

# Executive Summary

## Ravenna / University District - Area 044

### Annual Update

#### Characteristics Based Market Adjustment for 2014 Assessment Roll

**Previous Physical Inspection:** 2008

**Number of Improved Sales:** 380

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

#### Sales - Improved Valuation Change Summary:

	Land	Improvements	Total	Mean Sale Price	Ratio	COD
<b>2013 Value</b>	\$203,800	\$287,700	\$491,500			7.85%
<b>2014 Value</b>	\$238,400	\$338,200	\$576,600	\$622,200	93.3%	7.84%
<b>\$ Change</b>	+\$34,600	+\$50,500	+\$85,100			
<b>% Change</b>	+17.0%	+17.6%	+17.3%			

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. No characteristic based variables were warranted, therefore there is no significant change to the COD. The lower the COD, the more uniform are the predicted assessed values. Assessment standards prescribed by the International Association of Assessing Officers identify that the COD in rural or diverse neighborhoods should be no more than 20%. The resulting COD meets or exceeds the industry assessment standards.

#### Population - Improved Parcel Summary Data:

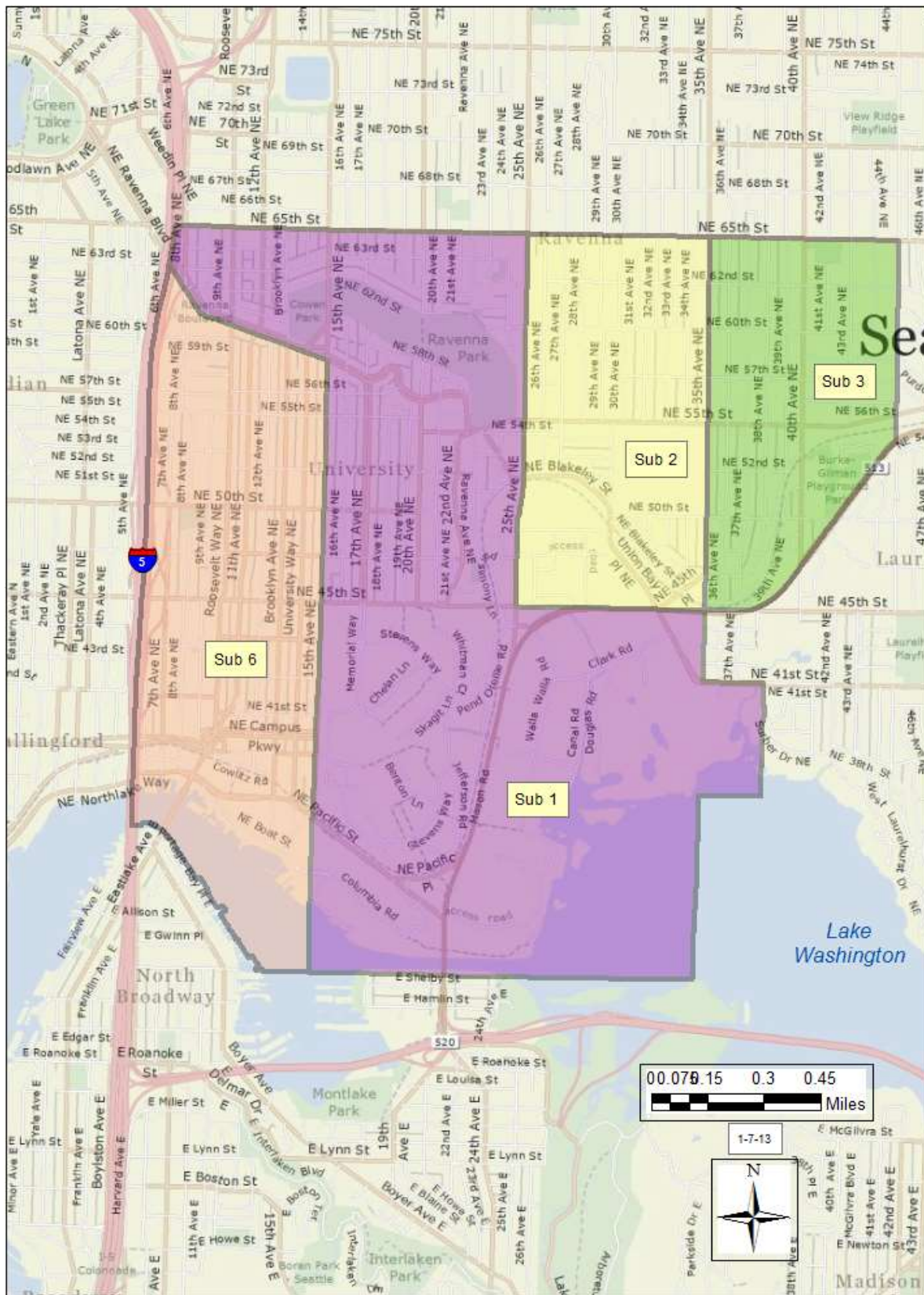
	Land	Improvements	Total
<b>2013 Value</b>	\$217,200	\$271,500	\$488,700
<b>2014 Value</b>	\$254,100	\$319,300	\$573,400
<b>% Change</b>	+17.0%	+17.6%	+17.3%

**Number of one to three unit residences in the population:** 4,537

**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The area required a single standard area adjustment.



## Area 044 - Map



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## Area 044 - Model Adjustments

### 1-3 Unit Residences

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

Standard Area Adjustment	# Parcels Adjusted	% of Population
+17.42%	4,537	100%

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

# Annual Update Process

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

**Date of Appraisal Report: August 6, 2014**

## Sales Screening for Improved Parcel Analysis

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

1. Vacant parcels
2. Mobile Home parcels
3. Multi-Parcel or Multi Building parcels
4. New construction where less than a 100% complete house was assessed for 2013
5. Existing residences where the data for 2013 is significantly different than the data for 2014 due to remodeling
6. Parcels with improvement values, but no characteristics
7. Parcels with either land or improvement values of \$25,000 or less posted for the 2013 Assessment Roll
8. Short sales, financial institution re-sales and foreclosure sales verified or appearing to be not at market
9. Others as identified in the sales removed list

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

## Land Update

Based on the five usable land sales available in the area, their 2013 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall +17.0% increase in land assessments in the area for the 2014 Assessment Year. The formula is:

**2014 Land Value = 2013 Land Value \* 1.173, with the result truncated to the next \$1,000.**

## Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The area required a single standard area adjustment.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the new recommended values on all improved parcels were based on the analysis of the 380 useable residential sales in the area.

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



The derived adjustment formula is:

$$\text{2014 Total Value} = \text{2013 Total Value} * (1 - 0.06) / (0.8005204)$$

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

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

## Mobile Home Update

There were no mobile homes in this area.

## Results

The resulting assessment level is 93.3%. 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 +17.3%. This increase is due partly to market changes over time and the previous assessment levels.

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

## Exceptions:

- If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at the new total value (2013 Land Value + Previous Improvement Value) \* 1.173.
- If the site is improved with a house and mobile home, the formula derived from the house is used to arrive at new total value.
- If "accessory improvements only", the Total % Change, as indicated by the sales sample, is used to arrive at a new total value. (2013 Land Value + Previous Improvement Value) \* 1.173.
- If adjusted land value falls < \$1,000, then land value = \$1,000 or previous, whichever is less.
- If adjusted improvement value falls < \$1,000, then improvement value = \$1,000 or previous, whichever is less.
- If land value <= \$10,000 no adjustment is applied.
- If improvements and accessories <= \$10,000 no further adjustment applied.
- If vacant parcel (no improvement value), the land adjustment applies.
- If a parcel is coded "non-perc" (sewer system=3 or 4), there is no change from previous land value.
- If a parcel is coded "unbuildable" = 1, there is no change from previous land value.
- If a parcel is coded water district private restricted, or public restricted, there is no change from previous land value.
- If an improvement is coded "% net condition" or is in "poor" condition, then there is no change from previous improvement value, only the land adjustment applies.
- Any properties excluded from the annual up-date process are noted in RealProperty.

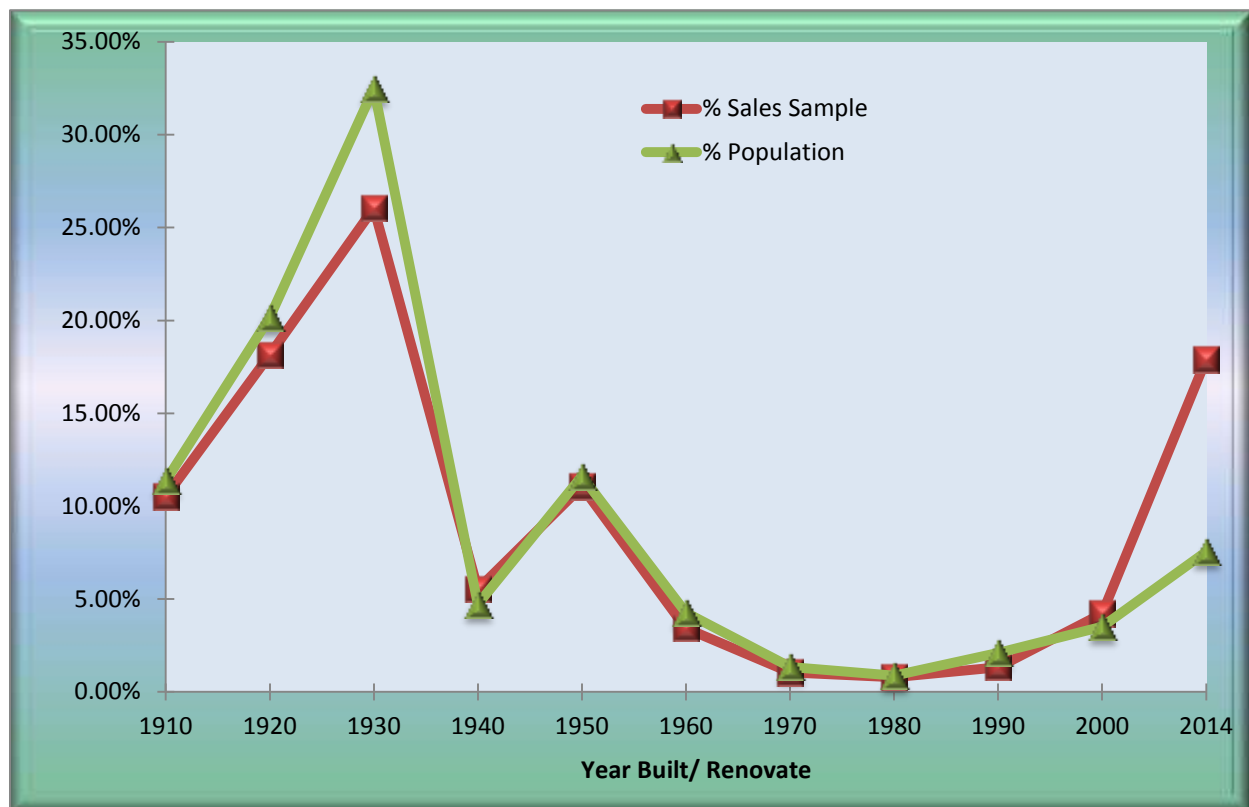
## Sales Sample Representation of Population Year Built or Renovated

**Sales Sample**

Year Built/Ren	Frequency	% Sales Sample
1910	40	10.53%
1920	69	18.16%
1930	99	26.05%
1940	21	5.53%
1950	42	11.05%
1960	13	3.42%
1970	4	1.05%
1980	3	0.79%
1990	5	1.32%
2000	16	4.21%
2014	68	17.89%
	380	

**Population**

Year Built/Ren	Frequency	% Population
1910	516	11.37%
1920	915	20.17%
1930	1,474	32.49%
1940	214	4.72%
1950	527	11.62%
1960	194	4.28%
1970	61	1.34%
1980	40	0.88%
1990	95	2.09%
2000	159	3.50%
2014	342	7.54%
	4,537	



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

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



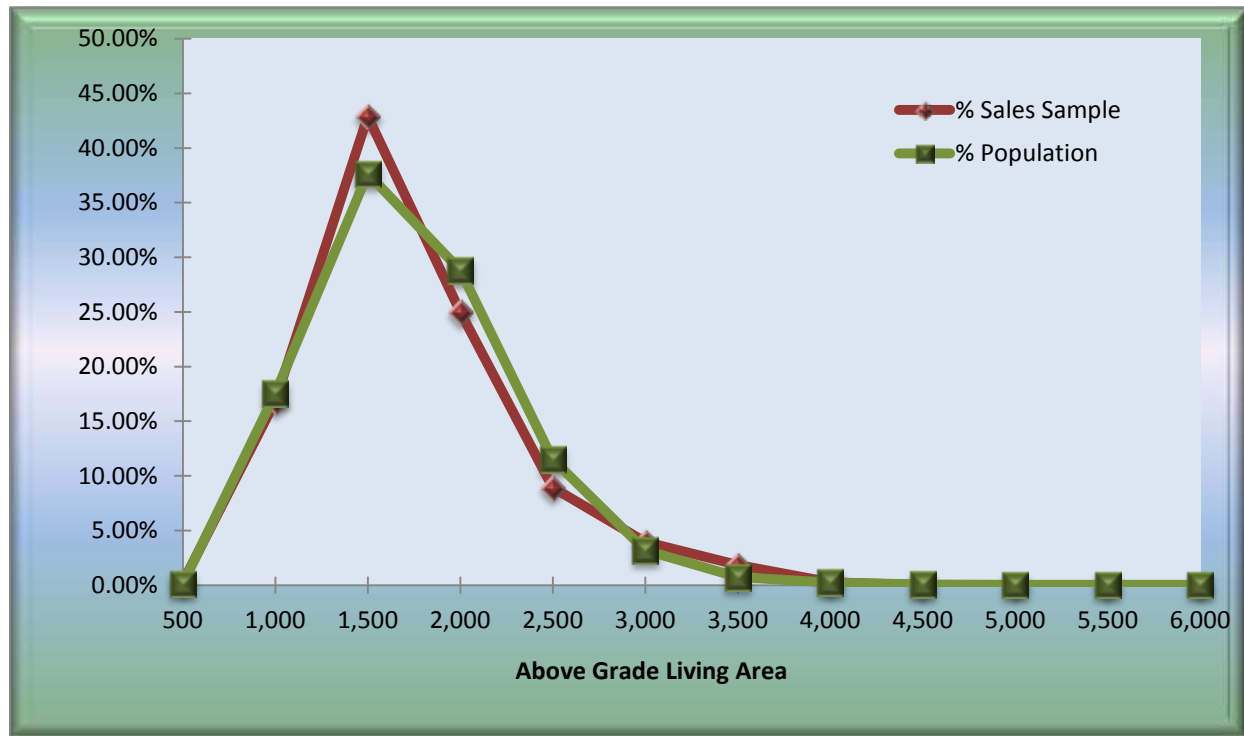
## Sales Sample Representation of Population Above Grade Living Area

