

Executive Summary

Sheridan Beach to Laurelhurst / Area 046 Annual Update

Characteristics Based Market Adjustment for 2014 Assessment Roll

Previous Physical Inspection: 2009

Number of Improved Sales: 616

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

Sales - Improved Valuation Change Summary:

	Land	Improvements	Total	Mean Sale Price	Ratio	COD
2013 Value	\$364,800	\$381,300	\$746,100			10.35%
2014 Value	\$423,300	\$443,700	\$867,000	\$931,500	93.2%	10.34%
\$ Change	+\$58,500	+\$62,400	+\$120,900			
% Change	+16.0%	+16.4%	+16.2%			

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. Although no characteristic based variables were warranted, the 2014 COD of 10.34% is an improvement from the previous COD of 10.35%. The lower the COD, the more uniform are the predicted assessed values. Assessment standards prescribed by the International Association of Assessing Officers identify that the COD in rural or diverse neighborhoods should be no more than 20%. The resulting COD meets or exceeds the industry assessment standards.

Population - Improved Parcel Summary Data:

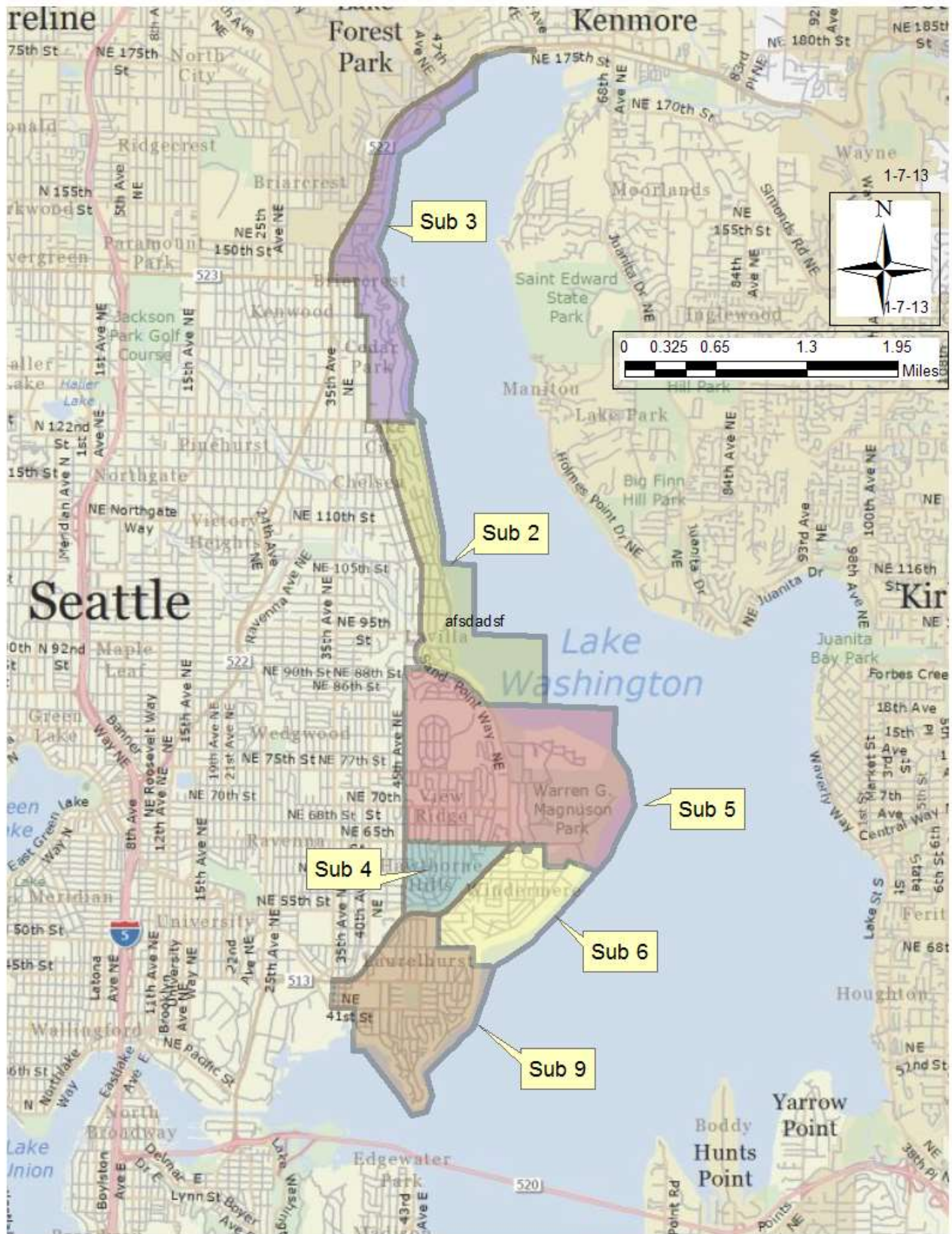
	Land	Improvements	Total
2013 Value	\$421,600	\$396,900	\$818,500
2014 Value	\$489,400	\$461,800	\$951,200
% Change	+16.1%	+16.4%	+16.2%

Number of one to three unit residences in the population: 6,283

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.

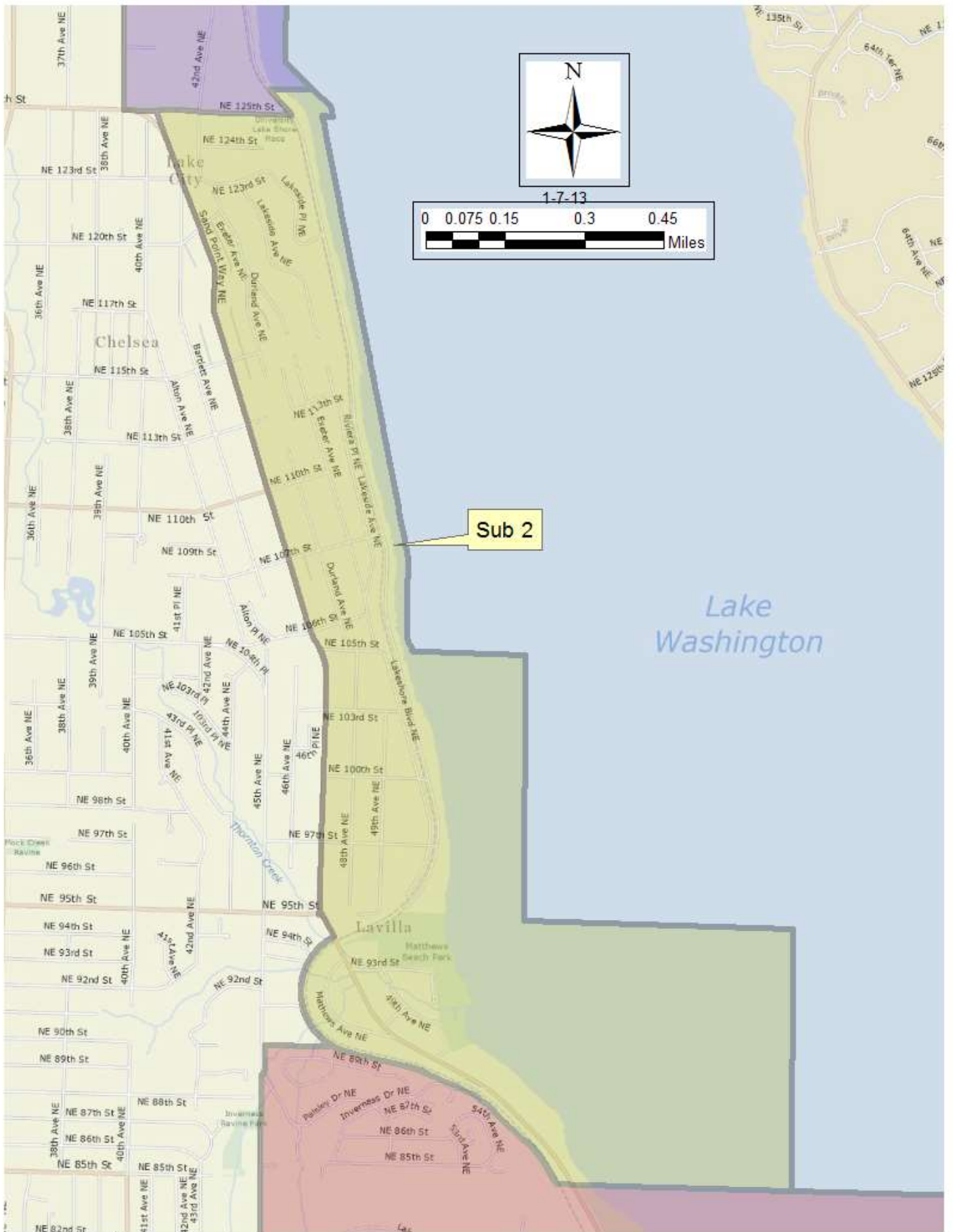
The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that one location-based variable needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, parcels with grade 10 or 11 houses located in Sand Point Country Club plat were at a lower assessment level than the rest of the population. This annual update valuation model corrects for these strata differences.

Area 046 - Map

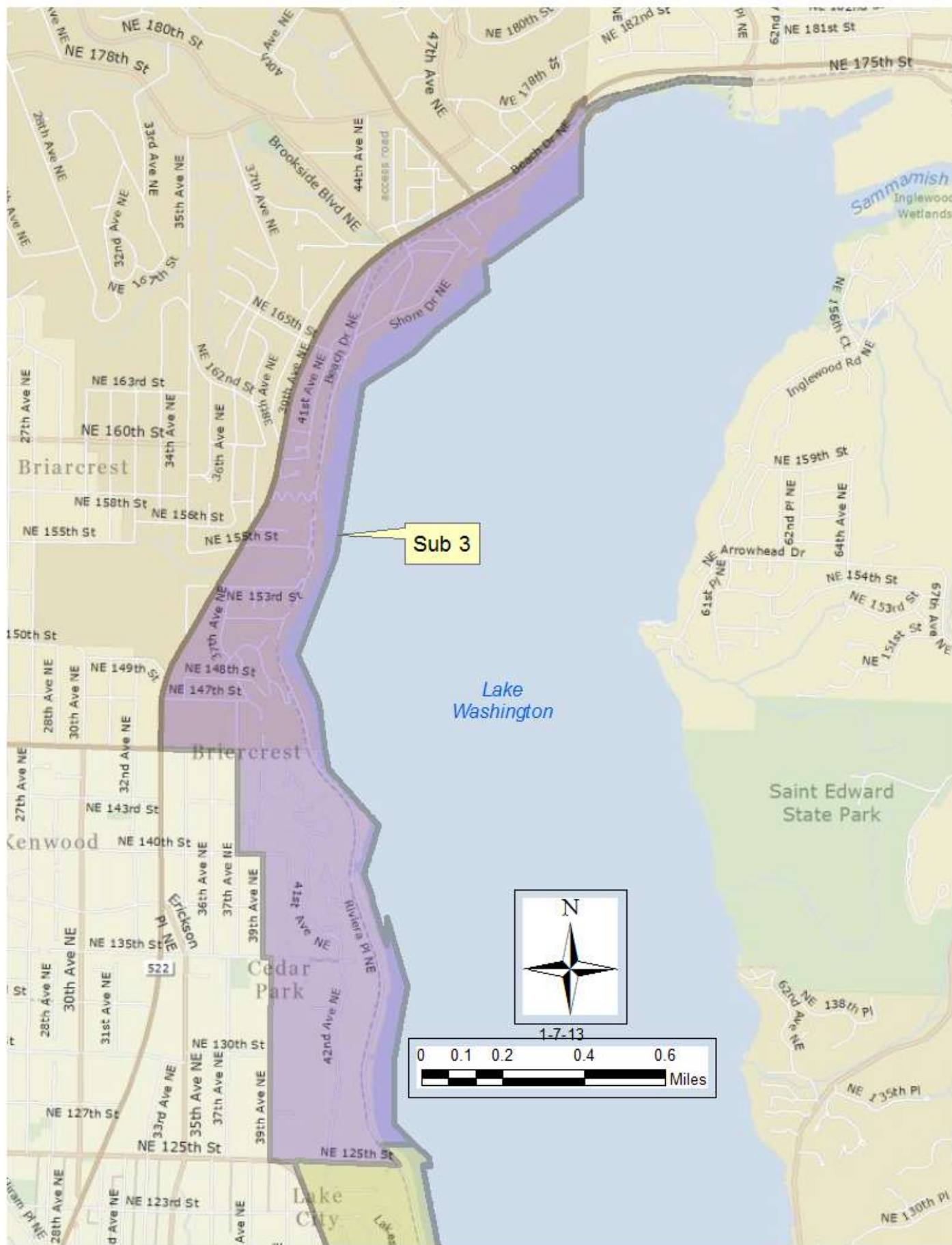


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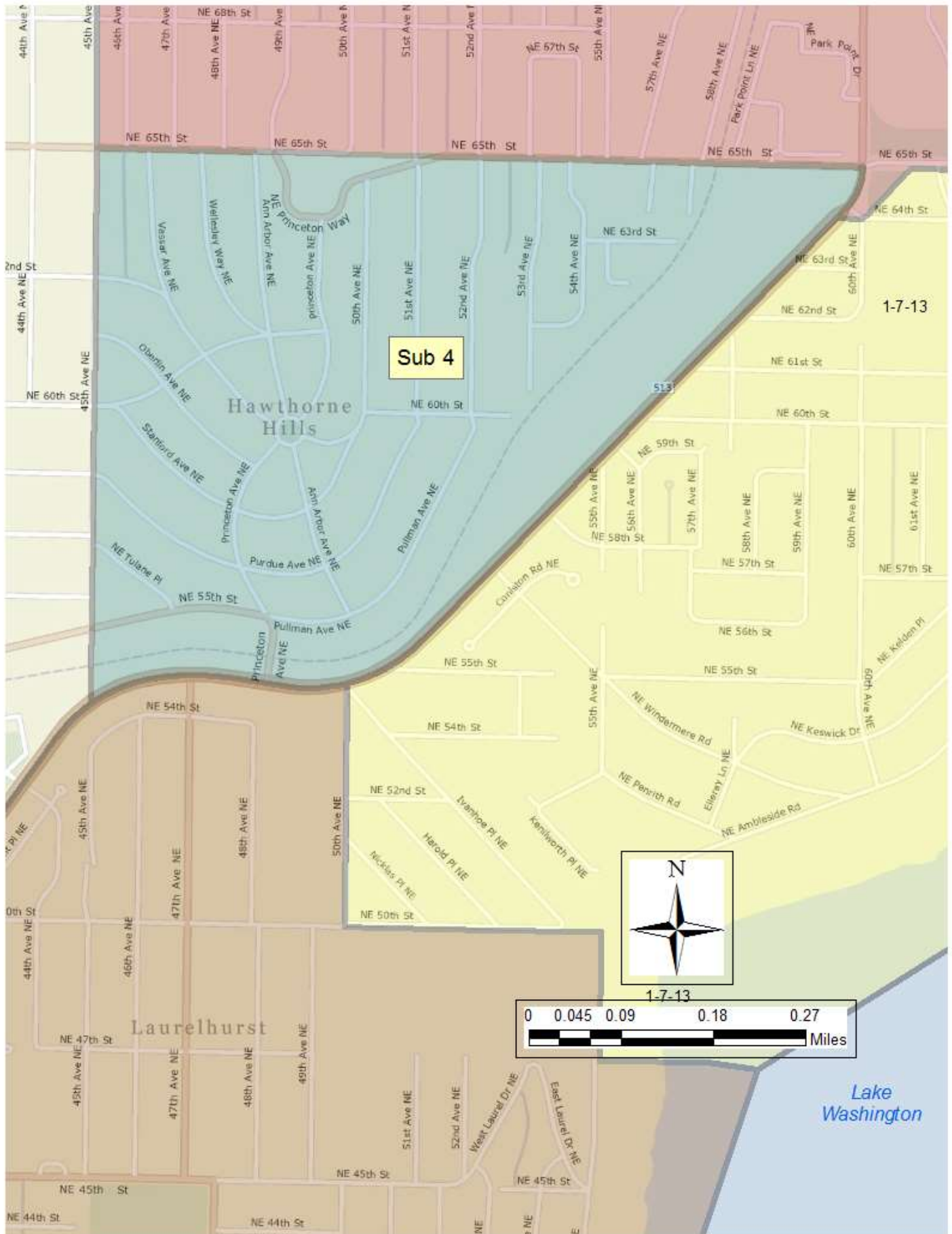
Area 046 – Sub Area 2 Map



