

Executive Summary

Newcastle - Area 064

Annual Update

Characteristics Based Market Adjustment for 2014 Assessment Roll

Previous Physical Inspection: 2009

Number of Improved Sales: 734

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	\$245,800	\$218,900	\$464,700			8.33%
2014 Value	\$274,700	\$260,800	\$535,500	\$575,900	93.3%	8.15%
\$ Change	+\$28,900	+\$41,900	+\$70,800			
% Change	+11.8%	+19.1%	+15.2%			

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The 2014 COD of 8.15% is an improvement from the previous COD of 8.33%. 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:

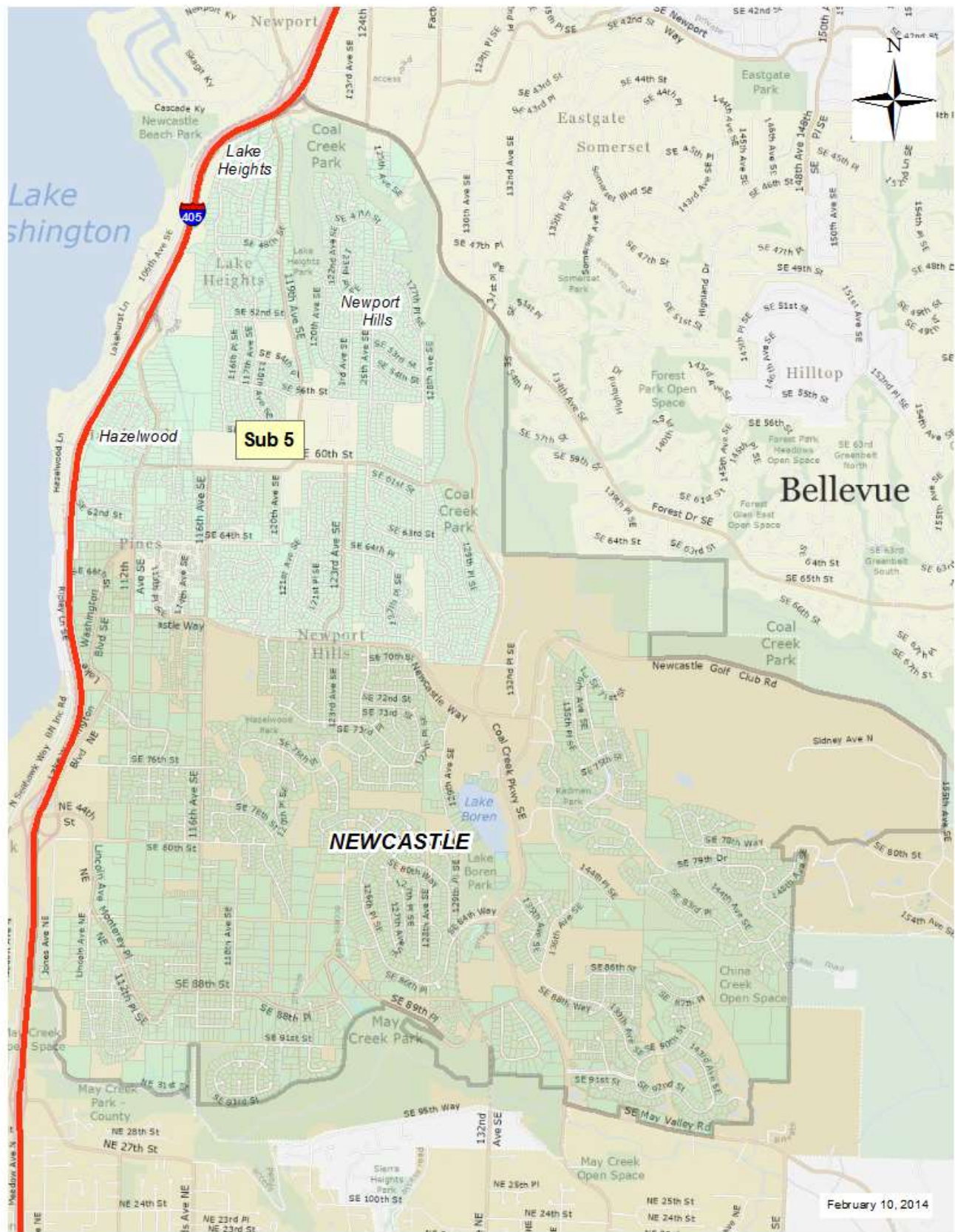
	Land	Improvements	Total
2013 Value	\$245,700	\$195,300	\$441,000
2014 Value	\$274,500	\$234,400	\$508,900
% Change	+11.7%	+20.0%	+15.4%

Number of one to three unit residences in the population: 5,642

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, Townhome Plat Majors 670510, 670511 and 670512 (*Pembrook Meadows*) were generally at higher assessment levels than the rest of the population. Plat Major 230900 (*Elizabeth Estates*) were also at a higher assessment level. This annual update valuation model corrects for these strata differences.



Area 064 - Map



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Area 064 - Model Adjustments

1-3 Unit Residences

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

Standard Area Adjustment	# Parcels Adjusted	% of Population
+15.69%	5,484	97%

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
Pembroke Meadows (Majors- 670510, 670511 & 670512)	+8.69%	35	150	23%
Elizabeth Estates (Major- 230900)	+3.75%	6	8	75%

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

Generally, Pembroke Meadows (Majors 670510, 670511 & 670512) and Elizabeth Estates (Major 230900) parcels were at a higher assessment level than the rest of the population. This model corrects for these strata differences.