**Sales Sample**

AGLA	Frequency	% Sales Sample
500	1	0.26%
1,000	64	16.84%
1,500	163	42.89%
2,000	95	25.00%
2,500	34	8.95%
3,000	15	3.95%
3,500	7	1.84%
4,000	1	0.26%
4,500	0	0.00%
5,000	0	0.00%
5,500	0	0.00%
6,000	0	0.00%
380		

**Population**

AGLA	Frequency	% Population
500	5	0.11%
1,000	796	17.54%
1,500	1,708	37.65%
2,000	1,308	28.83%
2,500	523	11.53%
3,000	145	3.20%
3,500	34	0.75%
4,000	11	0.24%
4,500	3	0.07%
5,000	2	0.04%
5,500	1	0.02%
6,000	1	0.02%
4,537		



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



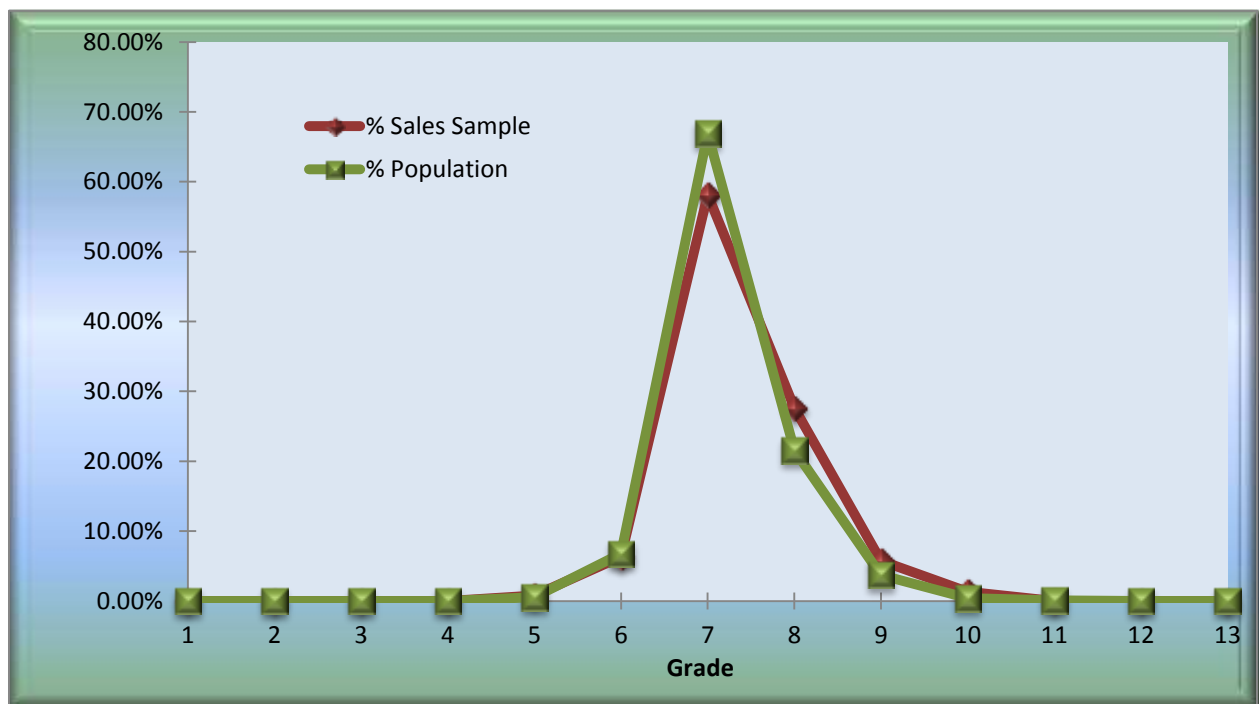
## Sales Sample Representation of Population Building Grade

**Sales Sample**

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	3	0.79%
6	24	6.32%
7	221	58.16%
8	105	27.63%
9	22	5.79%
10	5	1.32%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	380	

**Population**

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.02%
5	25	0.55%
6	307	6.77%
7	3,035	66.89%
8	979	21.58%
9	168	3.70%
10	18	0.40%
11	4	0.09%
12	0	0.00%
13	0	0.00%
	4,537	



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





## Area 044 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 1.195, resulting in an adjusted value of \$567,000 ( $\$475,000 \times 1.195 = \$567,625$ ) – truncated to the nearest \$1000.

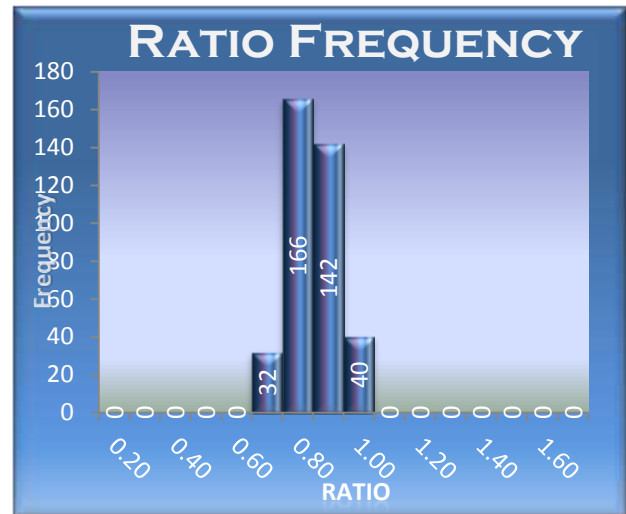
SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2011	1.234	23.4%
2/1/2011	1.239	23.9%
3/1/2011	1.242	24.2%
4/1/2011	1.245	24.5%
5/1/2011	1.248	24.8%
6/1/2011	1.249	24.9%
7/1/2011	1.251	25.1%
8/1/2011	1.251	25.1%
9/1/2011	1.251	25.1%
10/1/2011	1.251	25.1%
11/1/2011	1.249	24.9%
12/1/2011	1.247	24.7%
1/1/2012	1.245	24.5%
2/1/2012	1.242	24.2%
3/1/2012	1.238	23.8%
4/1/2012	1.234	23.4%
5/1/2012	1.229	22.9%
6/1/2012	1.223	22.3%
7/1/2012	1.217	21.7%
8/1/2012	1.210	21.0%
9/1/2012	1.203	20.3%
10/1/2012	1.195	19.5%
11/1/2012	1.186	18.6%
12/1/2012	1.177	17.7%
1/1/2013	1.167	16.7%
2/1/2013	1.156	15.6%
3/1/2013	1.146	14.6%
4/1/2013	1.134	13.4%
5/1/2013	1.122	12.2%
6/1/2013	1.109	10.9%
7/1/2013	1.095	9.5%
8/1/2013	1.081	8.1%
9/1/2013	1.066	6.6%
10/1/2013	1.050	5.0%
11/1/2013	1.034	3.4%
12/1/2013	1.018	1.8%
1/1/2014	1.000	0.0%

The time adjustment formula for Area 044 is:  $(.8005204 - 4.629107E-04 * \text{SaleDay} - 2.66301E-07 * \text{SaleDaySq}) / .8005204$   
SaleDay = SaleDate - 41640  
SaleDaySq = (SaleDate - 41640)^2

# Annual Update Ratio Study Report (Before) – 2013 Assessments

<b>District: NW / Team: 3</b>	<b>Appr. Date:</b>	<b>Date of Report:</b>	<b>Sales Dates:</b>
<b>Area Name: Ravenna / University</b>	<b>1/1/2013</b>	<b>8/6/2014</b>	<b>1/2011 - 12/2013</b>
<b>District</b>	<b>Appr ID:</b>	<b>Property Type:</b>	<b>Adjusted for time?</b>
<b>Area Number: 44</b>	<b>DJOH</b>	<b>1 to 3 Unit Residences</b>	<b>YES</b>

<b>SAMPLE STATISTICS</b>	
<b>Sample size (n)</b>	380
<b>Mean Assessed Value</b>	491,500
<b>Mean Adj. Sales Price</b>	622,200
<b>Standard Deviation AV</b>	133,193
<b>Standard Deviation SP</b>	192,163
<b>ASSESSMENT LEVEL</b>	
<b>Arithmetic Mean Ratio</b>	0.801
<b>Median Ratio</b>	0.795
<b>Weighted Mean Ratio</b>	0.790
<b>UNIFORMITY</b>	
<b>Lowest ratio</b>	0.639
<b>Highest ratio:</b>	0.990
<b>Coefficient of Dispersion</b>	7.85%
<b>Standard Deviation</b>	0.076
<b>Coefficient of Variation</b>	9.48%
<b>Price Related Differential (PRD)</b>	1.013
<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
Lower limit	0.788
Upper limit	0.811
<b>95% Confidence: Mean</b>	
Lower limit	0.793
Upper limit	0.808
<b>SAMPLE SIZE EVALUATION</b>	
<b>N (population size)</b>	4537
<b>B (acceptable error - in decimal)</b>	0.05
<b>S (estimated from this sample)</b>	0.076
<b>Recommended minimum:</b>	9
<b>Actual sample size:</b>	380
<b>Conclusion:</b>	OK
<b>NORMALITY</b>	
<b>Binomial Test</b>	
# ratios below mean:	198
# ratios above mean:	182
z:	0.821
<b>Conclusion:</b>	<b>Normal*</b>
<b>*i.e. no evidence of non-normality</b>	



## COMMENTS:

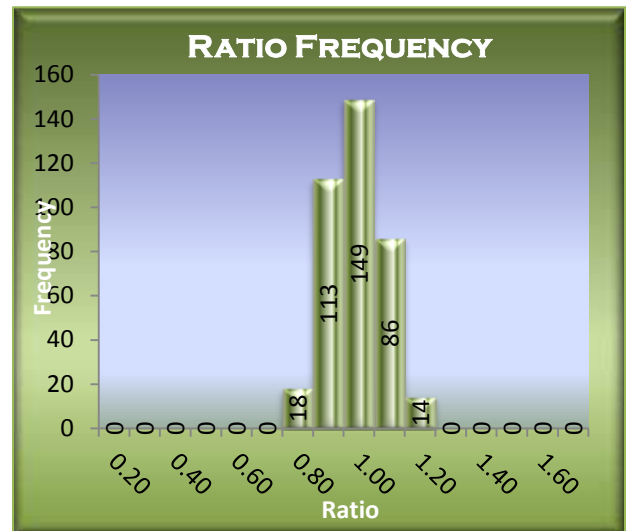
1 to 3 Unit Residences throughout Area 044

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

## Annual Update Ratio Study Report (After) – 2014 Assessments

<b>District: NW / Team: 3</b>	<b>Appr. Date:</b>	<b>Date of Report:</b>	<b>Sales Dates:</b>
<b>Area Name: Ravenna / University</b>	<b>1/1/2014</b>	<b>8/6/2014</b>	<b>1/2011 - 12/2013</b>
<b>District</b>	<b>Appr. ID:</b>	<b>Property Type:</b>	<b>Adjusted for time?</b>
<b>Area Number: 44</b>	<b>DJOH</b>	<b>1 to 3 Unit</b>	<b>YES</b>

<b>SAMPLE STATISTICS</b>	
<b>Sample size (n)</b>	380
<b>Mean Assessed Value</b>	576,600
<b>Mean Sales Price</b>	622,200
<b>Standard Deviation AV</b>	156,405
<b>Standard Deviation SP</b>	192,163
<b>ASSESSMENT LEVEL</b>	
<b>Arithmetic Mean Ratio</b>	0.939
<b>Median Ratio</b>	0.933
<b>Weighted Mean Ratio</b>	0.927
<b>UNIFORMITY</b>	
<b>Lowest ratio</b>	0.749
<b>Highest ratio:</b>	1.161
<b>Coefficient of Dispersion</b>	7.84%
<b>Standard Deviation</b>	0.089
<b>Coefficient of Variation</b>	9.48%
<b>Price Related Differential (PRD)</b>	1.013
<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
Lower limit	0.925
Upper limit	0.950
<b>95% Confidence: Mean</b>	
Lower limit	0.930
Upper limit	0.948
<b>SAMPLE SIZE EVALUATION</b>	
<b>N (population size)</b>	4537
<b>B (acceptable error - in decimal)</b>	0.05
<b>S (estimated from this sample)</b>	0.089
<b>Recommended minimum:</b>	13
<b>Actual sample size:</b>	380
<b>Conclusion:</b>	OK
<b>NORMALITY</b>	
<b>Binomial Test</b>	
# ratios below mean:	199
# ratios above mean:	181
z:	0.923
<b>Conclusion:</b>	Normal*
<b>*i.e. no evidence of non-normality</b>	



