

Executive Summary

Leschi/Madison Park / Area 014 Annual Update

Characteristics Based Market Adjustment for 2014 Assessment Roll

Previous Physical Inspection: 2007
Number of Improved Sales: 574
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	\$525,300	\$460,900	\$986,200			11.55%
2014 Value	\$560,900	\$544,700	\$1,105,600	\$1,197,100	92.5%	11.54%
\$ Change	+\$35,600	+\$83,800	+\$119,400			
% Change	+6.8%	+18.2%	+12.1%			

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 11.54% is an improvement from the previous COD of 11.55%. 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	\$542,400	\$449,800	\$992,200
2014 Value	\$576,100	\$531,500	\$1,107,600
% Change	+6.2%	+18.2%	+11.6%

Number of one to three unit residences in the population: 4,377

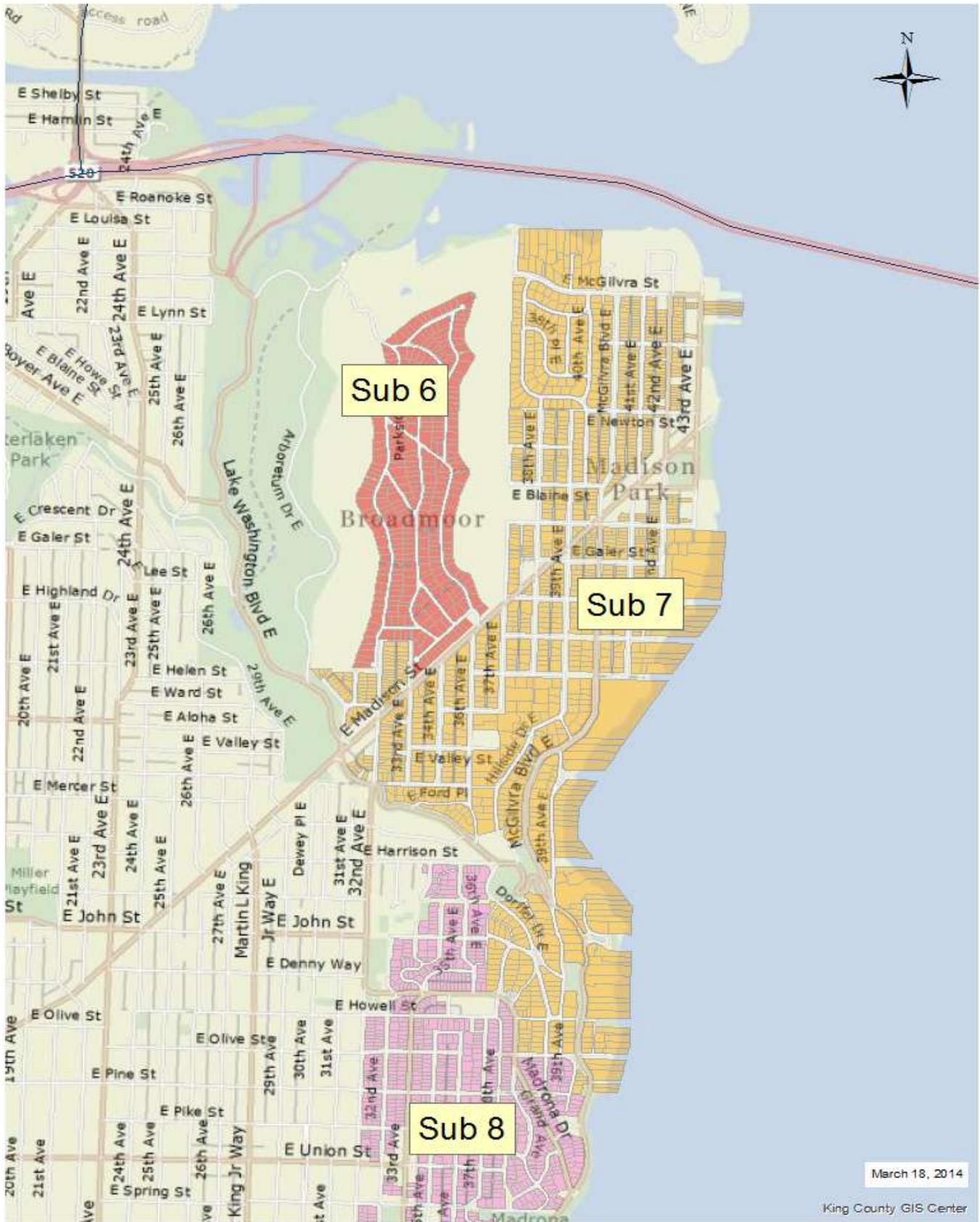
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that one neighborhood-based variable was needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, parcels in Neighborhood 80 (Broadmoor), were generally at higher assessment levels than the rest of the population. This was also the case for Lake Washington properties. This annual update valuation model corrects for these strata differences.

Area 014 - Map

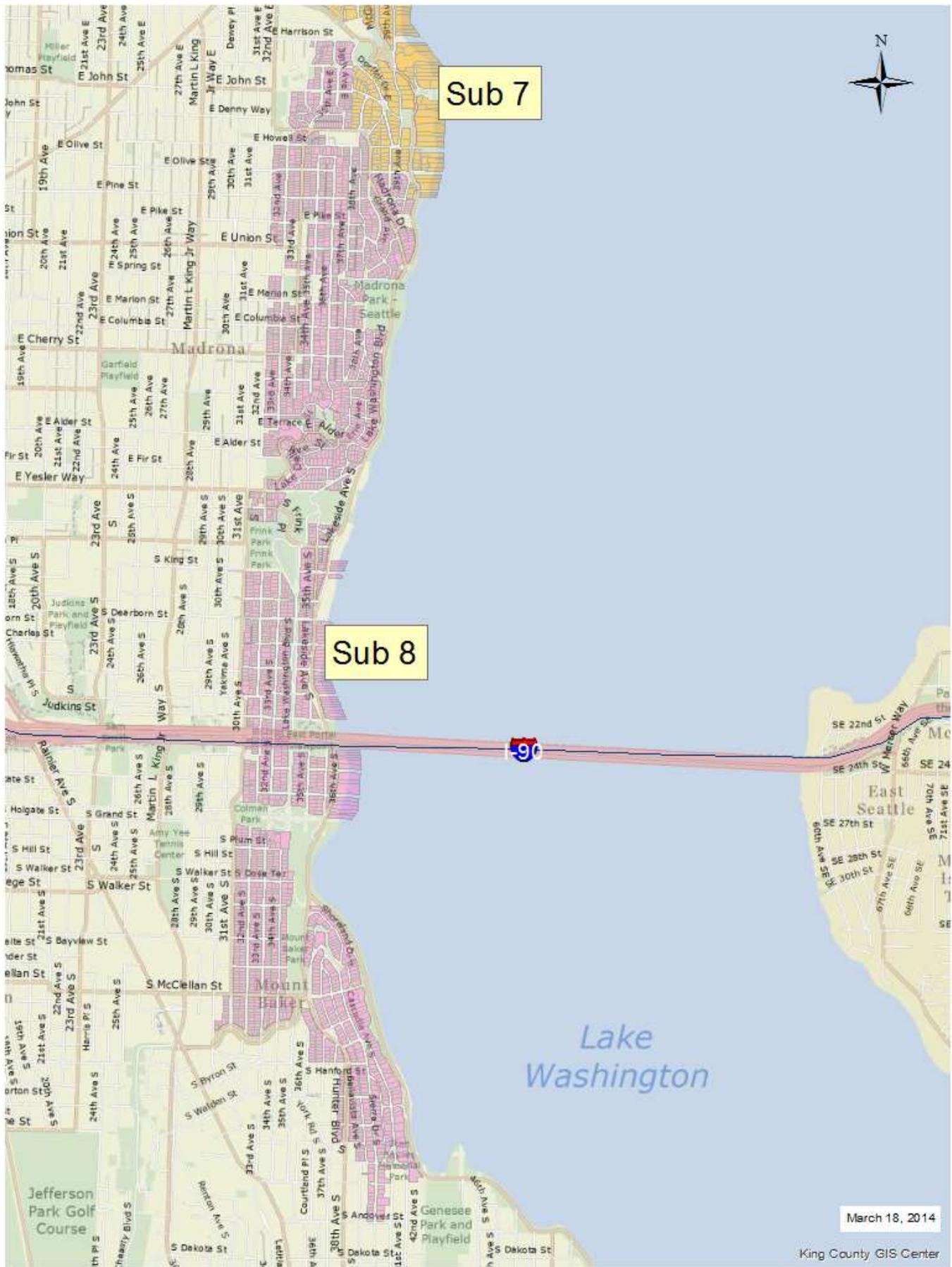


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Area 014 - Sub Area Map



Area 014 - Sub Area Map



Area 014 - Model Adjustments 1-3 Unit Residences

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

Standard Area Adjustment	# Parcels Adjusted	% of Population
+13.22%	3,695	84%

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.

Model Variable	Adj %	# Sales	# in Pop	% Rep
Neighborhood 80	+9.95%	112	682	16%
Lake Washington waterfront	0.00%	8	91	9%

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

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

Generally, Neighborhood 80 parcels were at a higher assessment level than the rest of the population. Also Lake Washington waterfront properties were at a higher assessment level than the rest of the population. This model corrects for these strata differences.

Area 014 - Neighborhood # Map



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Annual Update Process

Effective Date of Appraisal: January 1, 2014

Date of Appraisal Report: March 24, 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 15 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 +6.5% increase in land assessments in the area for the 2014 Assessment Year. The formula is:

For parcels located in Neighborhoods 3, 4, 6, 10, 20, 30, 50, 60, 70, 90 and Not Lake Washington waterfront

2014 Land Value = 2013 Land Value * 1.085, with the result truncated to the next \$1,000.

For parcels located in Neighborhood 80

2014 Land Value = 2013 Land Value * 1.00, with the result truncated to the next \$1,000.

For parcels located on Lake Washington waterfront

2014 Land Value = 2013 Land Value * 1.00, 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 neighborhood-based variable was needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, parcels in Neighborhood 80 (Broadmoor), were generally at higher assessment levels than the rest of the population. This was also the case for Lake Washington properties. 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 574 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:

$$2014 \text{ Total Value} = 2013 \text{ Total Value} * (1 - 0.06) / (.8302665 + 2.465513E-02 * \text{Neighborhood80})$$

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

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

Mobile Home Update

There were no mobile homes in this area.

Results

The resulting assessment level is 0.925. 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 +11.6%. This increase is due partly to market changes over time and the previous assessment levels.

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

Exceptions:

- If multiple houses exist on a parcel in Neighborhoods 3, 4, 6, 10, 20, 30, 50, 60, 70, 90 and not Lake Washington waterfront, the Total % Change indicated by the sales sample is used to arrive at the new total value (2013 Land Value + Previous Improvement Value) * 1.121.

- If multiple houses exist on a parcel in Neighborhood 80, the Total % Change indicated by the Neighborhood 80 variable is used to arrive at the new total value (2013 Land Value + Previous Improvement Value) * 1.0995.
- If multiple houses exist on a parcel with Lake Washington waterfront, there is no change from previous value. The new total value (2013 Land Value + Previous Improvement Value) * 1.00.
- 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” in Neighborhoods 3, 4, 6, 10, 20, 30, 50, 60, 70, 90 and not Lake Washington waterfront, the Total % Change, as indicated by the sales sample, is used to arrive at a new total value. (2013 Land Value + Previous Improvement Value) * 1.121.
- If “accessory improvements only” in Neighborhood 80, the Total % Change, as indicated by the Neighborhood 80 variable, is used to arrive at a new total value. (2013 Land Value + Previous Improvement Value) * 1.0995.
- If “accessory improvements only” on a parcel with Lake Washington waterfront, there is no change from previous value. The new total value (2013 Land Value + Previous Improvement Value) * 1.00.
- 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.

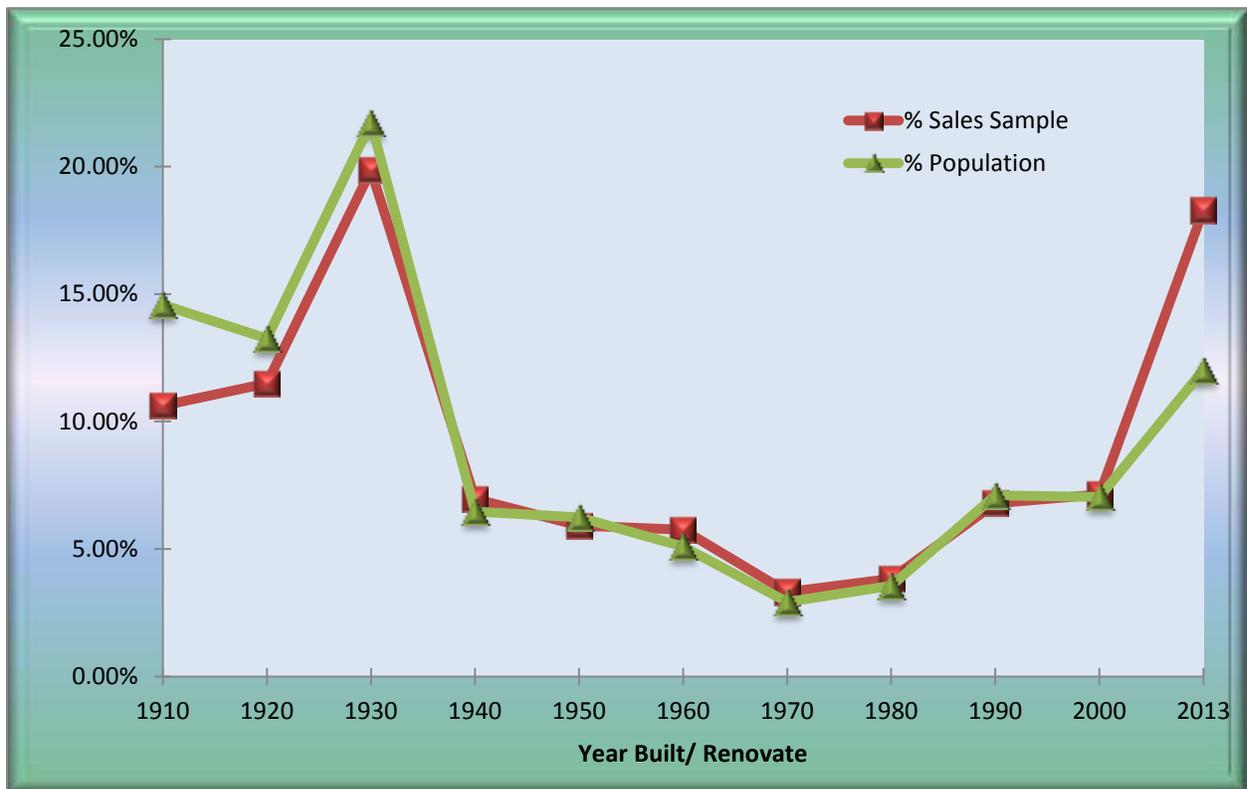
Sales Sample Representation of Population Year Built or Renovated

Sales Sample

Year Built/Ren	Frequency	% Sales Sample
1910	61	10.63%
1920	66	11.50%
1930	114	19.86%
1940	40	6.97%
1950	34	5.92%
1960	33	5.75%
1970	19	3.31%
1980	22	3.83%
1990	39	6.79%
2000	41	7.14%
2013	105	18.29%
574		

Population

Year Built/Ren	Frequency	% Population
1910	638	14.58%
1920	580	13.25%
1930	951	21.73%
1940	283	6.47%
1950	273	6.24%
1960	223	5.09%
1970	128	2.92%
1980	156	3.56%
1990	311	7.11%
2000	308	7.04%
2013	526	12.02%
4,377		



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

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

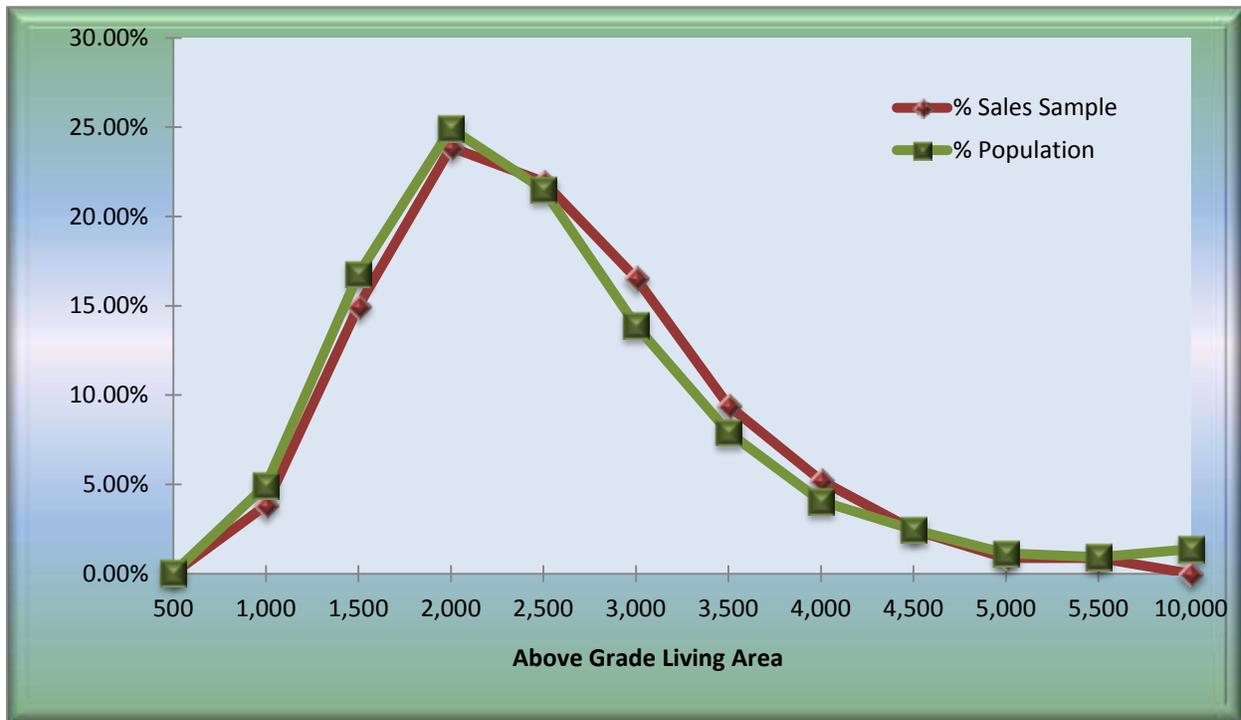
Sales Sample Representation of Population Above Grade Living Area