Area 064 – Plat Map



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Area 064 - Summary of Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% Pop	QSTR	Sub	Range of Building Grades	Range of Year Built
670510 thru 670512	Pembroke Meadows	35	150	23%	NE-29-24-05	5	8	1986
230900	Elizabeth Estates	6	8	75%	NE-32-24-06	5	8	2010-2013

Pembroke Meadows



Annual Update Process

Effective Date of Appraisal: January 1, 2014

Date of Appraisal Report: June 5, 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 14 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 +11.7% increase in land assessments in the area for the 2014 Assessment Year. The formula is:

2014 Land Value = 2013 Land Value * 1.120, with the result truncated to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, Townhome Plat Majors 670510, 670511 and 670512 (*Pembroke Meadows*) were generally at higher assessment levels than the rest of the population. Plat Major 230900 (*Elizabeth Estates*) were also at a higher assessment level. This annual update valuation model corrects for these strata differences.



With the exception of real property mobile home parcels & parcels with “accessory only” improvements, the new recommended values on all improved parcels were based on the analysis of the 734 useable residential sales in the area.

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

The derived adjustment formula is:

$$2014 \text{ Total Value} = 2013 \text{ Total Value} * (1 - 0.06) / (.8125297 + 5.227552E-02 * THPlats + 9.348731E-02 * Major230900)$$

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

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

Mobile Home Update

There were no recent fair market sales of mobile homes within Area 064; therefore, mobile homes received the Total % Change indicated by the sales sample as reflected on the Executive Summary page of +15.2%. The adjustment formula is:

$$\begin{aligned} 2014 \text{ Total Value} &= 2013 \text{ Total Value} * 1.152 \\ 2014 \text{ Improvements Value} &= 2014 \text{ Total Value} \text{ minus } 2014 \text{ Land Value} \end{aligned}$$

Results

The resulting assessment level is 0.933. 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 +15.4%. This increase is due partly to market changes over time and the previous assessment levels.

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

Exceptions:

- If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at the new total value (2013 Land Value + Previous Improvement Value) * 1.152.
- 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) * 1.152.
- 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 $\leq$ \$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.

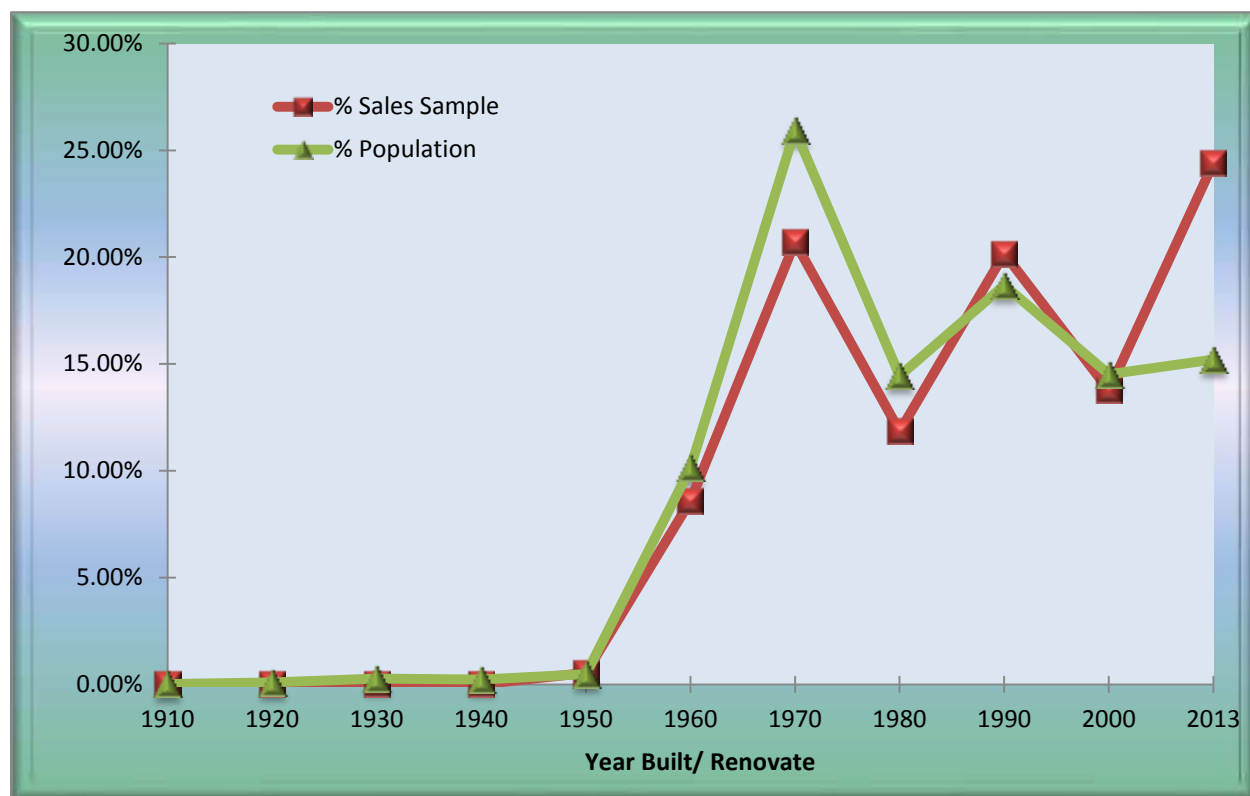
Sales Sample Representation of Population Year Built or Renovated

Sales Sample

Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	0	0.00%
1940	0	0.00%
1950	4	0.54%
1960	63	8.58%
1970	152	20.71%
1980	87	11.85%
1990	148	20.16%
2000	101	13.76%
2013	179	24.39%
	734	

Population

Year Built/Ren	Frequency	% Population
1910	1	0.02%
1920	5	0.09%
1930	15	0.27%
1940	13	0.23%
1950	27	0.48%
1960	571	10.12%
1970	1,464	25.95%
1980	815	14.45%
1990	1,054	18.68%
2000	819	14.52%
2013	858	15.21%
	5,642	



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.