### COMMENTS:

1 to 3 Unit Residences throughout Area 044

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

## Improved Sales Used in This Annual Update Analysis

### Area 044 -- 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	919120	0040	07/26/11	\$344,500	\$431,000	1,070	7	1926	Avg	3,735	N	N	5755 25TH AVE NE
1	0	092504	9288	06/10/13	\$475,000	\$525,000	1,370	7	1926	Good	4,054	N	N	6225 25TH AVE NE
1	0	919120	0180	10/29/12	\$329,500	\$391,000	1,450	7	1927	Avg	3,071	N	N	5547 25TH AVE NE
1	0	919120	0120	10/26/12	\$365,825	\$435,000	1,590	7	1928	Avg	4,150	N	N	5719 25TH AVE NE
1	0	010300	0052	10/17/11	\$815,500	\$1,019,000	3,160	9	2011	Avg	5,182	N	N	6121 24TH AVE NE
1	1	010300	0160	05/25/12	\$360,000	\$441,000	880	7	1919	Avg	3,570	N	N	2402 NE 60TH ST
1	1	179750	0110	04/18/11	\$463,000	\$577,000	950	7	1917	Good	4,480	N	N	6325 14TH AVE NE
1	1	168140	0035	08/31/11	\$350,000	\$438,000	1,060	7	1947	Avg	3,800	N	N	6207 22ND AVE NE
1	1	221800	0170	12/27/13	\$675,300	\$677,000	1,150	7	1921	Good	3,600	N	N	5610 20TH AVE NE
1	1	882590	0425	12/14/11	\$595,000	\$742,000	1,220	7	1916	Good	4,120	N	N	1605 NE 63RD ST
1	1	861580	0660	07/06/12	\$526,000	\$640,000	1,240	7	1905	Good	4,002	N	N	1815 NE 58TH ST
1	1	717370	0465	07/27/11	\$390,000	\$488,000	1,250	7	1920	Good	6,000	N	N	6300 23RD AVE NE
1	1	861580	0561	05/14/13	\$579,000	\$646,000	1,270	7	1917	VGood	2,728	N	N	1722 NE 56TH ST
1	1	221800	0220	06/18/13	\$635,000	\$699,000	1,290	7	1922	Good	3,600	N	N	5636 20TH AVE NE
1	1	882590	0010	06/15/11	\$440,000	\$550,000	1,300	7	1919	Good	4,240	N	N	6325 20TH AVE NE
1	1	717370	0445	02/26/13	\$575,000	\$659,000	1,310	7	1919	Good	6,000	N	N	6316 23RD AVE NE
1	1	882590	0780	09/07/11	\$435,000	\$544,000	1,400	7	1919	Avg	3,120	N	N	6261 20TH AVE NE
1	1	882490	0305	08/07/12	\$535,000	\$647,000	1,630	7	1925	Good	3,800	N	N	6288 21ST AVE NE
1	1	179750	0515	05/31/12	\$584,000	\$715,000	1,630	7	1919	Good	4,480	N	N	1213 NE 63RD ST
1	1	861580	0412	06/28/11	\$550,000	\$688,000	1,680	7	1910	Good	5,593	N	N	1717 NE 56TH ST
1	1	861580	0412	09/14/12	\$590,000	\$708,000	1,680	7	1910	Good	5,593	N	N	1717 NE 56TH ST
1	1	882590	0435	06/23/11	\$615,000	\$769,000	1,680	7	1910	Good	4,120	N	N	1525 NE 63RD ST
1	1	882590	0240	04/25/13	\$565,000	\$635,000	1,730	7	1915	Avg	4,080	N	N	6326 17TH AVE NE
1	1	179750	0055	07/11/13	\$646,000	\$704,000	1,740	7	1909	Good	4,000	N	N	1402 NE 63RD ST
1	1	717370	0035	01/31/13	\$572,300	\$662,000	1,790	7	1914	Avg	4,100	N	N	5224 20TH AVE NE
1	1	179750	0370	04/04/11	\$530,000	\$660,000	1,810	7	1915	Avg	4,340	N	N	6119 BROOKLYN AVE NE
1	1	861580	0050	02/08/12	\$530,000	\$658,000	1,820	7	1920	Good	4,860	N	N	5511 16TH AVE NE
1	1	221800	0284	06/21/11	\$550,000	\$688,000	1,820	7	1939	Good	4,800	N	N	5511 RAVENNA AVE NE
1	1	179750	0300	02/20/13	\$645,000	\$741,000	1,870	7	1910	Good	4,120	N	N	1320 NE 62ND ST
1	1	861580	0405	05/11/11	\$580,000	\$724,000	1,930	7	1904	VGood	5,400	N	N	5526 17TH AVE NE

## Improved Sales Used in This Annual Update Analysis

### Area 044 -- 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	1	221800	0110	06/13/11	\$596,000	\$745,000	1,980	7	1969	VGood	5,000	N	N	5413 21ST AVE NE
1	1	179800	0025	07/25/13	\$538,500	\$584,000	1,050	8	1910	Good	3,200	N	N	1221 NE 61ST ST
1	1	179750	0105	02/09/11	\$480,000	\$595,000	1,090	8	1918	Avg	4,480	N	N	6329 14TH AVE NE
1	1	882590	0260	03/05/13	\$575,000	\$658,000	1,120	8	1913	Good	4,080	N	N	6321 17TH AVE NE
1	1	179800	0015	10/18/12	\$510,000	\$607,000	1,290	8	1911	VGood	3,120	N	N	1215 NE 61ST ST
1	1	861580	0151	08/26/13	\$411,550	\$440,000	1,290	8	1999	Avg	856	N	N	5716 C 15TH AVE NE
1	1	882590	0800	11/08/11	\$601,003	\$751,000	1,330	8	1912	Good	4,240	N	N	6260 19TH AVE NE
1	1	882390	1460	09/15/11	\$485,000	\$607,000	1,410	8	1988	Avg	3,280	N	N	1910 NE 50TH ST
1	1	861580	0148	05/20/11	\$334,950	\$418,000	1,430	8	1999	Avg	1,213	N	N	5714 D 15TH AVE NE
1	1	861580	0146	08/23/11	\$336,500	\$421,000	1,450	8	1999	Avg	1,035	N	N	5714 B 15TH AVE NE
1	1	861580	0145	05/24/11	\$340,000	\$425,000	1,450	8	1999	Avg	1,266	N	N	5714 A 15TH AVE NE
1	1	882590	0315	10/07/11	\$620,000	\$775,000	1,510	8	1910	Good	4,080	N	N	6320 16TH AVE NE
1	1	179800	0020	11/14/12	\$625,000	\$739,000	1,540	8	1909	Good	3,160	N	N	1217 NE 61ST ST
1	1	861580	0270	04/16/12	\$600,000	\$739,000	1,650	8	1921	Good	4,320	N	N	5733 17TH AVE NE
1	1	882490	0390	02/28/11	\$630,000	\$782,000	1,650	8	1919	Good	3,560	N	N	6234 22ND AVE NE
1	1	168140	0265	06/30/11	\$618,000	\$773,000	1,670	8	1927	Good	3,600	N	N	2114 NE 61ST ST
1	1	882590	0310	08/23/11	\$620,000	\$776,000	1,730	8	1921	Good	4,080	N	N	6316 16TH AVE NE
1	1	882390	0605	08/12/12	\$645,000	\$779,000	1,760	8	1908	Avg	4,320	N	N	5208 16TH AVE NE
1	1	882390	0465	07/16/13	\$742,000	\$807,000	1,780	8	1921	Good	4,320	N	N	5256 17TH AVE NE
1	1	882390	0245	05/31/11	\$689,000	\$861,000	1,840	8	1922	Good	4,320	N	N	5240 18TH AVE NE
1	1	010300	0210	07/22/13	\$643,000	\$698,000	1,870	8	1927	Avg	4,680	N	N	2292 NE 60TH ST
1	1	882590	0545	10/07/12	\$854,000	\$1,019,000	1,890	8	1913	VGood	5,434	N	N	1919 NE NAOMI PL
1	1	882590	0685	01/06/11	\$800,000	\$988,000	1,910	8	1913	VGood	5,434	N	N	1750 NE 62ND ST
1	1	179750	0615	04/19/11	\$525,000	\$654,000	2,010	8	1910	Avg	4,120	N	N	6403 BROOKLYN AVE NE
1	1	882390	0355	08/23/13	\$682,000	\$730,000	2,050	8	1923	Avg	4,320	N	N	5221 18TH AVE NE
1	1	882390	1290	10/31/13	\$660,000	\$683,000	2,080	8	1924	Avg	4,320	N	N	5039 19TH AVE NE
1	1	882390	0445	03/21/12	\$637,000	\$787,000	2,080	8	1912	Avg	4,320	N	N	5240 17TH AVE NE
1	1	882590	0735	08/26/13	\$850,000	\$908,000	2,080	8	1913	Avg	4,200	N	N	6293 20TH AVE NE
1	1	882390	1035	02/28/12	\$745,000	\$923,000	2,110	8	1923	Good	4,320	N	N	5029 17TH AVE NE
1	1	717370	0005	04/03/12	\$626,000	\$772,000	2,120	8	1913	Avg	3,950	N	N	2004 NE 52ND ST

## Improved Sales Used in This Annual Update Analysis

### Area 044 -- 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	1	717370	0055	04/19/12	\$750,000	\$923,000	2,130	8	1914	Good	4,200	N	N	5246 20TH AVE NE
1	1	717370	0382	12/05/11	\$695,000	\$867,000	2,140	8	1994	Avg	4,080	N	N	6307 23RD AVE NE
1	1	882390	1155	04/05/13	\$730,000	\$827,000	2,170	8	1924	Avg	4,320	N	N	5039 18TH AVE NE
1	1	221800	0100	04/02/13	\$785,000	\$890,000	2,180	8	1912	Avg	5,000	N	N	5423 21ST AVE NE
1	1	717370	0195	07/17/13	\$751,000	\$817,000	2,250	8	1905	Avg	5,000	N	N	5023 21ST AVE NE
1	1	882390	0490	09/01/11	\$631,200	\$790,000	2,280	8	1924	Avg	4,320	N	N	5263 17TH AVE NE
1	1	882490	0080	12/12/12	\$749,000	\$879,000	2,280	8	1933	Good	4,750	N	N	6302 21ST AVE NE
1	1	664690	0175	07/28/11	\$600,000	\$751,000	2,300	8	1923	Avg	4,160	N	N	2100 NE RAVENNA BLVD
1	1	717370	0095	03/26/12	\$650,000	\$803,000	2,390	8	1914	Good	5,000	N	N	5223 21ST AVE NE
1	1	882390	0885	07/20/11	\$714,000	\$893,000	2,850	8	1910	Good	4,320	N	N	5043 16TH AVE NE
1	1	861580	0355	06/13/11	\$758,000	\$947,000	2,890	8	1915	Avg	5,400	N	N	5521 17TH AVE NE
1	1	064100	0065	10/09/13	\$1,195,000	\$1,250,000	3,080	8	2003	Avg	5,535	N	N	5806 16TH AVE NE
1	1	882390	0555	08/09/13	\$1,070,000	\$1,152,000	3,150	8	1920	Good	6,480	N	N	5221 17TH AVE NE
1	1	664690	0110	03/15/13	\$780,000	\$890,000	1,580	9	1929	Good	4,516	N	N	5625 PARK RD NE
1	1	664690	0025	05/31/13	\$700,000	\$776,000	1,670	9	1929	Good	2,728	N	N	2106 NE RAVENNA BLVD
1	1	717370	0015	04/19/12	\$622,000	\$766,000	1,750	9	1913	Good	5,100	Y	N	5209 21ST AVE NE
1	1	664690	0095	12/13/12	\$700,000	\$821,000	1,770	9	1929	Avg	4,423	N	N	2102 NE PARK RD
1	1	221800	0400	03/08/13	\$760,000	\$869,000	1,800	9	1914	Good	5,000	N	N	5412 21ST AVE NE
1	1	179750	0485	07/23/12	\$741,000	\$898,000	2,020	9	2012	Avg	4,000	N	N	6202 12TH AVE NE
1	1	221800	0230	04/29/11	\$1,000,000	\$1,247,000	2,930	9	1916	Good	10,000	N	N	5504 21ST AVE NE
1	1	882390	0680	12/07/12	\$620,000	\$728,000	3,020	9	1909	Avg	4,320	N	N	5260 16TH AVE NE
1	1	010300	0024	05/23/11	\$780,000	\$974,000	1,780	10	1998	Avg	8,410	N	N	6100 RAVENNA AVE NE
1	2	922140	0725	04/10/12	\$260,000	\$320,000	830	7	1919	Avg	3,270	N	N	802 NE RAVENNA BLVD
1	2	922140	0355	10/16/12	\$365,000	\$435,000	1,220	7	1922	Avg	3,780	N	N	808 NE 63RD ST
1	2	179800	0121	03/04/11	\$350,000	\$435,000	1,780	7	1915	Avg	3,720	N	N	1028 NE RAVENNA BLVD
1	2	922140	0249	07/21/11	\$385,000	\$482,000	1,270	8	2011	Avg	1,358	N	N	821 NW 64TH ST
1	2	922140	0253	05/11/11	\$405,000	\$506,000	1,270	8	2011	Avg	1,235	N	N	6321 9TH AVE NE
1	2	922140	0250	03/21/11	\$412,000	\$513,000	1,280	8	2011	Avg	1,122	N	N	823 NE 64TH ST
1	2	922140	0252	03/21/11	\$420,000	\$522,000	1,280	8	2011	Avg	1,085	N	N	825 NE 64TH ST
1	2	922140	0174	08/11/11	\$350,000	\$438,000	1,280	8	2000	Avg	1,331	N	N	6407 9TH AVE NE