Sales Sample

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	22	3.83%
1,500	86	14.98%
2,000	137	23.87%
2,500	126	21.95%
3,000	95	16.55%
3,500	54	9.41%
4,000	30	5.23%
4,500	14	2.44%
5,000	5	0.87%
5,500	5	0.87%
10,000	0	0.00%
	574	

Population

AGLA	Frequency	% Population
500	2	0.05%
1,000	217	4.96%
1,500	735	16.79%
2,000	1,091	24.93%
2,500	941	21.50%
3,000	608	13.89%
3,500	346	7.90%
4,000	178	4.07%
4,500	108	2.47%
5,000	50	1.14%
5,500	41	0.94%
10,000	60	1.37%
	4,377	



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

Sales Sample Representation of Population Building Grade

Sales Sample

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	0	0.00%
7	80	13.94%
8	181	31.53%
9	166	28.92%
10	88	15.33%
11	43	7.49%
12	16	2.79%
13	0	0.00%
574		

Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	2	0.05%
6	69	1.58%
7	765	17.48%
8	1,443	32.97%
9	1,059	24.19%
10	623	14.23%
11	277	6.33%
12	101	2.31%
13	38	0.87%
4,377		



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

Area 014 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 1.099, resulting in an adjusted value of \$522,000 ($\$475,000 * 1.099 = \$522,025$) – truncated to the nearest \$1000.

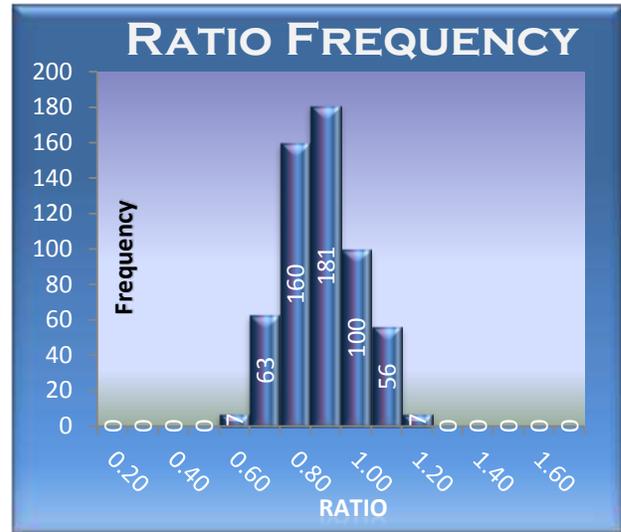
SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2011	1.090	9.0%
2/1/2011	1.095	9.5%
3/1/2011	1.098	9.8%
4/1/2011	1.102	10.2%
5/1/2011	1.105	10.5%
6/1/2011	1.108	10.8%
7/1/2011	1.110	11.0%
8/1/2011	1.112	11.2%
9/1/2011	1.114	11.4%
10/1/2011	1.115	11.5%
11/1/2011	1.116	11.6%
12/1/2011	1.116	11.6%
1/1/2012	1.116	11.6%
2/1/2012	1.116	11.6%
3/1/2012	1.115	11.5%
4/1/2012	1.114	11.4%
5/1/2012	1.112	11.2%
6/1/2012	1.110	11.0%
7/1/2012	1.108	10.8%
8/1/2012	1.105	10.5%
9/1/2012	1.102	10.2%
10/1/2012	1.099	9.9%
11/1/2012	1.095	9.5%
12/1/2012	1.091	9.1%
1/1/2013	1.086	8.6%
2/1/2013	1.081	8.1%
3/1/2013	1.076	7.6%
4/1/2013	1.070	7.0%
5/1/2013	1.064	6.4%
6/1/2013	1.057	5.7%
7/1/2013	1.050	5.0%
8/1/2013	1.043	4.3%
9/1/2013	1.035	3.5%
10/1/2013	1.027	2.7%
11/1/2013	1.018	1.8%
12/1/2013	1.009	0.9%
1/1/2014	1.000	0.0%

The time adjustment formula for Area 014 is: $(.8302665 - 2.603249E-04 * \text{SaleDay} - 1.747528E-07 * \text{SaleDaySq} + 2.465513E-02 * 0.1975309) / (.8302665 + 2.465513E-02 * 0.1975309)$
SaleDay = SaleDate - 41640
SaleDaySq = (SaleDate - 41640)^2

Annual Update Ratio Study Report (Before) – 2013 Assessments

District: WC / Team: 1	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Leschi/Madison Park	1/1/2013	3/20/2014	1/2011 - 12/2013
Area Number: 14	Appr ID:	Property Type:	Adjusted for time?
	SKEN	1 to 3 Unit	YES

SAMPLE STATISTICS	
<i>Sample size (n)</i>	574
<i>Mean Assessed Value</i>	986,200
<i>Mean Adj. Sales Price</i>	1,197,100
<i>Standard Deviation AV</i>	560,027
<i>Standard Deviation SP</i>	706,857
ASSESSMENT LEVEL	
<i>Arithmetic Mean Ratio</i>	0.836
<i>Median Ratio</i>	0.824
<i>Weighted Mean Ratio</i>	0.824
UNIFORMITY	
<i>Lowest ratio</i>	0.542
<i>Highest ratio:</i>	1.159
<i>Coefficient of Dispersion</i>	11.55%
<i>Standard Deviation</i>	0.118
<i>Coefficient of Variation</i>	14.06%
<i>Price Related Differential (PRD)</i>	1.015
RELIABILITY	
95% Confidence: Median	
<i>Lower limit</i>	0.813
<i>Upper limit</i>	0.838
95% Confidence: Mean	
<i>Lower limit</i>	0.826
<i>Upper limit</i>	0.845
SAMPLE SIZE EVALUATION	
<i>N (population size)</i>	4377
<i>B (acceptable error - in decimal)</i>	0.05
<i>S (estimated from this sample)</i>	0.118
Recommended minimum:	22
<i>Actual sample size:</i>	574
Conclusion:	OK
NORMALITY	
Binomial Test	
<i># ratios below mean:</i>	308
<i># ratios above mean:</i>	266
<i>z:</i>	1.753
Conclusion:	Normal*
<i>*i.e. no evidence of non-normality</i>	



COMMENTS:

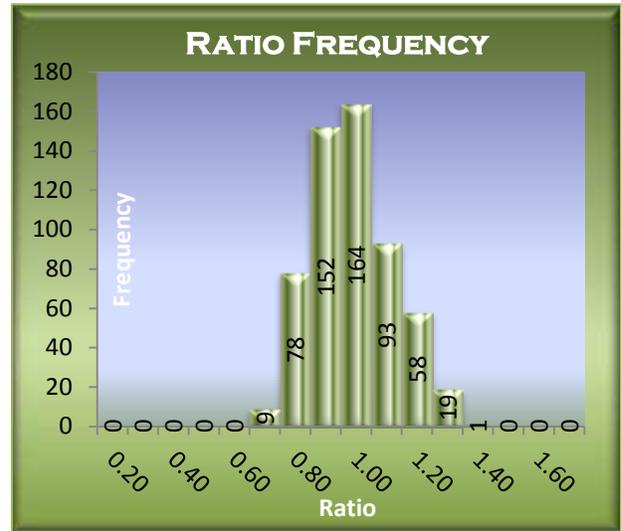
1 to 3 Unit Residences throughout Area 014

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

Annual Update Ratio Study Report (After) - 2014 Assessments

District: WC / Team: 1	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Leschi/Madison Park	1/1/2014	3/20/2014	1/2011 - 12/2013
Area Number: 14	Appr. ID:	Property Type:	Adjusted for time?
	SKEN	1 to 3 Unit	YES

SAMPLE STATISTICS	
Sample size (n)	574
Mean Assessed Value	1,105,600
Mean Sales Price	1,197,100
Standard Deviation AV	616,114
Standard Deviation SP	706,857
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.939
Median Ratio	0.925
Weighted Mean Ratio	0.924
UNIFORMITY	
Lowest ratio	0.614
Highest ratio:	1.312
Coefficient of Dispersion	11.54%
Standard Deviation	0.132
Coefficient of Variation	14.05%
Price Related Differential (PRD)	1.017
RELIABILITY	
95% Confidence: Median	
Lower limit	0.913
Upper limit	0.942
95% Confidence: Mean	
Lower limit	0.928
Upper limit	0.950
SAMPLE SIZE EVALUATION	
N (population size)	4377
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.132
Recommended minimum:	28
Actual sample size:	574
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	302
# ratios above mean:	272
z:	1.252
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout Area 014

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

Improved Sales Used in This Annual Update Analysis

Area 014 -- 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	92	111800	0035	1/7/11	\$840,000	\$917,000	1,800	9	1939	Avg	7,200	N	N	3337 E SAINT ANDREWS WAY
6	95	111800	1500	8/22/13	\$1,175,000	\$1,219,000	1,860	9	1970	Avg	10,193	N	N	1514 SHENANDOAH DR E
6	96	111800	1810	6/3/13	\$1,135,000	\$1,199,000	1,950	9	1949	Good	7,350	N	N	1262 PARKSIDE DR E
6	96	111800	1750	8/24/12	\$970,000	\$1,070,000	2,120	9	1956	Avg	7,534	N	N	3216 E MORLEY WAY
6	96	111800	1745	8/31/11	\$1,214,150	\$1,352,000	2,180	9	1955	Good	8,049	N	N	1201 SHENANDOAH DR E
6	95	111800	1485	10/6/12	\$1,800,000	\$1,977,000	2,350	9	1957	VGood	7,928	N	N	1506 SHENANDOAH DR E
6	93	111800	0012	6/27/12	\$745,000	\$826,000	2,500	9	1962	Avg	8,400	N	N	3315 E SAINT ANDREWS WAY
6	96	111800	1565	5/22/11	\$1,100,000	\$1,218,000	2,800	9	1935	Avg	7,198	N	N	1630 SHENANDOAH DR E
6	95	111800	1395	8/10/11	\$1,130,000	\$1,257,000	2,840	9	1941	Avg	9,831	N	N	1403 BROADMOOR DR E
6	96	111800	0620	3/29/12	\$1,100,000	\$1,225,000	2,860	9	1949	Good	8,870	N	N	2135 BROADMOOR DR E
6	96	111800	1431	7/31/13	\$1,225,000	\$1,278,000	3,540	9	1959	Avg	11,596	N	N	3510 E SAINT ANDREWS WAY
6	96	111800	1595	7/30/13	\$1,350,000	\$1,408,000	2,430	10	1926	Avg	7,031	N	N	1651 WINDERMERE DR E
6	95	111800	1685	4/15/13	\$1,120,000	\$1,195,000	2,570	10	1939	Avg	7,318	N	N	1421 SHENANDOAH DR E
6	96	111800	0745	1/28/11	\$1,965,000	\$2,150,000	2,580	10	2003	Avg	7,547	N	N	1928 SHENANDOAH DR E
6	95	111800	1480	11/11/11	\$2,045,000	\$2,282,000	2,710	10	1929	VGood	9,964	N	N	1414 SHENANDOAH DR E
6	95	111800	1585	7/5/11	\$1,435,000	\$1,593,000	2,720	10	1931	Avg	11,293	N	N	1654 SHENANDOAH DR E
6	96	111800	0120	2/3/11	\$1,050,000	\$1,150,000	2,760	10	1980	Avg	7,023	N	N	1420 BROADMOOR DR E
6	95	111800	1815	10/22/12	\$1,500,000	\$1,644,000	2,930	10	1936	Avg	7,523	N	N	1268 PARKSIDE DR E
6	97	111800	0685	6/24/11	\$1,400,000	\$1,553,000	2,980	10	1946	Avg	7,500	N	N	1845 BROADMOOR DR E
6	96	111800	0758	3/14/13	\$1,520,000	\$1,632,000	3,040	10	1958	Good	13,624	N	N	1940 SHENANDOAH DR E
6	95	111800	2130	1/9/12	\$1,350,000	\$1,507,000	3,040	10	1930	Avg	7,741	N	N	3418 E SAINT ANDREWS WAY
6	95	111800	1390	3/8/13	\$1,386,000	\$1,489,000	3,110	10	1950	Avg	11,990	N	N	1407 BROADMOOR DR E
6	94	111800	2050	1/5/11	\$1,587,500	\$1,732,000	3,150	10	1936	Avg	11,630	N	N	1129 PARKSIDE DR E
6	95	111800	1635	9/21/12	\$1,450,000	\$1,595,000	3,190	10	1932	Avg	7,679	N	N	1603 SHENANDOAH DR E
6	96	111800	0150	12/10/12	\$1,550,000	\$1,688,000	3,760	10	1940	Avg	6,633	N	N	1602 BROADMOOR DR E
6	97	111800	0906	2/27/13	\$1,300,000	\$1,399,000	3,770	10	1953	Avg	16,391	N	N	2020 PARKSIDE DR E
6	96	111800	1110	7/25/11	\$1,533,153	\$1,704,000	3,840	10	1941	Avg	9,516	N	N	1933 BLENHEIM DR E
6	96	111800	1575	5/8/13	\$2,870,000	\$3,049,000	3,990	10	1927	VGood	14,116	N	N	1642 SHENANDOAH DR E
6	95	111800	1555	6/25/13	\$1,695,000	\$1,783,000	2,340	11	1928	Avg	6,876	N	N	1618 SHENANDOAH DR E
6	96	111800	1985	9/9/13	\$1,632,000	\$1,686,000	2,590	11	1927	Good	7,642	N	N	1261 PARKSIDE DR E
6	97	111800	1156	7/29/11	\$1,790,000	\$1,990,000	2,710	11	1928	Avg	11,458	N	N	1640 WINDERMERE DR E
6	97	111800	2020	12/17/12	\$2,222,500	\$2,419,000	2,950	11	1929	VGood	8,329	N	N	1219 PARKSIDE DR E
6	98	111800	0646	11/2/12	\$1,925,000	\$2,107,000	2,960	11	1927	Avg	15,361	N	N	2021 BROADMOOR DR E
6	97	111800	1125	5/18/12	\$2,100,000	\$2,334,000	3,230	11	1931	Avg	18,052	N	N	1818 PARKSIDE DR E
6	98	111800	0955	4/8/13	\$2,430,000	\$2,596,000	3,250	11	1928	Good	7,437	N	N	2057 PARKSIDE DR E