Area 046 – Sub Area 3 Map



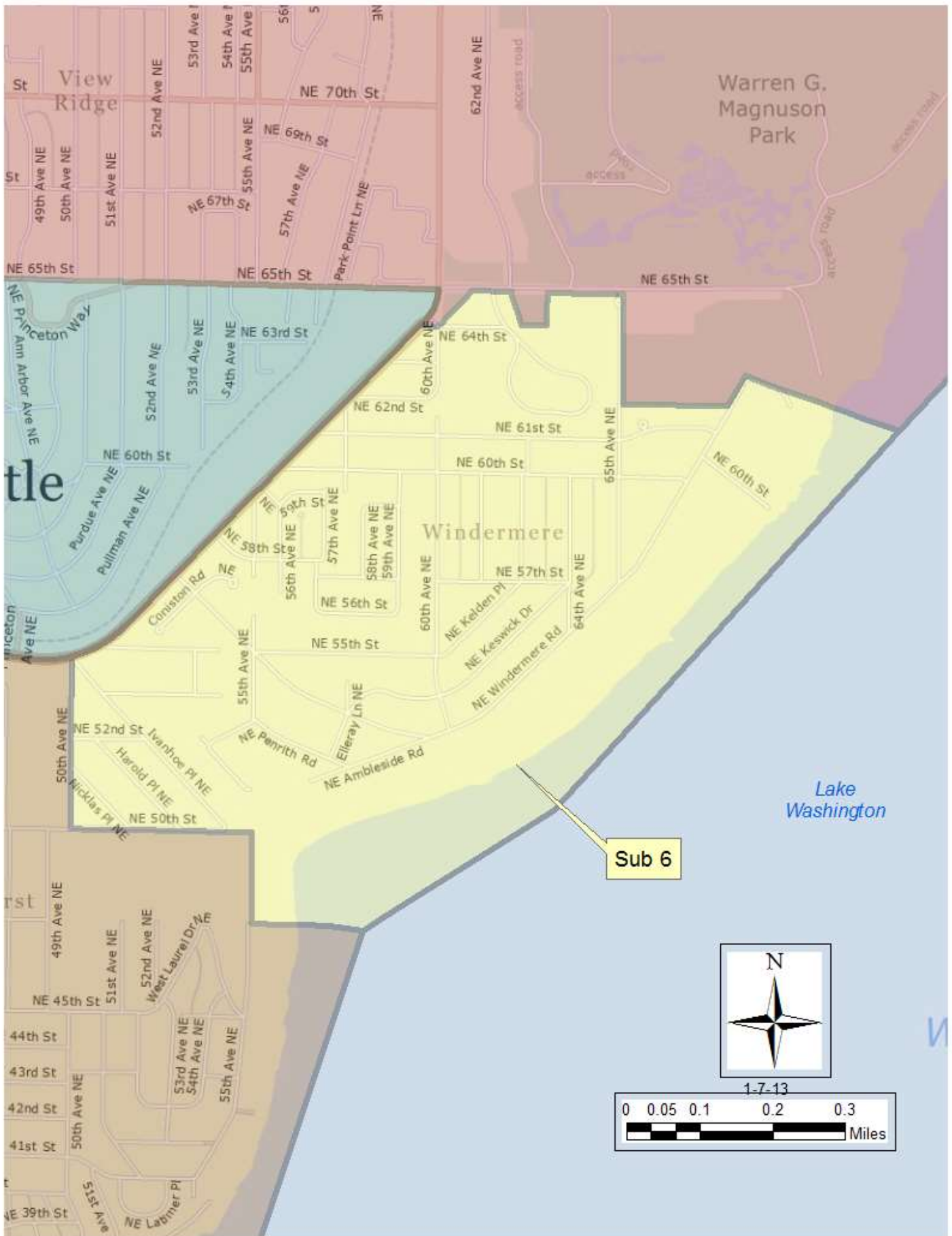
Area 046 – Sub Area 4 Map



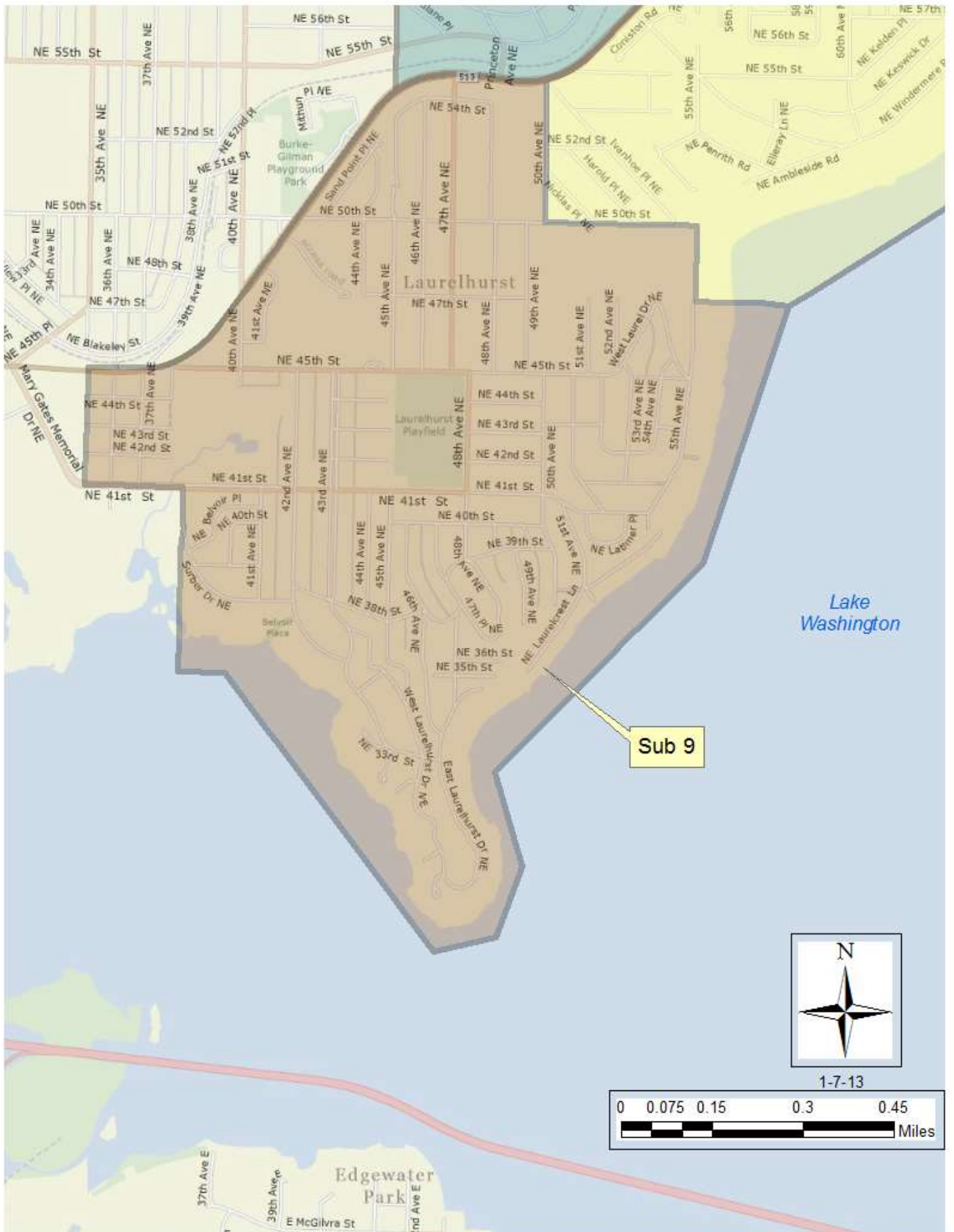
Area 046 – Sub Area 5 Map



Area 046 – Sub Area 6 Map



Area 046 – Sub Area 9 Map



Area 46 Summary of Neighborhood Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% of Pop	QSTR	Sub	Range of Building Grades	Range of Year Built	Nearest Major Roadway
753330 and 753380	Sand Point Country Club Addition and Sand Point Country Club Unrecorded	5	38	13.2%	NE-3-25-4	5	10 - 11	1939 thru 2012	NE 75 St and 45th Ave NE

Note: Entire plat is highlighted below. Only parcels with grade 10 and 11 houses received the plat adjustment.



Area 046 - Model Adjustments

1-3 Unit Residences

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

Standard Area Adjustment	# Parcels Adjusted	% of Population
+16.26%	6,283	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.

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

Model Variable	Adj %	# Sales	# in Pop	% Rep
Grade 10 and 11 Houses in Sand Point Country Club plat (Majors 753330 and 753380)	+22.26%	5	38	13.2%

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

Generally, grade 10 or 11 houses located in Sand Point Country Club plat, a unique and desirable golf course community, were at a lower assessment level than the other houses in the plat. This model corrects for these strata differences. This adjustment was done as a supplemental model for equalization in the plat.

Annual Update Process

Effective Date of Appraisal: January 1, 2014

Date of Appraisal Report: March 24, 2014

Sales Screening for Improved Parcel Analysis

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

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

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

Land Update

Based on the 7 usable land sales available in the area, their 2013 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall +16.1% increase in land assessments in the area for the 2014 Assessment Year. The formula is:

2014 Land Value = 2013 Land Value * 1.162, 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.

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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 616 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:

$$\text{2014 Total Value} = \text{2013 Total Value} * (1 - 0.06) / .8085155$$

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

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

Mobile Home Update

There were no recent fair market sales of mobile homes within Area 046; therefore, mobile homes received the Total % Change indicated by the sales sample as reflected on the Executive Summary page of +16.2%. The adjustment formula is:

$$\text{2014 Total Value} = \text{2013 Total Value} * 1.162$$

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

Results

The resulting assessment level is 93.2%. 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 +16.2%. 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 Grade 10 or 11 house in Sand Point Country Club plat (Majors 753330 and 753380) an increase of 22.26% is used to arrive at the new total value (2013 Land Value + Previous Improvement Value) * 1.2226.
- 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) * 1.162.
- 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) * 1.162.
- 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	3	0.49%
1920	6	0.97%
1930	48	7.79%
1940	67	10.88%
1950	152	24.68%
1960	90	14.61%
1970	50	8.12%
1980	27	4.38%
1990	39	6.33%
2000	35	5.68%
2013	99	16.07%
	616	

Population

Year Built/Ren	Frequency	% Population
1910	30	0.48%
1920	42	0.67%
1930	488	7.77%
1940	719	11.44%
1950	1,701	27.07%
1960	1,042	16.58%
1970	471	7.50%
1980	301	4.79%
1990	410	6.53%
2000	449	7.15%
2013	630	10.03%
	6,283	



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

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

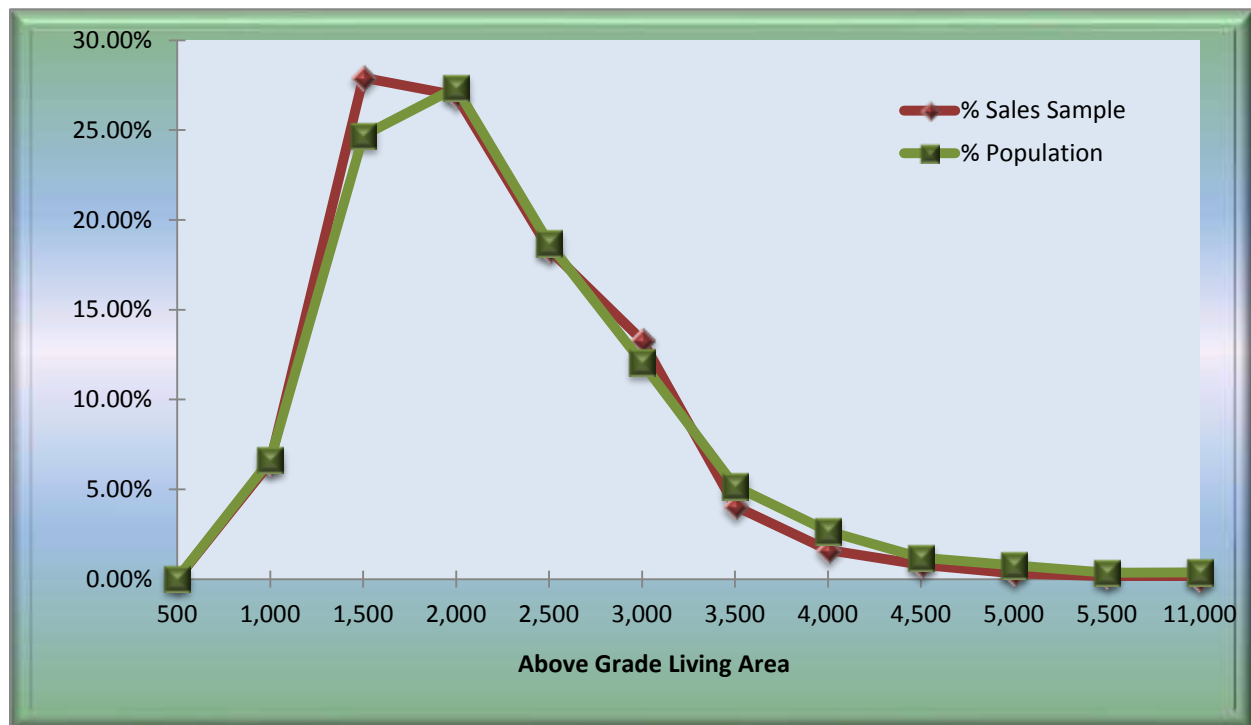
Sales Sample Representation of Population Above Grade Living Area

Sales Sample

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	40	6.49%
1,500	172	27.92%
2,000	166	26.95%
2,500	113	18.34%
3,000	82	13.31%
3,500	25	4.06%
4,000	10	1.62%
4,500	5	0.81%
5,000	2	0.32%
5,500	1	0.16%
11,000	0	0.00%
616		

Population

AGLA	Frequency	% Population
500	1	0.02%
1,000	416	6.62%
1,500	1,552	24.70%
2,000	1,719	27.36%
2,500	1,174	18.69%
3,000	758	12.06%
3,500	325	5.17%
4,000	168	2.67%
4,500	75	1.19%
5,000	48	0.76%
5,500	23	0.37%
11,000	24	0.38%
6,283		



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.

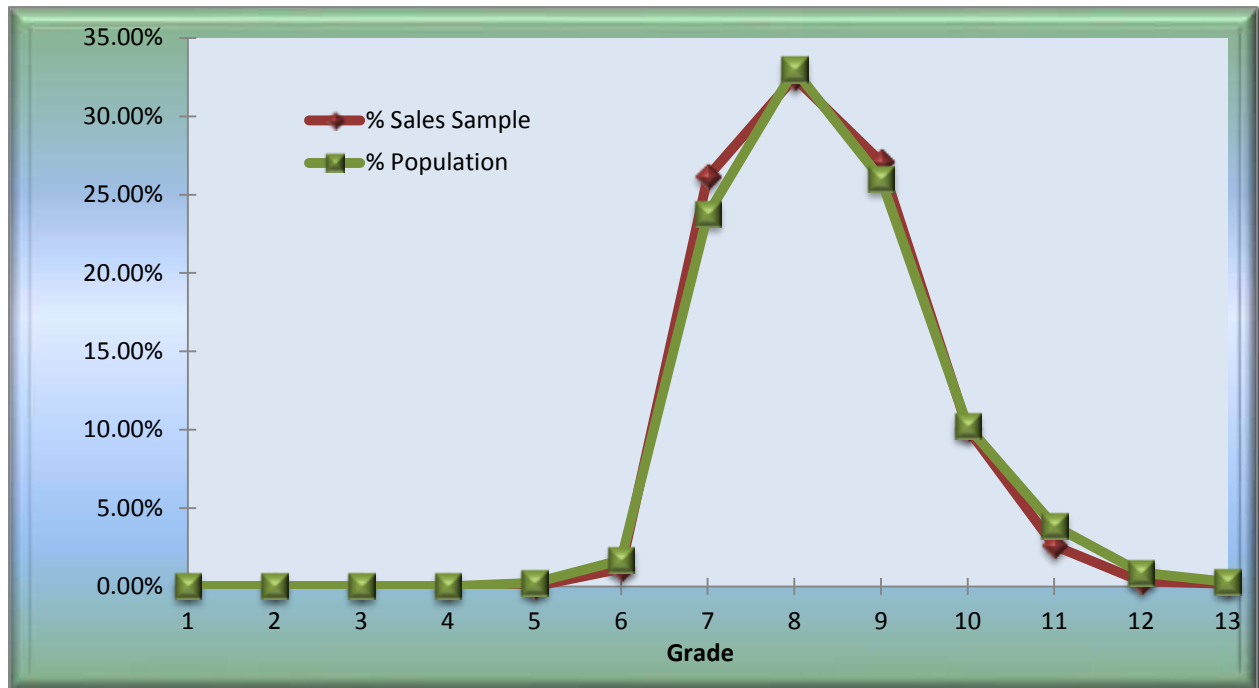
Sales Sample Representation of Population Building Grade

Sales Sample

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	7	1.14%
7	161	26.14%
8	200	32.47%
9	167	27.11%
10	62	10.06%
11	16	2.60%
12	2	0.32%
13	1	0.16%
616		

Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.02%
5	15	0.24%
6	106	1.69%
7	1,493	23.76%
8	2,073	32.99%
9	1,635	26.02%
10	643	10.23%
11	243	3.87%
12	56	0.89%
13	18	0.29%
6,283		



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 046 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 1.155, resulting in an adjusted value of \$548,000 ($\$475,000 \times 1.155 = \$548,625$) – truncated to the nearest \$1000.

SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2011	1.198	19.8%
2/1/2011	1.200	20.0%
3/1/2011	1.202	20.2%
4/1/2011	1.204	20.4%
5/1/2011	1.205	20.5%
6/1/2011	1.206	20.6%
7/1/2011	1.206	20.6%
8/1/2011	1.206	20.6%
9/1/2011	1.205	20.5%
10/1/2011	1.204	20.4%
11/1/2011	1.203	20.3%
12/1/2011	1.201	20.1%
1/1/2012	1.198	19.8%
2/1/2012	1.195	19.5%
3/1/2012	1.192	19.2%
4/1/2012	1.188	18.8%
5/1/2012	1.184	18.4%
6/1/2012	1.179	17.9%
7/1/2012	1.174	17.4%
8/1/2012	1.168	16.8%
9/1/2012	1.161	16.1%
10/1/2012	1.155	15.5%
11/1/2012	1.148	14.8%
12/1/2012	1.140	14.0%
1/1/2013	1.132	13.2%
2/1/2013	1.123	12.3%
3/1/2013	1.115	11.5%
4/1/2013	1.106	10.6%
5/1/2013	1.096	9.6%
6/1/2013	1.085	8.5%
7/1/2013	1.075	7.5%
8/1/2013	1.063	6.3%
9/1/2013	1.052	5.2%
10/1/2013	1.040	4.0%
11/1/2013	1.027	2.7%
12/1/2013	1.014	1.4%
1/1/2014	1.000	0.0%

The time adjustment formula for Area 046 is: $(.8085155 - 3.658245E-04 * \text{SaleDay} - 2.007004E-07 * \text{SaleDaySq}) / .8085155$

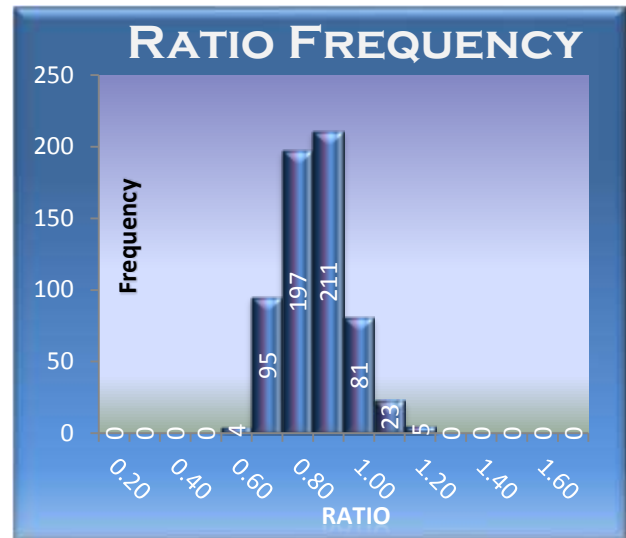
$\text{SaleDay} = \text{SaleDate} - 41640$

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

Annual Update Ratio Study Report (Before) – 2013 Assessments

District: NW / Team: 3	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Sheridan Beach to	1/1/2013	3/24/2014	1/2011 - 12/2013
Laurelhurst	Appr ID:	Property Type:	Adjusted for
Area Number: 46	DJOH	1 to 3 Unit	YES

SAMPLE STATISTICS	
Sample size (n)	616
Mean Assessed Value	746,100
Mean Adj. Sales Price	931,500
Standard Deviation AV	443,404
Standard Deviation SP	542,112
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.809
Median Ratio	0.802
Weighted Mean Ratio	0.801
UNIFORMITY	
Lowest ratio	0.589
Highest ratio:	1.118
Coefficient of Dispersion	10.35%
Standard Deviation	0.104
Coefficient of Variation	12.88%
Price Related Differential (PRD)	1.009
RELIABILITY	
95% Confidence: Median	
Lower limit	0.794
Upper limit	0.812
95% Confidence: Mean	
Lower limit	0.800
Upper limit	0.817
SAMPLE SIZE EVALUATION	
N (population size)	6283
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.104
Recommended minimum:	17
Actual sample size:	616
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	326
# ratios above mean:	290
z:	1.450
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout Area 046

