

## Executive Summary Physical Inspection

### BOTHELL / EAST KENMORE - Area 038 Physical Inspection

**Appraisal Date:** 1/1/2014  
**Previous Physical Inspection:** 2008  
**Number of Improved Sales:** 820  
**Range of Sale Dates:** 1/1/2011 – 12/31/2013 Sales were time adjusted to 1/1/2014

#### Sales – Improved Valuation Change Summary

Sales - Improved Valuation Change Summary:						
	Land	Improvements	Total	Mean Sale Price	Ratio	COD
<b>2013 Value</b>	\$170,400	\$241,600	\$412,000			8.61%
<b>2014 Value</b>	\$170,100	\$304,900	\$475,000	\$514,400	93.0%	6.67%
<b>Change</b>	-\$300	+\$63,300	+\$63,000			
<b>% Change</b>	-0.2%	+26.2%	+15.3%			

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The 2014 COD of 6.67% is an improvement from the previous COD of 8.61%. The lower the COD, the more uniform are the predicted assessed values. Assessment standards prescribed by the International Association of Assessing Officers identify that the COD in rural or diverse neighborhoods should be no more than 20%. The resulting COD meets or exceeds the industry assessment standards. Sales from 1/1/2011 to 12/31/2013 (at a minimum) were considered in all analysis. Sales were time adjusted to 1/1/2014

#### Population – Improved Valuation Change Summary

Population - Improved Parcel Summary Data:			
	Land	Improvements	Total
<b>2013 Value</b>	\$174,100	\$190,900	\$365,000
<b>2014 Value</b>	\$172,200	\$234,900	\$407,100
<b>% Change</b>	-1.1%	+23.0%	+11.5%

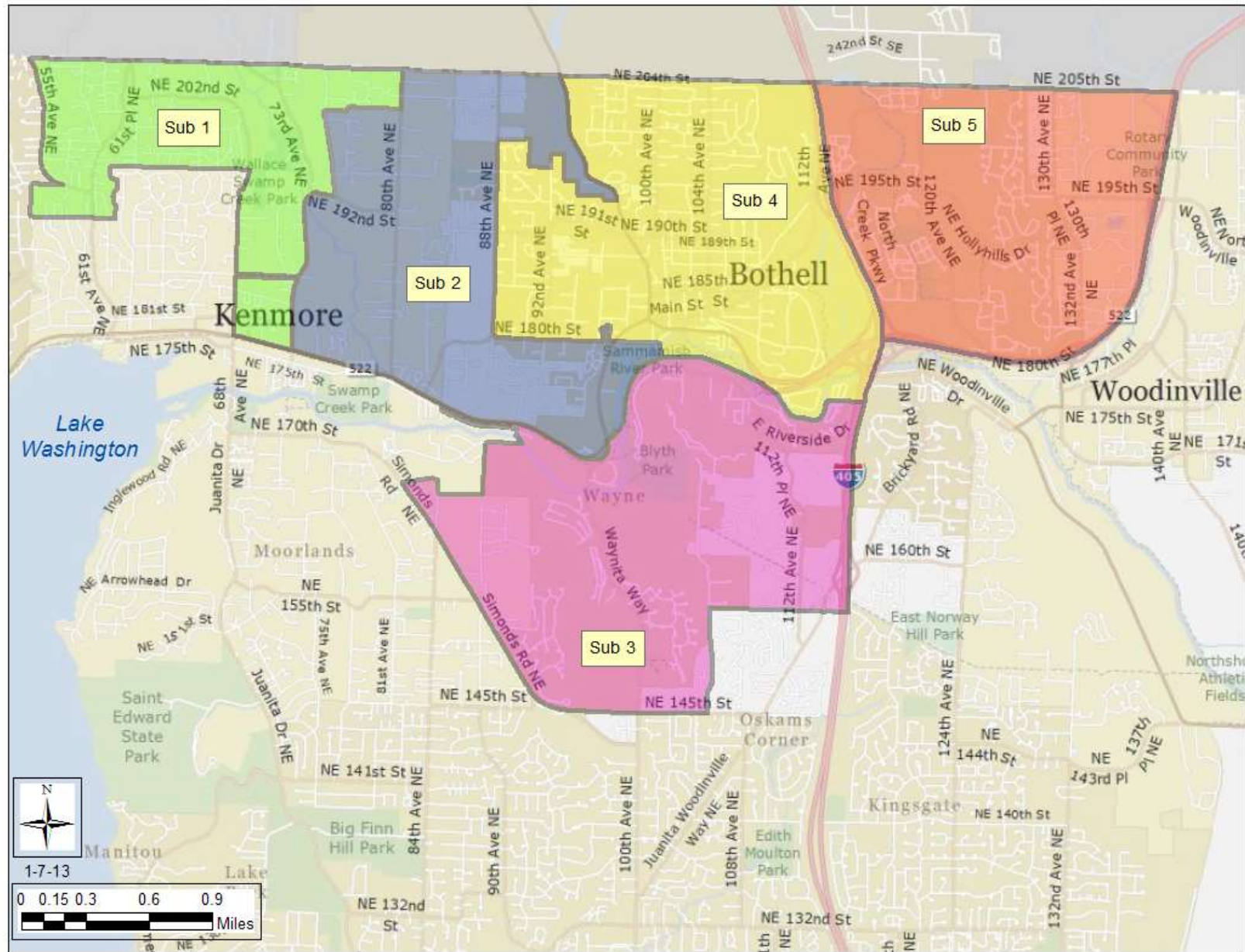
Number of one to three unit residences in the population: 6,250

#### Physical Inspection Area:

State law requires that each property be physically inspected at least once during a 6 year revaluation cycle. During the recent inspection of Area 038 – BOTHELL / EAST KENMORE, appraisers were in the area, confirming data characteristics, developing new valuation models and selecting a new value for each property for the assessment year. For each of the subsequent years, the previous property values are statistically adjusted during each assessment period. Taxes are paid on total value, not on the separate amounts allocated to land and improvements.

Land valuation during the previous physical inspection was established at a time when developers were buying larger tracts of land at a premium price and subdividing the tracts into multiple building sites thus affecting all properties. Since that time a significant downturn in development occurred resulting in lower land values. Currently development is beginning to recover.

## Area 038 - Area Map



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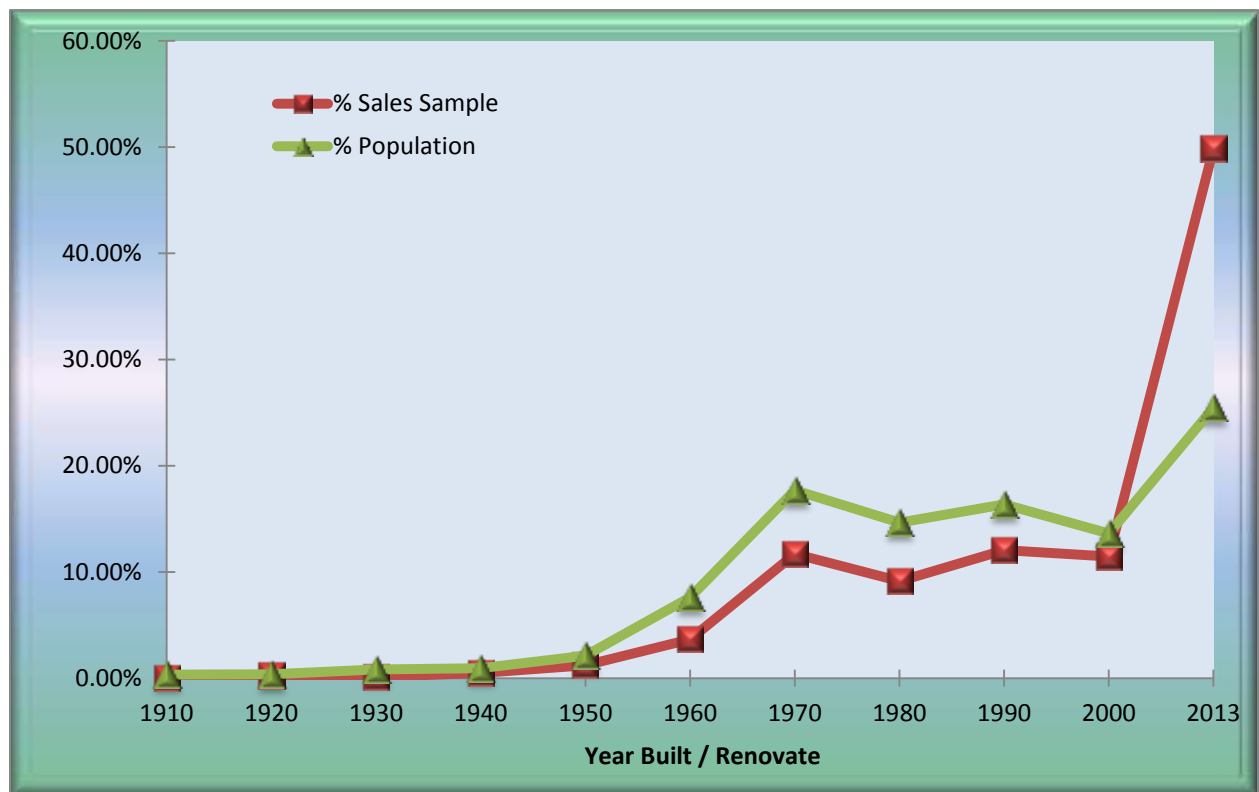
## Sales Sample Representation of Population Year Built or Renovated

### Sales

Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	2	0.24%
1930	1	0.12%
1940	4	0.49%
1950	10	1.22%
1960	30	3.66%
1970	96	11.71%
1980	75	9.15%
1990	99	12.07%
2000	94	11.46%
2013	409	49.88%
	820	

### Population

Year Built/Ren	Frequency	% Population
1910	21	0.34%
1920	24	0.38%
1930	51	0.82%
1940	59	0.94%
1950	132	2.11%
1960	476	7.62%
1970	1,105	17.68%
1980	916	14.66%
1990	1,023	16.37%
2000	852	13.63%
2013	1,591	25.46%
	6,250	



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

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

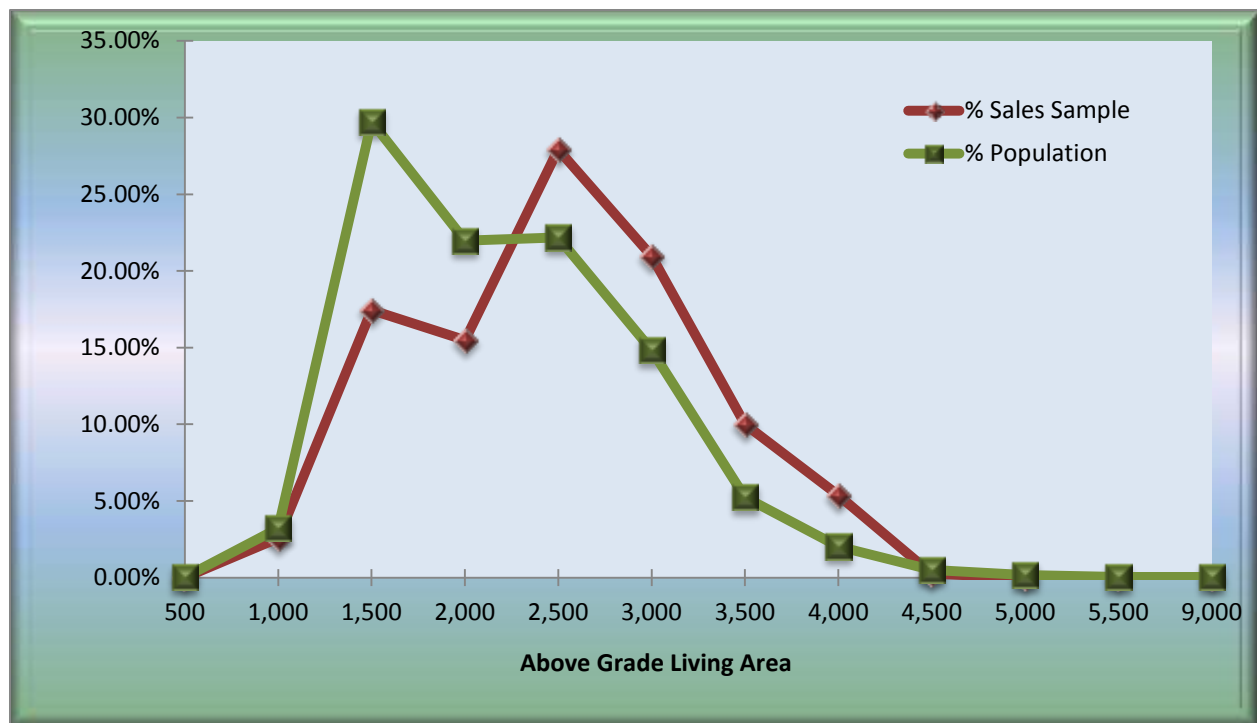
## Sales Sample Representation of Population Above Grade Living Area

### Sales

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	21	2.56%
1,500	143	17.44%
2,000	127	15.49%
2,500	229	27.93%
3,000	172	20.98%
3,500	82	10.00%
4,000	44	5.37%
4,500	2	0.24%
5,000	0	0.00%
5,500	0	0.00%
9,000	0	0.00%
820		

### Population

AGLA	Frequency	% Population
500	1	0.02%
1,000	201	3.22%
1,500	1,859	29.74%
2,000	1,374	21.98%
2,500	1,387	22.19%
3,000	927	14.83%
3,500	327	5.23%
4,000	127	2.03%
4,500	31	0.50%
5,000	10	0.16%
5,500	3	0.05%
9,000	3	0.05%
6,250		



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

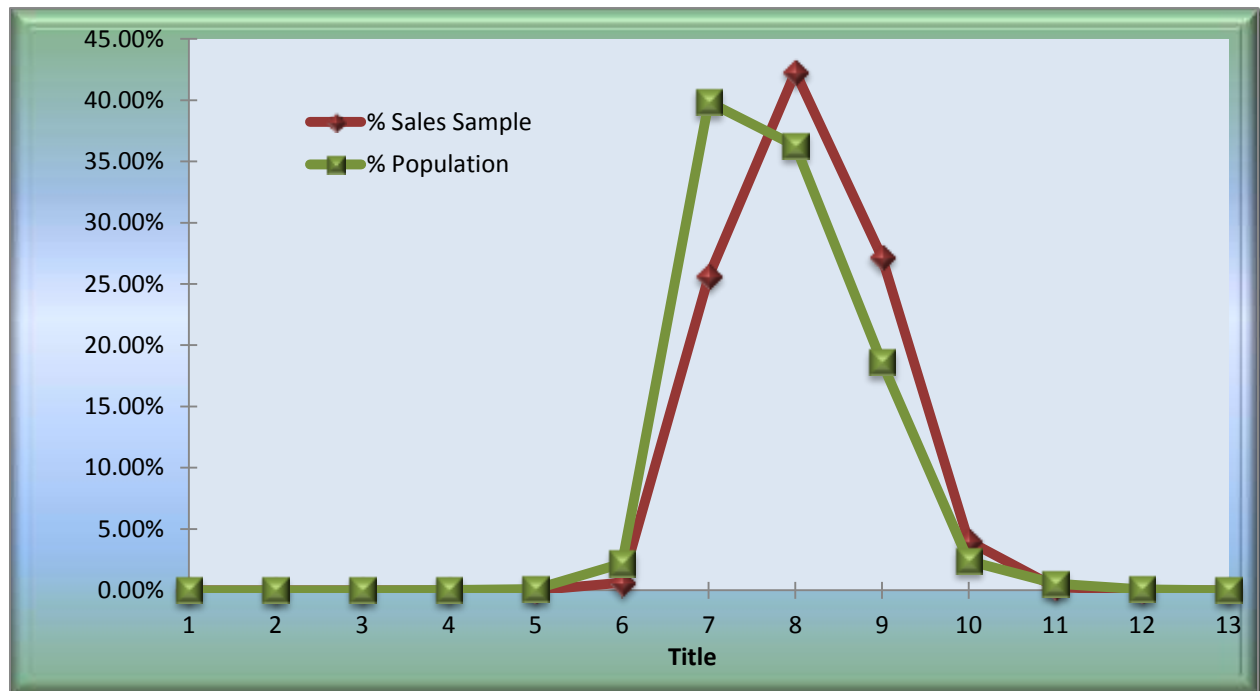
## Sales Sample Representation of Population Building Grade

**Sales**

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	5	0.61%
7	210	25.61%
8	347	42.32%
9	223	27.20%
10	33	4.02%
11	2	0.24%
12	0	0.00%
13	0	0.00%
820		

**Population**

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.02%
5	6	0.10%
6	137	2.19%
7	2,490	39.84%
8	2,267	36.27%
9	1,163	18.61%
10	149	2.38%
11	33	0.53%
12	4	0.06%
13	0	0.00%
6,250		



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



# Physical Inspection Process

**Effective Date of Appraisal: January 1, 2014**

**Date of Appraisal Report: July 15, 2014**

## Appraisal Team Members and Participation

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

- Chris Coviello – Appraiser II: Team lead, coordination, valuation model development and testing. Land and total valuation appraisals. Sales verification, physical inspection and report writing.
- Peter Hsu – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation.
- Jason Rosenblatt – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation.
- Janice So – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation.
- Mark King – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation.

## Sales Screening for Improved Parcel Analysis

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

1. Vacant parcels
2. Mobile Home parcels
3. Multi-Parcel or Multi Building parcels
4. New construction where less than a 100% complete house was assessed for 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. Short sales, financial institution re-sales and foreclosure sales verified or appearing to be not at market
8. Others as identified in the sales removed list

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

## Highest and Best Use Analysis

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

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

## Standards and Measurement of Data Accuracy

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

We maintain uniformity with respect to building characteristics such as year-built, quality, condition, living area, stories, and land characteristics such as location (sub-area and plat), lot size, views, and waterfront. Other variables that are

unique to the specific areas are also investigated. This approach ensures that values are equitable for all properties with respect to all measurable characteristics, whether the houses are larger or smaller, higher or lower quality, remodeled or not, with or without views or waterfront, etc.

### **Special Assumptions and Limiting Conditions**

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

The following Departmental guidelines were considered and adhered to:

- Sales from 1/1/2011 to 12/31/2013 (at minimum) were considered in all analyses.
- Sales were time adjusted to 1/1/2014.
- This report is intended to meet the requirements of the Uniform Standards of Professional Appraisal Practice Standard 6.

# Identification of the Area

**Name or Designation:**

Area 038 - BOTHELL / EAST KENMORE

**Boundaries:**

This area is located in North King County and includes portions of the municipalities of Bothell, Kenmore and Woodinville. The borders are: on the North along the King-Snohomish County Line; then on the West along 55th and 68th Ave NE; then on the South along HWY 522 (NE Bothell Way), Simonds Rd. NE and NE 145th St. then on the East along Interstate 405 and HWY 522 (Adjacent to Woodinville-Snohomish Rd NE).

**Maps:**

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

**Area Description:**

Area 38 located in the North eastern area of King County, is considered homogeneous and suburban in nature and has excellent freeway access to Interstate 405 and State Highway 522. It includes portions of the incorporated municipalities of Kenmore, Bothell and Woodinville. There is a small portion of waterfront parcels located on the North and South side of the Sammamish slough all within the municipality of Bothell. All of the slough waterfront parcels are either low or medium bank. Though Interstate 405 bifurcates the area between sub areas 4 and 5, the commercial buffer at North Creek Parkway, a University Campus and some natural topography mitigate most of the traffic noise impact on residential parcels.

There are 5 neighborhoods that have been identified in Area 38. Neighborhood 1 includes Westhill and Magnolia Farms. Neighborhood 2 includes Amber Ridge and Inglewood. Neighborhood 3 includes Norway View, Norway Hill and Promontory Point. Neighborhood 4 includes Bentley, Caulfield and Bridlewood. Neighborhood 5 is Hollyhills.

Major recreational attributes in this area include Wallace Swamp Creek Park which is a 25 acre passive open space preserved nature area, The Park at Bothell Landing, Sammamish River Park, the Burke-Gilman Trail, Wayne Golf Course, West Hill Park, William Penn Park and various other smaller community parks.

The entire area is located within the highly sought after Northshore School District which includes Bothell High School, Woodinville High School and Inglemoor High School in Kenmore. There are several Elementary, Junior High and private schools within the three communities. A campus that includes The University of Washington in Bothell and Cascadia Community College is conveniently located at the crossroads of Interstate 405 and State Route 522 in Bothell.

This area also benefits from the Bothell Central Business District. Now officially re-named as Bothell Landing, it has been going through a major revitalization and redevelopment project started in 2010 and scheduled for completion in the summer of 2014. It will create a broader variety of pedestrian recreation, shopping and services. The project will also improve the traffic flow through the business corridor and the major traffic arteries of Interstate 405, and State routes 522 and 527 to better attract and serve adjacent neighboring communities. The City of Bothell has updated much of the zoning in the down town area to allow for higher density housing such as mixed use multi-family apartments above retail shops, condominiums and townhomes. An estimate of more than 1,100 units of housing is anticipated and is in the pre-development stages. However, there are an insufficient number of residential sales within the downtown sphere of influence at this time to classify it as a separately identifiable neighborhood. For more information on the Bothell Downtown Revitalization Project, visit [www.futureofbothel.com](http://www.futureofbothel.com)

Area 38 currently consists of 7,689 parcels. There have been several new plat projects added and more well along in the planning stages that have not been updated with King County at this time. Improved parcels comprise 7254 which includes 515 manufactured homes (497 of which are in the neighborhood of Holly Hills in Woodinville) and 17 parcels





with miscellaneous non-living improvements for a total improvement rate of 94%. There are a total 101 Townhome parcels of which 96 are located in the plat in Kenmore described as Northshore Townhomes. However, the potential for additional high density townhouse style homes lies within the Bothell redevelopment area previously described. There are 37 parcels, 36 which are improved that are on the Sammamish River. These waterfront parcels are medium to low bank and have limited access to Lake Washington. For the entire population, the typical house is grade 7 in quality, has 1350 square feet above grade living area; 1980 square feet total living area, is in Average Condition and built in the late 1970's and early 1980's. Grade 7 and 8 homes comprise 75% of the total site built improved population (5011 of 6723).

There are 381 properties that are coded for views which represent less than 5% of the population. They are primarily mountain and territorial views though there are 40 parcels that have the more sought after Lake Washington views. These are primarily located in the West Hill and Norway Hill / Promontory Point neighborhoods.

Area 38 is divided into five sub areas.

**Sub area 1** is located at the western portion of the area bordering Snohomish County to the north at NE 205<sup>th</sup> St.; to the west at 55<sup>th</sup> Ave NE; to the south along NE 190<sup>th</sup> St, NE 194<sup>th</sup> St and Hwy 522; and to the east along 73<sup>rd</sup> Ave NE, 75<sup>th</sup> Ave NE and 80<sup>th</sup> Ave NE. It is within the area of Wallace Swamp Creek and may be considered less desirable due to potential environmental nuisances. The only significant townhome plat in all of area 38, Northshore Townhomes, is located within this sub area. There are 1405 total parcels of which 1332 including 6 manufactured homes are improved (95%). Typical in this area are 2170 square foot grade 7 homes in average condition built in the mid 1970's. The average assessed value of the improved parcels is \$349,000.

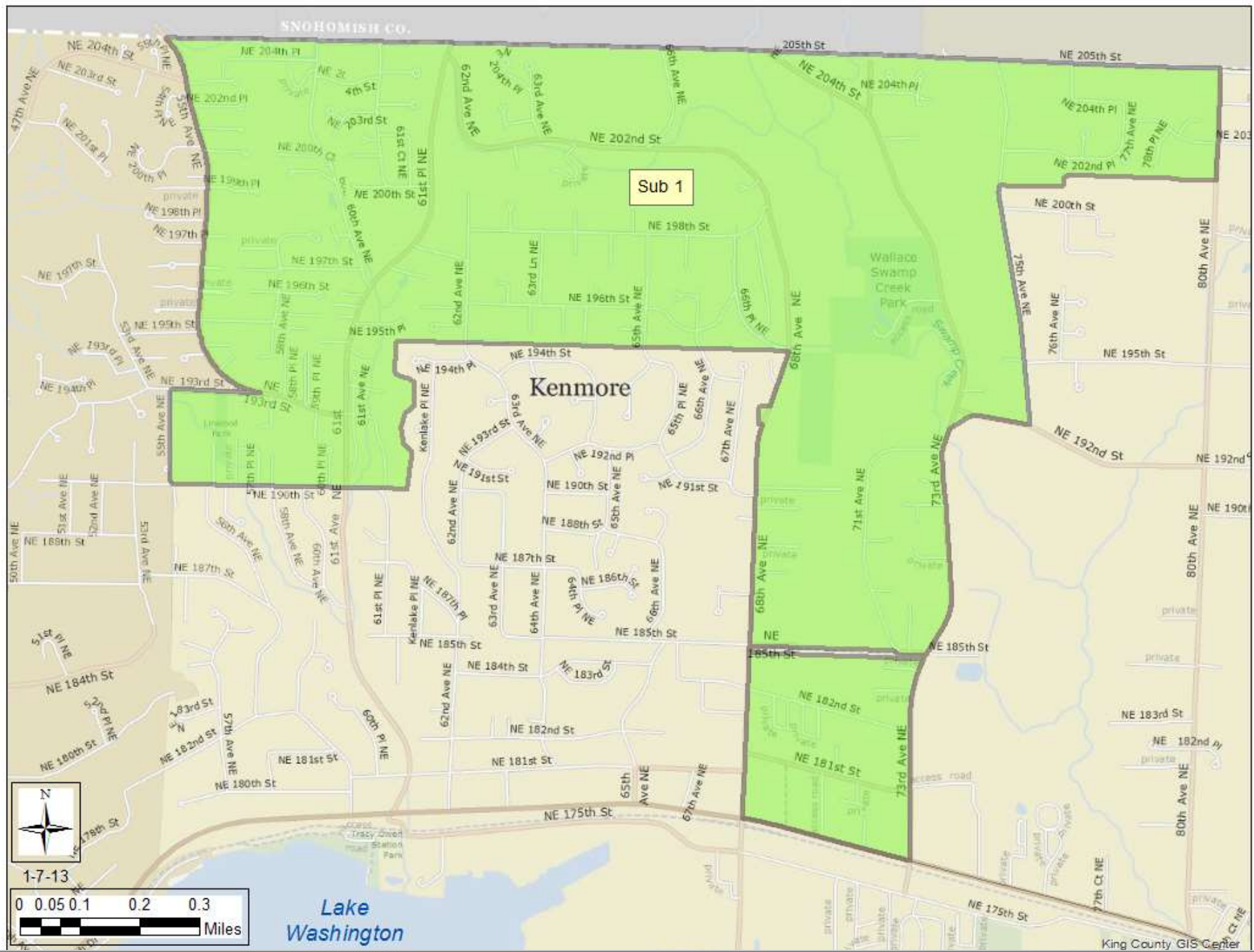
**Sub area 2** is adjacent to sub area 1 on the west; borders Snohomish County to the north at NE 205<sup>th</sup> St.; Hwy 522 and Riverside Dr. to the south; and 88<sup>th</sup> Ave. NE and Hwy 527 to the east. This area includes the area described as West Hill which features some territorial, mountain and Lake Washington Views. It also includes several newer grade 8 and 9 plats. There are a total of 1476 parcels of which 1332 including five manufactured homes are improved (90%). Typical in this area are 2170 square foot grade 8 homes in average condition built in the 1980's. The average assessed value of the improved parcels is \$437,000.

**Sub area 3** is located in the southern portion of area 38 bordering Riverside Dr. and portions of the Sammamish River to the north; 88<sup>th</sup> Ave NE and Simonds Rd NE to the west; NE 145<sup>th</sup> St. to the south and Interstate 405 and 105<sup>th</sup> Ave NE to the east. There are a total of 1316 parcels of which 1228 including four manufactured homes are improved (93%). Typical in this area are 2760 square foot grade 9 homes in average condition built in the late 1980's. It includes the area described as Norway Hill and Promontory Point which offers some of the better views in the entire area. This sub area is currently being heavily developed with higher grade homes along 100<sup>th</sup> Ave NE to Waynita Way NE and has received much positive market attention in the Bentley and Caulfield (Hopkins Garden) plats. The average assessed value of the improved parcels is \$526,000. Inglemoor High School is located within this sub area.

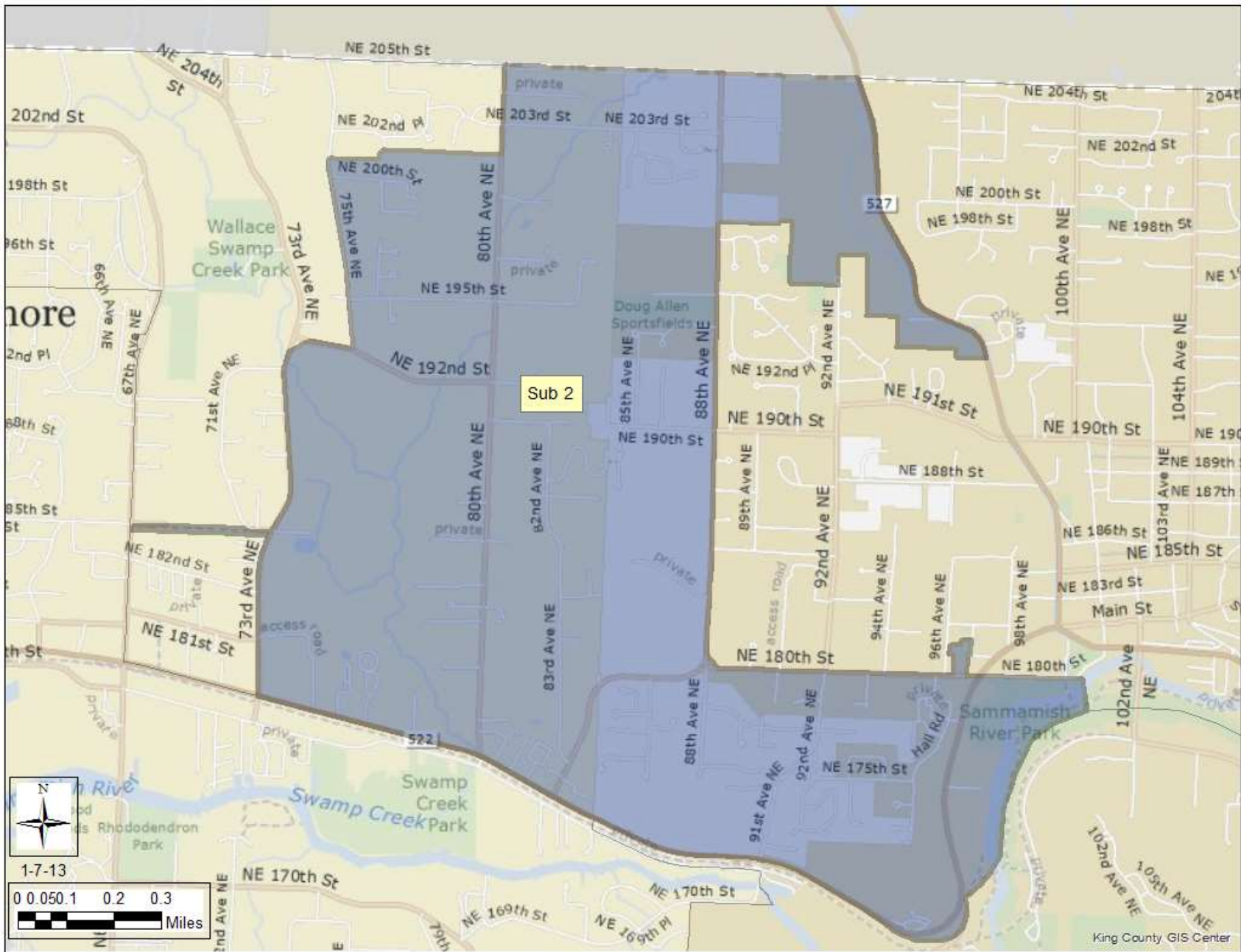
**Sub area 4** is adjacent to sub area 2 to the west; NE 205<sup>th</sup> St and the Snohomish County line to the north; 112<sup>th</sup> Ave NE and Interstate 405 to the east and Riverside Dr. and NE 180<sup>th</sup> St on the south. There are a total of 1954 parcels of which 1851 are improved (95%). Typical in this area are 2080 square foot Grade 7 homes in average condition built in the late 1960's. This area has mostly older grade 7 and 8 plats. The average assessed value of the improved parcels is \$365,000. Bothell High School is located within this sub area.