Improved Sales Used in This Annual Update Analysis

Area 014 -- 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	98	111800	0295	10/26/12	\$1,780,000	\$1,950,000	3,260	11	1928	Avg	7,173	N	N	2002 BROADMOOR DR E
6	97	111800	0870	2/15/11	\$2,840,000	\$3,114,000	4,090	11	2008	Avg	8,667	N	N	1920 BLENHEIM DR E
6	98	111800	0705	3/23/11	\$1,650,000	\$1,816,000	4,260	11	2006	Avg	8,935	N	N	1800 BLENHEIM DR E
6	98	111800	0960	11/1/13	\$1,775,000	\$1,807,000	3,380	12	1927	Avg	12,654	N	N	2045 PARKSIDE DR E
6	97	111800	1600	8/5/11	\$2,300,000	\$2,558,000	3,590	12	1927	Avg	8,617	N	N	1641 WINDERMERE DR E
6	96	111800	0263	4/28/11	\$3,367,500	\$3,720,000	3,660	12	1998	Avg	7,048	N	N	1840 BROADMOOR DR E
6	97	111800	0790	5/28/13	\$1,850,000	\$1,957,000	3,690	12	1928	Avg	10,850	N	N	1982 SHENANDOAH DR E
6	97	111800	0246	12/12/11	\$2,070,000	\$2,310,000	3,900	12	1929	Good	10,760	N	N	1818 BROADMOOR DR E
6	97	111800	0335	3/6/12	\$2,150,000	\$2,397,000	4,460	12	1927	Good	16,368	N	N	2128 WAVERLY WAY E
6	98	111800	0950	3/26/13	\$1,925,000	\$2,062,000	4,460	12	1929	Avg	8,273	N	N	2105 PARKSIDE DR E
6	96	111800	1710	3/2/11	\$4,700,000	\$5,162,000	5,040	12	2005	Avg	16,065	N	N	1239 SHENANDOAH DR E
6	96	111800	1710	5/16/13	\$4,310,000	\$4,571,000	5,040	12	2005	Avg	16,065	N	N	1239 SHENANDOAH DR E
7	81	438570	1500	12/27/12	\$425,000	\$462,000	700	7	1940	Avg	2,600	N	N	2333 41ST AVE E
7	76	660000	0446	7/9/12	\$685,000	\$759,000	760	7	1965	Avg	4,137	N	N	457 39TH AVE E
7	81	438570	0450	4/8/13	\$625,000	\$668,000	810	7	1926	Avg	4,000	N	N	2070 MCGILVRA BLVD E
7	81	531910	0170	3/29/11	\$530,000	\$584,000	840	7	1925	Good	3,600	N	N	2016 42ND AVE E
7	82	438570	0025	2/15/13	\$775,000	\$836,000	960	7	1928	Good	4,000	N	N	1848 41ST AVE E
7	82	438570	0025	6/23/11	\$755,000	\$838,000	960	7	1928	Good	4,000	N	N	1848 41ST AVE E
7	83	531810	1650	9/19/11	\$450,000	\$501,000	960	7	1931	Avg	3,840	N	N	1827 39TH AVE E
7	82	438570	1115	3/26/13	\$570,000	\$611,000	1,050	7	1928	Avg	4,800	N	N	2306 42ND AVE E
7	83	438570	1235	8/13/13	\$585,000	\$608,000	1,110	7	1910	Avg	4,000	N	N	2348 41ST AVE E
7	83	438570	1085	8/27/12	\$543,000	\$599,000	1,250	7	2011	Avg	2,676	N	N	2328 42ND AVE E
7	77	531710	0265	8/26/11	\$1,195,000	\$1,330,000	1,290	7	1906	Avg	7,800	Y	N	1021 MCGILVRA BLVD E
7	62	660000	0290	5/13/13	\$580,000	\$616,000	1,290	7	1941	Avg	10,615	N	N	502 LAKE WASHINGTON BLVD E
7	81	438570	0380	12/18/11	\$685,600	\$765,000	1,300	7	1926	Good	4,000	N	N	1821 41ST AVE E
7	81	228890	0115	8/2/11	\$834,950	\$929,000	1,390	7	1942	Avg	4,100	N	N	2037 MCGILVRA BLVD E
7	83	531810	0415	6/28/13	\$745,000	\$783,000	1,390	7	1926	Good	4,655	N	N	3906 E MADISON ST
7	63	501700	0360	5/24/11	\$650,000	\$720,000	1,410	7	1957	Avg	5,400	N	N	617 33RD AVE E
7	81	228890	0105	4/28/11	\$680,000	\$751,000	1,500	7	1944	Avg	3,900	N	N	2025 MCGILVRA BLVD E
7	61	501700	0596	3/8/13	\$721,500	\$775,000	1,840	7	1906	Avg	6,200	N	N	841 33RD AVE E
7	81	438570	0065	2/24/11	\$419,500	\$460,000	720	8	1926	Avg	2,520	N	N	1820 41ST AVE E
7	81	438570	0730	11/16/11	\$440,000	\$491,000	770	8	1926	Avg	2,680	N	N	2002 41ST AVE E
7	81	438570	0580	10/29/12	\$599,000	\$656,000	850	8	1927	Avg	4,000	N	N	2029 41ST AVE E
7	82	438670	0060	2/26/13	\$665,000	\$716,000	870	8	1937	Good	4,000	N	N	1849 MCGILVRA BLVD E
7	81	438570	0715	4/3/13	\$620,000	\$663,000	960	8	1926	Avg	3,010	N	N	2006 41ST AVE E

Improved Sales Used in This Annual Update Analysis

Area 014 -- 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	81	438570	0460	3/11/11	\$807,500	\$888,000	1,050	8	1941	Avg	4,000	N	N	2060 MCGILVRA BLVD E
7	82	108400	0109	7/25/13	\$700,000	\$731,000	1,090	8	1951	Good	5,500	N	N	1848 40TH AVE E
7	83	228890	0085	1/6/12	\$910,000	\$1,016,000	1,220	8	1931	VGood	4,800	N	N	2341 MCGILVRA BLVD E
7	81	438570	0435	7/24/13	\$715,000	\$747,000	1,240	8	1926	Good	4,000	N	N	1865 41ST AVE E
7	81	438570	0455	11/18/13	\$905,000	\$917,000	1,240	8	1947	Good	4,000	N	N	2066 MCGILVRA BLVD E
7	82	438570	0215	5/16/12	\$655,000	\$728,000	1,280	8	1940	Avg	4,000	N	N	1856 MCGILVRA BLVD E
7	82	108400	0095	5/17/12	\$740,000	\$822,000	1,290	8	1951	Avg	6,000	N	N	1864 40TH AVE E
7	82	438570	1325	2/14/11	\$583,000	\$639,000	1,290	8	1928	Avg	4,397	N	N	2315 42ND AVE E
7	82	438570	0410	10/15/13	\$696,000	\$712,000	1,370	8	1926	Avg	4,000	N	N	1845 41ST AVE E
7	82	438570	0190	2/28/13	\$730,000	\$785,000	1,380	8	1941	Avg	4,000	N	N	1878 MCGILVRA BLVD E
7	82	531810	2085	8/5/13	\$930,000	\$969,000	1,400	8	1950	Avg	8,760	N	N	3821 E NEWTON ST
7	63	501700	0465	5/23/12	\$559,500	\$622,000	1,430	8	2000	Avg	4,567	N	N	626 32ND AVE E
7	83	108400	0006	5/11/12	\$879,000	\$977,000	1,440	8	1951	Good	5,500	N	N	1871 40TH AVE E
7	82	438570	1345	11/19/13	\$580,000	\$588,000	1,480	8	1979	Avg	4,397	N	N	2329 42ND AVE E
7	81	531810	1235	8/23/11	\$600,000	\$668,000	1,500	8	1981	Avg	2,400	N	N	1621 42ND AVE E
7	81	531810	0005	9/13/12	\$730,000	\$804,000	1,520	8	1926	Good	3,600	N	N	4101 E GARFIELD ST
7	81	531910	0165	4/3/12	\$780,000	\$869,000	1,550	8	1985	Good	3,600	N	N	2020 42ND AVE E
7	82	531610	0279	7/11/11	\$750,000	\$833,000	1,570	8	1925	Avg	5,900	N	N	3805 E MADISON ST
7	82	108400	0127	7/16/12	\$780,000	\$863,000	1,590	8	1951	Avg	6,000	N	N	1818 40TH AVE E
7	83	108400	0007	2/22/13	\$1,075,000	\$1,158,000	1,600	8	1951	Avg	6,600	N	N	1865 40TH AVE E
7	81	438570	1380	7/18/13	\$815,000	\$853,000	1,630	8	1958	Avg	5,000	N	N	2344 MCGILVRA BLVD E
7	82	438570	1450	10/20/11	\$823,500	\$918,000	1,660	8	1926	Avg	4,000	N	N	2303 41ST AVE E
7	77	660000	0305	9/16/13	\$785,000	\$809,000	1,660	8	1928	Avg	6,367	N	N	535 36TH AVE E
7	81	531810	1765	4/11/11	\$920,000	\$1,015,000	1,670	8	1912	Good	5,400	N	N	1811 38TH AVE E
7	82	438570	0020	12/3/12	\$825,000	\$900,000	1,680	8	1928	Avg	4,000	N	N	1852 41ST AVE E
7	81	438570	0040	6/21/13	\$738,000	\$777,000	1,680	8	1926	Avg	4,000	N	N	1836 41ST AVE E
7	82	108400	0107	1/19/12	\$950,000	\$1,060,000	1,730	8	1951	VGood	6,000	N	N	1852 40TH AVE E
7	82	438670	0115	12/14/12	\$999,000	\$1,088,000	1,780	8	2009	Avg	5,000	N	N	2331 MCGILVRA BLVD E
7	81	438570	0605	6/19/13	\$971,000	\$1,023,000	1,906	8	1992	Avg	4,000	N	N	2049 41ST AVE E
7	82	438570	0270	7/14/11	\$811,000	\$901,000	1,930	8	1931	Avg	4,000	N	N	1820 MCGILVRA BLVD E
7	82	438570	0665	10/27/11	\$965,000	\$1,076,000	1,990	8	2009	Avg	4,000	N	N	2044 41ST AVE E
7	83	531810	1535	12/11/12	\$1,180,000	\$1,285,000	2,020	8	1941	Avg	4,126	N	N	1830 38TH AVE E
7	84	531810	1683	4/3/12	\$800,000	\$891,000	2,020	8	1981	Avg	3,600	N	N	1824 37TH AVE E
7	82	438670	0110	4/2/13	\$1,175,000	\$1,257,000	2,110	8	1947	Good	5,000	N	N	2327 MCGILVRA BLVD E
7	64	918570	0010	8/15/13	\$950,000	\$987,000	2,110	8	1936	Avg	7,200	N	N	3309 E VALLEY ST

Improved Sales Used in This Annual Update Analysis

Area 014 -- 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	81	438570	0505	9/9/13	\$685,000	\$707,000	2,210	8	1938	Avg	4,000	N	N	2030 MCGILVRA BLVD E
7	81	531810	1290	10/18/12	\$969,000	\$1,063,000	2,370	8	1984	Avg	4,305	N	N	1628 42ND AVE E
7	61	533220	0338	3/25/13	\$1,000,000	\$1,071,000	2,460	8	1994	Avg	4,000	N	N	1019 32ND AVE E
7	86	438670	0135	10/11/12	\$1,425,000	\$1,564,000	2,790	8	1916	Avg	15,600	N	N	3800 E MCGILVRA ST
7	83	531610	0710	12/14/11	\$1,175,000	\$1,311,000	3,330	8	2003	Avg	7,200	N	N	1227 41ST AVE E
7	83	438570	1100	10/23/12	\$1,425,000	\$1,562,000	3,660	8	2012	Avg	4,800	N	N	2316 42ND AVE E
7	63	501700	0445	5/30/13	\$769,000	\$813,000	1,280	9	1980	Good	6,970	N	N	3218 E MERCER ST
7	62	501700	0440	10/18/12	\$705,000	\$773,000	1,310	9	1980	Avg	6,975	N	N	3216 E MERCER ST
7	75	531710	0575	5/10/11	\$1,040,000	\$1,150,000	1,460	9	1981	Avg	4,202	Y	N	626 HILLSIDE DR E
7	83	438570	1223	9/13/11	\$835,000	\$930,000	1,620	9	1992	Avg	2,291	N	N	2339 43RD AVE E
7	84	531810	0930	7/5/11	\$821,500	\$912,000	1,770	9	1980	Avg	3,600	N	N	1625 39TH AVE E
7	75	531710	0550	6/8/12	\$980,000	\$1,088,000	1,800	9	1930	Good	5,000	N	N	533 MCGILVRA BLVD E
7	81	438570	0010	3/15/11	\$1,045,000	\$1,149,000	1,840	9	2006	Avg	4,000	N	N	1860 41ST AVE E
7	76	531710	0585	11/28/11	\$1,200,000	\$1,339,000	1,940	9	1936	Good	8,482	N	N	503 MCGILVRA BLVD E
7	83	531810	0440	8/9/13	\$1,075,000	\$1,119,000	1,950	9	1925	VGood	3,600	N	N	1502 39TH AVE E
7	61	501700	0070	6/20/13	\$1,150,000	\$1,211,000	2,020	9	2005	Good	4,500	N	N	1109 33RD AVE E
7	84	531810	0855	11/10/11	\$1,000,000	\$1,116,000	2,030	9	1949	Avg	7,200	N	N	1612 38TH AVE E
7	85	531810	0845	11/6/12	\$1,127,204	\$1,233,000	2,050	9	1999	Avg	3,600	N	N	1620 38TH AVE E
7	82	133030	0295	3/27/13	\$1,020,000	\$1,092,000	2,060	9	1963	Avg	8,550	N	N	2233 38TH PL E
7	75	531710	0590	6/9/11	\$1,346,700	\$1,493,000	2,060	9	1928	Good	11,838	N	N	515 MCGILVRA BLVD E
7	61	501700	0075	8/27/13	\$1,060,000	\$1,098,000	2,160	9	2005	Avg	4,502	N	N	1107 33RD AVE E
7	83	531610	0170	10/23/12	\$992,500	\$1,088,000	2,180	9	1984	Avg	3,600	N	N	1415 41ST AVE E
7	83	133030	0645	4/4/13	\$1,150,000	\$1,230,000	2,188	9	1962	Avg	8,550	N	N	2251 40TH AVE E
7	77	660000	0311	11/1/13	\$1,025,000	\$1,044,000	2,210	9	1959	VGood	6,668	N	N	529 36TH AVE E
7	82	438670	0035	3/26/13	\$1,290,000	\$1,382,000	2,260	9	2007	Avg	4,000	N	N	1827 MCGILVRA BLVD E
7	85	133030	0255	12/27/12	\$1,020,000	\$1,108,000	2,290	9	1959	VGood	8,000	N	N	2149 38TH AVE E
7	63	660000	0246	10/8/12	\$1,026,012	\$1,126,000	2,310	9	1996	Avg	4,932	Y	N	3324 E FORD PL
7	63	533220	0415	5/3/13	\$1,002,000	\$1,066,000	2,320	9	1996	Avg	3,753	N	N	1040 WASHINGTON PL E
7	75	531710	0530	6/19/13	\$1,325,000	\$1,395,000	2,330	9	1926	Good	5,518	N	N	529 MCGILVRA BLVD E
7	62	501700	0060	9/7/12	\$900,000	\$991,000	2,370	9	1986	Avg	5,000	N	N	1119 33RD AVE E
7	76	531610	0975	8/18/11	\$1,291,000	\$1,437,000	2,380	9	1964	Avg	7,200	Y	N	1108 38TH AVE E
7	83	108400	0064	7/26/12	\$1,067,000	\$1,180,000	2,400	9	1951	Avg	8,800	N	N	1817 40TH AVE E
7	74	195470	0535	6/28/11	\$1,175,000	\$1,304,000	2,400	9	1910	Avg	9,300	N	N	3720 E JOHN ST
7	82	133030	0410	8/30/11	\$1,115,000	\$1,242,000	2,440	9	1959	Good	8,711	N	N	2128 38TH AVE E
7	83	133030	0260	11/11/12	\$1,120,000	\$1,225,000	2,460	9	1956	Good	9,736	N	N	2133 38TH AVE E