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

Annual Update Ratio Study Report (After) – 2014 Assessments

District: NW / Team: 3		Appr. Date:	Date of Report:	Sales Dates:
Area Name: Sheridan Beach to		1/1/2014	3/24/2014	1/2011 - 12/2013
Laurelhurst		Appr. ID:	Property Type:	Adjusted for
Area Number: 46		DJOH	1 to 3 Unit	YES
SAMPLE STATISTICS				
Sample size (n)	616			
Mean Assessed Value	867,000			
Mean Sales Price	931,500			
Standard Deviation AV	515,507			
Standard Deviation SP	542,112			
ASSESSMENT LEVEL				
Arithmetic Mean Ratio	0.939			
Median Ratio	0.932			
Weighted Mean Ratio	0.931			
UNIFORMITY				
Lowest ratio	0.684			
Highest ratio:	1.297			
Coefficient of Dispersion	10.34%			
Standard Deviation	0.121			
Coefficient of Variation	12.88%			
Price Related Differential (PRD)	1.009			
RELIABILITY				
95% Confidence: Median				
Lower limit	0.923			
Upper limit	0.943			
95% Confidence: Mean				
Lower limit	0.930			
Upper limit	0.949			
SAMPLE SIZE EVALUATION				
N (population size)	6283			
B (acceptable error - in decimal)	0.05			
S (estimated from this sample)	0.121			
Recommended minimum:	23			
Actual sample size:	616			
Conclusion:	OK			
NORMALITY				
Binomial Test				
# ratios below mean:	326			
# ratios above mean:	290			
z:	1.450			
Conclusion:	Normal*			
*i.e. no evidence of non-normality				

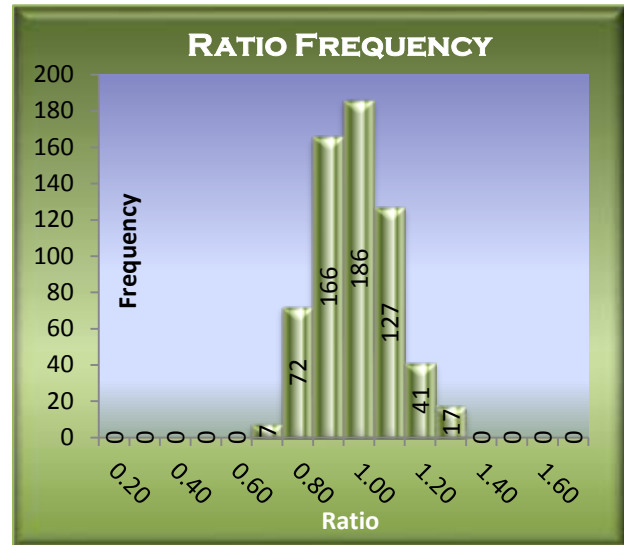
RATIO FREQUENCY

Ratio Bin	Frequency
0.60-0.70	7
0.70-0.80	72
0.80-0.90	166
0.90-1.00	186
1.00-1.10	127
1.10-1.20	41
1.20-1.30	17
1.30-1.40	0

COMMENTS:

1 to 3 Unit Residences throughout Area 046

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



COMMENTS:

1 to 3 Unit Residences throughout Area 046

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

Improved Sales Used in This Annual Update Analysis

Area 046 -- 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	272604	9044	7/6/12	\$485,000	\$569,000	610	6	1939	Good	3090	Y	N	10752 LAKESIDE AVE NE
2	0	081400	0045	12/1/11	\$213,500	\$256,000	780	6	1944	Avg	6000	N	N	11522 SAND POINT WAY NE
2	0	407320	0261	8/13/13	\$292,000	\$309,000	800	6	1933	Avg	9900	Y	N	10330 SAND POINT WAY NE
2	0	407530	0030	8/9/13	\$385,000	\$408,000	1120	6	1925	Good	7200	N	N	9544 SAND POINT WAY NE
2	0	735220	0430	9/17/13	\$749,000	\$783,000	700	7	1965	Avg	2128	Y	Y	10714 RIVIERA PL NE
2	0	882090	2560	4/25/13	\$270,000	\$296,000	780	7	1947	Avg	5800	N	N	11737 DURLAND AVE NE
2	0	735220	0675	3/28/12	\$780,000	\$927,000	810	7	1930	Good	6304	Y	Y	11262 RIVIERA PL NE
2	0	222604	9012	2/27/13	\$740,000	\$826,000	860	7	1982	Avg	10314	Y	Y	12506 RIVIERA PL NE
2	0	407780	0171	10/24/13	\$385,000	\$397,000	900	7	1940	Avg	7200	Y	N	4508 NE 107TH ST
2	0	407780	0142	12/27/11	\$272,000	\$326,000	900	7	1942	Good	7830	N	N	10720 SAND POINT WAY NE
2	0	882090	2520	9/25/13	\$385,950	\$402,000	940	7	1941	Avg	7562	N	N	11919 EXETER AVE NE
2	0	520720	0231	8/12/11	\$375,450	\$453,000	960	7	1972	VGood	6600	Y	N	9012 SAND POINT WAY NE
2	0	520720	0455	6/25/13	\$400,000	\$431,000	1010	7	1955	Avg	6890	N	N	9223 SAND POINT WAY NE
2	0	407780	0166	7/11/13	\$620,000	\$664,000	1070	7	1934	Good	7830	Y	N	10732 DURLAND AVE NE
2	0	393590	0090	3/1/13	\$389,000	\$434,000	1090	7	1949	Avg	9383	Y	N	11255 EXETER AVE NE
2	0	272604	9110	11/20/13	\$450,000	\$458,000	1100	7	1950	Good	3535	Y	N	11028 LAKESIDE AVE NE
2	0	735170	0105	6/28/11	\$845,000	\$1,019,000	1120	7	1932	Good	10316	Y	Y	12500 RIVIERA PL NE
2	0	882090	1880	4/27/11	\$365,000	\$440,000	1140	7	1956	Good	7003	Y	N	4217 NE 123RD ST
2	0	882090	2605	6/13/13	\$446,500	\$483,000	1170	7	1954	VGood	7733	N	N	11709 DURLAND AVE NE
2	0	407320	0464	7/25/13	\$392,500	\$418,000	1180	7	1958	Good	5824	N	N	9740 48TH AVE NE
2	0	407780	0099	6/14/11	\$442,000	\$533,000	1180	7	1952	Good	7230	Y	N	10652 SAND POINT WAY NE
2	0	407780	0060	11/12/13	\$479,000	\$490,000	1210	7	1949	Avg	7620	Y	N	10510 SAND POINT WAY NE
2	0	407320	1315	8/27/12	\$900,000	\$1,046,000	1230	7	1945	Good	6911	Y	Y	10324 RIVIERA PL NE
2	0	882090	2480	8/6/13	\$350,000	\$372,000	1340	7	2000	Avg	3185	N	N	11945 EXETER AVE NE
2	0	407780	0097	10/25/13	\$598,000	\$616,000	1410	7	1957	Avg	7230	Y	N	10653 DURLAND AVE NE
2	0	735170	0220	2/6/13	\$850,000	\$954,000	1510	7	1963	Avg	12492	Y	Y	11764 RIVIERA PL NE
2	0	407780	0056	4/14/11	\$500,000	\$602,000	1540	7	1957	Avg	7865	Y	N	10514 DURLAND AVE NE
2	0	399270	0820	5/20/11	\$470,000	\$567,000	1570	7	1940	Good	7571	Y	N	11522 DURLAND AVE NE

Improved Sales Used in This Annual Update Analysis

Area 046 -- 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	407320	0775	8/8/12	\$575,000	\$671,000	1570	7	1928	VGood	7642	Y	N	9756 49TH AVE NE
2	0	882090	1650	7/15/11	\$390,000	\$470,000	1580	7	1911	Avg	12960	Y	N	4224 NE 123RD ST
2	0	407320	0825	2/7/12	\$313,500	\$374,000	1590	7	1963	VGood	5400	N	N	4922 NE 97TH ST
2	0	882090	2710	11/14/12	\$385,500	\$441,000	1610	7	1927	Good	7948	N	N	11748 SAND POINT WAY NE
2	0	882090	2296	8/29/11	\$425,000	\$512,000	1650	7	1964	Avg	9114	Y	N	11706 EXETER AVE NE
2	0	882090	2264	12/7/12	\$750,000	\$854,000	1670	7	1970	Good	20467	Y	N	11706 LAKESIDE AVE NE
2	0	882090	2475	12/4/12	\$385,000	\$439,000	1680	7	1980	Avg	4400	N	N	11947 EXETER AVE NE
2	0	882090	2410	6/16/11	\$403,000	\$486,000	1700	7	1985	Good	2750	Y	N	11723 EXETER AVE NE
2	0	882090	2100	8/23/12	\$575,000	\$669,000	1790	7	1987	Good	4122	Y	N	11923 LAKESIDE PL NE
2	0	407780	0070	9/11/13	\$730,000	\$765,000	1810	7	1971	VGood	5514	Y	N	10511 EXETER AVE NE
2	0	407780	0090	5/20/13	\$689,000	\$751,000	1870	7	1940	VGood	6525	Y	N	10612 DURLAND AVE NE
2	0	882090	2500	4/1/13	\$499,000	\$552,000	1880	7	1950	Avg	7528	N	N	11929 EXETER AVE NE
2	0	222604	9013	5/10/11	\$1,060,000	\$1,278,000	2090	7	1980	Avg	9440	Y	Y	12502 RIVIERA PL NE
2	0	407320	0535	4/16/13	\$640,000	\$705,000	2230	7	1926	Avg	10800	Y	N	4819 NE 103RD ST
2	0	407320	0456	8/21/13	\$515,000	\$544,000	1110	8	1967	Avg	7200	N	N	9750 48TH AVE NE
2	0	393590	0076	3/30/13	\$350,000	\$387,000	1350	8	1968	Avg	7220	N	N	11048 SAND POINT WAY NE
2	0	407780	0123	7/6/12	\$488,000	\$572,000	1360	8	1952	Avg	7830	Y	N	10623 EXETER AVE NE
2	0	407780	0202	5/4/12	\$433,000	\$512,000	1390	8	1952	Good	7137	Y	N	4518 NE 110TH ST
2	0	520720	0292	9/25/12	\$445,500	\$515,000	1430	8	1963	Avg	6600	N	N	9103 MATTHEWS AVE NE
2	0	868130	0030	9/12/11	\$445,000	\$536,000	1460	8	1959	Avg	7252	N	N	9510 49TH AVE NE
2	0	407780	0113	4/3/12	\$627,000	\$745,000	1470	8	1952	Good	8190	Y	N	10637 EXETER AVE NE
2	0	407780	0113	8/14/13	\$625,000	\$662,000	1470	8	1952	Good	8190	Y	N	10637 EXETER AVE NE
2	0	882090	0185	11/17/11	\$410,000	\$493,000	1490	8	1973	Avg	7717	Y	N	12331 42ND AVE NE
2	0	407780	0144	3/14/12	\$546,000	\$650,000	1520	8	1954	Good	7535	Y	N	10719 EXETER AVE NE
2	0	520720	0305	12/9/13	\$510,000	\$515,000	1530	8	1965	Good	7080	N	N	9043 SAND POINT WAY NE
2	0	407780	0147	3/9/12	\$535,000	\$637,000	1530	8	1952	Good	7830	Y	N	10708 DURLAND AVE NE
2	0	407780	0017	6/30/11	\$675,000	\$814,000	1820	8	1947	Good	6200	Y	N	10725 LAKESIDE AVE NE
2	0	399270	0872	6/14/12	\$700,000	\$824,000	1910	8	1954	Avg	9779	Y	N	11334 EXETER AVE NE

Improved Sales Used in This Annual Update Analysis

Area 046 -- 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	735170	0135	4/12/11	\$1,555,000	\$1,873,000	1990	8	1941	Good	17824	Y	Y	11720 RIVIERA PL NE
2	0	882090	2090	8/1/12	\$630,000	\$736,000	2090	8	1989	Avg	6024	Y	N	11933 LAKESIDE PL NE
2	0	407320	0240	10/8/13	\$845,000	\$876,000	2200	8	1936	VGood	12031	Y	N	10352 SAND POINT WAY NE
2	0	393590	0070	1/29/13	\$670,000	\$753,000	2210	8	1929	Good	22560	Y	N	11060 SAND POINT WAY NE
2	0	882090	2210	8/22/12	\$681,200	\$793,000	2230	8	2011	Avg	4275	N	N	4307 NE 123RD ST
2	0	520720	0510	2/6/12	\$600,000	\$717,000	2280	8	1992	Good	8200	N	N	9220 MATTHEWS AVE NE
2	0	882090	2325	6/13/13	\$769,000	\$831,000	2300	8	1968	Avg	7202	Y	N	11744 EXETER AVE NE
2	0	520720	0203	3/2/11	\$625,000	\$751,000	2510	8	1988	Avg	5064	Y	N	9029 49TH AVE NE
2	0	882090	2050	6/20/13	\$675,000	\$728,000	2590	8	1997	Avg	9033	Y	N	12055 LAKESIDE PL NE
2	0	393590	0145	7/24/13	\$789,000	\$841,000	2930	8	1951	Good	12800	Y	N	11302 SAND POINT WAY NE
2	0	520720	0415	4/11/12	\$550,000	\$653,000	2960	8	1993	Avg	7200	N	N	9250 SAND POINT WAY NE
2	0	407320	0755	7/5/12	\$500,000	\$586,000	3130	8	1914	Avg	7750	Y	N	10016 49TH AVE NE
2	0	882090	1995	3/25/12	\$680,000	\$808,000	3150	8	1987	Avg	6742	Y	N	11937 LAKESIDE AVE NE
2	0	868130	0040	9/5/13	\$600,000	\$630,000	1130	9	2001	Avg	7644	Y	N	9500 49TH AVE NE
2	0	399270	0828	1/1/12	\$505,000	\$605,000	1460	9	1980	Avg	7341	Y	N	11508 DURLAND AVE NE
2	0	735220	0405	12/9/13	\$1,100,000	\$1,111,000	1580	9	1991	Avg	2578	Y	Y	10700 RIVIERA PL NE
2	0	882090	2271	8/7/13	\$1,125,000	\$1,194,000	1960	9	2012	Avg	10608	Y	N	11700 LAKESIDE AVE
2	0	407780	0146	11/1/12	\$750,000	\$861,000	2060	9	1990	Avg	9720	Y	N	10703 DURLAND AVE NE
2	0	407830	0045	8/13/12	\$740,000	\$862,000	2110	9	2009	Avg	5941	Y	N	10660 LAKESIDE AVE NE
2	0	407480	0165	7/2/13	\$756,000	\$812,000	2400	9	2007	Avg	7200	N	N	9735 48TH AVE NE
2	3	342604	9056	1/24/12	\$1,500,000	\$1,794,000	2510	9	1937	Good	15919	Y	Y	8920 SAND POINT WAY NE
2	0	393590	0088	10/23/13	\$829,000	\$854,000	2520	9	2006	Avg	7227	Y	N	11050 DURLAND AVE NE
2	0	393590	0010	7/22/13	\$746,500	\$797,000	2520	9	1965	Avg	13669	Y	N	11064 EXETER AVE NE
2	0	407320	0250	7/1/11	\$830,000	\$1,001,000	2790	9	2011	Avg	7980	Y	N	10344 SAND POINT WAY NE
2	3	342604	9037	9/20/11	\$1,800,000	\$2,168,000	2840	9	1991	Avg	24694	Y	Y	5101 NE 90TH PL
2	0	407320	0355	1/15/13	\$608,000	\$686,000	3140	9	2001	Avg	7200	N	N	10014 SAND POINT WAY NE
2	0	407780	0176	7/31/13	\$850,000	\$904,000	2480	10	2004	Avg	7203	Y	N	4511 NE 110TH ST
2	0	399270	0830	10/6/11	\$675,000	\$813,000	2500	10	1979	Avg	7560	Y	N	11345 EXETER AVE NE

Improved Sales Used in This Annual Update Analysis

Area 046 -- 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	882090	1670	1/3/13	\$929,000	\$1,051,000	3350	10	2005	Avg	10140	N	N	4216 NE 123RD ST
2	3	342604	9034	8/10/12	\$3,232,500	\$3,769,000	4500	11	1995	Avg	13576	Y	Y	8750 SAND POINT WAY NE
3	11	156810	0730	8/29/13	\$307,000	\$323,000	1040	6	1921	Good	5796	Y	N	3533 NE 148TH ST
3	0	932480	0487	5/4/12	\$449,000	\$531,000	1010	7	1952	Good	4058	Y	N	14209 38TH AVE NE
3	11	156810	0695	10/9/13	\$295,000	\$306,000	1020	7	1951	Avg	6013	N	N	14702 35TH AVE NE
3	0	932480	0486	11/7/11	\$429,500	\$516,000	1120	7	1952	Avg	7178	Y	N	14203 38TH AVE NE
3	0	156810	0835	7/25/12	\$470,000	\$549,000	1180	7	1939	Good	10082	Y	N	14712 38TH AVE NE
3	0	932480	0435	8/14/13	\$425,000	\$450,000	1210	7	1939	Avg	8100	Y	N	14344 37TH AVE NE
3	0	145950	0090	6/8/12	\$720,000	\$848,000	1220	7	1964	Fair	4600	Y	Y	12708 RIVIERA PL NE
3	0	403010	0017	9/24/12	\$340,000	\$393,000	1240	7	1947	Good	5850	N	N	17230 BEACH DR NE
3	0	773850	0465	10/10/13	\$560,000	\$580,000	1270	7	1958	Avg	6850	Y	N	16248 BOTHELL WAY NE
3	0	145950	0101	12/12/11	\$745,000	\$894,000	1330	7	1962	Avg	4600	Y	Y	12562 RIVIERA PL NE
3	0	106210	0110	7/9/12	\$375,000	\$440,000	1360	7	1945	Good	6293	N	N	4508 NE 171ST ST
3	0	773850	0475	6/24/13	\$425,000	\$458,000	1410	7	1958	Avg	6611	N	N	16260 BOTHELL WAY NE
3	0	674470	0740	10/1/12	\$390,000	\$450,000	1440	7	1907	Avg	8370	Y	N	3844 NE 155TH ST
3	0	674470	1582	2/9/12	\$479,000	\$572,000	1540	7	1926	Good	26000	Y	N	3736 NE 153RD ST
3	0	383400	0122	6/12/13	\$412,500	\$446,000	1540	7	1949	Good	9480	N	N	13522 39TH AVE NE
3	0	674470	0425	10/8/13	\$458,000	\$475,000	1610	7	1939	Avg	8125	Y	N	3715 NE 153RD ST
3	0	156810	0700	7/16/13	\$400,000	\$428,000	1640	7	1919	Good	12354	N	N	14712 35TH AVE NE
3	11	156810	0725	11/15/11	\$399,995	\$481,000	1880	7	2006	Avg	5800	Y	N	3527 NE 148TH ST
3	0	773910	0010	11/6/13	\$465,000	\$476,000	2010	7	2008	Avg	7020	N	N	16835 BEACH DR NE
3	1	403010	0172	7/11/13	\$1,260,000	\$1,350,000	2030	7	1956	Avg	6359	Y	Y	17500 BEACH DR NE
3	0	145510	0055	3/9/11	\$545,000	\$655,000	2050	7	1978	Good	9680	Y	N	13522 40TH AVE NE
3	0	674470	0424	4/1/13	\$475,000	\$525,000	2410	7	1988	Avg	7479	Y	N	3707 NE 153RD ST
3	0	812410	0104	3/15/13	\$715,000	\$794,000	2930	7	1993	Good	10030	Y	N	4145 NE 142ND ST
3	0	145460	0200	6/30/11	\$436,000	\$526,000	1240	8	1999	Avg	7750	Y	N	13028 42ND AVE NE
3	0	674470	0467	9/5/13	\$520,000	\$546,000	1290	8	1979	Avg	6900	Y	N	3728 NE 151ST ST
3	0	932480	0425	11/1/13	\$625,000	\$642,000	1350	8	1946	Avg	8100	Y	N	14356 37TH AVE NE