## Improved Sales Used in This Annual Update Analysis

### Area 044 -- 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	2	922140	0176	05/25/11	\$359,000	\$448,000	1,290	8	2000	Avg	1,332	N	N	6411 9TH AVE NE
1	3	717480	0732	12/15/11	\$315,000	\$393,000	930	6	1918	Avg	3,595	N	N	5200 RAVENNA AVE NE
1	3	717480	0760	04/08/11	\$365,000	\$455,000	1,180	6	1965	Avg	5,470	N	N	5208 A RAVENNA AVE NE
1	3	717480	0857	07/25/11	\$360,000	\$450,000	1,500	7	1928	Avg	3,250	N	N	5306 RAVENNA AVE NE
1	3	717480	0560	07/18/13	\$750,000	\$815,000	1,920	7	1910	Avg	5,050	N	N	5201 RAVENNA AVE NE
1	3	882390	1770	04/23/12	\$632,000	\$778,000	1,940	7	1919	Avg	4,320	N	N	4717 18TH AVE NE
1	3	717480	0490	05/25/12	\$715,000	\$876,000	1,890	8	2002	Avg	3,200	N	N	5242 22ND AVE NE
2	0	092504	9364	11/15/13	\$412,000	\$423,000	520	5	1947	VGood	3,500	N	N	2920 NE 53RD ST
2	0	186890	2131	08/27/13	\$330,000	\$352,000	530	6	1911	Good	3,000	N	N	6229 29TH AVE NE
2	0	092504	9360	01/28/13	\$375,000	\$434,000	590	6	1926	Good	3,881	N	N	5527 28TH AVE NE
2	0	919120	1815	06/11/12	\$260,000	\$318,000	680	6	1925	Avg	2,500	N	N	5100 26TH AVE NE
2	0	186890	0575	06/15/12	\$390,000	\$476,000	780	6	1911	Avg	5,000	N	N	6012 29TH AVE NE
2	0	186890	2025	06/18/13	\$449,950	\$495,000	810	6	1916	VGood	3,500	N	N	6248 27TH AVE NE
2	0	243620	0215	03/22/11	\$299,000	\$372,000	850	6	1919	Avg	3,700	N	N	4769 34TH AVE NE
2	0	186890	1910	02/20/13	\$424,500	\$488,000	880	6	1922	Good	3,750	N	N	6219 28TH AVE NE
2	0	186890	1695	10/18/12	\$350,000	\$417,000	900	6	1900	Avg	5,000	N	N	6252 26TH AVE NE
2	0	092504	9202	05/17/11	\$360,000	\$449,000	910	6	1916	Avg	4,059	N	N	5515 28TH AVE NE
2	0	882790	1180	04/22/11	\$530,000	\$661,000	980	6	1914	VGood	4,480	N	N	5521 34TH AVE NE
2	0	243620	0585	07/13/12	\$420,000	\$510,000	1,010	6	1924	Good	3,600	N	N	3050 NE BLAKELY ST
2	0	919120	0875	04/23/12	\$405,000	\$498,000	1,060	6	1911	Good	3,750	N	N	5715 27TH AVE NE
2	0	186890	2920	05/23/12	\$415,500	\$509,000	1,075	6	1907	Good	3,750	N	N	6222 30TH AVE NE
2	0	243620	0005	04/23/12	\$510,000	\$627,000	1,720	6	1919	Good	3,500	N	N	3415 NE 50TH ST
2	0	187040	0015	04/08/13	\$332,500	\$376,000	740	7	1926	Good	1,972	N	N	6005 35TH AVE NE
2	0	243620	0175	05/25/11	\$387,500	\$484,000	770	7	1941	Good	4,000	N	N	4756 34TH AVE NE
2	0	186890	1700	12/06/12	\$450,000	\$529,000	870	7	1980	Avg	2,500	N	N	6248 26TH AVE NE
2	0	243620	0685	06/01/11	\$470,000	\$587,000	870	7	1948	Good	4,000	N	N	4729 UNIVERSITY VIEW PL NE
2	0	186890	0175	07/19/12	\$410,000	\$497,000	880	7	1922	Avg	4,250	N	N	6044 31ST AVE NE
2	0	092504	9311	03/05/13	\$595,000	\$681,000	880	7	1921	VGood	5,720	N	N	5116 27TH AVE NE
2	0	882790	1285	02/24/12	\$452,000	\$560,000	880	7	1924	Good	3,420	N	N	3415 NE 57TH ST
2	0	677820	0040	06/28/13	\$536,000	\$588,000	880	7	1926	Good	3,192	N	N	2815 NE 60TH ST

## Improved Sales Used in This Annual Update Analysis

### Area 044 -- 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	186890	2036	03/04/11	\$388,500	\$483,000	890	7	1923	Good	4,500	N	N	6236 27TH AVE NE
2	0	919120	1635	08/04/11	\$370,000	\$463,000	920	7	1992	Avg	4,100	N	N	5129 26TH AVE NE
2	0	187040	0230	06/25/12	\$439,500	\$536,000	920	7	1925	Good	4,000	N	N	6024 34TH AVE NE
2	0	717120	0070	04/13/12	\$578,000	\$712,000	920	7	1923	VGood	4,860	N	N	5540 29TH AVE NE
2	0	919120	1385	04/22/11	\$372,000	\$464,000	930	7	1926	Good	3,400	N	N	5524 25TH AVE NE
2	0	882790	0950	10/15/13	\$427,000	\$445,000	950	7	1923	Avg	4,480	N	N	5554 30TH AVE NE
2	0	342360	0030	12/13/11	\$345,000	\$430,000	990	7	1925	Avg	3,220	N	N	6248 25TH AVE NE
2	0	186890	2265	03/23/11	\$525,000	\$653,000	1,010	7	1925	VGood	3,750	N	N	6250 28TH AVE NE
2	0	773110	0060	08/16/13	\$448,905	\$482,000	1,010	7	1910	Avg	4,000	N	N	5711 29TH AVE NE
2	0	186890	2565	12/14/11	\$465,000	\$580,000	1,020	7	1912	Avg	5,000	N	N	6248 29TH AVE NE
2	0	243620	0515	02/14/13	\$491,000	\$565,000	1,040	7	1949	Avg	4,000	N	N	4905 UNIVERSITY VIEW PL NE
2	0	882790	0665	04/24/12	\$428,740	\$527,000	1,050	7	1918	Avg	4,640	N	N	5707 30TH AVE NE
2	0	186990	0045	11/07/12	\$342,000	\$405,000	1,060	7	1956	Good	2,950	N	N	6221 35TH AVE NE
2	0	186890	0265	09/06/12	\$515,000	\$619,000	1,060	7	1924	Good	3,500	N	N	6008 31ST AVE NE
2	0	882790	0740	04/16/12	\$400,000	\$493,000	1,100	7	1925	Avg	5,989	Y	N	5525 30TH AVE NE
2	0	186890	2205	12/07/13	\$425,000	\$431,000	1,100	7	1925	Avg	3,675	N	N	6257 29TH AVE NE
2	0	809110	0115	11/17/11	\$575,000	\$718,000	1,110	7	1914	VGood	5,500	N	N	2854 NE 54TH ST
2	0	186890	1120	03/18/11	\$540,000	\$672,000	1,140	7	1926	Good	3,300	N	N	6040 27TH AVE NE
2	0	243620	0715	08/03/11	\$400,000	\$500,000	1,160	7	1942	Good	6,000	N	N	3310 NE 45TH PL
2	0	186890	1370	01/21/11	\$475,000	\$588,000	1,190	7	1948	Avg	5,000	N	N	2615 NE 62ND ST
2	0	243620	0140	12/30/11	\$432,700	\$539,000	1,200	7	1926	Good	4,000	Y	N	4714 34TH AVE NE
2	0	882790	0645	07/17/12	\$640,000	\$777,000	1,200	7	1918	VGood	4,680	N	N	5723 30TH AVE NE
2	0	243620	0770	06/29/12	\$413,000	\$503,000	1,220	7	1978	Avg	4,200	N	N	3318 NE BLAKELY ST
2	0	809110	0235	03/15/12	\$480,000	\$593,000	1,230	7	1908	Good	5,000	N	N	2825 NE 54TH ST
2	0	717120	0085	08/06/13	\$639,000	\$689,000	1,230	7	1937	Good	4,330	N	N	5544 29TH AVE NE
2	0	092504	9264	11/05/12	\$390,000	\$462,000	1,250	7	1926	Good	4,000	N	N	6210 25TH AVE NE
2	0	186890	0725	10/18/12	\$500,000	\$595,000	1,260	7	1913	Good	5,000	N	N	6039 29TH AVE NE
2	0	186890	3695	04/23/12	\$435,000	\$535,000	1,280	7	1912	Good	3,750	N	N	6226 33RD AVE NE
2	0	809110	0065	08/28/13	\$575,000	\$614,000	1,320	7	1921	Good	5,500	N	N	2732 NE 54TH ST
2	0	243620	0265	05/13/13	\$600,000	\$670,000	1,360	7	1937	VGood	4,000	N	N	4731 34TH AVE NE

## Improved Sales Used in This Annual Update Analysis

### Area 044 -- 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	809110	0215	10/17/12	\$517,000	\$615,000	1,380	7	1909	Good	4,000	N	N	2817 NE 54TH ST
2	0	919120	1845	05/15/13	\$602,000	\$672,000	1,440	7	1907	Avg	5,000	N	N	5119 27TH AVE NE
2	0	186890	2210	08/07/13	\$375,000	\$404,000	1,450	7	1926	Avg	3,825	N	N	2811 NE 65TH ST
2	0	186890	1660	10/25/13	\$478,000	\$496,000	1,460	7	1900	Avg	3,750	N	N	6253 27TH AVE NE
2	0	919120	0760	12/26/12	\$400,000	\$467,000	1,510	7	1926	Avg	3,750	N	N	5730 26TH AVE NE
2	0	919120	0380	05/07/13	\$420,000	\$470,000	1,540	7	1913	Avg	5,000	N	N	5742 25TH AVE NE
2	0	882790	0890	12/16/13	\$526,500	\$531,000	1,550	7	1952	Avg	4,480	N	N	3004 NE 55TH ST
2	0	182480	0100	09/03/13	\$459,000	\$489,000	1,570	7	1929	Avg	4,344	N	N	6050 25TH AVE NE
2	0	186890	2960	05/14/12	\$581,000	\$713,000	1,650	7	1926	Good	5,000	N	N	6200 30TH AVE NE
2	0	919120	1740	03/06/12	\$739,000	\$915,000	1,680	7	2007	Avg	3,700	N	N	5136 26TH AVE NE
2	0	187040	0385	11/08/13	\$495,000	\$510,000	1,690	7	1926	Avg	3,990	N	N	6023 34TH AVE NE
2	0	717120	0045	10/09/12	\$575,000	\$686,000	1,700	7	1919	VGood	4,320	N	N	5528 29TH AVE NE
2	0	717120	0175	05/02/13	\$610,000	\$684,000	1,720	7	1920	Good	4,968	N	N	5706 29TH AVE NE
2	0	919120	1545	10/19/12	\$660,000	\$785,000	1,720	7	1926	Good	3,750	N	N	5533 26TH AVE NE
2	0	092504	9201	07/11/11	\$539,500	\$675,000	1,780	7	1924	VGood	4,000	N	N	5766 27TH AVE NE
2	0	717120	0060	04/02/12	\$565,000	\$697,000	1,790	7	1919	VGood	4,320	N	N	5532 29TH AVE NE
2	0	882790	1115	11/02/11	\$725,000	\$906,000	2,010	7	1923	VGood	6,720	N	N	5556 31ST AVE NE
2	0	243620	0095	07/09/12	\$527,500	\$641,000	2,060	7	1924	VGood	4,000	N	N	4711 35TH AVE NE
2	0	186890	3595	10/23/13	\$632,000	\$657,000	2,090	7	1947	Good	5,000	N	N	6245 34TH AVE NE
2	0	882790	1315	09/07/12	\$695,000	\$835,000	2,640	7	2012	Avg	4,600	N	N	5545 35TH AVE NE
2	0	186890	0590	05/18/11	\$594,000	\$742,000	1,050	8	1954	Good	4,500	N	N	6008 29TH AVE NE
2	0	243620	0820	12/06/12	\$475,000	\$558,000	1,140	8	1941	Avg	4,500	Y	N	3416 NE BLAKELY ST
2	0	882790	1420	09/18/12	\$575,000	\$689,000	1,160	8	1946	Avg	4,480	N	N	5528 34TH AVE NE
2	0	186890	3090	04/30/12	\$521,000	\$640,000	1,530	8	1926	VGood	2,500	N	N	3113 NE 65TH ST
2	0	243620	0830	06/19/12	\$552,000	\$673,000	1,570	8	1962	Avg	7,280	Y	N	3412 NE BLAKELEY ST
2	0	919120	1477	04/12/11	\$445,000	\$554,000	1,620	8	2002	Avg	1,125	N	N	5511 B 26TH AVE NE
2	0	919120	0915	09/21/11	\$450,000	\$563,000	1,650	8	1929	Good	3,750	N	N	5729 27TH AVE NE
2	0	186990	0135	05/29/12	\$535,000	\$655,000	1,680	8	1929	Good	5,000	N	N	6252 34TH AVE NE
2	0	186990	0005	09/28/12	\$445,000	\$532,000	1,710	8	1928	Good	2,950	N	N	6201 35TH AVE NE
2	0	882790	0870	10/03/13	\$585,000	\$614,000	1,710	8	1998	Avg	2,340	N	N	5501 31ST AVE NE