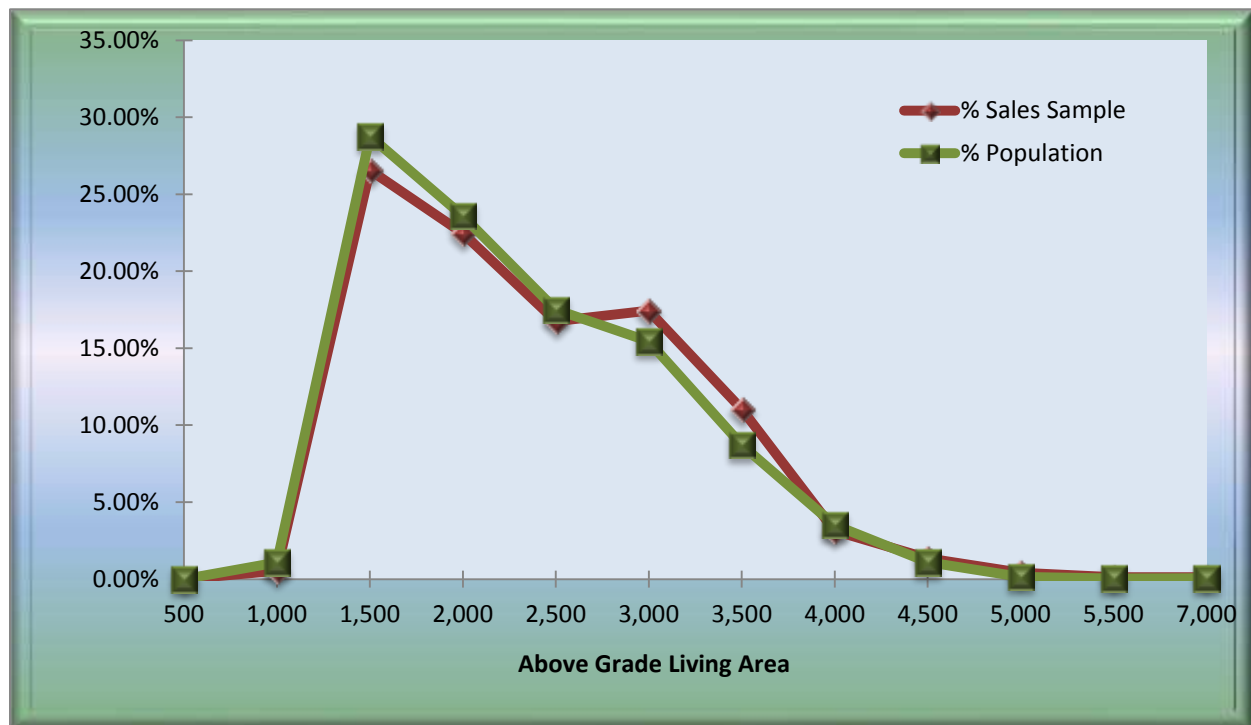
Sales Sample Representation of Population Above Grade Living Area

Sales Sample

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	4	0.54%
1,500	195	26.57%
2,000	165	22.48%
2,500	123	16.76%
3,000	128	17.44%
3,500	81	11.04%
4,000	23	3.13%
4,500	10	1.36%
5,000	3	0.41%
5,500	1	0.14%
7,000	1	0.14%
734		

Population

AGLA	Frequency	% Population
500	0	0.00%
1,000	61	1.08%
1,500	1,623	28.77%
2,000	1,331	23.59%
2,500	988	17.51%
3,000	872	15.46%
3,500	492	8.72%
4,000	198	3.51%
4,500	62	1.10%
5,000	8	0.14%
5,500	3	0.05%
7,000	4	0.07%
5,642		



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.

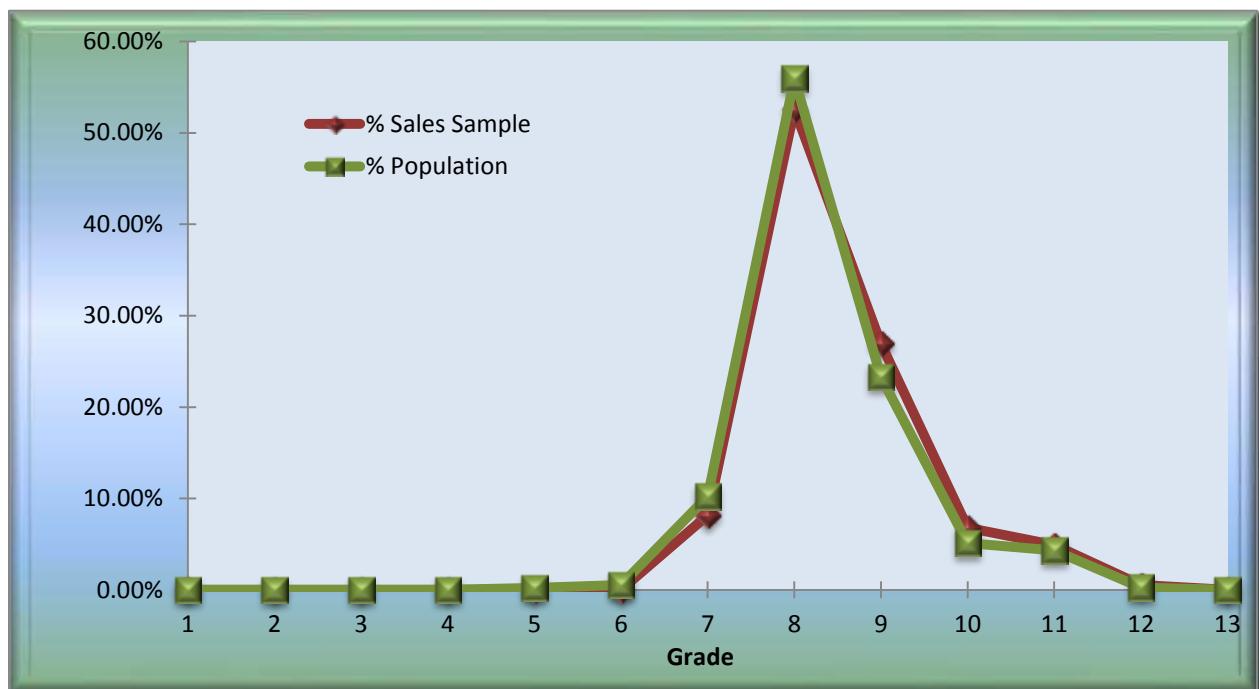
Sales Sample Representation of Population Building Grade

