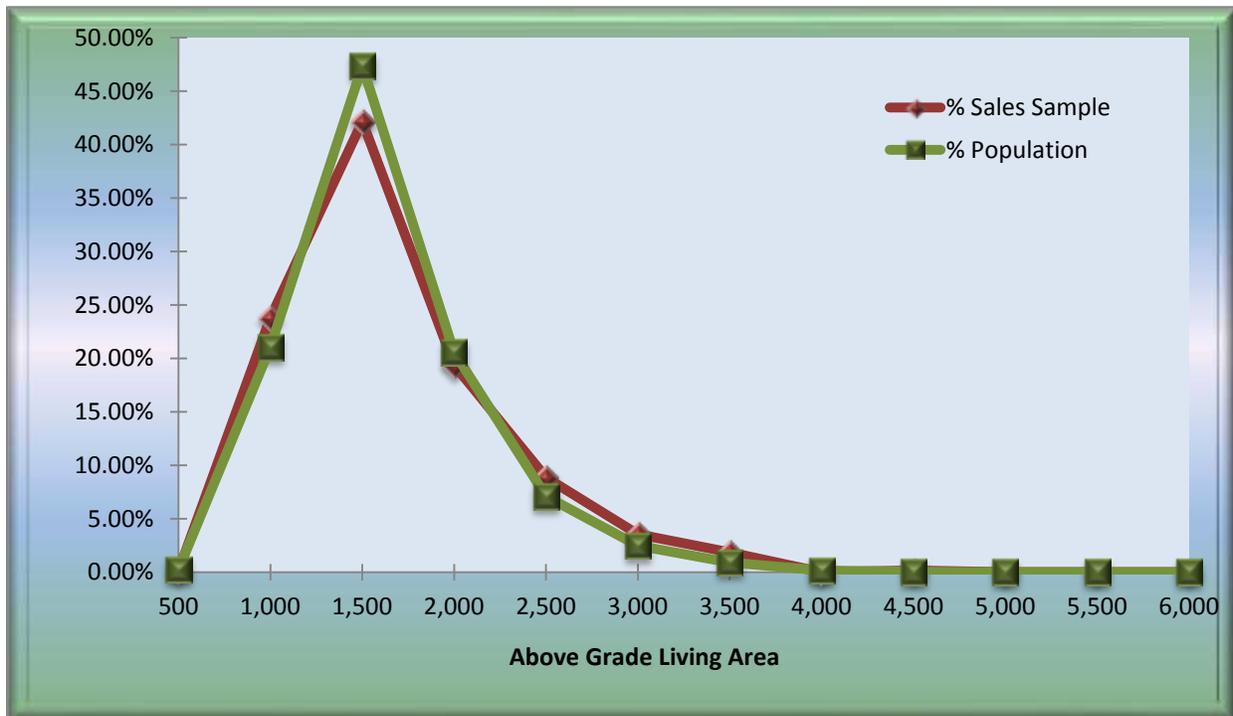
Sales Sample Representation of Population Above Grade Living Area

Sales Sample

AGLA	Frequency	% Sales Sample
500	1	0.17%
1,000	140	23.81%
1,500	248	42.18%
2,000	114	19.39%
2,500	52	8.84%
3,000	21	3.57%
3,500	11	1.87%
4,000	0	0.00%
4,500	1	0.17%
5,000	0	0.00%
5,500	0	0.00%
6,000	0	0.00%
588		

Population

AGLA	Frequency	% Population
500	16	0.27%
1,000	1,236	21.06%
1,500	2,780	47.37%
2,000	1,209	20.60%
2,500	417	7.11%
3,000	145	2.47%
3,500	54	0.92%
4,000	10	0.17%
4,500	2	0.03%
5,000	0	0.00%
5,500	0	0.00%
6,000	0	0.00%
5,869		



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

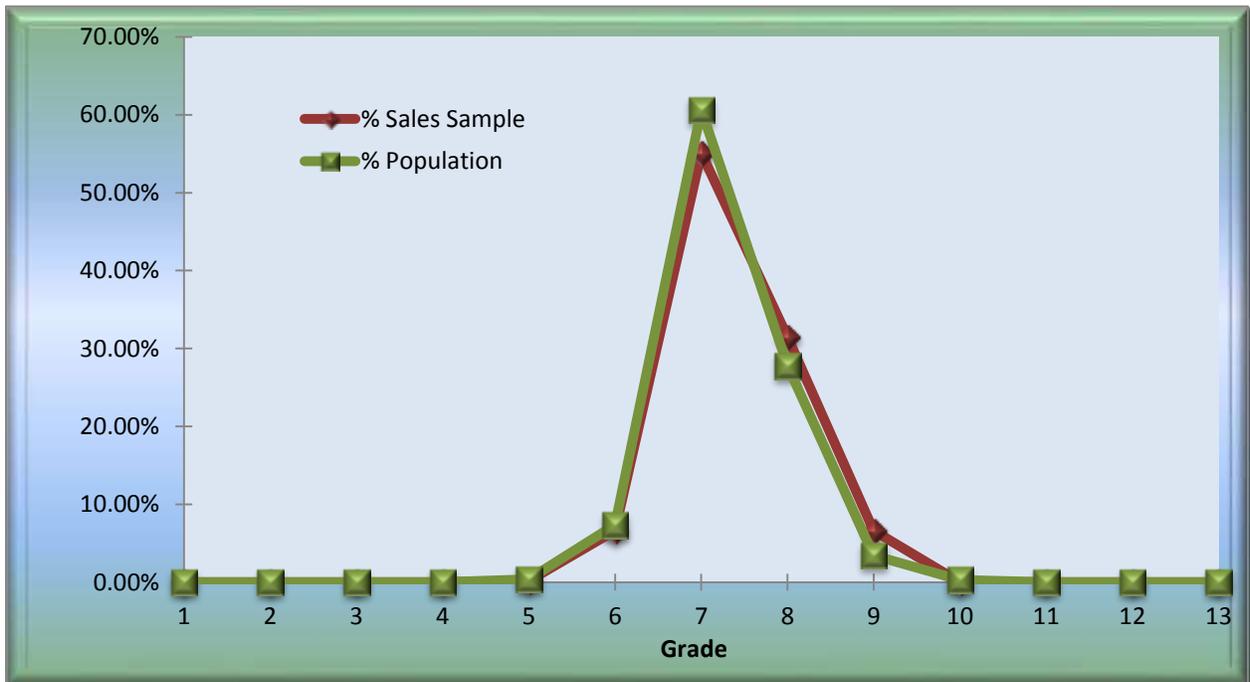
Sales Sample Representation of Population Building Grade

Sales Sample

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	1	0.17%
6	39	6.63%
7	324	55.10%
8	185	31.46%
9	39	6.63%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
588		

Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	2	0.03%
5	23	0.39%
6	432	7.36%
7	3,560	60.66%
8	1,631	27.79%
9	203	3.46%
10	18	0.31%
11	0	0.00%
12	0	0.00%
13	0	0.00%
5,869		



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

Area 007 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 1.089, resulting in an adjusted value of \$517,000 ($\$475,000 * 1.089 = \$517,275$) – truncated to the nearest \$1000.

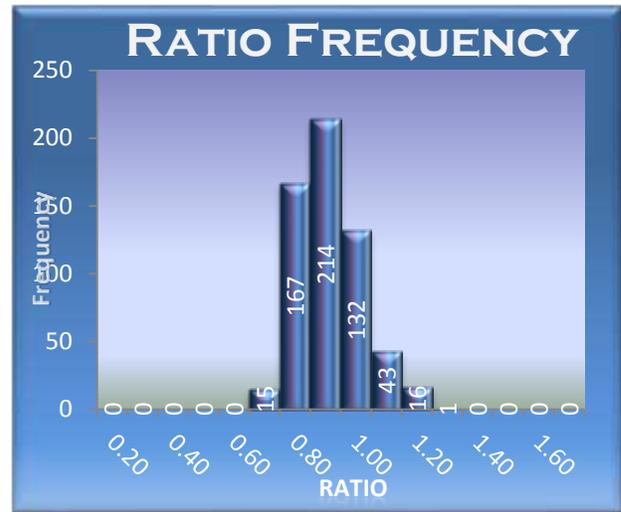
SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2011	1.214	21.4%
2/1/2011	1.208	20.8%
3/1/2011	1.202	20.2%
4/1/2011	1.196	19.6%
5/1/2011	1.190	19.0%
6/1/2011	1.184	18.4%
7/1/2011	1.178	17.8%
8/1/2011	1.172	17.2%
9/1/2011	1.166	16.6%
10/1/2011	1.160	16.0%
11/1/2011	1.154	15.4%
12/1/2011	1.149	14.9%
1/1/2012	1.143	14.3%
2/1/2012	1.136	13.6%
3/1/2012	1.131	13.1%
4/1/2012	1.125	12.5%
5/1/2012	1.119	11.9%
6/1/2012	1.113	11.3%
7/1/2012	1.107	10.7%
8/1/2012	1.101	10.1%
9/1/2012	1.095	9.5%
10/1/2012	1.089	8.9%
11/1/2012	1.083	8.3%
12/1/2012	1.077	7.7%
1/1/2013	1.071	7.1%
2/1/2013	1.065	6.5%
3/1/2013	1.060	6.0%
4/1/2013	1.054	5.4%
5/1/2013	1.048	4.8%
6/1/2013	1.042	4.2%
7/1/2013	1.036	3.6%
8/1/2013	1.030	3.0%
9/1/2013	1.024	2.4%
10/1/2013	1.018	1.8%
11/1/2013	1.012	1.2%
12/1/2013	1.006	0.6%
1/1/2014	1.000	0.0%

The time adjustment formula for Area 007 is: $(.8441958 - 1.679916E-04 * \text{SaleDay} + 5.463533E-02 * 0.2261905 + 7.274887E-02 * 6.802721E-02) / (.8441958 + 5.463533E-02 * 0.2261905 + 7.274887E-02 * 6.802721E-02)$
SaleDay = SaleDate - 41640
SaleDaySq = (SaleDate - 41640)^2

Annual Update Ratio Study Report (Before) – 2013 Assessments

District: NW / Team: 3	Appr. Date: 1/1/2013	Date of Report: 5/20/2014	Sales Dates: 1/2011 - 12/2013
Area Name: Northgate/Maple Leaf/Meadowbrook	Appr ID: DJOH	Property Type: 1 to 3 Unit Residences	Adjusted for time? YES
Area Number: 7			

SAMPLE STATISTICS	
<i>Sample size (n)</i>	588
<i>Mean Assessed Value</i>	404,900
<i>Mean Adj. Sales Price</i>	479,100
<i>Standard Deviation AV</i>	85,961
<i>Standard Deviation SP</i>	127,654
ASSESSMENT LEVEL	
<i>Arithmetic Mean Ratio</i>	0.862
<i>Median Ratio</i>	0.852
<i>Weighted Mean Ratio</i>	0.845
UNIFORMITY	
<i>Lowest ratio</i>	0.648
<i>Highest ratio:</i>	1.204
<i>Coefficient of Dispersion</i>	9.64%
<i>Standard Deviation</i>	0.103
<i>Coefficient of Variation</i>	11.98%
<i>Price Related Differential (PRD)</i>	1.019
RELIABILITY	
95% Confidence: Median	
<i>Lower limit</i>	0.841
<i>Upper limit</i>	0.862
95% Confidence: Mean	
<i>Lower limit</i>	0.853
<i>Upper limit</i>	0.870
SAMPLE SIZE EVALUATION	
<i>N (population size)</i>	5869
<i>B (acceptable error - in decimal)</i>	0.05
<i>S (estimated from this sample)</i>	0.103
Recommended minimum:	17
<i>Actual sample size:</i>	588
Conclusion:	OK
NORMALITY	
Binomial Test	
<i># ratios below mean:</i>	314
<i># ratios above mean:</i>	274
<i>z:</i>	1.650
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

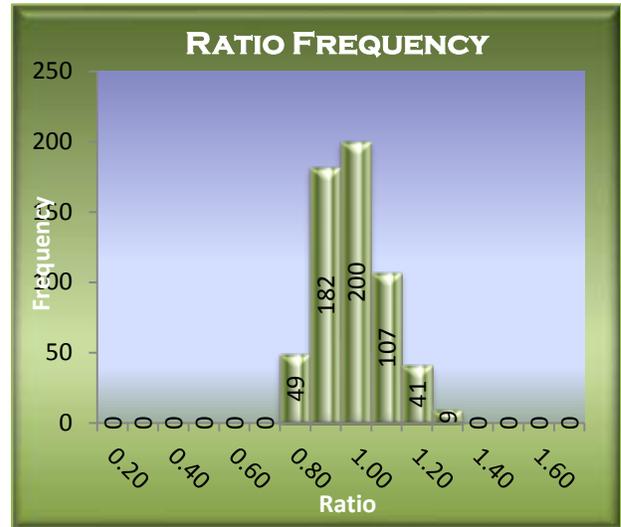
1 to 3 Unit Residences throughout Area 007

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: 3	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Northgate/Maple	1/1/2014	5/20/2014	1/2011 - 12/2013
Leaf/Meadowbrook	Appr. ID:	Property Type:	Adjusted for time?
Area Number: 7	DJOH	1 to 3 Unit	YES

SAMPLE STATISTICS	
Sample size (n)	588
Mean Assessed Value	442,400
Mean Sales Price	479,100
Standard Deviation AV	98,198
Standard Deviation SP	127,654
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.939
Median Ratio	0.931
Weighted Mean Ratio	0.923
UNIFORMITY	
Lowest ratio	0.717
Highest ratio:	1.259
Coefficient of Dispersion	9.39%
Standard Deviation	0.109
Coefficient of Variation	11.60%
Price Related Differential (PRD)	1.017
RELIABILITY	
95% Confidence: Median	
Lower limit	0.917
Upper limit	0.941
95% Confidence: Mean	
Lower limit	0.930
Upper limit	0.948
SAMPLE SIZE EVALUATION	
N (population size)	5869
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.109
Recommended minimum:	19
Actual sample size:	588
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	316
# ratios above mean:	272
z:	1.815
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout Area 007