Improved Sales Used in This Annual Update Analysis

Area 046 -- 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	145460	0210	11/18/13	\$688,500	\$702,000	1360	8	1963	Good	9759	Y	N	13008 42ND AVE NE
3	0	812410	0085	7/19/12	\$550,000	\$644,000	1370	8	1977	Avg	15104	Y	N	4119 NE 142ND ST
3	0	145950	0095	3/19/13	\$1,225,000	\$1,359,000	1380	8	1956	VGood	4600	Y	Y	12578 RIVIERA PL NE
3	0	145460	0236	3/28/11	\$670,000	\$807,000	1390	8	1976	VGood	9500	Y	N	12752 42ND AVE NE
3	0	145950	0075	9/1/11	\$1,220,000	\$1,471,000	1440	8	1963	Avg	5586	Y	Y	12726 RIVIERA PL NE
3	0	145460	0136	4/2/13	\$590,000	\$652,000	1460	8	1978	Avg	12027	Y	N	4024 NE 125TH ST
3	0	932480	0515	6/14/12	\$390,000	\$459,000	1480	8	1964	Avg	6467	Y	N	14303 38TH AVE NE
3	0	773850	0580	1/31/13	\$660,000	\$742,000	1490	8	1951	Avg	7114	Y	N	16136 41ST AVE NE
3	0	403640	0450	10/1/12	\$549,000	\$634,000	1550	8	1986	Avg	7869	Y	N	3721 NE 150TH ST
3	0	773850	0451	10/19/11	\$600,000	\$722,000	1660	8	1955	Avg	9747	Y	N	16154 BOTHELL WAY NE
3	0	145460	0050	10/6/11	\$475,000	\$572,000	1660	8	1959	VGood	10800	Y	N	13019 42ND AVE NE
3	0	145510	0200	10/17/13	\$915,000	\$945,000	1690	8	1962	VGood	16116	Y	N	13538 42ND AVE NE
3	0	145510	0066	11/7/12	\$645,000	\$739,000	1700	8	1966	Avg	5757	Y	N	13512 40TH AVE NE
3	0	773850	0620	6/28/13	\$735,000	\$791,000	1710	8	1953	Good	6966	Y	N	16008 41ST AVE NE
3	0	145510	0185	4/29/13	\$616,000	\$676,000	1760	8	2007	Avg	14592	Y	N	13558 42ND AVE NE
3	0	773850	0355	11/27/12	\$460,000	\$525,000	1790	8	1950	Avg	6603	Y	N	16203 41ST AVE NE
3	0	145560	0061	3/8/13	\$520,000	\$579,000	1800	8	1986	Avg	9725	Y	N	13736 42ND AVE NE
3	0	932480	0575	1/9/12	\$420,000	\$503,000	1830	8	1964	Avg	8100	N	N	14020 37TH AVE NE
3	0	145460	0007	10/18/13	\$805,000	\$831,000	1860	8	1950	Good	26278	Y	N	13244 40TH AVE NE
3	0	812410	0099	8/15/11	\$515,000	\$621,000	2010	8	1980	Good	9987	Y	N	14074 41ST AVE NE
3	0	773850	0520	6/5/13	\$709,000	\$769,000	2110	8	1958	VGood	10077	Y	N	4004 NE 160TH ST
3	0	145950	0020	11/20/13	\$1,400,000	\$1,426,000	2490	8	1958	Avg	11500	Y	Y	13224 RIVIERA PL NE
3	1	403010	0055	7/29/13	\$1,040,000	\$1,107,000	2770	8	1981	Avg	13941	Y	Y	17350 BEACH DR NE
3	0	156810	0850	6/12/13	\$565,000	\$611,000	1240	9	1978	Avg	6476	Y	N	3818 NE 148TH ST
3	0	773850	0490	11/15/12	\$420,000	\$481,000	1720	9	1988	Avg	7114	Y	N	16286 BOTHELL WAY NE
3	11	156810	0767	6/13/13	\$600,000	\$649,000	1790	9	1978	Avg	5773	Y	N	3556 NE 147TH ST
3	0	674470	1021	8/8/13	\$759,950	\$806,000	1920	9	1962	Good	15400	Y	N	3921 NE 158TH LN
3	0	932480	0750	3/26/12	\$626,300	\$744,000	2010	9	1972	Avg	13794	Y	N	14236 WESTWOOD PL NE

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Area 046 -- 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	403640	0180	8/2/12	\$590,000	\$689,000	2080	9	1970	Good	9542	Y	N	3734 NE 150TH ST
3	0	145460	0280	4/13/11	\$775,000	\$933,000	2430	9	1968	Good	26046	Y	N	12530 42ND AVE NE
3	1	403010	0270	6/25/12	\$1,271,500	\$1,494,000	2460	9	1991	Avg	3696	Y	Y	17729 BEACH DR NE
3	11	156810	0735	4/22/13	\$553,000	\$608,000	2470	9	1967	Avg	5793	Y	N	3537 NE 148TH ST
3	0	145560	0021	8/24/12	\$699,500	\$814,000	2560	9	1998	Avg	10829	Y	N	13727 42ND AVE NE
3	0	766370	0113	6/17/13	\$775,000	\$837,000	2660	9	2002	Avg	7238	Y	N	3705 NE 147TH ST
3	0	106210	0040	4/29/13	\$773,000	\$848,000	2910	9	1986	Avg	7958	N	N	17010 SHORE DR NE
3	5	674470	0880	12/17/13	\$672,000	\$677,000	3050	9	1978	Avg	9408	Y	N	3927 NE 157TH PL
3	0	773910	0295	4/22/13	\$830,000	\$912,000	3070	9	1991	Avg	6030	N	N	16781 SHORE DR NE
3	0	932480	0620	8/24/12	\$840,750	\$978,000	3080	9	2007	Avg	8100	Y	N	14014 38TH AVE NE
3	1	773850	0775	3/15/12	\$1,285,000	\$1,529,000	3300	9	1951	Good	9515	Y	Y	16524 SHORE DR NE
3	0	116500	0030	6/21/12	\$665,000	\$782,000	1630	10	1989	Avg	7201	Y	N	4009 NE 160TH ST
3	0	145460	0241	12/20/12	\$1,150,000	\$1,306,000	1880	10	2008	Avg	10481	Y	N	12746 42ND AVE NE
3	0	735120	0120	4/12/12	\$1,235,000	\$1,465,000	2340	10	2007	Avg	6480	Y	Y	14058 EDGEWATER LN NE
3	0	145560	0031	12/18/12	\$630,000	\$716,000	2700	10	2006	Avg	7956	Y	N	13733 42ND AVE NE
3	0	116500	0020	12/18/12	\$754,124	\$857,000	2930	10	1990	Avg	7482	Y	N	4005 NE 160TH ST
3	0	383400	0075	12/4/12	\$900,000	\$1,026,000	4010	10	1947	Good	32586	Y	N	13706 39TH AVE NE
3	0	145460	0275	6/27/13	\$1,050,000	\$1,130,000	2820	11	1989	Avg	24754	Y	N	12544 42ND AVE NE
4	0	317910	0620	8/28/13	\$490,000	\$516,000	780	7	1943	Avg	5200	N	N	4544 NE TULANE PL
4	0	317660	0140	5/11/11	\$505,000	\$609,000	810	7	1944	Good	7200	N	N	6252 52ND AVE NE
4	0	317910	0745	8/31/12	\$525,000	\$610,000	850	7	1945	Avg	5755	N	N	5804 45TH AVE NE
4	0	317910	0621	4/11/13	\$542,000	\$598,000	870	7	1943	Good	4861	N	N	4548 NE TULANE PL
4	0	317910	0565	11/16/12	\$470,000	\$538,000	880	7	1942	Avg	6469	N	N	4525 PURDUE AVE NE
4	0	317660	0120	11/12/13	\$550,000	\$562,000	890	7	1944	Avg	7491	Y	N	6226 52ND AVE NE
4	0	317660	0130	5/26/11	\$499,500	\$602,000	900	7	1944	Good	7200	Y	N	6240 52ND AVE NE
4	0	317910	2105	10/18/13	\$495,000	\$511,000	920	7	1942	Avg	5044	N	N	6256 45TH AVE NE
4	0	317910	0260	6/25/11	\$705,000	\$850,000	1120	7	1940	VGood	7140	Y	N	4953 PURDUE AVE NE
4	0	317910	0680	9/6/13	\$640,000	\$672,000	1160	7	1941	Avg	7005	Y	N	4565 STANFORD AVE NE

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Area 046 -- 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	102504	9153	4/14/11	\$379,649	\$457,000	1200	7	1947	Avg	4150	N	N	5301 SAND POINT WAY NE
4	0	317910	0506	5/2/11	\$565,000	\$681,000	1280	7	1950	VGood	6540	N	N	4517 NE TULANE PL
4	0	317910	2305	10/22/12	\$525,000	\$604,000	1300	7	1943	Avg	6874	N	N	6000 45TH AVE NE
4	0	102504	9199	10/21/11	\$434,500	\$523,000	1370	7	1952	Good	5100	N	N	6215 53RD AVE NE
4	0	317660	0085	5/31/13	\$550,000	\$597,000	1400	7	1943	Avg	7471	N	N	6215 52ND AVE NE
4	0	317910	0535	12/14/12	\$699,950	\$796,000	1530	7	1946	Good	7497	N	N	4561 PURDUE AVE NE
4	0	317910	2175	6/10/11	\$575,000	\$693,000	2120	7	2000	Avg	5600	N	N	6206 45TH AVE NE
4	0	317910	0482	12/22/11	\$350,000	\$420,000	1040	8	2003	Avg	1377	N	N	4502 A NE 55TH ST
4	0	317910	0848	10/15/13	\$573,000	\$592,000	1060	8	1951	Avg	6476	N	N	4814 PURDUE AVE NE
4	0	317760	0045	2/15/13	\$505,000	\$565,000	1100	8	1950	Avg	5330	N	N	5307 NE 65TH ST
4	0	317910	0479	3/11/13	\$360,000	\$400,000	1110	8	2003	Avg	1400	N	N	4506 A NE 55TH ST
4	0	317910	0200	9/25/11	\$719,000	\$866,000	1220	8	1951	VGood	6735	N	N	5251 PULLMAN AVE NE
4	0	317910	0050	9/4/12	\$419,000	\$486,000	1230	8	1951	Avg	5070	N	N	4743 NE 55TH ST
4	0	317810	0006	3/18/13	\$585,900	\$650,000	1270	8	1954	Avg	6562	N	N	6253 54TH AVE NE
4	0	317910	0478	8/30/11	\$393,000	\$474,000	1274	8	2003	Avg	1773	N	N	4504 A NE 55TH ST
4	0	317910	0945	5/11/12	\$800,000	\$946,000	1300	8	1953	VGood	5800	Y	N	4962 PURDUE AVE NE
4	0	317810	0025	10/6/11	\$470,000	\$566,000	1320	8	1955	Good	5987	N	N	6227 54TH AVE NE
4	0	317910	0830	4/29/11	\$755,000	\$910,000	1320	8	1952	Good	6400	N	N	4811 STANFORD AVE NE
4	0	317910	0275	6/21/13	\$575,000	\$620,000	1360	8	1947	Avg	7200	Y	N	4971 PURDUE AVE NE
4	0	317910	0820	10/16/12	\$734,000	\$845,000	1360	8	1952	Avg	6612	Y	N	4817 STANFORD AVE NE
4	0	317910	1155	5/2/12	\$707,250	\$837,000	1360	8	1940	Avg	6161	Y	N	4536 STANFORD AVE NE
4	0	317910	1255	5/8/12	\$604,000	\$714,000	1380	8	1939	Avg	5901	Y	N	5820 OBERLIN AVE NE
4	0	112504	9174	1/4/11	\$481,000	\$576,000	1420	8	1968	Avg	5102	N	N	6403 57TH AVE NE
4	0	112504	9022	8/2/12	\$530,000	\$619,000	1430	8	1965	Avg	4818	N	N	6404 57TH AVE NE
4	0	317910	0255	10/26/12	\$840,000	\$965,000	1430	8	1940	VGood	6900	Y	N	4947 PURDUE AVE NE
4	0	317910	0165	5/6/12	\$580,000	\$686,000	1480	8	1947	Avg	6960	N	N	5209 PULLMAN AVE NE
4	0	732640	0040	8/5/11	\$589,950	\$711,000	1480	8	1956	Good	5665	N	N	5509 NE 63RD ST
4	0	317910	2190	8/20/13	\$665,000	\$702,000	1500	8	1946	Avg	5824	N	N	6009 VASSAR AVE NE

Improved Sales Used in This Annual Update Analysis

Area 046 -- 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	317810	0010	5/7/11	\$426,000	\$513,000	1500	8	1955	Avg	5340	N	N	6239 54TH AVE NE
4	0	112504	9158	8/15/13	\$602,500	\$638,000	1510	8	1965	Avg	5078	N	N	6400 57TH AVE NE
4	0	318010	0034	6/24/13	\$490,000	\$528,000	1580	8	2006	Avg	1428	N	N	4533 A NE 55TH ST
4	0	732640	0015	3/18/11	\$589,000	\$709,000	1640	8	1967	Avg	6141	N	N	5512 NE 63RD ST
4	0	318010	0027	1/11/11	\$373,000	\$447,000	1678	8	2006	Avg	1196	N	N	4527 B NE 55TH ST
4	0	318010	0033	10/22/12	\$470,000	\$541,000	1680	8	2006	Avg	1158	N	N	4533 B NE 55TH ST
4	0	318010	0031	10/24/13	\$575,000	\$592,000	1700	8	2006	Avg	1969	N	N	4535 NE 55TH ST
4	0	318010	0024	7/25/13	\$585,000	\$624,000	1700	8	2006	Avg	1721	N	N	4525 NE 55TH ST
4	0	318010	0020	7/24/12	\$432,000	\$505,000	1760	8	1998	Avg	1892	N	N	4517 NE 55TH ST
4	0	317660	0060	9/24/12	\$590,000	\$682,000	1790	8	1943	Good	7216	N	N	6043 52ND AVE NE
4	0	317710	0040	7/6/11	\$762,000	\$919,000	1790	8	1947	VGood	6000	N	N	6014 52ND AVE NE
4	0	317910	0960	5/11/12	\$903,000	\$1,067,000	2070	8	1952	Good	5800	Y	N	4944 PURDUE AVE NE
4	0	317910	1470	9/25/12	\$530,000	\$613,000	1210	9	1941	Avg	6721	Y	N	4919 NE PRINCETON WAY
4	0	317610	0031	12/3/12	\$986,900	\$1,125,000	1260	9	1962	VGood	5500	Y	N	6226 50TH AVE NE
4	0	317910	0670	9/12/11	\$680,500	\$820,000	1270	9	1953	Good	8061	Y	N	5615 PRINCETON AVE NE
4	0	317910	1835	8/6/13	\$850,000	\$902,000	1320	9	1950	VGood	6600	Y	N	6068 WELLESLEY WAY NE
4	0	317910	2000	4/1/11	\$1,000,000	\$1,204,000	1380	9	2010	Avg	6217	N	N	6214 VASSAR AVE NE
4	0	317910	1710	12/28/11	\$475,000	\$569,000	1390	9	1940	Avg	6370	N	N	6043 PRINCETON AVE NE
4	0	317910	1295	12/14/11	\$631,500	\$758,000	1620	9	1941	Avg	7549	N	N	5835 ANN ARBOR AVE NE
4	0	317910	0955	8/22/11	\$825,000	\$995,000	1620	9	1962	VGood	5800	Y	N	4950 PURDUE AVE NE
4	0	317910	0865	3/23/12	\$1,000,000	\$1,189,000	1800	9	2008	Avg	7029	Y	N	5609 ANN ARBOR AVE NE
4	0	317910	1186	8/28/12	\$670,500	\$779,000	1840	9	1967	Avg	5345	Y	N	5767 PRINCETON AVE NE
4	0	317910	1565	4/19/12	\$781,000	\$926,000	1860	9	1936	Avg	6320	Y	N	6003 50TH AVE NE
4	0	317910	0060	1/5/12	\$738,400	\$884,000	1890	9	2002	Avg	6750	N	N	4809 PULLMAN AVE NE
4	0	317910	1285	4/30/12	\$667,000	\$790,000	1890	9	1958	Avg	5152	Y	N	5825 ANN ARBOR AVE NE
4	0	317910	1420	11/9/11	\$1,215,000	\$1,461,000	1950	9	1946	VGood	8625	Y	N	6008 PRINCETON AVE NE
4	0	317660	0022	5/5/11	\$678,500	\$818,000	2000	9	1966	Good	5571	Y	N	5111 NE 65TH ST
4	0	317910	1795	6/12/13	\$780,000	\$844,000	2080	9	1948	Avg	6600	Y	N	6057 ANN ARBOR AVE NE