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	0	0.00%
7	60	8.17%
8	386	52.59%
9	198	26.98%
10	50	6.81%
11	36	4.90%
12	4	0.54%
13	0	0.00%
	734	

Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.02%
5	13	0.23%
6	31	0.55%
7	577	10.23%
8	3,157	55.96%
9	1,317	23.34%
10	289	5.12%
11	243	4.31%
12	14	0.25%
13	0	0.00%
	5,642	



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 064 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 1.134, resulting in an adjusted value of \$538,000 ($\$475,000 \times 1.134 = \$538,650$) – truncated to the nearest \$1000.

SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2011	1.196	19.6%
2/1/2011	1.197	19.7%
3/1/2011	1.197	19.7%
4/1/2011	1.196	19.6%
5/1/2011	1.196	19.6%
6/1/2011	1.194	19.4%
7/1/2011	1.193	19.3%
8/1/2011	1.191	19.1%
9/1/2011	1.189	18.9%
10/1/2011	1.187	18.7%
11/1/2011	1.184	18.4%
12/1/2011	1.182	18.2%
1/1/2012	1.178	17.8%
2/1/2012	1.174	17.4%
3/1/2012	1.171	17.1%
4/1/2012	1.166	16.6%
5/1/2012	1.162	16.2%
6/1/2012	1.157	15.7%
7/1/2012	1.151	15.1%
8/1/2012	1.146	14.6%
9/1/2012	1.140	14.0%
10/1/2012	1.134	13.4%
11/1/2012	1.127	12.7%
12/1/2012	1.120	12.0%
1/1/2013	1.113	11.3%
2/1/2013	1.105	10.5%
3/1/2013	1.098	9.8%
4/1/2013	1.089	8.9%
5/1/2013	1.081	8.1%
6/1/2013	1.072	7.2%
7/1/2013	1.063	6.3%
8/1/2013	1.053	5.3%
9/1/2013	1.043	4.3%
10/1/2013	1.033	3.3%
11/1/2013	1.022	2.2%
12/1/2013	1.011	1.1%
1/1/2014	1.000	0.0%

The time adjustment formula for Area 064 is: $(.8125297 - 3.044322E-04 * \text{SaleDay} - 1.444832E-07 * \text{SaleDaySq} + 5.227552E-02 * 4.761905E-02 + 9.348731E-02 * 8.163265E-03) / (.8125297 + 5.227552E-02 * 4.761905E-02 + 9.348731E-02 * 8.163265E-03)$

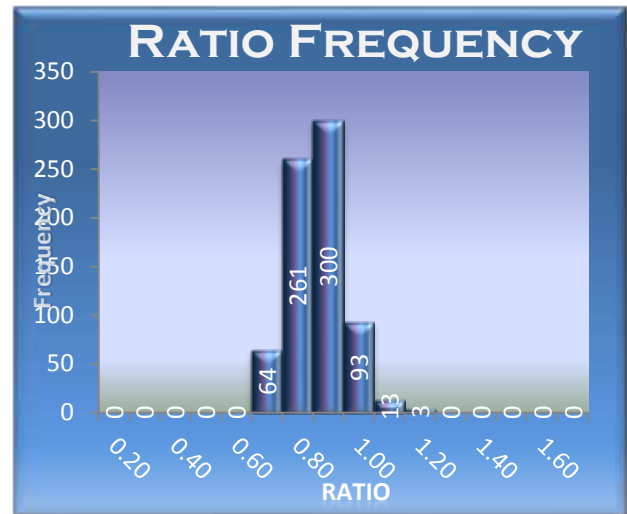
$\text{SaleDay} = \text{SaleDate} - 41640$

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

Annual Update Ratio Study Report (Before) – 2013 Assessments

District: SE / Team: 1	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Newcastle	1/1/2013	6/5/2014	1/2011 - 12/2013
Area Number: 64	Appr ID:	Property Type:	Adjusted for time?
	MTIA	1 to 3 Unit Residences	YES

SAMPLE STATISTICS	
Sample size (n)	734
Mean Assessed Value	464,700
Mean Adj. Sales Price	575,900
Standard Deviation AV	137,431
Standard Deviation SP	178,688
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.815
Median Ratio	0.812
Weighted Mean Ratio	0.807
UNIFORMITY	
Lowest ratio	0.605
Highest ratio:	1.173
Coefficient of Dispersion	8.33%
Standard Deviation	0.086
Coefficient of Variation	10.56%
Price Related Differential (PRD)	1.010
RELIABILITY	
95% Confidence: Median	
Lower limit	0.805
Upper limit	0.818
95% Confidence: Mean	
Lower limit	0.809
Upper limit	0.821
SAMPLE SIZE EVALUATION	
N (population size)	5642
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.086
Recommended minimum:	12
Actual sample size:	734
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	376
# ratios above mean:	358
z:	0.664
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