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Area 014 -- 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	77	531710	0483	10/8/13	\$2,010,125	\$2,060,000	2,460	9	1991	Good	8,088	Y	N	815 HILLSIDE DR E
7	82	133030	0401	4/5/12	\$1,225,000	\$1,364,000	2,470	9	1959	Good	12,427	N	N	2120 38TH AVE E
7	63	533220	0418	7/17/12	\$1,105,000	\$1,223,000	2,470	9	1996	Avg	3,928	N	N	1048 WASHINGTON PL E
7	75	531710	0555	3/28/13	\$1,524,000	\$1,632,000	2,490	9	1926	VGood	6,505	N	N	525 MCGILVRA BLVD E
7	83	133030	0161	6/4/12	\$1,075,000	\$1,193,000	2,540	9	1962	Good	9,405	N	N	3830 E MCGRAW ST
7	72	632100	0095	5/6/13	\$1,340,000	\$1,424,000	2,550	9	2001	Avg	3,742	N	N	3860 E OLIVE ST
7	83	133030	0570	10/29/12	\$1,435,000	\$1,572,000	2,560	9	1977	Avg	8,039	N	N	2260 39TH AVE E
7	75	531610	0580	5/3/12	\$1,595,000	\$1,774,000	2,600	9	1923	VGood	7,200	N	N	1235 39TH AVE E
7	74	918570	0390	9/26/11	\$1,380,000	\$1,538,000	2,620	9	1935	Good	7,200	N	N	1014 34TH AVE E
7	76	531710	0720	5/2/13	\$1,265,000	\$1,345,000	2,640	9	1989	Avg	3,885	Y	N	489 39TH AVE E
7	77	531610	0925	5/17/12	\$1,200,000	\$1,334,000	2,650	9	1907	VGood	7,800	Y	N	1111 MCGILVRA BLVD E
7	75	632100	0060	11/16/12	\$1,340,000	\$1,464,000	2,650	9	1926	Good	9,450	Y	N	1730 EVERGREEN PL
7	84	133030	0476	11/28/11	\$996,500	\$1,112,000	2,660	9	1962	Avg	8,254	N	N	2261 39TH AVE E
7	85	438670	0140	3/18/13	\$1,200,000	\$1,287,000	2,670	9	1953	Avg	7,140	N	N	3806 E MCGILVRA ST
7	74	918570	0356	12/12/12	\$1,345,000	\$1,465,000	2,680	9	1928	Good	7,800	N	N	1038 34TH AVE E
7	82	531810	0999	5/30/12	\$1,335,000	\$1,482,000	2,700	9	1991	Avg	7,200	N	N	3904 E GARFIELD ST
7	74	918570	0380	2/13/13	\$985,000	\$1,062,000	2,720	9	1935	Avg	7,200	N	N	1026 34TH AVE E
7	75	531710	0740	6/10/13	\$1,550,000	\$1,635,000	2,740	9	1927	VGood	6,912	N	N	711 MCGILVRA BLVD E
7	81	438570	1393	11/27/13	\$1,550,000	\$1,567,000	2,780	9	2013	Avg	4,006	N	N	2330 MCGILVRA BLVD E
7	82	228890	0087	7/22/13	\$1,588,000	\$1,660,000	2,800	9	2013	Avg	4,000	N	N	1871 MCGILVRA BLVD E
7	85	133030	0470	4/30/12	\$1,200,000	\$1,335,000	2,810	9	1960	Good	9,881	N	N	3835 E MCGRAW ST
7	83	133030	0075	3/26/12	\$1,025,000	\$1,142,000	2,840	9	1963	Good	8,874	N	N	2116 40TH AVE E
7	74	918570	0045	11/15/11	\$1,900,000	\$2,120,000	2,840	9	1941	VGood	7,200	Y	N	603 34TH AVE E
7	81	531810	1030	6/19/13	\$1,100,000	\$1,158,000	2,870	9	1907	VGood	8,400	N	N	1611 MCGILVRA BLVD E
7	83	108400	0026	5/29/13	\$1,730,000	\$1,830,000	2,900	9	2007	Avg	6,600	N	N	1847 40TH AVE E
7	82	133030	0491	4/23/12	\$1,400,000	\$1,558,000	2,910	9	2000	Avg	8,075	N	N	2235 39TH AVE E
7	76	531610	0915	11/10/11	\$2,600,000	\$2,901,000	3,020	9	1940	Avg	7,800	Y	N	1100 39TH AVE E
7	75	531610	1001	11/17/12	\$2,215,000	\$2,420,000	3,170	9	1939	Good	10,800	Y	N	1121 39TH AVE E
7	72	632100	0105	4/7/11	\$1,500,000	\$1,654,000	3,170	9	1905	VGood	8,220	Y	N	1709 39TH AVE
7	81	438570	0680	10/17/13	\$1,520,000	\$1,554,000	3,230	9	2012	Avg	4,000	N	N	2032 41ST AVE E
7	81	438570	0680	3/7/13	\$1,400,000	\$1,505,000	3,230	9	2012	Avg	4,000	N	N	2032 41ST AVE E
7	74	531610	0665	11/1/12	\$1,872,500	\$2,050,000	3,230	9	1938	Good	10,800	N	N	1212 MCGILVRA BLVD E
7	82	133030	0515	11/12/13	\$1,700,000	\$1,726,000	3,250	9	1959	VGood	9,641	N	N	2202 38TH PL E
7	82	133030	0515	6/20/12	\$1,635,000	\$1,813,000	3,250	9	1959	VGood	9,641	N	N	2202 38TH PL E
7	78	531710	0618	11/26/13	\$1,450,000	\$1,466,000	3,260	9	1947	VGood	7,000	Y	N	453 MCGILVRA BLVD E

Improved Sales Used in This Annual Update Analysis Area 014 -- 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	78	531710	0802	9/13/11	\$2,017,000	\$2,247,000	3,460	9	1951	VGood	8,604	N	N	835 HILLSIDE DR E
7	82	438670	0085	8/13/13	\$1,750,000	\$1,820,000	3,790	9	2013	Avg	4,000	N	N	1875 MCGILVRA BLVD E
7	75	531610	0145	1/23/12	\$1,800,000	\$2,008,000	3,970	9	2009	Avg	5,280	N	N	1402 MCGILVRA BLVD E
7	75	918570	0405	4/1/13	\$1,250,000	\$1,337,000	4,010	9	1908	Avg	7,200	N	N	1003 36TH AVE E
7	76	531610	0255	7/12/12	\$769,000	\$851,000	1,870	10	1979	Avg	3,600	N	N	1419 MCGILVRA BLVD E
7	84	133030	0106	4/2/13	\$1,430,000	\$1,530,000	2,020	10	2000	Good	7,700	N	N	3823 E MCGILVRA ST
7	80	438570	0385	3/25/13	\$1,250,000	\$1,339,000	2,060	10	2008	Avg	4,000	N	N	1825 41ST AVE E
7	83	531810	0660	6/12/12	\$762,500	\$846,000	2,150	10	1990	Avg	3,600	N	N	1527 39TH AVE E
7	82	438570	0425	5/19/12	\$1,155,000	\$1,283,000	2,220	10	2000	Avg	4,000	N	N	1857 41ST AVE E
7	82	438570	0035	2/21/13	\$1,400,000	\$1,508,000	2,360	10	2007	Avg	4,000	N	N	1840 41ST AVE E
7	82	438570	1340	4/12/13	\$1,159,000	\$1,237,000	2,390	10	1996	Avg	4,397	N	N	2325 42ND AVE E
7	85	133030	0450	8/19/13	\$1,400,000	\$1,454,000	2,440	10	1967	Avg	7,508	N	N	2320 38TH AVE E
7	63	501700	0350	11/1/13	\$1,630,000	\$1,660,000	2,460	10	2004	Avg	5,400	N	N	621 33RD AVE E
7	63	501700	0350	11/11/11	\$1,400,000	\$1,562,000	2,460	10	2004	Avg	5,400	N	N	621 33RD AVE E
7	83	133030	0520	3/15/11	\$1,695,000	\$1,864,000	2,490	10	2007	Avg	8,550	N	N	2216 38TH PL E
7	83	133030	0675	9/26/12	\$1,231,000	\$1,353,000	2,550	10	1963	Good	8,313	N	N	3827 E CROCKETT ST
7	83	133030	0660	12/4/13	\$1,795,000	\$1,810,000	2,570	10	1972	Good	8,207	N	N	2000 38TH AVE E
7	82	438570	1255	8/17/11	\$1,584,375	\$1,763,000	2,570	10	2008	Avg	4,000	N	N	2334 41ST AVE E
7	76	531610	0970	8/13/13	\$2,625,000	\$2,729,000	2,570	10	1936	VGood	7,200	Y	N	1116 38TH AVE E
7	86	531810	0690	3/10/11	\$1,390,000	\$1,528,000	2,570	10	2007	Avg	3,600	N	N	3701 E GARFIELD ST
7	75	918570	0540	12/20/11	\$1,147,500	\$1,281,000	2,590	10	1930	Good	7,200	N	N	1120 36TH AVE E
7	83	531810	0822	8/21/12	\$1,480,000	\$1,633,000	2,660	10	2002	Avg	4,203	N	N	1634 38TH AVE E
7	63	918570	0250	5/3/13	\$975,000	\$1,037,000	2,670	10	1992	Avg	7,200	N	N	838 33RD AVE E
7	76	195470	0610	6/5/12	\$1,765,000	\$1,959,000	2,770	10	2004	Avg	7,108	N	N	115 MAIDEN LN E
7	76	195470	0460	6/25/13	\$1,457,000	\$1,532,000	2,810	10	1910	Good	6,360	Y	N	232 DORFFEL DR E
7	75	918570	0310	3/14/12	\$2,025,000	\$2,257,000	2,870	10	1904	VGood	7,200	N	N	833 34TH AVE E
7	81	531810	1795	4/10/12	\$1,825,000	\$2,032,000	2,890	10	1992	VGood	5,400	N	N	1823 38TH AVE E
7	80	108400	0086	7/19/13	\$1,400,000	\$1,464,000	2,920	10	2002	Avg	5,000	N	N	4003 E NEWTON ST
7	85	133030	0452	10/20/11	\$1,485,000	\$1,656,000	2,970	10	1985	Avg	10,386	N	N	3815 E MCGRAW ST
7	83	133030	0211	11/11/13	\$1,695,000	\$1,721,000	3,010	10	2005	Avg	5,850	N	N	2315 38TH AVE E
7	61	533220	0260	6/24/13	\$1,158,000	\$1,218,000	3,039	10	1993	Avg	5,456	N	N	836 31ST AVE E
7	76	531610	0230	10/10/12	\$1,365,000	\$1,498,000	3,070	10	1922	VGood	7,200	Y	N	3904 E LEE ST
7	74	531710	0019	7/9/13	\$4,675,000	\$4,901,000	3,150	10	1965	Avg	15,600	Y	Y	1118 41ST AVE E
7	74	531710	0019	9/28/11	\$3,950,000	\$4,403,000	3,150	10	1965	Avg	15,600	Y	Y	1118 41ST AVE E
7	74	195470	0530	6/22/11	\$2,000,000	\$2,219,000	3,220	10	1904	VGood	8,794	N	N	3722 E JOHN ST

Improved Sales Used in This Annual Update Analysis

Area 014 -- 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	76	918570	0125	10/14/13	\$2,400,000	\$2,456,000	3,460	10	1904	Good	13,800	N	N	627 36TH AVE E
7	78	531610	1110	7/23/13	\$3,200,000	\$3,344,000	3,520	10	1936	VGood	11,400	N	N	3821 E PROSPECT ST
7	77	531610	1045	9/12/11	\$2,662,000	\$2,966,000	3,550	10	2008	Avg	9,600	N	N	1103 38TH AVE E
7	76	531710	0510	8/4/13	\$1,940,000	\$2,022,000	3,560	10	2001	Avg	7,000	Y	N	615 HILLSIDE DR E
7	83	531810	1805	7/25/11	\$1,942,000	\$2,159,000	3,730	10	2011	Avg	5,400	N	N	1827 38TH AVE E
7	74	195470	0706	6/13/11	\$2,125,000	\$2,356,000	3,766	10	2005	Avg	9,009	Y	N	153 MADRONA PL E
7	75	918570	0545	6/4/12	\$2,150,000	\$2,387,000	4,120	10	1912	VGood	7,200	N	N	1116 36TH AVE E
7	79	531710	0240	2/14/12	\$1,833,000	\$2,045,000	1,660	11	1992	Avg	7,800	Y	N	1010 39TH AVE E
7	76	531710	0730	2/28/12	\$1,750,000	\$1,951,000	2,800	11	1998	Avg	3,244	Y	N	605 39TH AVE E
7	74	918570	0355	11/14/12	\$1,487,966	\$1,626,000	2,820	11	2000	Avg	6,600	N	N	1044 34TH AVE E
7	87	411460	0360	9/11/13	\$1,290,000	\$1,332,000	2,870	11	1985	Avg	6,300	N	N	2525 39TH AVE E
7	87	411460	0360	9/21/11	\$1,175,000	\$1,309,000	2,870	11	1985	Avg	6,300	N	N	2525 39TH AVE E
7	75	531610	0250	12/24/12	\$1,350,000	\$1,468,000	3,100	11	1994	Avg	3,600	N	N	1423 MCGILVRA BLVD E
7	76	918570	0200	7/18/11	\$2,000,000	\$2,222,000	3,170	11	1903	Avg	10,800	N	N	815 36TH AVE E
7	83	531610	0305	3/23/12	\$1,705,000	\$1,900,000	3,180	11	2009	Avg	4,758	Y	N	1406 38TH AVE E
7	75	195470	0595	6/14/13	\$2,500,000	\$2,636,000	3,250	11	2009	Avg	8,348	Y	N	114 MADRONA PL E
7	76	195470	0430	6/26/12	\$1,725,000	\$1,912,000	3,340	11	1984	Avg	6,825	Y	N	129 DORFFEL DR E
7	75	981970	0020	10/17/11	\$2,300,000	\$2,565,000	3,350	11	1994	VGood	7,200	Y	N	1712 LAKE WASHINGTON BLVD
7	74	531710	0040	7/29/13	\$1,650,000	\$1,722,000	3,380	11	1999	Avg	7,560	N	N	1112 41ST AVE E
7	75	531610	0485	1/31/13	\$2,100,000	\$2,270,000	3,490	11	2005	Avg	4,800	N	N	1213 38TH AVE E
7	76	918570	0555	7/22/11	\$2,000,000	\$2,223,000	3,630	11	1991	Avg	7,200	N	N	3602 E PROSPECT ST
7	78	531710	0612	5/31/13	\$2,362,000	\$2,497,000	3,640	11	1979	VGood	6,969	Y	N	524 HILLSIDE DR E
7	83	531610	0815	11/29/11	\$1,525,000	\$1,702,000	3,720	11	2007	Avg	3,600	N	N	1231 42ND AVE E
7	77	918570	0095	7/6/11	\$1,945,000	\$2,160,000	3,790	11	1981	Good	7,200	N	N	608 34TH AVE E
7	62	660000	0217	4/28/11	\$1,431,000	\$1,581,000	3,855	11	2006	Avg	7,757	Y	N	576 LAKE WASHINGTON BLVD E
7	84	531810	0790	5/30/12	\$2,100,000	\$2,332,000	3,970	11	2011	Avg	7,200	N	N	1529 38TH AVE E
7	78	918570	0115	7/23/12	\$2,850,000	\$3,153,000	4,340	11	1987	Avg	8,400	N	N	615 36TH AVE E
7	76	918570	0195	5/11/11	\$2,800,000	\$3,096,000	4,510	11	1900	Good	10,800	N	N	803 36TH AVE E
7	76	531610	0985	6/21/13	\$4,250,000	\$4,474,000	4,680	11	1931	Good	15,600	Y	N	1107 39TH AVE E
7	78	531710	0825	9/9/11	\$3,988,400	\$4,443,000	4,730	11	1939	VGood	19,110	Y	N	821 MCGILVRA BLVD E
7	78	660000	0226	5/8/13	\$3,050,000	\$3,240,000	4,756	11	2001	Avg	8,925	N	N	545 36TH AVE E
7	76	531610	0565	5/25/11	\$3,250,000	\$3,598,000	5,130	11	2009	Avg	7,200	N	N	1217 39TH AVE E
7	78	195470	0010	6/14/11	\$3,650,000	\$4,047,000	5,500	11	1910	Avg	31,593	Y	Y	218 40TH AVE E
7	74	531610	0260	1/31/13	\$2,200,000	\$2,378,000	2,390	12	2003	Avg	3,600	N	N	1425 MCGILVRA BLVD E
7	79	918570	0155	9/19/12	\$3,200,000	\$3,521,000	3,230	12	1987	Avg	16,407	Y	N	602 36TH AVE E

Improved Sales Used in This Annual Update Analysis

Area 014 -- 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	75	918570	0300	7/20/11	\$2,750,000	\$3,056,000	3,370	12	2009	Avg	7,601	N	N	821 34TH AVE E
7	76	531610	1030	12/20/13	\$2,800,000	\$2,810,000	3,810	12	1992	Avg	7,469	N	N	1114 37TH AVE E
7	76	918570	0190	10/19/11	\$3,025,000	\$3,374,000	4,050	12	2004	Good	7,200	N	N	3404 E VALLEY ST
7	88	411460	0376	2/24/12	\$1,850,000	\$2,063,000	4,970	12	2000	Avg	12,581	N	N	2530 39TH AVE E
7	84	531810	1835	4/22/13	\$3,495,000	\$3,725,000	5,020	12	2000	Avg	13,280	N	N	1935 37TH PL E
8	32	535020	0519	2/1/13	\$352,000	\$380,000	640	7	1911	Avg	1,164	Y	N	1119 GRAND AVE
8	12	042404	9039	7/6/12	\$500,000	\$554,000	820	7	1924	Avg	2,808	Y	N	3207 S CHARLES ST
8	11	125020	1995	6/23/11	\$377,000	\$418,000	860	7	2007	Avg	2,490	Y	N	1111 33RD AVE S
8	06	910300	0455	9/24/13	\$400,000	\$412,000	880	7	1950	Avg	8,500	Y	N	3312 E HOWELL ST
8	21	982920	1105	10/22/13	\$509,000	\$520,000	900	7	1926	Good	4,200	Y	N	158 LAKE DELL AVE
8	32	981970	0095	8/26/13	\$450,000	\$466,000	910	7	1922	Avg	1,830	N	N	1533 38TH AVE
8	14	411460	1545	9/5/12	\$825,000	\$909,000	930	7	1941	Avg	3,528	Y	Y	1116 LAKESIDE AVE S
8	03	570000	1945	3/28/13	\$510,000	\$546,000	960	7	1924	Good	3,000	N	N	2726 34TH AVE S
8	06	427890	0055	12/4/13	\$365,500	\$369,000	1,010	7	1917	Avg	2,750	N	N	3202 E TERRACE ST
8	06	910300	0480	8/8/11	\$397,950	\$443,000	1,030	7	1915	Good	4,070	N	N	1812 33RD AVE
8	06	034200	0570	3/31/11	\$295,000	\$325,000	1,080	7	1922	Avg	3,600	N	N	632 32ND AVE
8	11	125020	2200	6/14/12	\$385,000	\$427,000	1,120	7	1948	Avg	10,560	N	N	1715 33RD AVE S
8	31	034500	0485	7/20/12	\$517,000	\$572,000	1,180	7	1927	Avg	3,790	Y	N	707 37TH AVE
8	12	125020	1730	6/17/13	\$640,000	\$674,000	1,190	7	1925	Avg	9,600	N	N	502 32ND AVE S
8	12	569900	0098	10/16/12	\$320,000	\$351,000	1,210	7	1965	Avg	4,000	N	N	3114 S NORMAN ST
8	32	034500	0030	9/10/13	\$680,000	\$702,000	1,230	7	1926	Avg	5,500	N	N	709 35TH AVE
8	13	125070	0040	6/9/11	\$540,000	\$599,000	1,240	7	1900	VGood	3,200	Y	N	3412 S DEARBORN ST
8	23	982920	0230	7/8/11	\$675,000	\$750,000	1,240	7	1955	VGood	5,491	Y	N	3802 E TERRACE ST
8	11	125020	2160	8/1/12	\$475,000	\$525,000	1,260	7	1942	Avg	4,100	N	N	1540 32ND AVE S
8	06	757620	0210	6/29/11	\$625,000	\$694,000	1,260	7	1911	VGood	3,933	Y	N	1631 33RD AVE
8	31	034500	0055	8/21/13	\$599,950	\$623,000	1,280	7	1927	Avg	4,500	N	N	719 35TH AVE
8	22	982920	0450	6/28/12	\$792,500	\$878,000	1,280	7	1940	Good	6,000	Y	N	328 RANDOLPH AVE
8	11	125020	3000	4/27/12	\$560,000	\$623,000	1,290	7	1925	Good	5,775	N	N	539 LAKE WASHINGTON BLVD S
8	33	910300	0715	7/8/13	\$650,000	\$682,000	1,370	7	1947	Avg	5,586	N	N	116 37TH AVE E
8	06	211020	0180	5/8/12	\$461,000	\$513,000	1,380	7	1920	Good	3,000	N	N	728 33RD AVE
8	06	808340	0010	8/21/12	\$409,000	\$451,000	1,390	7	1986	Good	2,500	N	N	506 32ND AVE
8	31	427890	0140	5/21/12	\$569,500	\$633,000	1,400	7	2006	Avg	2,430	N	N	406 33RD AVE
8	03	570000	2440	3/14/11	\$492,254	\$541,000	1,420	7	1924	Avg	4,954	N	N	2946 36TH AVE S
8	06	715220	0465	7/8/11	\$415,000	\$461,000	1,430	7	1926	Good	3,600	N	N	1423 33RD AVE
8	12	125020	2350	5/12/11	\$540,000	\$597,000	1,440	7	1921	Avg	6,300	N	N	1527 LAKE WASHINGTON BLVD S