Improved Sales Used in This Annual Update Analysis

Area 046 -- 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	102504	9121	12/28/11	\$1,330,000	\$1,594,000	2230	9	1940	VGood	10725	Y	N	6060 50TH AVE NE
4	0	317910	1375	4/25/11	\$1,070,000	\$1,289,000	2440	9	1939	VGood	9713	Y	N	5800 PRINCETON AVE NE
4	0	317560	0065	11/15/12	\$1,495,000	\$1,711,000	2570	9	2011	Avg	8752	Y	N	6001 51ST AVE NE
4	0	317910	2265	11/7/13	\$1,316,000	\$1,348,000	2640	9	2007	Avg	6032	N	N	6008 OBERLIN AVE NE
4	0	317910	1560	8/22/12	\$1,210,000	\$1,408,000	2800	9	2006	Avg	5817	Y	N	6017 50TH AVE NE
4	0	317910	1680	8/12/11	\$1,175,000	\$1,417,000	2810	9	2007	Avg	5194	Y	N	6215 NE PRINCETON WAY
4	0	112504	9206	5/1/13	\$800,000	\$877,000	2880	9	2003	Avg	5078	N	N	5506 NE 62ND ST
4	0	317910	0610	7/16/13	\$1,295,000	\$1,385,000	3330	9	2013	Avg	6249	N	N	4530 NE TULANE PL
4	0	317910	2280	7/27/11	\$1,205,000	\$1,453,000	3640	9	2005	Avg	5250	N	N	6011 OBERLIN AVE NE
4	0	317910	1675	5/3/12	\$795,000	\$941,000	2250	10	1996	Avg	5281	Y	N	6050 ANN ARBOR AVE NE
4	0	317910	1635	9/27/11	\$883,000	\$1,063,000	2510	10	1929	Avg	7945	Y	N	4904 NE 60TH ST
4	0	317910	1461	5/25/12	\$1,000,000	\$1,180,000	2870	10	1991	Avg	5000	Y	N	6227 50TH AVE NE
5	0	893460	0085	11/28/12	\$485,000	\$553,000	790	7	1944	Good	6200	N	N	6849 47TH AVE NE
5	0	893460	0095	8/19/11	\$381,000	\$459,000	800	7	1944	Avg	6138	N	N	6837 47TH AVE NE
5	0	892760	0025	11/11/11	\$475,000	\$571,000	820	7	1944	Good	6930	N	N	6824 46TH AVE NE
5	0	892710	0050	7/25/11	\$395,000	\$476,000	830	7	1943	Avg	6435	N	N	6500 46TH AVE NE
5	0	892710	0095	3/14/13	\$485,000	\$539,000	860	7	1943	Good	6138	N	N	6510 47TH AVE NE
5	0	892710	0060	9/17/13	\$610,000	\$638,000	880	7	1943	Good	6138	N	N	6509 47TH AVE NE
5	0	892710	0015	6/22/11	\$345,000	\$416,000	890	7	1943	Avg	6138	N	N	6515 46TH AVE NE
5	0	892810	0225	6/11/13	\$450,000	\$487,000	910	7	1945	Avg	8360	N	N	7415 55TH AVE NE
5	0	892810	0205	3/13/13	\$596,000	\$662,000	910	7	1945	VGood	6324	N	N	5316 NE 74TH ST
5	0	892760	0020	3/4/13	\$500,000	\$557,000	920	7	1944	Avg	7480	N	N	6803 46TH AVE NE
5	0	893410	0020	7/12/13	\$443,500	\$475,000	960	7	1944	Avg	6867	N	N	7309 48TH AVE NE
5	0	892410	0475	4/11/11	\$465,000	\$560,000	960	7	1939	Avg	6000	Y	N	6927 58TH AVE NE
5	0	892610	0195	4/17/13	\$430,000	\$473,000	1030	7	1941	Avg	6120	N	N	6503 54TH AVE NE
5	0	892660	0105	8/23/12	\$449,000	\$522,000	1060	7	1944	Avg	6048	N	N	4814 NE 74TH ST
5	0	892560	0060	10/16/12	\$695,000	\$800,000	1070	7	1943	Good	6572	N	N	6818 49TH AVE NE
5	0	892610	0065	11/7/12	\$549,950	\$630,000	1080	7	1944	Avg	5886	N	N	6553 53RD AVE NE

Improved Sales Used in This Annual Update Analysis

Area 046 -- 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	892610	0386	8/4/11	\$562,500	\$678,000	1090	7	1944	Avg	6120	N	N	7052 53RD AVE NE
5	0	612760	0190	10/25/11	\$530,000	\$638,000	1100	7	1947	Good	6200	Y	N	5203 NE 70TH ST
5	0	892760	0040	8/21/12	\$470,000	\$547,000	1230	7	1943	Good	7425	N	N	6804 46TH AVE NE
5	0	892610	0335	2/13/13	\$410,000	\$459,000	1280	7	1944	Avg	6195	N	N	7015 53RD AVE NE
5	0	892610	0440	3/5/12	\$488,000	\$581,000	1280	7	1944	Avg	6120	N	N	7010 53RD AVE NE
5	0	892610	0430	5/16/11	\$498,725	\$601,000	1330	7	1944	Avg	6120	N	N	7022 53RD AVE NE
5	0	612760	0215	6/21/11	\$580,000	\$700,000	1380	7	1945	Avg	6200	N	N	6837 54TH AVE NE
5	0	892610	0245	5/17/13	\$525,000	\$573,000	1400	7	1943	Good	5940	N	N	6537 55TH AVE NE
5	0	892810	0155	6/7/12	\$600,000	\$707,000	1420	7	1944	Avg	5040	N	N	7408 52ND AVE NE
5	0	892810	0020	9/19/12	\$675,000	\$781,000	1430	7	1944	Avg	5775	Y	N	7318 52ND AVE NE
5	0	892410	0345	9/12/12	\$525,000	\$609,000	1490	7	1939	Avg	6250	N	N	6522 57TH AVE NE
5	0	892410	0245	8/5/13	\$650,000	\$690,000	1520	7	1937	Good	7500	Y	N	6956 57TH AVE NE
5	0	893460	0005	6/25/13	\$520,000	\$560,000	1580	7	1944	Avg	6138	N	N	6856 47TH AVE NE
5	0	612760	0120	4/8/11	\$550,000	\$662,000	1580	7	1945	Good	6572	N	N	6803 55TH AVE NE
5	0	893460	0055	9/22/13	\$530,000	\$553,000	1590	7	1944	Avg	6138	N	N	6856 46TH AVE NE
5	0	753380	0335	4/4/12	\$568,000	\$674,000	1640	7	1939	Avg	7011	N	N	7517 LAKEMONT DR NE
5	0	042900	0215	2/11/13	\$732,450	\$821,000	1740	7	1953	Avg	6300	N	N	4625 NE 73RD ST
5	0	929430	0200	6/18/12	\$425,000	\$500,000	1750	7	1947	Avg	5500	Y	N	7016 55TH AVE NE
5	0	929430	0700	10/1/13	\$756,500	\$786,000	1770	7	1986	Avg	6600	Y	N	7014 58TH AVE NE
5	0	892810	0060	2/7/11	\$665,000	\$799,000	1890	7	1944	Good	5775	N	N	7301 53RD AVE NE
5	0	893460	0045	11/14/13	\$680,000	\$694,000	1900	7	1944	Avg	6200	N	N	6837 48TH AVE NE
5	0	892410	0080	7/22/13	\$917,000	\$979,000	2230	7	1995	Avg	11988	N	N	6808 55TH AVE NE
5	0	929430	0665	10/3/12	\$598,500	\$691,000	1050	8	1950	Avg	5750	Y	N	7122 58TH AVE NE
5	0	612760	0140	9/13/13	\$825,000	\$864,000	1210	8	1947	Avg	6200	Y	N	6816 52ND AVE NE
5	0	892610	0140	1/13/12	\$527,500	\$631,000	1240	8	1942	Good	5974	N	N	6520 53RD AVE NE
5	0	929430	0560	12/18/12	\$610,000	\$693,000	1270	8	1948	Good	7952	Y	N	7021 58TH AVE NE
5	0	929430	0315	7/29/13	\$845,000	\$900,000	1290	8	1950	Good	7840	Y	N	7317 57TH AVE NE
5	0	929430	0395	12/10/13	\$775,000	\$783,000	1300	8	1953	Good	6250	Y	N	7356 56TH AVE NE

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Area 046 -- 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	929430	0750	6/24/13	\$877,000	\$945,000	1320	8	1952	Avg	6743	Y	N	7328 58TH AVE NE
5	0	892610	0145	12/14/12	\$565,000	\$642,000	1330	8	1988	Avg	5974	N	N	6514 53RD AVE NE
5	0	929430	0625	4/3/12	\$775,000	\$920,000	1370	8	1939	Avg	10046	Y	N	7216 57TH AVE NE
5	0	892510	0245	5/1/13	\$740,000	\$811,000	1380	8	1948	Avg	6500	Y	N	7356 50TH AVE NE
5	0	929430	0285	5/7/12	\$685,000	\$810,000	1400	8	1952	Avg	7650	Y	N	7349 57TH AVE NE
5	0	042900	0120	4/20/11	\$469,000	\$565,000	1440	8	1952	VGood	5568	N	N	4606 NE 73RD ST
5	0	892360	0160	5/13/13	\$731,000	\$798,000	1480	8	1945	Avg	6200	Y	N	6518 51ST AVE NE
5	0	753380	0905	9/26/11	\$850,000	\$1,024,000	1520	8	1951	Good	7200	N	N	8040 RIDGE DR NE
5	0	929430	0775	3/17/11	\$515,000	\$620,000	1560	8	1952	Avg	7210	Y	N	7302 58TH AVE NE
5	0	892510	0440	3/27/13	\$795,000	\$880,000	1600	8	1941	Good	6375	Y	N	7319 52ND AVE NE
5	0	368990	0035	7/8/13	\$705,000	\$756,000	1650	8	1950	Avg	7469	N	N	6515 49TH AVE NE
5	0	032800	0065	11/27/12	\$750,000	\$856,000	1730	8	1976	Avg	6360	Y	N	7739 58TH AVE NE
5	0	568400	0090	7/4/13	\$595,000	\$639,000	1740	8	1951	Avg	4802	N	N	6536 46TH AVE NE
5	0	568400	0115	7/12/12	\$625,000	\$732,000	1740	8	1951	Avg	4851	N	N	6557 46TH AVE NE
5	0	893410	0110	2/15/12	\$642,500	\$767,000	1740	8	1951	Good	6466	N	N	7319 50TH AVE NE
5	0	042900	0250	8/16/13	\$733,000	\$775,000	1830	8	1953	Good	6480	N	N	7332 47TH AVE NE
5	0	753380	0660	5/9/11	\$712,500	\$859,000	1840	8	1949	Avg	7920	N	N	7722 FOREST DR NE
5	0	568400	0005	4/23/12	\$675,000	\$800,000	1910	8	1950	Good	5940	N	N	6557 48TH AVE NE
5	0	753380	0680	12/21/12	\$695,000	\$789,000	1960	8	1950	Avg	7020	N	N	7754 FOREST DR NE
5	0	753380	0040	3/23/11	\$775,000	\$933,000	1960	8	1948	Avg	8052	N	N	7535 FAIRWAY DR NE
5	0	032700	0195	6/6/12	\$830,000	\$978,000	1970	8	1973	Avg	6726	Y	N	7717 57TH AVE NE
5	0	893110	0070	4/15/11	\$692,000	\$834,000	2000	8	1950	Avg	6600	N	N	6846 49TH AVE NE
5	0	892510	0365	8/1/12	\$685,000	\$800,000	2030	8	1946	Good	6500	Y	N	5105 NE 75TH ST
5	0	892410	0310	8/14/13	\$863,000	\$913,000	2210	8	1941	Good	6176	Y	N	6610 57TH AVE NE
5	0	892510	0220	2/25/13	\$765,000	\$854,000	2310	8	1941	Avg	7440	Y	N	7037 52ND AVE NE
5	0	893110	0040	8/1/12	\$995,000	\$1,162,000	2430	8	2004	Avg	5000	N	N	6851 49TH AVE NE
5	0	892610	0360	10/26/11	\$804,000	\$967,000	2500	8	1999	Avg	6300	Y	N	7041 53RD AVE NE
5	0	892410	0150	5/4/11	\$980,000	\$1,181,000	2520	8	1994	Avg	12370	N	N	6605 57TH AVE NE

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Area 046 -- 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	892460	0090	12/20/11	\$660,000	\$791,000	2520	8	1948	VGood	6129	N	N	6535 49TH AVE NE
5	0	929430	0476	4/26/11	\$1,037,500	\$1,250,000	2680	8	1992	Avg	6050	Y	N	7316 57TH AVE NE
5	0	892460	0115	7/25/12	\$944,000	\$1,104,000	2710	8	1996	Avg	6566	N	N	6550 48TH AVE NE
5	0	753380	0345	1/25/12	\$857,000	\$1,025,000	3240	8	1996	Avg	8118	N	N	7502 RIDGE DR NE
5	0	929430	0590	5/21/13	\$1,020,000	\$1,111,000	1330	9	1949	VGood	7500	Y	N	7014 56TH AVE NE
5	0	753380	0770	1/29/12	\$775,000	\$926,000	1530	9	1950	Avg	7020	N	N	8011 CREST DR NE
5	0	736360	0045	9/26/13	\$835,000	\$870,000	1580	9	1954	Avg	10400	Y	N	4901 NE 85TH ST
5	0	042900	0125	12/17/13	\$582,500	\$586,000	1630	9	1955	Good	4788	N	N	4611 NE 75TH ST
5	0	929430	0465	7/10/13	\$911,000	\$976,000	1680	9	1976	Avg	6450	Y	N	7300 57TH AVE NE
5	0	032800	0171	6/12/12	\$418,500	\$493,000	1876	9	2009	Avg	1417	N	N	7747 B SAND POINT WAY NE
5	0	032800	0174	8/14/12	\$429,950	\$501,000	1876	9	2009	Avg	1578	N	N	7745 A SAND POINT WAY NE
5	0	032800	0173	11/15/11	\$429,950	\$517,000	1876	9	2009	Avg	1439	N	N	7745 B SAND POINT WAY NE
5	0	032800	0182	8/1/11	\$449,000	\$541,000	1876	9	2009	Avg	1531	N	N	7759 A SAND POINT WAY NE
5	0	032800	0179	5/17/11	\$449,950	\$542,000	1876	9	2009	Avg	1419	N	N	7761 B SAND POINT WAY NE
5	0	032800	0172	8/1/11	\$449,950	\$543,000	1876	9	2009	Avg	1538	N	N	7747 A SAND POINT WAY NE
5	0	032800	0180	7/1/11	\$449,950	\$543,000	1876	9	2009	Avg	1479	N	N	7761 A SAND POINT WAY NE
5	0	032800	0181	8/1/11	\$449,950	\$543,000	1876	9	2009	Avg	1408	N	N	7759 B SAND POINT WAY NE
5	0	032800	0178	3/13/12	\$469,950	\$559,000	2022	9	2009	Avg	1533	N	N	7755 A SAND POINT WAY NE
5	0	032800	0167	3/6/12	\$469,950	\$560,000	2022	9	2009	Avg	1651	N	N	7751 B SAND POINT WAY NE
5	0	032800	0169	11/30/11	\$469,950	\$564,000	2022	9	2009	Avg	1642	N	N	7749 B SAND POINT WAY NE
5	0	032800	0168	8/15/11	\$499,950	\$603,000	2022	9	2009	Avg	1529	N	N	7751 A SAND POINT WAY NE
5	0	032800	0170	6/29/11	\$499,950	\$603,000	2022	9	2009	Avg	1580	N	N	7749 A SAND POINT WAY NE
5	0	032800	0177	6/24/11	\$499,950	\$603,000	2022	9	2009	Avg	1653	N	N	7755 B SAND POINT WAY NE
5	0	032800	0168	12/16/13	\$600,000	\$604,000	2022	9	2009	Avg	1529	N	N	7751 A SAND POINT WAY NE
5	0	032800	0178	11/21/13	\$599,000	\$610,000	2022	9	2009	Avg	1533	N	N	7755 A SAND POINT WAY NE
5	0	032800	0176	3/4/13	\$550,000	\$613,000	2022	9	2009	Avg	1548	N	N	7757 A SAND POINT WAY NE
5	0	032700	0190	12/4/13	\$730,500	\$740,000	2060	9	1973	Avg	6372	Y	N	7711 57TH AVE NE
5	0	032800	0100	9/16/11	\$800,000	\$964,000	2130	9	1957	Avg	12600	Y	N	7701 58TH AVE NE

Improved Sales Used in This Annual Update Analysis

Area 046 -- 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	753380	0740	5/14/13	\$1,080,000	\$1,179,000	2220	9	1991	Avg	5265	Y	N	8057 CREST DR NE
5	0	736360	0241	7/22/11	\$802,400	\$968,000	2230	9	1961	Avg	6975	Y	N	5300 NE 85TH ST
5	0	753380	1030	5/29/12	\$970,000	\$1,144,000	2290	9	2004	Avg	7350	N	N	7514 45TH AVE NE
5	0	892360	0175	5/29/13	\$1,395,000	\$1,516,000	2340	9	2006	Avg	5358	Y	N	6504 51ST AVE NE
5	0	318910	0011	4/4/11	\$772,000	\$930,000	2360	9	1955	Avg	7020	N	N	8214 45TH AVE NE
5	0	032700	0155	4/4/11	\$667,000	\$803,000	2410	9	1960	Avg	9865	Y	N	5601 NE 77TH ST
5	0	753380	0825	3/5/12	\$910,000	\$1,084,000	2520	9	1999	Avg	9000	N	N	7704 RIDGE DR NE
5	0	032800	0090	9/4/13	\$1,115,000	\$1,171,000	2680	9	1995	Avg	6402	Y	N	7719 58TH AVE NE
5	0	892410	0255	6/11/12	\$1,345,000	\$1,583,000	2690	9	2011	Avg	5666	N	N	6908 57TH AVE NE
5	0	892510	0105	9/9/13	\$1,230,000	\$1,289,000	2780	9	1939	Avg	10168	Y	N	7047 51ST AVE NE
5	0	892810	0170	5/12/11	\$995,000	\$1,199,000	2850	9	2005	Avg	5752	N	N	5217 NE 75TH ST
5	0	032900	0116	10/29/13	\$1,465,000	\$1,506,000	3120	9	2007	Avg	6696	Y	N	7523 57TH PL NE
5	0	736360	0010	11/29/12	\$1,195,000	\$1,363,000	3990	9	1955	Avg	10400	Y	N	8470 INVERNESS DR NE
5	0	736360	0020	7/31/12	\$750,000	\$876,000	2090	10	1954	Avg	10400	Y	N	4821 NE 85TH ST
5	0	360510	0060	6/11/12	\$925,000	\$1,089,000	2460	10	1956	Good	9030	Y	N	8704 PAISLEY DR NE
5	0	360510	0110	4/23/12	\$820,000	\$972,000	2510	10	1961	Avg	6750	Y	N	4917 NE 87TH ST
5	0	736360	0255	5/3/13	\$1,070,800	\$1,173,000	2530	10	1979	Avg	6740	Y	N	8519 54TH AVE NE
5	0	360750	0180	6/13/11	\$709,000	\$855,000	2560	10	1984	Avg	7000	N	N	4578 NE 89TH ST
5	0	736360	0330	11/26/12	\$922,000	\$1,052,000	2580	10	1954	Good	13200	Y	N	8514 PAISLEY DR NE
5	0	736360	0035	6/6/12	\$1,080,000	\$1,272,000	2610	10	1977	Avg	10400	Y	N	4845 NE 85TH ST
5	0	892510	0303	9/26/13	\$1,605,300	\$1,672,000	2620	10	2013	Avg	6248	Y	N	5050 NE 73RD ST
5	0	892510	0305	10/7/13	\$1,555,000	\$1,613,000	2750	10	2013	Avg	5312	Y	N	7305 51ST AVE NE
5	0	892410	0357	7/23/13	\$1,425,000	\$1,520,000	3260	10	2013	Avg	5260	Y	N	6500 57TH AVE NE
5	0	736360	0055	7/9/13	\$1,150,000	\$1,233,000	3270	10	1970	Avg	9750	Y	N	4915 NE 85TH ST
5	0	342604	9012	10/29/13	\$1,010,000	\$1,038,000	3400	10	1990	Avg	16757	Y	N	8875 PAISLEY PL NE
5	0	892410	0355	4/24/13	\$1,415,000	\$1,554,000	3560	10	2013	Avg	5001	Y	N	6504 57TH AVE NE
5	0	342604	9235	7/29/13	\$1,000,000	\$1,065,000	3680	10	2000	Avg	11369	N	N	8787 PAISLEY DR NE
5	0	360750	0210	6/24/13	\$1,025,000	\$1,104,000	1790	11	1985	Avg	10753	N	N	4560 NE 89TH ST