**Sub area 5** is adjacent to sub area 4 on the west; borders Snohomish County to the north at NE 205<sup>th</sup> St. and borders State Route 522 on the south and east. There are a total of 1538 parcels of which 1497 are improved including 497 manufactured homes in the Hollyhills neighborhood (97%). Typical in this area are 2230 square foot grade 8 homes in average condition built in the early 1990's with newer plats being grade 8 or 9. The average assessed value of the improved site built parcels is \$411,000 while the average assessed value of a manufactured home is \$156,000. Woodinville High School is located within this sub area.

## Area 038 – Sub Area 1 Map

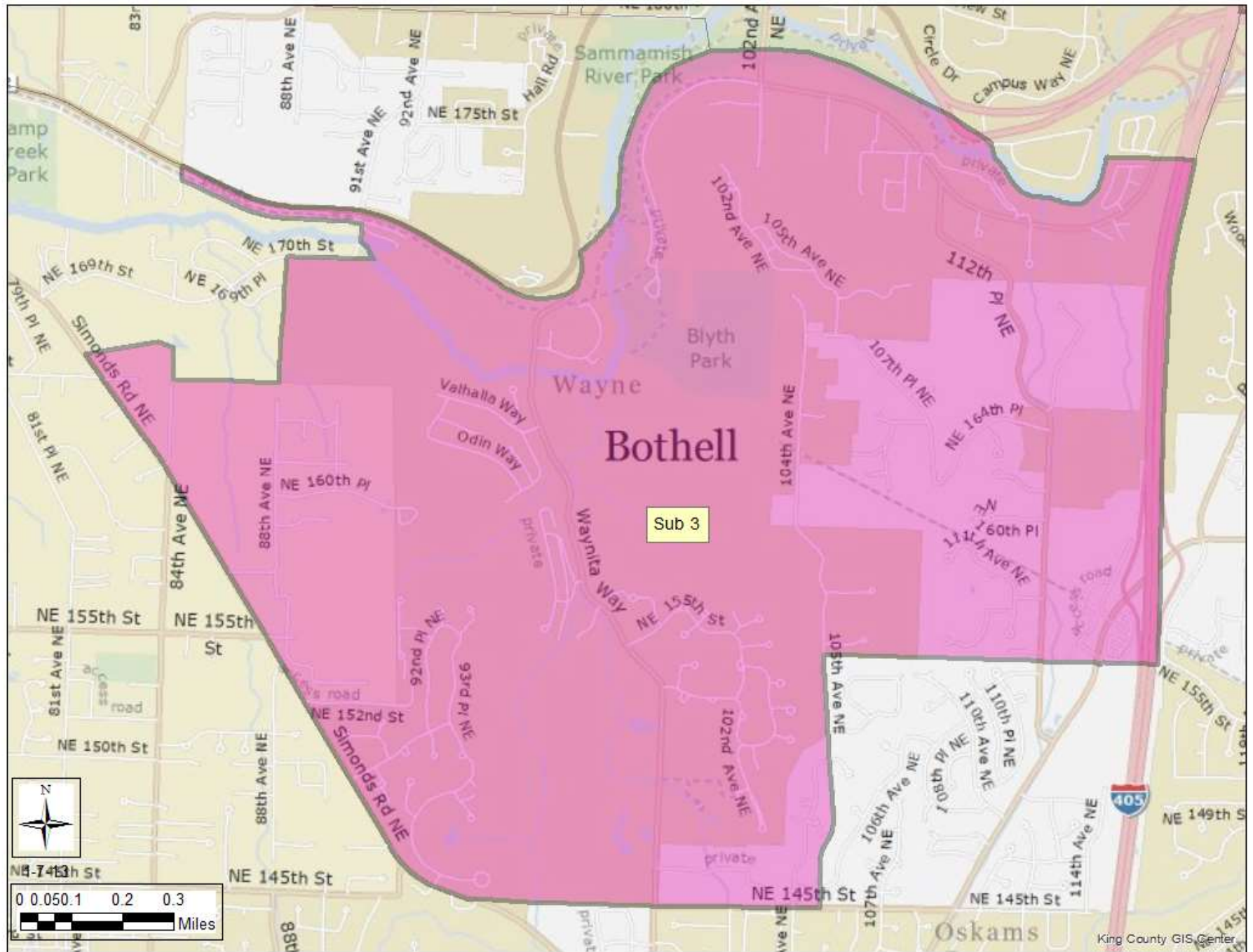


## Area 038 – Sub Area 2 Map

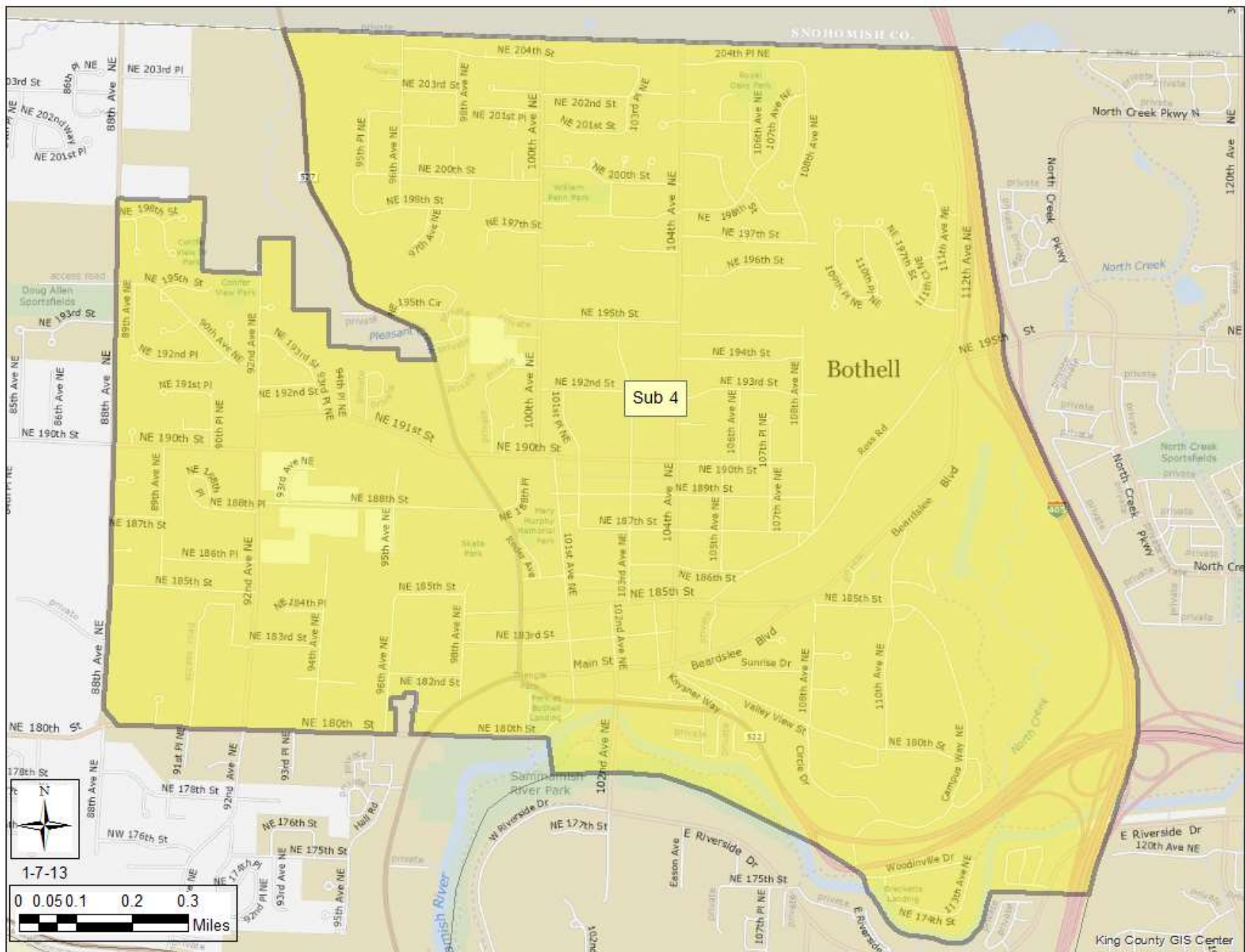




## Area 038 - Sub Area 3 Map

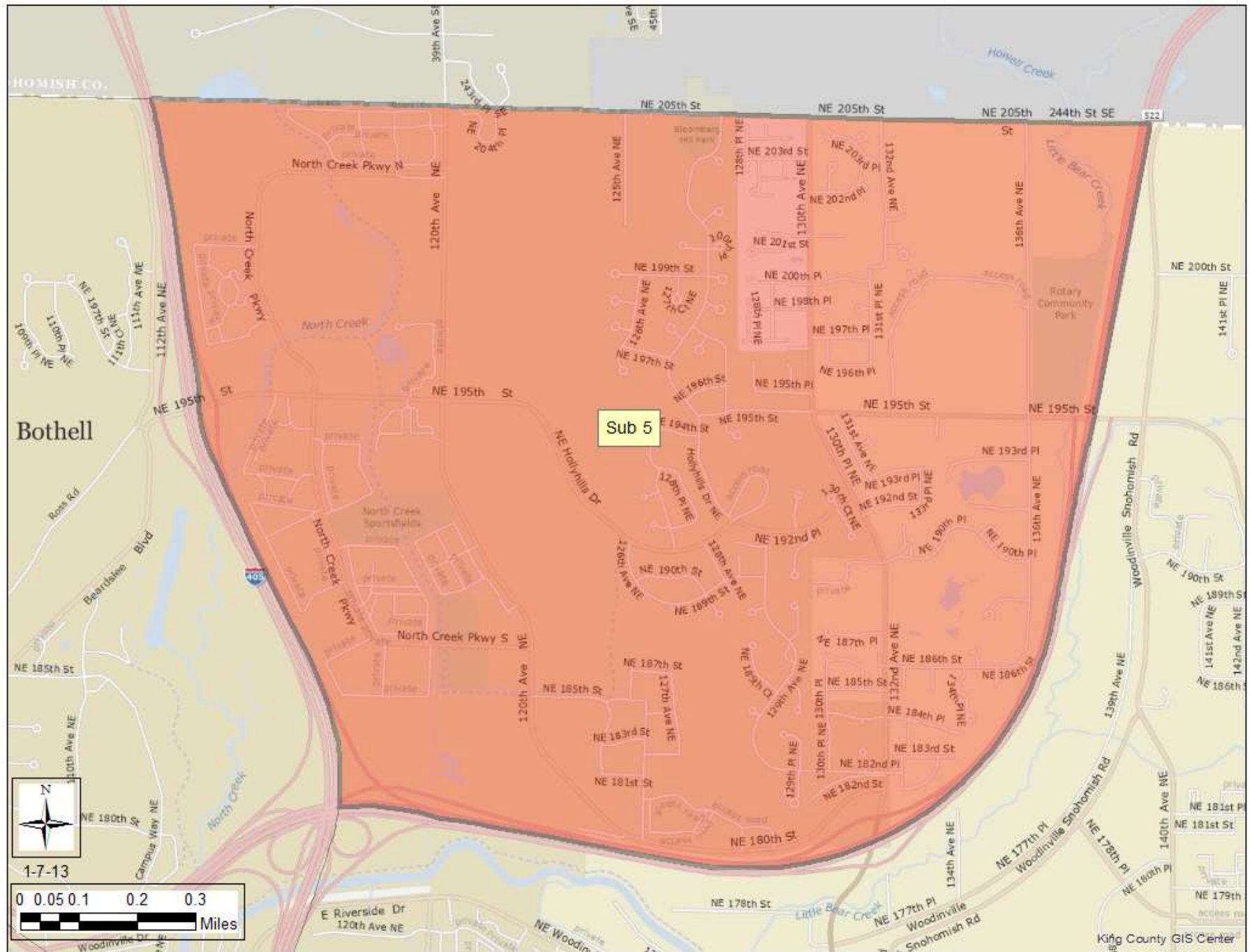


## Area 038 – Sub Area 4 Map





## Area 038 - Sub Area 5 Map





## Land Valuation

Vacant sales from 1/1/2011 to 12/31/2013 were given primary consideration for valuing land with emphasis placed on those sales closest to January 1, 2014. There were 17 usable vacant land sales in Area 38. In addition to the market data approach, seven teardown sales were analyzed in the determination of land values. Of these tear down sales, four were single sites replaced with new improvements while three are multiple site development plats. Area 38 has experienced much re-development in the past several years and an extensive analysis was also performed throughout the various neighborhoods to determine building to land ratios on new homes sales. This appraisal method of applying 30% allocation to the land thus supported the vacant land sales used within the varying neighborhoods. All land was valued at its highest and best use as if vacant. A typical non view single site lot of 5,000 square feet has a value of \$140,000.

### Land Model

#### **Model Development, Description and Conclusions:**

Overall, area 38 is a good example of a Suburban Single Family bedroom community. 7248 of 7689 parcels have either a site built home or mobile home on them or approximately 94%. Recent trend activity for vacant sales is for the purpose of multi-parcel development. 7617 of the 7689 parcels are zoned Residential with varying degrees of density. 98 of these residential parcels are classified as Townhomes. There are seven parcels that have Open Space exemptions in place. There are 65 parcels that are zoned Commercial. These commercially zoned properties were valued in accordance with highest and best use principle with an applied price per square foot rates established by the Commercial Division of the King County Department of Assessments and documented in the notes of each parcel. The last time the land was inspected and sales analyzed by a field appraiser was in 2008.

Plats are generally homogeneous in lot size, quality level (grade) and amenities with some market differences. A building site value has been developed for each plat with market adjustments between plats.

The predominant factors influencing land value in this area were location, lot size and environmental issues. Extensive updating of parcel land characteristics was done utilizing local Municipal and King County GIS technologies. A positive view amenity and negative traffic noise nuisance affected values. Adjustments for views and traffic were developed using paired sales analysis and past years appraisal experience. All views are applied as "best view" and not compounded. Primary view is Lake Washington. Secondary views are described as mountain, territorial and river views. A list of vacant sales used and those considered not reflective of market is included in the following sections. These characteristics as well as others such as zoning, highest and best use as if vacant classification, external nuisance and known easements were checked for accuracy and considered in the land valuation.

No additional value was applied for location amenities to greenbelts, golf course fairways or water bodies due to insufficient market data.

# Neighborhoods

**Neighborhood 1** is the Westhill and Magnolia Farms area located in sub area 2. Some desirable Lake Washington views may be found here due to the higher elevation. The large acreage Magnolia cattle farm located upland at NE 183<sup>rd</sup> ST and 88<sup>th</sup> AVE NE also provides for a rural environment of open space within this area. Typical improvement is a 1985 grade 8 dwelling with 2400 square feet of total living area. There are a total of 1069 parcels of which 941 are improved in **neighborhood 1**.

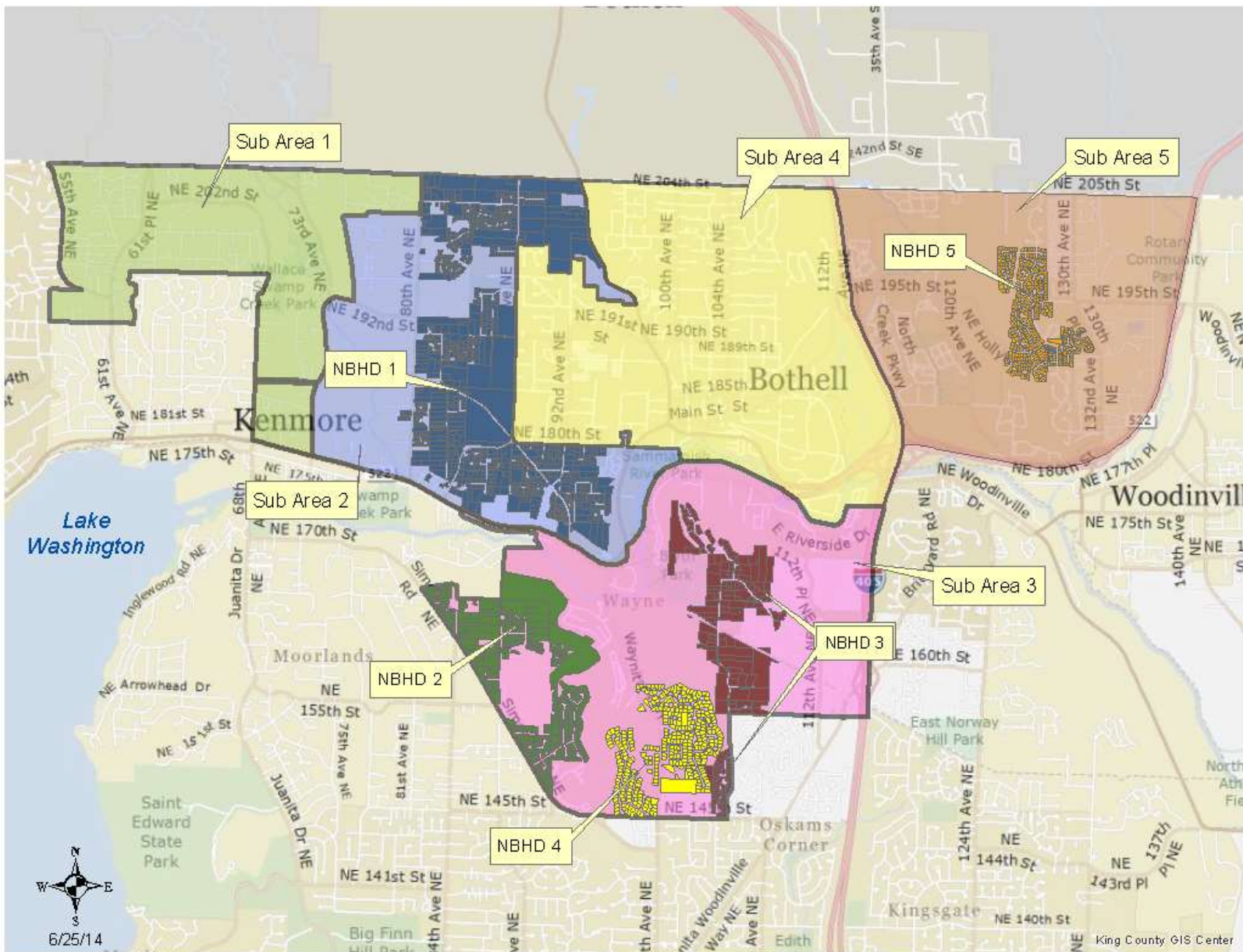
**Neighborhood 2** is the Inglewood area located in the western portion sub area 3 located along Simonds Rd. Inglemoor High School is centrally located within this neighborhood. It also includes the desirable Amber Ridge plat of grade 9 homes at NE 151<sup>st</sup> St. Typical improvement is a 1992 grade 9 dwelling with 2700 square feet of total living area. There are a total of 373 parcels of which 349 are improved in **neighborhood 2**.

**Neighborhood 3** is Norway View, Norway Hill and Promontory Point. They are located in sub area 3 north of NE 145<sup>th</sup> St starting at 104<sup>th</sup> Ave. NE and fluctuating northerly up the hill to its apex at Promontory Point. This neighborhood features some larger estate size acreage lots with better quality dwellings within the Norway Hill and Promontory Point area and better views of both the Cascade and Olympic mountain throughout. Typical improvement is a 1980s grade 9 dwelling with 2800 square feet of total living area. There are a total of 188 parcels of which 173 are improved in **neighborhood 3**.

**Neighborhood 4** is the area known as Bentley, Caulfield and Bridlewood. It is located within sub area 3 north of NE 145<sup>th</sup> St along the corridor of 100<sup>th</sup> Ave NE northerly to Waynita Way NE. Its location in Bothell is considered to be centrally located to Kirkland, Kenmore and Woodinville. It is also very convenient to the 405 freeway. The area has the existing plat of Bridlewood located off of Waynita Way at NE 155<sup>th</sup> St which was developed in the early 1990s. It consists almost exclusively of grade 9 dwellings with an average 2700 square feet of total living area. Extensive plat development over the past 5 years has resulted in the sub division of Bentley and Caulfield (Hopkins Farm).at 100<sup>th</sup> Ave NE and NE 151<sup>st</sup> St. The typical housing in these two newer plats is grade 9 with 3800 square feet of living area. Additional plat development is under way north of the Bridlewood plat and south of the Caulfield plat which will add an estimated 194 homes. There are currently a total of 362 parcels of which 360 are improved in **neighborhood 4**.

**Neighborhood 5** may be described as Hollyhills. This is a plat of mobile homes located in sub area 5 accessible via NE 195<sup>th</sup> St west of State Route 522. Typical lot size is 5200 square feet and approximately 85% of the mobile homes here are rated as average in class as well as average in condition. There are currently a total of 499 parcels of which 497 are improved with a mobile home in **neighborhood 5**.

## Area 038 – Neighborhood Map



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## Land Value Model Calibration

Vacant Land Schedule - Single Site (Non-Homogeneous Plats & Tax Lots)	
Lot Size – Sq. Feet	Value
2001-4000	\$130,000
4001-6000	\$140,000
6001-8000	\$150,000
8001-10000	\$160,000
10001-12000	\$170,000
12001-14000	\$180,000
14001-16000	\$190,000
16001-18000	\$200,000
18001-20000	\$210,000
20001-22000	\$220,000
22001-26000	\$230,000
26001-30000	\$240,000
30001-34000	\$250,000
34001-38000	\$260,000
38001-44000	\$270,000
44001-50000	\$280,000
Add \$1 for every 1 sf > 50000	

Land model applies to all residential zoning designations. Commercially zoned sites are valued using Commercial Division Land Model. There is no interpolation of values between square foot ranges.

Townhome	\$100,000 per site
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## Neighborhood & Waterfront

Area 38 Neighborhoods		
Neighborhood	NBHD	Adjustment
General	0	1.00
Sammamish River	0	1.00
Westhill / Kenmore	1	1.10
Magnolia Farms / Bothell	1	1.10
Amber Ridge	2	1.20
Inglewood/Kenmore	2	1.20
Norway View	3	1.20
Norway Hill	3	1.20
Promontory Point	3	1.20
Bentley/Caulfield/Bridlewood	4	1.40
Hollyhills MH Plat	5	0.75

Sammamish River Waterfront	
General Neighborhood "0" (no view adjustment) + Waterfront Feet x Bank Schedule	
Low Bank	\$1,600
Medium Bank	\$1,200
High Bank	\$1,000

## Adjustments

Lake Washington View Adjustments (non WF)	
Fair	+25%
Average	+50%
Good	+75%
Excellent	+100%
Mountain/Territorial/River Views (only if non-lake views)	
Fair	\$0
Average	+15%
Good	+20%
Excellent	+25%
Traffic Adjustments	
Moderate Arterial	-10%
High Arterial	-20%

Additional Adjustments	
Topography	-10% to -40%
Documented as Unbuildable	-75% to -90%
Esmts/Access/PowerLines	-5 to -10%
Streams/Wetland	-10% to -40%
Other Environmental	Up to -50%
(Appraiser Discretion May Apply)	

For example: A 5200 square foot lot in NBHD 2 with Moderate Arterial Traffic and an Average Lake Washington View would be calculated as such:

$$BLV = \$140,000 \times 1.2 \text{ (NBHD 2)} = \$168,000 \times .90 \text{ (Traffic)} = \$151,000 \times 1.5 \text{ (LW View)} = \$226,000$$

**Potential Development Sites: Determine number and square feet of potential sites.  
Apply non-homogeneous plat and tax lot land schedule. Apply development  
cost of 65%.**

For example (General NBHD coding): 4.53 acres zoned R-6 (7200sf).

Verified 27 sites x \$140,000 = \$3,780,000 x 35% = \$1,323,000 the value prior to development.



## Homogeneous Plat Values

Plats that are more similar to tax lots with varied lot sizes and construction qualities are valued using the single site land schedule.

Tax lots that located in a plat or groups of tax lots that are similar to plats are valued as plats.

Plat Name	Major	Sub Area	NBHD	# Lots	Avg Lot Size	Year Built	Grade	Base Land Value
ANDALUSIA	020770	005	0	26	4700	2007	8	\$140,000
ARBOR GREEN	025360	001	0	20	4400	2000	7	\$140,000
ASPEN GROVE ESTATES	029372	001	0	25	4250	2003	7	\$140,000
ASPEN HILL	029373	002	1	9	9200	1997-1998	8-9	\$176,000
BENBROOK ESTATES	073100	004	0	21	11300	1985-1987	8	\$170,000
BENTLEY DIV I	074550	003	4	48	9900	2008-2011	9	\$224,000
BENTLEY DIV II PH 1	074551	003	4	7	9700	2011	9	\$224,000
BENTLEY DIV II PH 2	074552	003	4	22	9900	2011-2012	9	\$224,000
BENTLEY DIV II PH 3	074553	003	4	48	9900	2013	9	\$224,000
BLUEBERRY	086920	001	0	7	5150	2006-2007	9	\$140,000
BRIDLEPATH	108865	002	1	55	5200	2004-2007	8	\$154,000
BRIDLEWOOD DIV NO 01	108880	003	4	142	9900	1990-1995	9-10	\$224,000
BRIDLEWOOD DIV NO 02	108881	003	4	24	9800	1990-1996	8-9	\$224,000
BRIDLEWOOD DIV NO 03	108882	003	4	12	9700	2000-2001	10	\$224,000
BRIDLEWOOD SOUTH	108970	003	4	22	9900	1995-1996	9	\$224,000
BRIGHTON PARK	111260	001	0	11	9800	1988-1990	8	\$160,000
BROOKSTON	115690	002	1	7	5000	2008-2011	7-9	\$154,000
CASCADE VIEW CIRCLE	142720	005	0	11	7200	1993-1995	7	\$150,000
CASSWOOD ESTATES	143753	005	0	12	7450	2005-2006	9	\$150,000
CEDAR GROVE 2	144400	004	0	20	8600	1978	7	\$160,000
CEDAR POND VILLAGE	146000	004	0	10	8150	1987	7	\$160,000
CORT RIDGE	176280	003	2	8- 9	3150	2002-2004	8	\$156,000
COTTONWOOD GROVE	177645	001	0	27	8150	1979-1983	7-8	\$160,000
CREEKSIDE II	182236	005	0	8	6450	2003-2004	8	\$150,000
CREEKSIDE COURT	182238	002	1	12	5400	2006	10	\$154,000
EAST CREEK VILLAGE	215498	002	1	69	4800	New Plat	N/A	\$154,000
FALCON VIEW	247540	005	0	15	7500	2001-2002	8	\$150,000
FEDOROV	250200	002	0	8	5100	2009-2011	8	\$140,000
FIRESIDE LANE ADD	255800	001	0	12	10100	1963-1967	7-8	\$170,000

## Homogeneous Plat Values

Plat Name	Major	Sub Area	NBHD	# Lots	Avg Lot Size	Year Built	Grade	Base Land Value
FIRESIDE LANE #2	255810	001	0	24	8550	1966-1967	7	\$160,000
FIRESIDE LANE #3	255815	001	0	22	7700	1968-1969	7	\$150,000
FIRESIDE LANE #4	255816	001	0	28	8550	1969-1971	7	\$160,000
FLAMINGO ESTATES ADD	257050	001	0	31	10350	1961-1963	7	\$170,000
FLAMINGO ESTATES DIV # 2	257060	001	0	30	10050	1964-1966	7	\$170,000
GATEWOOD COURT	271750	005	0	16	7600	1993-1996	8	\$150,000
GEORGIAN HEIGHTS	273860	005	0	26	4050	2003-2005	8	\$140,000
GEORGIAN HEIGHTS PH 02	273861	005	0	12	4050	2003-2004	8	\$140,000
GEORGIAN HEIGHTS PH 03	273863	005	0	15	7600	2005-2006	9	\$150,000
GEORGIAN HEIGHTS PH 04	273864	005	0	51	4800	2006-2007	9-10	\$140,000
GEORGIAN HEIGHTS PH 05	273865	005	0	9	4700	2007-2008	9	\$140,000
GLENWOOD ESTATES	280680	004	0	38	7600	1977- 1978	7	\$150,000
GLENWOOD ESTATES DIV # 2	280690	004	0	20	8650	1977- 1978	7	\$160,000
HART	313730	001	0	8	5050	2003	8	\$140,000
HEMLOCK ACRES NO 12 DIV # 1	323520	004	0	15	8400	1971- 1972	7	\$160,000
HEMLOCK ACRES #12 DIV #2	323521	004	0	24	9400	1973- 1976	7	\$160,000
HEMLOCK ACRES # 12 DIV # 3	323522	004	0	23	11700	1976- 1977	7-8	\$170,000
HIMMELMAN	338440	001	0	13	4900	2010	8	\$140,000
HOLLYHILLS DIV # 1	339540	005	5	99	3,000- 5,000	N/A	MH	\$105,000
HOLLYHILLS DIV # 2	339541	005	5	58	4,000- 8,000	N/A	MH	\$105,000
HOLLYHILLS DIV # 3	339542	005	5	46	3,000- 8,000	N/A	MH	\$105,000
HOLLYHILLS DIV # 4	339543	005	5	87	3,000- 8,000	N/A	MH	\$105,000
HOLLYHILLS DIV # 5	339544	005	5	33	3,000- 10,000	N/A	MH	\$105,000
HOLLYHILLS DIV NO 06	339545	005	5	84	4,000- 7,000	N/A	MH	\$105,000
HOLLYHILLS DIV NO 07	339546	005	5	58	4,000- 13,000	N/A	MH	\$105,000
HOLLYHILLS DIV NO 08	339547	005	5	34	4,000- 8,000	N/A	MH	\$105,000
HOPKINS GARDEN	345800	003	4	32	9950	2012- 2013	9	\$224,000
JESSICA MEADOWS	370950	002	1	19	6400	2003	8	\$165,000
JULIETTE ADD	377530	004	0	26	10800	1962- 1968	7	\$170,000
KENMORE LANE	381960	001	0	11	8450	1977- 1978	8	\$160,000
KENOVER TERRACE REPLAT	382480	001	0	5	10150	1961- 1962	7	\$170,000