Improved Sales Used in This Annual Update Analysis

Area 014 -- 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	12	125020	2760	2/21/13	\$465,000	\$501,000	1,500	7	1924	Avg	5,040	Y	N	924 33RD AVE S
8	33	715170	0360	6/12/13	\$590,000	\$622,000	1,510	7	1910	Avg	3,011	N	N	936 36TH AVE
8	12	042404	9004	8/8/12	\$490,000	\$541,000	1,540	7	1906	Good	4,522	Y	N	911 32ND AVE S
8	06	757620	0040	9/11/13	\$385,000	\$397,000	1,540	7	1916	Avg	3,500	N	N	1705 34TH AVE
8	12	569900	0070	6/21/13	\$550,000	\$579,000	1,570	7	1900	Avg	7,000	Y	N	1101 32ND AVE S
8	03	570000	1195	3/23/11	\$516,905	\$569,000	1,570	7	1916	Avg	5,000	N	N	2841 33RD AVE S
8	06	009700	0120	9/19/11	\$472,000	\$526,000	1,590	7	1907	Good	4,000	N	N	1511 34TH AVE
8	33	034500	0125	11/1/13	\$1,150,000	\$1,171,000	1,630	7	1937	Avg	6,720	Y	N	3514 E COLUMBIA ST
8	06	515770	0175	10/28/13	\$430,000	\$438,000	1,630	7	1949	Avg	5,000	N	N	819 34TH AVE
8	12	125020	2670	7/10/13	\$668,000	\$700,000	1,650	7	1917	Avg	6,300	Y	N	1315 LAKE WASHINGTON BLVD S
8	06	757570	0130	7/11/12	\$405,000	\$448,000	1,650	7	1919	Avg	2,550	N	N	1733 34TH AVE
8	06	034200	0335	2/8/13	\$587,000	\$634,000	1,670	7	1900	Avg	5,500	N	N	720 33RD AVE
8	10	125020	3850	10/26/11	\$600,000	\$669,000	1,720	7	1920	Avg	7,200	Y	N	1709 36TH AVE S
8	03	570000	0600	5/30/13	\$417,000	\$441,000	1,720	7	1918	Avg	5,500	N	N	2738 31ST AVE S
8	03	570000	0730	5/16/12	\$375,000	\$417,000	1,750	7	1914	Avg	5,000	N	N	2308 31ST AVE S
8	12	125020	2315	12/20/11	\$610,000	\$681,000	1,780	7	1976	Avg	7,200	Y	N	1502 33RD AVE S
8	32	195470	0645	5/3/13	\$586,850	\$624,000	1,790	7	1919	Avg	6,550	N	N	1803 MADRONA DR
8	03	570000	1540	10/10/12	\$577,500	\$634,000	1,860	7	1921	Good	5,000	N	N	2811 34TH AVE S
8	03	570000	1465	9/9/13	\$525,000	\$542,000	1,870	7	1928	Avg	4,995	N	N	2802 33RD AVE S
8	03	570000	1730	5/23/12	\$650,000	\$722,000	1,890	7	1919	VGood	5,000	N	N	2312 33RD AVE S
8	32	142220	0295	7/9/12	\$603,000	\$668,000	1,920	7	1924	Avg	6,305	Y	N	719 RANDOLPH PL
8	03	570000	1645	4/30/12	\$617,500	\$687,000	1,990	7	1922	Good	5,000	N	N	2512 33RD AVE S
8	03	674570	0080	9/10/13	\$707,500	\$731,000	1,990	7	1918	VGood	5,000	N	N	2220 31ST AVE S
8	03	673870	0120	5/23/11	\$523,750	\$580,000	2,120	7	1912	Avg	4,000	N	N	2110 31ST AVE S
8	03	570000	1560	7/25/12	\$605,000	\$669,000	2,160	7	1909	Avg	5,000	N	N	2706 33RD AVE S
8	03	570000	1665	8/12/13	\$755,000	\$785,000	2,160	7	1921	Good	5,000	N	N	2534 33RD AVE S
8	03	570000	2420	1/10/11	\$470,000	\$513,000	2,170	7	1924	Avg	8,142	N	N	2847 MOUNT RAINIER DR S
8	03	570000	2485	3/15/11	\$565,000	\$621,000	2,170	7	1918	Avg	6,000	N	N	3135 37TH PL S
8	03	570000	1175	12/26/13	\$618,250	\$619,000	2,230	7	1921	Avg	4,750	N	N	2859 33RD AVE S
8	03	570000	0690	11/14/13	\$705,000	\$715,000	2,260	7	1919	Good	5,000	N	N	2533 32ND AVE S
8	11	125020	1950	10/30/12	\$640,000	\$701,000	2,400	7	1925	Avg	4,920	Y	N	833 33RD AVE S
8	03	570000	1105	10/26/11	\$495,000	\$552,000	2,970	7	1911	Avg	5,000	N	N	2806 32ND AVE S
8	11	035700	0175	8/14/13	\$515,000	\$535,000	900	8	1950	Avg	3,500	Y	N	3202 S JUDKINS ST
8	31	535120	0240	4/6/11	\$760,000	\$838,000	990	8	1907	Good	5,313	Y	N	1534 GRAND AVE
8	12	125020	3747	10/21/11	\$549,900	\$613,000	1,060	8	1951	VGood	6,000	N	N	1505 35TH AVE S

Improved Sales Used in This Annual Update Analysis

Area 014 -- 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	31	515770	0220	7/27/11	\$435,000	\$484,000	1,090	8	2002	Avg	1,189	N	N	834 34TH AVE E
8	13	125020	4560	5/23/12	\$1,150,000	\$1,278,000	1,120	8	1942	Avg	4,880	Y	Y	1304 LAKESIDE AVE S
8	22	142220	0028	6/6/11	\$575,000	\$637,000	1,120	8	1919	Avg	4,711	Y	N	601 FULLERTON AVE
8	22	982920	0415	3/30/11	\$508,000	\$560,000	1,133	8	1928	VGood	4,218	Y	N	333 ERIE AVE
8	22	194730	0025	11/9/11	\$625,000	\$697,000	1,150	8	1978	Avg	7,241	Y	N	270 LAKE DELL AVE
8	32	910300	0380	6/10/11	\$647,200	\$717,000	1,180	8	1999	Avg	4,000	N	N	3410 E DENNY WAY
8	04	570000	4430	2/18/13	\$961,000	\$1,036,000	1,270	8	1962	Avg	8,640	Y	N	3100 LAKEWOOD AVE S
8	12	125020	3751	1/31/13	\$585,000	\$632,000	1,310	8	1951	Avg	6,000	Y	N	1501 35TH AVE S
8	32	910300	0180	3/21/12	\$771,500	\$860,000	1,310	8	1910	Good	4,155	N	N	135 34TH AVE E
8	22	194730	0200	3/20/12	\$470,000	\$524,000	1,330	8	1978	Avg	7,249	N	N	3503 E ALDER ST
8	32	535120	0070	3/28/12	\$800,000	\$891,000	1,340	8	1908	VGood	3,416	Y	N	1412 GRAND AVE
8	22	142220	0225	2/28/13	\$750,000	\$807,000	1,360	8	1941	Avg	7,946	Y	N	700 NORWOOD PL
8	21	400300	0130	7/12/12	\$450,000	\$498,000	1,360	8	1985	Avg	2,824	N	N	3516 E SPRUCE ST
8	11	125020	3920	3/7/11	\$450,000	\$495,000	1,380	8	1961	Avg	4,800	Y	N	1515 36TH AVE S
8	11	125020	3800	8/26/11	\$670,000	\$746,000	1,390	8	1925	Avg	5,999	Y	N	3503 S MASSACHUSETTS ST
8	32	535020	0005	11/3/11	\$760,000	\$848,000	1,410	8	1923	VGood	2,988	Y	N	1519 38TH AVE
8	04	812110	0410	2/23/11	\$513,000	\$563,000	1,450	8	1931	Good	4,120	N	N	3853 CASCADIA AVE S
8	51	910300	0140	8/20/13	\$749,000	\$777,000	1,460	8	1924	Good	3,397	N	N	115 34TH AVE E
8	31	009700	0015	6/20/11	\$588,000	\$652,000	1,480	8	1921	Good	3,300	N	N	1522 34TH AVE
8	31	535020	0425	10/6/13	\$675,000	\$692,000	1,500	8	1984	Avg	5,111	N	N	1116 NEWPORT WAY
8	32	515770	0223	11/2/12	\$649,000	\$710,000	1,500	8	2002	Avg	2,063	N	N	3407 E MARION ST
8	22	194730	0005	9/24/13	\$605,000	\$622,000	1,510	8	1907	VGood	2,970	N	N	277 LAKE DELL AVE
8	22	982920	0030	6/19/12	\$726,900	\$806,000	1,520	8	1936	VGood	4,532	N	N	3702 E JEFFERSON ST
8	12	125020	1745	10/25/12	\$720,000	\$789,000	1,540	8	1926	VGood	4,800	Y	N	514 32ND AVE S
8	11	125020	2195	11/8/12	\$715,000	\$782,000	1,560	8	1991	Avg	5,160	N	N	3211 S MASSACHUSETTS ST
8	32	177850	0521	6/14/13	\$850,000	\$896,000	1,560	8	2000	Avg	4,000	N	N	194 36TH AVE E
8	31	535120	0210	7/9/13	\$650,000	\$681,000	1,610	8	1904	VGood	5,100	Y	N	1525 MADRONA DR
8	32	757670	0131	1/20/12	\$789,000	\$880,000	1,620	8	1919	Good	3,710	Y	N	1715 37TH AVE
8	06	118600	0035	6/20/13	\$399,000	\$420,000	1,650	8	1954	Avg	5,000	N	N	1615 34TH AVE
8	12	125020	3165	4/9/13	\$668,000	\$714,000	1,650	8	1928	Good	3,600	Y	N	419 35TH AVE S
8	63	177850	0240	6/14/11	\$825,000	\$915,000	1,650	8	1938	Good	6,000	N	N	229 35TH AVE E
8	11	125020	1710	2/18/11	\$787,000	\$863,000	1,660	8	2010	Avg	6,240	N	N	509 32ND AVE S
8	04	570050	0110	9/9/13	\$1,012,000	\$1,045,000	1,670	8	1947	Good	20,000	Y	N	2310 SHORELAND DR S
8	06	034200	0250	4/30/13	\$626,800	\$667,000	1,680	8	1908	Good	3,000	N	N	717 34TH AVE
8	11	125020	4822	5/12/11	\$555,100	\$614,000	1,690	8	1947	Avg	2,600	Y	N	1710 36TH AVE S

Improved Sales Used in This Annual Update Analysis

Area 014 -- 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	14	411460	1510	9/10/12	\$2,138,000	\$2,354,000	1,690	8	1947	Good	7,920	Y	Y	920 LAKESIDE AVE S
8	31	910300	0540	7/27/11	\$738,500	\$821,000	1,690	8	1977	Good	6,725	N	N	3415 E DENNY WAY
8	11	125020	3985	10/8/12	\$580,555	\$637,000	1,700	8	1948	Avg	7,200	Y	N	1421 36TH AVE S
8	10	341660	0080	8/27/13	\$652,000	\$676,000	1,710	8	1905	VGood	5,000	N	N	3213 E YESLER WAY
8	31	502690	0075	12/20/12	\$635,000	\$691,000	1,720	8	1909	Avg	2,014	N	N	3803 E OLIVE ST
8	12	600650	0060	7/17/13	\$651,000	\$681,000	1,720	8	1919	Good	4,200	Y	N	821 34TH AVE S
8	03	674570	0125	7/26/13	\$515,000	\$538,000	1,720	8	1920	Avg	5,000	N	N	2216 32ND AVE S
8	03	066900	0190	11/18/11	\$480,000	\$536,000	1,730	8	1955	Avg	5,000	Y	N	1911 32ND AVE S
8	06	757570	0121	7/29/11	\$439,000	\$488,000	1,730	8	1910	Avg	3,162	Y	N	3311 E HOWELL ST
8	32	742470	0125	12/11/13	\$1,000,000	\$1,006,000	1,740	8	1926	VGood	8,480	Y	N	1639 37TH AVE
8	31	177850	0500	10/31/12	\$852,850	\$934,000	1,760	8	2005	Avg	4,200	N	N	186 36TH AVE E
8	06	400350	0025	5/23/12	\$649,000	\$721,000	1,760	8	1908	Good	8,843	N	N	212 32ND AVE
8	31	502690	0035	8/22/12	\$800,000	\$883,000	1,760	8	1908	Avg	4,560	Y	N	1618 37TH AVE
8	06	515770	0200	2/28/13	\$523,500	\$563,000	1,760	8	2007	Avg	5,000	N	N	818 33RD AVE
8	06	757570	0020	1/17/12	\$632,000	\$705,000	1,760	8	1984	Avg	4,000	Y	N	1718 32ND AVE
8	22	982920	1110	4/7/11	\$762,500	\$841,000	1,770	8	1949	Good	4,620	Y	N	150 LAKE DELL AVE
8	32	910300	0320	1/15/13	\$685,000	\$742,000	1,790	8	1915	Avg	6,158	N	N	120 34TH AVE E
8	32	910300	0320	9/29/11	\$565,000	\$630,000	1,790	8	1915	Avg	6,158	N	N	120 34TH AVE E
8	12	035700	0100	8/19/13	\$630,000	\$654,000	1,810	8	1910	Avg	4,000	Y	N	1131 32ND AVE S
8	03	570000	0400	6/21/13	\$678,000	\$714,000	1,820	8	1908	Good	5,000	N	N	2827 31ST AVE S
8	31	715320	0020	11/9/12	\$988,000	\$1,081,000	1,820	8	1926	VGood	4,000	N	N	1419 35TH AVE
8	32	981970	0105	11/1/12	\$812,500	\$890,000	1,820	8	1922	Good	3,355	Y	N	1523 38TH AVE
8	33	715170	0255	7/22/13	\$935,000	\$977,000	1,830	8	1912	Good	6,000	Y	N	1115 36TH AVE
8	06	715220	0370	1/22/13	\$580,000	\$628,000	1,830	8	1993	Avg	2,500	Y	N	1430 32ND AVE
8	06	118600	0040	3/22/13	\$668,000	\$716,000	1,840	8	1922	Good	5,022	N	N	1619 34TH AVE
8	06	211020	0110	6/5/12	\$600,000	\$666,000	1,840	8	1902	Good	5,000	N	N	720 32ND AVE
8	21	400300	0045	6/19/13	\$805,000	\$848,000	1,850	8	1983	Avg	9,323	N	N	3519 E SPRUCE ST
8	06	211020	0075	11/12/12	\$699,950	\$765,000	1,860	8	1905	Good	4,500	N	N	737 33RD AVE
8	21	982920	0690	5/8/12	\$798,500	\$888,000	1,860	8	1907	Good	5,743	N	N	213 ERIE AVE
8	12	125020	2055	3/28/11	\$557,000	\$613,000	1,880	8	1929	Good	3,780	Y	N	1321 33RD AVE S
8	21	400300	0085	3/1/13	\$760,000	\$818,000	1,880	8	2009	Avg	3,540	N	N	3541 E SPRUCE ST
8	32	715170	0085	7/18/12	\$662,500	\$733,000	1,910	8	1901	Good	5,100	N	N	1115 35TH AVE
8	03	570000	1235	11/21/13	\$629,888	\$638,000	1,920	8	1915	Good	5,000	N	N	2803 33RD AVE S
8	03	673870	0220	7/3/13	\$753,000	\$791,000	1,920	8	1912	Good	4,000	N	N	2025 33RD AVE S
8	04	570000	2880	5/30/12	\$855,000	\$949,000	1,930	8	1914	VGood	4,000	N	N	3233 HUNTER BLVD S