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

Improved Sales Used in This Annual Update Analysis

Area 007 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	0	256830	0200	09/26/12	\$325,000	\$354,000	790	6	1936	Good	16,233	N	N	10027 RAVENNA AVE NE
5	0	256830	0253	05/10/12	\$295,000	\$330,000	800	6	1926	Good	6,862	N	N	10306 FISCHER PL NE
5	0	156610	0010	04/12/12	\$325,000	\$365,000	880	6	1948	Avg	8,227	N	N	2511 NE 100TH ST
5	0	514400	0005	03/22/13	\$335,000	\$354,000	1,050	7	1954	Good	7,440	N	N	10811 27TH AVE NE
5	0	514400	0075	03/26/13	\$427,000	\$450,000	1,050	7	1954	VGood	7,414	N	N	10808 27TH AVE NE
5	0	514400	0036	04/08/11	\$290,000	\$346,000	1,050	7	1954	Avg	9,206	N	N	2523 NE 108TH PL
5	0	514400	0055	12/07/11	\$328,000	\$376,000	1,050	7	1954	Avg	5,700	N	N	2539 NE 108TH PL
5	0	282604	9148	05/10/11	\$340,000	\$404,000	1,120	7	1954	Avg	7,752	N	N	2813 NE 110TH ST
5	0	282604	9196	11/06/12	\$300,000	\$325,000	1,360	7	1953	Avg	6,000	N	N	2522 NE 107TH ST
5	0	637000	0065	11/09/12	\$330,000	\$357,000	1,360	7	1955	Avg	6,092	N	N	2533 NE 106TH PL
5	0	282604	9211	10/22/13	\$375,000	\$380,000	1,410	7	1916	Avg	7,250	N	N	2717 NE 110TH ST
5	0	282604	9185	06/24/11	\$344,000	\$406,000	1,430	7	1909	Good	12,253	N	N	2515 NE 107TH ST
5	0	282604	9195	11/18/13	\$347,000	\$350,000	1,430	7	1955	Avg	7,200	N	N	2827 NE 110TH ST
5	0	311960	0060	08/02/12	\$347,000	\$382,000	1,480	7	1977	Avg	7,218	N	N	10721 30TH AVE NE
5	0	715620	0060	04/15/13	\$370,000	\$389,000	1,630	7	1954	Avg	6,741	N	N	2554 NE 105TH PL
5	0	282604	9235	12/12/11	\$315,000	\$361,000	1,640	7	1982	Avg	7,331	N	N	2713 NE 106TH PL
5	0	256830	0150	12/16/11	\$355,000	\$407,000	1,910	7	1953	Avg	6,355	N	N	2705 NE 105TH ST
5	0	256830	0170	10/22/12	\$614,000	\$666,000	1,800	9	1970	Avg	12,635	N	N	10321 RAVENNA AVE NE
5	1	342604	9137	11/21/13	\$280,000	\$282,000	890	5	1923	Fair	9,384	N	N	9702 35TH AVE NE
5	1	945520	0685	02/27/13	\$250,000	\$265,000	720	6	1946	Avg	7,800	N	N	10053 38TH AVE NE
5	1	342604	9113	12/05/12	\$315,000	\$339,000	770	6	1947	Avg	11,013	N	N	3804 NE 95TH ST
5	1	167540	0040	08/01/12	\$355,000	\$391,000	790	6	1947	Avg	8,100	N	N	9515 45TH AVE NE
5	1	945520	0230	08/29/13	\$312,000	\$320,000	800	6	1955	Fair	7,800	N	N	10306 38TH AVE NE
5	1	167540	0025	05/08/13	\$465,000	\$487,000	830	6	1947	VGood	8,100	N	N	9533 45TH AVE NE
5	1	955420	0120	03/02/11	\$278,000	\$334,000	860	6	1929	Good	6,879	N	N	3247 NE 98TH ST
5	1	156610	0735	09/20/11	\$258,500	\$301,000	990	6	1951	Avg	8,274	N	N	2749 NE 100TH ST
5	1	955420	0005	02/26/13	\$345,000	\$366,000	990	6	1941	VGood	6,393	N	N	3261 NE 98TH ST
5	1	407320	0035	04/22/13	\$360,000	\$378,000	1,090	6	1948	Good	7,200	N	N	9546 46TH AVE NE
5	1	407320	0131	02/20/13	\$389,950	\$414,000	1,180	6	1925	Avg	9,776	N	N	4614 NE 97TH ST
5	1	054300	0045	06/12/13	\$396,000	\$412,000	1,500	6	1947	VGood	9,550	N	N	9504 40TH AVE NE
5	1	955420	0130	12/18/13	\$400,000	\$401,000	720	7	1940	Good	7,925	N	N	3257 NE 98TH ST

Improved Sales Used in This Annual Update Analysis

Area 007 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	1	332604	9072	09/23/11	\$349,000	\$406,000	800	7	1951	VGood	6,822	Y	N	3027 NE 100TH ST
5	1	156610	0485	06/09/11	\$295,800	\$350,000	810	7	1952	Avg	8,356	N	N	2710 NE 95TH ST
5	1	156610	0460	04/10/13	\$330,500	\$348,000	840	7	1950	Good	8,370	N	N	2738 NE 95TH ST
5	1	864750	0050	10/06/11	\$330,000	\$383,000	910	7	1942	Avg	9,199	N	N	3261 NE 100TH ST
5	1	955420	0205	05/02/13	\$510,000	\$534,000	930	7	1942	Good	9,767	N	N	3009 NE 98TH ST
5	1	256880	0122	07/11/13	\$429,000	\$444,000	960	7	1954	Avg	7,996	N	N	3216 NE 104TH ST
5	1	256830	0146	10/11/11	\$325,000	\$377,000	990	7	1934	Good	4,817	N	N	2753 NE 103RD ST
5	1	955420	0009	11/15/13	\$460,000	\$464,000	1,010	7	1947	VGood	5,650	Y	N	3259 NE 98TH ST
5	1	156610	0030	10/30/12	\$360,145	\$390,000	1,060	7	1943	Good	7,842	N	N	9830 RAVENNA AVE NE
5	1	407430	0400	09/02/11	\$309,000	\$360,000	1,060	7	1950	Avg	9,000	N	N	4515 NE 97TH ST
5	1	945520	0029	05/01/12	\$235,900	\$264,000	1,070	7	1950	Avg	7,800	N	N	10308 35TH AVE NE
5	1	167540	0085	09/06/12	\$455,000	\$498,000	1,090	7	1951	VGood	9,113	N	N	9538 44TH AVE NE
5	1	955320	0078	07/23/12	\$429,950	\$474,000	1,110	7	1947	Good	7,284	N	N	9525 32ND AVE NE
5	1	945520	0290	07/23/13	\$372,500	\$384,000	1,110	7	1928	Avg	7,800	N	N	3901 NE 105TH ST
5	1	256880	0033	06/04/13	\$465,000	\$484,000	1,110	7	1954	Avg	10,000	N	N	3022 NE 103RD ST
5	1	256880	0022	09/24/12	\$465,000	\$507,000	1,120	7	1924	VGood	7,140	N	N	3014 NE 103RD ST
5	1	256880	0323	06/16/11	\$380,000	\$449,000	1,160	7	1975	Good	9,522	N	N	3002 NE 100TH ST
5	1	945520	0415	10/24/13	\$475,000	\$481,000	1,190	7	1969	Avg	7,800	N	N	10032 39TH AVE NE
5	1	520820	0175	04/18/11	\$499,000	\$595,000	1,190	7	1960	VGood	8,098	N	N	9727 45TH AVE NE
5	1	945520	0705	03/21/11	\$392,000	\$470,000	1,200	7	1955	Good	7,800	N	N	10046 35TH AVE NE
5	1	156610	0506	01/08/13	\$473,000	\$506,000	1,220	7	1947	VGood	9,464	N	N	2715 NE 97TH ST
5	1	156610	0415	11/21/12	\$440,000	\$475,000	1,240	7	1949	Good	8,340	N	N	2727 NE 96TH ST
5	1	945520	0025	07/11/12	\$334,000	\$369,000	1,270	7	1958	Avg	7,800	N	N	10312 35TH AVE NE
5	1	256880	0101	07/12/13	\$425,000	\$439,000	1,270	7	1950	VGood	8,974	N	N	3241 NE 105TH ST
5	1	945520	0009	08/22/12	\$387,000	\$425,000	1,270	7	1956	Avg	5,040	N	N	3517 NE 105TH ST
5	1	945520	0006	01/04/12	\$349,000	\$399,000	1,270	7	1956	Avg	6,000	N	N	3501 NE 105TH ST
5	1	156610	0035	06/14/11	\$332,500	\$393,000	1,290	7	1953	Avg	8,244	N	N	2607 NE 100TH ST
5	1	156610	0490	03/25/13	\$389,500	\$411,000	1,300	7	1970	Avg	7,431	N	N	9506 27TH AVE NE
5	1	342604	9156	04/05/12	\$450,000	\$506,000	1,300	7	1961	Avg	7,708	N	N	3818 NE 96TH ST
5	1	520820	0190	06/21/11	\$440,000	\$519,000	1,310	7	1961	Avg	9,448	N	N	9707 45TH AVE NE
5	1	945520	0175	03/06/13	\$510,000	\$540,000	1,310	7	1987	Avg	7,800	N	N	10343 38TH AVE NE

Improved Sales Used in This Annual Update Analysis

Area 007 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	1	945520	0610	02/16/11	\$295,700	\$356,000	1,320	7	1954	Avg	7,800	N	N	10040 36TH AVE NE
5	1	342604	9134	08/21/13	\$338,000	\$347,000	1,350	7	1951	Good	8,216	N	N	3539 NE 96TH ST
5	1	256880	0063	04/25/12	\$399,000	\$447,000	1,410	7	1955	Avg	10,523	N	N	3029 NE 105TH ST
5	1	256830	0134	07/12/12	\$480,000	\$530,000	1,410	7	1959	Avg	9,856	N	N	10045 29TH AVE NE
5	1	955420	0060	05/10/11	\$330,000	\$392,000	1,420	7	1949	Avg	6,787	N	N	3228 NE 97TH ST
5	1	407430	0015	10/25/11	\$354,000	\$409,000	1,440	7	1986	Avg	3,075	N	N	9748 45TH AVE NE
5	1	156610	0265	08/15/13	\$440,000	\$452,000	1,460	7	1954	Avg	8,305	N	N	2532 NE 96TH ST
5	1	945520	0551	03/07/12	\$478,000	\$540,000	1,470	7	1959	Avg	7,843	N	N	3822 NE 100TH ST
5	1	342604	9128	09/20/13	\$485,000	\$495,000	1,500	7	1941	VGood	7,867	N	N	3826 NE 95TH ST
5	1	156610	0715	10/30/13	\$401,000	\$406,000	1,550	7	1947	Avg	9,627	N	N	2733 NE 100TH ST
5	1	407320	0233	11/05/13	\$420,000	\$425,000	1,560	7	1951	Avg	7,200	N	N	10305 SAND POINT WAY NE
5	1	945520	0241	02/14/12	\$349,500	\$396,000	1,630	7	1977	Avg	7,800	N	N	10315 39TH AVE NE
5	1	156610	0145	04/26/12	\$509,000	\$570,000	1,650	7	1999	Avg	9,406	N	N	9701 27TH AVE NE
5	1	262960	0020	06/10/11	\$452,000	\$534,000	1,750	7	2007	Avg	6,169	N	N	9525 40TH AVE NE
5	1	256880	0020	06/07/13	\$510,000	\$531,000	1,820	7	1968	Good	6,552	N	N	3018 A NE 103RD ST
5	1	256880	0174	08/13/13	\$583,850	\$600,000	2,250	7	1962	Avg	9,782	N	N	3244 NE 103RD ST
5	1	955320	0126	08/27/12	\$427,500	\$469,000	1,090	8	1939	VGood	5,750	N	N	3009 NE 97TH ST
5	1	945520	0525	08/15/11	\$421,026	\$492,000	1,150	8	1970	Avg	7,800	N	N	10020 38TH AVE NE
5	1	156610	0100	04/08/13	\$407,000	\$428,000	1,210	8	1937	Good	8,255	N	N	2511 NE 98TH ST
5	1	955320	0210	09/07/11	\$383,500	\$447,000	1,240	8	1946	Good	5,635	Y	N	3203 NE 97TH ST
5	1	407380	0250	04/29/13	\$428,000	\$449,000	1,250	8	1977	Avg	3,600	N	N	10041 46TH AVE NE
5	1	256880	0210	06/28/13	\$558,000	\$578,000	1,250	8	1955	Avg	9,600	N	N	3249 NE 103RD ST
5	1	407430	0251	06/28/12	\$500,000	\$554,000	1,300	8	2008	Avg	8,550	N	N	9540 45TH AVE NE
5	1	541850	0320	09/29/11	\$480,000	\$557,000	1,310	8	1972	Avg	7,742	N	N	9811 43RD PL NE
5	1	945520	0460	08/30/13	\$501,000	\$513,000	1,340	8	1974	Avg	6,134	N	N	10021 40TH AVE NE
5	1	256880	0221	11/15/11	\$396,000	\$456,000	1,390	8	1966	Avg	7,345	N	N	3233 NE 103RD ST
5	1	541820	0025	08/19/11	\$449,900	\$526,000	1,390	8	1960	Avg	10,383	N	N	4100 NE 103RD PL
5	1	541820	0040	05/15/13	\$555,000	\$580,000	1,440	8	1961	Avg	7,463	N	N	10322 40TH AVE NE
5	1	342604	9154	02/14/11	\$580,000	\$699,000	1,450	8	1955	VGood	8,359	Y	N	3826 NE 96TH ST
5	1	945520	0470	12/10/12	\$472,000	\$508,000	1,480	8	1968	Avg	6,228	N	N	10035 40TH AVE NE
5	1	407430	0200	08/29/11	\$385,000	\$449,000	1,490	8	1954	Avg	6,600	N	N	9753 46TH AVE NE

Improved Sales Used in This Annual Update Analysis

Area 007 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	1	407380	0310	02/25/13	\$515,000	\$546,000	1,490	8	1968	Avg	5,400	N	N	10021 46TH AVE NE
5	1	332604	9046	03/15/12	\$395,000	\$446,000	1,500	8	1951	Avg	9,336	N	N	3056 NE 98TH ST
5	1	541820	0360	12/20/13	\$526,400	\$528,000	1,500	8	1962	Avg	9,450	N	N	10037 45TH AVE NE
5	1	342604	9199	06/12/12	\$527,000	\$585,000	1,510	8	1965	Good	6,844	N	N	3825 NE 97TH ST
5	1	541850	0700	06/14/12	\$625,000	\$694,000	1,510	8	1968	Good	7,350	N	N	10021 41ST AVE NE
5	1	407380	0105	10/08/12	\$562,500	\$612,000	1,520	8	1970	Good	8,400	N	N	10325 46TH AVE NE
5	1	541850	0590	09/21/11	\$425,000	\$494,000	1,540	8	1972	Avg	9,619	N	N	9632 42ND AVE NE
5	1	945520	0385	11/03/11	\$342,250	\$395,000	1,560	8	1964	Avg	6,635	N	N	10421 40TH AVE NE
5	1	541850	0020	04/14/11	\$395,000	\$471,000	1,580	8	1970	Avg	7,841	N	N	10300 40TH AVE NE
5	1	256880	0230	09/29/11	\$504,000	\$585,000	1,600	8	1950	Avg	12,609	N	N	3223 NE 103RD ST
5	1	256880	0065	05/30/13	\$607,220	\$633,000	1,620	8	1958	Good	19,942	N	N	3021 NE 105TH ST
5	1	541850	0290	06/14/12	\$478,000	\$531,000	1,680	8	1972	Avg	8,418	N	N	9715 44TH AVE NE
5	1	156610	0395	10/11/11	\$557,500	\$646,000	1,680	8	2011	Avg	2,811	N	N	9528 27TH AVE NE
5	1	955420	0275	11/19/13	\$542,000	\$547,000	1,690	8	1928	Good	6,877	N	N	3055 NE 98TH ST
5	1	945520	0440	04/02/12	\$482,000	\$542,000	1,700	8	1958	Avg	8,793	N	N	3908 NE 100TH ST
5	1	520820	0200	11/19/11	\$450,000	\$518,000	1,800	8	1987	Good	7,202	N	N	9701 45TH AVE NE
5	1	407380	0133	09/26/13	\$498,750	\$508,000	1,820	8	1995	Avg	3,600	N	N	10311 46TH AVE NE
5	1	541820	0095	09/19/12	\$485,000	\$529,000	1,820	8	1961	Avg	7,889	N	N	4223 NE 103RD PL
5	1	541820	0296	06/25/13	\$435,000	\$451,000	1,860	8	1961	Avg	9,450	N	N	10338 44TH AVE NE
5	1	945520	0472	05/22/11	\$340,000	\$403,000	1,880	8	1968	Avg	6,322	N	N	10047 40TH AVE NE
5	1	945520	0465	07/23/12	\$549,000	\$605,000	1,940	8	1972	Avg	6,181	N	N	10027 40TH AVE NE
5	1	407320	0231	02/16/12	\$590,000	\$669,000	2,040	8	1952	VGood	7,200	N	N	4602 NE 103RD ST
5	1	256880	0258	07/13/12	\$510,000	\$563,000	2,060	8	1989	Avg	7,204	N	N	3238 E NE 100TH ST
5	1	541850	1130	08/06/12	\$680,000	\$748,000	2,090	8	1965	Avg	9,844	N	N	4108 NE 96TH ST
5	1	256880	0123	03/08/11	\$467,500	\$561,000	2,110	8	1950	Avg	7,996	N	N	3222 NE 104TH ST
5	1	541820	0375	12/07/12	\$474,700	\$511,000	2,180	8	1961	Avg	9,380	N	N	10017 45TH AVE NE
5	1	256880	0037	07/19/13	\$615,000	\$635,000	2,250	8	1999	Avg	7,208	N	N	3026 NE 103RD ST
5	1	955420	0235	07/23/12	\$585,000	\$645,000	2,290	8	1936	Good	9,656	N	N	3025 NE 98TH ST
5	1	541850	0980	01/02/11	\$476,500	\$578,000	2,300	8	1965	Avg	8,660	N	N	9707 41ST PL NE
5	1	541850	0870	03/15/11	\$545,000	\$654,000	2,330	8	1968	Good	7,350	N	N	10008 40TH AVE NE
5	1	407320	0162	08/28/12	\$562,250	\$616,000	2,430	8	1974	Good	7,200	N	N	10043 46TH PL NE