## Homogeneous Plat Values

Plat Name	Major	Sub Area	NBHD	# Lots	Avg Lot Size	Year Built	Grade	Base Land Value
LAKE FOREST PARK HILLS	401950	001	0	20	4750	2009- 2010	8	\$140,000
LANSDOWNE HEIGHTS	418830	002	1	19	5900	2009- 2012	9	\$154,000
LECKNER	424940	005	0	32	5500	1997- 1998	8	\$140,000
LOMA VISTA ADD	439850	002	1	15	9950	1955- 1960	7	\$176,000
MAPLEWOOD RUN	512890	004	0	16	10350	1980- 1985	7	\$170,000
MAYWOOD HILL DIV # 1	525500	004	0	43	8900	1959- 1963	7-8	\$160,000
MAYWOOD HILL DIV # 2	525510	004	0	35	9900	1960-1963	7-8	\$160,000
MAYWOOD HILL DIV # 3	525520	004	0	27	8600	1961- 1967	7-8	\$160,000
MAYWOOD HILL DIV # 4	525530	004	0	25	8600	1962- 1964	7	\$160,000
MAYWOOD HILL DIV # 5	525540	004	0	16	9000	1977- 1978	7-8	\$160,000
MAYWOOD HILL DIV # 6	525550	004	0	32	8500	1965- 1968	7-8	\$160,000
MAYWOOD HILL DIV # 7	525560	004	0	31	9550	1967- 1987	7-8	\$160,000
MAYWOOD HILL DIV # 9-A	525569	004	0	18	8550	1977- 1980	7-8	\$160,000
MAYWOOD HILLS #8	525570	004	0	19	9800	1968- 1984	7-8	\$160,000
MAYWOOD HILLS #9	525571	004	0	17	9900	1976- 1977	7-8	\$160,000
MAYWOOD HILLS #10	525572	004	0	7	9400	1972- 1975	8	\$160,000
MAYWOOD HILLS # 10-B	525573	004	0	19	9900	1973- 1975	8	\$160,000
MAYWOOD HILLS # 10-C	525574	004	0	5	9300	1975- 1976	7-8	\$160,000
MAYWOOD VISTA	525700	004	0	18	9100	1968- 1972	7-8	\$160,000
MCKENZIE PLACE	535250	001	0	8	4550	2009- 2010	7-8	\$140,000
MEMORY LANE	544000	002	1	10	9700	2006- 2007	9	\$176,000
MICHAEL'S PLACE	549810	001	0	13	4600	2010	8	\$140,000
MORNINGSIDE DIV NO 01	565100	005	0	39	4600	1987- 1988	7	\$140,000
MORNINGSIDE DIV NO 02	565101	005	0	38	4800	1988- 1989	7	\$140,000
MUNGERS ADD TO BOTHELL	572000	004	0	50	9650	1959- 1961	7-8	\$160,000
NELSON GARDENS	602050	002	0	23	4500	2000	7	\$140,000
NEW SUNRISE ADD DIV # 2	605770	004	0	14	9000	1967- 1975	7	\$160,000
NEWTONS ADD	607500	002	1	7	10450	1967	7-8	\$187,000
NORTHSHORE TOWNHOMES BSP	619055	001	0	86	950	2008- 2009	7	\$100,000
NORWAY KNOLL	620405	003	0	19	5000	2006- 2007	9	\$140,000
PACK ADDITION	660140	002	0	8	10150	1968- 1989	7	\$170,000
PARADIS HOMES PLAT	662550	001	0	6	10850	1961- 1968	7	\$170,000

## Homogeneous Plat Values

Plat Name	Major	Sub Area	NBHD	# Lots	Avg Lot Size	Year Built	Grade	Base Land Value
PARK AT INGLEMOOR II	664103	003	2	15	9100	2001- 2003	9	\$192,000
PARKHURST BOTHELL	666210	004	0	60	9650	new plat	N/A	\$160,000
PARKHURST GARDENS	666240	005	0	18	10050	1974- 1975	7-8	\$170,000
PARKHURST GARDENS # 2	666241	005	0	25	10700	1977	7-8	\$170,000
PENN PLACE	670580	004	0	16	10350	1989- 1990	8-9	\$170,000
PIONEER HILLS	680460	005	0	100	10250	1980- 1988	7-8	\$170,000
PIONEER MEADOWS	680600	005	0	15	10200	1984- 1985	8	\$170,000
RIDGELINE ESTATES	730860	005	0	34	10050	new plat	9	\$185,000
RIVERSIDE GLEN	734050	003	0	28	6800	2000- 2001	8	\$150,000
SEVEN CEDARS	769780	004	0	27	10050	1979- 1981	7-8	\$170,000
SHADOWCREEK	770208	002	0	17	5200	2007	9	\$140,000
SONOMA PLACE	785996	005	0	32	7300	2004- 2005	8	\$150,000
STONE HILL MEADOWS	802965	005	0	18	3500	1999	7	\$130,000
STONEBROOK MEADOWS	803050	005	0	24	4780	2003	8	\$140,000
SUNNY DELL	809730	004	0	18	8900	1961- 1963	7	\$160,000
SUNNY DELL MANOR	809750	004	0	19	9000	1963- 1966	7	\$160,000
SUNRISE TERRACE ADD	812370	001	0	8	9500	1961-1966	7-8	\$160,000
SUNRISE VISTA DIV NO. 1	812530	004	0	15	10500	1973- 1976	8	\$170,000
SUNRISE VISTA DIV # 2	812531	004	0	12	10350	1975- 1976	8	\$170,000
TAPESTRY	856495	002	1	60	5000	2003- 2006	8-9	\$154,000
TAYLORWOOD DIV 1	857380	003	2	6	11600	2005- 2006	9	\$204,000
TORCH LIGHT HILLS	866300	001	0	12	10750	1961- 1962	7-8	\$170,000
TRILLIUM NINE	868210	002	1	9	5050	2012- 2013	7-9	\$154,000
UPLAND VIEW	883535	005	0	34	7700	1991- 1993	9	\$150,000
WEATHERFIELD	920255	002	1	16	8300	2000- 2001	9	\$176,000
WEST CREEK VILLAGE	926588	002	0	18	5250	2012	8	\$140,000
WEST HILL HEIGHTS	926926	002	1	53	4400	2000- 2001	7-8	\$154,000
WEST VIEW TRACTS NO 03	928682	004	0	7	9800	1981	7	\$160,000
WESTHILL VILLAGE	929550	002	1	23	7900	1999- 2000	9	\$165,000
WITSOE ADD	949320	004	0	6	8200	1955- 1956	7	\$160,000
WOODINGLEN	951650	005		19	10150	1976- 1977	8	\$170,000
WOODINGLEN DIV 2	951651	005	0	10	12300	1977	8	\$180,000

## Homogeneous Plat Values

Plat Name	Major	Sub Area	NBHD	# Lots	Avg Lot Size	Year Built	Grade	Base Land Value
WOODLARK GREEN DIV 01	952730	005	0	28	4050	2004	8	\$140,000
WOODLARK GREEN DIV 02	952731	005	0	24	4150	2004- 2005	8	\$140,000
WOODMARK	953200	005	0	56	4050	2008- 2013	8	\$140,000
WOODSIDE HEIGHTS	955760	002	1	32	5700	2002- 2004	8	\$154,000
WOODSIDE PLACE	955890	002	1	18	5800	2001- 2003	8	\$154,000
WYNFIELD SOUTH	957801	002	0	40	5050	2012- 2013	8	\$140,000
WYNFIELD MEADOWS	957806	002	0	84	4700	2007- 2012	8	\$140,000
WYNWOOD GREEN	957815	005	0	10	6400	1999	9	\$150,000

# Improved Parcel Valuation

## **Improved Parcel Data:**

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

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

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

## **Model Development, Description and Conclusions:**

All sales were field verified and characteristics updated prior to model development. Sales were time adjusted to 1/1/2014.

A cost based model was developed for valuing the majority of the parcels in area 38. The model was applied to detached single family residences as well as townhome style improvements. The model was tested for accuracy on all possible types of property in the population. Supplemental models were developed and applied to properties where the model was not deemed accurate. The valuation model was applied to the population after all of the parcels were field inspected. Based on the sales an overall assessment level of 93.0% was achieved. The uniformity of assessment improved as the COD was reduced from 8.61% to 6.67%. The model was applicable to all grade homes, all ages and all conditions with the exception of poor and fair. It was not applicable to multiple building sites, parcels with more than one house, homes with unfinished areas, homes less than 100% complete or parcels with net condition or obsolescence.

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



## Improved Parcel Total Value Model Calibration

Variable	Definition
Sale Day	Time Adjustment
Sale Day Square	Time Adjustment
BaseLandC	2015 Adjusted Base Land Value
ComboCostC	Bldg RCN + RCNLD Accessory Cost
Age	Age of Improvements
Grade	All Building Grades
Good	House Condition is Good
VGood	House Condition is Very Good
Nghb 4	Located in Neighborhood 4

### Multiplicative Model

$(1-0.06) \text{ EXP}(2.147735 + 4.568995\text{E-}04 * \text{SaleDay} + 2.473449\text{E-}07 * \text{SaleDaySq} + .228687 * \text{BaseLandC} +$   
 $.5197057 * \text{ComboCostC} - .1204495 * \text{AgeC} + 2.526891\text{E-}02 * \text{GradeC} + 4.898729\text{E-}02 * \text{GoodYN} +$   
 $.0906473 * \text{VGoodYN} + 2.166308\text{E-}02 * \text{Nghb4YN})$

### EMV values were not generated for:

- Buildings with grade less than 3
- Building two or greater. (EMV is generated for building one only.)
- If total EMV is less than base land value
- Lot size less than 100 square feet
- Poor and fair condition buildings
- Buildings with obsolescence > 0
- Buildings with net condition > 0
- Buildings with unfinished area
- Buildings less than 100% complete

Of the improved parcels in the population, 6570 parcels increased in value. They were comprised of 42 single family residences on commercially zoned land and 6528 single family residences or other parcels.

Of the vacant land parcels greater than \$1000, 119 parcels increased in value. Tax exempt parcels are excluded from the number of parcels increased.

## Supplemental Models and Exceptions

Fair Condition:	EMV in average condition x 0.90
Poor Condition:	Select Improvement=\$1000 and apply 99% obsolescence.
Grade 6	EMV x 1.04
Townhomes	EMV x 0.916
Mobile Home YB>=1977*	RCNLD x 1.296
Mobile Home YB<1977*	RCNLD x 1.08

\*Mobile home supplemental model applies only to the 497 parcels in Hollyhills nbhd 5. Additional 18 mobile homes in area 38 are valued at RCNLD.

## Area 038 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 1.170, resulting in an adjusted value of \$555,000 ( $\$475,000 \times 1.170 = \$555,750$ ) – truncated to the nearest \$1000.

SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2011	1.226	22.6%
2/1/2011	1.229	22.9%
3/1/2011	1.231	23.1%
4/1/2011	1.233	23.3%
5/1/2011	1.234	23.4%
6/1/2011	1.235	23.5%
7/1/2011	1.235	23.5%
8/1/2011	1.234	23.4%
9/1/2011	1.233	23.3%
10/1/2011	1.232	23.2%
11/1/2011	1.230	23.0%
12/1/2011	1.227	22.7%
1/1/2012	1.224	22.4%
2/1/2012	1.220	22.0%
3/1/2012	1.216	21.6%
4/1/2012	1.211	21.1%
5/1/2012	1.205	20.5%
6/1/2012	1.199	19.9%
7/1/2012	1.193	19.3%
8/1/2012	1.186	18.6%
9/1/2012	1.178	17.8%
10/1/2012	1.170	17.0%
11/1/2012	1.162	16.2%
12/1/2012	1.153	15.3%
1/1/2013	1.143	14.3%
2/1/2013	1.133	13.3%
3/1/2013	1.124	12.4%
4/1/2013	1.113	11.3%
5/1/2013	1.102	10.2%
6/1/2013	1.090	9.0%
7/1/2013	1.079	7.9%
8/1/2013	1.066	6.6%
9/1/2013	1.053	5.3%
10/1/2013	1.041	4.1%
11/1/2013	1.027	2.7%
12/1/2013	1.014	1.4%
1/1/2014	1.000	0.0%

## Area 038 Market Value Changes Over Time

The time adjustment formula for Area 038 is:  $1/\text{EXP} (4.568995\text{E-}04 * \text{SaleDay} + 2.473449\text{E-}07 * \text{SaleDaySq})$

$\text{SaleDay} = \text{SaleDate} - 41640$

$\text{SaleDaySq} = (\text{SaleDate} - 41640)^2$

## Results

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

The resulting assessment level is 93.0%. 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 +11.5%. This increase is due partly to market changes over time and the previous assessment levels.

A Ratio Study was completed just prior to the application of the 2013 recommended values. This study benchmarks the prior assessment level using 2013 posted values (1/1/2013) compared to current adjusted sale prices (1/1/2014). The study was also repeated after the application of the 2014 recommended values. The results show an improvement in the COD from 8.61% to 6.67%.

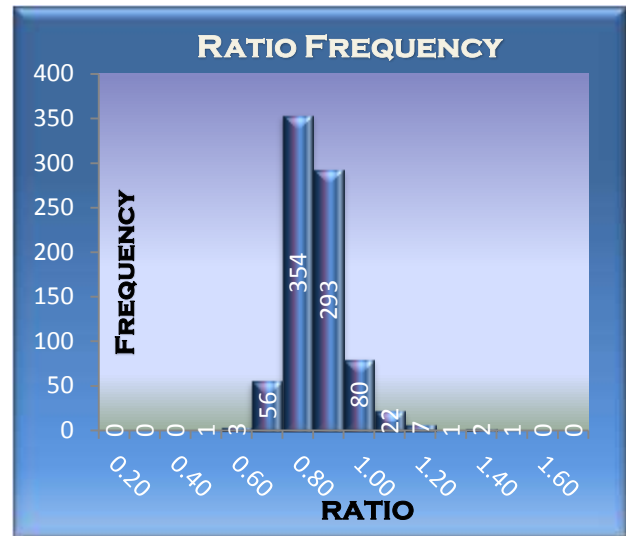
*The Appraisal Team recommends application of the Appraiser selected values, as indicated by the appropriate model or method.*

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

## Physical Inspection Ratio Study Report (Before) - 2013 Assessments

<b>District: NW / Team: 1</b>	<b>Appr. Date:</b>	<b>Date of Report:</b>	<b>Sales Dates:</b>
<b>Area Name: BOTHELL / EAST KENMORE</b>	<b>1/1/2013</b>	<b>7/15/2014</b>	<b>1/2011 - 12/2013</b>
<b>Area Number: 38</b>	<b>Appr ID:</b>	<b>Property Type:</b>	<b>Adjusted for time?</b>
	<b>CCOV</b>	<b>1 to 3 Unit</b>	<b>Yes</b>

<b>SAMPLE STATISTICS</b>	
<i>Sample size (n)</i>	820
<i>Mean Assessed Value</i>	412,000
<i>Mean Adj. Sales Price</i>	514,400
<i>Standard Deviation AV</i>	118,378
<i>Standard Deviation SP</i>	156,617
<b>ASSESSMENT LEVEL</b>	
<i>Arithmetic Mean Ratio</i>	0.812
<i>Median Ratio</i>	0.799
<i>Weighted Mean Ratio</i>	0.801
<b>UNIFORMITY</b>	
<i>Lowest ratio</i>	0.462
<i>Highest ratio:</i>	1.417
<i>Coefficient of Dispersion</i>	8.61%
<i>Standard Deviation</i>	0.096
<i>Coefficient of Variation</i>	11.89%
<i>Price Related Differential</i>	1.013
<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
<i>Lower limit</i>	0.792
<i>Upper limit</i>	0.807
<b>95% Confidence: Mean</b>	
<i>Lower limit</i>	0.805
<i>Upper limit</i>	0.818
<b>SAMPLE SIZE EVALUATION</b>	
<i>N (population size)</i>	6250
<i>B (acceptable error - in</i>	0.05
<i>S (estimated from this</i>	0.096
<b>Recommended minimum:</b>	15
<i>Actual sample size:</i>	820
<b>Conclusion:</b>	OK
<b>NORMALITY</b>	
<b>Binomial Test</b>	
<i># ratios below mean:</i>	458
<i># ratios above mean:</i>	362
<i>z:</i>	3.352
<b>Conclusion:</b>	<b>Non-normal</b>



**COMMENTS:**

1 to 3 Unit Residences throughout Area 038

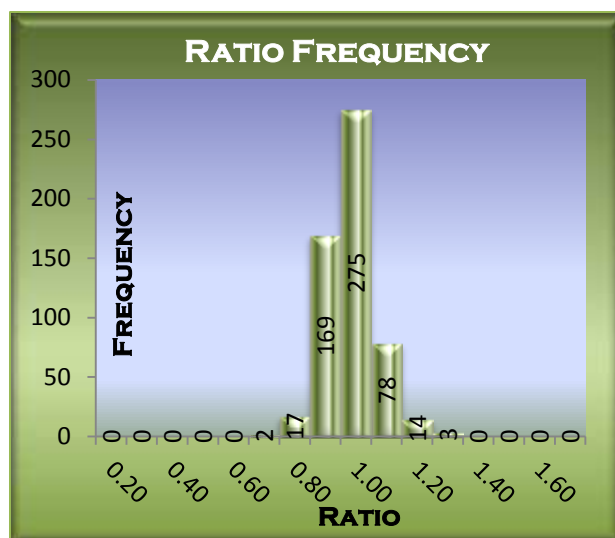
Sales Prices are adjusted for time to the Assessment Date of 1/1/2014



## Physical Inspection Ratio Study Report (After) – 2014 Assessments

<b>District: NW / Team: 1</b>	<b>Appr. Date:</b>	<b>Date of Report:</b>	<b>Sales Dates:</b>
<b>Area Name: BOTHELL / EAST KENMORE</b>	<b>1/1/2014</b>	<b>7/15/2014</b>	<b>1/2011 - 12/2013</b>
<b>Area Number: 38</b>	<b>Appr. ID:</b>	<b>Property Type:</b>	<b>Adjusted for time?</b>
	<b>CCOV</b>	<b>1 to 3 Unit</b>	<b>Yes</b>

<b>SAMPLE STATISTICS</b>	
<b>Sample size (n)</b>	820
<b>Mean Assessed Value</b>	475,000
<b>Mean Sales Price</b>	514,400
<b>Standard Deviation AV</b>	133,664
<b>Standard Deviation SP</b>	156,617
<b>ASSESSMENT LEVEL</b>	
<b>Arithmetic Mean Ratio</b>	0.932
<b>Median Ratio</b>	0.930
<b>Weighted Mean Ratio</b>	0.924
<b>UNIFORMITY</b>	
<b>Lowest ratio</b>	0.695
<b>Highest ratio:</b>	1.256
<b>Coefficient of Dispersion</b>	6.67%
<b>Standard Deviation</b>	0.081
<b>Coefficient of Variation</b>	8.67%
<b>Price Related Differential (PRD)</b>	1.009
<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
Lower limit	0.922
Upper limit	0.938
<b>95% Confidence: Mean</b>	
Lower limit	0.925
Upper limit	0.939
<b>SAMPLE SIZE EVALUATION</b>	
<b>N (population size)</b>	6250
<b>B (acceptable error - in decimal)</b>	0.05
<b>S (estimated from this sample)</b>	0.081
<b>Recommended minimum:</b>	10
<b>Actual sample size:</b>	558
<b>Conclusion:</b>	OK
<b>NORMALITY</b>	
<b>Binomial Test</b>	
# ratios below mean:	283
# ratios above mean:	275
z:	0.339
<b>Conclusion:</b>	Normal*
<b>*i.e. no evidence of non-</b>	



**COMMENTS:**

1 to 3 Unit Residences throughout Area 038

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

# Mobile Home Valuation

## Mobile Home Data:

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

For Mobile Homes the Assessor uses residential costs from Marshall & Swift, from the September prior to the Assessment year (i.e. Marshall & Swift's September 2013 update for the 2014 Assessment Year). The cost model specifies physical characteristics of the mobile home such as length, width, living area, class, condition, size, year built. Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, class, and condition, resulting in Reconstruction Cost New less Depreciation (RCNLD). The appraiser can also apply a net condition for Mobile Homes that have depreciated beyond the normal percent good for their age and condition.

## Model Development, Description and Conclusions:

All sales were field verified and characteristics updated prior to model development. Sales were time adjusted to 1/1/2014.

The analysis of this area consisted of a systematic review of applicable characteristics which influence property values. Sales data in the Hollyhills plat of mobile homes, described as neighborhood 5, indicated that dwellings manufactured on or after 1977 were more desirable in the marketplace and thus an additional factor of 1.296 was applied. A market factor of 1.08 was applied all mobile homes built before 1977.

## Mobile Home Total Value Model Calibration

A market adjusted cost approach was used to appraise mobile homes.

<b>Mobile home year built <math>\geq</math> 1977:</b>	<b>RCNLD x 1.296</b>
<b>Mobile home year built &lt; 1977:</b>	<b>RCNLD x 1.08</b>

There are 515 parcels in Area 38 improved with a mobile home and 41 sales used in the valuation. Sales used were from 1/1/2011 to 12/31/2013.

## Mobile Home Results

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

The resulting assessment level is 92.6%. 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 +11.5%. This increase is due partly to market changes over time and the previous assessment levels.

A Ratio Study was completed just prior to the application of the 2014 recommended values. This study benchmarks the prior assessment level using 2013 posted values (1/1/2013) compared to current adjusted sale prices (1/1/2014). The study was also repeated after the application of the 2014 recommended values. The results are displayed in the *Mobile Home Ratio Study Report (After)* page included in this report showing an improvement in the COD from 11.28% to 8.50%.

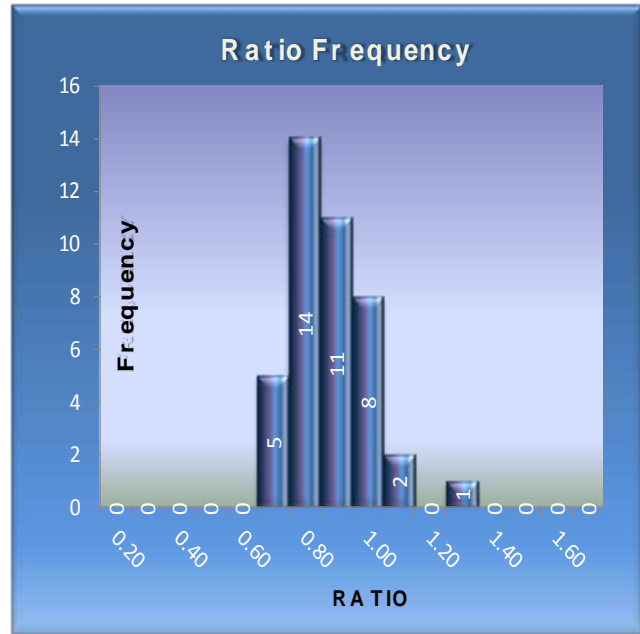
The Appraisal Team recommends application of the Appraiser selected values for mobile homes, as indicated by the appropriate model or method.

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

## Mobile Home Ratio Study Report (Before) – 2013 Assessments

<b>District:</b> NW / Team: 1	<b>Appr. Date:</b>	<b>Date of Report:</b>	<b>Sales Dates:</b>
<b>Area Name:</b> BOTHELL / EAST KENMORE	1/1/2013	7/23/2014	1/2011 - 12/2013
<b>Area Number:</b> 38	<b>Appr ID:</b>	<b>Property Type:</b>	<b>Adjusted for time?</b>
	CCOV	1 to 3 Unit Residences	Yes

<b>SAMPLE STATISTICS</b>	
<b>Sample size (n)</b>	41
<b>Mean Assessed Value</b>	144,700
<b>Mean Adj. Sales Price</b>	178,500
<b>Standard Deviation AV</b>	21,063
<b>Standard Deviation SP</b>	36,657
<b>ASSESSMENT LEVEL</b>	
<b>Arithmetic Mean Ratio</b>	0.828
<b>Median Ratio</b>	0.814
<b>Weighted Mean Ratio</b>	0.811
<b>UNIFORMITY</b>	
<b>Lowest ratio</b>	0.648
<b>Highest ratio:</b>	1.234
<b>Coefficient of Dispersion</b>	11.28%
<b>Standard Deviation</b>	0.122
<b>Coefficient of Variation</b>	14.76%
<b>Price Related Differential (PRD)</b>	1.021
<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
Lower limit	0.750
Upper limit	0.866
<b>95% Confidence: Mean</b>	
Lower limit	0.790
Upper limit	0.865
<b>SAMPLE SIZE EVALUATION</b>	
<b>N (population size)</b>	515
<b>B (acceptable error - in decimal)</b>	0.05
<b>S (estimated from this sample)</b>	0.122
<b>Recommended minimum:</b>	24
<b>Actual sample size:</b>	41
<b>Conclusion:</b>	OK
<b>NORMALITY</b>	
<b>Binomial Test</b>	
# ratios below mean:	24
# ratios above mean:	17
z:	1.093
<b>Conclusion:</b>	Normal*
<b>*i.e. no evidence of non-normality</b>	



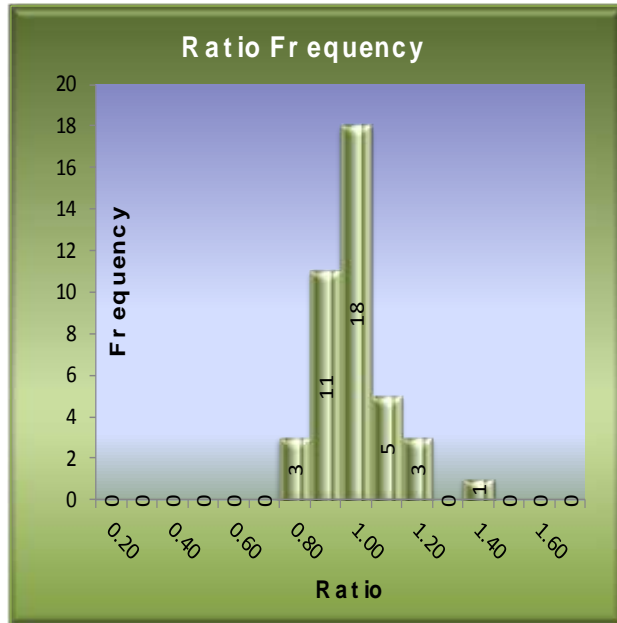
**COMMENTS:**

1 to 3 Unit Residences throughout Area 038  
Sales were time adjusted to 1/1/2014

## Mobile Home Ratio Study Report (After) – 2014 Assessments

District: NW / Team: 1	Appr. Date:	Date of Report:	Sales Dates:
Area Name: BOTHELL / EAST KENMORE	1/1/2014	7/23/2014	1/2011 - 12/2013
Area Number: 38	Appr. ID:	Property Type:	Adjusted for time?
	CCOV	1 to 3 Unit Residences	Yes

SAMPLE STATISTICS	
Sample size (n)	41
Mean Assessed Value	166,200
Mean Sales Price	178,500
Standard Deviation AV	28,399
Standard Deviation SP	36,657
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.943
Median Ratio	0.926
Weighted Mean Ratio	0.931
UNIFORMITY	
Lowest ratio	0.771
Highest ratio:	1.342
Coefficient of Dispersion	8.50%
Standard Deviation	0.113
Coefficient of Variation	11.95%
Price Related Differential (PRD)	1.013
RELIABILITY	
95% Confidence: Median	
Lower limit	0.892
Upper limit	0.949
95% Confidence: Mean	
Lower limit	0.908
Upper limit	0.977
SAMPLE SIZE EVALUATION	
N (population size)	515
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.113
Recommended minimum:	20
Actual sample size:	41
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	24
# ratios above mean:	17
z:	1.093
Conclusion:	Normal*
*i.e. no evidence of non-normality	



### COMMENTS:

1 to 3 Unit Residences throughout Area 038  
Sales were time adjusted to 1/1/2014

## Improved Sales Used in this Physical Inspection Analysis

### Area 038 -- 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
1	0	402770	0865	10/29/13	\$232,000	\$239,000	740	7	1933	4	9,750	0	0	19602 55TH AVE NE
1	0	402770	1095	05/01/13	\$317,000	\$349,000	740	7	1959	5	8,411	0	0	6033 NE 201ST LN
1	0	255816	0160	10/08/13	\$274,950	\$285,000	770	7	1971	4	7,286	0	0	6109 NE 204TH ST
1	0	177645	0130	08/09/13	\$310,000	\$329,000	860	7	1981	3	8,945	0	0	20428 73RD CT NE
1	0	255816	0070	10/13/11	\$257,500	\$317,000	870	7	1971	4	8,010	0	0	6135 NE 203RD ST
1	0	255816	0040	04/01/13	\$299,000	\$333,000	910	7	1971	4	7,150	0	0	6121 NE 203RD ST
1	0	011410	0084	02/10/11	\$165,000	\$203,000	920	7	1946	3	33,300	0	0	20208 73RD AVE NE
1	0	402770	1236	11/18/11	\$272,000	\$334,000	940	7	1967	4	13,660	0	0	6121 NE 197TH ST
1	0	402770	1037	08/13/12	\$210,000	\$248,000	960	7	1968	3	11,312	0	0	6125 NE 200TH ST
1	0	382410	0256	12/18/13	\$255,000	\$257,000	960	7	1964	3	12,043	0	0	19622 65TH AVE NE
1	0	394960	0090	07/06/11	\$233,600	\$288,000	980	7	1966	4	9,903	0	0	7541 NE 202ND PL
1	0	255816	0130	09/28/11	\$225,000	\$277,000	1,000	7	1971	4	7,286	0	0	6108 NE 203RD ST
1	0	257050	0270	04/18/13	\$330,000	\$365,000	1,020	7	1962	5	9,370	0	0	20231 78TH PL NE
1	0	257050	0040	03/20/12	\$289,950	\$351,000	1,020	7	1961	4	9,490	0	0	20330 79TH AVE NE
1	0	382480	0040	01/11/13	\$272,000	\$310,000	1,030	7	1962	4	9,987	0	0	19712 64TH AVE NE
1	0	012604	9086	07/17/13	\$185,000	\$198,000	1,100	7	1948	3	10,000	0	0	20425 80TH AVE NE
1	0	257050	0200	09/14/11	\$302,000	\$372,000	1,120	7	1962	4	9,450	0	0	20224 78TH PL NE
1	0	617990	0100	10/10/13	\$353,000	\$366,000	1,130	7	1981	4	11,029	0	0	5820 NE 198TH PL
1	0	812370	0020	04/17/13	\$310,000	\$343,000	1,140	7	1960	4	9,800	0	0	5540 NE 195TH ST
1	0	257060	0270	06/14/13	\$355,000	\$385,000	1,150	7	1966	5	10,467	0	0	20225 76TH PL NE
1	0	402770	0931	01/07/13	\$329,950	\$377,000	1,150	7	1980	4	7,395	0	0	5620 NE 202ND ST
1	0	402770	0837	06/13/13	\$312,000	\$339,000	1,180	7	1963	4	10,500	0	0	5509 NE 195TH ST
1	0	402770	1046	06/14/11	\$207,900	\$256,000	1,190	7	1968	3	11,550	0	0	19719 61ST PL NE
1	0	382480	0020	03/25/13	\$255,000	\$284,000	1,210	7	1962	3	9,987	0	0	19711 64TH AVE NE
1	0	255800	0070	06/18/13	\$348,000	\$377,000	1,240	7	1964	4	10,650	0	0	6045 NE 204TH ST
1	0	255815	0110	05/28/13	\$324,000	\$354,000	1,240	7	1968	4	7,200	0	0	6110 NE 202ND ST
1	0	255810	0010	05/13/13	\$359,950	\$395,000	1,260	7	1967	4	7,500	0	0	6048 NE 203RD ST
1	0	255810	0120	05/31/12	\$289,000	\$346,000	1,260	7	1967	3	10,000	0	0	20201 60TH PL NE
1	0	382410	0030	12/27/12	\$250,000	\$286,000	1,270	7	1954	4	16,477	0	0	6304 NE 198TH ST
1	0	255816	0200	05/02/12	\$279,950	\$337,000	1,270	7	1973	4	11,225	0	0	6131 NE 204TH ST
1	0	382410	0015	07/02/12	\$260,000	\$310,000	1,280	7	1954	5	7,802	0	0	6226 NE 198TH ST