## Improved Sales Used in This Annual Update Analysis

### Area 044 -- 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	187040	0155	07/15/13	\$650,000	\$708,000	1,780	8	1929	Good	4,750	N	N	6052 34TH AVE NE
2	0	243620	0805	10/04/12	\$605,000	\$722,000	1,880	8	1931	Good	5,800	N	N	3315 NE 45TH PL
2	0	092504	9223	02/03/11	\$745,000	\$923,000	2,040	8	2003	Avg	5,720	N	N	5112 27TH AVE NE
2	0	882790	1335	03/01/12	\$599,000	\$742,000	2,360	8	2009	Avg	4,694	N	N	5529 35TH AVE NE
2	0	243620	0815	08/15/13	\$665,000	\$714,000	2,420	8	1957	Avg	3,600	Y	N	3422 NE BLAKELY ST
2	0	186890	2735	12/06/11	\$745,000	\$929,000	2,635	8	1994	Avg	5,000	N	N	6219 31ST AVE NE
2	0	243620	0450	04/23/13	\$733,000	\$825,000	2,980	8	1948	Good	8,000	N	N	4914 32ND AVE NE
2	0	882790	0885	02/02/12	\$442,000	\$549,000	1,130	9	2010	Avg	1,600	N	N	3006 NE 55TH ST
2	0	882790	0887	12/29/11	\$437,000	\$544,000	1,180	9	2010	Avg	1,600	N	N	3010 NE 55TH ST
2	0	882790	0886	11/21/11	\$437,000	\$545,000	1,190	9	2010	Avg	1,280	N	N	3008 NE 55TH ST
2	0	342360	0025	07/24/12	\$627,500	\$761,000	1,980	9	1993	Avg	3,680	N	N	6250 25TH AVE NE
2	0	243620	0600	01/08/13	\$1,100,000	\$1,281,000	2,010	9	2012	Avg	3,600	N	N	3038 NE BLAKELY ST
2	0	186890	2395	04/17/13	\$1,296,000	\$1,461,000	2,720	9	2013	Avg	5,000	N	N	6203 30TH AVE NE
2	0	092504	9418	09/20/12	\$935,000	\$1,120,000	3,040	9	2012	Avg	7,671	N	N	5750 27TH AVE NE
2	0	186890	2470	02/08/12	\$951,000	\$1,180,000	2,580	10	2007	Avg	3,750	N	N	6231 30TH AVE NE
3	0	633800	0251	07/11/12	\$394,500	\$479,000	590	6	1947	Avg	5,120	N	N	4029 NE 58TH ST
3	0	881990	0040	11/26/12	\$285,000	\$336,000	790	6	1920	Avg	4,280	N	N	5530 35TH AVE NE
3	0	243670	0580	02/14/12	\$285,000	\$353,000	920	6	1918	Good	2,123	N	N	5029 40TH AVE NE
3	0	243670	1225	09/30/11	\$335,000	\$419,000	620	7	2001	Avg	4,000	N	N	5244 36TH AVE NE
3	0	881340	0185	11/03/11	\$412,000	\$515,000	800	7	1909	Good	4,860	N	N	4726 38TH AVE NE
3	0	881990	0295	08/31/11	\$379,950	\$475,000	800	7	1941	Good	3,959	N	N	5516 37TH AVE NE
3	0	318210	0135	09/14/12	\$409,000	\$491,000	800	7	1947	Avg	6,203	N	N	4425 NE 65TH ST
3	0	881990	0355	06/22/11	\$398,000	\$498,000	840	7	1941	Avg	3,959	N	N	5543 38TH AVE NE
3	0	102504	9185	11/10/11	\$457,500	\$571,000	860	7	1949	VGood	4,050	N	N	5556 38TH AVE NE
3	0	881540	0135	04/26/12	\$524,888	\$646,000	860	7	1945	VGood	5,000	N	N	6242 38TH AVE NE
3	0	607950	0345	07/03/13	\$380,000	\$416,000	870	7	1947	Good	3,800	N	N	4307 NE 55TH ST
3	0	633800	0111	10/28/13	\$407,500	\$422,000	880	7	1948	Avg	6,050	N	N	5817 43RD AVE NE
3	0	881540	0295	06/24/13	\$415,000	\$456,000	890	7	1952	Avg	3,900	N	N	6209 38TH AVE NE
3	0	318110	0060	04/15/11	\$490,000	\$611,000	910	7	1940	VGood	5,040	N	N	4335 NE 56TH ST
3	0	633800	0610	10/14/13	\$372,000	\$388,000	910	7	1950	Avg	3,780	N	N	5610 40TH AVE NE

## Improved Sales Used in This Annual Update Analysis

### Area 044 -- 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	881990	1140	08/20/12	\$570,000	\$687,000	910	7	1940	VGood	4,815	Y	N	5733 36TH AVE NE
3	0	633800	0181	08/23/11	\$499,000	\$624,000	960	7	1928	Good	5,611	N	N	4014 NE 58TH ST
3	0	318110	0020	10/01/13	\$492,500	\$517,000	960	7	1940	Good	5,160	N	N	4334 NE 55TH ST
3	0	881540	0565	09/06/13	\$469,000	\$499,000	980	7	1937	Good	4,800	N	N	6242 35TH AVE NE
3	0	881990	0905	01/12/12	\$465,000	\$578,000	1,010	7	1948	Good	4,815	N	N	5741 38TH AVE NE
3	0	607950	0110	09/04/13	\$500,000	\$532,000	1,010	7	1942	Avg	6,400	N	N	4325 NE 57TH ST
3	0	881990	0845	05/11/12	\$505,000	\$620,000	1,020	7	1927	Good	4,227	N	N	5734 37TH AVE NE
3	0	318160	0005	05/10/12	\$437,000	\$536,000	1,020	7	1948	Good	6,750	N	N	6026 40TH AVE NE
3	0	318260	0080	03/24/11	\$385,000	\$479,000	1,040	7	1950	Fair	6,750	N	N	6016 44TH AVE NE
3	0	881340	0215	05/18/12	\$550,000	\$674,000	1,060	7	1928	Good	3,667	N	N	4710 38TH AVE NE
3	0	243670	1320	11/07/11	\$350,000	\$437,000	1,080	7	1941	Good	6,000	N	N	3504 NE 52ND ST
3	0	881540	1155	08/19/13	\$601,000	\$644,000	1,080	7	1951	Good	5,500	N	N	6034 38TH AVE NE
3	0	881540	0665	03/25/13	\$510,000	\$580,000	1,140	7	1938	Good	6,000	N	N	6227 36TH AVE NE
3	0	881540	1010	12/20/11	\$422,500	\$526,000	1,150	7	1950	Avg	5,000	N	N	6046 37TH AVE NE
3	0	881990	0790	03/17/11	\$510,000	\$634,000	1,150	7	1946	Good	5,350	N	N	5719 39TH AVE NE
3	0	881990	0780	01/11/11	\$460,000	\$568,000	1,150	7	1946	Avg	5,885	N	N	5729 39TH AVE NE
3	0	881990	0795	12/11/12	\$532,200	\$625,000	1,150	7	1946	Good	5,350	N	N	5715 39TH AVE NE
3	0	633800	0080	09/30/11	\$547,500	\$685,000	1,190	7	1958	Avg	5,400	N	N	4315 NE 60TH ST
3	0	318160	0110	07/09/12	\$567,000	\$689,000	1,210	7	1948	Good	5,909	N	N	4122 NE 60TH ST
3	0	881990	1045	10/17/11	\$380,000	\$475,000	1,240	7	1924	Good	2,480	N	N	5702 35TH AVE NE
3	0	881540	0895	02/16/11	\$445,000	\$552,000	1,240	7	1950	Avg	4,000	N	N	6038 36TH AVE NE
3	0	881540	0136	03/05/13	\$432,000	\$494,000	1,250	7	1945	Avg	5,000	N	N	6236 38TH AVE NE
3	0	607950	0260	04/17/12	\$460,000	\$566,000	1,260	7	1942	Good	5,000	N	N	4308 NE 56TH ST
3	0	243670	1020	08/29/13	\$460,000	\$491,000	1,270	7	1940	Avg	4,000	N	N	5200 37TH AVE NE
3	0	243670	1185	03/06/12	\$490,000	\$606,000	1,300	7	1926	Good	4,000	Y	N	5214 36TH AVE NE
3	0	318210	0185	10/16/12	\$486,000	\$579,000	1,300	7	1947	Good	6,750	N	N	6202 44TH AVE NE
3	0	881340	0300	07/07/11	\$492,000	\$615,000	1,300	7	1940	Avg	5,760	N	N	4721 38TH AVE NE
3	0	881990	1015	04/20/12	\$550,000	\$677,000	1,300	7	1930	VGood	4,013	Y	N	5723 37TH AVE NE
3	0	610540	0010	11/30/12	\$456,000	\$537,000	1,310	7	1948	Good	4,080	N	N	3503 NE 47TH ST
3	0	243670	0475	08/04/11	\$482,500	\$604,000	1,320	7	1927	VGood	3,320	N	N	5109 39TH AVE NE

## Improved Sales Used in This Annual Update Analysis

### Area 044 -- 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	881540	1210	05/21/12	\$390,000	\$478,000	1,330	7	1950	Avg	3,750	N	N	6031 39TH AVE NE
3	0	881340	0180	05/15/13	\$555,000	\$619,000	1,350	7	1991	Good	4,905	N	N	4728 38TH AVE NE
3	0	797470	0090	06/18/12	\$528,250	\$644,000	1,360	7	1951	Good	4,800	N	N	4001 NE 62ND ST
3	0	243670	0405	03/23/12	\$480,000	\$593,000	1,370	7	1927	VGood	4,000	N	N	5018 37TH AVE NE
3	0	243670	0290	06/19/12	\$525,000	\$640,000	1,380	7	1926	Good	4,000	N	N	5046 36TH AVE NE
3	0	881990	0280	07/13/11	\$456,000	\$570,000	1,390	7	1927	Good	3,525	N	N	5502 37TH AVE NE
3	0	881540	0640	10/31/11	\$519,000	\$648,000	1,390	7	1938	Avg	4,800	N	N	6211 36TH AVE NE
3	0	607950	0010	05/19/11	\$430,000	\$537,000	1,400	7	1942	Good	5,000	N	N	4307 NE 57TH ST
3	0	881540	0630	10/25/13	\$659,000	\$684,000	1,490	7	1938	Good	4,800	N	N	6207 36TH AVE NE
3	0	237920	0050	08/28/12	\$485,000	\$584,000	1,490	7	1945	Good	4,042	N	N	4746 35TH AVE NE
3	0	881540	0410	10/23/12	\$590,000	\$701,000	1,490	7	1937	Avg	4,500	N	N	6236 36TH AVE NE
3	0	318110	0070	05/03/12	\$565,000	\$694,000	1,500	7	1940	VGood	4,998	N	N	4325 NE 56TH ST
3	0	318210	0085	08/05/11	\$495,000	\$619,000	1,520	7	1947	Good	6,750	N	N	6223 44TH AVE NE
3	0	633800	0411	06/13/11	\$585,142	\$731,000	1,530	7	1940	Good	6,600	N	N	5705 45TH AVE NE
3	0	152030	0040	07/25/12	\$412,000	\$499,000	1,540	7	1927	Avg	3,315	N	N	4728 35TH AVE NE
3	0	607950	0275	05/21/13	\$559,000	\$622,000	1,540	7	1940	Good	6,000	N	N	5516 43RD AVE NE
3	0	243670	1280	06/26/13	\$741,000	\$813,000	1,570	7	1939	Good	4,000	N	N	5229 36TH AVE NE
3	0	318160	0080	07/03/12	\$585,000	\$712,000	1,650	7	1948	VGood	6,750	N	N	6016 41ST AVE NE
3	0	633800	0210	03/22/12	\$454,100	\$561,000	1,660	7	1927	Good	4,687	N	N	4055 NE 58TH ST
3	0	610540	0035	04/29/11	\$513,500	\$641,000	1,670	7	1924	Good	4,000	N	N	4518 35TH AVE NE
3	0	881990	0540	10/16/12	\$640,000	\$762,000	1,680	7	1947	VGood	4,565	N	N	5508 39TH AVE NE
3	0	881990	0915	12/15/11	\$615,000	\$767,000	1,790	7	1924	VGood	6,420	N	N	5733 38TH AVE NE
3	0	881340	0195	05/24/11	\$410,000	\$512,000	1,910	7	1910	Avg	6,057	N	N	4718 38TH AVE NE
3	0	797470	0120	11/01/13	\$550,000	\$569,000	1,970	7	1950	Good	8,344	N	N	6034 40TH AVE NE
3	0	881990	0340	07/12/11	\$495,000	\$619,000	2,580	7	1960	Avg	7,276	N	N	5557 38TH AVE NE
3	0	881340	0430	08/06/13	\$501,000	\$540,000	1,010	8	1960	Avg	3,706	N	N	4825 38TH AVE NE
3	0	881990	0105	12/26/12	\$555,000	\$649,000	1,090	8	1926	Good	4,280	N	N	5545 36TH AVE NE
3	0	610540	0005	12/18/12	\$515,000	\$603,000	1,210	8	1956	Good	3,920	N	N	3515 NE 47TH ST
3	0	243670	0772	04/23/12	\$534,069	\$657,000	1,310	8	2012	Avg	1,660	N	N	5238 39TH AVE NE
3	0	633800	0492	04/08/11	\$620,000	\$772,000	1,330	8	1931	VGood	3,760	N	N	5722 43RD AVE NE