Improved Sales Used in This Annual Update Analysis

Area 014 -- 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	12	125020	3050	7/13/12	\$639,000	\$707,000	1,950	8	2006	Avg	2,400	Y	N	3416 S JACKSON ST
8	03	570000	0930	5/26/11	\$625,000	\$692,000	1,950	8	1911	Avg	5,000	N	N	2307 33RD AVE S
8	06	009700	0340	9/13/13	\$658,000	\$679,000	1,960	8	1927	Good	3,180	Y	N	1528 32ND AVE
8	32	320090	0005	6/15/12	\$880,000	\$976,000	1,960	8	1905	VGood	6,000	N	N	603 35TH AVE
8	04	570000	2960	11/8/13	\$869,200	\$883,000	1,970	8	1913	Good	4,500	N	N	3333 HUNTER BLVD S
8	12	600650	0065	12/26/13	\$839,000	\$841,000	1,970	8	2003	Avg	4,200	Y	N	817 34TH AVE S
8	31	981970	0145	7/16/13	\$840,000	\$879,000	1,970	8	1922	Avg	16,800	Y	N	1107 38TH AVE
8	31	808340	0210	6/2/11	\$745,000	\$825,000	1,980	8	1906	Avg	5,000	N	N	515 34TH AVE
8	32	320090	0255	9/18/12	\$1,060,000	\$1,166,000	1,990	8	1905	Good	3,000	Y	N	626 36TH AVE
8	10	125020	3865	5/10/12	\$518,000	\$576,000	2,000	8	1940	Avg	7,200	Y	N	1508 35TH AVE S
8	12	125120	0155	10/8/13	\$660,000	\$676,000	2,000	8	1925	Good	4,200	Y	N	1115 LAKE WASHINGTON BLVD S
8	03	570000	0495	4/16/13	\$622,000	\$664,000	2,000	8	1922	Good	4,590	N	N	3100 S MOUNT BAKER BLVD
8	03	570000	1060	4/26/12	\$655,000	\$729,000	2,000	8	1922	VGood	5,500	N	N	2737 33RD AVE S
8	64	660000	0326	5/19/11	\$842,500	\$932,000	2,000	8	2005	Avg	3,475	N	N	3607 E HARRISON ST
8	13	125020	2575	2/26/13	\$673,500	\$725,000	2,020	8	1994	Avg	6,300	Y	N	1363 LAKE WASHINGTON BLVD S
8	12	125020	3725	3/1/12	\$777,000	\$866,000	2,040	8	1979	Avg	7,200	Y	N	1533 35TH AVE S
8	03	570000	1950	12/23/13	\$767,500	\$770,000	2,040	8	1922	Avg	5,200	N	N	2730 34TH AVE S
8	04	570000	3450	7/19/13	\$816,500	\$854,000	2,040	8	1919	Good	5,000	N	N	3118 MOUNT RAINIER DR S
8	33	918470	0635	8/6/12	\$815,000	\$900,000	2,050	8	1910	Avg	6,500	N	N	809 37TH AVE
8	04	812110	0415	2/23/11	\$665,000	\$730,000	2,060	8	1931	VGood	4,120	N	N	3849 CASCADIA AVE S
8	21	982920	0960	3/12/12	\$850,000	\$947,000	2,060	8	2010	Avg	5,580	Y	N	169 POWER AVE
8	12	125020	1750	11/25/13	\$875,000	\$885,000	2,100	8	1924	Avg	4,800	Y	N	518 32ND AVE S
8	31	632100	0141	10/15/12	\$699,950	\$768,000	2,100	8	1924	Good	5,806	N	N	1718 37TH AVE
8	32	981970	0115	6/25/11	\$808,000	\$897,000	2,100	8	2011	Avg	2,925	N	N	1520 37TH AVE
8	31	034200	0085	6/22/12	\$810,000	\$898,000	2,120	8	1921	Good	6,000	N	N	608 34TH AVE
8	03	208770	0075	2/16/11	\$605,000	\$663,000	2,130	8	1916	Avg	7,050	N	N	2124 31ST AVE S
8	10	125020	3810	4/2/12	\$560,000	\$624,000	2,160	8	1960	Avg	7,200	Y	N	1708 35TH AVE S
8	04	570000	2970	8/8/11	\$849,000	\$944,000	2,160	8	1913	Good	4,500	N	N	3323 HUNTER BLVD S
8	03	674570	0135	12/4/12	\$645,000	\$703,000	2,180	8	1920	Avg	5,000	N	N	2226 32ND AVE S
8	03	570000	1690	2/21/13	\$639,000	\$688,000	2,190	8	1910	Good	5,000	N	N	2523 34TH AVE S
8	06	910300	0495	9/19/13	\$635,000	\$654,000	2,190	8	1913	Good	3,690	N	N	3309 E DENNY WAY
8	32	535020	0230	4/12/11	\$1,125,000	\$1,241,000	2,200	8	1907	Good	5,880	Y	N	1421 38TH AVE
8	04	570000	3310	11/6/12	\$659,000	\$721,000	2,200	8	1913	Avg	5,000	N	N	3312 HUNTER BLVD S
8	04	570000	3325	6/13/13	\$800,000	\$844,000	2,200	8	1914	Good	5,000	N	N	3328 HUNTER BLVD S
8	13	125020	2916	5/3/12	\$495,000	\$551,000	2,220	8	1981	Avg	4,620	N	N	517 LAKE WASHINGTON BLVD S

Improved Sales Used in This Annual Update Analysis

Area 014 -- 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	03	570000	0775	8/6/12	\$710,000	\$784,000	2,240	8	1922	Good	5,000	N	N	3116 S BAYVIEW ST
8	11	690920	0230	6/8/12	\$676,000	\$750,000	2,240	8	1914	Good	3,280	Y	N	3205 S JUDKINS ST
8	04	570000	3025	10/4/12	\$880,000	\$967,000	2,250	8	1914	VGood	5,000	N	N	3403 HUNTER BLVD S
8	31	632100	0161	3/12/13	\$825,000	\$886,000	2,260	8	1909	Good	5,790	N	N	1700 37TH AVE
8	12	082300	0100	12/19/12	\$765,000	\$832,000	2,310	8	1977	Avg	8,034	Y	N	824 31ST AVE S
8	03	570000	1670	8/23/11	\$1,000,000	\$1,113,000	2,340	8	1924	Good	6,000	N	N	2538 33RD AVE S
8	03	674570	0165	4/17/13	\$685,000	\$731,000	2,350	8	1920	Good	5,000	N	N	2211 33RD AVE S
8	32	142220	0490	12/13/11	\$845,000	\$943,000	2,360	8	1928	Good	4,780	N	N	907 38TH AVE
8	03	673870	0270	7/29/11	\$757,500	\$842,000	2,370	8	1914	Good	4,000	N	N	2012 33RD AVE S
8	04	570000	2875	11/14/11	\$618,000	\$690,000	2,380	8	1913	Avg	4,000	N	N	3237 HUNTER BLVD S
8	33	981970	0230	5/11/11	\$850,000	\$940,000	2,420	8	1984	Avg	8,400	Y	N	809 38TH AVE
8	04	570000	3020	2/14/13	\$785,000	\$847,000	2,440	8	1913	VGood	5,000	N	N	3407 HUNTER BLVD S
8	03	570000	0885	12/13/12	\$875,000	\$953,000	2,450	8	1921	VGood	5,000	N	N	2349 33RD AVE S
8	03	673870	0285	3/5/13	\$612,000	\$658,000	2,450	8	1913	Avg	4,000	N	N	2024 33RD AVE S
8	11	690970	0235	5/23/11	\$600,000	\$664,000	2,450	8	1913	Avg	6,000	Y	N	3108 S MASSACHUSETTS ST
8	03	208770	0116	3/14/11	\$629,950	\$693,000	2,490	8	1916	Avg	4,400	N	N	3107 S DOSE TER
8	03	570000	1870	9/19/12	\$850,000	\$935,000	2,500	8	1908	Good	6,500	N	N	2508 34TH AVE S
8	32	910300	0420	3/24/11	\$1,150,000	\$1,266,000	2,540	8	1915	VGood	4,000	N	N	3433 E FLORENCE CT
8	32	414180	0005	5/4/11	\$780,000	\$862,000	2,630	8	1922	Avg	5,000	N	N	1619 35TH AVE
8	04	570000	2990	5/31/13	\$675,000	\$714,000	2,670	8	1913	Avg	5,400	N	N	3303 HUNTER BLVD S
8	04	570000	3350	8/24/11	\$832,500	\$927,000	2,680	8	1917	Avg	5,000	N	N	3329 BELLA VISTA AVE S
8	03	570000	1505	3/23/12	\$475,000	\$529,000	2,740	8	1926	Avg	6,050	N	N	3300 S MOUNT BAKER BLVD
8	31	535020	0605	10/1/12	\$1,400,000	\$1,538,000	2,780	8	1910	Good	9,721	Y	N	1134 38TH AVE
8	32	428990	0040	4/30/13	\$1,070,000	\$1,139,000	2,820	8	2005	Avg	13,300	Y	N	1555 GRAND AVE
8	03	570000	0376	1/30/12	\$439,950	\$491,000	2,870	8	2011	Avg	4,300	N	N	3000 S MOUNT BAKER BLVD
8	03	066900	0160	7/9/13	\$950,000	\$996,000	3,290	8	2009	Avg	4,950	Y	N	1916 31ST AVE S
8	31	715170	0285	9/12/12	\$855,000	\$941,000	3,580	8	1905	Avg	7,500	N	N	1127 36TH AVE
8	10	341660	0361	2/23/12	\$425,000	\$474,000	1,120	9	2010	Avg	1,470	N	N	106 31ST AVE S
8	10	341660	0362	3/1/12	\$350,000	\$390,000	1,120	9	2010	Avg	1,611	N	N	102 31ST AVE S
8	10	341660	0360	9/20/13	\$425,000	\$438,000	1,150	9	2010	Avg	1,621	N	N	100 31ST AVE S
8	10	341660	0360	3/1/12	\$362,500	\$404,000	1,150	9	2010	Avg	1,621	N	N	100 31ST AVE S
8	33	177850	0640	4/2/13	\$715,000	\$765,000	1,180	9	1967	Good	4,000	N	N	191 35TH AVE E
8	11	125020	3092	5/18/12	\$665,000	\$739,000	1,210	9	1913	VGood	3,420	N	N	301 35TH AVE S
8	31	142220	0250	2/26/13	\$970,000	\$1,044,000	1,230	9	1977	Good	5,938	Y	N	700 37TH AVE
8	32	535120	0170	11/27/13	\$841,000	\$850,000	1,240	9	1908	VGood	5,200	Y	N	1435 NEWPORT WAY

Improved Sales Used in This Annual Update Analysis

Area 014 -- 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	11	125020	2934	12/12/12	\$712,200	\$776,000	1,330	9	2001	Avg	5,170	N	N	535 LAKE WASHINGTON BLVD S
8	06	009700	0140	11/9/11	\$621,000	\$693,000	1,350	9	1980	VGood	6,000	N	N	3314 E PIKE ST
8	06	009700	0170	3/14/11	\$715,000	\$786,000	1,390	9	2010	Avg	4,500	N	N	1514 33RD AVE
8	32	535020	0010	3/28/11	\$900,000	\$991,000	1,390	9	1922	VGood	3,060	Y	N	1516 37TH AVE
8	22	982920	0575	1/12/12	\$525,000	\$586,000	1,410	9	1979	Avg	5,048	Y	N	220 ERIE AVE
8	23	982920	0320	3/14/13	\$665,000	\$714,000	1,540	9	1968	Avg	7,000	Y	N	425 RANDOLPH AVE
8	13	125020	3484	10/12/12	\$1,256,500	\$1,379,000	1,540	9	2012	Avg	5,985	Y	N	1124 LAKE WASHINGTON BLVD S
8	11	690920	0630	5/12/11	\$477,500	\$528,000	1,590	9	1926	Avg	3,192	Y	N	1424 32ND AVE S
8	03	102404	9003	5/24/13	\$660,000	\$699,000	1,610	9	1980	Avg	6,200	N	N	2028 34TH AVE S
8	06	205860	0065	6/7/12	\$665,000	\$738,000	1,690	9	1907	VGood	4,000	N	N	312 32ND AVE
8	23	982920	0205	4/16/12	\$760,000	\$846,000	1,690	9	1907	Good	6,600	Y	N	3807 E JEFFERSON ST
8	13	125020	4100	12/11/11	\$700,000	\$781,000	1,720	9	1978	Avg	4,800	Y	N	515 LAKESIDE AVE S
8	04	570050	0150	5/17/11	\$1,300,000	\$1,438,000	1,770	9	1920	Good	7,000	Y	N	2334 SHORELAND DR S
8	23	982920	0250	11/7/12	\$850,000	\$930,000	1,770	9	1970	Avg	6,600	Y	N	411 ERIE AVE
8	31	142220	0247	3/26/13	\$1,218,000	\$1,305,000	1,780	9	1920	VGood	5,782	Y	N	638 37TH AVE
8	06	211020	0175	10/11/11	\$685,000	\$764,000	1,800	9	2007	Avg	3,000	N	N	732 33RD AVE
8	63	531710	0455	9/12/13	\$870,000	\$898,000	1,800	9	1929	Avg	10,170	N	N	307 36TH AVE E
8	22	142220	0335	12/9/11	\$895,000	\$999,000	1,830	9	1997	Avg	3,250	Y	N	3761 E COLUMBIA ST
8	12	082300	0115	7/7/11	\$790,000	\$877,000	1,840	9	1988	Avg	4,120	Y	N	818 31ST AVE S
8	06	211020	0100	3/30/11	\$711,500	\$784,000	1,840	9	2008	Avg	3,000	N	N	732 32ND AVE
8	32	320090	0260	6/29/13	\$900,000	\$946,000	1,840	9	1927	Avg	4,500	Y	N	628 36TH AVE
8	11	447340	0180	9/11/13	\$685,000	\$707,000	1,860	9	1987	Avg	3,700	Y	N	3215 S LANE ST
8	63	531710	0420	3/7/13	\$995,000	\$1,069,000	1,860	9	1930	VGood	5,587	N	N	335 36TH AVE E
8	33	427890	0170	9/3/13	\$795,000	\$822,000	1,900	9	1937	Avg	4,000	Y	N	3322 E TERRACE ST
8	03	673870	0225	10/9/12	\$949,000	\$1,042,000	1,910	9	2012	Avg	4,000	N	N	2021 33RD AVE S
8	11	447340	0210	10/6/11	\$719,000	\$802,000	1,950	9	1929	VGood	4,000	Y	N	3202 S DEARBORN ST
8	32	034500	0355	5/10/13	\$1,350,000	\$1,434,000	1,960	9	1925	Good	6,360	Y	N	718 36TH AVE
8	03	102404	9027	9/3/13	\$1,175,000	\$1,215,000	2,020	9	1948	VGood	8,762	Y	N	2040 34TH AVE S
8	04	570000	4115	9/8/11	\$890,000	\$991,000	2,030	9	1925	Avg	7,380	Y	N	3353 LAKEWOOD AVE S
8	03	066900	0180	1/8/13	\$845,000	\$917,000	2,040	9	1990	Avg	5,000	Y	N	1909 32ND AVE S
8	33	320090	0085	12/3/13	\$960,000	\$969,000	2,080	9	1927	Good	5,000	N	N	614 35TH AVE
8	12	125020	3465	10/31/13	\$805,000	\$820,000	2,090	9	1948	Avg	12,600	Y	N	1110 LAKE WASHINGTON BLVD S
8	11	600650	0085	10/11/13	\$985,000	\$1,009,000	2,100	9	1920	Good	4,200	Y	N	803 LAKE WASHINGTON BLVD S
8	31	910300	0505	9/28/13	\$1,100,000	\$1,130,000	2,100	9	1914	VGood	6,380	N	N	1803 36TH AVE
8	22	982920	0356	3/23/11	\$625,000	\$688,000	2,110	9	1985	Avg	5,030	N	N	327 RANDOLPH AVE