## Improved Sales Used in this Physical Inspection Analysis

### Area 038 -- 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
1	0	382410	0124	03/30/12	\$251,000	\$304,000	1,300	7	1967	4	10,850	0	0	6237 NE 198TH ST
1	0	866310	0180	07/20/12	\$327,500	\$389,000	1,310	7	1991	4	10,768	0	0	6243 NE 204TH PL
1	0	255815	0120	06/26/13	\$342,000	\$370,000	1,320	7	1968	5	7,790	0	0	6102 NE 202ND ST
1	0	662550	0010	03/18/11	\$237,000	\$292,000	1,320	7	1961	4	11,104	0	0	7604 NE 204TH PL
1	0	012604	9194	03/12/12	\$394,950	\$479,000	1,330	7	1976	5	10,125	0	0	18903 71ST AVE NE
1	0	011410	0095	11/29/11	\$300,000	\$368,000	1,340	7	1967	4	10,409	0	0	7335 NE 205TH ST
1	0	382410	0135	02/05/13	\$350,000	\$396,000	1,340	7	1966	5	8,728	0	0	19702 63RD LN NE
1	0	382410	0130	08/25/11	\$345,000	\$426,000	1,350	7	1966	4	9,300	0	0	19703 63RD LN NE
1	0	012604	9131	10/29/13	\$390,000	\$401,000	1,360	7	1960	4	11,152	0	0	7605 NE 205TH ST
1	0	382410	0310	01/18/12	\$260,000	\$317,000	1,360	7	1974	4	9,600	0	0	6307 NE 196TH ST
1	0	012604	9191	09/16/13	\$355,000	\$371,000	1,380	7	1976	4	9,991	0	0	18919 71ST AVE NE
1	0	617990	0070	03/02/13	\$336,000	\$377,000	1,380	7	1981	4	11,011	0	0	5836 NE 198TH PL
1	0	255800	0050	03/24/11	\$315,000	\$388,000	1,380	7	1964	4	9,850	0	0	6040 NE 204TH ST
1	0	382410	0140	03/27/13	\$255,000	\$284,000	1,420	7	1960	3	17,500	0	0	6327 NE 198TH ST
1	0	011410	0297	09/23/13	\$390,000	\$407,000	1,560	7	1970	4	8,456	0	0	6801 NE 204TH ST
1	0	382410	0291	11/27/12	\$369,500	\$426,000	1,560	7	1979	4	10,000	0	0	6218 NE 195TH ST
1	0	257060	0100	02/01/13	\$340,000	\$385,000	1,590	7	1964	5	10,326	0	0	7649 NE 202ND PL
1	0	382010	0030	10/21/11	\$309,500	\$381,000	1,700	7	1970	4	8,250	0	0	6632 NE 196TH ST
1	0	029372	0080	08/01/13	\$355,000	\$378,000	1,750	7	2003	3	3,653	0	0	7543 NE 204TH PL
1	0	382410	0251	12/27/11	\$335,000	\$410,000	1,750	7	1967	4	9,789	0	0	19610 62ND AVE NE
1	0	402770	0711	11/01/13	\$290,000	\$298,000	1,810	7	1947	2	45,110	0	0	20123 60TH AVE NE
1	0	394960	0120	11/20/13	\$300,000	\$306,000	1,970	7	1966	3	10,875	0	0	7515 NE 202ND PL
1	0	382410	0091	06/04/12	\$389,000	\$466,000	1,970	7	1978	4	9,800	0	0	6516 NE 198TH ST
1	0	255816	0060	04/18/13	\$389,200	\$430,000	2,080	7	1970	5	7,790	0	0	6131 NE 203RD ST
1	0	382410	0134	08/17/12	\$310,000	\$366,000	2,080	7	1967	5	8,820	0	0	19710 63RD LN NE
1	0	029372	0090	07/09/13	\$426,585	\$458,000	2,170	7	2003	4	3,653	0	0	7547 NE 204TH PL
1	0	382410	0131	07/16/13	\$338,950	\$364,000	2,260	7	1966	4	8,820	0	0	6303 NE 198TH ST
1	0	382010	0215	11/20/13	\$368,000	\$375,000	1,200	8	1959	4	10,000	0	0	19531 67TH AVE NE
1	0	402770	1074	10/23/12	\$355,000	\$413,000	1,250	8	1977	4	9,663	0	0	6055 NE 200TH ST
1	0	511600	0170	12/10/13	\$330,000	\$333,000	1,300	8	1983	3	10,484	0	0	5710 NE 204TH PL
1	0	381960	0050	03/29/12	\$350,000	\$423,000	1,310	8	1978	4	8,150	0	0	19605 61ST AVE NE



## Improved Sales Used in this Physical Inspection Analysis

### Area 038 -- 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
1	0	011410	0086	10/22/12	\$399,000	\$464,000	1,430	8	1979	4	18,000	0	0	7326 NE 202ND PL
1	0	012604	9134	11/29/11	\$269,900	\$331,000	1,460	8	1978	4	14,928	0	0	19018 68TH AVE NE
1	0	012604	9050	12/30/13	\$314,950	\$315,000	1,510	8	1979	3	11,570	0	0	6833 NE 191ST ST
1	0	382410	0217	03/11/11	\$325,000	\$400,000	1,530	8	1978	3	18,190	0	0	6322 NE 196TH ST
1	0	382410	0236	02/25/11	\$325,000	\$400,000	1,580	8	1980	4	13,580	0	0	19626 62ND CT NE
1	0	402770	1178	12/06/11	\$399,990	\$490,000	1,630	8	2011	3	5,597	0	0	19732 61ST PL NE
1	0	382410	0257	08/15/12	\$405,000	\$479,000	1,650	8	1964	4	11,806	0	0	19646 65TH AVE NE
1	0	382410	0290	09/03/13	\$498,000	\$524,000	1,700	8	2002	4	13,458	0	0	6219 NE 196TH ST
1	0	401950	0170	02/07/11	\$393,430	\$484,000	1,720	8	2010	3	4,800	0	0	5933 NE 199TH ST
1	0	313730	0010	08/03/12	\$290,000	\$343,000	1,830	8	2003	3	5,080	0	0	20102 75TH AVE NE
1	0	549810	0020	11/19/13	\$418,500	\$427,000	1,910	8	2010	3	4,463	0	0	20326 62ND WAY NE
1	0	402770	1310	02/17/11	\$363,500	\$447,000	1,950	8	1993	4	7,313	0	0	19010 56TH LN NE
1	0	402770	0785	02/11/13	\$450,000	\$508,000	1,970	8	2003	3	14,851	0	0	19523 61ST AVE NE
1	0	402770	0844	04/19/13	\$430,000	\$475,000	1,970	8	2007	3	9,153	0	0	19346 55TH AVE NE
1	0	402770	0786	04/13/11	\$369,950	\$456,000	1,990	8	2002	3	5,612	0	0	19525 61ST AVE NE
1	0	549810	0130	06/20/13	\$441,000	\$478,000	2,020	8	2010	3	4,838	0	0	20305 62ND WAY NE
1	0	402770	1185	04/26/13	\$435,400	\$480,000	2,100	8	2006	3	8,431	0	0	19722 61ST PL NE
1	0	313730	0070	07/01/13	\$449,000	\$484,000	2,280	8	2003	3	5,196	0	0	7546 NE 201ST PL
1	0	313730	0040	06/27/11	\$359,950	\$445,000	2,280	8	2003	3	4,796	0	0	7526 NE 201ST PL
1	0	011410	0355	02/28/13	\$465,000	\$522,000	2,380	8	2001	3	21,722	0	0	6231 NE 202ND ST
1	0	382410	0301	01/25/12	\$510,000	\$622,000	2,410	8	2010	3	5,057	0	0	6235 NE 196TH ST
1	0	402770	0779	09/19/11	\$374,000	\$460,000	2,420	8	2003	3	6,000	0	0	19527 61ST AVE NE
1	0	338440	0120	11/27/13	\$463,000	\$470,000	2,430	8	2010	3	4,509	0	0	5607 NE 198TH PL
1	0	011410	0327	03/28/11	\$390,000	\$480,000	2,710	8	2011	3	7,311	0	0	6647 NE 202ND ST
1	0	011410	0242	03/21/13	\$379,900	\$424,000	2,760	8	1995	3	10,015	0	0	19207 73RD AVE NE
1	0	011410	0304	06/14/12	\$445,000	\$532,000	2,800	8	2003	3	21,370	0	0	7022 NE 204TH ST
1	0	382410	0352	05/07/12	\$427,500	\$515,000	2,870	8	2011	3	7,002	2	0	6439 NE 196TH ST
1	0	866300	0100	01/07/11	\$412,000	\$505,000	2,910	8	2010	3	11,850	0	0	20301 62ND PL NE
1	0	382410	0017	02/14/11	\$396,000	\$487,000	4,410	8	2003	3	7,202	0	0	6228 NE 198TH ST
1	0	086920	0010	08/20/13	\$475,000	\$502,000	2,410	9	2006	3	5,832	0	0	6735 NE 201ST PL
1	0	086920	0060	08/23/13	\$585,000	\$618,000	2,440	9	2007	3	5,331	0	0	6730 NE 201ST PL

## Improved Sales Used in this Physical Inspection Analysis

### Area 038 -- 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
1	0	011410	0097	11/17/11	\$400,000	\$491,000	2,570	9	2007	3	5,267	0	0	7435 NE 203RD LN
1	0	011410	0099	11/17/11	\$399,499	\$491,000	2,660	9	2007	3	4,722	0	0	7439 NE 203RD LN
1	0	011410	0090	09/20/13	\$500,000	\$523,000	2,680	9	2007	3	7,727	0	0	7431 NE 203RD LN
1	0	022604	9067	08/16/11	\$430,000	\$531,000	2,680	9	2005	3	9,982	0	0	19339 61ST AVE NE
1	0	011410	0364	04/18/12	\$575,000	\$694,000	3,660	10	2007	3	8,759	0	0	6530 NE 202ND ST
2	0	250200	0080	03/02/11	\$241,000	\$297,000	1,630	6	1948	5	7,502	0	0	19218 76TH AVE NE
2	0	381975	0150	12/21/12	\$315,000	\$361,000	1,090	7	1987	3	9,600	0	0	19504 76TH AVE NE
2	0	660140	0010	09/07/12	\$262,800	\$309,000	1,220	7	1968	4	8,977	0	0	7918 NE 183RD ST
2	0	011410	0767	03/30/11	\$250,000	\$308,000	1,330	7	1965	4	13,220	0	0	18529 80TH AVE NE
2	0	660140	0030	02/12/13	\$245,000	\$277,000	1,420	7	1972	3	10,458	0	0	7902 NE 183RD ST
2	0	602050	0070	07/11/13	\$410,500	\$441,000	2,320	7	2000	3	4,365	0	0	19419 77TH PL NE
2	0	957806	0820	02/15/12	\$334,995	\$407,000	1,670	8	2012	3	4,670	0	0	7746 NE 201ST PL
2	0	957806	0770	08/29/12	\$369,995	\$436,000	1,850	8	2012	3	4,504	0	0	7714 NE 201ST PL
2	0	957806	0790	08/06/12	\$369,995	\$438,000	1,850	8	2012	3	4,504	0	0	7726 NE 201ST PL
2	0	011410	1058	01/30/13	\$328,050	\$372,000	1,910	8	1993	3	10,756	0	0	19428 76TH CT NE
2	0	957806	0660	05/21/12	\$395,470	\$475,000	2,040	8	2012	3	5,616	0	0	7613 NE 201ST PL
2	0	957806	0730	06/18/12	\$389,995	\$466,000	2,040	8	2012	3	4,503	0	0	7624 NE 201ST PL
2	0	957806	0760	06/19/12	\$393,995	\$470,000	2,040	8	2012	3	4,504	0	0	7708 NE 201ST PL
2	0	957801	0150	10/08/12	\$392,967	\$459,000	2,050	8	2012	3	4,557	0	0	19718 77TH AVE NE
2	0	957806	0020	05/06/11	\$379,995	\$469,000	2,050	8	2011	3	4,563	0	0	7821 NE 200TH ST
2	0	957801	0230	01/08/13	\$424,033	\$483,000	2,050	8	2012	3	4,625	0	0	7617 NE 198TH PL
2	0	957806	0500	02/15/12	\$382,000	\$465,000	2,050	8	2011	3	4,723	0	0	7728 NE 200TH ST
2	0	957806	0430	09/07/11	\$379,995	\$469,000	2,080	8	2011	3	4,737	0	0	7622 NE 200TH ST
2	0	957801	0370	03/06/13	\$505,710	\$567,000	2,180	8	2013	3	5,095	0	0	7638 NE 196TH ST
2	0	957801	0100	11/05/12	\$419,256	\$486,000	2,220	8	2012	3	5,677	0	0	19816 77TH AVE NE
2	0	957801	0190	02/05/13	\$428,240	\$485,000	2,220	8	2012	3	4,547	0	0	7635 NE 198TH PL
2	0	957801	0250	03/04/13	\$411,718	\$462,000	2,220	8	2013	3	5,256	0	0	7611 NE 198th PL
2	0	957801	0280	05/11/13	\$433,354	\$475,000	2,220	8	2013	3	4,584	0	0	7636 NE 195TH ST
2	0	957801	0330	06/20/13	\$516,390	\$559,000	2,220	8	2013	3	4,613	0	0	7639 NE 196TH ST
2	0	957801	0360	02/11/13	\$494,080	\$558,000	2,220	8	2013	3	4,553	0	0	7636 NE 196TH ST
2	0	957801	0400	05/14/13	\$418,272	\$459,000	2,220	8	2013	3	4,593	0	0	7708 NE 195TH ST

## Improved Sales Used in this Physical Inspection Analysis

### Area 038 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	957806	0090	03/01/13	\$418,550	\$470,000	2,220	8	2012	3	4,562	0	0	7725 NE 200TH ST
2	0	957801	0240	12/24/12	\$418,661	\$480,000	2,250	8	2012	3	5,159	0	0	7613 NE 198TH PL
2	0	957801	0160	11/08/12	\$436,995	\$507,000	2,260	8	2012	3	4,570	0	0	19714 77TH AVE NE
2	0	957801	0180	12/24/12	\$424,185	\$486,000	2,260	8	2012	3	5,141	0	0	7702 NE 198TH PL
2	0	957801	0260	03/04/13	\$438,021	\$492,000	2,260	8	2013	3	4,863	0	0	7609 NE 198TH PL
2	0	957806	0320	08/16/12	\$410,285	\$485,000	2,270	8	2012	3	4,515	0	0	7717 NE 199TH ST
2	0	957806	0350	07/18/12	\$408,080	\$485,000	2,270	8	2012	3	6,110	0	0	19823 77TH AVE NE
2	0	957806	0380	04/20/12	\$414,172	\$500,000	2,270	8	2012	3	4,545	0	0	19907 77TH AVE NE
2	0	957806	0710	04/18/12	\$399,995	\$483,000	2,270	8	2012	3	4,674	0	0	7616 NE 201ST PL
2	0	957806	0740	05/12/12	\$399,995	\$481,000	2,270	8	2012	3	4,503	0	0	7628 NE 201ST PL
2	0	957806	0800	02/02/12	\$399,995	\$488,000	2,270	8	2012	3	4,504	0	0	7732 NE 201ST PL
2	0	957806	0300	08/01/12	\$405,062	\$480,000	2,275	8	2012	3	4,534	0	0	7729 NE 199TH ST
2	0	957801	0050	08/29/12	\$426,955	\$503,000	2,290	8	2012	3	5,225	0	0	19818 77TH AVE NE
2	0	957806	0370	08/01/12	\$410,569	\$487,000	2,290	8	2012	3	5,105	0	0	19901 77TH AVE NE
2	0	957806	0410	08/10/11	\$410,000	\$506,000	2,290	8	2011	3	5,338	0	0	7614 NE 200TH ST
2	0	957806	0720	05/01/12	\$404,995	\$488,000	2,290	8	2012	3	4,503	0	0	7620 NE 201ST PL
2	0	957806	0750	08/03/12	\$407,995	\$484,000	2,290	8	2012	3	4,504	0	0	7702 NE 201ST PL
2	0	957806	0780	08/06/12	\$404,995	\$480,000	2,290	8	2012	3	4,504	0	0	7720 NE 201ST PL
2	0	957806	0810	02/16/12	\$404,995	\$493,000	2,290	8	2012	3	4,504	0	0	7738 NE 201ST PL
2	0	957801	0310	06/20/13	\$510,015	\$552,000	2,300	8	2013	3	5,813	0	0	7649 NE 196TH ST
2	0	957801	0340	07/11/13	\$536,455	\$577,000	2,300	8	2013	3	5,571	0	0	7633 NE 196TH ST
2	0	957806	0470	06/09/11	\$399,995	\$494,000	2,310	8	2011	3	4,729	0	0	7710 NE 200TH ST
2	0	957801	0350	02/11/13	\$494,995	\$559,000	2,330	8	2013	3	5,792	0	0	7634 NE 196TH ST
2	0	957801	0030	10/02/12	\$439,598	\$514,000	2,340	8	2012	3	5,150	0	0	19813 77TH AVE NE
2	0	957801	0080	09/07/12	\$424,995	\$500,000	2,340	8	2012	3	5,106	0	0	19802 77TH AVE NE
2	0	957801	0110	10/30/12	\$436,485	\$507,000	2,340	8	2012	3	5,675	0	0	19810 77TH PL NE
2	0	957801	0170	10/11/12	\$426,970	\$498,000	2,340	8	2012	3	5,704	0	0	19706 77TH PL NE
2	0	957801	0200	09/10/12	\$431,805	\$507,000	2,340	8	2012	3	4,554	0	0	7633 NE 198TH PL
2	0	957801	0220	12/03/12	\$416,995	\$480,000	2,340	8	2012	3	4,527	0	0	7625 NE 198TH PL
2	0	957801	0300	04/02/13	\$439,724	\$489,000	2,340	8	2013	3	4,678	0	0	7648 NE 195TH ST
2	0	957801	0390	03/01/13	\$431,931	\$485,000	2,340	8	2013	3	4,522	0	0	7709 NE 196TH ST

## Improved Sales Used in this Physical Inspection Analysis

### Area 038 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	957806	0030	05/03/11	\$436,021	\$538,000	2,360	8	2011	3	4,563	0	0	7817 NE 200TH ST
2	0	957806	0050	02/01/11	\$420,000	\$516,000	2,360	8	2010	3	4,563	0	0	7749 NE 200TH ST
2	0	957806	0080	02/01/13	\$447,995	\$508,000	2,360	8	2010	3	4,562	0	0	7731 NE 200TH ST
2	0	957806	0110	03/08/11	\$400,000	\$493,000	2,360	8	2007	3	4,562	0	0	7713 NE 200TH ST
2	0	957806	0450	07/11/11	\$419,995	\$519,000	2,360	8	2011	3	4,733	0	0	7630 NE 200TH ST
2	0	957806	0550	06/05/11	\$432,036	\$533,000	2,360	8	2011	3	4,535	0	0	7739 NE 201ST PL
2	0	957806	0590	10/20/11	\$424,000	\$522,000	2,360	8	2011	3	4,522	0	0	7715 NE 201ST PL
2	0	957806	0140	06/07/12	\$431,586	\$517,000	2,380	8	2012	3	4,588	0	0	7712 NE 199TH ST
2	0	957806	0280	05/09/12	\$409,995	\$494,000	2,380	8	2012	3	4,701	0	0	7741 NE 199TH ST
2	0	957806	0310	07/12/12	\$414,995	\$494,000	2,380	8	2012	3	4,534	0	0	7723 NE 199TH ST
2	0	957806	0340	07/16/12	\$420,650	\$500,000	2,380	8	2012	3	4,573	0	0	7705 NE 199TH ST
2	0	957806	0700	04/26/12	\$409,995	\$495,000	2,380	8	2012	3	4,593	0	0	7612 NE 201ST PL
2	0	957801	0270	05/17/13	\$439,713	\$482,000	2,430	8	2013	3	4,558	0	0	7632 NE 195TH ST
2	0	381840	0050	05/29/12	\$358,100	\$430,000	2,450	8	2004	3	4,668	0	0	7805 NE 198TH ST
2	0	250200	0030	11/14/11	\$393,000	\$483,000	2,450	8	2009	3	4,501	0	0	19316 76TH AVE NE
2	0	381840	0120	08/28/13	\$450,000	\$475,000	2,460	8	2004	3	4,950	0	0	19733 78TH AVE NE
2	0	957806	0040	04/19/11	\$424,995	\$524,000	2,460	8	2011	3	4,542	0	0	7813 NE 200TH ST
2	0	957801	0020	10/02/12	\$430,580	\$503,000	2,480	8	2012	3	4,634	0	0	19807 77TH AVE NE
2	0	957806	0290	05/14/12	\$427,495	\$514,000	2,480	8	2012	3	4,534	0	0	7735 NE 199TH ST
2	0	957806	0330	08/08/12	\$441,182	\$522,000	2,480	8	2012	3	4,529	0	0	7711 NE 199TH ST
2	0	957806	0570	06/15/12	\$439,995	\$526,000	2,480	8	2012	3	4,535	0	0	7727 NE 201ST PL
2	0	957806	0690	03/02/12	\$419,950	\$510,000	2,480	8	2011	3	4,792	0	0	7608 NE 201ST PL
2	0	957806	0490	07/10/11	\$419,995	\$519,000	2,520	8	2011	3	4,725	0	0	7722 NE 200TH ST
2	0	957806	0520	09/07/11	\$422,500	\$520,000	2,520	8	2011	3	4,720	0	0	7740 NE 200TH ST
2	0	250200	0050	03/02/11	\$400,000	\$492,000	2,540	8	2011	3	4,857	0	0	19308 76TH AVE NE
2	0	957806	0100	01/04/11	\$440,000	\$540,000	2,580	8	2007	3	4,562	0	0	7719 NE 200TH ST
2	0	957801	0120	10/08/12	\$479,906	\$560,000	2,590	8	2012	3	5,672	0	0	19804 77TH AVE NE
2	0	957801	0140	12/24/12	\$461,020	\$528,000	2,590	8	2012	3	4,981	0	0	19724 77TH AVE NE
2	0	957801	0380	04/20/13	\$467,809	\$517,000	2,590	8	2013	3	4,504	0	0	7711 NE 196TH ST
2	0	957801	0040	09/12/12	\$465,179	\$547,000	2,650	8	2012	3	5,151	0	0	19819 77TH AVE NE
2	0	957801	0060	09/10/12	\$460,688	\$542,000	2,650	8	2012	3	5,225	0	0	19814 77TH AVE NE

## Improved Sales Used in this Physical Inspection Analysis

### Area 038 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	957801	0320	06/22/13	\$538,401	\$583,000	2,650	8	2013	3	5,982	0	0	7641 NE 196TH ST
2	0	957806	0070	04/18/11	\$444,995	\$549,000	2,650	8	2011	3	4,562	0	0	7737 NE 200TH ST
2	0	957806	0270	07/27/11	\$444,073	\$548,000	2,650	8	2011	3	4,972	0	0	7805 NE 199TH ST
2	0	957806	0360	06/08/12	\$451,283	\$541,000	2,650	8	2012	3	5,220	0	0	19827 77TH AVE NE
2	0	957806	0390	03/11/12	\$474,167	\$576,000	2,650	8	2012	3	4,585	0	0	19911 77TH AVE NE
2	0	957806	0420	10/06/11	\$429,995	\$529,000	2,650	8	2011	3	4,924	0	0	7618 NE 200TH ST
2	0	957806	0440	04/29/11	\$434,995	\$537,000	2,650	8	2011	3	4,735	0	0	7626 NE 200TH ST
2	0	957806	0460	05/06/11	\$434,995	\$536,000	2,650	8	2011	3	4,711	0	0	7704 NE 200TH ST
2	0	957806	0560	06/14/11	\$443,241	\$547,000	2,650	8	2011	3	4,535	0	0	7733 NE 201ST PL
2	0	957806	0580	11/11/11	\$449,995	\$553,000	2,650	8	2011	3	4,522	0	0	7721 NE 201ST PL
2	0	957801	0010	03/09/13	\$489,995	\$549,000	2,660	8	2012	3	5,115	0	0	19803 77TH AVE NE
2	0	957801	0070	10/08/12	\$470,315	\$549,000	2,660	8	2012	3	4,703	0	0	19808 77TH AVE NE
2	0	957801	0090	12/07/12	\$483,463	\$556,000	2,660	8	2012	3	7,128	0	0	19820 77TH AVE NE
2	0	957801	0210	04/17/13	\$475,421	\$526,000	2,660	8	2013	3	4,561	0	0	7629 NE 198TH PL
2	0	957801	0290	03/11/13	\$495,758	\$555,000	2,660	8	2013	3	4,582	0	0	7640 NE 195TH ST
2	0	250200	0070	04/22/11	\$425,000	\$524,000	2,750	8	2009	3	4,512	0	0	19224 76TH AVE NE
2	0	250200	0060	06/06/11	\$462,500	\$571,000	2,860	8	2011	3	5,845	0	0	19232 76TH AVE NE
2	0	381840	0080	04/29/13	\$405,000	\$447,000	2,970	8	2004	3	4,895	0	0	19724 78TH AVE NE
2	0	381840	0090	01/17/13	\$395,000	\$450,000	2,970	8	2004	3	4,895	0	0	19720 78TH AVE NE
2	0	926588	0030	11/20/13	\$579,950	\$591,000	3,100	8	2013	3	5,148	0	0	7709 NE 193RD PL
2	0	957806	0640	05/11/11	\$416,000	\$513,000	3,110	8	2008	3	4,535	0	0	7621 NE 201ST PL
2	0	419180	0080	05/03/13	\$465,000	\$512,000	2,460	9	2005	3	4,778	0	0	7924 NE 184TH ST
2	0	419180	0070	05/17/11	\$395,000	\$488,000	2,460	9	2005	3	4,778	0	0	7920 NE 184TH ST
2	0	326125	0080	09/25/12	\$438,000	\$513,000	2,500	9	2006	3	4,669	0	0	7816 NE 197TH PL
2	0	770208	0110	02/16/12	\$435,500	\$530,000	2,620	9	2007	3	6,389	0	0	7717 NE 196TH ST
2	0	419180	0060	11/26/13	\$490,000	\$498,000	2,760	9	2005	3	4,827	0	0	7912 NE 184TH ST
2	0	419180	0030	06/15/11	\$345,000	\$426,000	2,760	9	2005	3	4,520	0	0	7921 NE 184TH ST
2	0	326125	0030	02/09/11	\$412,000	\$506,000	2,790	9	2006	3	4,764	0	0	19708 78TH AVE NE
2	0	770208	0160	02/16/12	\$420,000	\$511,000	3,040	9	2007	3	4,518	0	0	7906 NE 195TH ST
2	0	011410	0797	12/06/11	\$440,000	\$539,000	3,200	10	2002	3	12,022	0	0	7925 NE 183RD ST
2	1	012604	9208	12/13/13	\$325,900	\$329,000	1,000	7	2002	3	12,375	0	0	18711 82ND AVE NE

## Improved Sales Used in this Physical Inspection Analysis

### Area 038 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	1	809650	0100	11/25/13	\$280,000	\$285,000	1,170	7	1967	3	9,719	0	0	19072 85TH AVE NE
2	1	076500	0040	10/04/13	\$271,313	\$282,000	1,180	7	1959	3	14,500	0	0	17833 93RD PL NE
2	1	952260	0050	03/11/13	\$415,000	\$464,000	1,280	7	1973	5	8,500	0	0	9340 NE 176TH ST
2	1	096800	0010	09/25/12	\$235,000	\$275,000	1,300	7	1962	3	10,775	0	0	8804 NE 203RD PL
2	1	011410	1506	12/04/12	\$265,000	\$305,000	1,300	7	1997	3	5,088	0	0	17718 83RD PL NE
2	1	952260	0040	06/29/11	\$405,000	\$500,000	1,310	7	1973	4	12,400	0	0	17528 94TH AVE NE
2	1	072605	9148	05/21/12	\$275,000	\$330,000	1,380	7	1937	3	12,552	0	0	8410 NE BOTHELL WAY
2	1	098285	0030	07/28/11	\$319,950	\$394,000	1,580	7	2009	3	4,667	0	0	8010 NE 183RD ST
2	1	809660	0040	05/15/12	\$229,900	\$276,000	1,620	7	1968	3	9,600	0	0	19032 86TH AVE NE
2	1	012604	9235	02/03/12	\$285,500	\$348,000	1,670	7	1997	3	6,180	0	0	18511 83RD AVE NE
2	1	115690	0010	03/24/12	\$300,000	\$363,000	1,710	7	2009	3	4,553	0	0	8140 NE 187TH PL
2	1	298800	0080	06/28/11	\$237,000	\$292,000	1,900	7	1960	3	11,100	0	0	17908 91ST PL NE
2	1	115690	0040	02/16/11	\$320,000	\$393,000	1,910	7	2010	3	4,627	0	0	8131 NE 187TH PL
2	1	072605	9484	04/14/11	\$377,925	\$466,000	2,180	7	2010	3	5,303	0	0	9446 NE 173RD PL
2	1	072605	9488	03/22/11	\$366,000	\$451,000	2,180	7	2010	3	5,715	0	0	9439 NE 173RD PL
2	1	072605	9489	01/13/11	\$374,925	\$460,000	2,260	7	2010	3	5,969	0	0	9445 NE 173RD PL
2	1	926926	0160	02/13/12	\$351,500	\$428,000	2,460	7	2000	3	3,855	0	0	9209 NE 173RD PL
2	1	926926	0250	07/11/12	\$357,950	\$426,000	2,460	7	2000	3	5,090	0	0	9230 NE 173RD PL
2	1	926926	0300	07/05/13	\$397,500	\$428,000	2,460	7	2000	3	4,013	0	0	9214 NE 173RD PL
2	1	115690	0070	12/28/11	\$420,000	\$514,000	2,480	7	2011	3	4,594	0	0	8143 NE 187TH PL
2	1	926926	0490	10/10/13	\$418,000	\$433,000	2,640	7	2001	3	3,939	0	0	9244 NE 174TH PL
2	1	926926	0010	07/13/12	\$400,000	\$476,000	2,680	7	1999	3	5,425	0	0	17427 92ND AVE NE
2	1	926926	0360	11/14/11	\$350,000	\$429,000	2,680	7	2000	3	5,668	0	0	9215 NE 174TH PL
2	1	062605	9322	07/22/11	\$380,000	\$469,000	3,220	7	1983	3	15,272	0	0	19916 88TH AVE NE
2	1	809380	0030	06/10/11	\$333,000	\$411,000	1,220	8	1987	3	6,546	0	0	17818 85TH PL NE
2	1	011410	1440	12/03/12	\$355,000	\$409,000	1,230	8	1965	5	11,499	0	0	18012 83RD AVE NE
2	1	072605	9207	05/02/12	\$399,000	\$481,000	1,500	8	1962	4	112,384	0	0	17425 91ST AVE NE
2	1	809380	0080	02/06/13	\$345,000	\$390,000	1,690	8	1986	3	6,017	2	0	17838 85TH PL NE
2	1	513000	0180	10/01/13	\$351,500	\$365,000	1,810	8	1964	4	10,364	0	0	8305 NE 183RD ST
2	1	370950	0120	09/23/11	\$361,500	\$445,000	1,840	8	2003	3	6,974	0	0	8928 NE 176TH ST
2	1	072605	9061	12/27/13	\$420,000	\$421,000	1,890	8	1958	3	26,187	0	0	17823 88TH AVE NE