## Improved Sales Used in This Annual Update Analysis

### Area 044 -- 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	243670	0598	10/17/12	\$390,000	\$464,000	1,330	8	2006	Avg	1,121	N	N	5015 B 40TH AVE NE
3	0	881540	0905	06/28/11	\$586,250	\$733,000	1,350	8	1957	Avg	7,500	N	N	6032 36TH AVE NE
3	0	243670	0592	10/22/13	\$449,950	\$468,000	1,460	8	2006	Avg	1,052	N	N	5021 B 40TH AVE NE
3	0	243670	0587	06/12/13	\$439,000	\$485,000	1,460	8	2006	Avg	1,112	N	N	5025 B 40TH AVE NE
3	0	881990	0740	02/25/12	\$747,000	\$925,000	1,460	8	2007	Avg	5,350	N	N	5746 38TH AVE NE
3	0	235930	0071	07/10/12	\$730,000	\$887,000	1,490	8	1951	VGood	5,215	N	N	6204 41ST AVE NE
3	0	102504	9263	05/30/12	\$350,000	\$428,000	1,510	8	2006	Avg	1,003	N	N	4703 SAND POINT WAY NE
3	0	881990	0095	11/12/12	\$712,000	\$842,000	1,550	8	1931	VGood	4,280	N	N	5547 36TH AVE NE
3	0	102504	9241	05/29/12	\$429,500	\$526,000	1,631	8	2000	Avg	1,066	N	N	4844 RAILROAD AVE NE
3	0	243670	0581	03/05/12	\$556,000	\$688,000	1,680	8	2012	Avg	1,873	N	N	5031 40TH AVE NE
3	0	881990	0585	08/15/13	\$665,000	\$714,000	1,700	8	2003	Avg	3,776	N	N	5625 40TH AVE NE
3	0	881340	0285	11/21/11	\$539,000	\$673,000	1,710	8	1987	Avg	2,890	N	N	4729 38TH AVE NE
3	0	881540	0100	10/23/12	\$639,950	\$761,000	1,980	8	1985	Avg	3,400	N	N	6212 39TH AVE NE
3	0	881990	0976	08/14/13	\$849,000	\$912,000	2,050	8	1968	Good	6,420	Y	N	5738 36TH AVE NE
3	0	881540	0106	05/29/12	\$700,000	\$857,000	2,080	8	1985	Good	4,201	N	N	6208 39TH AVE NE
3	0	318160	0090	10/14/13	\$888,000	\$927,000	2,330	8	2001	Avg	6,426	N	N	4102 NE 60TH ST
3	0	633800	0215	08/08/12	\$880,000	\$1,064,000	2,520	8	2012	Avg	4,464	N	N	5721 43RD AVE NE
3	0	881540	0221	08/01/13	\$925,000	\$1,000,000	2,620	8	1991	Good	5,622	N	N	6231 39TH AVE NE
3	0	633800	0330	08/22/11	\$976,981	\$1,222,000	3,000	8	2011	Avg	5,120	N	N	4014 NE 57TH ST
3	0	797470	0240	04/23/13	\$1,010,000	\$1,136,000	3,300	8	2013	Avg	5,295	N	N	5515 43RD AVE NE
3	0	243670	0664	06/20/11	\$355,000	\$444,000	1,190	9	2004	Avg	1,332	N	N	5115 40TH AVE NE
3	0	243670	0665	06/26/13	\$404,500	\$444,000	1,200	9	2004	Avg	814	N	N	5113 40TH AVE NE
3	0	881990	0325	08/10/11	\$750,000	\$938,000	1,530	9	2007	Avg	5,350	N	N	5550 37TH AVE NE
3	0	797470	0151	11/09/11	\$508,000	\$634,000	2,010	9	2008	Avg	1,564	N	N	5511 B 43RD AVE NE
3	0	243670	0735	04/29/13	\$1,148,000	\$1,289,000	2,820	9	2007	Avg	5,231	N	N	5214 39TH AVE NE
3	0	881340	0148	06/01/12	\$755,850	\$925,000	3,110	9	1998	Avg	3,750	N	N	4509 37TH AVE NE
3	0	318160	0030	04/09/12	\$955,000	\$1,177,000	2,370	10	2011	Avg	5,050	N	N	4008 NE 60TH ST
3	0	710110	0082	02/12/13	\$1,050,000	\$1,210,000	2,580	10	2006	Avg	5,243	N	N	6032 43RD AVE NE
3	0	881540	0935	08/08/12	\$982,293	\$1,187,000	2,640	10	2002	Avg	3,749	N	N	6002 36TH AVE NE
6	0	420740	1336	06/05/12	\$279,000	\$341,000	960	7	2009	Avg	1,069	N	N	4022 PASADENA PL NE



## Improved Sales Used in This Annual Update Analysis

### Area 044 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	0	420740	1323	07/11/13	\$364,000	\$397,000	1,260	7	2009	Avg	1,187	N	N	4032 PASADENA PL NE
6	0	409230	2094	09/05/13	\$390,000	\$415,000	1,266	7	2008	Avg	1,187	N	N	4039 A 7TH AVE NE
6	0	674670	0171	07/09/12	\$595,000	\$723,000	1,870	7	1915	Avg	2,400	N	N	1206 NE 50TH ST
6	0	674670	1901	05/20/13	\$455,000	\$507,000	1,644	8	2009	Avg	1,350	N	N	5231 11TH AVE NE
6	2	358950	0170	09/01/11	\$190,000	\$238,000	430	5	1907	Avg	3,000	N	N	5608 11TH AVE NE
6	2	358950	0210	05/14/13	\$312,800	\$349,000	850	5	1905	Avg	3,737	N	N	5516 11TH AVE NE
6	2	192830	0990	10/03/12	\$305,000	\$364,000	740	6	1916	Avg	3,876	N	N	846 NE 59TH ST
6	2	082504	9096	04/20/12	\$450,000	\$554,000	790	6	1923	VGood	4,070	N	N	5624 BROOKLYN AVE NE
6	2	286210	0427	06/21/11	\$270,000	\$338,000	850	6	1921	Avg	2,760	N	N	816 NE 53RD ST
6	2	179750	1125	05/31/11	\$326,000	\$407,000	950	6	1923	Good	4,040	N	N	5712 ROOSEVELT WAY NE
6	2	871460	0100	10/29/12	\$495,000	\$587,000	1,644	6	1906	Good	3,720	N	N	5511 UNIVERSITY WAY NE
6	2	358950	0105	08/22/11	\$285,000	\$357,000	780	7	1911	Fair	3,000	N	N	5615 12TH AVE NE
6	2	192830	1090	10/12/12	\$333,000	\$397,000	810	7	1906	Avg	4,880	N	N	849 NE 57TH ST
6	2	192830	0520	04/27/12	\$363,000	\$446,000	830	7	1924	Avg	3,120	N	N	5507 8TH AVE NE
6	2	922240	0955	08/25/11	\$350,000	\$438,000	910	7	1922	Avg	3,500	N	N	718 NE 60TH ST
6	2	871460	0170	08/25/11	\$360,000	\$450,000	970	7	1905	Good	3,060	N	N	5505 BROOKLYN AVE NE
6	2	674670	1925	05/16/11	\$340,000	\$424,000	990	7	1918	Good	3,000	N	N	5243 11TH AVE NE
6	2	674670	1930	12/03/13	\$480,000	\$488,000	990	7	1916	Good	3,000	N	N	5245 11TH AVE NE
6	2	286210	0335	08/18/11	\$350,000	\$438,000	1,040	7	1914	Avg	4,280	N	N	5327 8TH AVE NE
6	2	286210	0440	09/30/13	\$520,000	\$546,000	1,050	7	1923	Good	4,400	N	N	5315 9TH AVE NE
6	2	006900	0040	06/14/13	\$382,000	\$421,000	1,050	7	1911	Avg	2,760	N	N	1106 NE 55TH ST
6	2	358950	0245	09/05/12	\$350,000	\$421,000	1,090	7	1911	Avg	3,900	N	N	5603 11TH AVE NE
6	2	088900	0110	03/14/13	\$421,000	\$480,000	1,100	7	1909	Good	2,800	N	N	720 NE 47TH ST
6	2	082504	9072	10/29/12	\$490,000	\$582,000	1,110	7	1923	Avg	3,100	N	N	5507 11TH AVE NE
6	2	179750	1101	09/20/13	\$370,000	\$391,000	1,160	7	2007	Avg	1,070	N	N	5806 A ROOSEVELT WAY NE
6	2	088900	0055	12/11/12	\$437,500	\$513,000	1,170	7	1910	Good	4,280	N	N	4708 8TH AVE NE
6	2	286210	0380	07/26/11	\$444,000	\$556,000	1,230	7	1925	Avg	4,440	N	N	5332 8TH AVE NE
6	2	192830	0355	09/07/11	\$375,000	\$469,000	1,230	7	1927	Avg	4,080	N	N	747 NE 59TH ST
6	2	151680	0025	07/16/12	\$375,000	\$455,000	1,260	7	1975	Good	4,504	N	N	744 NE 59TH ST
6	2	192830	0705	06/26/12	\$485,000	\$591,000	1,270	7	1924	VGood	3,876	N	N	820 NE 57TH ST

## Improved Sales Used in This Annual Update Analysis

### Area 044 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	2	286210	1040	05/21/13	\$498,500	\$555,000	1,280	7	1908	Avg	4,280	N	N	5055 8TH AVE NE
6	2	192830	0770	09/09/11	\$365,000	\$457,000	1,330	7	1924	Avg	3,325	N	N	5712 8TH AVE NE
6	2	192830	0650	06/18/13	\$355,000	\$391,000	1,350	7	1927	Avg	4,080	N	N	816 NE 56TH ST
6	2	674670	0780	06/15/12	\$420,000	\$513,000	1,380	7	1906	Avg	1,471	N	N	5031 12TH AVE NE
6	2	547980	0025	12/04/13	\$496,000	\$504,000	1,440	7	1916	Good	4,080	N	N	848 NE 56TH ST
6	2	286210	0805	11/18/13	\$431,000	\$442,000	1,460	7	1922	Good	4,360	N	N	5026 8TH AVE NE
6	2	192830	0900	12/01/11	\$337,500	\$421,000	1,480	7	1923	Avg	4,080	N	N	813 NE 60TH ST
6	2	192830	0790	01/09/13	\$568,000	\$661,000	1,480	7	1921	VGood	4,590	N	N	818 NE 58TH ST
6	2	286210	0660	04/24/13	\$550,000	\$619,000	1,500	7	1919	Avg	4,000	N	N	5030 9TH AVE NE
6	2	286210	0800	11/12/12	\$390,000	\$461,000	1,550	7	1924	Avg	4,360	N	N	5030 8TH AVE NE
6	2	674670	1884	12/19/13	\$458,000	\$461,000	1,560	7	2002	Avg	1,427	N	N	5225 A 11TH AVE NE
6	2	192830	0430	01/18/11	\$442,000	\$547,000	1,570	7	1928	Avg	4,300	N	N	750 NE 56TH ST
6	2	674670	0566	11/20/13	\$510,100	\$522,000	1,590	7	1924	Good	3,300	N	N	1103 NE 55TH ST
6	2	192830	0735	08/04/11	\$571,000	\$714,000	1,590	7	1926	Good	3,570	N	N	819 NE 58TH ST
6	2	192830	0855	08/21/13	\$437,000	\$468,000	1,770	7	1926	Avg	3,927	N	N	5816 8TH AVE NE
6	2	358950	0075	06/19/13	\$690,000	\$759,000	1,800	7	1990	Avg	3,000	N	N	5630 12TH AVE NE
6	2	358950	0255	02/26/13	\$565,000	\$648,000	1,820	7	1922	Avg	4,500	N	N	5611 11TH AVE NE
6	2	358950	0330	04/11/12	\$480,000	\$591,000	1,910	7	1906	VGood	3,810	N	N	5610 ROOSEVELT WAY NE
6	2	286210	0900	05/14/13	\$585,000	\$653,000	1,960	7	1916	Avg	4,280	N	N	5058 7TH AVE NE
6	2	533520	0230	12/15/11	\$554,800	\$692,000	2,090	7	1911	Avg	5,885	N	N	4738 9TH AVE NE
6	2	881740	0180	08/21/13	\$750,000	\$803,000	2,128	7	1902	Avg	5,008	N	N	5001 BROOKLYN AVE NE
6	2	192830	0435	05/08/13	\$531,000	\$594,000	980	8	1929	Good	4,300	N	N	746 NE 56TH ST
6	2	674670	0787	06/17/13	\$390,515	\$430,000	1,058	8	2007	Avg	1,098	N	N	5033 B 12TH AVE NE
6	2	674670	0668	10/02/13	\$418,000	\$439,000	1,136	8	2009	Avg	818	N	N	5200 B 11TH AVE NE
6	2	674670	0898	02/25/13	\$442,000	\$507,000	1,290	8	2006	Avg	1,060	N	N	5006 B 11TH AVE NE
6	2	674670	0181	12/05/12	\$444,500	\$523,000	1,380	8	2005	Avg	826	N	N	5008 A 12TH AVE NE
6	2	674670	0183	02/20/13	\$417,950	\$480,000	1,390	8	2005	Avg	842	N	N	5010 B 12TH AVE NE
6	2	674670	0785	06/23/11	\$445,000	\$556,000	1,496	8	2007	Avg	1,184	N	N	5035 A 12TH AVE NE
6	2	006900	0030	10/25/11	\$601,000	\$751,000	1,630	8	1909	Good	4,400	N	N	5507 12TH AVE NE
6	2	192830	0470	01/25/13	\$675,000	\$782,000	2,190	8	2012	Avg	3,876	N	N	743 NE 56TH ST