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Area 007 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	1	156610	0779	05/07/13	\$430,000	\$450,000	2,440	8	2001	Avg	9,152	N	N	2708 NE 98TH ST
5	1	541850	0180	11/10/12	\$540,000	\$584,000	2,650	8	1975	Avg	8,243	N	N	9830 43RD PL NE
5	1	521020	0010	07/16/13	\$1,150,000	\$1,188,000	3,390	8	1970	VGood	27,600	N	N	10409 42ND AVE NE
5	1	407380	0041	08/05/11	\$499,000	\$585,000	1,300	9	1978	Good	7,200	N	N	10341 46TH AVE NE
5	1	256880	0265	05/22/13	\$550,000	\$574,000	2,030	9	1986	Avg	7,201	Y	N	10001 35TH AVE NE
5	1	407320	0053	08/24/11	\$757,500	\$885,000	2,250	9	2001	Avg	7,200	N	N	9530 46TH AVE NE
5	1	955320	0100	04/30/13	\$697,000	\$730,000	2,330	9	1996	Avg	7,497	N	N	3023 NE 96TH ST
5	1	955320	0090	02/22/13	\$662,000	\$702,000	2,380	9	2006	Avg	7,200	N	N	3030 NE 95TH ST
5	1	541850	0670	12/28/11	\$629,000	\$719,000	2,530	9	1968	Good	7,350	N	N	10045 41ST AVE NE
5	1	521020	0078	06/16/11	\$535,000	\$632,000	2,540	9	2001	Avg	7,910	N	N	4028 NE 95TH ST
5	1	955320	0133	06/02/11	\$710,000	\$841,000	2,760	9	2007	Avg	6,817	N	N	3021 NE 97TH ST
5	1	955320	0134	06/06/12	\$778,000	\$865,000	2,760	9	2007	Avg	6,816	N	N	3017 NE 97TH ST
5	1	256830	0138	07/30/13	\$699,000	\$720,000	2,830	9	2004	Avg	7,472	N	N	2743 C NE 103RD ST
5	1	256830	0130	11/16/12	\$699,000	\$755,000	3,040	9	2004	Avg	7,473	N	N	2743 A NE 103RD ST
5	1	256880	0247	04/09/13	\$750,000	\$789,000	3,230	9	2005	Avg	7,256	N	N	3220 NE 100TH ST
5	1	156610	0707	10/05/13	\$700,000	\$712,000	3,270	9	2000	Avg	6,894	N	N	2721 NE 100TH ST
5	1	256880	0252	03/04/13	\$750,000	\$794,000	3,270	9	2005	Avg	7,256	N	N	3218 NE 100TH ST
5	1	407320	0212	05/24/13	\$797,900	\$832,000	3,490	9	2011	Avg	7,676	N	N	10327 SAND POINT WAY NE
5	1	407320	0211	10/09/12	\$765,000	\$832,000	3,490	9	2011	Avg	7,610	N	N	10333 SAND POINT WAY NE
5	3	633500	0040	04/04/11	\$331,000	\$396,000	900	7	1951	Good	8,144	N	N	10540 41ST PL NE
5	3	633500	0055	10/23/13	\$350,000	\$355,000	990	7	1951	Avg	8,155	N	N	10522 41ST PL NE
5	3	407780	0401	09/10/13	\$490,000	\$501,000	1,020	7	1953	Avg	9,559	N	N	10515 ALTON AVE NE
5	3	407780	0289	11/14/13	\$426,000	\$430,000	1,060	7	1968	Avg	5,040	N	N	10756 BARTLETT AVE NE
5	3	272604	9083	08/16/13	\$400,000	\$411,000	1,110	7	1947	Avg	8,935	N	N	10709 39TH AVE NE
5	3	800150	0015	06/24/13	\$467,000	\$484,000	1,120	7	1957	Good	7,680	N	N	10630 ALTON PL NE
5	3	272604	9134	06/14/12	\$352,000	\$391,000	1,590	7	1962	Avg	9,956	N	N	10571 40TH AVE NE
5	3	272604	9145	11/02/11	\$385,000	\$444,000	1,950	7	1960	VGood	7,698	N	N	3509 NE 110TH ST
5	3	272604	9157	11/27/13	\$410,000	\$413,000	1,600	8	1930	Avg	7,350	N	N	3817 NE 110TH ST
5	3	272604	9194	06/25/12	\$348,000	\$386,000	1,610	8	2008	Avg	1,119	N	N	10752 35TH AVE NE
5	3	272604	9155	01/14/13	\$625,000	\$668,000	1,620	8	1947	VGood	7,120	N	N	10545 41ST PL NE
5	3	272604	9195	10/27/12	\$359,950	\$390,000	1,630	8	2008	Avg	1,515	N	N	10754 35TH AVE NE

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Area 007 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	3	272604	9193	08/14/12	\$359,950	\$395,000	1,630	8	2008	Avg	1,742	N	N	10750 35TH AVE NE
5	3	272604	9138	03/20/12	\$374,950	\$423,000	2,160	8	2008	Avg	1,890	N	N	3505 NE 110TH ST
5	3	272604	9192	12/09/11	\$377,500	\$433,000	2,160	8	2008	Avg	2,051	N	N	3503 NE 110TH ST
5	3	272604	9196	10/25/12	\$700,000	\$759,000	2,430	8	2012	Avg	6,840	N	N	3516 N 105TH ST
5	3	272604	9070	12/10/12	\$720,000	\$774,000	2,430	8	2012	Avg	6,840	N	N	3512 NW 105TH ST
5	3	407780	0359	07/14/12	\$720,000	\$795,000	2,640	9	2012	Avg	7,200	N	N	10644 BARTLETT AVE NE
5	3	407780	0298	11/06/13	\$630,000	\$637,000	2,910	9	2007	Avg	7,800	N	N	10718 ALTON AVE NE
6	0	802420	2480	05/09/13	\$297,000	\$311,000	500	6	1942	Good	4,559	N	N	9610 17TH AVE NE
6	0	510140	5037	11/22/13	\$350,000	\$353,000	740	6	1942	Avg	8,700	N	N	2030 NE 96TH ST
6	0	510140	8479	05/28/13	\$340,000	\$354,000	760	6	1934	Good	6,159	N	N	10405 8TH AVE NE
6	0	510140	4077	04/20/11	\$325,000	\$388,000	800	6	1944	Avg	6,380	N	N	1530 NE 92ND ST
6	0	510140	4074	11/26/13	\$450,000	\$453,000	980	6	1944	VGood	6,380	N	N	1536 NE 92ND ST
6	0	510140	5014	08/14/12	\$375,000	\$412,000	740	7	1953	Avg	6,380	N	N	2011 NE 97TH ST
6	0	510140	4107	02/17/13	\$235,000	\$250,000	770	7	1948	Avg	5,376	Y	N	9233 17TH AVE NE
6	0	890200	0270	11/01/13	\$385,000	\$390,000	770	7	2013	Avg	13,000	N	N	10848 24TH AVE NE
6	0	890200	0035	09/21/12	\$330,000	\$360,000	810	7	1938	Good	8,560	N	N	10532 23RD AVE NE
6	0	510140	4121	03/18/11	\$270,000	\$324,000	820	7	1948	Avg	5,376	N	N	9201 17TH AVE NE
6	0	510140	7465	05/01/13	\$375,000	\$393,000	820	7	1941	Avg	7,280	N	N	10328 23RD AVE NE
6	0	116000	0190	09/16/13	\$410,000	\$419,000	830	7	1947	VGood	7,714	N	N	10829 12TH AVE NE
6	0	510140	8746	02/03/12	\$305,000	\$347,000	860	7	1942	Avg	6,380	N	N	814 NE 103RD ST
6	0	510140	8595	08/15/13	\$330,000	\$339,000	860	7	1954	Avg	5,431	N	N	10401 12TH AVE NE
6	0	510140	5336	06/28/13	\$450,000	\$466,000	860	7	1949	Good	9,570	N	N	2036 NE 98TH ST
6	0	890100	0105	04/12/12	\$288,500	\$324,000	870	7	1938	Avg	4,818	N	N	10637 17TH AVE NE
6	0	116000	0200	12/13/13	\$369,950	\$371,000	880	7	1948	Good	8,000	N	N	10843 12TH AVE NE
6	0	510140	5250	03/14/12	\$273,000	\$308,000	880	7	1950	Avg	5,406	N	N	2013 NE 98TH ST
6	0	116000	0260	12/19/11	\$295,000	\$338,000	880	7	1947	Good	7,936	N	N	10816 12TH AVE NE
6	0	510140	7795	04/29/13	\$325,000	\$341,000	900	7	1947	Avg	5,413	N	N	10421 20TH AVE NE
6	0	510140	4119	04/16/12	\$328,500	\$369,000	900	7	1948	Avg	5,376	N	N	9209 17TH AVE NE
6	0	510140	8534	03/12/12	\$338,500	\$382,000	910	7	1952	Avg	6,380	N	N	840 NE 104TH ST
6	0	510140	7230	01/25/11	\$345,000	\$417,000	910	7	1950	Avg	7,260	N	N	1721 NE 104TH ST
6	0	890100	0185	08/15/13	\$380,000	\$390,000	920	7	1948	Avg	20,625	N	N	10720 15TH AVE NE

Improved Sales Used in This Annual Update Analysis

Area 007 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	0	510140	8535	10/14/13	\$419,900	\$426,000	920	7	1941	Good	6,380	N	N	832 NE 104TH ST
6	0	510140	7345	10/30/13	\$430,500	\$436,000	950	7	1942	Good	6,496	N	N	10324 20TH AVE NE
6	0	510140	8745	09/12/12	\$546,950	\$598,000	955	7	2012	Avg	3,190	N	N	818 NE 103RD ST
6	0	743450	0075	10/21/13	\$462,500	\$469,000	960	7	1941	Good	6,700	N	N	1230 NE 103RD ST
6	0	510140	4047	05/23/11	\$375,000	\$445,000	980	7	1940	Avg	5,350	N	N	9222 15TH AVE NE
6	0	510140	8648	11/15/13	\$375,500	\$379,000	990	7	1947	Avg	6,120	N	N	10411 15TH AVE NE
6	0	557720	0007	02/25/13	\$290,000	\$308,000	1,000	7	1952	Avg	5,750	N	N	10322 15TH AVE NE
6	0	890200	0155	09/17/12	\$301,000	\$329,000	1,040	7	1939	Avg	8,385	N	N	2305 NE 110TH ST
6	0	510140	2391	06/18/13	\$470,000	\$488,000	1,040	7	1946	Avg	8,700	N	N	1728 NE 90TH ST
6	0	510140	8477	02/28/12	\$399,950	\$452,000	1,060	7	1961	Good	5,040	N	N	10411 8TH AVE NE
6	0	890150	0190	05/29/13	\$370,000	\$386,000	1,080	7	1947	Good	6,750	N	N	1911 NE 107TH ST
6	0	802420	2260	08/03/11	\$334,000	\$391,000	1,090	7	1954	Avg	7,660	N	N	1715 NE 96TH ST
6	0	890100	0920	08/02/13	\$420,000	\$432,000	1,090	7	1940	Avg	9,420	N	N	1913 NE NORTHGATE WAY
6	0	890100	0060	07/02/13	\$300,000	\$311,000	1,100	7	1941	Avg	11,250	N	N	1531 NE 106TH ST
6	0	510140	2554	02/20/12	\$267,020	\$302,000	1,100	7	1925	Good	6,380	N	N	1723 NE 92ND ST
6	0	510140	8465	12/21/11	\$327,000	\$374,000	1,100	7	1962	Avg	6,380	N	N	540 NE 104TH ST
6	0	802420	2240	09/27/12	\$367,700	\$401,000	1,100	7	1953	Avg	7,674	N	N	1701 NE 96TH ST
6	0	510140	8738	01/04/12	\$387,000	\$442,000	1,110	7	1952	Good	8,700	N	N	823 NE 104TH ST
6	0	510140	4154	03/21/13	\$389,163	\$411,000	1,120	7	1986	Avg	5,105	N	N	1740 NE 92ND ST
6	0	890100	0280	12/13/12	\$410,000	\$441,000	1,130	7	1938	VGood	5,100	N	N	1544 NE 107TH ST
6	0	890100	1365	03/27/12	\$454,400	\$512,000	1,140	7	1921	VGood	7,500	N	N	10720 20TH AVE NE
6	0	116000	0050	10/25/13	\$420,000	\$426,000	1,160	7	1976	Avg	6,900	N	N	1029 NE NORTHGATE WAY
6	0	147220	0020	06/12/13	\$405,000	\$421,000	1,160	7	1956	Avg	6,204	N	N	10522 11TH AVE NE
6	0	510140	5580	10/31/11	\$349,000	\$403,000	1,160	7	1940	Avg	8,700	N	N	1514 NE 100TH ST
6	0	147220	0005	07/15/13	\$464,000	\$479,000	1,160	7	1956	Avg	7,072	N	N	10502 11TH AVE NE
6	0	743450	0225	02/01/13	\$365,000	\$389,000	1,170	7	1948	Good	6,650	N	N	1241 NE 104TH ST
6	0	510140	2403	08/01/12	\$310,000	\$341,000	1,180	7	1946	Good	6,610	N	N	9019 20TH AVE NE
6	0	802420	2170	05/26/11	\$367,000	\$435,000	1,210	7	1929	Avg	6,183	N	N	1548 NE 95TH ST
6	0	890100	0770	11/18/11	\$255,000	\$294,000	1,250	7	1963	Avg	12,560	N	N	1719 NE NORTHGATE WAY
6	0	116000	0280	06/20/12	\$328,200	\$364,000	1,280	7	1947	Avg	6,420	N	N	10704 12TH AVE NE
6	0	890150	0151	07/08/13	\$405,000	\$419,000	1,280	7	1953	Avg	6,375	N	N	10510 19TH AVE NE