## Improved Sales Used in this Physical Inspection Analysis

### Area 038 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	1	955760	0100	04/22/11	\$353,000	\$435,000	1,950	8	2003	3	5,836	0	0	8926 NE 178TH ST
2	1	012604	9117	07/09/12	\$470,000	\$559,000	2,000	8	2011	3	31,500	0	0	18522 82ND AVE NE
2	1	012604	9215	05/19/11	\$355,000	\$438,000	2,060	8	1984	3	40,600	0	0	8035 NE 205TH ST
2	1	029373	0030	04/28/13	\$466,750	\$515,000	2,100	8	1998	3	10,078	0	0	9423 NE 175TH ST
2	1	072605	9288	11/01/12	\$361,000	\$419,000	2,120	8	1956	4	20,499	0	0	8639 NE 180TH ST
2	1	942790	0110	08/17/12	\$380,100	\$449,000	2,130	8	2003	3	5,911	0	0	18020 81ST AVE NE
2	1	012604	9051	10/21/13	\$440,000	\$454,000	2,140	8	2004	3	5,741	2	0	18904 82ND AVE NE
2	1	108865	0040	07/26/11	\$310,000	\$383,000	2,180	8	2006	3	4,507	0	0	19817 82ND PL NE
2	1	108865	0220	08/15/13	\$440,000	\$467,000	2,180	8	2006	3	4,497	0	0	19834 83RD PL NE
2	1	856495	0550	12/06/13	\$435,000	\$440,000	2,180	8	2004	3	4,045	0	0	8500 NE 202ND WAY
2	1	108865	0220	07/07/11	\$317,500	\$467,000	2,180	8	2006	3	4,497	0	0	19834 83RD PL NE
2	1	072605	9363	10/04/13	\$379,000	\$394,000	2,180	8	1964	3	17,200	0	0	17516 92ND AVE NE
2	1	856495	0590	04/20/12	\$316,000	\$381,000	2,180	8	2003	3	5,204	0	0	20220 84TH PL NE
2	1	856495	0370	07/29/13	\$470,000	\$501,000	2,280	8	2004	3	7,516	0	0	8603 NE 201ST PL
2	1	029373	0060	11/05/13	\$513,000	\$526,000	2,300	8	1998	3	9,950	0	0	9412 NE 174TH PL
2	1	856495	0360	08/01/13	\$498,500	\$532,000	2,300	8	2004	3	4,945	0	0	8541 NE 201ST PL
2	1	926927	0060	05/04/11	\$315,000	\$389,000	2,320	8	1995	3	8,219	2	0	8518 NE 176TH ST
2	1	108865	0260	10/12/11	\$316,500	\$390,000	2,330	8	2005	3	4,722	0	0	19732 83RD PL NE
2	1	955760	0010	11/08/11	\$380,000	\$467,000	2,370	8	2002	3	5,949	0	0	8806 NE 178TH ST
2	1	393850	0020	06/27/13	\$415,000	\$448,000	2,380	8	1999	3	5,060	0	0	18925 81ST AVE NE
2	1	108865	0030	05/22/13	\$465,000	\$508,000	2,420	8	2006	3	4,507	0	0	19813 82ND PL NE
2	1	108865	0390	11/14/12	\$378,000	\$438,000	2,420	8	2004	3	5,509	0	0	19726 82ND PL NE
2	1	108865	0390	03/03/11	\$330,000	\$438,000	2,420	8	2004	3	5,509	0	0	19726 82ND PL NE
2	1	856495	0210	10/14/13	\$500,000	\$518,000	2,450	8	2003	3	4,774	0	0	8524 NE 201ST PL
2	1	856495	0580	04/22/11	\$417,000	\$514,000	2,470	8	2003	3	6,100	0	0	20214 84TH PL NE
2	1	770202	0070	11/28/11	\$390,000	\$478,000	2,520	8	2003	3	5,328	0	0	8039 NE 182ND PL
2	1	012604	9240	12/31/12	\$409,000	\$468,000	2,550	8	2011	3	4,506	0	0	20224 81ST PL NE
2	1	012604	9240	08/03/11	\$379,950	\$468,000	2,550	8	2011	3	4,506	0	0	20224 81ST PL NE
2	1	370950	0111	11/22/11	\$397,000	\$487,000	2,600	8	2007	3	6,445	0	0	8912 NE 176TH ST
2	1	108865	0270	02/21/13	\$455,000	\$540,000	2,710	8	2005	3	5,596	0	0	19726 83RD PL NE
2	1	108865	0270	02/07/11	\$439,000	\$540,000	2,710	8	2005	3	5,596	0	0	19726 83RD PL NE



## Improved Sales Used in this Physical Inspection Analysis

### Area 038 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	1	955890	0170	05/31/12	\$365,000	\$437,000	2,760	8	2003	3	7,432	0	0	17512 88TH AVE NE
2	1	370950	0110	06/26/12	\$435,000	\$519,000	2,770	8	1995	3	9,913	0	0	8920 NE 176TH ST
2	1	856495	0040	04/29/13	\$436,500	\$481,000	2,810	8	2003	3	4,101	0	0	20129 84TH PL NE
2	1	856495	0540	03/27/13	\$450,000	\$502,000	2,810	8	2004	3	4,800	0	0	8506 NE 202ND WAY
2	1	856495	0330	02/12/13	\$449,000	\$507,000	2,830	8	2004	3	4,800	0	0	8523 NE 201ST ST
2	1	108865	0490	07/02/12	\$452,000	\$539,000	2,844	8	2005	3	5,039	0	0	8238 NE 198TH ST
2	1	926927	0130	11/25/13	\$590,000	\$600,000	3,350	8	1994	5	9,999	0	0	8539 NE 176TH ST
2	1	770201	0080	10/21/13	\$481,000	\$496,000	2,500	9	2001	3	4,874	0	0	7923 NE 182ND PL
2	1	770201	0060	01/09/12	\$330,500	\$404,000	2,500	9	2001	3	4,910	0	0	7911 NE 182ND PL
2	1	920255	0150	11/13/11	\$443,000	\$544,000	2,650	9	2000	3	7,080	0	0	20307 86TH PL NE
2	1	418830	0160	12/07/12	\$550,000	\$633,000	2,710	9	2012	3	7,415	0	0	20230 86TH PL NE
2	1	012604	9249	08/16/13	\$475,000	\$503,000	2,730	9	2006	3	5,883	0	0	19020 81ST AVE NE
2	1	929550	0120	09/26/13	\$555,000	\$578,000	2,790	9	2000	3	7,200	0	0	19209 85TH AVE NE
2	1	418830	0090	08/20/13	\$604,000	\$639,000	2,810	9	2012	3	4,674	0	0	20229 86TH PL NE
2	1	418830	0090	06/20/12	\$565,000	\$639,000	2,810	9	2012	3	4,674	0	0	20229 86TH PL NE
2	1	062605	9127	04/06/12	\$549,000	\$664,000	2,830	9	2010	3	5,831	0	0	20200 86TH PL NE
2	1	418830	0110	12/12/11	\$560,000	\$686,000	2,830	9	2011	3	5,613	0	0	20217 86TH PL NE
2	1	418830	0120	10/27/11	\$580,000	\$713,000	2,830	9	2011	3	8,414	0	0	20211 86TH PL NE
2	1	062605	9367	01/03/12	\$539,000	\$659,000	2,840	9	2010	3	5,228	0	0	20206 86TH PL NE
2	1	418830	0190	12/10/12	\$569,000	\$654,000	2,850	9	2012	3	6,957	0	0	20278 86TH PL NE
2	1	418830	0180	01/25/12	\$579,000	\$707,000	2,870	9	2012	3	7,288	0	0	20244 86TH PL NE
2	1	418830	0100	10/02/12	\$565,000	\$660,000	2,890	9	2012	3	4,556	0	0	20223 86TH PL NE
2	1	868210	0040	07/02/13	\$574,926	\$620,000	2,940	9	2012	3	4,289	0	0	8638 NE 177TH PL
2	1	868210	0060	05/28/13	\$572,022	\$624,000	2,940	9	2012	3	4,946	0	0	8654 NE 177TH PL
2	1	868210	0010	05/10/13	\$550,000	\$604,000	2,970	9	2012	3	5,140	0	0	17718 86TH AVE NE
2	1	062605	9366	03/02/12	\$559,000	\$679,000	3,000	9	2010	3	7,375	0	0	20212 86TH PL NE
2	1	868210	0020	07/02/13	\$562,656	\$606,000	3,010	9	2013	3	5,320	0	0	17726 86TH AVE NE
2	1	418830	0170	01/09/13	\$567,000	\$647,000	3,010	9	2012	3	5,390	0	0	20236 86TH PL NE
2	1	920255	0030	03/18/11	\$470,000	\$579,000	3,060	9	2000	3	8,532	0	0	20338 86TH PL NE
2	1	418830	0130	10/26/12	\$562,000	\$654,000	3,120	9	2012	3	5,694	0	0	20205 86TH PL NE
2	1	920255	0080	06/24/13	\$453,000	\$490,000	3,170	9	2001	3	9,561	0	0	20347 86TH PL NE

## Improved Sales Used in this Physical Inspection Analysis

### Area 038 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	1	418830	0140	01/30/12	\$592,000	\$722,000	3,210	9	2010	3	6,087	0	0	20218 86TH PL NE
2	1	012604	9238	09/18/13	\$531,000	\$556,000	3,330	9	2008	3	4,524	0	0	20219 81ST PL NE
2	1	418830	0150	08/14/12	\$609,000	\$720,000	3,340	9	2012	3	6,064	0	0	20224 86TH PL NE
2	1	418830	0010	08/08/11	\$609,000	\$752,000	3,400	9	2011	3	5,932	0	0	20277 86TH PL NE
2	1	544000	0060	05/22/12	\$785,000	\$942,000	3,820	9	2007	3	9,605	0	0	8511 NE 198TH ST
2	1	868210	0080	05/14/13	\$629,000	\$690,000	2,330	10	2012	3	5,133	0	0	8622 NE 177TH PL
2	1	501200	0050	12/12/11	\$770,000	\$944,000	2,780	10	2009	3	5,568	3	0	18949 84TH PL NE
2	1	501200	0030	08/29/11	\$759,000	\$936,000	2,820	10	2008	3	6,799	3	0	18961 84TH PL NE
2	1	501200	0070	03/19/13	\$606,950	\$678,000	2,860	10	2012	3	6,954	2	0	18937 84TH PL NE
2	1	182238	0050	06/15/11	\$549,950	\$679,000	2,880	10	2006	3	6,461	0	0	20207 83RD PL NE
2	1	501200	0080	11/26/12	\$600,000	\$693,000	2,960	10	2012	3	7,680	2	0	18931 84TH PL NE
2	1	501200	0100	06/17/13	\$699,950	\$758,000	2,990	10	2012	3	6,682	2	0	18919 84TH PL NE
2	1	501200	0150	10/26/12	\$675,950	\$786,000	3,040	10	2012	3	9,959	0	0	18942 84TH PL NE
2	1	929510	0310	07/05/11	\$480,000	\$593,000	3,050	10	2004	3	5,496	0	0	18726 82ND AVE NE
2	1	072605	9481	02/13/13	\$696,450	\$786,000	3,070	10	2007	3	12,379	0	0	17518 86TH AVE NE
2	1	501200	0040	11/14/11	\$770,000	\$946,000	3,080	10	2009	3	6,277	3	0	18955 84TH PL NE
2	1	501200	0060	04/22/13	\$842,622	\$931,000	3,210	10	2012	3	6,827	3	0	18943 84TH PL NE
2	1	929510	0010	07/16/12	\$612,000	\$728,000	3,260	10	2004	3	14,706	4	0	8219 NE 187TH ST
2	1	501200	0160	06/27/11	\$680,000	\$840,000	3,390	10	2009	3	9,056	0	0	18948 84TH PL NE
2	1	501200	0170	02/28/12	\$675,000	\$821,000	3,430	10	2009	3	9,147	0	0	18954 84TH PL NE
2	1	072605	9018	03/09/11	\$610,000	\$751,000	3,470	10	2003	3	7,879	0	0	17655 86TH AVE NE
2	1	758700	0010	01/14/11	\$665,000	\$816,000	3,530	10	2008	3	11,335	0	0	8451 NE 178TH ST
2	1	501200	0110	02/12/13	\$734,976	\$830,000	3,560	10	2012	3	9,416	0	0	18918 84TH PL NE
2	1	929510	0070	09/22/11	\$600,000	\$739,000	3,690	10	2004	3	7,802	2	0	8323 NE 187TH ST
2	1	929510	0180	05/03/13	\$662,500	\$730,000	3,740	10	2004	3	5,582	2	0	8320 NE 187TH ST
2	1	501200	0090	07/17/13	\$770,000	\$826,000	3,830	10	2012	3	7,148	0	0	18925 84TH PL NE
2	1	501200	0140	01/07/13	\$795,000	\$907,000	3,870	10	2012	3	9,971	0	0	18936 84TH PL NE
2	1	929510	0140	10/29/12	\$720,000	\$837,000	4,090	10	2004	3	6,982	5	0	8332 NE 187TH ST
3	0	096110	0105	09/24/12	\$267,000	\$313,000	1,470	6	1944	3	21,001	0	0	10607 NE 175TH ST
3	0	096110	0052	11/19/13	\$480,000	\$489,000	1,570	7	1957	4	19,873	2	9	11128 E RIVERSIDE DR
3	0	885400	0360	10/24/12	\$382,000	\$445,000	1,540	8	1978	3	10,151	2	0	16211 VALHALLA DR

## Improved Sales Used in this Physical Inspection Analysis

### Area 038 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	569050	0035	03/20/13	\$515,000	\$575,000	1,810	8	1987	4	49,222	0	0	16202 107TH AVE NE
3	0	885410	0250	10/19/12	\$385,000	\$449,000	1,820	8	1984	4	11,848	0	0	16121 VALHALLA DR
3	0	885410	0290	07/12/12	\$352,000	\$418,000	1,860	8	1985	4	12,292	0	0	9419 ODIN WAY
3	0	103610	0030	05/23/12	\$389,800	\$468,000	1,940	8	1993	4	8,475	0	0	11106 NE 157TH PL
3	0	885400	0300	12/16/13	\$454,000	\$457,000	1,990	8	1966	4	12,000	0	0	9433 VALHALLA WAY
3	0	885410	0390	01/19/11	\$338,000	\$415,000	2,150	8	2001	3	13,076	0	0	9211 ODIN WAY
3	0	755690	0100	06/10/11	\$420,000	\$518,000	2,170	8	1988	4	37,597	0	0	11004 NE 164TH PL
3	0	417860	0010	06/01/12	\$460,000	\$552,000	2,250	8	1994	4	19,163	0	0	11156 NE 160TH PL
3	0	885400	0070	11/29/12	\$494,000	\$570,000	2,400	8	1969	4	11,557	4	0	9406 VALHALLA WAY
3	0	620405	0130	09/28/11	\$415,500	\$511,000	2,400	8	2006	3	4,610	0	0	11159 NE 162ND ST
3	0	620410	0160	10/14/11	\$339,000	\$417,000	2,440	8	1988	2	8,654	0	0	10927 NE 157TH ST
3	0	096110	0048	04/19/11	\$710,000	\$876,000	2,560	8	1966	5	17,081	2	9	11216 E RIVERSIDE DR
3	0	103610	0140	05/17/11	\$418,000	\$516,000	2,610	8	1994	4	29,390	0	0	15942 111TH AVE NE
3	0	620410	0060	01/03/13	\$388,500	\$443,000	2,620	8	1987	3	8,653	0	0	15612 111TH AVE NE
3	0	620405	0140	07/20/12	\$413,500	\$491,000	2,640	8	2006	3	6,557	0	0	11163 NE 162ND ST
3	0	620410	0100	03/03/11	\$437,500	\$538,000	2,670	8	1989	4	10,235	0	0	15609 111TH AVE NE
3	0	734050	0140	10/10/13	\$427,928	\$444,000	2,760	8	2000	3	6,534	0	0	10603 NE 173RD PL
3	0	885410	0090	01/12/11	\$544,500	\$668,000	1,670	9	1969	4	14,827	2	0	9330 ODIN WAY
3	0	885410	0120	11/12/13	\$620,000	\$634,000	1,840	9	1985	4	15,108	2	0	9300 ODIN WAY
3	0	885410	0080	10/29/12	\$600,000	\$697,000	1,940	9	2012	3	12,993	4	0	9340 ODIN WAY
3	0	320490	0040	02/22/13	\$528,275	\$594,000	2,400	9	2001	4	10,973	0	0	17127 109TH PL NE
3	0	417860	0080	04/10/13	\$737,000	\$817,000	2,620	9	1994	4	30,859	0	0	11103 NE 160TH PL
3	0	417860	0050	06/14/11	\$360,000	\$445,000	2,720	9	1993	3	12,523	0	0	11120 NE 160TH PL
3	0	417860	0020	07/20/11	\$550,000	\$679,000	2,780	9	1991	4	19,137	0	0	11146 NE 160TH PL
3	0	443400	0080	06/20/12	\$435,000	\$519,000	2,810	9	1999	3	9,636	0	0	17125 111TH AVE NE
3	0	734050	0280	07/05/12	\$510,000	\$608,000	2,940	9	2000	3	7,070	0	0	10622 NE 173RD PL
3	0	755690	0040	08/19/13	\$630,000	\$667,000	2,870	10	1989	3	19,868	0	0	16306 110TH AVE NE
3	0	755690	0050	06/05/12	\$639,000	\$765,000	3,220	10	1989	4	35,438	0	0	16314 110TH AVE NE
3	0	569050	0010	12/12/13	\$700,000	\$706,000	3,237	10	1988	3	42,900	4	0	16301 107TH AVE NE
3	2	563150	0875	12/27/13	\$306,000	\$307,000	1,020	7	1959	4	13,318	0	0	16416 SIMONDS RD NE
3	2	188700	0090	10/21/13	\$387,000	\$399,000	1,290	7	1969	4	14,100	0	0	8817 NE 161ST PL

## Improved Sales Used in this Physical Inspection Analysis

### Area 038 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	2	357860	0178	03/13/13	\$439,500	\$492,000	1,310	7	2013	3	10,800	0	0	8629 NE 157TH ST
3	2	357860	0185	05/27/11	\$474,000	\$585,000	1,740	7	1958	4	54,247	0	0	15722 SIMONDS RD NE
3	2	176280	0020	06/25/13	\$446,000	\$482,000	1,810	8	2004	4	2,470	4	0	8321 NE 163RD PL
3	2	176280	0070	06/12/12	\$320,000	\$383,000	1,910	8	2002	3	3,047	0	0	8233 NE 163RD PL
3	2	563050	0012	07/05/11	\$432,000	\$533,000	1,950	8	2004	3	21,037	0	0	14704 SIMONDS RD NE
3	2	664102	0100	11/06/12	\$419,000	\$486,000	2,020	8	1996	4	7,066	0	0	9010 NE 160TH PL
3	2	664102	0130	02/07/12	\$385,000	\$469,000	2,240	8	1996	4	8,120	0	0	9030 NE 160TH PL
3	2	020050	0110	05/26/12	\$450,000	\$540,000	2,350	8	1988	4	8,832	0	0	15002 91ST PL NE
3	2	664102	0200	07/30/13	\$525,000	\$560,000	2,420	8	1996	4	6,168	0	0	9009 NE 160TH PL
3	2	357860	0195	07/18/12	\$586,500	\$697,000	2,580	8	1993	4	24,394	0	0	15917 88TH AVE NE
3	2	698050	0060	07/21/11	\$530,000	\$654,000	2,660	8	2011	3	5,047	0	0	8308 NE 163RD PL
3	2	698050	0050	10/14/11	\$485,000	\$597,000	2,700	8	2011	3	4,819	0	0	8306 NE 163RD PL
3	2	357860	0050	09/28/12	\$536,000	\$628,000	3,280	8	2012	3	28,188	0	0	15746 SIMONDS RD NE
3	2	609860	0040	06/21/11	\$505,000	\$623,000	3,520	8	2002	3	11,594	0	0	8809 NE 163RD ST
3	2	357860	0030	08/18/11	\$487,410	\$601,000	3,640	8	2003	3	7,330	0	0	16104 84TH AVE NE
3	2	020050	0120	11/01/13	\$455,000	\$467,000	1,500	9	1988	3	9,094	0	0	15008 91ST PL NE
3	2	020052	0180	06/19/13	\$415,000	\$450,000	1,800	9	1991	4	8,040	0	0	8909 NE 151ST PL
3	2	020050	0250	10/04/12	\$460,000	\$538,000	1,930	9	1989	4	6,346	0	0	15001 92ND PL NE
3	2	020051	0150	02/14/13	\$435,000	\$491,000	2,230	9	1989	3	6,782	0	0	15601 93RD CT NE
3	2	020052	0070	09/08/13	\$530,000	\$557,000	2,270	9	1991	4	7,237	0	0	15123 91ST PL NE
3	2	020050	0670	03/07/13	\$410,800	\$461,000	2,340	9	1989	3	8,111	0	0	9132 NE 151ST ST
3	2	020051	0410	06/23/11	\$498,000	\$615,000	2,360	9	1989	4	7,440	0	0	15209 92ND PL NE
3	2	020050	0290	09/19/11	\$460,000	\$567,000	2,430	9	1989	4	7,626	0	0	15020 92ND PL NE
3	2	020051	0020	07/15/13	\$530,000	\$569,000	2,470	9	1989	4	9,825	3	0	15408 93RD PL NE
3	2	020050	0560	06/11/13	\$460,000	\$500,000	2,510	9	1989	3	11,092	3	0	15314 93RD PL NE
3	2	020052	0210	04/07/11	\$470,000	\$580,000	2,530	9	1991	3	8,083	0	0	9005 NE 151ST PL
3	2	020051	0530	08/27/13	\$530,000	\$559,000	2,560	9	1989	4	7,696	0	0	15322 92ND PL NE
3	2	020051	0380	06/26/12	\$504,500	\$602,000	2,630	9	1989	4	9,041	0	0	15303 92ND PL NE
3	2	020050	0490	04/29/13	\$530,000	\$584,000	2,660	9	1989	3	8,873	5	0	15108 93RD PL NE
3	2	020050	0450	07/12/13	\$460,000	\$494,000	2,690	9	1988	3	9,870	3	0	15032 93RD PL NE
3	2	020051	0140	09/07/11	\$475,000	\$585,000	2,700	9	1989	3	9,327	0	0	15605 93RD CT NE

## Improved Sales Used in this Physical Inspection Analysis

### Area 038 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	2	020052	0230	11/03/11	\$485,000	\$596,000	2,750	9	1990	4	6,930	0	0	9017 NE 151ST PL
3	2	020052	0200	05/08/13	\$560,550	\$616,000	2,860	9	1991	4	8,717	0	0	8921 NE 151ST PL
3	2	020050	0300	06/17/11	\$475,000	\$587,000	3,040	9	1988	3	7,202	0	0	15026 92ND PL NE
3	2	664103	0110	06/20/11	\$518,500	\$640,000	3,140	9	2001	3	8,472	0	0	9119 NE 160TH PL
3	2	698050	0010	04/07/11	\$525,000	\$647,000	3,150	9	2011	3	5,705	0	0	8310 NE 163RD PL
3	2	857380	0050	05/13/13	\$620,000	\$680,000	3,260	9	2005	3	10,565	0	0	9021 NE 152ND PL
3	2	020050	0510	06/14/12	\$573,000	\$685,000	3,330	9	1989	4	10,913	3	0	15202 93RD PL NE
3	2	563050	0007	05/13/13	\$600,000	\$658,000	3,350	9	2012	3	11,961	0	0	14802 SIMONDS RD NE
3	2	609860	0010	08/06/12	\$655,000	\$775,000	3,790	9	2007	3	6,951	0	0	16204 88TH AVE NE
3	2	563450	0373	03/25/13	\$514,450	\$573,000	1,830	10	2007	3	6,051	0	0	16504 SIMONDS RD NE
3	3	620420	0590	10/26/11	\$307,500	\$378,000	1,180	7	1985	5	5,763	0	0	14521 104TH AVE NE
3	3	620420	0050	07/18/13	\$424,000	\$454,000	1,240	7	1985	5	8,237	0	0	14522 104TH AVE NE
3	3	620420	0570	05/13/13	\$395,000	\$434,000	1,260	7	1988	4	6,565	0	0	14603 104TH AVE NE
3	3	620420	0250	12/14/11	\$343,000	\$420,000	1,340	7	1984	4	8,631	3	0	14920 104TH AVE NE
3	3	620420	0550	06/17/13	\$429,950	\$466,000	1,340	7	1986	5	10,570	0	0	14617 104TH AVE NE
3	3	620420	0540	06/19/13	\$369,500	\$400,000	1,440	7	1987	4	6,282	0	0	14623 104TH AVE NE
3	3	620420	0010	12/11/12	\$355,000	\$408,000	1,460	7	1986	4	7,518	0	0	14502 104TH AVE NE
3	3	082605	9144	11/18/11	\$307,000	\$377,000	1,650	7	1973	3	58,914	0	0	16702 107TH PL NE
3	3	620420	0450	07/25/12	\$386,500	\$459,000	1,760	7	1988	4	8,456	0	0	14815 104TH AVE NE
3	3	620420	0280	04/28/11	\$343,750	\$424,000	1,770	7	1984	4	9,889	0	0	14944 104TH AVE NE
3	3	620420	0320	09/25/12	\$370,000	\$434,000	1,890	7	1984	4	14,442	0	0	15015 104TH AVE NE
3	3	620420	0180	06/12/12	\$372,777	\$446,000	1,920	7	1989	4	8,223	0	0	14808 104TH AVE NE
3	3	620420	0190	03/29/12	\$355,000	\$429,000	1,970	7	1992	3	6,195	0	0	14816 104TH AVE NE
3	3	620420	0140	05/22/12	\$393,000	\$472,000	2,110	7	1988	5	6,364	0	0	14710 104TH AVE NE
3	3	082605	9264	03/27/12	\$650,000	\$787,000	2,280	8	1994	4	83,185	0	0	16611 107TH PL NE
3	3	172605	9023	08/29/13	\$805,000	\$849,000	2,640	8	1996	4	179,680	0	0	15912 104TH AVE NE
3	3	082605	9323	02/22/13	\$529,300	\$596,000	2,880	8	1999	3	32,371	0	0	16700 107TH PL NE
3	3	172605	9092	03/21/13	\$825,000	\$921,000	2,250	9	1990	4	162,914	0	0	15706 105TH AVE NE
3	3	689999	0080	03/02/12	\$532,500	\$647,000	2,540	9	1989	4	14,558	2	0	17210 105TH AVE NE
3	3	172605	9079	12/18/12	\$799,950	\$918,000	2,640	9	1967	5	38,745	4	0	16322 104TH AVE NE
3	3	082605	9175	02/13/13	\$655,000	\$739,000	3,460	9	2013	3	16,296	0	0	16522 107TH PL NE

## Improved Sales Used in this Physical Inspection Analysis

### Area 038 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	3	689999	0200	03/25/13	\$676,000	\$754,000	2,180	10	1990	4	12,327	2	0	17401 102ND AVE NE
3	3	569050	0127	10/11/11	\$702,000	\$864,000	2,770	10	1948	4	77,062	3	0	16215 104TH AVE NE
3	3	689999	0100	12/24/12	\$725,000	\$831,000	2,970	10	1987	4	13,594	2	0	17300 102ND AVE NE
3	3	172605	9136	10/29/12	\$1,100,000	\$1,278,000	3,060	11	2001	3	44,431	0	0	10611 NE 155TH PL
3	3	569050	0140	01/10/13	\$946,500	\$1,079,000	3,870	11	1999	3	21,020	4	0	16205 104TH AVE NE
3	4	108881	0190	04/10/13	\$508,800	\$564,000	2,620	8	1996	4	11,524	0	0	9802 NE 155TH ST
3	4	108880	0680	08/21/13	\$470,000	\$497,000	1,970	9	1995	3	18,590	0	0	10311 NE 156TH PL
3	4	108880	1190	08/10/12	\$585,000	\$692,000	2,230	9	1995	3	10,325	0	0	15211 103RD AVE NE
3	4	108880	0200	12/04/12	\$532,000	\$613,000	2,400	9	1990	3	9,971	0	0	15021 102ND AVE NE
3	4	108880	0660	02/22/12	\$535,000	\$651,000	2,400	9	1997	3	9,610	0	0	10203 NE 156TH PL
3	4	108880	0970	12/06/11	\$500,000	\$613,000	2,400	9	1991	3	9,660	0	0	15409 101ST PL NE
3	4	108880	0050	07/19/12	\$502,500	\$597,000	2,430	9	1994	3	9,600	0	0	10017 NE 153RD ST
3	4	108880	0310	07/12/11	\$600,000	\$741,000	2,520	9	1995	4	12,657	0	0	10405 NE 151ST PL
3	4	108880	0130	07/12/12	\$575,000	\$684,000	2,600	9	1990	3	9,600	0	0	15209 102ND AVE NE
3	4	108881	0240	04/18/12	\$555,840	\$671,000	2,650	9	1990	3	10,212	0	0	9917 NE 155TH ST
3	4	108880	0800	07/15/11	\$482,500	\$596,000	2,680	9	1992	4	10,211	0	0	10116 NE 155TH ST
3	4	108880	0950	03/30/11	\$524,900	\$647,000	2,720	9	1994	4	9,616	0	0	10015 NE 155TH ST
3	4	108881	0150	09/19/13	\$717,800	\$750,000	2,730	9	1990	4	9,619	0	0	15611 100TH PL NE
3	4	108880	0850	06/28/11	\$512,000	\$632,000	2,730	9	1991	3	12,261	0	0	15526 101ST PL NE
3	4	108881	0220	06/27/12	\$510,000	\$609,000	2,750	9	1993	4	9,600	0	0	9907 NE 155TH ST
3	4	108880	0630	06/08/11	\$475,000	\$587,000	2,830	9	1996	3	11,070	0	0	10314 NE 155TH PL
3	4	074550	0230	08/19/12	\$699,000	\$825,000	2,880	9	2009	3	10,230	0	0	15203 98TH CT NE
3	4	108880	0530	06/17/13	\$610,000	\$661,000	2,950	9	1992	3	11,446	0	0	10330 NE 153RD PL
3	4	108880	0770	04/15/13	\$698,950	\$774,000	3,040	9	1991	3	10,171	0	0	10212 NE 156TH PL
3	4	108880	0870	07/08/13	\$659,950	\$710,000	3,040	9	1991	3	11,067	0	0	15525 101ST PL NE
3	4	074550	0090	02/01/11	\$580,000	\$713,000	3,040	9	2009	3	9,677	0	0	9916 NE 151ST ST
3	4	108880	1370	07/19/11	\$540,000	\$667,000	3,070	9	1990	3	9,600	0	0	10128 NE 153RD ST
3	4	074550	0260	01/14/11	\$695,000	\$852,000	3,070	9	2011	3	13,988	2	0	15006 97TH CT NE
3	4	074550	0470	03/02/11	\$679,950	\$837,000	3,070	9	2011	3	9,957	2	0	15010 97TH AVE NE
3	4	108880	0540	04/30/12	\$575,000	\$693,000	3,080	9	1992	3	11,001	0	0	10328 NE 153RD PL
3	4	074552	0020	01/09/12	\$714,950	\$874,000	3,080	9	2012	3	10,596	0	0	14902 97TH AVE NE