## Improved Sales Used in This Annual Update Analysis

### Area 044 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	2	674670	0310	06/23/11	\$540,000	\$675,000	2,260	8	1909	Avg	3,500	N	N	5224 12TH AVE NE
6	2	674670	0525	05/06/13	\$823,900	\$922,000	3,580	8	1907	Avg	6,000	N	N	5251 12TH AVE NE
6	3	409230	2075	09/23/13	\$450,000	\$475,000	948	7	1918	Avg	3,100	N	N	4047 7TH AVE NE
6	3	409230	2095	11/19/12	\$320,000	\$378,000	1,146	7	2008	Avg	1,162	N	N	4037 A 7TH AVE
6	3	409230	2095	03/14/13	\$340,000	\$388,000	1,146	7	2008	Avg	1,162	N	N	4037 A 7TH AVE
6	3	409230	2133	06/01/11	\$309,000	\$386,000	1,212	7	2008	Avg	803	N	N	672 NE 40TH ST
6	3	409230	0526	12/20/11	\$350,000	\$436,000	1,240	7	2009	Avg	868	N	N	4353 8TH AVE NE
6	3	409230	0521	10/20/11	\$350,000	\$437,000	1,240	7	2009	Avg	868	N	N	4343 8TH AVE NE
6	3	409230	0520	03/21/12	\$355,000	\$439,000	1,240	7	2009	Avg	1,118	N	N	4341 8TH AVE NE
6	3	409230	0525	12/12/11	\$354,000	\$441,000	1,240	7	2009	Avg	775	N	N	4351 8TH AVE NE
6	3	409230	0524	04/28/11	\$355,000	\$443,000	1,240	7	2009	Avg	1,199	N	N	4349 8TH AVE NE
6	3	409230	0522	08/17/11	\$369,800	\$463,000	1,240	7	2009	Avg	775	N	N	4345 8TH AVE NE
6	3	409230	0915	03/19/13	\$420,000	\$478,000	1,250	7	1925	Avg	2,500	N	N	703 NE 43RD ST
6	3	409230	2141	09/30/11	\$310,000	\$388,000	1,264	7	2008	Avg	1,067	N	N	664 NE 40TH ST
6	3	409230	2138	04/10/13	\$370,000	\$418,000	1,292	7	2008	Avg	1,138	N	N	660 NE 40TH ST
6	3	409230	2136	02/18/11	\$369,000	\$458,000	1,292	7	2008	Avg	1,164	N	N	4005 7TH AVE NE
6	3	409230	0800	09/18/13	\$675,150	\$714,000	1,860	7	1919	Avg	5,000	N	N	4247 7TH AVE NE
6	3	409230	1445	10/28/13	\$600,000	\$622,000	2,016	7	1906	Avg	4,000	N	N	4221 9TH AVE NE
6	3	881240	0250	10/10/12	\$375,000	\$447,000	1,320	8	2006	Avg	1,360	N	N	4515 B 8TH AVE NE
6	3	409230	0114	07/31/13	\$430,000	\$465,000	1,320	8	2005	Avg	1,201	N	N	4316 A 8TH AVE NE

## Improved Sales Removed in This Annual Update Analysis

### Area 044 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	0	010300	0052	09/21/11	\$500,000	QUIT CLAIM DEED
1	0	092504	9269	10/14/13	\$270,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
1	0	092504	9292	06/29/11	\$245,000	NO MARKET EXPOSURE
1	0	092504	9319	06/08/11	\$396,500	SEGREGATION AND/OR MERGER
1	0	882390	1710	06/07/13	\$745,000	DATA DOES NOT MATCH SALE
1	0	919120	0230	08/16/12	\$343,600	1031 TRADE
1	0	919120	0235	08/16/12	\$343,600	1031 TRADE
1	0	919120	0245	08/16/12	\$343,600	1031 TRADE
1	1	064100	0090	01/30/11	\$390,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
1	1	168140	0070	10/18/11	\$575,000	DATA DOES NOT MATCH SALE
1	1	168140	0110	07/03/13	\$705,000	DATA DOES NOT MATCH SALE
1	1	168140	0215	04/10/13	\$826,000	DATA DOES NOT MATCH SALE
1	1	168140	0215	09/13/12	\$320,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	1	179750	0030	02/18/11	\$535,000	DATA DOES NOT MATCH SALE
1	1	179750	0130	11/05/12	\$1,005,000	DATA DOES NOT MATCH SALE
1	1	179750	0130	05/30/12	\$585,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	1	179750	0230	09/25/13	\$500,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	1	179750	0330	05/07/12	\$670,000	DATA DOES NOT MATCH SALE
1	1	179750	0340	03/17/12	\$564,000	DATA DOES NOT MATCH SALE
1	1	179750	0485	11/08/11	\$170,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	1	221800	0010	06/03/13	\$580,000	DATA DOES NOT MATCH SALE
1	1	221800	0110	02/26/11	\$372,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	1	221800	0190	06/14/13	\$625,000	DATA DOES NOT MATCH SALE
1	1	221800	0335	03/21/12	\$212,762	PARTIAL INTEREST (1/3, 1/2, Etc.)
1	1	221800	0340	01/31/11	\$378,950	NET CONDITION > 0
1	1	717370	0055	06/20/11	\$548,600	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	1	717370	0145	04/08/13	\$699,000	DATA DOES NOT MATCH SALE
1	1	717370	0170	09/12/12	\$705,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	1	717370	0395	12/07/11	\$338,000	APPEAL / NEW VALUE
1	1	717370	0465	07/26/11	\$390,000	RELOCATION - SALE TO SERVICE

## Improved Sales Removed in This Annual Update Analysis

### Area 044 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	1	717430	0015	05/09/13	\$700,000	DATA DOES NOT MATCH SALE
1	1	717480	0035	07/12/13	\$558,000	FORCED SALE
1	1	717480	0300	01/15/13	\$560,000	NON-PROFIT ORGANIZATION
1	1	740870	0010	07/17/13	\$810,000	NO MARKET EXPOSURE
1	1	740870	0015	06/17/13	\$966,000	DATA DOES NOT MATCH SALE
1	1	740870	0040	09/13/13	\$582,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	1	861580	0045	01/28/11	\$180,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	1	861580	0105	11/18/11	\$388,000	APPEAL / NEW VALUE
1	1	861580	0220	03/05/13	\$535,000	DATA DOES NOT MATCH SALE
1	1	861580	0265	06/21/13	\$795,000	DATA DOES NOT MATCH SALE
1	1	861580	0400	05/03/13	\$680,000	DATA DOES NOT MATCH SALE
1	1	861580	0485	04/25/13	\$264,724	QUIT CLAIM DEED
1	1	861580	0610	07/06/11	\$720,000	DATA DOES NOT MATCH SALE
1	1	861580	0640	10/23/11	\$610,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	1	882390	0140	06/15/12	\$765,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
1	1	882390	0540	08/26/13	\$615,000	DATA DOES NOT MATCH SALE
1	1	882390	1035	01/04/12	\$745,000	RELOCATION - SALE TO SERVICE
1	1	882390	1120	07/23/13	\$750,000	DATA DOES NOT MATCH SALE
1	1	882490	0020	10/10/11	\$630,000	DATA DOES NOT MATCH SALE
1	1	882490	0030	12/16/11	\$525,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	1	882490	0095	06/18/13	\$775,000	DATA DOES NOT MATCH SALE
1	1	882490	0190	06/04/13	\$472,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	1	882490	0370	06/19/12	\$740,000	DATA DOES NOT MATCH SALE
1	1	882590	0020	07/08/13	\$340,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	1	882590	0025	08/22/11	\$665,000	DATA DOES NOT MATCH SALE
1	1	882590	0100	11/28/12	\$647,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	1	882590	0200	06/07/13	\$487,000	PERCENT COMPLETE < 100%
1	1	882590	0235	11/07/13	\$407,500	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
1	1	882590	0240	09/28/12	\$592,000	FORCED SALE
1	1	882590	0295	06/18/13	\$694,500	DATA DOES NOT MATCH SALE

## Improved Sales Removed in This Annual Update Analysis

### Area 044 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	1	882590	0370	04/25/13	\$525,000	DATA DOES NOT MATCH SALE
1	1	882590	0425	04/11/11	\$310,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	1	882590	0590	09/26/12	\$705,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
1	1	882590	0695	07/18/11	\$785,000	DATA DOES NOT MATCH SALE
1	1	882590	0770	06/16/11	\$217,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	1	882590	0860	09/20/13	\$813,447	DATA DOES NOT MATCH SALE
1	1	910600	0135	05/09/11	\$640,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	1	910600	0190	06/15/12	\$395,000	MORE THAN ONE HOUSE
1	2	179800	0125	09/20/13	\$630,000	DATA DOES NOT MATCH SALE
1	2	179800	0125	11/21/12	\$409,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	3	092504	9080	09/25/13	\$430,000	DIAGNOSTIC OUTLIER; SCATTER PLOT
2	0	092504	9036	03/15/12	\$360,000	MORE THAN ONE HOUSE
2	0	092504	9058	10/17/12	\$415,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	092504	9283	11/29/11	\$610,000	DATA DOES NOT MATCH SALE
2	0	092504	9290	09/09/11	\$572,000	DATA DOES NOT MATCH SALE
2	0	092504	9306	12/19/12	\$592,500	DATA DOES NOT MATCH SALE
2	0	092504	9368	12/17/13	\$935,000	DATA DOES NOT MATCH SALE
2	0	092504	9368	01/23/13	\$364,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	092504	9369	05/22/13	\$435,000	MORE THAN ONE HOUSE
2	0	182480	0150	12/27/12	\$426,680	FORCED SALE
2	0	186890	0455	06/10/13	\$912,000	DATA DOES NOT MATCH SALE
2	0	186890	0475	04/03/12	\$429,000	DATA DOES NOT MATCH SALE
2	0	186890	0655	09/13/13	\$652,000	DATA DOES NOT MATCH SALE
2	0	186890	0675	03/15/12	\$820,000	DATA DOES NOT MATCH SALE
2	0	186890	1340	06/19/13	\$775,000	DATA DOES NOT MATCH SALE
2	0	186890	1360	04/06/11	\$425,000	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
2	0	186890	1555	05/05/12	\$251,261	QUIT CLAIM DEED
2	0	186890	1630	12/27/12	\$302,000	QUIT CLAIM DEED
2	0	186890	2082	08/10/11	\$625,000	DATA DOES NOT MATCH SALE
2	0	186890	2100	08/13/13	\$655,000	DATA DOES NOT MATCH SALE

## Improved Sales Removed in This Annual Update Analysis

### Area 044 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	186890	2125	10/02/13	\$569,500	DATA DOES NOT MATCH SALE
2	0	186890	2175	07/11/12	\$930,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
2	0	186890	2195	05/13/13	\$451,000	DATA DOES NOT MATCH SALE
2	0	186890	2235	02/17/11	\$315,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
2	0	186890	2295	09/11/13	\$615,050	DATA DOES NOT MATCH SALE
2	0	186890	2365	12/30/13	\$425,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	186890	2365	07/22/11	\$355,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	186890	2375	11/02/11	\$900,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	186890	2395	04/23/12	\$414,000	TEAR DOWN
2	0	186890	3190	12/13/13	\$152,739	DOR RATIO
2	0	186890	3705	11/08/11	\$498,000	UNFINISHED AREA > 0
2	0	186940	0170	05/11/11	\$455,000	DATA DOES NOT MATCH SALE
2	0	187040	0045	03/24/11	\$240,458	QUIT CLAIM DEED
2	0	187040	0410	03/21/13	\$676,000	DATA DOES NOT MATCH SALE
2	0	187040	0510	09/22/11	\$439,950	BANKRUPTCY - RECEIVER OR TRUSTEE
2	0	187040	0680	11/09/11	\$296,000	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
2	0	243620	0010	06/21/11	\$363,000	DATA DOES NOT MATCH SALE
2	0	243620	0055	11/26/13	\$579,000	DATA DOES NOT MATCH SALE
2	0	243620	0080	04/04/12	\$456,000	UNFINISHED AREA > 0
2	0	243620	0230	04/02/13	\$375,000	TEAR DOWN
2	0	243620	0305	03/21/13	\$1,265,000	UNFINISHED AREA > 0
2	0	243620	0540	04/02/13	\$755,000	DATA DOES NOT MATCH SALE
2	0	243620	0560	09/10/13	\$420,000	TEAR DOWN
2	0	243620	0600	03/30/11	\$325,000	TEAR DOWN
2	0	243620	0605	11/07/13	\$435,000	DATA DOES NOT MATCH SALE
2	0	243620	0700	12/13/13	\$18,375	QUIT CLAIM DEED
2	0	243620	0800	07/01/13	\$650,195	DATA DOES NOT MATCH SALE
2	0	677820	0040	06/23/13	\$536,000	RELOCATION - SALE TO SERVICE
2	0	677820	0080	12/17/12	\$540,000	SEGREGATION AND/OR MERGER
2	0	717120	0070	04/13/12	\$578,000	RELOCATION - SALE TO SERVICE