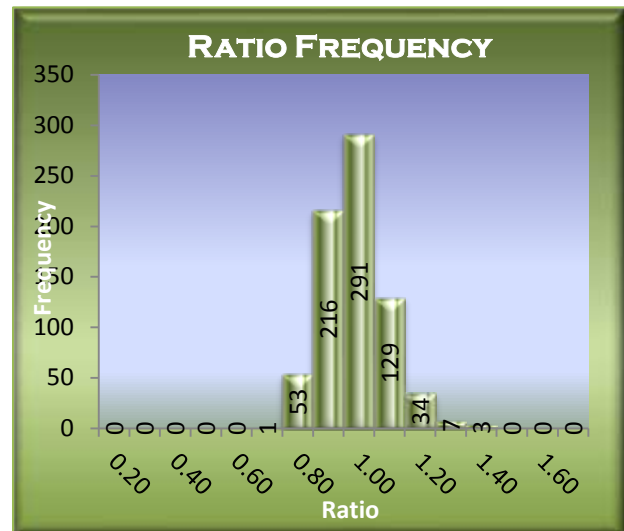
1 to 3 Unit Residences throughout Area 064

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

Annual Update Ratio Study Report (After) – 2014 Assessments

District: SE / Team: 1	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Newcastle	1/1/2014	6/5/2014	1/2011 - 12/2013
Area Number: 64	Appr. ID:	Property Type:	Adjusted for time?
	MTIA	1 to 3 Unit	YES

SAMPLE STATISTICS	
Sample size (n)	734
Mean Assessed Value	535,500
Mean Sales Price	575,900
Standard Deviation AV	160,200
Standard Deviation SP	178,688
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.938
Median Ratio	0.933
Weighted Mean Ratio	0.930
UNIFORMITY	
Lowest ratio	0.700
Highest ratio:	1.357
Coefficient of Dispersion	8.15%
Standard Deviation	0.098
Coefficient of Variation	10.49%
Price Related Differential (PRD)	1.009
RELIABILITY	
95% Confidence: Median	
Lower limit	0.924
Upper limit	0.940
95% Confidence: Mean	
Lower limit	0.931
Upper limit	0.945
SAMPLE SIZE EVALUATION	
N (population size)	5642
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.098
Recommended minimum:	15
Actual sample size:	734
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	385
# ratios above mean:	349
z:	1.329
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout Area 064

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



Improved Sales Used in This Annual Update Analysis

Area 064 -- 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	398770	0115	07/28/11	\$290,000	\$346,000	870	7	1943	Good	9,299	Y	Y	7630 129TH AVE SE
5	0	334510	0148	06/05/13	\$350,000	\$375,000	960	7	1956	V-Good	21,60	N	N	11611 SE 90TH ST
5	0	078800	0030	04/18/13	\$435,000	\$472,000	990	7	1988	Good	4,160	N	N	6134 115TH PL SE
5	0	106660	0150	01/09/13	\$225,000	\$250,000	1,010	7	1955	Good	12,60	N	N	11640 SE 90TH ST
5	0	789500	0110	08/09/12	\$265,000	\$303,000	1,010	7	1966	Good	9,512	N	N	11423 SE 86TH ST
5	0	790250	0150	10/28/13	\$310,000	\$317,000	1,010	7	1963	Good	11,81	N	N	8913 121ST AVE SE
5	0	320500	0290	02/20/13	\$335,000	\$368,000	1,070	7	1960	V-Good	10,44	N	N	12150 SE 70TH ST
5	0	320500	0320	07/28/11	\$292,500	\$349,000	1,070	7	1960	Good	10,73	N	N	12174 SE 70TH ST
5	0	607250	0080	04/20/13	\$350,000	\$379,000	1,080	7	1963	V-Good	7,393	N	N	6335 121ST PL SE
5	0	638540	0005	07/02/12	\$220,000	\$253,000	1,100	7	1959	Avg	14,46	N	N	8671 118TH AVE SE
5	0	320520	0660	11/21/13	\$334,900	\$340,000	1,100	7	1963	Good	9,240	N	N	7351 126TH PL SE
5	0	320500	0510	05/02/13	\$435,000	\$470,000	1,110	7	1961	Good	9,350	N	N	7007 123RD AVE SE
5	0	334330	0363	09/18/12	\$235,000	\$267,000	1,120	7	1985	Avg	21,12	N	N	6835 113TH PL SE
5	0	202405	9061	12/10/13	\$358,299	\$361,000	1,170	7	1951	Good	15,68	N	N	5812 LAKE WASHINGTON BLVD
5	0	320480	0380	04/18/13	\$355,000	\$385,000	1,180	7	1968	Good	7,614	N	N	7236 121ST PL SE
5	0	334510	0127	08/06/13	\$356,000	\$374,000	1,200	7	1987	Good	9,600	N	N	11436 SE 89TH PL
5	0	607100	0340	12/16/13	\$455,000	\$458,000	1,210	7	1958	Avg	17,79	N	N	5017 119TH AVE SE
5	0	320510	0020	10/14/13	\$306,000	\$315,000	1,270	7	1962	Avg	9,705	N	N	6911 121ST AVE SE
5	0	206480	1050	10/24/11	\$292,500	\$347,000	1,270	7	1970	Good	8,100	N	N	12611 SE 75TH ST
5	0	326800	0080	05/09/13	\$290,000	\$313,000	1,270	7	1969	Avg	12,69	N	N	8861 122ND CT SE
5	0	221611	0110	09/05/12	\$250,000	\$285,000	1,280	7	1970	Good	10,04	N	N	8812 123RD AVE SE
5	0	334330	0122	04/04/13	\$327,500	\$356,000	1,290	7	1957	Good	9,750	N	N	7655 116TH AVE SE
5	0	206480	0530	06/11/12	\$300,000	\$346,000	1,300	7	1970	V-Good	9,093	N	N	12604 SE 75TH ST
5	0	242400	0440	09/20/11	\$252,000	\$299,000	1,300	7	1960	Avg	23,34	N	N	8943 133RD AVE SE
5	0	320510	0170	09/30/13	\$355,000	\$367,000	1,300	7	1962	Good	7,705	N	N	12111 SE 71ST ST
5	0	320500	0330	05/20/13	\$320,000	\$344,000	1,310	7	1960	Good	9,120	N	N	7000 122ND AVE SE
5	0	858900	0050	08/08/13	\$310,000	\$326,000	1,320	7	1964	Good	9,600	N	N	7839 116TH AVE SE
5	0	320480	0290	08/01/11	\$308,000	\$367,000	1,330	7	1968	Good	8,250	N	N	7223 121ST PL SE
5	0	320480	0070	11/06/13	\$430,000	\$439,000	1,330	7	1968	Good	8,855	N	N	7313 123RD AVE SE