Improved Sales Used in This Annual Update Analysis

Area 007 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	0	890200	0072	04/24/13	\$390,000	\$409,000	1,310	7	1953	Avg	9,394	N	N	10539 24TH AVE NE
6	0	510140	2318	07/17/13	\$413,000	\$427,000	1,320	7	1938	Avg	7,840	Y	N	9001 17TH AVE NE
6	0	510140	8879	09/19/12	\$299,000	\$326,000	1,330	7	1989	Avg	2,427	N	N	10323 8TH AVE NE
6	0	890200	0241	07/06/12	\$390,000	\$431,000	1,350	7	1941	Good	11,200	N	N	10808 24TH AVE NE
6	0	890100	1430	03/23/11	\$335,000	\$401,000	1,360	7	1939	Good	7,794	N	N	10723 23RD AVE NE
6	0	864150	0355	10/17/12	\$309,900	\$337,000	1,360	7	1989	Avg	3,120	N	N	9006 20TH AVE NE
6	0	510140	5048	08/22/11	\$295,000	\$345,000	1,400	7	1959	Avg	7,975	N	N	2039 NE 97TH ST
6	0	116000	0330	03/08/11	\$299,999	\$360,000	1,420	7	1949	Avg	8,160	N	N	10744 14TH AVE NE
6	0	743450	0235	07/11/13	\$335,000	\$346,000	1,450	7	1946	Good	7,714	N	N	1245 NE 104TH ST
6	0	510140	4912	04/12/11	\$350,000	\$418,000	1,460	7	1996	Avg	5,413	N	N	9502 20TH AVE NE
6	0	510140	7030	10/11/12	\$467,000	\$508,000	1,460	7	1946	Avg	9,483	N	N	2152 NE 102ND ST
6	0	510140	7660	11/30/11	\$360,000	\$414,000	1,470	7	1941	Avg	9,570	N	N	2019 NE 105TH ST
6	0	802420	1635	04/18/12	\$326,000	\$366,000	1,540	7	1953	Avg	5,964	N	N	9809 17TH AVE NE
6	0	510140	2590	10/24/12	\$450,000	\$488,000	1,560	7	1982	Avg	5,328	N	N	9145 20TH AVE NE
6	0	890150	0093	09/20/13	\$349,000	\$356,000	1,590	7	1952	Avg	9,600	Y	N	1714 NE 105TH ST
6	0	890100	0955	06/06/13	\$400,000	\$416,000	1,590	7	1940	Avg	7,932	N	N	10731 20TH AVE NE
6	0	802420	2550	02/16/13	\$410,000	\$436,000	1,620	7	1924	Avg	7,750	N	N	1720 NE 97TH ST
6	0	890100	0715	02/07/12	\$375,000	\$426,000	1,630	7	1940	Avg	8,250	N	N	1718 NE 107TH ST
6	0	510140	4400	08/20/13	\$355,000	\$364,000	1,660	7	1970	Avg	5,376	N	N	9406 17TH AVE NE
6	0	802420	1574	09/30/13	\$385,000	\$392,000	1,670	7	1978	Avg	7,665	N	N	1521 NE 100TH ST
6	0	890100	0745	02/20/13	\$536,000	\$569,000	2,070	7	1938	Good	7,211	N	N	10726 17TH AVE NE
6	0	510140	2240	11/04/11	\$473,000	\$546,000	2,500	7	1940	Avg	9,570	N	N	1725 NE 90TH ST
6	0	510140	7700	08/11/11	\$279,300	\$327,000	920	8	1947	Avg	9,570	N	N	2045 NE 105TH ST
6	0	510140	7365	10/16/13	\$455,000	\$462,000	1,170	8	1949	Avg	9,570	N	N	2015 NE 104TH ST
6	0	802420	2335	06/13/12	\$495,000	\$550,000	1,200	8	1956	Good	6,570	N	N	9508 17TH AVE NE
6	0	510140	4431	04/05/11	\$350,000	\$418,000	1,210	8	1959	Avg	7,830	N	N	1525 NE 95TH ST
6	0	510140	8683	06/16/11	\$400,000	\$473,000	1,260	8	1951	Good	7,771	N	N	1014 NE 103RD ST
6	0	510140	4082	08/24/11	\$499,999	\$584,000	1,280	8	1944	VGood	6,380	N	N	1526 NE 92ND ST
6	0	510140	8590	03/11/11	\$370,000	\$444,000	1,290	8	1952	Avg	9,183	N	N	1028 NE 104TH ST
6	0	292604	9422	10/17/11	\$414,500	\$480,000	1,340	8	1946	Avg	7,375	N	N	10526 9TH AVE NE
6	0	510140	4435	08/10/12	\$435,000	\$478,000	1,360	8	1959	Good	8,700	N	N	1533 NE 95TH ST

Improved Sales Used in This Annual Update Analysis Area 007 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	0	890200	0071	01/24/12	\$350,000	\$398,000	1,380	8	1952	Avg	8,378	Y	N	10538 VICTORY LN NE
6	0	292604	9379	04/24/12	\$410,000	\$459,000	1,380	8	1955	Avg	6,348	N	N	1208 NE 105TH ST
6	0	510140	7690	06/19/13	\$463,000	\$481,000	1,430	8	1950	Avg	9,570	N	N	2039 NE 105TH ST
6	0	510140	5049	05/16/13	\$390,000	\$407,000	1,510	8	1961	Avg	11,238	N	N	2051 NE 97TH ST
6	0	116000	0225	05/08/12	\$325,100	\$363,000	1,520	8	1949	Good	6,480	N	N	10743 14TH AVE NE
6	0	147220	0150	11/22/11	\$380,000	\$437,000	1,520	8	1956	Avg	6,760	N	N	10600 10TH PL NE
6	0	802420	1908	03/29/11	\$555,000	\$664,000	1,550	8	2010	Avg	7,440	Y	N	9720 15TH AVE NE
6	0	890100	0101	11/26/13	\$367,000	\$370,000	1,560	8	1954	Avg	5,400	N	N	10615 17TH AVE NE
6	0	802420	1716	03/14/12	\$436,500	\$493,000	1,560	8	1949	Avg	7,667	Y	N	9802 15TH AVE NE
6	0	510140	7130	08/09/13	\$570,000	\$586,000	1,570	8	1967	Good	12,760	N	N	1745 NE 103RD ST
6	0	510140	8604	09/23/13	\$446,500	\$455,000	1,610	8	1959	Avg	6,337	N	N	10410 11TH AVE NE
6	0	743450	0035	06/03/11	\$405,000	\$479,000	1,670	8	2001	Avg	3,069	N	N	10307 15TH AVE NE
6	0	147220	0140	03/21/11	\$411,000	\$493,000	1,690	8	1957	VGood	9,968	N	N	10618 10TH PL NE
6	0	292604	9439	08/13/13	\$525,000	\$539,000	1,710	8	1964	Avg	7,340	N	N	1250 NE 105TH ST
6	0	510140	7665	10/26/11	\$465,000	\$537,000	1,850	8	1947	Avg	9,570	N	N	2028 NE 104TH ST
6	0	510140	8682	03/20/12	\$550,000	\$620,000	2,110	8	2012	Avg	5,141	N	N	1018 NE 103RD ST
6	0	510140	4918	06/10/13	\$520,000	\$541,000	2,270	8	2001	Avg	6,135	N	N	2019 NE 96TH ST
6	0	326530	0005	08/06/13	\$630,000	\$648,000	2,410	8	2004	Avg	6,605	N	N	9803 19TH AVE NE
6	0	890100	0746	10/18/11	\$585,000	\$677,000	2,510	8	2011	Avg	7,777	N	N	10728 17TH AVE NE
6	0	890100	0876	07/12/12	\$555,000	\$613,000	2,690	8	2012	Avg	7,754	N	N	10718 19TH AVE NE
6	0	510140	4362	01/02/12	\$610,000	\$697,000	2,840	8	2000	Avg	10,826	N	N	9408 20TH AVE NE
6	0	743450	0200	06/06/12	\$651,450	\$724,000	2,850	8	2011	Avg	5,080	N	N	1225 NE 104TH ST
6	0	743450	0205	03/27/12	\$650,000	\$732,000	2,920	8	2011	Avg	5,080	N	N	1227 NE 104TH ST
6	0	510140	8732	09/24/13	\$561,000	\$572,000	2,230	9	2005	Avg	5,413	N	N	802 NE 103RD ST
6	0	890200	0133	05/03/12	\$425,000	\$475,000	2,510	9	2008	Avg	12,345	N	N	10717 24TH AVE NE
6	0	510140	5285	06/11/13	\$515,000	\$535,000	3,030	9	2007	Avg	9,000	N	N	9724 23RD AVE NE
6	1	510040	0355	02/28/12	\$213,500	\$242,000	720	6	1941	Good	4,000	N	N	1719 NE 86TH ST
6	1	510040	0350	09/06/12	\$220,000	\$241,000	720	6	1941	Avg	4,000	N	N	1717 NE 86TH ST
6	1	510140	1873	07/17/12	\$366,500	\$405,000	740	6	1927	Avg	3,996	N	N	8814 17TH AVE NE
6	1	510140	2615	04/26/12	\$445,000	\$498,000	770	7	1954	Avg	4,926	Y	N	9106 15TH AVE NE
6	1	510140	1864	07/25/13	\$434,000	\$448,000	800	7	2002	Avg	4,064	Y	N	8828 17TH AVE NE

Improved Sales Used in This Annual Update Analysis

Area 007 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	1	741120	0026	12/11/12	\$375,000	\$403,000	830	7	1930	VGood	2,520	N	N	1651 NE 86TH ST
6	1	510140	1003	04/17/13	\$385,500	\$405,000	860	7	1942	VGood	5,376	N	N	8625 17TH AVE NE
6	1	510140	0850	09/13/12	\$380,350	\$416,000	880	7	1937	Good	6,380	N	N	1712 NE 86TH ST
6	1	288770	0495	05/23/13	\$345,000	\$360,000	900	7	1929	Avg	3,060	N	N	8236 17TH AVE NE
6	1	288770	0490	06/11/13	\$365,000	\$380,000	900	7	1929	Avg	4,080	N	N	8240 17TH AVE NE
6	1	510140	0853	05/22/13	\$440,000	\$459,000	920	7	1939	Good	6,380	N	N	1710 NE 86TH ST
6	1	741120	0025	03/01/12	\$505,000	\$571,000	930	7	1930	VGood	4,824	Y	N	8525 17TH PL NE
6	1	510140	1853	06/27/13	\$415,000	\$430,000	940	7	1996	Avg	5,000	N	N	1725 NE 89TH ST
6	1	741120	0090	10/18/12	\$421,500	\$458,000	980	7	1926	Avg	3,699	N	N	8508 15TH AVE NE
6	1	510140	0985	07/29/11	\$439,000	\$515,000	980	7	1942	Good	6,380	N	N	1541 NE 88TH ST
6	1	510040	0285	07/26/13	\$415,000	\$428,000	1,240	7	1942	Avg	5,040	N	N	8512 17TH AVE NE
6	1	288770	0165	08/29/13	\$346,000	\$354,000	1,310	7	1926	Avg	4,298	N	N	8237 16TH AVE NE
6	1	288770	0100	11/21/13	\$540,000	\$544,000	1,340	7	1972	VGood	3,082	Y	N	8200 15TH AVE NE
6	1	510140	0979	10/25/11	\$505,000	\$584,000	1,700	7	1999	Avg	6,380	N	N	1642 NE 86TH ST
6	1	288770	0115	03/23/12	\$375,000	\$422,000	1,290	8	1929	Avg	3,822	N	N	8209 16TH AVE NE
6	1	510140	1810	11/06/12	\$548,500	\$594,000	1,300	8	1984	Avg	5,413	Y	N	8815 17TH AVE NE
6	1	741120	0075	04/20/12	\$395,000	\$443,000	1,340	8	1933	Avg	3,869	N	N	8505 16TH AVE NE
6	1	510140	2282	01/30/13	\$579,150	\$617,000	1,360	8	1951	Avg	9,570	Y	N	1523 NE 90TH ST
6	1	288770	0185	03/12/13	\$525,000	\$555,000	1,500	8	1930	Avg	5,730	Y	N	8249 16TH AVE NE
6	1	288770	0505	09/18/13	\$414,000	\$422,000	1,560	8	2007	Avg	1,814	Y	N	8234 B 17TH AVE NE
6	1	510140	2297	10/23/13	\$529,000	\$536,000	1,840	8	1968	Avg	5,510	N	N	1547 NE 90TH ST
6	1	510140	2279	09/03/13	\$550,000	\$563,000	2,290	8	1998	Avg	5,000	N	N	1500 NE 89TH ST
6	1	510140	1786	08/15/13	\$595,000	\$611,000	2,320	8	1992	Avg	5,800	N	N	1548 NE 88TH ST
6	1	510140	2277	11/23/11	\$515,000	\$592,000	3,260	8	1915	Avg	7,359	N	N	1504 NE 89TH ST
7	0	373590	0640	02/04/13	\$780,000	\$830,000	1,970	9	2013	Avg	3,060	N	N	816 NE 83RD ST
7	1	206110	0250	12/28/12	\$338,500	\$363,000	1,040	6	1950	Avg	4,960	N	N	8243 4TH AVE NE
7	1	373590	0065	09/19/11	\$412,000	\$479,000	770	7	1924	VGood	4,590	N	N	823 NE 85TH ST
7	1	913710	0231	08/09/12	\$410,000	\$451,000	800	7	1915	Good	5,565	Y	N	634 NE BANNER PL
7	1	297980	0765	12/24/12	\$315,000	\$338,000	890	7	1923	Avg	2,460	N	N	7541 11TH AVE NE
7	1	860490	0330	02/20/13	\$513,000	\$545,000	890	7	1926	Good	4,375	N	N	8050 11TH AVE NE
7	1	287860	1300	12/06/12	\$360,000	\$387,000	920	7	1990	Avg	3,060	N	N	532 NE 80TH ST