## Improved Sales Removed in This Annual Update Analysis

### Area 044 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	717120	0375	06/18/13	\$252,262	QUIT CLAIM DEED
2	0	717120	0445	05/03/13	\$425,000	DATA DOES NOT MATCH SALE
2	0	773110	0035	05/21/13	\$315,000	UNFINISHED AREA > 0
2	0	773110	0050	04/21/11	\$692,000	DATA DOES NOT MATCH SALE
2	0	809110	0115	05/25/11	\$260,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	809110	0185	11/13/13	\$899,950	DIAGNOSTIC OUTLIER; SCATTER PLOT
2	0	809110	0185	11/13/13	\$899,950	RELOCATION - SALE TO SERVICE
2	0	809110	0310	08/14/12	\$330,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
2	0	882790	0195	08/06/13	\$750,000	DATA DOES NOT MATCH SALE
2	0	882790	0460	08/06/13	\$275,000	TEAR DOWN
2	0	882790	0525	09/15/11	\$825,000	DATA DOES NOT MATCH SALE
2	0	882790	0575	08/30/11	\$274,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	0	882790	0635	07/23/13	\$432,000	FORCED SALE
2	0	882790	0635	10/02/13	\$452,760	QUIT CLAIM DEED
2	0	882790	0720	02/24/12	\$370,000	DIAGNOSTIC OUTLIER; SCATTER PLOT
2	0	882790	0725	04/04/11	\$669,000	DATA DOES NOT MATCH SALE
2	0	882790	0920	10/09/13	\$654,500	DATA DOES NOT MATCH SALE
2	0	882790	1095	02/15/12	\$200,417	QUIT CLAIM DEED
2	0	882790	1140	09/08/11	\$620,000	DATA DOES NOT MATCH SALE
2	0	882790	1255	06/24/13	\$650,000	DATA DOES NOT MATCH SALE
2	0	882790	1315	11/21/11	\$248,000	TEAR DOWN
2	0	882790	1445	02/01/11	\$645,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	919120	0780	08/01/12	\$580,000	DATA DOES NOT MATCH SALE
2	0	919120	0860	10/04/13	\$525,000	DATA DOES NOT MATCH SALE
2	0	919120	0960	04/05/13	\$569,400	DATA DOES NOT MATCH SALE
2	0	919120	1055	06/14/12	\$615,000	DATA DOES NOT MATCH SALE
2	0	919120	1225	04/15/13	\$335,000	DATA DOES NOT MATCH SALE
2	0	919120	1225	10/02/12	\$267,000	FORCED SALE
2	0	919120	1230	09/24/13	\$530,000	DATA DOES NOT MATCH SALE
2	0	919120	1740	02/17/12	\$739,000	RELOCATION - SALE TO SERVICE

## Improved Sales Removed in This Annual Update Analysis

### Area 044 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	0	102504	9110	11/29/12	\$395,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
3	0	102504	9114	04/02/13	\$725,000	SEGREGATION AND/OR MERGER
3	0	102504	9115	04/02/13	\$610,000	SEGREGATION AND/OR MERGER
3	0	102504	9185	02/24/11	\$262,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	235930	0010	11/29/12	\$509,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	235930	0060	06/30/11	\$586,000	QUIT CLAIM DEED
3	0	235930	0086	05/13/11	\$499,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	237920	0005	09/24/13	\$360,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	237920	0035	05/05/11	\$510,000	DATA DOES NOT MATCH SALE
3	0	243670	0155	10/19/11	\$426,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	0	243670	0160	06/17/13	\$420,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	0	243670	0275	04/18/13	\$729,000	DATA DOES NOT MATCH SALE
3	0	243670	0385	04/19/13	\$775,000	DATA DOES NOT MATCH SALE
3	0	243670	0435	12/12/12	\$435,000	DATA DOES NOT MATCH SALE
3	0	243670	0535	10/14/11	\$320,000	DATA DOES NOT MATCH SALE
3	0	243670	0545	08/13/13	\$466,000	DATA DOES NOT MATCH SALE
3	0	243670	0580	03/30/11	\$290,000	SEGREGATION AND/OR MERGER
3	0	243670	0600	03/22/11	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	0	243670	0620	01/18/13	\$378,000	APPEAL / NEW VALUE
3	0	243670	0667	11/01/13	\$499,000	DATA DOES NOT MATCH SALE
3	0	243670	0668	11/06/13	\$465,000	DATA DOES NOT MATCH SALE
3	0	243670	0669	11/29/13	\$465,000	DATA DOES NOT MATCH SALE
3	0	243670	0670	12/23/13	\$475,000	DATA DOES NOT MATCH SALE
3	0	243670	0670	12/21/12	\$410,000	SEGREGATION AND/OR MERGER
3	0	243670	0770	09/30/11	\$454,000	DATA DOES NOT MATCH SALE
3	0	243670	0775	01/31/12	\$389,950	DIAGNOSTIC OUTLIER; SCATTER PLOT
3	0	243670	0850	08/08/11	\$366,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	243670	0945	03/01/11	\$120,438	PARTIAL INTEREST (1/3, 1/2, Etc.)
3	0	243670	0955	04/03/13	\$430,000	DATA DOES NOT MATCH SALE
3	0	243670	0975	08/05/11	\$579,995	DATA DOES NOT MATCH SALE

## Improved Sales Removed in This Annual Update Analysis

### Area 044 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	0	243670	1125	06/10/13	\$642,000	DATA DOES NOT MATCH SALE
3	0	243670	1220	06/06/12	\$592,000	DATA DOES NOT MATCH SALE
3	0	243670	1235	06/25/13	\$650,000	DATA DOES NOT MATCH SALE
3	0	243670	1285	01/08/13	\$652,500	DATA DOES NOT MATCH SALE
3	0	243670	1295	11/12/12	\$595,000	DATA DOES NOT MATCH SALE
3	0	318110	0010	08/05/13	\$603,500	DATA DOES NOT MATCH SALE
3	0	318160	0105	04/26/13	\$342,250	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
3	0	318210	0110	06/13/11	\$4,200	QUIT CLAIM DEED
3	0	318210	0150	12/17/12	\$300,000	TEAR DOWN
3	0	318210	0230	06/24/11	\$354,000	TEAR DOWN
3	0	318260	0025	10/17/11	\$61,571	QUIT CLAIM DEED
3	0	607950	0145	04/23/13	\$604,000	DATA DOES NOT MATCH SALE
3	0	607950	0215	07/14/13	\$558,000	DATA DOES NOT MATCH SALE
3	0	633800	0090	06/11/13	\$433,000	TEAR DOWN
3	0	633800	0160	04/26/12	\$690,000	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
3	0	633800	0192	12/17/13	\$515,000	DATA DOES NOT MATCH SALE
3	0	633800	0193	07/13/11	\$449,000	DATA DOES NOT MATCH SALE
3	0	633800	0270	05/01/13	\$549,000	DATA DOES NOT MATCH SALE
3	0	633800	0300	10/19/12	\$421,000	DATA DOES NOT MATCH SALE
3	0	633800	0351	05/24/12	\$643,000	DATA DOES NOT MATCH SALE
3	0	633800	0580	10/02/13	\$440,000	TEAR DOWN
3	0	797470	0070	03/23/11	\$363,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	797470	0094	06/01/12	\$715,000	DATA DOES NOT MATCH SALE
3	0	797470	0190	11/27/13	\$494,000	DATA DOES NOT MATCH SALE
3	0	797470	0235	01/31/13	\$410,000	TEAR DOWN
3	0	797470	0240	03/06/12	\$365,000	TEAR DOWN
3	0	881340	0230	11/21/12	\$183,790	QUIT CLAIM DEED
3	0	881540	0140	07/25/12	\$371,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
3	0	881540	0221	05/17/13	\$925,000	RELOCATION - SALE TO SERVICE
3	0	881540	0235	08/28/13	\$658,000	DATA DOES NOT MATCH SALE

## Improved Sales Removed in This Annual Update Analysis

### Area 044 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	0	881540	0310	08/27/13	\$540,000	DATA DOES NOT MATCH SALE
3	0	881540	0400	07/11/11	\$885,000	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
3	0	881540	0570	07/06/11	\$358,500	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
3	0	881540	0595	08/05/13	\$633,000	DATA DOES NOT MATCH SALE
3	0	881540	0745	08/21/12	\$520,000	DATA DOES NOT MATCH SALE
3	0	881540	0810	11/28/12	\$630,000	DATA DOES NOT MATCH SALE
3	0	881990	0105	04/30/11	\$520,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	0	881990	0146	11/22/13	\$321,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	881990	0250	04/23/12	\$270,000	MORE THAN ONE HOUSE
3	0	881990	0470	06/12/12	\$426,000	DATA DOES NOT MATCH SALE
3	0	881990	0565	07/22/13	\$465,000	SEGREGATION AND/OR MERGER
3	0	881990	0725	12/05/13	\$1,340,000	DATA DOES NOT MATCH SALE
3	0	881990	0725	11/28/11	\$372,000	FORCED SALE
3	0	881990	0725	01/30/13	\$406,000	TEAR DOWN
3	0	881990	0875	10/25/11	\$240,000	NO MARKET EXPOSURE
3	0	881990	0975	05/03/12	\$1,095,000	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
6	0	409230	1910	12/11/13	\$205,000	PERCENT COMPLETE < 100%
6	0	409230	1911	10/15/13	\$215,000	FORCED SALE
6	0	409230	1912	12/17/13	\$272,865	FORCED SALE
6	2	006900	0025	06/20/12	\$223,750	PARTIAL INTEREST (1/3, 1/2, Etc.)
6	2	006900	0030	10/25/11	\$601,000	RELOCATION - SALE TO SERVICE
6	2	082504	9043	01/26/12	\$380,000	DIAGNOSTIC OUTLIER; SCATTER PLOT
6	2	082504	9073	03/21/12	\$390,000	DATA DOES NOT MATCH SALE
6	2	082504	9078	09/18/13	\$420,000	DATA DOES NOT MATCH SALE
6	2	082504	9089	10/01/12	\$427,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	2	082504	9095	07/19/13	\$449,500	DATA DOES NOT MATCH SALE
6	2	088900	0015	01/23/13	\$403,667	MORE THAN ONE HOUSE
6	2	088900	0020	01/23/13	\$403,667	MORE THAN ONE HOUSE
6	2	088900	0025	01/23/13	\$403,667	SEGREGATION AND/OR MERGER
6	2	088900	0102	05/25/13	\$535,000	DATA DOES NOT MATCH SALE

## Improved Sales Removed in This Annual Update Analysis

### Area 044 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6	2	192830	0454	09/06/12	\$370,000	DATA DOES NOT MATCH SALE
6	2	192830	0565	03/28/13	\$632,500	DATA DOES NOT MATCH SALE
6	2	192830	0690	06/11/12	\$405,000	UNFINISHED AREA > 0
6	2	192830	1010	01/09/13	\$334,950	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
6	2	192830	1030	03/13/12	\$238,525	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	2	192830	1035	11/23/12	\$395,000	DATA DOES NOT MATCH SALE
6	2	192830	1040	06/04/13	\$422,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	2	192830	1055	05/08/12	\$544,000	DATA DOES NOT MATCH SALE
6	2	286210	0186	06/21/12	\$548,000	DATA DOES NOT MATCH SALE
6	2	286210	0235	04/11/11	\$249,950	DATA DOES NOT MATCH SALE
6	2	286210	0260	09/22/12	\$455,000	DATA DOES NOT MATCH SALE
6	2	286210	0357	10/27/13	\$425,000	DATA DOES NOT MATCH SALE
6	2	286210	0395	09/27/13	\$655,000	DATA DOES NOT MATCH SALE
6	2	286210	0395	06/06/11	\$339,000	NON-REPRESENTATIVE SALE
6	2	286210	0495	11/26/13	\$489,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	2	286210	0841	08/29/12	\$225,000	DATA DOES NOT MATCH SALE
6	2	286210	0875	08/23/13	\$570,000	DATA DOES NOT MATCH SALE
6	2	286210	0965	05/11/11	\$450,000	DATA DOES NOT MATCH SALE
6	2	286210	1210	01/27/12	\$325,000	SEGREGATION AND/OR MERGER
6	2	358950	0070	04/25/13	\$575,000	DATA DOES NOT MATCH SALE
6	2	358950	0092	07/23/13	\$660,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	2	358950	0165	06/15/13	\$446,500	DATA DOES NOT MATCH SALE
6	2	358950	0200	04/19/11	\$345,000	SHORT SALE
6	2	358950	0315	08/08/13	\$345,000	TEAR DOWN
6	2	674670	0182	11/04/11	\$315,000	NON-REPRESENTATIVE SALE
6	2	674670	0270	04/25/11	\$3,200	EASEMENT OR RIGHT-OF-WAY
6	2	674670	0300	04/04/11	\$540,000	DATA DOES NOT MATCH SALE
6	2	674670	0565	11/29/12	\$406,000	DATA DOES NOT MATCH SALE
6	2	674670	0910	12/18/13	\$300,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
6	2	881240	1370	08/04/11	\$259,950	IMP. CHARACTERISTICS CHANGED SINCE SALE

**Improved Sales Removed in This Annual Update Analysis**  
**Area 044 -- 1 to 3 Unit Residences**

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6	2	881640	0860	08/06/13	\$618,750	QUIT CLAIM DEED
6	2	922240	0940	12/22/11	\$229,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	2	922240	0940	08/17/11	\$190,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	3	114200	0885	07/05/13	\$850,000	NO MARKET EXPOSURE
6	3	114200	0885	11/19/13	\$2,600,000	TEAR DOWN
6	3	409230	0410	08/15/11	\$232,000	PLOTTAGE
6	3	409230	1055	07/27/12	\$765,000	DATA DOES NOT MATCH SALE
6	3	674670	1090	08/24/11	\$495,000	DATA DOES NOT MATCH SALE

## Vacant Sales Used in this Annual Update Analysis

### Area 044

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
1	0	010300	0053	08/29/12	\$330,000	5,846	N	N
1	0	010300	0053	10/25/11	\$320,000	5,846	N	N
3	0	633800	0215	11/02/11	\$210,000	4,464	N	N
2	0	092504	9418	04/25/11	\$300,000	7,671	N	N
1	0	092504	9363	06/27/12	\$240,000	5,505	N	N



## **Vacant Sales Removed in this Annual Update Analysis Area 044**

No vacant sales were removed.

# Uniform Standards of Professional Appraisal Practice Compliance

## Client and Intended Use of the Appraisal:

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

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

## Definition and date of value estimate:

### Market Value

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

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

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

### Highest and Best Use

#### **RCW 84.40.030**

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

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



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

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

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

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

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

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

**Date of Value Estimate**

**RCW 84.36.005**

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

**RCW 36.21.080**

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

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

## Property Rights Appraised: Fee Simple

### **Wash Constitution Article 7 § 1 Taxation:**

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

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

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

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

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

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

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

## Assumptions and Limiting Conditions:

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



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

### **Scope of Work Performed:**

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

## Certification:

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

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

None

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

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

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



8-6--14

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Appraiser II

Date