Improved Sales Used in This Annual Update Analysis

Area 014 -- 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	06	400350	0015	12/7/12	\$860,000	\$937,000	2,120	9	1908	VGood	8,775	Y	N	220 32ND AVE
8	03	673870	0135	5/6/11	\$1,007,000	\$1,113,000	2,140	9	2003	Avg	4,000	N	N	2027 32ND AVE S
8	22	982920	1068	12/19/13	\$965,000	\$969,000	2,170	9	1980	Avg	7,700	Y	N	174 LAKE DELL AVE
8	11	125020	1610	4/26/13	\$1,075,000	\$1,145,000	2,220	9	2005	Avg	5,600	Y	N	3101 S KING ST
8	33	918470	0820	12/26/12	\$730,000	\$793,000	2,230	9	1931	Good	4,500	N	N	833 35TH AVE
8	33	174470	0070	11/12/13	\$960,000	\$974,000	2,260	9	1921	Good	7,084	Y	N	439 36TH AVE
8	03	570000	0980	6/12/12	\$860,000	\$954,000	2,280	9	1929	Good	6,000	N	N	3210 S LANDER ST
8	03	673870	0235	12/13/12	\$999,950	\$1,089,000	2,280	9	2012	Avg	4,000	N	N	2015 33RD AVE S
8	12	125020	1785	3/2/12	\$1,132,750	\$1,263,000	2,320	9	1910	Good	7,200	Y	N	534 32ND AVE S
8	73	428990	0145	4/2/13	\$1,561,110	\$1,670,000	2,370	9	1924	Good	7,810	Y	N	1522 40TH AVE
8	32	205860	0105	3/22/11	\$775,000	\$853,000	2,380	9	1915	Avg	6,000	N	N	303 33RD AVE
8	12	125020	2918	3/21/11	\$821,500	\$904,000	2,390	9	1988	Avg	5,415	N	N	525 LAKE WASHINGTON BLVD S
8	21	982920	0685	6/9/11	\$915,000	\$1,014,000	2,400	9	1983	VGood	6,720	N	N	207 ERIE AVE
8	33	174470	0005	5/17/12	\$1,298,000	\$1,443,000	2,450	9	1951	Good	12,771	Y	N	3515 E CONOVER CT
8	32	910300	0215	11/9/11	\$1,400,000	\$1,562,000	2,480	9	2005	Avg	4,198	N	N	149 34TH AVE E
8	21	400300	0110	6/24/11	\$695,000	\$771,000	2,630	9	1990	Avg	4,069	N	N	3508 E SPRUCE ST
8	04	570000	2715	8/9/12	\$1,040,000	\$1,149,000	2,640	9	1936	Good	7,200	N	N	2825 MOUNT SAINT HELENS PL S
8	12	125020	2025	6/28/11	\$1,135,000	\$1,260,000	2,670	9	2010	Avg	4,980	Y	N	3220 S JUDKINS ST
8	03	570000	2035	3/1/12	\$646,000	\$720,000	2,680	9	1914	Good	6,487	N	N	3415 S MCCLELLAN ST
8	04	570000	4095	3/26/13	\$965,000	\$1,034,000	2,690	9	1916	Good	7,403	N	N	3333 LAKEWOOD AVE S
8	03	570000	2034	1/25/13	\$870,000	\$941,000	2,710	9	2012	Avg	5,497	N	N	3444 S MOUNT BAKER BLVD
8	04	570000	3920	3/30/12	\$1,225,000	\$1,364,000	2,740	9	1920	Avg	7,500	Y	N	3438 CASCADIA AVE S
8	31	715170	0170	1/16/13	\$1,100,000	\$1,192,000	2,740	9	2012	Avg	5,000	N	N	1124 35TH AVE
8	31	715170	0175	2/13/13	\$1,240,000	\$1,338,000	2,740	9	2012	Avg	5,000	N	N	1120 35TH AVE
8	04	570000	3775	8/4/11	\$1,096,850	\$1,220,000	2,760	9	1909	Good	5,445	Y	N	3247 CASCADIA AVE S
8	33	174470	0030	2/25/11	\$1,025,000	\$1,125,000	2,780	9	1960	Good	25,374	Y	N	3519 E CONOVER CT
8	12	447340	0140	6/20/13	\$1,400,000	\$1,474,000	2,790	9	2007	Avg	5,800	Y	N	3108 S DEARBORN ST
8	12	125020	2020	6/5/13	\$1,175,000	\$1,241,000	2,880	9	2013	Avg	4,980	Y	N	1127 33RD AVE S
8	12	125020	3155	2/25/13	\$1,040,000	\$1,120,000	2,900	9	2012	Avg	4,800	Y	N	423 35TH AVE S
8	72	428990	0165	2/6/12	\$1,130,500	\$1,261,000	2,970	9	1920	Avg	7,220	Y	N	1510 40TH AVE
8	32	715320	0180	3/28/12	\$1,307,000	\$1,456,000	2,970	9	2004	Avg	5,000	Y	N	1412 36TH AVE
8	06	757620	0165	1/4/12	\$775,000	\$865,000	2,990	9	1908	Good	4,000	N	N	1635 34TH AVE
8	64	177850	0275	2/14/12	\$1,125,000	\$1,255,000	3,010	9	1940	Good	6,000	N	N	209 35TH AVE E
8	04	570000	3480	1/3/11	\$1,575,000	\$1,718,000	3,170	9	1923	Good	7,410	Y	N	3115 CASCADIA AVE S
8	33	177850	0617	8/20/13	\$1,425,000	\$1,479,000	3,180	9	2013	Avg	4,008	N	N	3405 E JOHN ST

Improved Sales Used in This Annual Update Analysis

Area 014 -- 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	23	174470	0160	4/7/11	\$1,300,000	\$1,433,000	3,240	9	2006	Avg	11,585	Y	N	3419 E TERRACE ST
8	33	742470	0205	11/1/12	\$1,100,000	\$1,204,000	3,330	9	1908	Good	5,000	N	N	3517 E OLIVE ST
8	32	535020	0775	5/17/11	\$1,298,000	\$1,436,000	3,380	9	1999	Good	6,063	Y	N	3804 E PIKE ST
8	12	125020	3190	2/24/12	\$1,000,000	\$1,115,000	3,430	9	2001	Avg	14,400	N	N	3401 S KING ST
8	32	715170	0585	6/15/12	\$975,000	\$1,082,000	3,440	9	1901	VGood	5,000	Y	N	3617 E UNION ST
8	04	570000	3765	9/9/11	\$1,125,000	\$1,253,000	3,540	9	1912	Good	9,417	Y	N	3243 CASCADIA AVE S
8	03	570000	0790	4/24/12	\$900,000	\$1,001,000	3,590	9	2010	Avg	5,000	N	N	2333 32ND AVE S
8	12	125020	1795	8/25/11	\$840,000	\$935,000	3,600	9	1910	Good	6,000	Y	N	536 32ND AVE S
8	04	570000	3255	3/11/13	\$1,200,000	\$1,289,000	4,060	9	1992	Avg	5,500	N	N	3412 HUNTER BLVD S
8	63	660000	0335	4/24/13	\$1,485,000	\$1,582,000	1,900	10	2007	Avg	8,320	N	N	320 36TH AVE E
8	12	125020	4675	12/5/12	\$1,764,072	\$1,923,000	2,050	10	1975	Good	6,560	Y	Y	1414 LAKESIDE AVE S
8	32	535020	0385	2/1/13	\$748,000	\$808,000	2,130	10	1905	Avg	4,519	Y	N	1121 GRAND AVE
8	63	531710	0414	2/7/13	\$1,125,000	\$1,215,000	2,140	10	1931	Good	5,800	N	N	321 36TH AVE E
8	22	194730	0100	6/12/13	\$1,195,000	\$1,260,000	2,300	10	1988	Avg	5,438	N	N	317 35TH AVE
8	03	673870	0165	9/15/11	\$870,000	\$969,000	2,400	10	2011	Avg	4,100	N	N	2001 32ND AVE S
8	32	177850	0580	2/13/13	\$1,450,000	\$1,564,000	2,490	10	2012	Avg	4,000	N	N	3519 E JOHN ST
8	04	570000	4440	6/13/12	\$1,492,000	\$1,655,000	2,490	10	1924	Good	7,800	Y	N	3118 LAKEWOOD AVE S
8	23	982920	0295	6/29/12	\$1,390,000	\$1,540,000	2,500	10	1989	VGood	8,250	Y	N	402 RANDOLPH AVE
8	12	125020	3070	3/30/11	\$730,000	\$804,000	2,550	10	1981	Avg	7,200	Y	N	316 LAKE WASHINGTON BLVD S
8	04	570000	3675	10/12/12	\$1,025,000	\$1,125,000	2,560	10	1923	Avg	8,100	N	N	2809 CASCADIA AVE S
8	12	125020	2334	10/23/13	\$899,950	\$919,000	2,610	10	1993	Avg	5,530	N	N	1530 33RD AVE S
8	04	570000	4519	4/15/13	\$955,000	\$1,019,000	2,660	10	1930	Avg	9,300	Y	N	2640 SHORELAND DR S
8	03	570150	0045	9/18/12	\$1,000,000	\$1,100,000	2,710	10	2003	Avg	3,768	N	N	1920 33RD AVE S
8	32	177850	0585	1/10/13	\$1,542,000	\$1,672,000	2,780	10	2012	Avg	4,000	N	N	191 36TH AVE E
8	63	531710	0416	9/16/13	\$1,412,500	\$1,456,000	2,780	10	2013	Avg	4,553	N	N	325 36TH AVE E
8	34	535020	1360	5/28/13	\$1,540,000	\$1,629,000	2,810	10	1991	Avg	5,183	Y	N	1446 MADRONA DR
8	23	982920	0245	3/16/12	\$955,000	\$1,064,000	2,840	10	1992	Avg	8,580	Y	N	3716 E TERRACE ST
8	33	910300	0688	9/28/11	\$1,335,000	\$1,488,000	2,860	10	2005	Avg	5,096	N	N	3708 E DENNY WAY
8	10	341660	0110	3/16/12	\$795,000	\$886,000	2,910	10	2009	Avg	7,200	N	N	3206 S WASHINGTON ST
8	04	570000	3890	9/15/13	\$1,850,000	\$1,908,000	3,000	10	1918	VGood	11,250	Y	N	3410 CASCADIA AVE S
8	32	981970	0200	3/19/12	\$975,000	\$1,086,000	3,030	10	1931	Avg	7,200	N	N	3701 E MARION ST
8	64	177850	0270	2/8/11	\$1,300,000	\$1,424,000	3,050	10	2009	Avg	4,000	N	N	211 35TH AVE E
8	22	142220	0105	9/18/12	\$1,385,000	\$1,524,000	3,080	10	1987	Avg	6,192	Y	N	621 WELLINGTON AVE
8	33	910300	0710	6/7/12	\$1,300,000	\$1,443,000	3,100	10	2005	Avg	5,536	N	N	110 37TH AVE E
8	12	063500	0160	5/13/12	\$907,000	\$1,008,000	3,110	10	1988	Avg	3,032	Y	N	3509 S LESCHI PL

Improved Sales Used in This Annual Update Analysis Area 014 -- 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	04	570000	3259	3/29/12	\$1,340,000	\$1,493,000	3,170	10	2009	Avg	5,384	N	N	3418 HUNTER BLVD S
8	03	570150	0055	6/14/11	\$1,250,000	\$1,386,000	3,260	10	2003	Avg	13,006	Y	N	1912 33RD AVE S
8	33	918470	0690	6/24/13	\$1,212,500	\$1,275,000	3,570	10	2004	Avg	9,000	N	N	830 35TH AVE
8	13	125070	0050	11/15/13	\$1,435,000	\$1,455,000	4,140	10	1990	Avg	4,160	Y	N	717 35TH AVE S
8	04	570000	4465	6/24/13	\$1,850,000	\$1,946,000	4,260	10	1998	Avg	7,500	Y	N	3140 LAKEWOOD AVE S
8	06	034200	0500	5/23/13	\$1,075,000	\$1,139,000	4,310	10	1909	Good	6,000	N	N	603 33RD AVE
8	03	674570	0205	5/1/13	\$1,375,000	\$1,463,000	4,380	10	1985	Avg	10,000	N	N	2219 34TH AVE S
8	24	982920	0565	12/6/12	\$825,000	\$899,000	1,660	11	1990	Avg	5,506	Y	N	3811 E ALDER ST
8	33	427890	0210	6/6/12	\$1,260,000	\$1,399,000	2,410	11	1981	Avg	5,985	Y	N	416 34TH AVE
8	13	125020	3360	7/26/12	\$1,900,000	\$2,101,000	2,520	11	2008	Avg	6,300	Y	N	801 LAKESIDE AVE S
8	23	982920	0145	4/25/11	\$1,660,000	\$1,833,000	2,750	11	2007	Avg	4,050	Y	N	401 LAKE WASHINGTON BLVD
8	23	982920	0225	6/15/13	\$1,519,796	\$1,602,000	3,240	11	1999	Avg	6,050	Y	N	410 ERIE AVE
8	04	570000	3970	6/6/13	\$1,985,000	\$2,096,000	3,600	11	1921	Good	8,625	Y	N	3336 CASCADIA AVE S
8	04	570000	3635	7/18/12	\$1,900,000	\$2,103,000	4,390	11	1916	Good	8,100	N	N	2659 CASCADIA AVE S

Improved Sales Removed in This Annual Update Analysis Area 014 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6	95	111800	0030	8/7/13	\$1,390,000	ACTIVE PERMIT BEFORE SALE>25K
6	95	111800	0030	2/8/13	\$896,771	EXEMPT FROM EXCISE TAX; NO MARKET EXP;
6	97	111800	0205	7/25/11	\$2,806,750	IMP CHARACTERISTICS CHANGED SINCE SALE
6	98	111800	0290	2/3/12	\$1,650,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
6	98	111800	0295	10/26/12	\$1,780,000	RELOCATION - SALE TO SERVICE
6	96	111800	0420	11/9/12	\$1,700,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE;
6	96	111800	0420	11/13/13	\$2,000,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
6	95	111800	0531	10/10/13	\$2,250,000	PERCENT COMPLETE
6	97	111800	0830	3/23/11	\$3,900,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
6	97	111800	0845	6/14/11	\$1,050,000	DOR RATIO
6	97	111800	0990	5/14/13	\$3,250,000	ACTIVE PERMIT BEFORE SALE>25K
6	95	111800	1590	8/22/11	\$900,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	96	111800	1595	2/7/12	\$841,750	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
6	95	111800	1615	5/23/13	\$4,300,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
6	95	111800	1675	10/21/13	\$1,400,000	DIAGNOSTIC OUTLIER/STATISTICAL OUTLIER
6	96	111800	1725	1/28/12	\$600,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	94	111800	1830	3/13/13	\$899,000	IMP CHARACTERISTICS CHANGED SINCE SALE
6	94	111800	1860	1/25/12	\$1,037,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	94	111800	1865	9/15/11	\$905,000	PREVIMP<=25K;ESTATE ADMIN., GUARDIAN, OR EXECUTOR; IMP. CHARS CHANGED SINCE SALE
6	95	111800	1880	9/12/12	\$843,250	QUIT CLAIM DEED
7	82	133030	0010	4/12/12	\$1,370,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	82	133030	0225	5/22/13	\$1,630,000	ACTIVE PERMIT BEFORE SALE>25K
7	82	133030	0435	8/1/13	\$1,295,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
7	82	133030	0435	5/13/11	\$1,100,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
7	82	133030	0435	4/20/11	\$1,100,000	RELOCATION - SALE TO SERVICE
7	78	195470	0021	7/30/12	\$5,680,000	DIAGNOSTIC OUTLIER/STATISTICAL OUTLIER
7	79	195470	0050	7/11/11	\$9,000,000	IMP COUNT
7	79	195470	0185	11/29/13	\$4,975,000	ACTIVE PERMIT BEFORE SALE>25K;RELOCATION - SALE TO SERVICE
7	79	195470	0185	2/11/11	\$3,228,000	NON-REPRESENTATIVE SALE

Improved Sales Removed in This Annual Update Analysis Area 014 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	78	195470	0205	6/7/11	\$694,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
7	79	195470	0280	5/21/13	\$6,500,000	LACK OF REPRESENTATION GRADE 13
7	35	195470	0435	12/6/13	\$1,440,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
7	76	195470	0455	10/21/11	\$627,500	DOR RATIO
7	76	195470	0455	10/24/11	\$627,500	DOR RATIO;QUIT CLAIM DEED
7	77	195720	0026	4/30/13	\$4,400,000	ACTIVE PERMIT BEFORE SALE>25K;PREVIMP<=25K
7	77	195720	0026	3/15/11	\$3,250,000	PREVIMP<=25K;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	87	411460	0336	9/18/12	\$1,850,000	NON-REPRESENTITIVE SALE
7	87	411460	0395	12/31/12	\$24,314	DOR RATIO
7	87	411460	0395	11/14/11	\$1,578,250	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
7	78	419990	0005	2/28/12	\$3,700,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	81	438570	0185	5/20/13	\$260,000	PREVIMP<=25K;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	82	438570	0220	11/16/12	\$600,000	ACTIVE PERMIT BEFORE SALE>25K;DOR RATIO;%COMPL
7	81	438570	0490	7/29/13	\$955,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
7	81	438570	0580	10/14/13	\$940,000	ACTIVE PERMIT BEFORE SALE>25K
7	82	438570	0610	10/23/12	\$998,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
7	82	438570	0655	12/13/11	\$1,445,000	ASSUMPTION OF MORTGAGE W/NO ADDL CONSIDERATION PD
7	81	438570	0680	8/29/11	\$475,000	DOR RATIO
7	81	438570	0765	11/20/13	\$548,000	EXEMPT FROM EXCISE TAX; NO MARKET EXP;
7	83	438570	1100	6/24/11	\$400,000	DOR RATIO;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
7	82	438570	1250	8/21/12	\$1,625,000	IMP COUNT;BUILDER OR DEVELOPER SALES
7	81	438570	1395	9/4/13	\$1,550,000	ACTIVE PERMIT BEFORE SALE>25K
7	81	438570	1395	1/20/12	\$910,100	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; FORCED SALE
7	63	501700	0290	10/21/11	\$601,750	QUIT CLAIM DEED
7	63	501700	0350	10/30/13	\$1,630,000	RELOCATION - SALE TO SERVICE
7	62	501700	0395	8/15/13	\$292,503	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
7	73	502690	0240	2/14/11	\$701,000	OBSOLESCENCE;FINANCIAL INSTITUTION RESALE
7	83	531610	0015	8/26/11	\$1,420,000	UNFIN AREA
7	83	531610	0190	9/12/13	\$1,410,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS

**Improved Sales Removed in This Annual Update Analysis
Area 014 -- 1 to 3 Unit Residences**

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	76	531610	0235	6/6/13	\$2,600,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
7	75	531610	0480	5/10/11	\$2,500,000	DIAGNOSTIC OUTLIER/NON-NORMAL DISTRIBUTION
7	75	531610	0505	8/15/12	\$1,625,000	IMP COUNT
7	83	531610	0804	6/3/13	\$2,500	DOR RATIO;QUIT CLAIM DEED
7	77	531610	0930	5/10/11	\$805,000	DOR RATIO;FINANCIAL INSTITUTION RESALE
7	76	531610	0995	4/11/12	\$950,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	73	531710	0010	8/29/12	\$1,400,000	PREVIMP<=25K
7	78	531710	0245	7/27/11	\$4,200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	75	531710	0495	2/20/13	\$1,400,000	IMP COUNT
7	79	531710	0610	9/26/12	\$1,000,000	DIAGNOSTIC OUTLIER/NON-NORMAL DISTRIBUTION
7	79	531710	0655	9/26/12	\$7,650,000	DIAGNOSTIC OUTLIER/STATISTICAL OUTLIER
7	79	531710	0806	10/25/12	\$6,325,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
7	78	531710	0830	4/13/11	\$3,750,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
7	82	531810	0230	8/9/13	\$1,060,000	ACTIVE PERMIT BEFORE SALE>25K
7	83	531810	0635	11/29/11	\$985,000	DIAGNOSTIC OUTLIER/ANOMOLY DETECTION
7	84	531810	0810	12/28/12	\$2,160,000	PERCENT COMPLETE;STATEMENT TO DOR
7	80	531810	1100	11/27/12	\$717,500	NO MARKET EXPOSURE; PLOTTAGE; RELATED PARTY, FRIEND, OR NEIGHBOR
7	61	533220	0020	3/21/13	\$221,000	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
7	61	533220	0245	3/20/13	\$605,500	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
7	63	533220	0315	11/5/12	\$432,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
7	72	632100	0100	5/4/12	\$875,000	PREVIMP<=25K;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	63	660000	0251	6/1/12	\$412,500	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
7	77	660000	0415	12/6/13	\$5,800,000	LACK OF REPRESENTATION GRADE 13
7	79	660000	0427	5/30/13	\$4,695,000	PERCENT COMPLETE
7	75	660000	0440	6/19/13	\$4,762,500	DIAGNOSTIC OUTLIER/ANOMOLY DETECTION
7	76	660000	0447	12/11/13	\$592,030	DOR RATIO;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	76	918570	0140	9/17/12	\$1,250,000	LACK OF REPRESENTATION FAIR CONDITION
7	76	981970	0010	4/30/12	\$1,600,000	DOR RATIO;NON-REPRESENTATIVE SALE
8	06	034200	0565	3/8/13	\$420,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS

Improved Sales Removed in This Annual Update Analysis Area 014 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	06	034200	0565	3/4/13	\$420,000	RELOCATION - SALE TO SERVICE
8	31	034500	0085	5/22/13	\$820,000	ACTIVE PERMIT BEFORE SALE>25K
8	32	034500	0320	4/5/13	\$640,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
8	11	035700	0150	6/14/13	\$350,000	PREVIMP<=25K
8	11	082300	0060	12/2/13	\$270,000	DIAGNOSTIC OUTLIER/OBSERVATION OUTSIDE THE NORM
8	11	082300	0160	5/27/11	\$640,000	PREVIMP<=25K
8	03	102404	9014	8/14/12	\$887,000	OBSOLESCENCE
8	12	125020	2020	8/17/12	\$390,000	DOR RATIO
8	11	125020	2140	4/1/13	\$635,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	12	125020	2380	12/17/13	\$975,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS; SALE FROM RELOCATION SERVICE
8	12	125020	2380	12/17/13	\$975,000	IMP CHARACTERISTICS CHANGED SINCE SALE; SALE TO RELOCATION SERVICE
8	11	125020	2400	7/30/12	\$97,461	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
8	12	125020	3090	10/18/13	\$738,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
8	12	125020	3105	6/11/13	\$1,800,000	DIAGNOSTIC OUTLIER/MODEL DEVELOPMENT EXCLUSION
8	12	125020	3155	11/18/11	\$320,000	DOR RATIO;FINANCIAL INSTITUTION RESALE
8	12	125020	3180	9/21/11	\$652,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
8	13	125020	3475	12/19/11	\$585,000	NON-REPRESENTATIVE SALE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
8	12	125020	3640	3/15/12	\$629,900	DIAGNOSTIC OUTLIER/NON-NORMAL DISTRIBUTION
8	12	125020	3715	5/8/13	\$1,071,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
8	10	125020	3853	5/22/13	\$785,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
8	12	125020	4675	7/9/12	\$1,540,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; FORCED SALE
8	11	125070	0016	9/12/13	\$299,922	LACK OF REPRESENTATION GRADE 5
8	12	125120	0155	11/19/12	\$692,153	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; FORCED SALE;
8	12	125120	0170	11/20/13	\$1,499,950	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
8	22	142220	0022	4/17/13	\$1,500,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
8	32	142220	0240	6/24/13	\$1,250,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
8	11	169590	0140	8/23/13	\$385,000	LACK OF REPRESENTATION GRADE 6
8	33	177850	0530	4/10/13	\$453,704	EXEMPT FROM EXCISE TAX; RELATED PARTY, FRIEND, OR NEIGHBOR;NO MARKET EXP.
8	33	177850	0615	9/18/13	\$1,585,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL;BUILDER OR DEVELOPER SALES

Improved Sales Removed in This Annual Update Analysis Area 014 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	33	177850	0620	10/11/13	\$1,150,000	PERCENT COMPLETE
8	21	194730	0130	10/9/13	\$700,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
8	21	194730	0130	5/14/13	\$460,000	NON-REPRESENTATIVE SALE
8	22	194730	0190	12/30/13	\$455,000	PREVIMP<=25K
8	06	205860	0065	11/23/11	\$399,021	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
8	03	208770	0105	8/17/11	\$853,000	NO MARKET EXPOSURE
8	30	211020	0245	6/18/13	\$725,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
8	32	320090	0255	9/17/12	\$1,060,000	RELOCATION - SALE TO SERVICE
8	10	341660	0005	11/6/13	\$397,500	ACTIVE PERMIT BEFORE SALE>25K;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	10	341660	0450	6/12/13	\$560,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
8	21	400300	0110	7/24/13	\$270,000	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
8	21	400300	0140	8/16/11	\$255,000	NO MARKET EXPOSURE; STATEMENT TO DOR
8	14	411460	1525	6/28/11	\$3,485,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
8	32	414180	0300	4/25/12	\$649,950	IMP CHARACTERISTICS CHANGED SINCE SALE
8	31	427890	0003	3/15/13	\$430,000	LACK OF REPRESENTATION POOR CONDITION
8	31	427890	0003	12/19/13	\$795,000	ACTIVE PERMIT BEFORE SALE>25K;BUILDER OR DEVELOPER SALES
8	31	427890	0003	1/10/12	\$370,500	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; NO MARKET EXP.
8	33	427890	0175	3/23/12	\$750,000	NON-REPRESENTATIVE SALE
8	32	428990	0040	1/23/12	\$840,000	NON-REPRESENTATIVE SALE; RELOCATION - SALE FROM SERVICE
8	32	428990	0040	1/23/12	\$907,000	RELOCATION - SALE TO SERVICE
8	73	428990	0145	3/16/13	\$1,561,110	RELOCATION - SALE TO SERVICE
8	12	447340	0120	7/18/12	\$440,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
8	11	447340	0175	4/18/13	\$680,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
8	11	447340	0195	11/2/12	\$385,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; FORCED SALE
8	72	502690	0145	7/25/12	\$1,210,000	OBSOLESCENCE
8	06	515770	0080	10/8/13	\$690,000	IMP CHARACTERISTICS CHANGED SINCE SALE
8	32	535020	0100	10/30/13	\$794,500	EXEMPT FROM EXCISE TAX; NO MARKET EXP;
8	32	535020	0340	6/10/11	\$560,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	32	535020	0645	12/4/12	\$525,000	NON-REPRESENTATIVE SALE

Improved Sales Removed in This Annual Update Analysis Area 014 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	33	535020	1220	10/9/13	\$550,000	DIAGNOSTIC OUTLIER/NON-NORMAL DISTRIBUTION
8	11	569900	0035	1/24/12	\$625,000	NON-REPRESENTATIVE SALE; SHORT SALE
8	12	569900	0098	1/12/12	\$375,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; FORCED SALE
8	03	570000	0375	4/22/11	\$359,000	NON-REPRESENTATIVE SALE
8	03	570000	0890	10/29/12	\$825,950	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
8	03	570000	1665	6/19/13	\$755,000	RELOCATION - SALE TO SERVICE
8	03	570000	1670	8/23/11	\$1,000,000	RELOCATION - SALE TO SERVICE
8	03	570000	1725	10/11/13	\$460,000	LACK OF REPRESENTATION GRADE 6
8	03	570000	1835	9/27/11	\$1,270,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
8	04	570000	2640	3/8/11	\$965,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	03	570000	2795	4/27/11	\$835,000	QUESTIONABLE PER APPRAISAL
8	03	570000	2795	4/22/11	\$835,000	QUESTIONABLE PER APPRAISAL
8	04	570000	3860	3/25/13	\$711,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	04	570000	4095	12/11/12	\$1,195,000	SEGREGATION AND OR MERGER
8	04	570000	4351	6/14/11	\$1,481,250	PERCENT COMPLETE
8	04	570050	0115	6/5/13	\$1,325,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
8	13	571200	0070	11/18/13	\$1,775,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
8	12	571200	0105	6/24/11	\$365,000	IMP CHARACTERISTICS CHANGED SINCE SALE
8	12	600650	0050	12/24/13	\$777,500	DIAGNOSTIC OUTLIER/ANOMOLY DETECTION
8	31	632100	0180	12/3/13	\$735,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
8	03	673870	0225	2/7/12	\$435,000	DOR RATIO;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	03	673870	0235	6/7/12	\$425,000	DOR RATIO
8	03	673870	0245	7/9/13	\$975,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
8	03	673870	0275	8/30/13	\$463,500	DIAGNOSTIC OUTLIER/STATISTICAL OUTLIER
8	03	674570	0080	3/19/12	\$333,000	DOR RATIO;NON-REPRESENTATIVE SALE; SHORT SALE
8	11	690920	0205	1/28/13	\$1,100,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
8	11	690920	0205	1/23/12	\$578,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
8	11	690920	0245	10/9/13	\$605,000	PREVIMP<=25K
8	10	690970	0215	4/26/13	\$862,500	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS

Improved Sales Removed in This Annual Update Analysis Area 014 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	11	690970	0225	1/10/12	\$280,000	PREVIMP<=25K
8	31	715170	0310	10/31/13	\$1,855,000	UNFIN AREA;RELOCATION - SALE BY SERVICE
8	31	715170	0310	10/25/13	\$1,855,000	UNFIN AREA;RELOCATION - SALE TO SERVICE
8	32	715220	0040	12/14/12	\$500,000	PREVIMP<=25K
8	64	715220	0295	2/26/12	\$428,000	UNFIN AREA
8	64	715220	0295	8/15/11	\$235,000	UNFIN AREA
8	06	715220	0425	2/25/13	\$990,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
8	32	742470	0045	12/6/11	\$1,725,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
8	32	742470	0095	12/27/12	\$205,000	DOR RATIO;QUIT CLAIM DEED
8	06	757570	0110	3/28/13	\$650,000	UNFIN AREA
8	06	757620	0170	3/5/13	\$335,000	PREVIMP<=25K
8	32	757670	0141	7/26/11	\$550,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	32	910300	0296	1/27/11	\$500,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	32	910300	0360	12/18/13	\$286,550	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
8	32	910300	0420	3/24/11	\$1,150,000	RELOCATION - SALE TO SERVICE
8	06	918470	0075	6/21/11	\$330,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
8	06	918470	0125	5/30/12	\$455,000	LACK OF REPRESENTATION FAIR CONDITION
8	33	918470	0515	6/11/13	\$1,100,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
8	23	982920	0225	6/14/13	\$1,519,796	RELOCATION - SALE TO SERVICE
8	22	982920	0260	3/21/12	\$577,000	OBSOLESCENCE;FINANCIAL INSTITUTION RESALE
8	22	982920	0280	9/29/12	\$510,000	PREVIMP<=25K;NON-REPRESENTATIVE SALE
8	23	982920	0295	6/29/12	\$1,390,000	RELOCATION - SALE TO SERVICE
8	22	982920	0435	10/12/11	\$414,000	PREVIMP<=25K
8	23	982920	0500	7/27/12	\$166,493	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
8	22	982920	0590	4/3/12	\$644,000	IMP CHARACTERISTICS CHANGED SINCE SALE

Vacant Sales Used in this Annual Update Analysis
Area 014

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
6	95	111800	0531	8/11/2011	\$650,000	7,209	N	N
6	97	111800	0730	2/6/2013	\$670,000	7,547	N	N
7	83	531610	0810	6/7/2011	\$410,000	1,980	N	N
7	76	531710	0755	3/14/2011	\$1,950,000	9,334	Y	N
8	11	035700	0150	6/14/2013	\$350,000	4,682	Y	N
8	12	125020	2020	7/10/2012	\$285,000	4,980	Y	N
8	12	125020	2385	4/4/2013	\$260,000	6,300	Y	N
8	13	125020	2501	9/30/2013	\$400,000	4,200	Y	N
8	10	341660	0006	7/18/2013	\$225,000	3,907	N	N
8	32	428990	0010	1/23/2013	\$535,697	4,200	Y	N
8	03	570000	2034	3/5/2012	\$225,000	5,497	N	N
8	04	570000	4470	10/29/2012	\$575,000	7,612	Y	N
8	13	571200	0070	1/22/2013	\$315,000	5,089	Y	N
8	32	742470	0050	12/1/2011	\$320,000	5,300	N	N
8	06	757620	0170	3/5/2013	\$335,000	4,000	N	N

Vacant Sales Removed in this Annual Update Analysis Area 014

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6	96	111800	0701	10/3/2011	\$1,525,000	MULTI-PARCEL SALE
6	96	111800	0703	10/3/2011	\$1,525,000	MULTI-PARCEL SALE
7	82	133030	0396	5/30/2013	\$1,305,000	MULTI-PARCEL SALE
7	82	438570	0965	1/25/2013	\$222,451	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
7	86	438670	0147	6/26/2012	\$10,000	NO MARKET EXPOSURE
7	62	660000	0262	4/26/2013	\$150,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	34	034500	0245	5/6/2011	\$2,600,000	MULTI-PARCEL SALE
8	03	102404	9032	6/3/2011	\$1,254,500	MULTI-PARCEL SALE
8	03	102404	9047	3/12/2012	\$810,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; MULTI-PARCEL SALE
8	03	102404	9047	4/25/2013	\$1,385,000	SALES PRICE FOR IMPROVED PROPERTY
8	13	125020	3485	12/18/2013	\$100,000	DOR RATIO
8	11	125020	3770	3/20/2013	\$905,000	MULTI-PARCEL SALE
8	64	177850	0486	7/29/2013	\$1,200,000	MULTI-PARCEL SALE
8	32	177850	0580	10/19/2011	\$816,500	SEGREGATION AND OR MERGER
8	23	400300	0286	8/5/2013	\$785,000	MULTI-PARCEL SALE
8	14	411460	1515	6/23/2011	\$2,380,000	TEARDOWN
8	03	570000	0376	2/17/2011	\$110,000	SEGREGATION AND OR MERGER
8	04	570000	4141	8/16/2013	\$2,984,000	MULTI-PARCEL SALE
8	31	715170	0170	12/12/2011	\$503,000	DOR RATIO;TEAR DOWN; SEGREGATION AND/OR MERGER
8	22	982920	0345	10/9/2012	\$830,000	MULTI-PARCEL SALE
8	22	982920	1067	8/28/2013	\$67,500	RELATED PARTY, FRIEND, OR NEIGHBOR

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
- Sales Verification
- Appeals Response Preparation / Review
- Land and total Valuation



3-20-2014

Appraiser II

Date