Improved Sales Used in This Annual Update Analysis

Area 046 -- 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	360750	0660	9/6/13	\$1,205,000	\$1,265,000	2410	11	1984	Avg	11033	Y	N	8850 PAISLEY DR NE
5	0	360750	0100	4/23/13	\$1,065,000	\$1,170,000	2470	11	1990	Avg	6999	Y	N	4646 NE 89TH ST
5	0	360750	0640	1/14/11	\$950,000	\$1,139,000	2580	11	1988	Avg	13073	Y	N	8826 PAISLEY DR NE
5	0	360750	0570	3/5/13	\$1,205,000	\$1,342,000	3670	11	1988	Avg	8852	Y	N	8756 PAISLEY DR NE
5	0	736360	0115	5/9/11	\$962,000	\$1,160,000	4550	11	1988	Avg	10934	N	N	5425 NE 85TH ST
6	4	321320	0075	2/22/13	\$385,950	\$431,000	770	6	1942	Avg	5029	N	N	5737 NE 62ND ST
6	5	298580	0015	4/25/12	\$365,000	\$432,000	1250	6	1943	Avg	6655	N	N	5610 NE 59TH ST
6	4	321320	0010	9/4/13	\$435,950	\$458,000	800	7	1948	Avg	4450	N	N	5748 NE 62ND ST
6	4	240950	0315	6/6/11	\$380,000	\$458,000	890	7	1952	Good	5243	Y	N	6337 NE 61ST ST
6	5	071400	0170	2/7/11	\$345,000	\$414,000	920	7	1946	Avg	6195	N	N	5735 59TH AVE NE
6	5	298580	0125	9/23/13	\$455,000	\$474,000	940	7	1943	Avg	6150	N	N	5822 56TH AVE NE
6	5	298580	0120	6/18/13	\$512,000	\$553,000	990	7	1943	VGood	6150	N	N	5816 56TH AVE NE
6	4	321320	0150	4/18/12	\$490,000	\$581,000	1150	7	1938	Avg	5084	Y	N	5730 NE 61ST ST
6	4	321320	0225	7/10/13	\$337,500	\$362,000	1160	7	1942	Avg	5029	N	N	5713 NE 61ST ST
6	5	298580	0195	1/24/11	\$343,000	\$411,000	1230	7	1943	Avg	8316	N	N	5837 56TH AVE NE
6	5	298580	0085	8/15/12	\$400,000	\$466,000	1300	7	1983	Avg	6600	N	N	5816 57TH AVE NE
6	4	397790	0135	7/10/13	\$820,000	\$879,000	1350	7	1949	Avg	8100	Y	N	5110 NE 54TH ST
6	5	071400	0045	12/6/12	\$583,000	\$664,000	1360	7	1946	Good	8400	N	N	5751 58TH AVE NE
6	4	560600	0135	8/26/13	\$640,000	\$674,000	1380	7	1946	Avg	5700	Y	N	5057 HAROLD PL NE
6	4	560600	0040	6/21/11	\$672,000	\$811,000	1420	7	1945	Good	5000	Y	N	5035 NICKLAS PL NE
6	5	071400	0330	2/3/11	\$637,500	\$765,000	1630	7	1947	Good	7130	N	N	5711 NE 56TH ST
6	5	071400	0115	2/19/13	\$662,000	\$740,000	1660	7	1946	Avg	6195	N	N	5724 58TH AVE NE
6	4	560600	0259	7/30/12	\$630,000	\$736,000	1680	7	1946	Avg	5700	Y	N	5041 IVANHOE PL NE
6	5	112504	9089	10/29/13	\$475,000	\$488,000	1770	7	1953	Avg	4500	N	N	5503 NE 58TH ST
6	4	397790	0035	5/31/13	\$607,000	\$659,000	1830	7	1954	Avg	6600	N	N	5402 NE 54TH ST
6	5	298580	0050	4/30/12	\$645,000	\$764,000	1860	7	1983	Avg	8730	N	N	5850 57TH AVE NE
6	4	560600	0058	4/27/11	\$620,000	\$747,000	1910	7	1946	VGood	4950	Y	N	5015 HAROLD PL NE
6	5	102504	9261	1/3/12	\$397,000	\$476,000	1150	8	2006	Avg	2221	N	N	5811 B 55TH AVE NE

Improved Sales Used in This Annual Update Analysis

Area 046 -- 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	4	560600	0010	3/19/13	\$689,000	\$765,000	1320	8	1941	Avg	7500	Y	N	5015 NICKLAS PL NE
6	4	560600	0005	6/28/13	\$700,000	\$753,000	1330	8	1941	Avg	7921	Y	N	5005 NICKLAS PL NE
6	5	071400	0250	5/21/12	\$525,000	\$620,000	1380	8	1954	Avg	6200	N	N	5809 NE 57TH ST
6	4	226300	0055	11/15/11	\$540,000	\$649,000	1410	8	1955	Avg	9120	N	N	6503 NE 61ST ST
6	2	947120	1120	8/8/12	\$679,000	\$792,000	1520	8	1951	Avg	9000	Y	N	5741 60TH AVE NE
6	4	321320	0185	10/18/12	\$574,888	\$662,000	1640	8	1968	Avg	4387	N	N	5749 NE 61ST ST
6	4	226300	0075	5/18/12	\$525,000	\$620,000	1680	8	1952	Avg	12480	N	N	6537 NE 61ST ST
6	4	560600	0185	8/2/12	\$850,000	\$992,000	1740	8	2012	Avg	5700	N	N	5079 HAROLD PL NE
6	4	560600	0052	5/9/12	\$651,000	\$770,000	1750	8	1946	Avg	6071	Y	N	5208 NE 50TH ST
6	2	947120	1115	5/15/12	\$689,000	\$814,000	1790	8	1947	Avg	8400	Y	N	5747 60TH AVE NE
6	4	397790	0141	1/27/12	\$620,000	\$741,000	1910	8	1946	Avg	13095	N	N	5120 NE 54TH ST
6	4	321320	0155	5/30/12	\$880,000	\$1,038,000	2330	8	2012	Avg	5084	N	N	5734 NE 61ST ST
6	4	560600	0295	6/6/13	\$857,000	\$929,000	2390	8	1940	Avg	7500	Y	N	5055 IVANHOE PL NE
6	4	397790	0300	5/7/12	\$726,000	\$859,000	2650	8	1954	Avg	7200	N	N	5415 NE 54TH ST
6	5	102504	9252	4/29/11	\$389,000	\$469,000	1150	9	2006	Avg	1665	N	N	5817 B 55TH AVE NE
6	5	102504	9258	6/24/13	\$422,000	\$455,000	1150	9	2006	Avg	1700	N	N	5807 B 55TH AVE NE
6	2	947120	1110	4/27/12	\$862,500	\$1,021,000	1270	9	1949	VGood	8400	N	N	5755 60TH AVE NE
6	5	102504	9260	7/1/13	\$455,000	\$489,000	1330	9	2006	Avg	2008	N	N	5811 A 55TH AVE NE
6	5	102504	9251	12/19/11	\$427,000	\$512,000	1330	9	2006	Avg	1981	N	N	5817 A 55TH AVE NE
6	5	102504	9257	9/26/12	\$449,000	\$519,000	1330	9	2006	Avg	1763	N	N	5807 A 55TH AVE NE
6	4	560600	0494	5/31/12	\$790,000	\$931,000	1750	9	1953	Avg	7500	Y	N	5060 IVANHOE PL NE
6	4	560600	0465	10/22/13	\$706,000	\$728,000	1750	9	1952	Good	5300	Y	N	5048 IVANHOE PL NE
6	2	947120	0900	1/14/13	\$639,000	\$721,000	1870	9	1951	Good	9600	N	N	5531 CONISTON RD NE
6	4	397790	0235	9/19/12	\$725,000	\$839,000	1930	9	1961	Avg	9600	N	N	5147 NE 54TH ST
6	2	947120	1150	3/9/13	\$851,000	\$947,000	1990	9	1953	Avg	9600	Y	N	5549 60TH AVE NE
6	4	321320	0260	9/14/12	\$855,250	\$991,000	2020	9	2001	Avg	6237	Y	N	5726 NE 60TH ST
6	4	321320	0260	2/7/11	\$817,500	\$982,000	2020	9	2001	Avg	6237	Y	N	5726 NE 60TH ST
6	4	568450	0010	1/25/11	\$752,500	\$903,000	2060	9	2001	Avg	4611	Y	N	6010 NE 61ST ST

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Area 046 -- 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	947120	0870	5/26/11	\$896,000	\$1,080,000	2170	9	1946	Good	12000	N	N	6548 NE WINDERMERE RD
6	4	397790	0079	3/15/13	\$995,000	\$1,105,000	2380	9	1949	Avg	13500	N	N	5141 NE 55TH ST
6	4	397790	0094	5/30/12	\$1,362,500	\$1,607,000	2650	9	2010	Avg	13500	Y	N	5121 NE 55TH ST
6	4	560600	0431	1/14/13	\$956,500	\$1,079,000	2710	9	2008	Avg	8000	Y	N	5040 IVANHOE PL NE
6	2	947120	0840	5/15/12	\$1,520,000	\$1,796,000	2960	9	1937	VGood	10640	N	N	5736 65TH AVE NE
6	4	397790	0310	6/3/13	\$850,000	\$922,000	2990	9	1953	Avg	9480	N	N	5403 NE 54TH ST
6	2	947120	0530	6/12/13	\$1,100,000	\$1,190,000	1490	10	1951	Avg	13870	N	N	5524 NE WINDERMERE RD
6	2	947220	0070	6/23/11	\$1,675,000	\$2,020,000	1710	10	2002	Avg	18136	N	N	5163 KENILWORTH PL NE
6	2	947120	0245	7/26/13	\$1,185,000	\$1,263,000	1820	10	1950	Good	13487	N	N	5750 64TH AVE NE
6	2	112504	9090	7/10/12	\$1,100,000	\$1,289,000	2060	10	1955	Good	10268	N	N	5620 55TH AVE NE
6	2	947120	0165	12/9/13	\$1,173,000	\$1,185,000	2490	10	1951	Avg	15403	N	N	5770 63RD AVE NE
6	2	112504	9142	10/2/13	\$1,875,000	\$1,948,000	2650	10	1922	VGood	21298	Y	N	6649 NE WINDERMERE RD
6	2	112504	9026	8/8/11	\$2,025,000	\$2,442,000	2760	10	2005	Avg	12399	Y	N	6673 B NE WINDERMERE RD
6	2	947120	0295	6/5/13	\$1,170,000	\$1,268,000	2850	10	1950	Avg	14000	N	N	5729 65TH AVE NE
6	2	947120	0585	6/3/11	\$1,200,000	\$1,447,000	3140	10	1947	Avg	15359	Y	N	5507 NE WINDERMERE RD
6	2	947120	0040	6/26/12	\$1,465,000	\$1,721,000	3620	10	2006	Avg	10400	Y	N	5712 60TH AVE NE
6	2	947120	1055	2/16/11	\$1,800,000	\$2,163,000	4230	10	2006	Avg	13410	N	N	5404 NE WINDERMERE RD
6	2	947120	0521	10/8/13	\$1,092,500	\$1,133,000	2400	11	1946	Avg	12495	N	N	5512 NE WINDERMERE RD
6	2	112504	9155	8/2/12	\$1,810,000	\$2,113,000	3010	11	2006	Avg	14503	Y	N	6651 NE WINDERMERE RD
6	2	947120	0335	5/20/13	\$2,200,000	\$2,397,000	3040	11	1955	Good	16541	Y	N	5530 60TH AVE NE
6	2	947120	0256	6/4/13	\$1,375,000	\$1,491,000	3060	11	1966	Avg	14000	Y	N	5726 64TH AVE NE
6	2	112504	9165	5/10/12	\$1,890,000	\$2,234,000	3120	11	1967	Good	21960	Y	Y	6669 H NE WINDERMERE RD
6	2	947120	0455	7/13/12	\$2,360,000	\$2,764,000	4860	11	1985	Avg	20000	Y	N	6038 NE WINDERMERE RD
6	2	947120	0425	7/18/13	\$2,360,000	\$2,522,000	3440	12	1949	VGood	25114	Y	N	6340 NE WINDERMERE RD
6	2	112504	9086	2/15/11	\$1,910,000	\$2,295,000	4190	12	1988	Avg	42785	N	N	5508 NE 55TH ST
9	4	758270	0010	11/15/13	\$574,500	\$586,000	960	7	1953	Avg	6120	N	N	4702 44TH AVE NE
9	4	422190	0180	12/12/13	\$499,000	\$503,000	1000	7	1943	Good	4600	N	N	5143 47TH AVE NE
9	4	536420	0280	4/25/11	\$650,000	\$783,000	1010	7	1941	VGood	4900	N	N	4751 47TH AVE NE

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Area 046 -- 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
9	4	102504	9194	9/19/13	\$525,500	\$549,000	1040	7	1952	Avg	7261	N	N	5020 47TH AVE NE
9	4	536420	0160	4/20/12	\$595,000	\$705,000	1080	7	1940	Avg	4900	N	N	4758 45TH AVE NE
9	4	536420	0580	7/20/12	\$550,000	\$644,000	1140	7	1915	Good	5000	N	N	4745 49TH AVE NE
9	4	536420	0636	4/13/12	\$578,000	\$686,000	1140	7	1943	Good	5300	N	N	4526 48TH AVE NE
9	4	536420	0699	8/29/11	\$495,000	\$597,000	1140	7	1943	VGood	5400	N	N	4511 49TH AVE NE
9	4	536420	0455	7/8/11	\$445,000	\$537,000	1160	7	1939	Avg	7350	N	N	4738 47TH AVE NE
9	4	758270	0151	6/4/12	\$530,000	\$624,000	1160	7	1923	Good	5100	Y	N	4705 45TH AVE NE
9	4	601250	0045	8/28/12	\$470,000	\$546,000	1190	7	1947	Avg	6600	N	N	5405 47TH AVE NE
9	3	761370	0155	12/23/11	\$740,000	\$887,000	1200	7	1940	VGood	4500	N	N	4814 NE 44TH ST
9	4	982270	0175	5/23/13	\$925,000	\$1,007,000	1250	7	1940	Good	10000	N	N	4304 37TH AVE NE
9	3	421740	0730	6/18/12	\$790,000	\$929,000	1290	7	1909	VGood	5400	N	N	4123 NE 41ST ST
9	4	422190	0035	12/10/12	\$500,000	\$569,000	1310	7	1943	Avg	5000	Y	N	5112 45TH AVE NE
9	4	601250	0170	8/30/11	\$635,000	\$765,000	1340	7	1947	Good	5400	N	N	5147 46TH AVE NE
9	4	422190	0110	6/9/11	\$602,500	\$727,000	1370	7	1943	VGood	5000	N	N	5126 46TH AVE NE
9	4	422190	0215	11/10/12	\$505,000	\$578,000	1410	7	1943	Good	6800	N	N	5112 47TH AVE NE
9	4	422190	0040	3/29/11	\$510,000	\$614,000	1480	7	1965	Avg	5000	Y	N	5106 45TH AVE NE
9	4	102504	9157	7/18/11	\$740,000	\$893,000	1500	7	1949	VGood	6850	N	N	5040 47TH AVE NE
9	4	982270	0235	3/11/13	\$725,000	\$806,000	1880	7	1990	Avg	5000	N	N	3612 NE 43RD ST
9	1	421840	0280	11/8/13	\$805,000	\$824,000	1930	7	1946	Avg	4200	Y	N	4538 W LAURELHURST DR NE
9	4	536420	0505	5/6/11	\$761,000	\$917,000	1940	7	2000	Avg	7350	N	N	4737 48TH AVE NE
9	4	982270	0275	8/23/12	\$680,000	\$791,000	1950	7	1907	VGood	5000	N	N	3508 NE 43RD ST
9	4	422190	0055	7/13/12	\$640,000	\$750,000	2020	7	1943	Good	5000	N	N	5107 46TH AVE NE
9	4	758270	0085	10/24/11	\$560,000	\$674,000	2520	7	1939	Avg	6120	Y	N	4757 45TH AVE NE
9	3	421740	0085	9/5/13	\$605,000	\$635,000	950	8	1942	Good	4000	N	N	4334 NE 44TH ST
9	4	863110	0075	2/19/13	\$555,000	\$621,000	1020	8	1940	Avg	5000	N	N	5007 47TH AVE NE
9	4	863110	0030	5/25/13	\$595,000	\$647,000	1040	8	1940	Avg	5000	N	N	5010 46TH AVE NE
9	4	863110	0015	2/23/11	\$725,000	\$871,000	1040	8	1940	Good	5100	N	N	5028 46TH AVE NE
9	4	863110	0060	8/21/13	\$654,000	\$690,000	1070	8	1940	Avg	5000	N	N	5025 47TH AVE NE