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Area 007 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	1	373590	0010	08/20/12	\$354,500	\$389,000	1,010	7	1956	Avg	2,550	N	N	801 NE 85TH ST
7	1	246440	0080	12/10/13	\$439,500	\$441,000	1,020	7	1908	Avg	5,820	N	N	512 NE 79TH ST
7	1	246440	0405	12/06/11	\$437,000	\$502,000	1,040	7	1907	VGood	3,735	Y	N	506 NE 78TH ST
7	1	287860	0970	03/11/13	\$421,000	\$445,000	1,040	7	1921	Avg	3,060	N	N	8103 8TH AVE NE
7	1	287860	0610	08/30/11	\$362,000	\$422,000	1,120	7	1908	Good	3,060	N	N	529 NE 83RD ST
7	1	688480	0315	03/25/13	\$535,000	\$564,000	1,140	7	1925	VGood	3,800	N	N	8010 BROOKLYN AVE NE
7	1	297980	0330	08/04/11	\$399,950	\$469,000	1,140	7	1925	Avg	5,904	N	N	7837 12TH AVE NE
7	1	354440	0045	08/31/11	\$500,000	\$583,000	1,160	7	1937	VGood	5,050	N	N	406 NE 82ND ST
7	1	297980	0355	05/11/13	\$430,000	\$450,000	1,210	7	1925	Avg	4,880	N	N	7825 12TH AVE NE
7	1	688480	0445	06/01/11	\$448,750	\$531,000	1,210	7	1925	Avg	3,800	N	N	8033 BROOKLYN AVE NE
7	1	246440	0040	01/10/13	\$380,000	\$406,000	1,220	7	1927	Avg	4,365	N	N	523 NE 80TH ST
7	1	614870	0145	08/22/13	\$418,000	\$429,000	1,230	7	1924	Avg	4,560	Y	N	8227 15TH AVE NE
7	1	206110	0790	07/27/12	\$350,000	\$386,000	1,260	7	1928	Avg	3,600	N	N	109 NE 85TH ST
7	1	206110	0120	12/20/12	\$469,000	\$503,000	1,300	7	1929	VGood	3,720	N	N	8222 4TH AVE NE
7	1	688480	0390	10/16/12	\$449,000	\$488,000	1,320	7	1914	Avg	7,220	N	N	8054 BROOKLYN AVE NE
7	1	688480	0350	10/03/12	\$410,000	\$446,000	1,330	7	1925	Avg	4,275	N	N	8028 BROOKLYN AVE NE
7	1	688480	0006	01/11/12	\$343,000	\$391,000	1,340	7	1940	Avg	4,012	N	N	8057 15TH AVE NE
7	1	297980	1120	02/01/11	\$350,000	\$423,000	1,360	7	1980	Avg	4,000	N	N	7533 ROOSEVELT WAY NE
7	1	287860	0825	11/11/11	\$400,000	\$461,000	1,370	7	1926	Avg	4,080	N	N	546 NE 82ND ST
7	1	206110	0240	04/20/11	\$545,000	\$650,000	1,370	7	1927	VGood	5,580	N	N	8247 4TH AVE NE
7	1	287860	0790	11/08/11	\$419,990	\$484,000	1,390	7	1927	Avg	3,150	N	N	8207 8TH AVE NE
7	1	373590	0700	08/30/12	\$475,000	\$520,000	1,410	7	1928	Avg	4,080	N	N	828 NE 83RD ST
7	1	354440	0136	03/20/13	\$474,000	\$501,000	1,410	7	1926	Avg	3,536	Y	N	8112 LATONA AVE NE
7	1	373590	0375	05/13/11	\$450,000	\$535,000	1,420	7	1929	Good	3,380	N	N	8318 8TH AVE NE
7	1	354440	0100	01/22/13	\$311,800	\$333,000	1,440	7	1973	Avg	2,727	N	N	312 NE 82ND ST
7	1	246440	0445	04/11/11	\$560,000	\$669,000	1,450	7	2006	Avg	4,320	Y	N	515 NE 78TH ST
7	1	287860	0960	08/28/12	\$429,000	\$470,000	1,460	7	1908	VGood	3,060	N	N	8107 8TH AVE NE
7	1	297980	0725	10/18/11	\$491,000	\$568,000	1,460	7	1924	VGood	5,000	N	N	7559 11TH AVE NE
7	1	373590	0810	08/09/12	\$465,000	\$511,000	1,470	7	1928	Avg	4,590	N	N	839 NE 83RD ST
7	1	246440	0345	10/25/13	\$350,000	\$355,000	1,480	7	1912	Avg	2,910	N	N	519 NE 79TH ST
7	1	688480	0160	04/06/11	\$395,000	\$472,000	1,480	7	1902	Good	4,275	N	N	8034 14TH AVE NE

Improved Sales Used in This Annual Update Analysis Area 007 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	1	354440	0326	05/08/13	\$409,000	\$428,000	1,480	7	1928	Good	3,022	N	N	8111 5TH AVE NE
7	1	354440	0326	05/26/11	\$441,705	\$524,000	1,480	7	1928	Good	3,022	N	N	8111 5TH AVE NE
7	1	373590	1265	09/17/12	\$325,000	\$355,000	1,500	7	1925	Avg	4,500	N	N	8107 ROOSEVELT WAY NE
7	1	860490	0405	07/31/13	\$456,000	\$470,000	1,510	7	1929	Avg	3,400	N	N	8006 11TH AVE NE
7	1	297980	0500	11/13/13	\$575,000	\$580,000	1,570	7	1925	Good	2,891	N	N	7840 11TH AVE NE
7	1	287860	0580	08/02/12	\$579,000	\$637,000	1,590	7	1927	VGood	4,080	N	N	515 NE 83RD ST
7	1	287860	0430	02/07/13	\$600,000	\$638,000	1,610	7	1927	VGood	4,080	N	N	515 NE 84TH ST
7	1	287860	0430	07/25/11	\$572,500	\$672,000	1,610	7	1927	VGood	4,080	N	N	515 NE 84TH ST
7	1	246440	0435	12/05/12	\$418,000	\$450,000	1,630	7	1908	Avg	4,275	Y	N	511 NE 78TH ST
7	1	913710	0165	09/03/13	\$435,000	\$445,000	1,630	7	1905	Avg	5,600	N	N	7417 9TH AVE NE
7	1	297980	0545	05/18/12	\$495,000	\$552,000	1,640	7	1925	Good	4,320	N	N	7820 ROOSEVELT WAY NE
7	1	614870	0130	04/27/11	\$505,000	\$602,000	1,640	7	1924	Good	5,130	Y	N	8219 15TH AVE NE
7	1	297980	0770	04/25/12	\$363,500	\$407,000	1,650	7	1923	Avg	2,980	N	N	7537 11TH AVE NE
7	1	206110	0460	11/16/12	\$430,000	\$464,000	1,660	7	1936	Avg	5,208	N	N	8225 LATONA AVE NE
7	1	297980	0805	08/07/13	\$474,000	\$488,000	1,660	7	1925	Good	4,320	N	N	7530 ROOSEVELT WAY NE
7	1	688480	0306	05/14/12	\$529,500	\$591,000	1,670	7	1927	VGood	4,160	N	N	1302 NE 80TH ST
7	1	688480	0325	05/15/12	\$542,000	\$605,000	1,710	7	2006	Avg	4,275	N	N	8014 BROOKLYN AVE NE
7	1	287860	0255	03/21/13	\$565,000	\$597,000	1,710	7	1927	Good	4,590	N	N	532 NE 84TH ST
7	1	614870	0045	07/19/11	\$532,500	\$626,000	1,740	7	1924	Good	4,218	N	N	8232 14TH AVE NE
7	1	287860	1085	03/22/12	\$517,000	\$583,000	1,790	7	1927	Avg	3,774	N	N	509 NE 82ND ST
7	1	206110	0365	05/08/12	\$450,000	\$503,000	2,030	7	1922	Good	5,580	N	N	8236 LATONA AVE NE
7	1	287860	0615	07/08/13	\$555,000	\$574,000	2,080	7	1992	Avg	3,060	N	N	525 NE 83RD ST
7	1	246440	0865	10/17/12	\$484,000	\$526,000	2,150	7	1925	Avg	5,000	N	N	7565 ROOSEVELT WAY NE
7	1	860490	0320	11/07/12	\$525,000	\$568,000	820	8	1927	VGood	2,750	N	N	1109 NE 82ND ST
7	1	246440	0535	07/15/11	\$240,000	\$282,000	860	8	1929	Fair	4,185	N	N	823 NE 80TH ST
7	1	246440	0655	06/15/13	\$425,000	\$442,000	960	8	1949	VGood	2,990	N	N	7907 ROOSEVELT WAY NE
7	1	206110	0490	06/24/11	\$424,000	\$500,000	1,190	8	1937	Good	5,022	Y	N	222 NE 82ND ST
7	1	860490	0321	06/15/11	\$427,000	\$505,000	1,270	8	1927	Avg	3,500	N	N	8056 11TH AVE NE
7	1	354440	0105	11/16/11	\$417,000	\$480,000	1,430	8	1930	Good	3,030	N	N	308 NE 82ND ST
7	1	297980	0900	09/11/12	\$349,500	\$382,000	1,431	8	2008	Avg	1,415	N	N	7577 LAKE CITY WAY NE
7	1	297980	0900	10/18/13	\$390,000	\$396,000	1,431	8	2008	Avg	1,415	N	N	7577 LAKE CITY WAY NE

Improved Sales Used in This Annual Update Analysis

Area 007 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	1	206110	0170	04/17/12	\$524,000	\$588,000	1,440	8	1930	Good	5,084	N	N	8254 4TH AVE NE
7	1	297980	0406	08/08/12	\$329,000	\$362,000	1,468	8	2005	Avg	1,342	N	N	7807 A 12TH AVE NE
7	1	297980	0396	09/23/13	\$372,000	\$379,000	1,468	8	2005	Avg	1,043	N	N	7809 A 12TH AVE NE
7	1	373590	1160	09/07/11	\$475,000	\$553,000	1,470	8	1929	Avg	4,080	N	N	843 NE 82ND ST
7	1	354440	0356	08/25/12	\$485,000	\$532,000	1,690	8	1926	Good	3,315	N	N	8103 5TH AVE NE
7	1	860490	0120	04/03/12	\$385,000	\$433,000	1,720	8	1927	Avg	3,600	N	N	8126 ROOSEVELT WAY NE
7	1	373590	0636	02/28/12	\$552,000	\$624,000	2,090	8	1984	VGood	6,120	N	N	812 NE 83RD ST
7	1	287860	0625	09/17/13	\$650,000	\$663,000	2,100	8	1982	Avg	6,120	N	N	528 NE 82ND ST
7	1	246440	0470	10/09/13	\$710,000	\$722,000	2,110	8	1989	Avg	4,320	Y	N	611 NE 78TH ST
7	1	206110	0425	07/15/13	\$725,000	\$749,000	2,130	8	2004	Avg	4,960	N	N	8247 LATONA AVE NE
7	1	287860	0100	03/18/11	\$550,000	\$659,000	1,820	9	1925	VGood	6,120	N	N	508 NE 84TH ST
7	1	772060	0095	06/10/11	\$535,000	\$633,000	1,850	9	1930	VGood	4,982	Y	N	7744 4TH AVE NE
7	1	614870	0030	02/23/11	\$731,000	\$880,000	2,010	9	2008	Avg	5,700	N	N	8240 14TH AVE NE
7	1	354390	0345	11/05/12	\$625,000	\$676,000	2,450	9	2002	Avg	3,700	N	N	621 NE 77TH ST
8	0	510140	3849	04/04/11	\$300,000	\$359,000	650	6	1925	Good	7,072	N	N	1031 NE 94TH ST
8	0	802420	1240	04/12/12	\$300,000	\$337,000	770	6	1927	VGood	5,110	N	N	1210 NE 96TH ST
8	0	510140	6312	03/27/12	\$253,000	\$285,000	810	6	1994	Avg	3,773	N	N	10014 12TH AVE NE
8	0	510140	6339	09/23/13	\$365,000	\$372,000	820	6	1926	Good	6,380	N	N	1221 NE 102ND ST
8	0	802420	0710	02/07/13	\$260,000	\$277,000	830	6	1938	Avg	5,108	N	N	1019 NE 96TH ST
8	0	199520	0026	07/31/13	\$250,000	\$258,000	840	6	1938	Avg	3,330	N	N	426 NE 92ND ST
8	0	802420	1370	07/05/12	\$274,500	\$304,000	880	6	1931	Avg	5,111	N	N	1228 NE 97TH ST
8	0	510140	6372	05/10/13	\$355,000	\$371,000	1,070	6	2003	Avg	6,380	N	N	1237 NE 102ND ST
8	0	322604	9292	08/07/13	\$338,000	\$348,000	1,120	6	1947	Good	6,120	N	N	111 NE 92ND ST
8	0	510140	5465	09/26/11	\$348,000	\$404,000	1,590	6	1985	Good	5,009	N	N	529 NE 100TH ST
8	0	802420	0375	04/09/13	\$349,000	\$367,000	630	7	1927	Good	4,342	N	N	1034 NE 97TH ST
8	0	510140	6186	08/19/13	\$342,000	\$351,000	720	7	1930	Good	6,403	N	N	10211 12TH AVE NE
8	0	510140	6318	07/21/11	\$329,000	\$386,000	720	7	1927	Avg	3,864	N	N	1202 NE 100TH ST
8	0	510140	5226	10/30/12	\$444,950	\$482,000	720	7	1940	Good	6,380	N	N	540 NE 97TH ST
8	0	322604	9563	09/23/13	\$204,000	\$208,000	755	7	2005	Avg	1,013	N	N	9408 A 1ST AVE NE
8	0	802420	0725	11/30/12	\$263,000	\$283,000	770	7	1939	Avg	5,108	N	N	1025 NE 96TH ST
8	0	199520	0025	04/08/11	\$285,000	\$341,000	770	7	1938	Avg	5,220	N	N	9201 5TH AVE NE