## Improved Sales Used in this Physical Inspection Analysis

### Area 038 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	4	074552	0070	12/19/11	\$739,950	\$907,000	3,080	9	2012	3	9,731	2	0	14704 97TH AVE NE
3	4	074552	0090	02/26/12	\$727,795	\$885,000	3,080	9	2012	3	9,970	2	0	14608 97TH AVE NE
3	4	074552	0110	04/09/12	\$714,950	\$865,000	3,080	9	2012	3	10,629	2	0	14520 97TH AVE NE
3	4	074550	0250	01/04/11	\$634,950	\$778,000	3,090	9	2011	3	9,630	0	0	15113 98TH CT NE
3	4	108880	0840	03/25/12	\$579,950	\$703,000	3,100	9	1991	3	11,359	0	0	15524 101ST PL NE
3	4	108880	0320	07/08/13	\$614,950	\$662,000	3,230	9	1996	3	11,148	0	0	10409 NE 151ST PL
3	4	074552	0010	11/16/11	\$725,000	\$891,000	3,240	9	2011	3	10,514	2	0	14908 97TH AVE NE
3	4	074552	0040	11/15/11	\$719,950	\$884,000	3,240	9	2012	3	10,689	2	0	14806 97TH AVE NE
3	4	074552	0060	12/12/11	\$724,950	\$888,000	3,240	9	2012	3	10,668	2	0	14710 97TH AVE NE
3	4	074552	0080	12/18/11	\$729,950	\$894,000	3,240	9	2012	3	9,600	2	0	14614 97TH AVE NE
3	4	074552	0100	02/16/12	\$753,000	\$916,000	3,240	9	2012	3	10,541	0	0	14526 97TH AVE NE
3	4	074552	0140	05/02/12	\$679,950	\$819,000	3,240	9	2012	3	12,265	0	0	14607 97TH AVE NE
3	4	074551	0020	09/27/13	\$690,000	\$719,000	3,270	9	2011	3	9,613	0	0	14816 99TH PL NE
3	4	074551	0020	11/27/11	\$614,950	\$719,000	3,270	9	2011	3	9,613	0	0	14816 99TH PL NE
3	4	074551	0040	08/02/11	\$614,950	\$759,000	3,270	9	2011	3	9,609	0	0	14724 99TH PL NE
3	4	345800	0240	12/04/12	\$620,000	\$714,000	3,280	9	2012	3	9,146	0	0	15108 101ST PL NE
3	4	108882	0060	04/04/11	\$650,000	\$801,000	3,280	9	2000	3	9,632	0	0	15327 101ST PL NE
3	4	074550	0020	01/04/11	\$609,950	\$748,000	3,370	9	2009	3	9,652	0	0	15012 99TH PL NE
3	4	074552	0200	02/01/12	\$669,950	\$817,000	3,370	9	2011	3	9,680	0	0	14811 97TH AVE NE
3	4	108881	0050	07/06/11	\$485,000	\$598,000	3,370	9	1992	3	9,620	0	0	9914 NE 157TH ST
3	4	074550	0450	07/13/11	\$659,755	\$814,000	3,380	9	2011	3	13,024	0	0	15001 97TH CT NE
3	4	074551	0030	09/21/11	\$624,950	\$770,000	3,390	9	2011	3	9,601	0	0	14810 99TH PL NE
3	4	074551	0050	10/14/11	\$619,950	\$763,000	3,390	9	2011	3	9,603	0	0	14718 99TH PL NE
3	4	345800	0210	12/27/12	\$658,990	\$754,000	3,400	9	2012	3	9,797	0	0	15117 101ST PL NE
3	4	074551	0070	09/06/11	\$629,950	\$777,000	3,400	9	2011	3	10,151	0	0	14813 99TH PL NE
3	4	074551	0010	03/28/12	\$623,450	\$755,000	3,410	9	2011	3	9,692	0	0	14900 99TH PL NE
3	4	345800	0190	03/27/13	\$714,001	\$796,000	3,410	9	2013	3	9,679	0	0	10012 NE 151ST ST
3	4	345800	0300	06/22/13	\$775,990	\$839,000	3,410	9	2013	3	9,904	0	0	15105 101ST PL NE
3	4	108880	0510	03/25/13	\$495,500	\$552,000	3,450	9	1995	3	9,958	0	0	10320 NE 153RD PL
3	4	074550	0280	01/04/11	\$747,555	\$917,000	3,460	9	2011	3	9,645	2	0	15104 97TH CT NE
3	4	074550	0340	01/05/11	\$699,950	\$858,000	3,460	9	2011	3	9,887	2	0	15220 97TH CT NE



## Improved Sales Used in this Physical Inspection Analysis

### Area 038 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	4	074550	0460	04/14/11	\$705,000	\$870,000	3,460	9	2011	3	10,066	0	0	15004 97TH AVE NE
3	4	345800	0160	07/25/13	\$780,138	\$834,000	3,540	9	2013	3	10,046	0	0	10030 NE 151ST ST
3	4	345800	0180	04/25/13	\$716,726	\$791,000	3,540	9	2013	3	9,883	0	0	10018 NE 151ST ST
3	4	345800	0220	01/17/13	\$724,990	\$825,000	3,540	9	2013	3	9,950	0	0	15111 101ST PL NE
3	4	074553	0280	03/12/13	\$730,950	\$819,000	3,550	9	2013	3	10,201	0	0	14609 99TH AVE NE
3	4	074553	0400	01/25/13	\$759,950	\$863,000	3,560	9	2013	3	9,600	0	0	14610 98TH AVE NE
3	4	074553	0420	12/17/12	\$759,950	\$872,000	3,560	9	2012	3	10,144	0	0	14524 98TH AVE NE
3	4	074553	0080	07/09/13	\$697,950	\$751,000	3,580	9	2013	3	9,561	0	0	14502 97TH AVE NE
3	4	074553	0410	02/05/13	\$754,155	\$854,000	3,580	9	2013	3	9,771	0	0	14530 98TH AVE NE
3	4	074553	0430	06/25/13	\$835,950	\$904,000	3,580	9	2013	3	10,927	0	0	14518 98TH AVE NE
3	4	345800	0120	09/04/13	\$829,987	\$873,000	3,600	9	2013	3	9,954	0	0	15112 101ST AVE NE
3	4	345800	0150	07/30/13	\$827,211	\$882,000	3,600	9	2013	3	9,766	0	0	10036 NE 151ST ST
3	4	345800	0170	07/09/13	\$766,081	\$824,000	3,600	9	2013	3	9,938	0	0	10024 NE 151ST ST
3	4	345800	0200	01/29/13	\$680,252	\$771,000	3,600	9	2012	3	10,022	0	0	10006 NE 151ST DR
3	4	345800	0320	05/01/13	\$704,990	\$777,000	3,600	9	2013	3	9,676	0	0	10025 NE 151ST DR
3	4	074552	0190	10/18/11	\$685,000	\$843,000	3,610	9	2011	3	9,623	0	0	14805 97TH AVE NE
3	4	074550	0220	03/02/11	\$670,000	\$824,000	3,610	9	2011	3	10,657	0	0	15207 98TH CT NE
3	4	074552	0130	04/30/12	\$689,950	\$831,000	3,620	9	2012	3	12,271	0	0	14527 97TH AVE NE
3	4	074552	0160	01/30/12	\$689,950	\$841,000	3,620	9	2012	3	9,604	0	0	14619 97TH AVE NE
3	4	074552	0210	10/18/11	\$684,950	\$843,000	3,620	9	2011	3	9,648	0	0	14903 97TH AVE NE
3	4	074550	0210	03/02/11	\$674,950	\$830,000	3,620	9	2011	3	10,189	0	0	15211 98TH CT NE
3	4	074552	0030	11/27/11	\$734,950	\$902,000	3,640	9	2011	3	10,650	2	0	14808 97TH AVE NE
3	4	074552	0050	02/24/12	\$739,050	\$899,000	3,640	9	2012	3	10,679	2	0	14716 97TH AVE NE
3	4	074552	0170	04/23/12	\$694,950	\$838,000	3,660	9	2012	3	9,633	0	0	14705 97TH AVE NE
3	4	345800	0230	12/23/12	\$659,990	\$756,000	3,740	9	2012	3	9,709	0	0	15103 101ST PL NE
3	4	074553	0270	03/12/13	\$752,228	\$842,000	3,790	9	2013	3	10,232	0	0	14525 98TH AVE NE
3	4	074553	0290	02/01/13	\$720,950	\$817,000	3,790	9	2013	3	9,600	0	0	14615 98TH AVE NE
3	4	074552	0120	03/27/12	\$699,950	\$848,000	3,820	9	2012	3	10,490	0	0	14521 97TH AVE NE
3	4	074552	0150	01/27/12	\$700,000	\$854,000	3,820	9	2012	3	10,135	0	0	14613 97TH AVE NE
3	4	074552	0220	03/12/12	\$699,950	\$850,000	3,820	9	2012	3	11,329	0	0	14909 97TH AVE NE
4	0	956780	0475	10/09/13	\$225,000	\$233,000	970	6	1946	4	6,783	0	0	18919 103RD AVE NE

## Improved Sales Used in this Physical Inspection Analysis

### Area 038 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	0	034850	0010	09/07/12	\$165,000	\$194,000	1,010	6	1968	3	9,788	0	0	19610 100TH AVE NE
4	0	052605	9072	06/06/12	\$313,000	\$375,000	1,200	6	1931	5	13,240	0	0	19711 104TH AVE NE
4	0	525500	0040	12/23/13	\$330,000	\$331,000	940	7	1959	3	8,800	0	0	19006 107TH PL NE
4	0	152480	0010	10/01/13	\$285,000	\$296,000	960	7	1957	3	10,800	0	0	9715 NE 200TH ST
4	0	956880	0100	11/19/12	\$265,000	\$306,000	1,000	7	1938	4	9,000	0	0	18641 103RD AVE NE
4	0	377530	0010	02/27/12	\$209,000	\$254,000	1,010	7	1965	3	10,007	0	0	20005 95TH PL NE
4	0	572000	0090	08/23/13	\$379,000	\$401,000	1,050	7	1961	5	8,408	0	0	18815 89TH AVE NE
4	0	213800	0140	09/26/12	\$280,500	\$329,000	1,070	7	1962	3	8,120	0	0	18434 92ND AVE NE
4	0	377530	0080	06/18/13	\$355,000	\$384,000	1,090	7	1964	4	24,900	0	0	20101 95TH PL NE
4	0	213800	0160	05/30/12	\$328,000	\$393,000	1,090	7	1962	5	8,120	0	0	18422 92ND AVE NE
4	0	551860	0010	07/19/12	\$250,000	\$297,000	1,110	7	1960	3	12,519	0	0	19031 104TH AVE NE
4	0	572000	0320	02/23/12	\$170,000	\$206,000	1,110	7	1959	3	8,401	0	0	18513 89TH AVE NE
4	0	551960	0025	05/02/11	\$224,000	\$276,000	1,110	7	1947	4	10,421	0	0	10422 NE 187TH ST
4	0	062605	9315	05/24/13	\$279,000	\$305,000	1,120	7	1985	3	11,168	0	0	9708 NE 200TH ST
4	0	323522	0170	08/13/13	\$350,000	\$371,000	1,130	7	1976	4	10,013	0	0	10107 NE 204TH ST
4	0	323522	0100	12/19/12	\$307,000	\$352,000	1,130	7	1976	3	13,914	0	0	10134 NE 204TH ST
4	0	206190	0090	12/23/11	\$317,000	\$388,000	1,150	7	1968	4	10,374	0	0	10209 NE 198TH ST
4	0	379800	0175	11/08/13	\$346,000	\$354,000	1,160	7	1962	4	8,284	0	0	10418 NE 185TH ST
4	0	052605	9257	10/30/13	\$302,500	\$311,000	1,160	7	1970	3	12,980	0	0	20407 104TH AVE NE
4	0	102980	0180	08/26/13	\$280,000	\$296,000	1,190	7	1982	3	7,657	0	0	11220 NE 174TH ST
4	0	377530	0110	10/10/13	\$320,000	\$331,000	1,200	7	1965	4	9,600	0	0	9518 NE 201ST ST
4	0	323522	0090	02/23/13	\$309,950	\$348,000	1,200	7	1976	3	13,547	0	0	10126 NE 204TH ST
4	0	224800	0040	04/26/12	\$356,000	\$429,000	1,200	7	1959	5	7,943	0	0	9210 NE 183RD ST
4	0	072605	9344	12/11/12	\$330,000	\$379,000	1,220	7	1961	4	8,659	0	0	18129 94TH AVE NE
4	0	949210	0020	02/09/12	\$227,000	\$276,000	1,230	7	1967	3	8,000	0	0	19228 92ND AVE NE
4	0	052605	9069	05/31/13	\$321,003	\$350,000	1,230	7	1978	3	69,260	0	0	20218 103RD PL NE
4	0	052605	9141	06/07/11	\$276,000	\$340,000	1,240	7	1984	3	9,912	0	0	19900 104TH AVE NE
4	0	525510	0060	07/06/12	\$348,500	\$415,000	1,250	7	1961	4	9,000	0	0	19307 108TH AVE NE
4	0	956780	0420	10/20/11	\$280,000	\$345,000	1,260	7	1912	3	9,405	0	0	10120 NE 189TH ST
4	0	144400	0080	09/07/12	\$350,000	\$412,000	1,260	7	1978	4	11,574	0	0	9651 NE 201ST ST
4	0	551880	0040	07/09/11	\$387,000	\$478,000	1,260	7	1962	5	9,660	0	0	10716 NE 187TH ST

## Improved Sales Used in this Physical Inspection Analysis

### Area 038 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	0	572000	0350	10/26/12	\$234,000	\$272,000	1,290	7	1959	4	8,403	0	0	18607 89TH AVE NE
4	0	323521	0090	10/26/11	\$266,000	\$327,000	1,290	7	1973	3	10,765	0	0	20118 103RD PL NE
4	0	512890	0080	05/25/11	\$248,500	\$306,000	1,300	7	1983	3	11,189	0	0	9809 NE 202ND ST
4	0	062605	9275	06/20/12	\$210,000	\$250,000	1,340	7	1968	4	11,163	0	0	9710 NE 200TH ST
4	0	144400	0060	01/30/13	\$350,000	\$396,000	1,360	7	1978	4	8,165	0	0	9639 NE 201ST ST
4	0	052605	9183	05/01/12	\$260,000	\$313,000	1,370	7	1962	3	15,743	0	0	19115 104TH AVE NE
4	0	072605	9260	08/16/12	\$220,000	\$260,000	1,370	7	1953	3	15,357	0	0	9214 NE 180TH ST
4	0	144400	0110	03/27/13	\$390,000	\$434,000	1,380	7	1978	4	8,616	0	0	20130 98TH AVE NE
4	0	052605	9179	05/29/12	\$308,000	\$370,000	1,380	7	1993	4	6,671	0	0	19021 104TH AVE NE
4	0	928682	0010	02/15/11	\$236,000	\$290,000	1,385	7	1981	3	9,804	0	0	10014 NE 197TH ST
4	0	525540	0160	08/26/13	\$369,950	\$390,000	1,390	7	1978	4	8,500	0	0	20007 102ND PL NE
4	0	280680	0180	04/02/13	\$364,000	\$404,000	1,390	7	1977	4	7,382	0	0	9630 NE 204TH PL
4	0	572000	0490	01/04/13	\$250,500	\$286,000	1,390	7	1959	3	10,260	0	0	8811 NE 186TH PL
4	0	052605	9111	07/11/13	\$404,000	\$434,000	1,410	7	1953	4	13,509	0	0	19103 103RD AVE NE
4	0	377530	0020	03/22/13	\$312,500	\$349,000	1,410	7	1965	4	10,126	0	0	20011 95TH PL NE
4	0	280680	0340	01/08/13	\$325,000	\$371,000	1,410	7	1977	4	7,200	0	0	9907 NE 204TH PL
4	0	052605	9216	02/23/12	\$198,404	\$241,000	1,430	7	1948	3	11,000	0	0	19116 103RD AVE NE
4	0	949210	0110	01/26/11	\$262,000	\$322,000	1,440	7	1966	4	16,298	0	0	19216 93RD PL NE
4	0	605770	0130	08/02/11	\$285,000	\$352,000	1,470	7	1967	4	8,392	0	0	18115 108TH AVE NE
4	0	144400	0070	09/15/13	\$359,000	\$376,000	1,500	7	1978	3	8,498	0	0	9645 NE 201ST ST
4	0	213800	0020	08/19/11	\$250,000	\$308,000	1,510	7	1966	4	10,724	0	0	9309 NE 184TH PL
4	0	949210	0050	07/11/13	\$335,000	\$360,000	1,550	7	1965	4	9,306	0	0	9223 NE 193RD ST
4	0	525530	0120	09/16/13	\$362,000	\$379,000	1,570	7	1963	3	8,325	0	0	10505 NE 195TH ST
4	0	525500	0370	10/04/13	\$380,000	\$394,000	1,620	7	1959	4	9,000	0	0	19116 108TH AVE NE
4	0	605760	0050	11/17/11	\$285,000	\$350,000	1,630	7	1956	4	7,200	0	0	10603 SUNRISE DR
4	0	152480	0020	04/24/12	\$325,000	\$392,000	1,660	7	1968	4	11,039	0	0	9701 NE 200TH ST
4	0	512890	0160	12/23/13	\$376,000	\$378,000	1,670	7	1985	4	10,269	0	0	9937 NE 202ND ST
4	0	255750	0170	12/05/13	\$457,000	\$463,000	1,670	7	1965	4	34,512	0	0	19801 95TH AVE NE
4	0	052605	9258	06/11/12	\$245,000	\$293,000	1,680	7	1970	3	10,325	0	0	20401 104TH AVE NE
4	0	572000	0030	11/13/12	\$240,000	\$277,000	1,710	7	1960	3	8,508	0	0	8817 NE 190TH ST
4	0	173732	0230	03/10/11	\$339,000	\$418,000	1,730	7	1977	4	8,562	0	0	9053 NE 195TH ST

## Improved Sales Used in this Physical Inspection Analysis

### Area 038 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	0	956780	0476	09/16/13	\$378,000	\$396,000	1,730	7	1990	4	6,784	0	0	18927 103RD AVE NE
4	0	525570	0120	02/09/12	\$281,350	\$343,000	1,800	7	1969	3	8,350	0	0	20047 107TH AVE NE
4	0	525574	0010	03/08/11	\$309,900	\$382,000	1,810	7	1976	4	9,450	0	0	10401 NE 202ND PL
4	0	949210	0130	11/04/13	\$330,000	\$339,000	1,860	7	1955	4	10,463	0	0	9236 NE 193RD ST
4	0	062605	9188	02/18/11	\$335,100	\$412,000	1,920	7	1963	4	13,200	0	0	18630 92ND AVE NE
4	0	152480	0075	06/21/11	\$272,000	\$336,000	1,930	7	1968	4	12,315	0	0	9705 NE 198TH ST
4	0	525500	0210	02/15/13	\$349,000	\$394,000	1,950	7	1963	4	8,400	0	0	19104 106TH AVE NE
4	0	525530	0140	12/19/12	\$340,000	\$390,000	1,970	7	1961	4	8,325	0	0	10512 NE 194TH ST
4	0	525500	0400	01/22/11	\$275,000	\$337,000	1,990	7	1959	3	9,000	0	0	19022 108TH AVE NE
4	0	323522	0230	07/25/13	\$364,950	\$390,000	2,000	7	1976	3	10,600	0	0	10005 NE 204TH ST
4	0	173732	0410	06/26/13	\$315,000	\$340,000	2,100	7	1976	3	8,666	0	0	8802 NE 195TH ST
4	0	956880	0121	03/15/11	\$260,000	\$320,000	2,200	7	1987	4	12,334	0	0	10139 NE 187TH ST
4	0	525510	0180	12/21/11	\$315,000	\$386,000	2,370	7	1961	4	10,500	0	0	10424 NE 193RD ST
4	0	934380	0030	09/16/13	\$450,000	\$471,000	2,480	7	1978	4	13,051	0	0	10412 NE 190TH ST
4	0	928682	0040	03/08/12	\$275,000	\$334,000	2,700	7	1981	3	9,920	0	0	10038 NE 197TH ST
4	0	082605	9318	07/11/12	\$364,900	\$434,000	880	8	1978	5	18,293	0	0	10911 VALLEY VIEW RD
4	0	525680	0070	04/17/13	\$385,500	\$427,000	1,180	8	1982	4	8,400	0	0	10420 NE 200TH ST
4	0	769780	0040	02/17/11	\$316,000	\$388,000	1,220	8	1979	4	9,820	0	0	10435 NE 204TH PL
4	0	525571	0110	10/23/12	\$345,000	\$401,000	1,230	8	1976	4	8,940	0	0	20015 108TH AVE NE
4	0	525700	0100	06/04/12	\$400,000	\$479,000	1,230	8	1978	5	9,000	0	0	10516 NE 196TH ST
4	0	525571	0030	01/05/11	\$230,000	\$282,000	1,230	8	1976	3	14,600	0	0	20010 108TH AVE NE
4	0	812531	0090	06/11/13	\$405,000	\$440,000	1,240	8	1975	4	9,866	0	0	8901 NE 191ST PL
4	0	072605	9319	09/13/13	\$375,000	\$393,000	1,360	8	1960	3	14,025	2	0	9418 NE 181ST LN
4	0	956780	0250	10/08/13	\$360,000	\$374,000	1,390	8	1928	3	13,068	0	0	10116 NE 187TH ST
4	0	525573	0070	05/31/13	\$399,900	\$436,000	1,420	8	1975	4	9,500	0	0	20137 105TH AVE NE
4	0	173732	0080	05/20/13	\$434,950	\$476,000	1,460	8	1976	4	8,580	0	0	19302 89TH AVE NE
4	0	173732	0380	04/12/12	\$339,950	\$411,000	1,460	8	1976	4	8,744	0	0	8910 NE 195TH ST
4	0	525680	0110	12/09/11	\$255,500	\$313,000	1,500	8	1981	3	8,401	0	0	10405 NE 200TH ST
4	0	072605	9141	10/07/13	\$420,000	\$436,000	1,530	8	1994	4	26,936	0	0	18012 94TH AVE NE
4	0	255750	0160	06/25/13	\$527,500	\$570,000	1,550	8	1977	5	27,260	0	0	19807 95TH AVE NE
4	0	062605	9084	09/27/13	\$485,000	\$505,000	1,560	8	2010	3	19,660	0	0	9728 NE 200TH ST

## Improved Sales Used in this Physical Inspection Analysis

### Area 038 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	0	525550	0070	12/07/11	\$253,000	\$310,000	1,570	8	1966	4	8,000	0	0	10601 NE 197TH ST
4	0	525569	0090	09/13/12	\$359,950	\$422,000	1,580	8	1977	4	9,000	0	0	20225 107TH AVE NE
4	0	062605	9299	08/20/13	\$457,000	\$483,000	1,640	8	1973	4	23,522	0	0	18824 93RD AVE NE
4	0	525540	0120	02/17/11	\$325,000	\$400,000	1,670	8	1978	3	11,700	0	0	20028 102ND CT NE
4	0	525570	0150	03/16/11	\$330,000	\$407,000	1,680	8	1969	3	8,950	0	0	20034 106TH AVE NE
4	0	173731	0120	01/24/11	\$342,000	\$420,000	1,690	8	1976	4	11,750	0	0	19222 90TH AVE NE
4	0	052605	9276	05/14/13	\$435,000	\$477,000	1,710	8	1978	3	18,420	0	0	18914 ROSS RD
4	0	525560	0250	08/10/12	\$355,000	\$420,000	1,720	8	1967	4	10,700	0	0	19808 105TH PL NE
4	0	769780	0170	11/20/12	\$299,000	\$345,000	1,800	8	1979	3	9,314	0	0	10618 NE 204TH PL
4	0	525550	0100	03/07/11	\$355,000	\$437,000	1,810	8	1966	4	8,000	0	0	10701 NE 197TH ST
4	0	635890	0120	01/11/12	\$408,000	\$498,000	1,820	8	1968	3	53,578	0	0	9408 NE 188TH ST
4	0	769780	0190	08/24/11	\$340,000	\$419,000	1,860	8	1979	4	9,486	0	0	10602 NE 204TH PL
4	0	206190	0040	05/25/12	\$375,000	\$450,000	1,940	8	1988	3	9,305	0	0	10226 NE 197TH ST
4	0	525510	0100	10/26/11	\$252,000	\$309,000	1,970	8	1960	3	8,851	0	0	10620 NE 193RD ST
4	0	102980	0140	09/26/12	\$325,000	\$381,000	1,990	8	1984	3	9,232	2	9	17410 113TH AVE NE
4	0	062605	9169	02/21/13	\$433,000	\$487,000	2,180	8	1994	4	8,402	0	0	9818 NE 200TH ST
4	0	812531	0050	06/02/11	\$420,000	\$519,000	2,220	8	1975	4	9,945	0	0	8924 NE 191ST PL
4	0	744650	0060	01/23/12	\$425,000	\$519,000	2,230	8	2011	3	6,896	0	0	10803 NE 187TH ST
4	0	525540	0010	07/12/12	\$353,000	\$420,000	2,240	8	1978	4	8,347	2	0	10324 NE 200TH ST
4	0	525569	0080	07/03/12	\$410,000	\$489,000	2,340	8	1977	4	8,900	0	0	20235 108TH AVE NE
4	0	525550	0210	09/21/12	\$378,000	\$443,000	2,350	8	1966	4	8,560	0	0	10620 NE 197TH ST
4	0	062605	9368	12/27/13	\$522,000	\$523,000	2,400	8	2012	3	10,335	0	0	19607 97TH AVE NE
4	0	173732	0070	02/04/13	\$398,300	\$451,000	2,420	8	1976	3	8,690	0	0	19222 89TH AVE NE
4	0	744650	0020	07/13/12	\$444,925	\$529,000	2,420	8	2011	3	7,479	0	0	10808 NE 187TH ST
4	0	173731	0080	07/25/11	\$407,500	\$503,000	2,460	8	1975	4	11,563	0	0	19221 90TH PL NE
4	0	635890	0159	05/02/11	\$429,500	\$530,000	2,510	8	2005	3	9,961	0	0	18603 95TH AVE NE
4	0	072605	9396	07/11/13	\$450,000	\$484,000	2,520	8	1997	4	12,942	0	0	9316 NE 180TH ST
4	0	072605	9432	08/27/12	\$500,000	\$590,000	2,520	8	2003	3	19,650	0	0	18019 94TH AVE NE
4	0	052605	9309	12/10/12	\$482,500	\$554,000	2,542	8	2003	3	9,601	0	0	18906 ROSS RD
4	0	956780	0430	08/14/13	\$550,000	\$583,000	2,590	8	2013	3	7,194	0	0	10110 NE 189TH ST
4	0	744650	0030	01/03/12	\$474,000	\$579,000	2,590	8	2011	3	6,612	0	0	10816 NE 187TH ST



## Improved Sales Used in this Physical Inspection Analysis

### Area 038 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	0	062605	9327	09/23/13	\$507,000	\$529,000	2,640	8	1985	4	16,934	0	0	20015 97TH AVE NE
4	0	744650	0010	05/10/11	\$485,000	\$598,000	2,740	8	2010	3	9,210	0	0	10802 NE 187TH ST
4	0	062605	9334	09/06/12	\$535,000	\$630,000	3,190	8	2012	3	88,426	0	0	9433 NE 191ST ST
4	0	062605	9118	11/10/11	\$485,000	\$596,000	3,200	8	1947	4	45,302	0	0	9237 NE 191ST ST
4	0	173750	0070	07/25/12	\$490,000	\$582,000	2,180	9	1998	3	10,529	0	0	19606 92ND AVE NE
4	0	670580	0020	09/17/13	\$462,370	\$484,000	2,190	9	1989	3	11,016	0	0	9936 NE 197TH ST
4	0	339505	0070	11/02/12	\$380,000	\$441,000	2,270	9	1987	3	8,402	0	0	10327 NE 201ST PL
4	0	062605	9354	04/23/12	\$505,000	\$609,000	2,330	9	2002	3	10,164	0	0	20207 96TH AVE NE
4	0	173733	0090	12/02/13	\$529,000	\$536,000	2,380	9	1993	4	9,178	0	0	19640 88TH PL NE
4	0	613761	0180	12/09/12	\$439,200	\$505,000	2,470	9	1992	3	8,756	0	0	19621 109TH PL NE
4	0	052605	9310	01/30/13	\$489,000	\$554,000	2,550	9	2004	3	14,273	0	0	19105 103RD AVE NE
4	0	613761	0060	12/09/13	\$540,000	\$546,000	2,650	9	1989	3	10,133	2	0	11004 NE 197TH ST
4	0	173733	0190	08/05/13	\$530,000	\$564,000	2,650	9	1991	4	8,184	0	0	19615 89TH PL NE
4	0	062605	9355	04/08/11	\$526,000	\$649,000	2,650	9	2002	3	21,528	0	0	20211 96TH AVE NE
4	0	613761	0150	04/05/12	\$493,900	\$597,000	2,730	9	1996	4	7,697	2	0	19633 109TH PL NE
4	0	670580	0090	11/10/11	\$420,000	\$516,000	2,740	9	1989	3	10,057	0	0	19635 98TH AVE NE
4	0	173733	0330	02/07/13	\$499,900	\$565,000	2,750	9	1993	3	8,123	0	0	8812 NE 198TH ST
4	0	062605	9352	12/02/11	\$485,000	\$595,000	2,790	9	2002	3	10,655	0	0	9522 NE 191ST ST
4	0	173733	0040	05/05/11	\$370,000	\$456,000	2,830	9	1993	2	7,608	0	0	19641 88TH PL NE
4	0	173733	0130	07/29/13	\$540,000	\$576,000	2,910	9	1991	4	9,206	0	0	8825 NE 198TH ST
4	0	173733	0340	11/25/12	\$486,250	\$561,000	2,920	9	1993	3	10,498	0	0	8806 NE 198TH ST
4	0	613761	0040	02/10/12	\$416,000	\$507,000	2,950	9	1989	3	8,851	0	0	11014 NE 197TH ST
4	0	613761	0370	07/26/12	\$496,640	\$589,000	2,950	9	1989	4	8,771	2	0	19626 110TH PL NE
4	0	956780	0360	05/31/11	\$420,000	\$519,000	3,040	9	2000	3	6,717	0	0	10303 NE 190TH ST
4	0	062605	9359	08/27/13	\$608,750	\$643,000	3,060	9	2004	3	9,607	0	0	20407 96TH AVE NE
4	0	956780	0375	10/12/12	\$539,000	\$629,000	3,200	9	2007	3	6,622	0	0	10317 NE 190TH ST
4	0	613761	0340	01/04/12	\$489,000	\$598,000	3,960	9	1993	3	8,497	6	0	19614 110TH PL NE
4	0	785998	0020	08/02/13	\$695,000	\$740,000	3,510	10	2006	3	8,446	0	0	10306 NE 194TH ST
5	0	142890	0027	06/04/11	\$222,000	\$274,000	820	7	1970	3	19,250	0	0	20135 130TH AVE NE
5	0	062210	0108	07/01/13	\$270,000	\$291,000	940	7	1969	4	20,833	0	0	13300 NE 186TH ST
5	0	923845	0270	02/12/13	\$321,500	\$363,000	970	7	1969	3	9,516	0	0	19406 131ST AVE NE