Improved Sales Used in This Annual Update Analysis

Area 046 -- 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
9	3	421740	0945	3/14/13	\$585,000	\$650,000	1080	8	1940	Avg	4800	N	N	3808 42ND AVE NE
9	1	421740	1795	6/27/13	\$762,500	\$821,000	1190	8	1938	Avg	6878	Y	N	3411 45TH AVE NE
9	3	421740	0040	9/6/13	\$535,000	\$562,000	1300	8	1941	Avg	5520	N	N	4416 43RD AVE NE
9	4	102504	9227	2/15/11	\$500,000	\$601,000	1320	8	1968	Good	6400	N	N	5009 46TH AVE NE
9	4	102504	9227	8/7/13	\$631,470	\$670,000	1320	8	1968	Good	6400	N	N	5009 46TH AVE NE
9	3	421740	0985	10/19/12	\$562,500	\$647,000	1320	8	1950	Good	4800	N	N	3840 42ND AVE NE
9	4	536420	0512	9/28/12	\$550,000	\$636,000	1350	8	1943	Avg	7350	N	N	4723 48TH AVE NE
9	1	661300	0210	1/18/12	\$675,000	\$808,000	1400	8	1963	Avg	5000	Y	N	4421 51ST AVE NE
9	3	072300	0325	8/8/13	\$694,500	\$737,000	1430	8	1940	Avg	5000	N	N	4006 41ST AVE NE
9	4	758270	0090	2/2/11	\$550,000	\$660,000	1450	8	1954	Avg	6120	Y	N	4747 45TH AVE NE
9	4	536420	0030	8/30/12	\$645,000	\$749,000	1460	8	1928	Avg	5000	N	N	4536 45TH AVE NE
9	3	421740	0475	6/21/13	\$775,000	\$836,000	1470	8	1947	Good	6000	Y	N	4206 NE 41ST ST
9	3	421740	0780	5/9/13	\$723,000	\$790,000	1470	8	1926	Good	4800	N	N	3837 42ND AVE NE
9	3	761370	0200	4/19/13	\$890,000	\$979,000	1500	8	1941	VGood	5500	N	N	4821 NE 44TH ST
9	1	761370	1195	7/27/12	\$760,000	\$888,000	1560	8	1924	Good	5000	N	N	4812 NE 40TH ST
9	4	982270	0375	7/17/13	\$689,000	\$737,000	1580	8	1930	Avg	5000	N	N	3711 NE 43RD ST
9	3	421740	1045	7/13/12	\$715,000	\$838,000	1600	8	1930	Good	4000	N	N	3887 44TH AVE NE
9	3	421740	0995	12/21/12	\$500,000	\$568,000	1610	8	1926	Avg	4800	N	N	3846 42ND AVE NE
9	1	421940	0085	2/10/11	\$873,500	\$1,049,000	1620	8	1931	Good	5076	Y	N	3831 46TH AVE NE
9	1	421740	1790	1/19/11	\$790,000	\$947,000	1650	8	1938	Avg	6760	Y	N	3415 45TH AVE NE
9	3	421740	0215	8/26/13	\$959,000	\$1,011,000	1650	8	1927	Good	4000	N	N	4315 NE 43RD ST
9	3	421740	0065	4/5/11	\$750,000	\$903,000	1710	8	1929	VGood	4000	N	N	4320 NE 44TH ST
9	3	421740	0310	3/31/11	\$730,000	\$879,000	1720	8	1936	Avg	6000	N	N	4116 43RD AVE NE
9	4	536420	0432	9/13/11	\$670,000	\$807,000	1750	8	1939	Good	4938	N	N	4716 NE 47TH ST
9	4	102504	9154	11/21/11	\$818,000	\$983,000	1760	8	1947	VGood	6000	N	N	5019 46TH AVE NE
9	1	761370	1175	5/31/13	\$1,360,000	\$1,477,000	1780	8	1927	Good	6000	Y	N	4824 NE 40TH ST
9	1	421940	1135	9/4/12	\$893,000	\$1,037,000	1790	8	1938	VGood	5000	Y	N	3851 50TH AVE NE
9	1	761370	1025	5/2/11	\$770,000	\$928,000	1810	8	1937	Avg	4400	N	N	4014 48TH AVE NE

Improved Sales Used in This Annual Update Analysis

Area 046 -- 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
9	4	536420	0175	6/4/12	\$737,500	\$869,000	1810	8	1982	Avg	5000	N	N	4741 46TH AVE NE
9	1	661300	1250	6/13/12	\$1,070,000	\$1,259,000	1820	8	1931	Good	5200	Y	N	5154 NE 41ST ST
9	1	421840	0695	1/4/11	\$671,000	\$804,000	1830	8	1940	Avg	6000	N	N	4501 51ST AVE NE
9	4	758270	0045	7/24/13	\$745,000	\$794,000	1890	8	1950	Avg	7650	Y	N	4736 44TH AVE NE
9	1	421940	0235	6/9/11	\$930,000	\$1,122,000	1890	8	1926	Good	7340	Y	N	3507 46TH AVE NE
9	4	536420	0090	1/16/12	\$830,000	\$993,000	1910	8	1931	VGood	5000	N	N	4521 46TH AVE NE
9	4	536420	0435	7/31/12	\$685,000	\$800,000	1970	8	1987	Good	9702	N	N	4716 47TH AVE NE
9	3	421740	0575	6/21/12	\$725,000	\$852,000	1970	8	1939	VGood	4800	N	N	4180 42ND AVE NE
9	4	039450	0120	10/19/12	\$649,900	\$748,000	2010	8	1958	Avg	7488	Y	N	5208 SAND POINT WAY NE
9	1	761370	0915	11/6/12	\$692,000	\$793,000	2030	8	1930	Avg	4000	N	N	4551 NE 41ST ST
9	1	661300	0050	8/26/13	\$1,126,500	\$1,187,000	2050	8	1930	Good	4305	N	N	4118 50TH AVE NE
9	3	072300	0200	12/9/13	\$890,000	\$899,000	2060	8	1942	Avg	5000	N	N	3803 40TH AVE NE
9	3	072300	0245	11/15/12	\$1,238,000	\$1,417,000	2070	8	2006	Avg	5500	N	N	3816 40TH AVE NE
9	1	661300	0730	8/4/11	\$915,013	\$1,103,000	2190	8	1969	Avg	4900	Y	N	4303 55TH AVE NE
9	1	761370	1026	11/14/12	\$800,000	\$916,000	2190	8	1937	Good	5625	N	N	4010 48TH AVE NE
9	3	421740	0675	7/12/12	\$815,000	\$955,000	2200	8	1928	Good	4800	N	N	4139 42ND AVE NE
9	4	039450	0040	4/10/13	\$525,000	\$579,000	2260	8	1962	Avg	7875	N	N	5013 SAND POINT PL NE
9	4	039450	0015	3/21/13	\$800,000	\$887,000	2270	8	1961	Avg	7245	N	N	5049 SAND POINT PL NE
9	4	536420	0040	3/21/11	\$820,000	\$987,000	2310	8	1941	Good	5000	N	N	4546 45TH AVE NE
9	1	421840	0005	12/17/12	\$1,100,000	\$1,250,000	2440	8	1950	Good	9200	Y	N	4557 55TH AVE NE
9	4	039450	0005	1/18/11	\$615,000	\$738,000	2480	8	1961	Avg	7245	N	N	5063 44TH AVE NE
9	3	761370	0530	4/16/13	\$1,015,100	\$1,117,000	2510	8	1938	Avg	6800	N	N	4205 50TH AVE NE
9	4	536420	0519	12/19/11	\$1,023,000	\$1,227,000	2520	8	1950	VGood	4862	N	N	4707 48TH AVE NE
9	1	421940	0180	8/7/12	\$770,000	\$898,000	2570	8	1977	Avg	4800	N	N	3536 45TH AVE NE
9	4	536420	0559	10/16/13	\$895,000	\$925,000	2670	8	2006	Avg	5096	N	N	4754 48TH AVE NE
9	4	536420	0045	12/26/13	\$1,020,000	\$1,023,000	2850	8	1927	Avg	9800	N	N	4554 45TH AVE NE
9	1	761370	1200	7/9/13	\$1,405,075	\$1,506,000	2930	8	2013	Avg	3000	N	N	4810 NE 40TH ST
9	3	421740	0815	7/25/13	\$1,085,000	\$1,157,000	3160	8	2005	Avg	4800	N	N	3811 42ND AVE NE

Improved Sales Used in This Annual Update Analysis

Area 046 -- 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
9	3	421740	0030	2/25/13	\$630,000	\$703,000	1400	9	1964	Avg	3880	N	N	4319 NE 45TH ST
9	3	421740	1125	10/5/11	\$640,000	\$771,000	1590	9	1928	Avg	4000	N	N	3823 44TH AVE NE
9	4	982270	0380	5/29/13	\$924,000	\$1,004,000	1620	9	1973	Avg	5000	N	N	3717 NE 43RD ST
9	3	421740	0355	4/26/13	\$790,000	\$867,000	1660	9	1937	Avg	4000	N	N	4406 NE 41ST ST
9	1	761370	1040	9/26/12	\$747,000	\$864,000	1670	9	1951	Avg	6100	Y	N	4817 NE 41ST ST
9	1	761370	1040	4/23/13	\$875,000	\$961,000	1670	9	1951	Avg	6100	Y	N	4817 NE 41ST ST
9	1	421940	0050	8/16/12	\$765,000	\$891,000	1710	9	1939	Avg	4000	Y	N	3847 46TH AVE NE
9	1	421490	0035	9/10/13	\$860,000	\$901,000	1710	9	1940	Good	6280	N	N	5120 NE LATIMER PL
9	1	661300	1270	1/5/12	\$770,000	\$922,000	1740	9	1960	Avg	6629	N	N	4102 51ST AVE NE
9	1	661300	0110	4/27/12	\$886,000	\$1,049,000	1770	9	1941	Avg	5000	N	N	4221 51ST AVE NE
9	3	421740	0130	4/25/12	\$715,000	\$847,000	1820	9	1928	Good	6000	N	N	4316 43RD AVE NE
9	1	421940	0420	6/12/13	\$1,200,000	\$1,298,000	1840	9	1927	Good	4988	Y	N	3842 46TH AVE NE
9	1	421840	0085	12/9/13	\$1,075,000	\$1,086,000	1860	9	1947	Avg	3920	Y	N	4532 E LAUREL DR NE
9	1	421740	1425	2/27/12	\$825,000	\$984,000	1900	9	1930	Avg	4173	Y	N	3509 W LAURELHURST DR NE
9	1	661300	1405	10/17/13	\$1,100,000	\$1,136,000	1940	9	1941	Avg	5100	N	N	5137 NE 41ST ST
9	1	421740	1975	5/23/13	\$3,200,000	\$3,483,000	1970	9	1994	Avg	30792	Y	Y	4919 NE LAURELCREST LN
9	3	421740	1145	11/25/11	\$860,000	\$1,033,000	2020	9	1945	Good	5800	N	N	4316 NE 38TH ST
9	1	421740	1555	2/29/12	\$1,950,000	\$2,324,000	2040	9	1936	Avg	27230	Y	Y	3609 42ND AVE NE
9	1	661300	0015	12/2/11	\$1,075,000	\$1,291,000	2070	9	1925	Good	4649	N	N	5024 NE 41ST ST
9	1	421940	0445	10/17/12	\$799,000	\$920,000	2090	9	1990	Avg	4326	Y	N	3818 46TH AVE NE
9	1	421940	0370	8/28/12	\$960,000	\$1,116,000	2090	9	1921	Good	8442	N	N	3625 47TH AVE NE
9	1	661300	0350	5/13/13	\$1,077,500	\$1,177,000	2110	9	1930	Avg	6479	N	N	4208 51ST AVE NE
9	3	421740	0445	6/13/13	\$985,000	\$1,065,000	2120	9	1930	Avg	6000	Y	N	4203 43RD AVE NE
9	1	421940	0845	11/30/12	\$1,057,000	\$1,206,000	2120	9	1922	Good	5200	Y	N	3602 47TH AVE NE
9	4	982270	0505	8/9/12	\$892,000	\$1,040,000	2130	9	1994	Good	5000	N	N	4111 36TH AVE NE
9	1	421940	0330	11/20/12	\$1,135,000	\$1,297,000	2130	9	1925	Good	5650	N	N	3503 47TH AVE NE
9	4	536420	0085	12/5/11	\$897,000	\$1,077,000	2140	9	2004	Avg	5000	N	N	4531 46TH AVE NE
9	1	761370	1085	7/25/13	\$1,099,000	\$1,172,000	2200	9	1926	Avg	4000	N	N	4841 NE 41ST ST

Improved Sales Used in This Annual Update Analysis

Area 046 -- 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
9	3	421740	0240	2/8/13	\$971,000	\$1,089,000	2210	9	1931	Avg	4000	N	N	4314 NE 42ND ST
9	1	661300	0485	2/22/12	\$1,195,000	\$1,425,000	2280	9	1930	Good	7650	Y	N	4436 52ND AVE NE
9	1	421940	0830	4/14/11	\$1,340,000	\$1,614,000	2280	9	1920	VGood	6500	Y	N	3711 47TH PL NE
9	1	761370	1130	3/28/12	\$1,240,000	\$1,474,000	2290	9	1940	Good	8000	N	N	4005 50TH AVE NE
9	1	421840	0215	8/24/12	\$1,200,000	\$1,396,000	2300	9	1938	Good	11246	Y	N	4505 54TH AVE NE
9	1	661300	0725	4/26/13	\$1,280,000	\$1,405,000	2330	9	1935	Good	5306	N	N	4221 55TH AVE NE
9	1	661300	0360	2/22/11	\$1,040,000	\$1,250,000	2350	9	1930	Good	5000	N	N	4220 51ST AVE NE
9	1	661300	0360	7/5/13	\$1,362,000	\$1,462,000	2350	9	1930	Good	5000	N	N	4220 51ST AVE NE
9	3	421740	1005	2/1/13	\$799,000	\$898,000	2370	9	1967	Avg	4800	N	N	3854 42ND AVE NE
9	1	421940	1000	2/26/13	\$1,700,000	\$1,897,000	2400	9	1970	Good	4448	Y	N	3817 49TH AVE NE
9	1	421740	1530	3/31/11	\$1,094,000	\$1,317,000	2430	9	1977	Good	6360	Y	N	3614 42ND AVE NE
9	4	982270	0365	10/14/11	\$935,000	\$1,125,000	2460	9	1964	VGood	5000	N	N	4212 37TH AVE NE
9	3	421740	1260	4/14/11	\$990,000	\$1,192,000	2500	9	1981	Avg	6000	Y	N	3883 45TH AVE NE
9	4	536420	0365	2/14/11	\$940,000	\$1,129,000	2540	9	2006	Avg	5510	N	N	4536 47TH AVE NE
9	3	421740	0465	5/24/13	\$1,280,000	\$1,393,000	2550	9	1927	Good	6000	Y	N	4107 43RD AVE NE
9	3	421740	0975	12/16/13	\$1,400,000	\$1,410,000	2620	9	2011	Avg	4800	Y	N	3830 42ND AVE NE
9	1	421940	0775	5/29/13	\$1,225,000	\$1,331,000	2640	9	1921	Avg	9919	Y	N	3807 48TH AVE NE
9	1	421940	0785	11/13/13	\$1,810,000	\$1,849,000	2670	9	1936	VGood	7200	N	N	3817 48TH AVE NE
9	1	421940	0785	8/1/11	\$1,650,000	\$1,990,000	2670	9	1936	VGood	7200	N	N	3817 48TH AVE NE
9	4	102504	9164	4/26/11	\$950,000	\$1,145,000	2680	9	2005	Avg	5588	N	N	5014 48TH AVE NE
9	1	421940	0660	4/22/11	\$845,000	\$1,018,000	2750	9	1983	Avg	7000	N	N	3912 48TH AVE NE
9	1	421740	1415	7/19/11	\$1,342,000	\$1,619,000	2800	9	1926	VGood	8425	Y	N	3519 W LAURELHURST DR NE
9	1	421740	2040	3/14/13	\$2,395,000	\$2,661,000	2810	9	1918	Avg	14805	Y	Y	3302 E LAURELHURST DR NE
9	1	421740	1395	10/25/12	\$1,100,000	\$1,264,000	2860	9	1938	Avg	7081	Y	N	3545 W LAURELHURST DR NE
9	1	421740	1631	12/7/11	\$1,270,000	\$1,524,000	2880	9	1924	Good	9800	Y	N	4229 NE 33RD ST
9	4	982270	0265	4/18/11	\$855,000	\$1,030,000	2960	9	1948	Good	5000	N	N	3516 NE 43RD ST
9	4	536420	0603	10/18/12	\$1,290,000	\$1,485,000	3290	9	2012	Avg	5000	N	N	4711 49TH AVE NE
9	1	421940	0895	5/28/13	\$1,760,000	\$1,913,000	3700	9	1984	Avg	6398	Y	N	3801 49TH AVE NE

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Area 046 -- 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
9	1	421840	0325	6/18/12	\$1,210,000	\$1,423,000	1800	10	2002	Avg	6043	Y	N	4542 52ND AVE NE
9	1	421740	1930	9/24/13	\$1,350,000	\$1,407,000	2000	10	1976	Avg	7504	Y	N	3413 E LAURELHURST DR NE
9	1	661300	1340	10/18/11	\$1,450,000	\$1,745,000	2040	10	1954	VGood	6032	Y	N	5323 NE 42ND ST
9	1	661300	0815	12/18/13	\$1,207,000	\$1,215,000	2290	10	1936	Avg	5000	Y	N	4411 55TH AVE NE
9	3	761370	0275	9/15/12	\$1,295,000	\$1,500,000	2350	10	2009	Avg	4000	N	N	4844 NE 43RD ST
9	1	421740	1665	2/4/11	\$3,400,000	\$4,082,000	2380	10	1940	Avg	43314	Y	Y	4203 NE 33RD ST
9	1	421740	1350	4/29/13	\$1,000,000	\$1,097,000	2390	10	1926	Good	7200	Y	N	3610 W LAURELHURST DR NE
9	1	112504	9042	6/22/12	\$2,485,000	\$2,920,000	2550	10	1988	Avg	28419	Y	Y	4516 55TH AVE NE
9	3	072300	0275	7/26/11	\$1,200,000	\$1,447,000	2690	10	1995	Avg	4500	N	N	3811 41ST AVE NE
9	1	421940	1277	9/17/12	\$2,125,000	\$2,461,000	2700	10	1995	Avg	14579	Y	N	3658 50TH AVE NE
9	4	536420	0481	5/23/11	\$1,000,000	\$1,206,000	2800	10	2006	Avg	4958	N	N	4717 NE 50TH ST
9	1	421940	0860	1/25/11	\$1,875,000	\$2,250,000	2810	10	1938	VGood	10978	Y	N	3707 47TH PL NE
9	3	421740	1325	8/2/12	\$1,577,000	\$1,841,000	2860	10	2011	Avg	6000	N	N	3811 45TH AVE NE
9	4	102504	9167	6/5/13	\$1,245,000	\$1,350,000	2860	10	2007	Avg	5461	N	N	5028 48TH AVE NE
9	3	421740	0950	7/8/13	\$1,255,000	\$1,346,000	2880	10	2006	Avg	4800	Y	N	3812 42ND AVE NE
9	1	421940	0135	4/1/13	\$1,488,000	\$1,645,000	2880	10	2004	Avg	3880	N	N	4516 NE 38TH ST
9	1	661300	0470	2/23/12	\$1,500,000	\$1,789,000	2920	10	2002	Avg	6435	Y	N	4416 52ND AVE NE
9	1	421940	1210	3/22/13	\$1,610,000	\$1,785,000	2930	10	2003	Avg	6444	Y	N	3915 51ST AVE NE
9	1	421940	0440	2/26/13	\$1,475,000	\$1,646,000	2970	10	2000	Avg	4644	Y	N	3822 46TH AVE NE
9	1	421940	0310	5/24/13	\$2,040,000	\$2,220,000	2970	10	1921	Good	12600	Y	N	3516 46TH AVE NE
9	1	421940	0970	8/2/13	\$1,500,000	\$1,595,000	3070	10	1993	Avg	10815	Y	N	3812 48TH AVE NE
9	1	661300	0545	4/22/13	\$1,745,000	\$1,918,000	3080	10	1928	Good	9200	Y	N	5210 NE 43RD ST
9	1	421740	2215	12/31/12	\$1,300,000	\$1,472,000	3170	10	1956	Good	13413	Y	N	3110 W LAURELHURST DR NE
9	1	661300	0455	3/12/12	\$1,975,000	\$2,351,000	3780	10	1929	Good	15406	Y	N	4404 52ND AVE NE
9	1	421940	1040	10/15/12	\$1,795,000	\$2,067,000	4250	10	1925	Avg	10587	Y	N	4851 NE 39TH ST
9	1	421740	2010	7/2/12	\$3,400,000	\$3,990,000	3920	11	1985	Avg	18407	Y	Y	3360 E LAURELHURST DR NE
9	1	421840	0315	1/25/12	\$1,880,000	\$2,248,000	3960	11	1993	Avg	7420	Y	N	4547 W LAUREL DR NE
9	1	072300	0470	6/13/13	\$6,485,000	\$7,012,000	5150	13	1998	Avg	31998	Y	Y	3959 SURBER DR NE