Improved Sales Used in This Annual Update Analysis

Area 007 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	0	510140	6412	07/30/12	\$259,755	\$286,000	850	7	1946	Avg	4,930	N	N	10020 ROOSEVELT WAY NE
8	0	510140	4536	07/17/12	\$450,000	\$497,000	940	7	1928	Avg	6,380	N	N	1015 NE 95TH ST
8	0	510140	5132	06/11/12	\$300,000	\$333,000	950	7	1938	Avg	3,032	N	N	851 NE 97TH ST
8	0	510140	6498	03/20/13	\$383,500	\$405,000	960	7	1932	Avg	5,413	N	N	1053 NE 102ND ST
8	0	510140	5082	06/15/12	\$266,000	\$295,000	970	7	1924	Avg	6,380	N	N	818 NE 96TH ST
8	0	802420	0750	05/16/13	\$435,000	\$455,000	980	7	1941	Avg	6,769	N	N	1045 NE 96TH ST
8	0	510140	4563	03/11/11	\$450,000	\$540,000	980	7	1939	Good	6,380	N	N	1035 NE 95TH ST
8	0	510140	6177	10/22/13	\$323,000	\$327,000	1,010	7	1953	Good	5,413	N	N	1059 NE 103RD ST
8	0	802420	0805	03/29/12	\$482,500	\$543,000	1,010	7	1941	Good	6,130	N	N	1048 NE 95TH ST
8	0	199520	0070	11/21/13	\$275,000	\$277,000	1,040	7	1942	Good	5,712	N	N	314 NE 92ND ST
8	0	802420	1385	07/26/13	\$370,000	\$381,000	1,060	7	1955	Avg	5,110	N	N	1216 NE 97TH ST
8	0	510140	5076	02/27/13	\$440,500	\$467,000	1,080	7	1927	Good	6,380	N	N	815 NE 97TH ST
8	0	802420	0970	01/10/11	\$320,000	\$388,000	1,130	7	1952	Avg	5,040	N	N	9515 15TH AVE NE
8	0	510140	6432	02/11/13	\$428,000	\$455,000	1,140	7	1926	Good	6,380	N	N	1011 NE 102ND ST
8	0	510140	4566	11/19/13	\$449,950	\$454,000	1,200	7	1929	VGood	6,380	N	N	1034 NE 94TH ST
8	0	802420	0100	11/21/13	\$378,000	\$381,000	1,200	7	1946	Avg	5,109	N	N	1055 NE 100TH ST
8	0	510140	4542	01/02/13	\$342,500	\$367,000	1,220	7	1947	Avg	6,380	N	N	1023 NE 95TH ST
8	0	510140	5363	03/14/13	\$380,000	\$402,000	1,240	7	1926	Avg	9,570	N	N	816 NE 98TH ST
8	0	199520	0160	02/16/11	\$545,000	\$657,000	1,270	7	1942	VGood	5,712	N	N	227 NE 94TH ST
8	0	802420	1210	04/22/11	\$390,000	\$465,000	1,280	7	1934	Avg	5,111	N	N	1236 NE 96TH ST
8	0	510140	8965	06/24/13	\$446,000	\$463,000	1,290	7	1941	Good	7,250	N	N	848 NE 102ND ST
8	0	199520	0080	08/04/11	\$316,000	\$370,000	1,310	7	1978	Avg	8,568	N	N	232 NE 92ND ST
8	0	322604	9196	09/09/13	\$450,000	\$460,000	1,350	7	1975	Avg	6,416	N	N	530 NE 102ND ST
8	0	510140	6447	04/12/11	\$385,000	\$460,000	1,520	7	1927	Avg	6,380	N	N	1012 NE 100TH ST
8	0	322604	9523	06/05/13	\$375,000	\$390,000	1,590	7	1989	Avg	5,707	N	N	518 NE 102ND ST
8	0	199620	0060	12/05/12	\$406,000	\$437,000	1,660	7	1916	VGood	8,944	N	N	222 NE 94TH ST
8	0	322604	9451	07/07/11	\$408,000	\$480,000	1,710	7	1961	Avg	6,452	N	N	524 NE 100TH ST
8	0	510140	6390	04/19/11	\$415,000	\$495,000	1,720	7	1926	Good	6,380	N	N	1236 NE 100TH ST
8	0	802420	0920	04/18/11	\$339,500	\$405,000	2,070	7	1962	Avg	5,080	N	N	1223 NE 96TH ST
8	0	638600	0060	03/05/12	\$399,000	\$451,000	970	8	1940	VGood	6,250	N	N	518 NE 96TH PL
8	0	638600	0060	04/03/13	\$506,000	\$533,000	970	8	1940	VGood	6,250	N	N	518 NE 96TH PL

Improved Sales Used in This Annual Update Analysis

Area 007 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	0	510140	6216	05/10/12	\$426,000	\$476,000	1,010	8	1947	Avg	5,413	N	N	1200 NE 102ND ST
8	0	691470	0102	05/03/11	\$280,000	\$333,000	1,078	8	2006	Avg	1,367	N	N	9707 B ROOSEVELT WAY NE
8	0	322604	9232	05/13/11	\$324,000	\$385,000	1,120	8	1946	Avg	6,281	N	N	558 NE 100TH ST
8	0	691470	0100	04/03/13	\$335,000	\$353,000	1,134	8	2006	Avg	1,283	N	N	9705 B ROOSEVELT WAY NE
8	0	510140	5235	02/18/11	\$320,000	\$385,000	1,180	8	1930	Avg	5,413	N	N	9721 8TH AVE NE
8	0	510140	5385	08/28/12	\$450,000	\$493,000	1,220	8	1959	Avg	7,250	N	N	847 NE 100TH ST
8	0	510140	3984	03/16/12	\$535,100	\$604,000	1,260	8	1953	Good	8,700	N	N	1235 NE 94TH ST
8	0	510140	5136	12/19/11	\$339,950	\$389,000	1,330	8	2010	Avg	1,163	N	N	9615 ROOSEVELT WAY NE
8	0	510140	5137	08/08/11	\$346,000	\$405,000	1,330	8	2010	Avg	1,230	N	N	9615 ROOSEVELT WAY NE
8	0	510140	5138	08/10/11	\$355,000	\$416,000	1,360	8	2010	Avg	1,351	N	N	9615 ROOSEVELT WAY NE
8	0	510140	5139	06/27/11	\$356,500	\$420,000	1,360	8	2010	Avg	1,332	N	N	9615 A ROOSEVELT WAY NE
8	0	510140	5378	11/06/12	\$482,000	\$522,000	1,430	8	1948	Avg	11,945	N	N	843 NE 100TH ST
8	0	510140	5142	09/13/11	\$322,000	\$375,000	1,433	8	2008	Avg	1,219	N	N	9611 B ROOSEVELT WAY NE
8	0	510140	8927	04/17/13	\$467,500	\$491,000	1,450	8	1948	Avg	7,395	N	N	824 NE 102ND ST
8	0	510140	6570	01/26/11	\$417,500	\$505,000	1,510	8	1959	Avg	9,570	N	N	826 NE 100TH ST
8	0	510140	6465	04/04/11	\$370,000	\$442,000	1,560	8	1929	Good	6,670	N	N	1028 NE 100TH ST
8	0	691470	0077	03/01/13	\$380,000	\$403,000	1,584	8	2006	Avg	1,218	N	N	9723 ROOSEVELT WAY NE
8	0	510140	5134	03/02/11	\$390,000	\$469,000	1,730	8	2008	Avg	1,785	N	N	9619 ROOSEVELT WAY NE
8	0	510140	6480	04/04/12	\$375,000	\$422,000	1,810	8	1956	Avg	7,967	N	N	1043 NE 102ND ST
8	0	322604	9516	03/20/12	\$365,000	\$411,000	1,870	8	1983	Avg	6,040	N	N	537 NE 103RD ST
8	0	510140	6114	04/29/11	\$377,000	\$449,000	1,900	8	1981	Avg	5,236	N	N	10208 ROOSEVELT WAY NE
8	0	510140	6313	08/21/12	\$557,000	\$611,000	2,080	8	2012	Avg	2,815	N	N	10016 12TH AVE NE
8	0	510040	2401	11/16/11	\$559,000	\$644,000	2,080	8	2011	Avg	3,235	N	N	8917 12TH AVE NE
8	0	322604	9393	09/05/13	\$500,000	\$512,000	2,110	8	1954	Avg	15,000	N	N	123 NE 94TH ST
8	0	802420	1420	09/18/13	\$605,000	\$617,000	2,430	8	2000	Avg	5,110	N	N	1211 NE 100TH ST
8	0	802420	1420	05/05/11	\$550,000	\$654,000	2,430	8	2000	Avg	5,110	N	N	1211 NE 100TH ST
8	0	322604	9569	02/03/11	\$554,888	\$670,000	2,530	8	2010	Avg	5,914	N	N	9111 2ND AVE NE
8	0	510140	5370	07/26/12	\$675,000	\$744,000	2,820	8	2006	Avg	9,570	N	N	834 NE 98TH ST
8	0	322604	9435	05/06/13	\$620,000	\$649,000	4,100	8	2008	Avg	7,492	N	N	108 NE 92ND ST
8	0	510140	5368	03/24/11	\$515,000	\$617,000	1,800	9	1950	Good	7,193	N	N	835 NE 100TH ST
8	0	802420	1115	03/20/13	\$683,000	\$721,000	2,250	9	2002	Avg	5,111	Y	N	1233 NE 97TH ST

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Area 007 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	0	199520	0210	09/10/13	\$711,000	\$727,000	2,700	9	2006	Avg	5,712	N	N	411 NE 94TH ST
8	0	227400	0040	09/07/11	\$770,000	\$897,000	3,200	9	2008	Avg	7,624	N	N	834 NE 95TH ST
8	1	322604	9098	07/17/12	\$279,000	\$308,000	560	6	1927	Good	4,686	N	N	340 NE 89TH ST
8	1	510040	0035	03/20/12	\$306,000	\$345,000	690	6	1949	Avg	2,156	N	N	527 NE 86TH ST
8	1	322604	9102	08/05/13	\$265,000	\$273,000	720	6	1927	Avg	5,325	N	N	327 NE 90TH ST
8	1	510040	3754	08/12/11	\$320,000	\$374,000	720	6	1922	Good	5,623	N	N	828 NE 92ND ST
8	1	510040	3795	08/26/13	\$350,000	\$359,000	860	6	1922	Good	5,381	N	N	840 NE 92ND ST
8	1	510040	2245	09/23/11	\$419,000	\$487,000	1,230	6	1930	VGood	6,380	N	N	1215 NE 90TH ST
8	1	510240	0085	06/18/12	\$415,000	\$460,000	740	7	1930	Avg	4,875	N	N	9023 8TH AVE NE
8	1	510040	0246	10/07/11	\$285,000	\$330,000	784	7	2011	Avg	1,880	N	N	1425 NE 86TH ST
8	1	510040	3154	02/11/11	\$330,000	\$398,000	800	7	1946	Good	5,413	N	N	9112 12TH AVE NE
8	1	510040	3789	04/25/11	\$374,100	\$446,000	800	7	1924	Good	5,381	N	N	844 NE 92ND ST
8	1	510040	0247	12/04/12	\$250,000	\$269,000	804	7	2011	Avg	1,150	N	N	1423 NE 86TH ST
8	1	510040	2653	02/17/11	\$465,000	\$560,000	820	7	1929	Good	6,380	N	N	825 NE 91ST ST
8	1	510040	3268	05/24/13	\$406,500	\$424,000	830	7	1940	Avg	6,380	N	N	1019 NE 92ND ST
8	1	510040	2743	11/27/13	\$355,000	\$357,000	840	7	1942	Avg	6,380	N	N	1021 NE 91ST ST
8	1	510040	2305	07/18/11	\$312,500	\$367,000	850	7	1941	Avg	6,380	N	N	1240 NE 89TH ST
8	1	510040	3531	07/18/13	\$363,000	\$375,000	870	7	1924	Good	5,413	N	N	9121 8TH AVE NE
8	1	510040	3704	12/05/12	\$338,000	\$364,000	870	7	1936	Avg	5,108	N	N	818 NE 92ND ST
8	1	510040	3142	01/10/13	\$375,000	\$401,000	880	7	1941	Avg	5,413	N	N	1203 NE 92ND ST
8	1	510040	4746	08/26/13	\$326,000	\$334,000	890	7	1939	Avg	4,930	N	N	9408 5TH AVE NE
8	1	510140	2668	09/29/11	\$349,950	\$406,000	890	7	1939	Avg	4,404	N	N	9222 8TH AVE NE
8	1	510040	0242	04/18/12	\$295,000	\$331,000	894	7	2011	Avg	1,976	N	N	1427 NE 86TH ST
8	1	510040	0244	07/31/12	\$315,500	\$347,000	894	7	2011	Avg	1,552	N	N	1431 NE 86TH ST
8	1	510040	3516	11/01/13	\$475,000	\$481,000	900	7	1942	Good	6,380	N	N	549 NE 92ND ST
8	1	510040	0243	07/16/12	\$330,000	\$364,000	902	7	2012	Avg	2,406	N	N	1401 NE 86TH ST
8	1	510040	0249	08/07/12	\$327,000	\$360,000	902	7	2012	Avg	1,151	N	N	1405 NE 86TH ST
8	1	510040	2422	06/25/13	\$484,555	\$503,000	910	7	1939	Good	5,376	N	N	8924 8TH AVE NE
8	1	510240	0050	04/01/13	\$300,000	\$316,000	920	7	1931	Avg	7,023	N	N	527 NE 91ST ST
8	1	920600	0083	04/01/11	\$315,000	\$377,000	920	7	1915	Good	4,250	N	N	8503 4TH AVE NE
8	1	510040	2377	02/26/13	\$517,450	\$549,000	950	7	1930	VGood	6,380	N	N	1026 NE 89TH ST

Improved Sales Used in This Annual Update Analysis Area 007 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	1	510040	0251	08/14/12	\$332,000	\$365,000	962	7	2012	Avg	1,992	N	N	1407 NE 86TH ST
8	1	920600	0095	03/17/11	\$289,095	\$347,000	970	7	1941	Good	4,250	N	N	312 NE 85TH ST
8	1	510040	1651	04/24/12	\$472,250	\$529,000	970	7	1925	VGood	5,376	N	N	8806 12TH AVE NE
8	1	510040	2734	07/15/13	\$417,500	\$431,000	980	7	1942	Avg	6,380	N	N	1019 NE 91ST ST
8	1	510140	2700	07/26/11	\$330,000	\$387,000	990	7	1941	Avg	6,598	N	N	845 NE 94TH ST
8	1	510040	1624	12/03/12	\$430,000	\$463,000	990	7	1939	Avg	5,413	N	N	8815 12TH AVE NE
8	1	920600	0075	01/26/12	\$411,000	\$468,000	1,000	7	1914	Good	5,100	N	N	8518 4TH AVE NE
8	1	510040	2484	07/31/13	\$499,000	\$514,000	1,020	7	1905	Good	6,462	N	N	846 NE 89TH ST
8	1	510040	4740	06/27/13	\$445,000	\$461,000	1,020	7	1946	Good	6,052	N	N	9412 5TH AVE NE
8	1	510040	2866	04/20/11	\$392,000	\$467,000	1,040	7	1938	Avg	6,380	N	N	1250 NE 90TH ST
8	1	510040	1342	07/03/12	\$530,600	\$587,000	1,040	7	1925	Good	6,380	N	N	540 NE 86TH ST
8	1	322604	9441	03/14/13	\$406,000	\$429,000	1,090	7	1928	Good	6,072	N	N	318 NE 89TH ST
8	1	510040	2450	08/09/12	\$384,000	\$422,000	1,120	7	1975	Good	6,380	N	N	835 NE 90TH ST
8	1	437070	0095	12/27/13	\$540,000	\$541,000	1,130	7	1927	VGood	4,246	N	N	114 NE 85TH ST
8	1	510040	2634	06/12/12	\$449,950	\$500,000	1,130	7	1945	Avg	5,800	N	N	817 NE 91ST ST
8	1	510040	0241	02/17/12	\$315,000	\$357,000	1,131	7	2011	Avg	1,304	N	N	1429 NE 86TH ST
8	1	510040	3306	05/08/13	\$450,000	\$471,000	1,140	7	1930	Avg	6,380	N	N	1024 NE 91ST ST
8	1	510040	3417	08/21/13	\$545,000	\$559,000	1,150	7	1930	VGood	6,380	N	N	850 NE 91ST ST
8	1	199520	0250	08/22/13	\$536,000	\$550,000	1,150	7	1990	Avg	6,034	N	N	350 NE 91ST ST
8	1	510040	0248	08/02/12	\$325,000	\$358,000	1,168	7	2012	Avg	970	N	N	1403 NE 86TH ST
8	1	510040	2400	07/18/11	\$368,000	\$432,000	1,170	7	1928	Good	5,027	N	N	8911 12TH AVE NE
8	1	510040	4758	05/23/12	\$330,000	\$368,000	1,180	7	1940	Good	6,380	N	N	521 NE 95TH ST
8	1	510040	2447	04/06/11	\$440,000	\$526,000	1,190	7	1975	Good	8,360	N	N	827 NE 90TH ST
8	1	510040	0064	10/09/13	\$481,500	\$489,000	1,190	7	1949	Avg	6,670	N	N	534 NE 85TH ST
8	1	510040	1411	04/01/13	\$420,000	\$443,000	1,210	7	1936	Avg	6,380	N	N	534 NE 88TH ST
8	1	322604	9499	05/13/13	\$549,000	\$574,000	1,230	7	1971	Avg	5,099	N	N	211 NE 91ST ST
8	1	437070	0085	03/29/12	\$363,000	\$409,000	1,240	7	1927	Avg	4,246	N	N	120 NE 85TH ST
8	1	510040	1370	06/07/13	\$510,000	\$531,000	1,260	7	1947	Avg	4,930	N	N	8810 5TH AVE NE
8	1	510040	3181	07/29/13	\$475,000	\$489,000	1,270	7	1929	Good	6,380	N	N	1212 NE 91ST ST
8	1	510040	3405	12/19/13	\$380,625	\$382,000	1,290	7	1930	Avg	6,380	N	N	826 NE 91ST ST
8	1	322604	9350	08/28/13	\$375,000	\$384,000	1,290	7	1951	Avg	8,700	N	N	330 NE 90TH ST