Improved Sales Used in This Annual Update Analysis

Area 064 -- 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	242400	0260	10/29/11	\$299,950	\$355,000	1,340	7	1973	Avg	17,95	N	N	8906 132ND PL SE
5	0	106660	0070	09/07/11	\$310,000	\$369,000	1,350	7	1956	Good	10,80	N	N	11811 SE MAY CREEK PARK DR
5	0	320520	0180	08/30/13	\$410,000	\$428,000	1,360	7	1962	V-Good	9,300	N	N	7341 125TH AVE SE
5	0	320520	0350	05/24/13	\$375,000	\$403,000	1,370	7	1967	Good	8,400	N	N	12539 SE 73RD ST
5	0	221611	0140	12/14/12	\$325,000	\$363,000	1,380	7	1970	Good	10,34	N	N	8811 124TH AVE SE
5	0	607130	0200	10/17/12	\$371,500	\$420,000	1,390	7	1961	Avg	10,42	N	N	5221 120TH AVE SE
5	0	334630	0311	02/11/13	\$430,000	\$474,000	1,390	7	1973	Good	24,70	N	N	8413 118TH AVE SE
5	0	320510	0120	07/17/12	\$344,000	\$395,000	1,420	7	1962	Good	10,42	N	N	12120 SE 71ST PL
5	0	334330	0946	01/09/13	\$460,000	\$511,000	1,440	7	1962	Good	9,001	Y	N	6819 LAKE WASHINGTON BLVD
5	0	242400	0040	07/28/12	\$225,000	\$258,000	1,450	7	1961	Avg	15,57	N	N	8939 132ND PL SE
5	0	607120	0795	04/26/11	\$268,800	\$321,000	1,450	7	1959	Good	10,20	N	N	5420 118TH AVE SE
5	0	221611	0040	10/25/13	\$305,000	\$312,000	1,450	7	1970	Good	10,65	N	N	8819 123RD AVE SE
5	0	607120	0795	09/12/12	\$395,000	\$449,000	1,450	7	1959	Good	10,20	N	N	5420 118TH AVE SE
5	0	320480	0030	05/24/11	\$280,000	\$335,000	1,490	7	1968	Good	12,86	N	N	7220 123RD AVE SE
5	0	790250	0070	10/07/13	\$379,000	\$391,000	1,520	7	1965	V-Good	10,41	N	N	8952 121ST AVE SE
5	0	607120	0040	06/22/12	\$440,000	\$507,000	1,540	7	1959	V-Good	12,60	N	N	11659 SE 58TH ST
5	0	320480	0090	08/07/13	\$427,600	\$449,000	1,560	7	1968	V-Good	8,334	N	N	7304 122ND AVE SE
5	0	320500	0420	12/03/13	\$421,550	\$426,000	1,590	7	1961	Good	9,350	N	N	7072 122ND AVE SE
5	0	403550	0115	12/06/13	\$489,999	\$495,000	1,600	7	1955	Good	17,96	N	N	4635 119TH AVE SE
5	0	320520	0030	07/25/13	\$362,500	\$383,000	1,670	7	1979	Good	8,742	N	N	12225 SE 74TH ST
5	0	607120	0375	06/06/11	\$360,000	\$430,000	1,680	7	1959	Avg	9,429	N	N	5634 117TH AVE SE
5	0	334330	0124	04/02/13	\$412,900	\$450,000	1,730	7	1966	V-Good	9,605	N	N	7726 115TH AVE SE
5	0	403550	0025	12/22/11	\$310,000	\$366,000	1,750	7	1955	Avg	15,85	N	N	4636 119TH AVE SE
5	1	282405	9102	03/25/13	\$410,000	\$447,000	1,750	7	1967	Good	12,50	Y	N	13042 SE 76TH ST
5	0	505650	0250	08/30/12	\$447,500	\$510,000	1,850	7	1966	V-Good	9,000	N	N	12219 SE 65TH ST
5	0	282405	9128	08/24/12	\$440,000	\$502,000	1,990	7	1971	V-Good	7,405	N	N	6707 127TH PL SE
5	0	334510	0285	08/06/13	\$412,000	\$433,000	2,230	7	1958	Good	19,91	N	N	12228 SE 91ST ST
5	0	334630	0380	07/02/12	\$479,000	\$551,000	2,440	7	1946	V-Good	27,40	N	N	8422 118TH AVE SE
5	0	334570	0160	03/28/12	\$440,000	\$513,000	2,540	7	2005	Avg	20,12	N	N	2019 NE 40TH ST