Improved Sales Removed in This Annual Update Analysis

Area 046 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	272604	9107	7/3/13	\$400,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	0	399270	0835	4/18/13	\$670,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	407320	0240	10/29/12	\$465,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	407320	0364	8/13/12	\$282,000	BANKRUPTCY - RECEIVER OR TRUSTEE
2	0	407320	0408	6/4/13	\$203,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
2	0	407320	0850	11/7/13	\$1,000,000	DATA DOES NOT MATCH SALE
2	0	407320	0850	10/31/13	\$9,500	QUIT CLAIM DEED
2	0	407320	0995	5/25/12	\$840,000	TEAR DOWN
2	0	407320	1015	11/13/12	\$2,200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	407320	1155	4/14/11	\$417,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
2	0	407480	0055	7/26/13	\$110,114	QUIT CLAIM DEED
2	0	407780	0060	2/20/13	\$265,000	FORCED SALE
2	0	407780	0143	12/6/13	\$1,085,000	PERCENT COMPLETE < 100%
2	0	407780	0143	12/10/12	\$225,000	TEAR DOWN
2	0	735170	0030	8/31/12	\$900,000	UNFINISHED AREA > 0
2	0	735220	0045	11/21/12	\$610,765	FORCED SALE
2	0	735220	0115	5/4/13	\$810,000	APPEAL / NEW VALUE
2	0	735220	0341	6/27/11	\$870,000	NON-REPRESENTATIVE SALE
2	0	882090	0130	12/23/11	\$320,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	0	882090	0250	6/2/11	\$235,000	SHORT SALE
2	0	882090	1800	6/15/12	\$325,000	NON-REPRESENTATIVE SALE
2	0	882090	1915	8/28/13	\$362,522	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
2	0	882090	2215	8/24/12	\$689,950	APPEAL / NEW VALUE
2	0	882090	2215	8/25/11	\$260,000	TEAR DOWN
2	0	882090	2269	12/5/12	\$282,000	PREVIOUS IMPROVEMENT VALUE <= \$25,000
2	0	882090	2369	8/29/11	\$545,000	PREVIOUS IMPROVEMENT VALUE <= \$25,000
3	0	145410	0640	3/23/11	\$400,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	145460	0240	9/12/13	\$124,422	PARTIAL INTEREST (1/3, 1/2, Etc.)
3	0	145460	0275	6/27/13	\$1,050,000	RELOCATION - SALE TO SERVICE

Improved Sales Removed in This Annual Update Analysis

Area 046 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	0	145460	0297	12/27/12	\$245,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
3	0	145510	0180	9/13/12	\$450,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	145510	0300	12/7/12	\$400,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	0	145560	0031	10/3/11	\$884,000	RELOCATION - SALE TO SERVICE
3	0	145950	0020	1/31/12	\$1,075,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	0	145950	0036	6/23/11	\$780,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	145950	0095	9/27/12	\$777,000	FORCED SALE
3	11	156810	0710	5/23/11	\$405,000	APPEAL / NEW VALUE
3	11	156810	0710	10/15/13	\$480,000	APPEAL / NEW VALUE
3	11	156810	0720	8/6/12	\$398,950	DATA DOES NOT MATCH SALE
3	11	156810	0720	3/16/12	\$240,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
3	11	156810	0720	11/2/11	\$283,500	FORCED SALE
3	11	156810	0725	5/2/11	\$240,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	156810	0765	8/27/13	\$707,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
3	11	156810	0780	10/26/12	\$599,000	OBSOLESCENCE > 0
3	11	156810	0810	7/30/13	\$257,000	FORCED SALE
3	0	156810	0826	7/5/13	\$7,500	SEGREGATION AND/OR MERGER
3	0	156810	0885	2/22/11	\$800,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	156810	0920	10/19/11	\$960,000	TEAR DOWN
3	1	403010	0235	8/23/13	\$1,236,000	ASSUMPTION OF MORTGAGE W/ NO ADDL CONSIDERATION PAID
3	1	403010	0290	12/5/12	\$1,200,000	BANKRUPTCY - RECEIVER OR TRUSTEE
3	0	403640	0120	11/15/12	\$305,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
3	0	403640	0450	3/23/12	\$372,750	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
3	5	674470	0305	4/26/12	\$865,000	DATA DOES NOT MATCH SALE
3	0	674470	1110	1/4/11	\$1,300,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	0	735120	0080	9/7/11	\$1,300,000	QUIT CLAIM DEED
3	0	766370	0152	7/6/11	\$350,000	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
3	0	773850	0105	12/23/13	\$225,000	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
3	1	773850	0275	3/8/11	\$960,000	NON-REPRESENTATIVE SALE

Improved Sales Removed in This Annual Update Analysis

Area 046 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	0	773850	0500	8/23/11	\$975,000	DATA DOES NOT MATCH SALE
3	0	773850	0600	10/10/13	\$885,000	NO MARKET EXPOSURE
3	1	773850	0660	3/22/11	\$1,980,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
3	0	773910	0035	6/11/13	\$547,000	OBSOLESCENCE > 0
3	0	773910	0250	5/5/12	\$800,000	DATA DOES NOT MATCH SALE
3	0	932480	0720	5/25/11	\$490,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	0	112504	9052	4/6/13	\$77,711	QUIT CLAIM DEED
4	0	112504	9166	4/16/13	\$477,750	RELATED PARTY, FRIEND, OR NEIGHBOR
4	0	317560	0065	8/16/11	\$635,000	TEAR DOWN
4	0	317610	0040	5/16/12	\$545,000	TEAR DOWN
4	0	317610	0086	5/31/12	\$850,000	NON-REPRESENTATIVE SALE
4	0	317660	0105	8/26/11	\$405,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
4	0	317660	0130	5/26/11	\$499,500	RELOCATION - SALE TO SERVICE
4	0	317910	0055	3/8/13	\$360,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	0	317910	0215	3/22/11	\$493,500	RELATED PARTY, FRIEND, OR NEIGHBOR
4	0	317910	0610	9/12/12	\$453,000	TEAR DOWN
4	0	317910	0650	11/14/12	\$440,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	0	317910	0800	4/24/12	\$182,500	PARTIAL INTEREST (1/3, 1/2, Etc.)
4	0	317910	0800	5/12/11	\$365,000	TEAR DOWN
4	0	317910	0800	4/9/13	\$1,295,000	UNFINISHED AREA > 0
4	0	317910	1240	7/17/13	\$780,000	DATA DOES NOT MATCH SALE
4	0	317910	1425	7/11/12	\$770,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	0	317910	1480	7/3/13	\$945,000	DATA DOES NOT MATCH SALE
4	0	317910	1600	3/29/12	\$660,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	0	317910	1620	12/28/12	\$400,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	0	317910	1800	10/14/11	\$898,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	0	317910	2010	7/30/12	\$260,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
4	0	317910	2160	4/22/13	\$596,000	DATA DOES NOT MATCH SALE
5	0	032800	0010	5/8/13	\$470,000	FORCED SALE

Improved Sales Removed in This Annual Update Analysis

Area 046 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	0	042900	0030	6/4/12	\$755,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
5	0	042900	0125	7/16/13	\$409,000	FORCED SALE
5	0	042900	0185	2/14/13	\$440,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	360750	0440	10/3/11	\$900,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	612760	0215	6/21/11	\$580,000	RELOCATION - SALE TO SERVICE
5	0	736360	0162	10/8/12	\$1,100,000	DATA DOES NOT MATCH SALE
5	0	736360	0240	12/22/11	\$817,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	736360	0480	1/3/13	\$769,000	DATA DOES NOT MATCH SALE
5	0	753330	0010	8/30/13	\$598,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	753330	0020	11/1/11	\$878,000	NO MARKET EXPOSURE
5	0	753330	0050	6/10/11	\$750,000	NO MARKET EXPOSURE
5	0	753380	0070	10/22/12	\$1,250,000	APPEAL / NEW VALUE
5	0	753380	0080	8/23/11	\$1,750,000	LACK OF REPRESENTATION
5	0	753380	0135	11/9/11	\$900,000	NO MARKET EXPOSURE
5	0	753380	0180	8/23/11	\$857,000	TEAR DOWN
5	0	753380	0185	7/12/11	\$1,500,500	GRADE 10 LACK OF REPRESENTATION; USED IN SUPPLEMENTAL MODEL ONLY
5	0	753380	0215	9/23/13	\$2,045,000	DATA DOES NOT MATCH SALE
5	0	753380	0260	7/2/13	\$1,885,000	GRADE 11 LACK OF REPRESENTATION; USED IN SUPPLEMENTAL MODEL ONLY
5	0	753380	0270	11/9/12	\$998,688	DATA DOES NOT MATCH SALE
5	0	753380	0280	10/26/12	\$828,000	QUIT CLAIM DEED
5	0	753380	0305	11/4/11	\$1,325,000	NO MARKET EXPOSURE
5	0	753380	0310	12/26/13	\$940,000	NO MARKET EXPOSURE
5	0	753380	0450	7/17/12	\$917,500	DATA DOES NOT MATCH SALE
5	0	753380	0465	10/12/12	\$1,069,000	DATA DOES NOT MATCH SALE
5	0	753380	0530	2/16/11	\$850,000	NO MARKET EXPOSURE
5	0	753380	0585	6/22/11	\$1,050,000	APPEAL / NEW VALUE
5	0	753380	0605	11/18/13	\$750,000	NO MARKET EXPOSURE
5	0	753380	0610	10/17/11	\$625,000	TEAR DOWN
5	0	753380	0685	9/29/11	\$957,000	NO MARKET EXPOSURE

Improved Sales Removed in This Annual Update Analysis

Area 046 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	0	753380	0780	11/28/11	\$1,312,500	DATA DOES NOT MATCH SALE
5	0	753380	0860	4/3/13	\$600,000	NO MARKET EXPOSURE
5	0	753380	0910	4/26/13	\$1,150,000	DATA DOES NOT MATCH SALE
5	0	753380	0910	12/14/11	\$855,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	753380	0980	9/20/11	\$815,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	753380	1031	9/18/11	\$539,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
5	0	892310	0140	7/18/11	\$700,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	892310	0225	8/2/12	\$740,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	892360	0015	7/6/12	\$950,000	TEAR DOWN
5	0	892360	0215	11/30/11	\$312,500	RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	892360	0235	5/25/11	\$91,237	RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	892410	0355	4/18/12	\$583,000	SEGREGATION AND/OR MERGER
5	0	892510	0375	6/7/12	\$660,000	PERCENT COMPLETE < 100%
5	0	893110	0010	8/28/13	\$507,600	RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	893410	0030	2/27/12	\$389,000	DATA DOES NOT MATCH SALE
5	0	893460	0015	7/18/13	\$700,000	DATA DOES NOT MATCH SALE
5	0	929430	0200	2/14/13	\$685,000	DATA DOES NOT MATCH SALE
5	0	929430	0420	4/26/12	\$560,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	929430	0430	3/30/11	\$1,280,000	DATA DOES NOT MATCH SALE
5	0	929430	0430	7/8/13	\$1,425,000	DATA DOES NOT MATCH SALE
5	0	929430	0580	4/8/11	\$550,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	0	929430	0590	3/13/13	\$1,030,000	FORCED SALE
5	0	929430	0685	6/20/12	\$580,000	PERCENT COMPLETE < 100%
6	5	071400	0120	4/24/12	\$500,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	5	071400	0205	6/28/11	\$526,650	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	2	112504	9068	4/29/13	\$1,500,000	PREVIOUS IMPROVEMENT VALUE <= \$25,000
6	2	112504	9149	5/20/13	\$1,025,000	APPEAL / NEW VALUE
6	2	112504	9152	1/25/12	\$1,819,796	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	2	112504	9180	8/7/13	\$1,700,000	DATA DOES NOT MATCH SALE

Improved Sales Removed in This Annual Update Analysis

Area 046 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6	4	226300	0066	6/13/12	\$675,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	4	226300	0075	12/23/13	\$678,000	DATA DOES NOT MATCH SALE
6	4	226300	0115	10/19/12	\$357,500	DOR RATIO
6	5	298580	0105	5/22/13	\$208,769	QUIT CLAIM DEED
6	5	298580	0145	10/14/11	\$380,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	4	321320	0150	6/22/11	\$610,000	SEGREGATION AND/OR MERGER
6	4	321320	0260	9/5/12	\$855,250	RELOCATION - SALE TO SERVICE
6	4	397790	0043	11/29/12	\$610,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	4	560600	0130	5/28/13	\$751,000	DATA DOES NOT MATCH SALE
6	4	560600	0185	11/16/11	\$450,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	4	560600	0375	10/30/13	\$1,475,000	PERCENT COMPLETE < 100%
6	4	560600	0375	4/11/12	\$625,000	SEGREGATION AND/OR MERGER
6	2	947120	0121	2/6/13	\$810,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	2	947120	0260	7/12/13	\$1,625,000	DATA DOES NOT MATCH SALE
6	2	947120	0375	4/21/11	\$2,400,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	2	947120	0390	10/21/12	\$1,300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	2	947120	0445	12/15/11	\$2,200,000	TEAR DOWN
6	2	947120	0745	7/21/11	\$7,999,999	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	2	947120	1020	9/29/11	\$765,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	2	947120	1175	6/29/11	\$970,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	1	072300	0442	4/25/11	\$920,000	NO MARKET EXPOSURE
9	1	072300	0485	3/6/12	\$2,810,000	RELATED PARTY, FRIEND, OR NEIGHBOR
9	4	102504	9168	9/1/11	\$535,000	APPEAL / NEW VALUE
9	1	411460	0195	7/8/11	\$2,850,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	1	421490	0060	7/12/13	\$1,100,000	EXEMPT FROM EXCISE TAX
9	1	421490	0060	3/28/13	\$730,000	RELATED PARTY, FRIEND, OR NEIGHBOR
9	1	421490	0155	12/19/12	\$2,587,500	RELATED PARTY, FRIEND, OR NEIGHBOR
9	3	421740	0010	6/19/13	\$750,000	NON-PROFIT ORGANIZATION
9	3	421740	0350	4/1/13	\$640,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed in This Annual Update Analysis

Area 046 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
9	3	421740	0640	7/20/11	\$999,999	RELATED PARTY, FRIEND, OR NEIGHBOR
9	3	421740	0890	6/11/12	\$865,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	3	421740	1270	6/13/13	\$1,360,000	DATA DOES NOT MATCH SALE
9	1	421740	1613	3/5/12	\$1,400,000	PERCENT COMPLETE < 100%
9	1	421740	1770	6/10/11	\$569,330	QUIT CLAIM DEED
9	1	421740	2030	12/17/13	\$2,600,000	DATA DOES NOT MATCH SALE
9	1	421740	2130	6/10/13	\$3,700,000	APPEAL / NEW VALUE
9	1	421740	2225	9/6/12	\$987,854	APPEAL / NEW VALUE
9	1	421740	2290	7/31/12	\$1,695,000	DATA DOES NOT MATCH SALE
9	1	421740	2290	7/31/12	\$1,695,000	RELOCATION - SALE TO SERVICE
9	1	421740	2415	7/3/13	\$2,500,000	OBSOLESCENCE > 0
9	1	421840	0280	7/8/13	\$902,300	FORCED SALE
9	1	421940	1251	9/23/13	\$2,000,000	UNFINISHED AREA > 0
9	4	422190	0050	11/20/12	\$950,000	RELOCATION - SALE TO SERVICE
9	4	422190	0255	10/21/13	\$1,363,000	PERCENT COMPLETE < 100%
9	4	422190	0255	10/22/12	\$444,000	TEAR DOWN
9	4	422190	0295	8/28/12	\$378,300	PARTIAL INTEREST (1/3, 1/2, Etc.)
9	4	536420	0519	5/16/11	\$530,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	4	536420	0540	12/21/12	\$472,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
9	1	661300	0150	8/8/13	\$1,435,000	UNFINISHED AREA > 0
9	1	661300	0335	10/1/13	\$614,000	OBSOLESCENCE > 0
9	1	661300	0335	11/27/12	\$600,000	OBSOLESCENCE > 0
9	1	661300	0505	2/28/11	\$225,000	TEAR DOWN
9	1	661300	1150	1/21/11	\$1,998,750	TEAR DOWN
9	1	661300	1255	9/5/13	\$1,300,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
9	4	758270	0160	11/18/11	\$505,000	NO MARKET EXPOSURE
9	3	761370	0815	7/16/12	\$860,000	OBSOLESCENCE > 0
9	1	920700	0065	10/25/12	\$3,300,000	OBSOLESCENCE > 0
9	4	982270	0185	6/11/13	\$300,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION

Improved Sales Removed in This Annual Update Analysis
Area 046 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
9	4	982270	0210	7/19/12	\$300,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
9	4	982270	0390	6/17/13	\$675,000	DATA DOES NOT MATCH SALE
9	4	982270	0440	8/31/12	\$725,000	APPEAL / NEW VALUE

Vacant Sales Used in this Annual Update Analysis

Area 046

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
2	0	399270	0829	2/5/2013	\$120,000	7,260	Y	N
2	0	399270	0891	11/27/2013	\$4,500	274	Y	N
2	0	882090	1895	12/16/2013	\$666,000	7,236	N	N
2	0	882090	2271	7/9/2012	\$295,000	10,608	Y	N
3	11	766370	0170	12/21/2012	\$300,000	30,834	N	N
3	0	932480	0741	9/8/2011	\$264,500	44,866	Y	N
9	1	421840	0025	11/21/2012	\$535,000	4,114	Y	N

Vacant Sales Removed in this Annual Update Analysis Area 046

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	0	145460	0025	2/20/2013	\$22,500	DOR RATIO
3	0	145510	0235	4/15/2011	\$150,000	SELLING OR BUYING COSTS AFFECTING SALE PRICE
3	0	403640	0010	6/23/2011	\$10,000	EASEMENT OR RIGHT-OF-WAY
3	0	766370	0084	7/8/2011	\$105,000	RELATED PARTY, FRIEND, OR NEIGHBOR

Uniform Standards of Professional Appraisal Practice Compliance

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

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

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

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

Highest and Best Use

RCW 84.40.030

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

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



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

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

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

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

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

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

Date of Value Estimate

RCW 84.36.005

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

RCW 36.21.080

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

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

Property Rights Appraised: Fee Simple

Wash Constitution Article 7 § 1 Taxation:

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

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

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

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

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

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

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

Assumptions and Limiting Conditions:

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

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

Scope of Work Performed:

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

Certification:

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

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

None

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

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

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



Appraiser II

March 24, 2014

Date