## Improved Sales Used in this Physical Inspection Analysis

### Area 038 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	0	923845	0020	01/20/11	\$211,500	\$259,000	1,010	7	1968	3	9,692	0	0	13003 NE 192ND ST
5	0	923845	0250	07/12/11	\$226,000	\$279,000	1,030	7	1969	3	10,865	0	0	13114 NE 194TH ST
5	0	445070	0010	03/16/11	\$282,200	\$348,000	1,130	7	1976	3	9,673	0	0	13226 NE 186TH ST
5	0	814150	0090	09/01/11	\$478,000	\$589,000	1,210	7	1913	5	13,735	0	0	13525 NE 188TH PL
5	0	923845	0400	11/20/12	\$293,000	\$339,000	1,210	7	1968	3	9,600	0	0	19309 131ST AVE NE
5	0	923845	0230	07/15/13	\$315,000	\$338,000	1,240	7	1969	3	10,207	0	0	13111 NE 194TH ST
5	0	914430	0060	05/23/12	\$225,000	\$270,000	1,250	7	1969	4	9,786	0	0	18558 132ND PL NE
5	0	273863	0140	10/16/12	\$339,000	\$395,000	1,310	7	1968	3	15,281	0	0	20103 136TH AVE NE
5	0	923845	0360	09/01/11	\$215,000	\$265,000	1,310	7	1969	3	9,600	0	0	19409 131ST AVE NE
5	0	923845	0040	03/28/11	\$270,000	\$332,000	1,320	7	1968	3	9,652	0	0	13209 NE 192ND ST
5	0	807837	0010	05/29/12	\$361,375	\$434,000	1,320	7	1975	4	12,042	0	0	13422 NE 186TH ST
5	0	565101	0160	06/26/13	\$331,000	\$358,000	1,390	7	1988	3	5,868	0	0	12816 NE 200TH PL
5	0	142720	0080	09/14/12	\$337,000	\$396,000	1,520	7	1995	3	6,512	0	0	12907 NE 203RD CT
5	0	666241	0120	12/03/13	\$380,000	\$385,000	1,550	7	1977	3	9,600	0	0	19536 129TH CT NE
5	0	802965	0010	09/17/13	\$365,000	\$382,000	1,600	7	1999	3	2,930	0	0	18591 134TH PL NE
5	0	565100	0280	09/27/11	\$323,000	\$398,000	1,640	7	1987	3	5,193	0	0	20117 HOLLYHILLS DR NE
5	0	565100	0140	06/04/13	\$385,000	\$419,000	1,650	7	1987	4	4,838	0	0	20228 HOLLYHILLS DR NE
5	0	565101	0230	09/19/12	\$300,000	\$352,000	1,650	7	1989	3	4,045	0	0	12727 NE 200TH PL
5	0	802965	0060	02/07/11	\$269,500	\$331,000	1,670	7	1999	3	3,369	0	0	18541 134TH PL NE
5	0	565101	0040	11/18/13	\$345,000	\$351,000	1,700	7	1988	3	5,451	0	0	12812 NE 201ST PL
5	0	062210	0093	09/04/12	\$308,199	\$362,000	1,760	7	1978	4	19,712	0	0	19403 133RD CT NE
5	0	565100	0240	07/15/13	\$370,000	\$397,000	1,790	7	1987	3	4,000	0	0	20101 HOLLYHILLS DR NE
5	0	565100	0250	11/19/12	\$348,650	\$403,000	1,830	7	1987	3	4,200	0	0	20105 HOLLYHILLS DR NE
5	0	565101	0240	10/16/12	\$322,500	\$376,000	1,890	7	1988	3	3,600	0	0	12723 NE 200TH PL
5	0	565101	0210	11/16/11	\$368,000	\$452,000	2,030	7	1988	3	4,221	0	0	12811 NE 200TH PL
5	0	680460	0540	11/19/12	\$380,000	\$439,000	1,180	8	1980	4	9,451	0	0	18741 129TH CT NE
5	0	680460	0520	09/09/13	\$352,000	\$370,000	1,280	8	1981	3	10,095	0	0	18734 129TH CT NE
5	0	666241	0020	02/17/12	\$315,000	\$384,000	1,340	8	1977	3	10,123	0	0	19532 129TH PL NE
5	0	042605	9047	04/20/12	\$450,000	\$543,000	1,440	8	1977	3	29,525	0	0	13132 NE 187TH PL
5	0	424940	0300	05/29/13	\$330,500	\$360,000	1,480	8	1998	3	4,342	0	0	13212 NE 201ST CT
5	0	680460	0490	03/04/13	\$401,750	\$451,000	1,500	8	1980	3	9,656	0	0	18710 129TH CT NE

## Improved Sales Used in this Physical Inspection Analysis

### Area 038 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	0	062210	0041	02/19/13	\$260,000	\$293,000	1,650	8	1980	4	21,229	0	0	19020 136TH AVE NE
5	0	951651	0050	06/10/11	\$342,000	\$422,000	1,820	8	1977	3	9,452	0	0	13228 NE 190TH PL
5	0	680460	0900	05/28/13	\$430,000	\$469,000	1,840	8	1983	4	9,699	0	0	12829 NE 185TH CT
5	0	424940	0130	11/22/13	\$405,000	\$412,000	1,850	8	1998	3	6,170	0	0	13011 NE 200TH PL
5	0	680460	0170	09/08/11	\$291,500	\$359,000	1,850	8	1980	3	10,460	0	0	18310 129TH PL NE
5	0	271750	0120	12/11/12	\$390,000	\$448,000	1,910	8	1993	3	9,319	0	0	13006 NE 198TH PL
5	0	680460	0850	08/25/11	\$349,500	\$431,000	1,940	8	1980	3	9,712	0	0	12809 NE 185TH CT
5	0	680460	0610	10/04/12	\$320,000	\$374,000	1,950	8	1983	3	9,651	0	0	18800 129TH AVE NE
5	0	142890	0029	01/17/11	\$365,000	\$448,000	1,980	8	2011	3	4,851	0	0	12949 NE 203RD CT
5	0	142890	0030	02/16/11	\$365,000	\$449,000	1,980	8	2011	3	4,851	0	0	12941 NE 203RD CT
5	0	953200	0010	05/02/11	\$380,936	\$470,000	2,000	8	2011	3	3,837	0	0	12945 NE 198TH PL
5	0	953200	0560	12/04/12	\$409,950	\$472,000	2,050	8	2013	3	3,600	0	0	19729 129TH AVE NE
5	0	273860	0220	01/24/11	\$389,000	\$478,000	2,050	8	2005	3	4,876	0	0	13624 NE 202ND ST
5	0	814150	0020	04/14/12	\$385,000	\$465,000	2,060	8	1988	4	39,909	0	0	13538 NE 188TH PL
5	0	953200	0140	12/19/11	\$380,003	\$465,000	2,080	8	2011	3	3,367	0	0	12885 NE 197TH PL
5	0	953200	0190	12/02/11	\$413,025	\$507,000	2,080	8	2012	3	3,384	0	0	12855 NE 197TH PL
5	0	953200	0430	06/18/12	\$378,807	\$453,000	2,080	8	2012	3	3,325	0	0	12942 NE 198TH PL
5	0	953200	0120	02/23/12	\$377,950	\$460,000	2,090	8	2012	3	3,364	0	0	12909 NE 197TH PL
5	0	953200	0150	09/21/11	\$379,970	\$468,000	2,090	8	2011	3	3,368	0	0	12879 NE 197TH PL
5	0	953200	0160	03/31/11	\$379,950	\$468,000	2,090	8	2011	3	3,369	0	0	12873 NE 197TH PL
5	0	953200	0330	03/18/11	\$379,950	\$468,000	2,090	8	2011	3	3,346	0	0	12878 NE 198TH PL
5	0	953200	0460	05/01/13	\$435,000	\$480,000	2,090	8	2011	3	3,376	0	0	12877 NE 198TH PL
5	0	953200	0460	06/30/11	\$388,912	\$480,000	2,090	8	2011	3	3,376	0	0	12877 NE 198TH PL
5	0	953200	0530	04/30/12	\$370,777	\$446,000	2,090	8	2012	3	3,365	0	0	12876 NE 197TH PL
5	0	271750	0100	05/27/11	\$374,900	\$463,000	2,100	8	1993	4	7,349	0	0	13031 NE 198TH CT
5	0	953200	0400	09/21/11	\$387,468	\$477,000	2,110	8	2011	3	3,743	0	0	12924 NE 198TH PL
5	0	273860	0130	11/07/13	\$499,000	\$511,000	2,170	8	2004	3	3,298	0	0	20116 137TH AVE NE
5	0	953200	0040	11/05/13	\$478,500	\$491,000	2,190	8	2011	3	4,075	0	0	12919 NE 198TH PL
5	0	953200	0040	04/21/11	\$420,768	\$491,000	2,190	8	2011	3	4,075	0	0	12919 NE 198TH PL
5	0	953200	0100	03/06/12	\$388,068	\$471,000	2,190	8	2012	3	3,781	0	0	12921 NE 197TH PL
5	0	952730	0100	09/13/11	\$375,000	\$462,000	2,190	8	2004	3	4,106	0	0	20333 128TH PL NE

## Improved Sales Used in this Physical Inspection Analysis

### Area 038 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	0	952731	0010	10/18/12	\$402,500	\$469,000	2,200	8	2004	3	3,816	0	0	12955 NE 204TH PL
5	0	953200	0030	05/01/12	\$400,000	\$482,000	2,200	8	2008	3	4,100	0	0	12925 NE 198TH PL
5	0	273861	0110	11/26/12	\$400,000	\$461,000	2,200	8	2003	3	3,352	0	0	13630 NE 203RD ST
5	0	953200	0320	12/16/11	\$388,755	\$476,000	2,200	8	2011	3	3,764	0	0	12872 NE 198TH ST
5	0	952731	0200	09/12/12	\$400,000	\$470,000	2,200	8	2005	3	3,800	0	0	12938 NE 204TH PL
5	0	953200	0130	04/12/12	\$397,865	\$481,000	2,210	8	2012	3	3,365	0	0	12903 NE 197TH PL
5	0	953200	0440	07/06/12	\$382,441	\$456,000	2,210	8	2012	3	3,919	0	0	12948 NE 198TH PL
5	0	953200	0470	07/10/12	\$385,158	\$459,000	2,210	8	2012	3	3,376	0	0	12871 NE 198TH PL
5	0	953200	0510	07/20/12	\$446,948	\$531,000	2,210	8	2012	3	3,656	0	0	12864 NE 197TH PL
5	0	953200	0520	04/12/12	\$395,475	\$478,000	2,210	8	2012	3	3,353	0	0	12870 NE 197TH PL
5	0	273860	0060	10/09/12	\$442,000	\$516,000	2,240	8	2004	3	4,057	0	0	20135 137TH AVE NE
5	0	142890	0080	10/15/12	\$419,950	\$489,000	2,250	8	2012	3	6,364	0	0	19709 130TH AVE NE
5	0	020770	0100	10/29/12	\$380,000	\$441,000	2,260	8	2007	3	5,752	0	0	12852 NE 200TH PL
5	0	020770	0010	08/17/12	\$392,000	\$463,000	2,260	8	2007	3	4,087	0	0	12929 NE 200TH PL
5	0	182236	0010	02/06/12	\$380,000	\$463,000	2,270	8	2003	3	5,569	0	0	13205 NE 202ND CT
5	0	247540	0110	03/21/13	\$459,500	\$513,000	2,280	8	2001	3	10,258	0	0	18115 129TH PL NE
5	0	247540	0150	09/18/12	\$390,000	\$458,000	2,280	8	2002	3	6,067	0	0	18121 129TH PL NE
5	0	273860	0110	12/03/13	\$595,000	\$602,000	2,290	8	2003	3	4,105	0	0	20108 137TH AVE NE
5	0	273861	0080	08/09/12	\$425,000	\$503,000	2,320	8	2004	3	4,561	0	0	13670 NE 203RD ST
5	0	803050	0020	07/02/12	\$415,000	\$495,000	2,360	8	2003	3	4,000	0	0	12971 NE 201ST WAY
5	0	953200	0220	04/21/11	\$425,000	\$524,000	2,360	8	2010	3	3,986	0	0	19719 128TH PL NE
5	0	424940	0080	03/17/11	\$308,000	\$379,000	2,390	8	1992	4	16,833	0	0	19918 130TH AVE NE
5	0	020770	0170	03/06/12	\$450,000	\$547,000	2,430	8	2007	3	5,549	0	0	12904 NE 200TH PL
5	0	952731	0020	09/05/13	\$416,000	\$438,000	2,440	8	2004	3	3,634	0	0	12947 NE 204TH PL
5	0	952731	0030	10/10/11	\$388,000	\$478,000	2,440	8	2004	3	3,635	0	0	12939 NE 204TH PL
5	0	952730	0030	12/02/13	\$450,000	\$456,000	2,450	8	2004	3	4,129	0	0	12954 NE 203RD ST
5	0	020770	0130	10/29/13	\$502,000	\$516,000	2,450	8	2007	3	4,245	0	0	12870 NE 200TH PL
5	0	952730	0080	02/17/12	\$357,200	\$435,000	2,450	8	2004	3	3,742	0	0	12918 NE 203RD ST
5	0	273861	0090	11/25/11	\$375,911	\$461,000	2,450	8	2004	3	4,493	0	0	13660 NE 203RD ST
5	0	953200	0230	02/07/11	\$426,960	\$525,000	2,500	8	2010	3	3,979	0	0	19725 128TH PL NE
5	0	953200	0250	06/09/11	\$434,950	\$537,000	2,500	8	2010	3	3,971	0	0	19737 NE 128TH PL

## Improved Sales Used in this Physical Inspection Analysis

### Area 038 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	0	953200	0550	01/15/13	\$470,000	\$535,000	2,520	8	2011	3	3,600	0	0	19723 129TH AVE NE
5	0	953200	0550	07/18/11	\$435,000	\$535,000	2,520	8	2011	3	3,600	0	0	19723 129TH AVE NE
5	0	247540	0120	08/22/11	\$393,500	\$485,000	2,530	8	2001	3	8,116	0	0	12911 NE 182ND PL
5	0	182236	0030	10/04/13	\$542,000	\$563,000	2,570	8	2003	3	6,001	0	0	13235 NE 202ND CT
5	0	814150	0050	09/19/12	\$515,000	\$604,000	2,570	8	1987	4	50,965	0	0	13516 NE 188TH PL
5	0	247540	0100	10/25/12	\$520,000	\$605,000	2,630	8	2002	3	8,264	0	0	18109 129TH PL NE
5	0	142890	0124	12/03/12	\$484,000	\$557,000	2,710	8	2012	3	6,764	0	0	19703 130TH AVE NE
5	0	142890	0125	07/25/12	\$495,000	\$588,000	2,850	8	2012	3	5,944	0	0	12927 NE 129TH PL
5	0	142890	0126	07/26/12	\$484,950	\$575,000	2,850	8	2012	3	5,664	0	0	12926 NE 197TH PL
5	0	785996	0210	08/25/13	\$569,950	\$602,000	3,000	8	2005	3	6,060	0	0	13072 NE 186TH ST
5	0	953200	0080	08/09/12	\$480,000	\$568,000	3,060	8	2010	3	5,096	0	0	12914 NE 197TH PL
5	0	952731	0190	08/15/11	\$470,000	\$580,000	3,090	8	2004	3	6,916	0	0	12934 NE 204TH PL
5	0	020035	0070	07/16/12	\$465,000	\$553,000	1,860	9	2004	3	5,569	0	0	18960 131ST PL NE
5	0	883535	0240	07/08/11	\$340,000	\$420,000	1,990	9	1992	3	8,249	0	0	13002 NE 197TH PL
5	0	062210	0073	12/18/13	\$604,750	\$609,000	2,140	9	1980	4	61,182	0	0	13423 NE 193RD PL
5	0	273864	0430	08/20/12	\$429,000	\$507,000	2,200	9	2007	3	3,408	0	0	20456 134TH AVE NE
5	0	144630	0410	05/30/13	\$530,000	\$578,000	2,340	9	1989	3	8,994	0	0	20221 130TH CT NE
5	0	273864	0360	03/23/12	\$475,000	\$576,000	2,420	9	2007	3	3,600	0	0	20228 134TH AVE NE
5	0	144630	0170	08/07/13	\$500,000	\$532,000	2,450	9	1990	3	8,672	0	0	20313 131ST CT NE
5	0	273865	0020	08/20/13	\$529,000	\$560,000	2,450	9	2008	3	4,160	0	0	13580 NE 202ND ST
5	0	144630	0030	01/06/12	\$454,000	\$555,000	2,460	9	1990	3	7,275	0	0	13019 NE 202ND PL
5	0	032605	9066	10/07/13	\$610,000	\$633,000	2,480	9	1969	5	64,904	0	0	20117 136TH AVE NE
5	0	883535	0010	08/21/12	\$380,000	\$448,000	2,490	9	1991	3	7,248	0	0	19621 130TH PL NE
5	0	957815	0100	09/22/11	\$362,000	\$446,000	2,490	9	1999	3	6,766	0	0	13195 NE 186TH PL
5	0	273864	0390	03/15/11	\$510,000	\$628,000	2,500	9	2006	3	3,600	0	0	20340 134TH AVE NE
5	0	144630	0280	06/17/11	\$459,000	\$566,000	2,520	9	1989	3	7,000	0	0	13129 NE 203RD PL
5	0	273865	0080	08/24/11	\$473,000	\$584,000	2,530	9	2007	3	4,642	0	0	13575 NE 202ND ST
5	0	883535	0260	07/27/12	\$457,500	\$543,000	2,570	9	1991	3	6,624	0	0	13021 NE 197TH PL
5	0	957815	0090	10/29/12	\$508,000	\$591,000	2,590	9	1999	3	6,792	0	0	13185 NE 186TH PL
5	0	957815	0030	02/01/13	\$481,500	\$545,000	2,610	9	1999	3	5,078	0	0	13125 NE 186TH PL
5	0	020035	0040	08/08/11	\$432,000	\$533,000	2,640	9	2004	3	8,161	0	0	18915 131ST PL NE

## Improved Sales Used in this Physical Inspection Analysis

### Area 038 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	0	144630	0310	07/23/13	\$513,950	\$549,000	2,650	9	1989	3	7,258	0	0	20223 131ST PL NE
5	0	144630	0390	06/26/12	\$503,200	\$601,000	2,670	9	1989	4	13,235	0	0	20231 130TH CT NE
5	0	144630	0390	04/04/12	\$487,500	\$601,000	2,670	9	1989	4	13,235	0	0	20231 130TH CT NE
5	0	273865	0070	07/10/13	\$572,000	\$615,000	2,740	9	2007	3	5,449	0	0	13565 SE 202ND ST
5	0	273864	0090	08/22/13	\$540,000	\$571,000	2,760	9	2006	3	3,600	0	0	20457 134TH AVE NE
5	0	273864	0170	07/26/13	\$564,950	\$604,000	2,760	9	2007	3	3,600	0	0	20233 134TH AVE NE
5	0	273864	0130	06/20/13	\$578,000	\$626,000	2,760	9	2007	3	3,600	0	0	20341 134TH AVE NE
5	0	042605	9071	10/07/13	\$540,000	\$561,000	2,790	9	2005	3	6,001	0	0	18613 132ND AVE NE
5	0	273864	0370	05/29/13	\$535,000	\$583,000	2,820	9	2006	3	3,600	0	0	20232 134TH AVE NE
5	0	273864	0350	04/06/11	\$512,000	\$631,000	2,860	9	2007	3	3,600	0	0	20224 134TH AVE NE
5	0	883535	0150	07/11/12	\$410,000	\$488,000	2,970	9	1992	3	7,000	0	0	19624 131ST PL NE
5	0	273864	0080	08/27/13	\$555,000	\$585,000	3,000	9	2006	3	3,600	0	0	20461 134TH AVE NE
5	0	273864	0210	02/02/12	\$485,000	\$592,000	3,000	9	2008	3	3,600	0	0	20117 134TH AVE NE
5	0	143753	0020	04/03/12	\$575,000	\$695,000	3,600	9	2005	3	8,471	0	0	19415 132ND PL NE



## Improved Sales Removed in this Physical Inspection Analysis

### Area 038 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	0	011410	0083	01/11/11	\$295,281	FORCED SALE; EXEMPT FROM EXCISE TAX
1	0	011410	0084	02/10/11	\$165,000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
1	0	011410	0115	10/29/13	\$259,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	0	011410	0165	03/20/13	\$452,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	0	011410	0225	05/15/12	\$97,000	QUESTIONABLE PER APPRAISAL
1	0	011410	0243	09/13/13	\$256,903	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AUCTION SALE
1	0	011410	0246	04/15/13	\$233,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	0	011410	0246	11/20/12	\$262,032	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
1	0	011410	0255	01/03/12	\$280,000	MULTI-PARCEL SALE
1	0	011410	0256	01/03/12	\$280,000	MULTI-PARCEL SALE
1	0	011410	0329	04/16/12	\$55,000	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); EXEMPT FROM EXCISE TAX
1	0	011410	0379	12/12/12	\$157,500	BANKRUPTCY - RECEIVER OR TRUSTEE;
1	0	011410	0515	09/21/12	\$155,200	COMMERCIAL ZONING
1	0	029372	0250	06/07/12	\$239,000	NON-REPRESENTATIVE SALE
1	0	086920	0060	04/15/11	\$459,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	0	177645	0020	04/10/12	\$295,000	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE
1	0	177645	0020	12/08/11	\$441,638	GOVERNMENT AGENCY; FORCED SALE; EXEMPT FROM EXCISE TAX
1	0	255800	0060	11/11/11	\$240,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
1	0	255810	0080	08/27/11	\$80,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
1	0	255810	0120	03/21/13	\$307,500	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
1	0	255816	0060	08/28/12	\$182,755	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
1	0	255816	0130	08/05/11	\$32,954	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
1	0	255816	0200	04/14/11	\$150,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	0	257050	0040	06/30/11	\$193,000	STATEMENT TO DOR
1	0	257050	0200	04/05/11	\$215,937	FORCED SALE; EXEMPT FROM EXCISE TAX
1	0	257050	0300	03/28/13	\$345,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	0	257060	0100	07/17/12	\$163,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
1	0	338440	0120	11/27/13	\$463,000	RELOCATION - SALE TO SERVICE
1	0	381950	0020	12/17/13	\$387,718	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
1	0	382010	0070	03/02/11	\$280,500	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE
1	0	382410	0031	05/05/11	\$57,770	QUIT CLAIM DEED

## Improved Sales Removed in this Physical Inspection Analysis Area 038 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	0	382410	0135	06/20/12	\$215,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	0	382410	0140	10/17/12	\$361,264	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
1	0	382410	0187	03/08/13	\$307,000	NO MARKET EXPOSURE
1	0	382410	0251	07/22/11	\$135,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
1	0	402770	0838	07/10/13	\$250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	0	402770	1037	02/07/12	\$334,964	GOVERNMENT AGENCY; FORCED SALE; EXEMPT FROM EXCISE TAX
1	0	402770	1061	04/17/12	\$97,084	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
1	0	402770	1296	02/22/11	\$82,883	QUIT CLAIM DEED; STATEMENT TO DOR
1	0	535250	0060	06/20/11	\$305,000	NO MARKET EXPOSURE
1	0	866300	0120	01/25/13	\$296,700	QUIT CLAIM DEED
1	0	866310	0050	12/27/13	\$260,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
1	0	866310	0050	03/12/13	\$135,720	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
1	0	866310	0050	03/21/13	\$410,263	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
1	0	866310	0050	03/05/13	\$475,227	EXEMPT FROM EXCISE TAX
2	0	011410	0751	04/09/13	\$237,399	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	0	011410	0751	09/12/12	\$225,000	FORCED SALE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
2	0	011410	0813	09/27/11	\$297,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	011410	1040	04/28/13	\$180,000	NO MARKET EXPOSURE
2	0	011410	1051	12/08/11	\$114,722	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	011410	1090	03/07/11	\$275,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	0	381840	0090	11/20/12	\$361,250	EXEMPT FROM EXCISE TAX
2	0	381975	0020	12/26/13	\$270,001	EXEMPT FROM EXCISE TAX
2	0	419180	0050	12/18/13	\$500,000	NO MARKET EXPOSURE
2	0	660140	0030	07/19/12	\$258,932	GOVERNMENT AGENCY; FORCED SALE; EXEMPT FROM EXCISE TAX
2	0	926588	0020	09/27/13	\$459,950	NEW CONSTRUCTION \$>0
2	0	926588	0050	10/25/13	\$586,756	NEW CONSTRUCTION \$>0; BUILDER OR DEVELOPER SALES
2	0	926588	0060	09/20/13	\$539,950	NEW CONSTRUCTION \$>0
2	0	926588	0070	09/11/13	\$579,950	NEW CONSTRUCTION \$>0
2	0	926588	0080	11/26/13	\$549,950	NEW CONSTRUCTION \$>0
2	0	926588	0090	11/27/13	\$559,950	NEW CONSTRUCTION \$>0
2	0	926588	0100	11/20/13	\$479,950	NEW CONSTRUCTION \$>0

## Improved Sales Removed in this Physical Inspection Analysis Area 038 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	926588	0120	10/31/13	\$479,950	NEW CONSTRUCTION \$>0
2	0	926588	0140	09/19/13	\$519,999	NEW CONSTRUCTION \$>0
2	0	926588	0150	09/09/13	\$505,000	NEW CONSTRUCTION \$>0
2	0	926588	0160	09/09/13	\$495,000	BUILDER OR DEVELOPER SALES
2	0	926588	0170	09/04/13	\$436,950	NEW CONSTRUCTION \$>0
2	0	926588	0180	08/27/13	\$434,950	NEW CONSTRUCTION \$>0
2	0	957801	0130	11/05/12	\$416,995	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	957806	0670	10/05/11	\$434,428	NO MARKET EXPOSURE
2	1	011410	1146	06/02/11	\$80,000	QUESTIONABLE PER SALES IDENTIFICATION; FINANCIAL INSTITUTION RESALE
2	1	011410	1360	07/25/12	\$325,000	QUESTIONABLE PER APPRAISAL; PREV DEVELOPMENT SITE VALUE
2	1	012604	9154	04/06/12	\$225,000	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
2	1	012604	9154	01/10/12	\$229,500	FORCED SALE; EXEMPT FROM EXCISE TAX
2	1	012604	9189	06/24/13	\$281,600	EXEMPT FROM EXCISE TAX; AUCTION SALE
2	1	012604	9226	06/12/12	\$700,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QCD ; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	1	012604	9241	08/22/13	\$459,241	FORCED SALE; EXEMPT FROM EXCISE TAX
2	1	029373	0060	10/29/13	\$513,000	RELOCATION - SALE TO SERVICE
2	1	062605	9080	11/28/12	\$230,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	1	062605	9103	11/17/11	\$335,000	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE
2	1	072605	9062	02/09/11	\$280,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	1	072605	9078	06/24/13	\$337,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	1	072605	9165	02/28/12	\$175,000	QUESTIONABLE PER SALES IDENTIFICATION; MULTI-PARCEL SALE
2	1	072605	9175	11/04/13	\$402,000	MULTI-PARCEL SALE
2	1	072605	9177	10/09/13	\$257,700	QUESTIONABLE PER APPRAISAL; SHORT SALE
2	1	072605	9207	11/13/11	\$175,000	NO MARKET EXPOSURE
2	1	072605	9275	07/11/12	\$332,770	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	1	072605	9294	08/28/13	\$140,000	NO MARKET EXPOSURE
2	1	072605	9445	02/28/12	\$175,000	QUESTIONABLE PER SALES IDENTIFICATION; MULTI-PARCEL SALE
2	1	076500	0010	10/20/11	\$84,667	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	1	076500	0040	04/17/13	\$213,532	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	1	096800	0020	09/05/13	\$297,784	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	1	096800	0020	12/24/13	\$297,784	GOVERNMENT AGENCY; CORRECTION DEED; EXEMPT FROM EXCISE TAX

## Improved Sales Removed in this Physical Inspection Analysis

### Area 038 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	1	098285	0030	05/06/11	\$319,950	NO MARKET EXPOSURE; RELOCATION - SALE TO SERVICE
2	1	108865	0180	11/18/11	\$255,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	1	108865	0340	07/19/12	\$320,000	NON-REPRESENTATIVE SALE
2	1	108865	0390	11/13/12	\$378,000	RELOCATION - SALE TO SERVICE
2	1	439850	0085	01/24/12	\$200,000	NON-REPRESENTATIVE SALE
2	1	770201	0060	01/12/11	\$360,703	FORCED SALE; EXEMPT FROM EXCISE TAX
2	1	809660	0040	12/07/11	\$245,347	GOVERNMENT AGENCY; FORCED SALE; EXEMPT FROM EXCISE TAX
2	1	809660	0100	06/27/13	\$212,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	1	856495	0330	03/28/12	\$315,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
2	1	868210	0010	10/15/12	\$162,000	NO MARKET EXPOSURE; MULTI-PARCEL SALE
2	1	868210	0020	10/15/12	\$162,000	NO MARKET EXPOSURE; MULTI-PARCEL SALE
2	1	868210	0030	05/20/11	\$250,000	QUESTIONABLE PER APPRAISAL; NO MARKET EXPOSURE
2	1	868210	0040	09/04/12	\$81,000	CORPORATE AFFILIATES
2	1	868210	0050	09/04/12	\$162,000	NO MARKET EXPOSURE; MULTI-PARCEL SALE
2	1	868210	0050	06/19/13	\$555,000	NO MARKET EXPOSURE
2	1	868210	0050	09/13/12	\$340,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES
2	1	868210	0060	09/04/12	\$162,000	NO MARKET EXPOSURE; MULTI-PARCEL SALE
2	1	868210	0060	09/13/12	\$340,000	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES
2	1	920255	0140	10/18/13	\$680,276	EXEMPT FROM EXCISE TAX
2	1	926926	0040	07/30/13	\$320,500	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AUCTION SALE
2	1	926927	0130	08/22/11	\$535,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	1	929550	0210	03/01/13	\$445,000	NO MARKET EXPOSURE
2	1	942790	0110	07/26/12	\$380,100	RELOCATION - SALE TO SERVICE
3	0	072605	9226	09/19/11	\$224,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	082605	9053	06/19/13	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	082605	9067	02/01/11	\$350,000	SEGREGATION AND/OR MERGER
3	0	082605	9067	01/25/11	\$3,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; QUIT CLAIM DEED
3	0	082605	9198	03/02/11	\$202,871	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
3	0	096110	0077	05/29/13	\$311,941	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	0	103610	0140	02/10/11	\$408,000	FORCED SALE; EXEMPT FROM EXCISE TAX
3	0	182605	9042	09/18/13	\$257,250	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE

## Improved Sales Removed in this Physical Inspection Analysis

### Area 038 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	0	216890	0020	05/02/12	\$555,000	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE
3	0	217000	0005	10/14/11	\$163,695	QUIT CLAIM DEED
3	0	320490	0040	12/26/12	\$300,000	FINANCIAL INSTITUTION RESALE
3	0	320490	0090	10/27/11	\$472,502	GOVERNMENT AGENCY; FORCED SALE; EXEMPT FROM EXCISE TAX
3	0	320490	0090	05/17/12	\$447,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	0	620405	0070	11/13/13	\$520,000	EXEMPT FROM EXCISE TAX
3	0	734050	0140	04/16/13	\$435,489	EXEMPT FROM EXCISE TAX
3	0	734050	0280	06/27/12	\$510,000	RELOCATION - SALE TO SERVICE
3	0	885400	0400	11/09/11	\$316,000	FINANCIAL INSTITUTION RESALE
3	2	020050	0030	04/26/12	\$385,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	2	020050	0050	09/30/11	\$399,950	NON-REPRESENTATIVE SALE
3	2	020050	0110	06/03/11	\$385,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
3	2	020050	0180	11/14/11	\$420,000	NON-REPRESENTATIVE SALE
3	2	020050	0480	10/11/12	\$412,300	NON-REPRESENTATIVE SALE
3	2	020051	0020	04/24/13	\$376,000	QUIT CLAIM DEED
3	2	182605	9005	02/19/12	\$750,000	SEGREGATION AND/OR MERGER
3	2	182605	9005	04/26/12	\$37,000	QUIT CLAIM DEED; SEGREGATION AND/OR MERGER; MULTI-PARCEL SALE
3	2	182605	9106	04/26/12	\$37,000	QUIT CLAIM DEED; SEGREGATION AND/OR MERGER; MULTI-PARCEL SALE
3	2	357860	0048	12/23/11	\$160,199	FINANCIAL INSTITUTION RESALE
3	2	357860	0050	07/09/12	\$13,170	QUIT CLAIM DEED
3	2	357860	0178	08/13/12	\$257,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
3	2	357860	0178	01/23/12	\$283,500	FORCED SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
3	2	563450	0392	09/28/12	\$420,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	2	563450	0392	01/18/11	\$360,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	2	698050	0020	09/23/11	\$20,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	3	082605	9175	08/01/11	\$140,000	NO MARKET EXPOSURE
3	3	172605	9023	10/16/12	\$20,000	QUIT CLAIM DEED; SEGREGATION AND/OR MERGER
3	3	172605	9062	10/17/12	\$95,000	QUIT CLAIM DEED; SEGREGATION AND/OR MERGER
3	3	172605	9091	10/17/12	\$95,000	QUIT CLAIM DEED; SEGREGATION AND/OR MERGER
3	3	172605	9109	09/01/11	\$790,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
3	3	620400	0070	06/03/11	\$305,000	RELATED PARTY, FRIEND, OR NEIGHBOR