Improved Sales Used in This Annual Update Analysis

Area 064 -- 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	078800	0200	11/15/13	\$468,000	\$476,000	2,620	7	1992	Avg	9,152	N	N	6149 115TH PL SE
5	0	320520	0020	06/06/13	\$440,000	\$471,000	2,820	7	1978	Good	8,385	N	N	12217 SE 74TH ST
5	0	403490	0105	09/26/12	\$373,000	\$423,000	860	8	1955	V-Good	17,30	N	N	4469 LAKE HEIGHTS ST
5	0	242400	0350	08/12/13	\$383,500	\$402,000	1,030	8	1973	Good	18,70	N	N	13228 SE 91ST ST
5	0	403590	0070	02/25/13	\$560,000	\$615,000	1,070	8	1961	V-Good	19,19	N	N	4638 118TH AVE SE
5	0	607200	0350	09/24/12	\$455,000	\$516,000	1,080	8	1962	V-Good	12,95	N	N	12230 SE 62ND ST
5	0	607130	0320	08/14/13	\$430,500	\$451,000	1,100	8	1959	Avg	11,10	N	N	5216 122ND PL SE
5	0	607160	0180	08/20/12	\$415,000	\$474,000	1,110	8	1961	Good	8,713	N	N	12658 SE 59TH ST
5	0	607200	0320	10/24/12	\$353,115	\$399,000	1,120	8	1962	Avg	8,400	N	N	12239 SE 61ST ST
5	0	334330	0420	10/16/13	\$365,000	\$375,000	1,130	8	1950	Avg	36,15	N	N	7409 114TH AVE SE
5	0	606790	0290	07/02/13	\$483,000	\$513,000	1,140	8	1977	Good	7,332	N	N	11704 SE 67TH PL
5	0	607260	0210	02/02/12	\$290,000	\$341,000	1,150	8	1974	Good	8,619	N	N	6729 121ST AVE SE
5	0	106660	0115	12/09/13	\$375,000	\$378,000	1,150	8	1957	Good	10,80	N	N	11625 SE 89TH ST
5	0	206480	0290	09/25/13	\$400,000	\$414,000	1,180	8	1977	Good	9,664	N	N	7367 127TH PL SE
5	0	206480	0260	05/25/12	\$352,500	\$408,000	1,180	8	1977	Good	8,838	N	N	7337 127TH PL SE
5	0	206480	0140	08/12/13	\$410,000	\$430,000	1,180	8	1977	Good	9,325	N	N	12730 SE 73RD ST
5	0	242400	0200	09/26/13	\$430,000	\$445,000	1,180	8	1975	Good	29,30	N	N	9002 133RD AVE SE
5	0	607100	0370	02/06/13	\$430,000	\$475,000	1,190	8	1959	Good	20,08	N	N	5067 119TH AVE SE
5	0	947770	0090	03/05/12	\$345,000	\$404,000	1,200	8	1973	V-Good	9,612	N	N	11911 SE 92ND ST
5	0	206480	0070	09/16/11	\$393,000	\$467,000	1,200	8	1976	Avg	9,076	N	N	7334 127TH PL SE
5	0	106660	0025	05/05/11	\$325,000	\$389,000	1,210	8	1968	Good	10,80	N	N	11645 SE MAY CREEK PARK DR
5	0	607130	0340	02/02/12	\$346,950	\$407,000	1,210	8	1959	Avg	9,150	N	N	5225 122ND PL SE
5	0	607100	0460	09/07/11	\$450,000	\$535,000	1,210	8	1959	Good	9,900	N	N	11638 SE 52ND ST
5	0	606791	0510	02/19/12	\$360,000	\$422,000	1,220	8	1978	Avg	8,822	N	N	6647 119TH AVE SE
5	0	195170	0440	12/12/11	\$350,000	\$413,000	1,220	8	1968	Avg	12,92	N	N	6448 129TH PL SE
5	0	505650	0430	06/26/13	\$458,500	\$488,000	1,220	8	1968	Good	9,375	N	N	12226 SE 64TH PL
5	0	607240	0320	10/12/12	\$435,000	\$492,000	1,220	8	1972	Good	7,650	N	N	12204 SE 49TH ST
5	0	607100	0550	03/21/11	\$405,000	\$485,000	1,220	8	1959	Avg	14,40	N	N	5064 119TH AVE SE
5	0	607120	0280	03/14/13	\$429,000	\$469,000	1,220	8	1959	Good	10,86	N	N	5660 116TH PL SE