Improved Sales Used in This Annual Update Analysis Area 007 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	1	510040	0045	07/19/11	\$339,000	\$398,000	1,320	7	1976	Avg	5,075	N	N	518 NE 85TH ST
8	1	510040	2555	03/27/12	\$410,000	\$462,000	1,320	7	1949	Avg	7,134	N	N	529 NE 90TH ST
8	1	199520	0235	03/18/13	\$349,950	\$370,000	1,330	7	1928	Good	6,034	N	N	9115 5TH AVE NE
8	1	510040	3420	10/04/11	\$440,000	\$510,000	1,340	7	1928	Good	6,380	N	N	844 NE 91ST ST
8	1	510040	1686	01/21/11	\$502,500	\$608,000	1,340	7	1973	Avg	6,380	N	N	1230 NE 88TH ST
8	1	510040	1193	08/31/13	\$410,000	\$420,000	1,390	7	1911	Good	6,380	N	N	812 NE 86TH ST
8	1	510040	3178	06/08/11	\$486,000	\$575,000	1,440	7	1929	VGood	6,380	N	N	1216 NE 91ST ST
8	1	322604	9016	12/24/12	\$450,000	\$483,000	1,480	7	1946	Avg	5,074	N	N	314 NE 90TH ST
8	1	668750	0010	10/31/13	\$424,000	\$429,000	1,490	7	1942	Avg	6,188	N	N	8625 5TH AVE NE
8	1	394690	0110	03/27/12	\$390,000	\$439,000	1,510	7	1951	Avg	7,344	N	N	333 NE 89TH ST
8	1	510040	2395	01/05/11	\$295,000	\$358,000	1,570	7	1932	Avg	6,380	N	N	1040 NE 89TH ST
8	1	510040	3378	06/09/13	\$642,000	\$668,000	1,580	7	1935	VGood	6,380	N	N	821 NE 92ND ST
8	1	510040	2662	09/23/13	\$548,000	\$559,000	1,590	7	1938	Avg	7,250	N	N	830 NE 90TH ST
8	1	510040	0036	06/13/12	\$425,000	\$472,000	1,680	7	1949	VGood	4,224	N	N	525 NE 86TH ST
8	1	510040	4803	07/11/13	\$412,500	\$426,000	1,830	7	1938	Avg	6,380	N	N	548 NE 94TH ST
8	1	510040	1224	10/05/11	\$390,000	\$452,000	1,830	7	1918	Avg	6,380	N	N	842 NE 86TH ST
8	1	510040	1579	06/06/12	\$677,500	\$753,000	2,540	7	2006	Avg	6,380	N	N	1018 NE 88TH ST
8	1	510040	3633	10/04/13	\$383,000	\$390,000	780	8	1940	Avg	5,413	N	N	9217 8TH AVE NE
8	1	510240	0045	06/07/13	\$449,950	\$468,000	870	8	1931	VGood	7,023	N	N	515 NE 91ST ST
8	1	610840	0095	07/15/13	\$355,000	\$367,000	900	8	1954	Avg	7,164	N	N	8543 2ND AVE NE
8	1	322604	9398	11/19/13	\$375,000	\$378,000	930	8	1940	Avg	5,386	N	N	8909 2ND AVE NE
8	1	510040	2833	10/26/11	\$416,500	\$481,000	950	8	1929	Avg	6,380	N	N	1218 NE 90TH ST
8	1	437070	0030	06/18/13	\$475,500	\$494,000	990	8	1950	Avg	4,246	N	N	202 NE 85TH ST
8	1	510040	3821	06/30/11	\$259,500	\$306,000	1,078	8	2007	Avg	1,377	N	N	860 NE 92ND ST
8	1	510040	3822	04/19/11	\$259,500	\$309,000	1,078	8	2007	Avg	1,136	N	N	858 NE 92ND ST
8	1	510040	2814	03/19/13	\$505,000	\$533,000	1,080	8	1930	Avg	8,250	N	N	9002 12TH AVE NE
8	1	510040	0005	07/25/11	\$447,800	\$526,000	1,080	8	1949	Avg	7,622	N	N	8524 5TH AVE NE
8	1	510040	3465	04/17/12	\$481,000	\$540,000	1,220	8	1955	Avg	6,380	N	N	515 NE 92ND ST
8	1	510040	2626	10/19/12	\$500,000	\$543,000	1,230	8	1926	Avg	5,413	N	N	9006 8TH AVE NE
8	1	510040	2260	04/26/13	\$469,000	\$492,000	1,330	8	1963	Avg	6,380	N	N	1216 NE 89TH ST
8	1	322604	9474	10/12/13	\$556,000	\$565,000	1,330	8	1962	Avg	5,400	N	N	215 NE 90TH ST

Improved Sales Used in This Annual Update Analysis

Area 007 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	1	510040	2613	04/27/11	\$405,000	\$482,000	1,340	8	1950	Avg	6,757	N	N	552 NE 89TH ST
8	1	510040	3440	09/17/13	\$425,000	\$434,000	1,440	8	2005	Avg	1,326	N	N	856 B NE 91ST ST
8	1	510040	3439	10/11/13	\$372,500	\$378,000	1,450	8	2005	Avg	1,082	N	N	9103 B ROOSEVELT WAY NE
8	1	322604	9454	01/27/12	\$391,000	\$445,000	1,480	8	1962	Avg	7,370	N	N	8915 LATONA AVE NE
8	1	437070	0075	06/22/11	\$606,500	\$716,000	1,490	8	1949	Good	8,054	Y	N	8515 3RD AVE NE
8	1	322604	9340	03/28/13	\$357,000	\$376,000	1,530	8	1952	Avg	9,100	N	N	9014 1ST AVE NE
8	1	322604	9463	01/09/12	\$505,000	\$576,000	1,540	8	1961	VGood	5,918	N	N	218 NE 89TH ST
8	1	322604	9101	12/08/11	\$525,000	\$602,000	1,540	8	1992	Good	7,100	N	N	344 NE 89TH ST
8	1	510040	4764	09/26/12	\$470,000	\$512,000	1,580	8	1938	Avg	9,570	N	N	520 NE 94TH ST
8	1	322604	9038	08/08/13	\$480,000	\$494,000	1,640	8	1962	Avg	7,044	N	N	212 NE 89TH ST
8	1	322604	9212	01/28/12	\$680,000	\$773,000	1,670	8	1962	Good	5,940	N	N	225 NE 90TH ST
8	1	510040	1351	04/23/12	\$550,000	\$616,000	1,690	8	1931	Avg	5,413	N	N	8615 8TH AVE NE
8	1	510040	3202	07/13/12	\$575,000	\$635,000	1,740	8	1979	Avg	6,960	N	N	1239 NE 92ND ST
8	1	322604	9570	02/24/12	\$530,000	\$600,000	1,910	8	2012	Avg	5,000	N	N	9020 2ND AVE NE
8	1	322604	9290	04/10/12	\$425,000	\$477,000	1,950	8	1947	Good	7,173	N	N	9016 2ND AVE NE
8	1	510140	4678	10/08/13	\$482,000	\$490,000	1,950	8	2009	Avg	2,187	N	N	9421 ROOSEVELT WAY NE
8	1	437070	0125	12/10/13	\$570,000	\$572,000	1,950	8	2000	Avg	5,159	N	N	8520 1ST AVE NE
8	1	510240	0015	05/09/13	\$638,000	\$667,000	2,060	8	1931	VGood	4,390	N	N	9012 5TH AVE NE
8	1	610840	0045	09/23/13	\$686,000	\$699,000	2,320	8	1993	Avg	7,006	N	N	8533 4TH AVE NE
8	1	322604	9284	09/16/13	\$745,000	\$761,000	2,390	8	1998	Avg	5,380	N	N	8811 LATONA AVE NE
8	1	510040	1090	09/27/11	\$564,550	\$656,000	2,740	8	1969	Avg	5,253	N	N	8601 15TH AVE NE
8	1	610840	0040	10/03/13	\$830,500	\$845,000	3,300	8	2013	Avg	7,006	N	N	8535 4TH AVE NE
8	1	510040	2753	08/16/11	\$640,000	\$748,000	1,580	9	2006	Avg	5,800	N	N	1030 NE 90TH ST
8	1	322604	9112	05/24/11	\$610,000	\$723,000	2,001	9	2009	Avg	3,786	N	N	360 NE 89TH ST
8	1	510040	1129	07/24/12	\$725,000	\$799,000	2,040	9	1948	Avg	9,570	Y	N	1045 NE 88TH ST
8	1	510040	1705	09/26/12	\$755,000	\$823,000	2,140	9	1930	VGood	6,380	N	N	1248 NE 88TH ST
8	1	510040	2405	09/19/13	\$710,000	\$724,000	2,160	9	2005	Avg	2,707	N	N	8909 12TH AVE NE
8	1	510040	2314	01/11/11	\$550,000	\$666,000	2,420	9	2000	Avg	4,930	N	N	8917 15TH AVE NE
8	1	510140	4636	10/24/12	\$675,000	\$732,000	2,700	9	2008	Avg	4,305	N	N	9404 8TH AVE NE
8	1	199520	0260	09/24/13	\$760,000	\$775,000	2,720	9	2005	Avg	5,308	N	N	340 NE 91ST ST

Improved Sales Removed in This Annual Update Analysis Area 007 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	0	256830	0160	11/15/13	\$630,500	ACTIVE PERMIT BEFORE SALE > \$25,000; DATA DOES NOT MATCH SALE
5	0	256830	0160	04/01/13	\$210,000	FORCED SALE
5	0	282604	9085	03/07/13	\$447,000	DATA DOES NOT MATCH SALE
5	0	282604	9148	05/23/13	\$145,000	QUIT CLAIM DEED
5	0	282604	9176	02/20/13	\$328,748	FORCED SALE
5	0	311960	0080	10/20/11	\$190,000	QUIT CLAIM DEED
5	0	514400	0075	09/20/12	\$250,000	FORCED SALE
5	0	514400	0075	12/10/12	\$240,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	1	013000	0150	07/12/11	\$465,000	NO MARKET EXPOSURE
5	1	013000	0215	05/15/13	\$626,000	DATA DOES NOT MATCH SALE
5	1	156610	0070	07/18/13	\$758,000	DATA DOES NOT MATCH SALE
5	1	156610	0265	12/12/13	\$440,000	QUIT CLAIM DEED
5	1	156610	0405	08/22/11	\$239,000	OBSOLESCENCE > 0
5	1	156610	0450	12/23/13	\$212,500	DATA DOES NOT MATCH SALE
5	1	156610	0525	02/04/11	\$227,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
5	1	156610	0530	09/20/13	\$436,000	DATA DOES NOT MATCH SALE
5	1	167540	0002	10/21/13	\$552,000	DATA DOES NOT MATCH SALE
5	1	256830	0052	03/29/12	\$215,000	EXEMPT FROM EXCISE TAX
5	1	256830	0053	12/27/13	\$499,950	MORE THAN ONE HOUSE
5	1	256830	0053	05/22/13	\$510,000	MORE THAN ONE HOUSE
5	1	256830	0123	11/15/12	\$485,000	NON-PROFIT ORGANIZATION
5	1	256830	0138	05/20/13	\$612,000	FORCED SALE
5	1	256880	0161	05/03/11	\$163,651	QUIT CLAIM DEED
5	1	256880	0280	07/08/13	\$181,100	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
5	1	256880	0286	06/07/13	\$400,000	DATA DOES NOT MATCH SALE
5	1	262960	0005	07/17/13	\$441,500	DATA DOES NOT MATCH SALE
5	1	262960	0005	12/20/12	\$44,366	QUIT CLAIM DEED
5	1	332604	9003	04/04/11	\$335,000	DATA DOES NOT MATCH SALE
5	1	332604	9003	07/22/13	\$450,500	DATA DOES NOT MATCH SALE
5	1	342604	9167	07/16/12	\$462,200	OBSOLESCENCE > 0

Improved Sales Removed in This Annual Update Analysis Area 007 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	1	342604	9208	05/28/13	\$825,000	DATA DOES NOT MATCH SALE
5	1	407320	0040	07/23/13	\$370,000	FORCED SALE
5	1	407320	0055	04/01/13	\$455,000	DATA DOES NOT MATCH SALE
5	1	407320	0162	08/28/12	\$562,250	RELOCATION - SALE TO SERVICE
5	1	407320	0175	06/04/13	\$128,875	QUIT CLAIM DEED
5	1	407320	0231	06/17/11	\$292,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	1	520820	0180	12/18/12	\$448,378	FORCED SALE
5	1	520820	0180	12/05/12	\$521,088	FORCED SALE
5	1	521020	0081	04/17/13	\$230,000	NO MARKET EXPOSURE
5	1	521020	0087	08/23/11	\$550,000	MORE THAN ONE HOUSE
5	1	541820	0030	03/26/12	\$540,000	DATA DOES NOT MATCH SALE
5	1	541850	0770	05/23/13	\$650,000	DATA DOES NOT MATCH SALE
5	1	541860	0060	09/17/13	\$640,000	DATA DOES NOT MATCH SALE
5	1	945520	0360	08/07/12	\$415,000	SEGREGATION AND/OR MERGER
5	1	945520	0435	12/21/13	\$694,000	DATA DOES NOT MATCH SALE
5	1	945520	0435	05/29/13	\$460,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	1	945520	0497	07/02/13	\$182,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
5	1	945520	0515	11/30/11	\$165,000	NO MARKET EXPOSURE
5	1	945520	0645	03/27/13	\$384,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
5	1	945520	0710	09/18/13	\$600,000	DATA DOES NOT MATCH SALE
5	1	945520	0715	04/25/13	\$190,000	DOR RATIO
5	1	955320	0117	09/28/12	\$375,000	DATA DOES NOT MATCH SALE
5	1	955320	0125	12/11/13	\$325,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
5	1	955420	0045	10/24/11	\$410,100	DOR RATIO
5	1	955420	0045	05/20/11	\$576,706	FORCED SALE
5	1	955420	0045	04/04/12	\$775,000	MORE THAN ONE HOUSE
5	1	955420	0120	02/12/11	\$278,000	RELOCATION - SALE TO SERVICE
5	1	955420	0125	04/08/11	\$235,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	1	955420	0240	02/07/13	\$230,910	QUIT CLAIM DEED
5	1	955420	0250	06/26/12	\$531,000	DATA DOES NOT MATCH SALE