## Improved Sales Removed in this Physical Inspection Analysis

### Area 038 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	3	620420	0050	04/09/12	\$345,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	3	620420	0320	03/16/11	\$310,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
3	4	074551	0060	03/15/12	\$624,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	4	074552	0180	04/18/12	\$699,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	4	074553	0070	07/16/13	\$704,950	NEW CONSTRUCTION \$>0
3	4	074553	0100	10/10/13	\$761,950	NEW CONSTRUCTION \$>0
3	4	074553	0160	10/11/13	\$808,148	NEW CONSTRUCTION \$>0
3	4	074553	0170	09/17/13	\$759,950	NEW CONSTRUCTION \$>0
3	4	074553	0180	08/27/13	\$810,950	NEW CONSTRUCTION \$>0
3	4	074553	0300	12/17/13	\$730,950	NEW CONSTRUCTION \$>0
3	4	074553	0380	12/13/13	\$817,416	NEW CONSTRUCTION \$>0
3	4	074553	0390	08/08/13	\$745,950	NEW CONSTRUCTION \$>0
3	4	074553	0450	11/18/13	\$740,950	NEW CONSTRUCTION \$>0
3	4	074553	0470	11/18/13	\$740,950	BUILDER OR DEVELOPER SALES
3	4	074553	0480	11/18/13	\$709,950	NEW CONSTRUCTION \$>0
3	4	108880	0290	10/02/13	\$551,140	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
3	4	108880	0360	12/07/11	\$440,000	FORCED SALE; EXEMPT FROM EXCISE TAX
3	4	108880	0360	06/01/12	\$420,199	FINANCIAL INSTITUTION RESALE
3	4	108880	0660	02/17/12	\$535,000	RELOCATION - SALE TO SERVICE
3	4	108881	0050	05/02/11	\$485,000	RELOCATION - SALE TO SERVICE
3	4	108881	0070	12/10/13	\$507,269	EXEMPT FROM EXCISE TAX
3	4	345800	0030	08/14/12	\$1,410,000	NO MARKET EXPOSURE; MULTI-PARCEL SALE
3	4	345800	0040	08/14/12	\$1,410,000	NO MARKET EXPOSURE; MULTI-PARCEL SALE
3	4	345800	0050	08/14/12	\$1,410,000	NO MARKET EXPOSURE; MULTI-PARCEL SALE
3	4	345800	0060	12/26/13	\$823,990	NEW CONSTRUCTION \$>0
3	4	345800	0060	08/14/12	\$1,410,000	NO MARKET EXPOSURE; MULTI-PARCEL SALE
3	4	345800	0070	08/14/12	\$1,410,000	NO MARKET EXPOSURE; MULTI-PARCEL SALE
3	4	345800	0080	08/14/12	\$1,410,000	NO MARKET EXPOSURE; MULTI-PARCEL SALE
3	4	345800	0090	10/30/13	\$803,967	NEW CONSTRUCTION \$>0
3	4	345800	0100	12/17/13	\$769,990	NEW CONSTRUCTION \$>0
3	4	345800	0110	11/05/13	\$784,990	NEW CONSTRUCTION \$>0



## Improved Sales Removed in this Physical Inspection Analysis Area 038 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	4	345800	0130	08/09/13	\$789,990	NEW CONSTRUCTION \$>0
3	4	345800	0140	08/05/13	\$759,990	NEW CONSTRUCTION \$>0
3	4	345800	0270	11/25/13	\$812,906	NEW CONSTRUCTION \$>0
3	4	345800	0280	11/20/13	\$769,990	NEW CONSTRUCTION \$>0
3	4	345800	0310	05/20/13	\$693,935	NEW CONSTRUCTION \$>0
4	0	052605	9111	12/20/13	\$415,500	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
4	0	052605	9111	02/12/13	\$219,500	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
4	0	052605	9113	04/23/13	\$1,210,000	NO MARKET EXPOSURE; SEGREGATION AND/OR MERGER
4	0	052605	9113	01/24/12	\$500,000	NO MARKET EXPOSURE; SEGREGATION AND/OR MERGER
4	0	052605	9119	07/25/13	\$385,000	MULTI-PARCEL SALE
4	0	052605	9158	10/16/13	\$362,400	NO MARKET EXPOSURE
4	0	052605	9171	12/19/13	\$345,000	NO MARKET EXPOSURE
4	0	052605	9230	09/18/12	\$200,000	NO MARKET EXPOSURE
4	0	052605	9296	12/05/12	\$305,667	EXEMPT FROM EXCISE TAX; SHORT SALE
4	0	062605	9002	01/18/12	\$490,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
4	0	062605	9002	04/15/11	\$945,151	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
4	0	062605	9111	09/29/11	\$415,000	NO MARKET EXPOSURE
4	0	062605	9132	04/22/13	\$215,000	NO MARKET EXPOSURE
4	0	062605	9154	09/12/12	\$169,915	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
4	0	062605	9169	02/15/13	\$433,000	RELOCATION - SALE TO SERVICE
4	0	062605	9178	10/21/13	\$560,000	NO MARKET EXPOSURE
4	0	062605	9193	03/29/12	\$250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	0	062605	9210	11/29/12	\$251,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
4	0	062605	9247	11/16/11	\$256,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	0	062605	9334	03/19/12	\$130,000	NO MARKET EXPOSURE
4	0	072605	9159	05/20/13	\$229,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	0	072605	9326	06/05/12	\$80,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
4	0	082605	9319	05/30/12	\$685,000	QUESTIONABLE PER APPRAISAL
4	0	082605	9320	06/25/13	\$450,000	NO MARKET EXPOSURE
4	0	091000	0068	08/27/13	\$280,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
4	0	096700	0435	01/28/11	\$325,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

## Improved Sales Removed in this Physical Inspection Analysis

### Area 038 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
4	0	102980	0030	09/25/12	\$494,000	NO MARKET EXPOSURE
4	0	102980	0180	04/04/13	\$432,554	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
4	0	102980	0180	12/19/12	\$570,773	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
4	0	144400	0090	07/05/13	\$305,000	NO MARKET EXPOSURE
4	0	152480	0045	08/23/11	\$151,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
4	0	173730	0390	06/21/13	\$320,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
4	0	173732	0410	11/30/12	\$425,702	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
4	0	173733	0240	09/24/12	\$246,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
4	0	173733	0310	05/16/13	\$473,000	NO MARKET EXPOSURE
4	0	193980	0010	06/30/13	\$315,000	CORPORATE AFFILIATES
4	0	206180	0050	07/10/12	\$449,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	0	213800	0160	08/11/11	\$200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	0	224800	0040	11/23/11	\$212,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
4	0	237420	0016	12/15/11	\$260,000	NO MARKET EXPOSURE
4	0	237420	0025	12/15/11	\$310,000	NO MARKET EXPOSURE
4	0	280680	0340	08/09/12	\$198,500	NO MARKET EXPOSURE
4	0	377530	0020	09/14/12	\$176,001	NO MARKET EXPOSURE; FORCED SALE; EXEMPT FROM EXCISE TAX
4	0	379800	0110	08/04/13	\$425,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	0	525530	0070	09/19/12	\$275,000	NO MARKET EXPOSURE
4	0	525540	0130	05/31/13	\$385,000	NO MARKET EXPOSURE
4	0	525540	0150	06/30/11	\$235,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
4	0	525540	0160	06/18/12	\$260,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
4	0	525550	0180	01/26/11	\$110,000	NO MARKET EXPOSURE; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
4	0	525570	0130	03/20/12	\$374,850	NO MARKET EXPOSURE
4	0	525571	0110	12/26/11	\$456,611	NO MARKET EXPOSURE; GOVERNMENT AGENCY; FORCED SALE
4	0	525571	0110	03/27/12	\$249,000	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE
4	0	525573	0140	06/18/13	\$355,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
4	0	525680	0030	06/26/11	\$200,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
4	0	525700	0100	02/03/12	\$235,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
4	0	551880	0010	03/03/13	\$140,000	NO MARKET EXPOSURE
4	0	551960	0060	10/02/12	\$210,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

## Improved Sales Removed in this Physical Inspection Analysis Area 038 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
4	0	572000	0020	12/31/12	\$237,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
4	0	572000	0030	09/18/12	\$321,790	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
4	0	572000	0030	01/23/12	\$360,889	NO MARKET EXPOSURE; FORCED SALE; EXEMPT FROM EXCISE TAX
4	0	572000	0280	03/22/13	\$235,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
4	0	572000	0370	03/26/12	\$215,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	0	572000	0490	05/24/12	\$381,793	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
4	0	605760	0095	04/13/12	\$152,000	NO MARKET EXPOSURE
4	0	605760	0105	10/12/12	\$360,000	MULTI-PARCEL SALE
4	0	613761	0620	11/21/13	\$280,000	NO MARKET EXPOSURE
4	0	635990	0111	11/01/13	\$266,712	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	0	635990	0143	07/21/12	\$410,000	FINANCIAL INSTITUTION RESALE
4	0	782000	0025	02/27/11	\$230,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
4	0	794200	0010	05/10/11	\$200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	0	949200	0160	06/25/13	\$292,500	NO MARKET EXPOSURE
4	0	956780	0040	07/02/13	\$255,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	0	956780	0195	05/30/13	\$200,000	NO MARKET EXPOSURE
4	0	956780	0400	06/19/13	\$244,000	NO MARKET EXPOSURE
4	0	956780	0405	07/12/13	\$75,000	NO MARKET EXPOSURE
4	0	956780	0446	07/16/13	\$480,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	0	956880	0005	06/29/12	\$212,000	NO MARKET EXPOSURE; IMP. CHAR CHANGED SINCE SALE; RELATED PARTY
4	0	956880	0135	05/14/13	\$326,961	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
4	0	956880	0155	02/22/13	\$180,000	NO MARKET EXPOSURE
5	0	020770	0010	06/29/12	\$392,000	RELOCATION - SALE TO SERVICE
5	0	032605	9009	02/28/13	\$379,000	IMPROVEMENTS SOLD IN NET CONDITION
5	0	032605	9066	02/20/13	\$591,868	IMPS CHARACTERISTICS CHG SINCE SALE; EXEMPT FROM EXCISE TAX
5	0	042605	9031	07/28/11	\$229,900	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
5	0	042605	9047	10/10/11	\$227,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
5	0	062210	0108	07/30/12	\$198,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	271750	0160	10/21/11	\$280,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
5	0	273861	0120	09/10/13	\$357,100	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
5	0	273863	0140	10/12/12	\$339,000	RELOCATION - SALE TO SERVICE

## Improved Sales Removed in this Physical Inspection Analysis Area 038 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	0	424940	0200	06/11/12	\$247,217	NO MARKET EXPOSURE; GOVERNMENT AGENCY; QUIT CLAIM DEED
5	0	424940	0200	11/04/11	\$235,056	GOVERNMENT AGENCY; FORCED SALE; EXEMPT FROM EXCISE TAX
5	0	680460	0540	05/14/12	\$290,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	680600	0110	07/20/11	\$265,000	CONTRACT OR CASH SALE
5	0	785996	0010	04/28/13	\$542,200	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	802965	0080	10/22/13	\$338,200	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
5	0	807837	0010	05/29/12	\$361,375	RELOCATION - SALE TO SERVICE
5	0	952731	0020	12/09/12	\$440,400	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
5	0	953200	0140	12/16/11	\$160,749	CORPORATE AFFILIATES; QUIT CLAIM DEED
5	0	953200	0190	12/02/11	\$167,706	QUIT CLAIM DEED
5	0	953200	0510	03/07/12	\$560,000	QUIT CLAIM DEED
5	0	953200	0560	05/18/12	\$150,000	QUIT CLAIM DEED
5	0	957815	0030	11/14/12	\$434,159	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE

**Multi-Parcel Improved Sales Removed in this Physical Inspection Analysis  
Area 038 -- 1 to 3 Unit Residences**

Sub Area	Nghb	Major	Minors	Sale Date	Sale Price	Number of Parcels	Comments
1	0	011410	0255, 0256	01/03/12	280,000	2	MULTI-PARCEL SALE
2	1	062605	9004, 9076, 9103	11/17/11	335,000	3	MULTI-PARCEL SALE
2	1	072605	9162, 9175, 9452	11/04/13	402,000	3	MULTI-PARCEL SALE
2	1	868210	0050, 0060	09/13/12	340,000	2	MULTI-PARCEL SALE
3	0	082605*	9147, 9225	05/02/12	555,000	7	MULTI-PARCEL SALE
3	0	216890*	0004, 0005, 0020, 0035, 0060	05/02/12	555,000	7	MULTI-PARCEL SALE
4	0	052605	9119, 9200	07/25/13	385,000	2	MULTI-PARCEL SALE
4	0	390610	0041	10/12/12	360,000	2	MULTI-PARCEL SALE
4	0	605760	0105	10/12/12	360,000	2	MULTI-PARCEL SALE

\*Sale has Multiple Majors and Minors

## Vacant Sales Used in this Physical Inspection Analysis Area 038

Area	Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
38	1	0	011410	0012	05/28/13	\$175000	10833	N	N
38	1	0	011410	0080	08/29/13	\$1620000	188179	N	N
38	1	0	382410	0365	07/30/13	\$120000	7980	N	N
38	2	1	012604	9036	11/16/13	\$310000	305791	N	N
38	2	1	072605	9158	04/25/11	\$65000	16000	N	N
38	2	1	868210	0040	09/06/12	\$170000	4289	N	N
38	3	0	096110	0075	01/25/12	\$229950	23234	N	N
38	3	2	133275	0010	05/14/13	\$230000	13016	N	N
38	3	2	182605	9071	10/04/12	\$150000	189050	N	N
38	3	4	172605	9035	08/29/13	\$3500000	310147	N	N
38	4	0	062605	9060	06/18/13	\$231000	19089	N	N
38	4	0	062605	9110	12/22/11	\$500000	71457	N	N
38	4	0	062605	9368	09/11/12	\$165000	10335	N	N
38	4	0	072605	9302	11/07/12	\$172450	7386	N	N
38	4	0	956780	0430	01/22/13	\$137000	7194	N	N
38	4	0	956780	0446	04/03/12	\$118000	8936	N	N
38	5	0	062210	0090	08/09/13	\$1320000	197326	N	N



**Vacant Sales Removed in this Physical Inspection Analysis  
Area 038**

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	1	868210	0010	11/13/12	\$340,000	MULTI-PARCEL SALE
2	1	868210	0020	11/13/12	\$340,000	MULTI-PARCEL SALE
3	0	182605	9044	06/20/13	\$8,730,000	MULTI-PARCEL SALE
3	0	182605	9067	06/20/13	\$8,730,000	MULTI-PARCEL SALE
3	0	182605	9078	06/20/13	\$8,730,000	MULTI-PARCEL SALE
3	0	569050	0160	06/20/13	\$8,730,000	MULTI-PARCEL SALE
3	0	569050	0320	06/20/13	\$8,730,000	MULTI-PARCEL SALE
3	2	133275	0050	10/04/12	\$300,000	MULTI-PARCEL SALE
3	2	133275	0060	10/04/12	\$300,000	MULTI-PARCEL SALE
3	2	357860	0050	03/19/12	\$130,000	SEGREGATION AND/OR MERGER
3	4	074551	0010	03/22/11	\$660,000	MULTI-PARCEL SALE
3	4	074551	0020	03/22/11	\$660,000	MULTI-PARCEL SALE
3	4	074551	0030	03/11/11	\$880,000	MULTI-PARCEL SALE
3	4	074551	0040	03/11/11	\$880,000	MULTI-PARCEL SALE
3	4	074551	0050	03/11/11	\$880,000	MULTI-PARCEL SALE
3	4	074551	0060	03/11/11	\$880,000	MULTI-PARCEL SALE
3	4	074551	0070	03/22/11	\$660,000	MULTI-PARCEL SALE
3	4	074552	0010	05/31/11	\$980,000	MULTI-PARCEL SALE
3	4	074552	0020	06/16/11	\$480,000	MULTI-PARCEL SALE
3	4	074552	0030	06/16/11	\$480,000	MULTI-PARCEL SALE
3	4	074552	0040	05/31/11	\$980,000	MULTI-PARCEL SALE
3	4	074552	0050	07/06/11	\$970,000	MULTI-PARCEL SALE
3	4	074552	0060	07/06/11	\$970,000	MULTI-PARCEL SALE
3	4	074552	0070	07/06/11	\$970,000	MULTI-PARCEL SALE
3	4	074552	0080	07/06/11	\$970,000	MULTI-PARCEL SALE
3	4	074552	0090	08/23/11	\$1,000,000	MULTI-PARCEL SALE
3	4	074552	0100	08/23/11	\$1,000,000	MULTI-PARCEL SALE
3	4	074552	0110	10/03/11	\$500,000	MULTI-PARCEL SALE
3	4	074552	0120	10/03/11	\$500,000	MULTI-PARCEL SALE
3	4	074552	0130	11/16/11	\$510,000	MULTI-PARCEL SALE

**Vacant Sales Removed in this Physical Inspection Analysis  
Area 038**

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	4	074552	0140	11/16/11	\$510,000	MULTI-PARCEL SALE
3	4	074552	0150	07/22/11	\$500,000	MULTI-PARCEL SALE
3	4	074552	0160	07/22/11	\$500,000	MULTI-PARCEL SALE
3	4	074552	0170	08/23/11	\$1,000,000	MULTI-PARCEL SALE
3	4	074552	0180	08/23/11	\$1,000,000	MULTI-PARCEL SALE
3	4	074552	0190	05/31/11	\$980,000	MULTI-PARCEL SALE
3	4	074552	0200	05/31/11	\$980,000	MULTI-PARCEL SALE
3	4	074552	0210	05/09/11	\$500,000	MULTI-PARCEL SALE
3	4	074552	0220	05/09/11	\$500,000	MULTI-PARCEL SALE
5	0	953200	0030	06/27/11	\$1,746,000	MULTI-PARCEL SALE
5	0	953200	0100	12/05/11	\$420,000	MULTI-PARCEL SALE
5	0	953200	0100	06/27/11	\$1,746,000	MULTI-PARCEL SALE
5	0	953200	0120	12/05/11	\$420,000	MULTI-PARCEL SALE
5	0	953200	0120	06/27/11	\$1,746,000	MULTI-PARCEL SALE
5	0	953200	0130	01/04/12	\$280,000	MULTI-PARCEL SALE
5	0	953200	0130	06/27/11	\$1,746,000	MULTI-PARCEL SALE
5	0	953200	0140	06/27/11	\$1,746,000	MULTI-PARCEL SALE
5	0	953200	0190	06/27/11	\$1,746,000	MULTI-PARCEL SALE
5	0	953200	0430	06/27/11	\$1,746,000	MULTI-PARCEL SALE
5	0	953200	0440	06/27/11	\$1,746,000	MULTI-PARCEL SALE
5	0	953200	0470	06/27/11	\$1,746,000	MULTI-PARCEL SALE
5	0	953200	0510	06/27/11	\$1,746,000	MULTI-PARCEL SALE
5	0	953200	0520	12/05/11	\$420,000	MULTI-PARCEL SALE
5	0	953200	0520	06/27/11	\$1,746,000	MULTI-PARCEL SALE
5	0	953200	0530	01/04/12	\$280,000	MULTI-PARCEL SALE
5	0	953200	0530	06/27/11	\$1,746,000	MULTI-PARCEL SALE
5	0	953200	0560	06/27/11	\$1,746,000	MULTI-PARCEL SALE

**Multi-Parcel Vacant Sales Removed in this Physical Inspection Analysis  
Area 038 -- 1 to 3 Unit Residences**

Sub Area	Nghb	Major	Minors	Sale Date	Sale Price	Number of Parcels	Comments
2	1	868210	0010, 0020	11/13/12	\$340,000	2	MULTI-PARCEL SALE
3	0	182605*	9044, 9067, 9078	06/20/13	\$8,730,000	5	MULTI-PARCEL SALE
3	0	569050*	0160, 0320	06/20/13	\$8,730,000	5	MULTI-PARCEL SALE
3	2	133275	0050, 0060	10/04/12	\$300,000	2	MULTI-PARCEL SALE
3	4	074551	0010, 0020, 0070	03/22/11	\$660,000	3	MULTI-PARCEL SALE
3	4	074551	0030 thru 0060	03/11/11	\$880,000	4	MULTI-PARCEL SALE
3	4	074552	0010, 0040, 0190, 0200	05/31/11	\$980,000	4	MULTI-PARCEL SALE
3	4	074552	0020, 0030	06/16/11	\$480,000	2	MULTI-PARCEL SALE
3	4	074552	0050 thru 0080	07/06/11	\$970,000	4	MULTI-PARCEL SALE
3	4	074552	0090, 0100, 0170, 0180	08/23/11	\$1,000,000	4	MULTI-PARCEL SALE
3	4	074552	0110, 0120	10/03/11	\$500,000	2	MULTI-PARCEL SALE
3	4	074552	0130, 0140	11/16/11	\$510,000	2	MULTI-PARCEL SALE
3	4	074552	0150, 0160	07/22/11	\$500,000	2	MULTI-PARCEL SALE
3	4	074552	0210, 0220	05/09/11	\$500,000	2	MULTI-PARCEL SALE
5	0	953200	0030, 0100, 0120 thru 0140, 0190, 0430, 0440, 0470, 0510 thru 0530, 0560	06/27/11	\$1,746,000	13	MULTI-PARCEL SALE
5	0	953200	0100, 0120, 0520	12/05/11	\$420,000	3	MULTI-PARCEL SALE

\*Sale has Multiple Majors and Minors

## Mobile Home Sales Used in this Physical Inspection Analysis Area 038

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Living Area	Class	Year Built	Cond	Lot Size	View	Situs Address
3	2	182605	9098	08/29/13	\$285,000	\$301,000	1,990	4	1993	4	10,018	N	8816 NE 163RD ST
5	5	339545	0220	08/30/12	\$160,000	\$189,000	1,850	3	1981	5	6,392	N	12805 NE 199TH ST
5	5	339542	0040	07/16/13	\$140,000	\$150,000	1,850	3	1975	3	8,024	N	12603 NE 193RD CT
5	5	339546	0320	01/17/13	\$170,000	\$193,000	1,780	3	1989	3	7,890	N	12500 NE 198TH ST
5	5	339545	0670	08/27/13	\$200,000	\$211,000	1,690	4	1989	3	6,094	N	12628 NE 197TH ST
5	5	339546	0120	03/06/13	\$205,000	\$230,000	1,560	4	1989	4	4,439	Y	12611 NE 199TH ST
5	5	339542	0020	03/14/12	\$137,000	\$166,000	1,560	3	1974	3	6,893	N	12616 NE 193RD CT
5	5	339543	0750	03/14/13	\$138,800	\$155,000	1,540	3	1978	3	5,300	N	12733 NE 196TH ST
5	5	339541	0380	10/23/12	\$160,000	\$186,000	1,510	3	2002	3	5,052	N	12706 NE 190TH ST
5	5	339545	0580	03/08/12	\$134,100	\$163,000	1,510	3	1986	3	4,675	N	19719 HOLLYHILLS DR NE
5	5	339542	0010	06/27/11	\$110,000	\$136,000	1,510	3	1975	3	5,830	N	19311 127TH AVE NE
5	5	339543	0490	08/05/13	\$186,000	\$198,000	1,460	3	1978	3	4,802	N	12640 NE 194TH ST
5	5	339541	0370	07/03/13	\$129,000	\$139,000	1,450	3	1972	3	6,885	N	12702 NE 190TH ST
5	5	339544	0030	10/13/12	\$134,950	\$157,000	1,440	3	1978	4	4,541	N	19605 129TH AVE NE
5	5	339543	0070	04/19/11	\$150,000	\$185,000	1,440	3	1978	3	4,577	N	19337 HOLLYHILLS DR NE
5	5	339543	0330	04/24/13	\$165,000	\$182,000	1,440	3	1978	3	6,353	N	19309 127TH AVE NE
5	5	339543	0550	05/08/12	\$159,950	\$193,000	1,440	3	1979	3	4,675	N	19525 HOLLYHILLS DR NE
5	5	339540	0670	10/23/13	\$140,000	\$144,000	1,370	2	1970	3	4,660	N	19163 130TH AVE NE
5	5	339546	0060	08/19/13	\$200,000	\$212,000	1,350	3	1989	3	5,225	N	19726 126TH AVE NE
5	5	339546	0070	04/03/13	\$162,000	\$180,000	1,344	3	1989	3	5,225	N	19732 126TH AVE NE
5	5	339547	0170	06/12/13	\$196,750	\$214,000	1,340	3	1987	5	7,888	N	18800 127TH PL NE
5	5	339547	0170	01/17/13	\$161,000	\$183,000	1,340	3	1987	5	7,888	N	18800 127TH PL NE
5	5	339546	0410	08/08/13	\$163,333	\$174,000	1,300	3	1989	3	4,634	N	12504 NE 197TH ST
5	5	339546	0510	11/22/13	\$186,000	\$189,000	1,300	3	1990	3	9,364	N	19601 126TH AVE NE
5	5	339540	0560	11/30/12	\$125,000	\$144,000	1,290	3	1973	3	3,600	N	18910 129TH AVE NE
5	5	339547	0100	08/10/11	\$172,000	\$212,000	1,290	3	1987	3	4,919	N	18811 128TH AVE NE
5	5	339542	0310	10/05/12	\$109,000	\$127,000	1,270	2	1974	3	4,590	N	19230 128TH PL NE
5	5	339543	0080	10/04/11	\$147,500	\$182,000	1,250	3	1976	3	4,952	N	19349 HOLLYHILLS DR NE
5	5	339540	0170	10/17/13	\$145,000	\$150,000	1,190	3	2005	4	3,132	N	19232 129TH CT NE

## Mobile Home Sales Used in this Physical Inspection Analysis Area 038

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Living Area	Class	Year Built	Cond	Lot Size	View	Situs Address
5	5	339546	0190	12/13/11	\$145,000	\$178,000	1,190	3	1989	3	4,678	N	12504 NE 199TH ST
5	5	339540	0600	06/10/13	\$225,000	\$245,000	1,190	4	2007	5	5,701	N	19004 129TH AVE NE
5	5	339545	0320	12/24/13	\$175,000	\$176,000	1,150	3	1983	4	4,946	N	12718 NE 199TH ST
5	5	339545	0510	11/07/13	\$205,000	\$210,000	1,150	3	1980	4	4,548	N	12723 HOLLYHILLS DR NE
5	5	339543	0520	07/12/11	\$115,000	\$142,000	1,150	3	1978	3	4,217	N	19425 HOLLYHILLS DR NE
5	5	339543	0620	03/19/13	\$150,000	\$168,000	1,150	3	1977	3	4,740	N	19641 HOLLYHILLS DR NE
5	5	339540	0980	08/27/13	\$120,000	\$127,000	1,130	2	1971	3	3,988	N	19158 130TH CT NE
5	5	339540	0690	12/04/12	\$195,000	\$225,000	1,080	3	1996	4	4,411	N	19155 130TH AVE NE
5	5	339540	0150	10/21/13	\$169,950	\$175,000	1,070	3	1990	3	3,831	N	19224 129TH CT NE
5	5	339546	0390	09/16/13	\$150,000	\$157,000	1,056	3	1985	4	4,900	N	12516 NE 197TH CT
5	5	339540	0610	12/04/13	\$106,000	\$107,000	1,040	2	1969	3	3,830	N	12915 NE 192ND PL
5	5	339545	0740	12/20/11	\$123,000	\$151,000	960	3	1986	4	4,516	N	12701 NE 197TH PL

## Mobile Home Sales Removed in this Physical Inspection Analysis Area 038

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	5	339540	0100	11/08/12	\$90,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	5	339540	0190	10/30/12	\$35,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	5	339540	0290	08/21/12	\$89,080	NON-REPRESENTATIVE SALE
5	5	339540	440	09/15/11	\$53,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	5	339540	0790	11/21/11	\$60,000	NO MARKET EXPOSURE; QUIT CLAIM DEED
5	5	339540	0800	04/09/12	\$75,000	NON-REPRESENTATIVE SALE
5	5	339540	0870	12/05/11	\$47,017	NO MARKET EXPOSURE; GOVERNMENT AGENCY; FORCED SALE
5	5	339540	0870	08/09/12	\$59,900	IMP. CHARACTERISTICS CHANGED SINCE SALE; GOVERNMENT AGENCY
5	5	339540	0890	09/14/11	\$45,000	FINANCIAL INSTITUTION RESALE
5	5	339541	0160	04/20/12	\$88,000	NON-REPRESENTATIVE SALE
5	5	339542	0440	08/05/11	\$130,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	5	339543	0260	02/22/12	\$110,000	NON-REPRESENTATIVE SALE
5	5	339544	0020	09/11/13	\$111,046	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
5	5	339544	0020	09/13/12	\$181,278	FORCED SALE; EXEMPT FROM EXCISE TAX
5	5	339544	0230	11/02/11	\$111,302	NON-REPRESENTATIVE SALE
5	5	339545	70	08/04/11	\$95,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	5	339545	0090	02/21/13	\$83,500	SHORT SALE
5	5	339545	0100	08/06/13	\$150,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
5	5	339545	0170	10/17/13	\$136,500	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
5	5	339545	0310	11/09/12	\$95,000	SHORT SALE
5	5	339545	0470	10/25/13	\$182,261	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
5	5	339545	0530	01/22/13	\$111,700	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
5	5	339545	0530	06/25/12	\$208,080	FORCED SALE; EXEMPT FROM EXCISE TAX
5	5	339545	0570	03/07/12	\$76,100	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
5	5	339545	0720	11/29/11	\$191,838	GOVERNMENT AGENCY; FORCED SALE; EXEMPT FROM EXCISE TAX
5	5	339545	0720	04/04/12	\$80,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
5	5	339545	0720	11/29/11	\$212,053	FORCED SALE; EXEMPT FROM EXCISE TAX
5	5	339546	0410	04/10/13	\$235,596	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
5	5	339547	0170	09/17/12	\$107,579	FORCED SALE; EXEMPT FROM EXCISE TAX



**Mobile Home Sales Removed in this Physical Inspection Analysis  
Area 038**

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	5	339547	0200	06/14/13	\$162,520	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
5	5	339547	0200	04/25/13	\$162,500	EXEMPT FROM EXCISE TAX
5	5	339547	0280	07/18/12	\$97,000	NON-REPRESENTATIVE SALE
5	5	339540	0770	07/25/12	100000	RELATED PARTY, FRIEND, OR NEIGHBOR

# USPAP Compliance

## Client and Intended Use of the Appraisal:

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

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

## Definition and date of value estimate:

### Market Value

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

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

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

### Highest and Best Use

#### **RCW 84.40.030**

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

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

**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.
- To the best of my knowledge the following services were performed by the appraisal team within the subject area in the last three years:
  - **Peter Hsu**
  - Appeals Response Preparation
  - New Construction Evaluation
  - **Jason Rosenblatt**
  - New Construction Evaluation
  - **Janice So**
  - None
  - **Mark King**
  - 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 adjacent to my name.
- To the best of my knowledge the following services were performed by me within the subject area in the last three years:
  - Sales Verification
  - New Construction Evaluation



07/21/2014

Appraiser II

Date