Improved Sales Removed in This Annual Update Analysis Area 007 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	3	272604	9040	05/13/13	\$525,000	DATA DOES NOT MATCH SALE
5	3	272604	9094	12/23/13	\$375,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	3	272604	9127	01/05/12	\$175,000	DOR RATIO
5	3	272604	9151	10/30/13	\$415,000	OBSOLESCENCE > 0
5	3	633500	0040	04/04/11	\$348,750	RELOCATION - SALE TO SERVICE
6	0	147220	0110	06/18/13	\$595,000	DATA DOES NOT MATCH SALE
6	0	147220	0110	02/16/11	\$408,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	0	292604	9440	04/23/12	\$372,500	RELATED PARTY, FRIEND, OR NEIGHBOR
6	0	510140	2226	06/01/12	\$435,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	0	510140	2250	09/28/12	\$181,600	RELATED PARTY, FRIEND, OR NEIGHBOR
6	0	510140	2260	09/25/12	\$339,000	DATA DOES NOT MATCH SALE
6	0	510140	2260	06/03/12	\$150,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	0	510140	2410	09/25/13	\$495,000	MORE THAN ONE HOUSE
6	0	510140	2410	09/18/12	\$352,944	MORE THAN ONE HOUSE
6	0	510140	2410	12/27/12	\$278,250	MORE THAN ONE HOUSE
6	0	510140	2595	12/12/13	\$660,000	PERCENT COMPLETE < 100%
6	0	510140	2595	06/08/12	\$125,000	TEAR DOWN
6	0	510140	2660	01/04/12	\$413,888	OBSOLESCENCE > 0
6	0	510140	4119	11/23/11	\$176,500	FORCED SALE
6	0	510140	4395	04/24/13	\$153,922	QUIT CLAIM DEED
6	0	510140	4432	09/24/12	\$483,000	DATA DOES NOT MATCH SALE
6	0	510140	4447	06/12/13	\$345,000	FORCED SALE
6	0	510140	4912	03/28/11	\$350,000	RELOCATION - SALE TO SERVICE
6	0	510140	4920	04/19/12	\$374,553	FORCED SALE
6	0	510140	4920	02/22/12	\$374,553	FORCED SALE
6	0	510140	4920	05/31/12	\$378,000	QUIT CLAIM DEED
6	0	510140	5014	03/05/12	\$203,100	FORCED SALE
6	0	510140	5051	08/20/12	\$120,041	QUIT CLAIM DEED
6	0	510140	5339	05/21/13	\$262,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	0	510140	5339	09/10/13	\$420,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed in This Annual Update Analysis Area 007 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6	0	510140	5559	03/24/11	\$152,182	QUIT CLAIM DEED
6	0	510140	5595	06/05/12	\$227,500	BANKRUPTCY - RECEIVER OR TRUSTEE
6	0	510140	5595	02/19/13	\$525,000	DATA DOES NOT MATCH SALE
6	0	510140	5755	02/22/13	\$203,000	TEAR DOWN
6	0	510140	5760	12/23/13	\$278,000	FORCED SALE
6	0	510140	6020	08/26/11	\$152,000	UNFINISHED AREA > 0
6	0	510140	7250	12/20/11	\$247,350	EXEMPT FROM EXCISE TAX
6	0	510140	8479	05/28/13	\$340,000	RELOCATION - SALE TO SERVICE
6	0	510140	8507	12/13/12	\$207,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
6	0	510140	8514	11/27/12	\$480,964	DATA DOES NOT MATCH SALE
6	0	510140	8514	05/10/12	\$235,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	0	510140	8683	02/02/11	\$375,000	SEGREGATION AND/OR MERGER
6	0	510140	8880	02/11/11	\$250,000	NON-REPRESENTATIVE SALE
6	0	557720	0007	07/22/13	\$440,000	ACTIVE PERMIT BEFORE SALE > \$25,000; DATA DOES NOT MATCH SALE
6	0	802420	1980	06/27/11	\$218,500	FORCED SALE
6	0	802420	2100	08/14/13	\$435,000	OBSOLESCENCE > 0
6	0	802420	2350	04/30/12	\$215,500	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
6	0	864150	0330	08/01/13	\$471,000	DATA DOES NOT MATCH SALE
6	0	864150	0330	10/10/11	\$175,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	0	890100	0009	02/03/11	\$310,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
6	0	890100	0274	07/12/12	\$330,000	DATA DOES NOT MATCH SALE
6	0	890100	0274	09/16/13	\$735,000	DATA DOES NOT MATCH SALE
6	0	890100	0960	10/01/13	\$373,794	FORCED SALE
6	0	890100	1395	03/08/11	\$385,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	0	890200	0072	10/22/11	\$186,699	QUIT CLAIM DEED
6	0	890200	0155	07/17/12	\$359,903	FORCED SALE
6	0	890200	0200	08/29/12	\$220,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
6	0	890200	0204	08/31/12	\$220,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
6	0	890200	0205	08/31/12	\$220,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
6	0	890200	0206	08/31/12	\$220,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION

Improved Sales Removed in This Annual Update Analysis Area 007 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6	0	890200	0207	08/31/12	\$220,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
6	1	288770	0091	04/25/12	\$620,000	DATA DOES NOT MATCH SALE
6	1	288770	0306	12/10/12	\$481,300	DATA DOES NOT MATCH SALE
6	1	510140	0838	07/22/13	\$200,000	DOR RATIO
6	1	510140	0862	12/17/13	\$284,950	BANKRUPTCY - RECEIVER OR TRUSTEE
6	1	510140	1850	06/14/12	\$225,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
6	1	510140	1850	11/22/11	\$272,200	FORCED SALE
6	1	510140	1912	05/30/13	\$180,000	TEAR DOWN
6	1	510140	2282	01/22/13	\$579,150	RELOCATION - SALE TO SERVICE
6	1	510140	2286	08/15/13	\$717,000	DATA DOES NOT MATCH SALE
6	1	510140	2290	04/24/12	\$425,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	1	206110	0275	02/19/13	\$624,000	DATA DOES NOT MATCH SALE
7	1	206110	0305	07/27/12	\$674,950	DATA DOES NOT MATCH SALE
7	1	206110	0435	10/16/12	\$442,000	DATA DOES NOT MATCH SALE
7	1	206110	0435	06/02/12	\$285,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	1	206110	0525	10/01/12	\$525,000	UNFINISHED AREA > 0
7	1	246440	0006	06/15/12	\$376,000	BANKRUPTCY - RECEIVER OR TRUSTEE
7	1	287860	0160	05/06/11	\$241,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	1	287860	0375	03/14/13	\$58,012	RELATED PARTY, FRIEND, OR NEIGHBOR
7	1	287860	0430	07/25/11	\$572,500	RELOCATION - SALE TO SERVICE
7	1	287860	0960	08/28/12	\$429,000	EXEMPT FROM EXCISE TAX
7	1	287860	1050	10/15/13	\$575,000	DATA DOES NOT MATCH SALE
7	1	287860	1190	08/13/13	\$42,015	PARTIAL INTEREST (1/3, 1/2, Etc.)
7	1	287860	1220	05/13/11	\$270,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
7	1	297980	0445	10/23/13	\$593,800	DATA DOES NOT MATCH SALE
7	1	297980	0660	02/22/13	\$2,964	QUIT CLAIM DEED
7	1	297980	0720	07/01/13	\$565,000	NO MARKET EXPOSURE
7	1	297980	1270	07/06/11	\$300,000	NO MARKET EXPOSURE
7	1	297980	1280	10/15/13	\$486,000	ACTIVE PERMIT BEFORE SALE > \$25,000; DATA DOES NOT MATCH SALE
7	1	297980	1280	03/17/13	\$300,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION

Improved Sales Removed in This Annual Update Analysis Area 007 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	1	354440	0134	11/13/13	\$759,950	PERCENT COMPLETE < 100%
7	1	354440	0150	07/17/13	\$607,000	DATA DOES NOT MATCH SALE
7	1	354490	0095	09/11/13	\$431,000	FORCED SALE
7	1	373590	0495	10/27/11	\$355,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	1	373590	0636	05/26/11	\$480,000	SEGREGATION AND/OR MERGER
7	1	373590	0930	05/17/13	\$578,500	DATA DOES NOT MATCH SALE
7	1	373590	1160	09/07/11	\$475,000	RELOCATION - SALE TO SERVICE
7	1	373590	1540	07/03/12	\$249,990	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
7	1	373590	1610	12/19/12	\$291,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
7	1	614870	0065	03/08/11	\$357,000	QUIT CLAIM DEED
7	1	860490	0311	07/24/12	\$575,000	DATA DOES NOT MATCH SALE
7	1	860490	0375	10/25/11	\$245,000	QUIT CLAIM DEED
8	0	199520	0200	11/25/13	\$376,765	FORCED SALE
8	0	322604	9170	05/08/13	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	0	322604	9195	07/29/11	\$190,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	322604	9196	08/01/11	\$350,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	0	322604	9435	11/21/12	\$479,694	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	322604	9562	01/04/11	\$149,900	NO MARKET EXPOSURE
8	0	322604	9571	11/04/13	\$705,000	ACTIVE PERMIT BEFORE SALE > \$25,000; DATA DOES NOT MATCH SALE
8	0	510040	1024	09/11/12	\$1,000,000	SEGREGATION AND/OR MERGER
8	0	510040	1024	02/28/13	\$1,250,000	SEGREGATION AND/OR MERGER
8	0	510140	4578	04/11/11	\$445,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	510140	4593	07/08/11	\$445,000	ACTIVE PERMIT BEFORE SALE > \$25,000; DATA DOES NOT MATCH SALE
8	0	510140	5112	05/22/12	\$418,000	UNFINISHED AREA > 0
8	0	510140	5132	01/10/12	\$315,355	FORCED SALE
8	0	510140	5145	04/01/13	\$425,000	PREVIOUS IMPROVEMENT VALUE <= \$25,000
8	0	510140	5465	05/02/11	\$217,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	510140	5523	02/28/13	\$341,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	510140	6255	11/25/13	\$375,000	ACTIVE PERMIT BEFORE SALE > \$25,000; DATA DOES NOT MATCH SALE
8	0	510140	6255	10/31/12	\$286,000	SEGREGATION AND/OR MERGER

Improved Sales Removed in This Annual Update Analysis Area 007 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	0	510140	6312	10/11/11	\$235,000	SEGREGATION AND/OR MERGER
8	0	691470	0045	10/16/12	\$250,000	SHORT SALE
8	0	691470	0052	01/09/13	\$446,319	FORCED SALE
8	0	691470	0077	11/01/12	\$438,364	FORCED SALE
8	0	802420	0100	08/28/13	\$255,000	FORCED SALE
8	0	802420	0240	01/09/13	\$272,375	QUIT CLAIM DEED
8	0	802420	0500	11/02/12	\$499,950	ACTIVE PERMIT BEFORE SALE > \$25,000; DATA DOES NOT MATCH SALE
8	0	802420	0500	04/15/12	\$240,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
8	0	802420	0910	04/03/12	\$408,888	DATA DOES NOT MATCH SALE
8	1	199520	0260	09/23/13	\$760,000	RELOCATION - SALE TO SERVICE
8	1	322604	9019	06/30/11	\$250,000	QUIT CLAIM DEED
8	1	322604	9103	09/24/12	\$102,426	RELATED PARTY, FRIEND, OR NEIGHBOR
8	1	322604	9369	07/01/13	\$603,000	ACTIVE PERMIT BEFORE SALE > \$25,000; DATA DOES NOT MATCH SALE
8	1	322604	9369	12/12/12	\$320,502	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	1	322604	9377	12/12/13	\$135,000	DOR RATIO
8	1	322604	9380	06/24/13	\$485,000	OBSOLESCENCE > 0
8	1	322604	9463	06/14/11	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	1	394690	0050	09/13/12	\$620,000	MORE THAN ONE HOUSE
8	1	437070	0100	06/25/13	\$150,000	DOR RATIO
8	1	510040	0035	12/15/11	\$430,000	SEGREGATION AND/OR MERGER
8	1	510040	0066	10/23/12	\$221,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	1	510040	1052	09/14/12	\$310,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
8	1	510040	1187	07/28/11	\$250,000	QUIT CLAIM DEED
8	1	510040	1207	11/13/13	\$1,050,000	PERCENT COMPLETE < 100%
8	1	510040	1207	03/13/12	\$240,000	TEAR DOWN
8	1	510040	1297	03/06/13	\$410,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	1	510040	1570	03/25/11	\$496,000	MORE THAN ONE HOUSE
8	1	510040	2320	09/25/13	\$453,000	SEGREGATION AND/OR MERGER
8	1	510040	2356	01/13/11	\$109,253	QUIT CLAIM DEED
8	1	510040	2728	08/10/11	\$258,000	QUIT CLAIM DEED

Improved Sales Removed in This Annual Update Analysis Area 007 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	1	510040	3315	01/21/12	\$389,000	DATA DOES NOT MATCH SALE
8	1	510040	3405	09/06/13	\$390,156	FORCED SALE
8	1	510040	3519	04/15/13	\$655,000	MORE THAN ONE HOUSE
8	1	510040	3595	10/16/13	\$670,000	DATA DOES NOT MATCH SALE
8	1	510040	3597	05/16/13	\$445,000	ACTIVE PERMIT BEFORE SALE > \$25,000; DATA DOES NOT MATCH SALE
8	1	510040	3597	08/29/12	\$355,852	SEGREGATION AND/OR MERGER
8	1	510040	3754	01/28/13	\$163,056	DOR RATIO
8	1	510240	0070	07/25/12	\$415,300	DATA DOES NOT MATCH SALE
8	1	610840	0040	09/17/12	\$245,000	TEAR DOWN
8	1	920600	0100	10/03/13	\$285,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	1	920600	0150	11/27/13	\$710,500	DATA DOES NOT MATCH SALE

Vacant Sales Used in this Annual Update Analysis
Area 007

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
8	0	322604	9571	12/19/12	\$130,000	5,074	N	N
5	0	282604	9284	12/17/13	\$160,000	5,820	N	N
5	1	955320	0111	08/23/13	\$180,000	5,998	N	N
6	0	510140	5563	03/01/13	\$200,000	6,081	N	N
7	1	354440	0134	12/24/12	\$185,000	3,553	N	N
6	0	510140	4398	09/27/12	\$99,950	5,376	N	N
6	0	890100	0746	02/14/11	\$140,000	7,777	N	N

Vacant Sales Removed in this Annual Update Analysis
Area 007

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	1	256880	0254	02/27/13	\$28,500	DOR RATIO
6	0	510140	5563	02/21/13	\$130,000	QUESTIONABLE PER APPRAISAL
5	0	256830	0301	09/15/11	\$5,000	FULL SALES PRICE NOT REPORTED

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



5-20-14

Appraiser II

Date