Improved Sales Used in This Annual Update Analysis

Area 064 -- 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	607276	0320	08/16/13	\$475,000	\$498,000	1,230	8	1975	Good	9,100	N	N	4615 123RD AVE SE
5	0	607276	0810	01/22/13	\$546,500	\$605,000	1,230	8	1974	V-Good	11,30	N	N	12116 SE 47TH PL
5	0	206480	0060	04/15/12	\$305,000	\$355,000	1,240	8	1976	Good	7,461	N	N	7340 127TH PL SE
5	0	947773	0170	11/29/11	\$317,000	\$375,000	1,240	8	1979	Avg	15,72	N	N	11813 SE 91ST ST
5	0	206480	0980	10/28/13	\$485,000	\$496,000	1,240	8	1976	Good	11,65	N	N	12638 SE 75TH PL
5	0	607260	0160	02/14/12	\$315,000	\$369,000	1,250	8	1966	Avg	8,800	N	N	12127 SE 68TH PL
5	0	606791	0130	11/27/12	\$380,000	\$426,000	1,250	8	1978	Avg	18,09	N	N	6600 119TH AVE SE
5	0	320480	0320	11/15/12	\$368,500	\$414,000	1,250	8	1968	V-Good	8,250	N	N	7201 121ST PL SE
5	0	242400	0320	05/15/13	\$467,000	\$503,000	1,250	8	1968	V-Good	15,00	N	N	9012 132ND PL SE
5	0	206480	0710	04/02/13	\$455,000	\$495,000	1,250	8	1977	Good	7,000	N	N	12516 SE 75TH PL
5	0	607250	0360	11/14/11	\$445,000	\$527,000	1,260	8	1964	V-Good	7,414	N	N	12160 SE 67TH PL
5	0	403550	0120	11/21/11	\$360,000	\$426,000	1,270	8	1954	Good	19,64	N	N	4645 119TH AVE SE
5	0	607200	0420	12/18/12	\$369,000	\$412,000	1,270	8	1962	Avg	10,65	N	N	6241 123RD AVE SE
5	0	607160	0670	04/08/11	\$395,000	\$472,000	1,270	8	1961	Avg	13,33	N	N	5629 125TH AVE SE
5	0	607240	0010	06/22/11	\$340,000	\$406,000	1,280	8	1969	Avg	11,53	N	N	5050 123RD AVE SE
5	0	607260	0080	05/09/11	\$330,000	\$394,000	1,290	8	1967	Avg	8,750	N	N	6516 121ST AVE SE
5	0	713550	0110	12/18/12	\$414,000	\$462,000	1,290	8	1984	Avg	9,072	N	N	13326 SE 77TH CT
5	0	607120	0655	04/29/13	\$450,000	\$487,000	1,290	8	1958	Good	8,445	N	N	5222 116TH PL SE
5	0	334510	0053	11/13/13	\$380,000	\$387,000	1,300	8	1977	Good	12,11	N	N	3441 LINCOLN DR NE
5	0	607160	0280	08/27/12	\$362,500	\$414,000	1,300	8	1961	Avg	8,473	N	N	12660 SE 60TH ST
5	0	607120	0790	02/11/11	\$315,000	\$377,000	1,310	8	1960	Avg	10,09	N	N	5428 118TH AVE SE
5	0	607210	0190	07/09/12	\$380,000	\$437,000	1,310	8	1972	Avg	8,272	N	N	6518 127TH AVE SE
5	0	607130	0300	06/26/12	\$430,000	\$496,000	1,310	8	1959	Good	9,950	N	N	5232 122ND PL SE
5	0	607130	0410	08/21/13	\$500,000	\$523,000	1,310	8	1959	Good	11,51	N	N	5204 120TH AVE SE
5	0	607160	0660	08/25/11	\$430,000	\$512,000	1,310	8	1961	Avg	13,12	N	N	5637 125TH AVE SE
5	0	334330	0944	10/18/12	\$430,000	\$486,000	1,320	8	1968	Good	13,27	Y	N	6808 LAKE WASHINGTON BLVD
5	0	606790	0230	12/03/12	\$360,000	\$403,000	1,320	8	1977	Avg	9,525	N	N	6608 118TH AVE SE
5	0	607140	0560	12/18/12	\$391,000	\$436,000	1,320	8	1961	Good	8,775	N	N	12535 SE 53RD ST
5	0	670511	0190	12/27/13	\$350,000	\$351,000	1,320	8	1986	Avg	2,960	N	N	6620 114TH PL SE

Improved Sales Used in This Annual Update Analysis

Area 064 -- 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	106660	0145	12/19/13	\$434,000	\$436,000	1,320	8	1979	Good	10,80	N	N	11634 SE 90TH ST
5	0	670511	0260	06/01/12	\$310,000	\$359,000	1,320	8	1986	Avg	2,531	N	N	11413 SE 66TH ST
5	0	670510	0330	05/13/11	\$300,000	\$359,000	1,320	8	1986	Avg	2,516	N	N	6514 113TH PL SE
5	0	670512	0220	07/27/11	\$305,000	\$363,000	1,320	8	1986	Avg	2,526	N	N	6637 113TH PL SE
5	0	670511	0470	07/23/12	\$318,000	\$365,000	1,320	8	1986	Avg	2,483	N	N	11406 SE 65TH PL
5	0	670510	0130	07/20/11	\$315,000	\$376,000	1,320	8	1986	Good	2,757	N	N	6507 113TH PL SE
5	0	670510	0240	08/15/13	\$350,000	\$367,000	1,320	8	1986	Avg	2,399	N	N	6613 113TH PL SE
5	0	670510	0290	05/10/13	\$342,500	\$369,000	1,320	8	1986	Avg	2,935	N	N	6612 113TH PL SE
5	0	670512	0480	10/18/11	\$315,000	\$374,000	1,320	8	1986	Avg	2,941	N	N	6642 114TH AVE SE
5	0	607100	0265	10/15/12	\$426,100	\$482,000	1,320	8	1958	Good	10,11	N	N	11624 SE 49TH ST
5	0	670511	0450	01/26/13	\$338,500	\$375,000	1,320	8	1986	Avg	2,489	N	N	11412 SE 65TH ST
5	0	670512	0450	08/23/11	\$320,000	\$381,000	1,320	8	1986	Avg	2,362	N	N	11400 SE 67TH PL
5	0	670511	0080	05/29/12	\$330,000	\$382,000	1,320	8	1986	Avg	2,523	N	N	6515 115TH PL SE
5	0	670511	0410	10/02/12	\$399,950	\$453,000	1,320	8	1986	Avg	2,323	N	N	6504 115TH PL SE
5	0	607230	0300	04/21/11	\$430,000	\$514,000	1,320	8	1963	V-Good	9,025	N	N	12509 SE 48TH PL
5	0	403610	0185	03/01/11	\$450,000	\$538,000	1,320	8	1958	Good	11,70	N	N	11647 SE 48TH ST
5	0	607180	0240	01/10/12	\$473,300	\$557,000	1,320	8	1962	Good	6,790	N	N	12523 SE 62ND PL
5	0	607140	0410	02/07/12	\$499,000	\$586,000	1,320	8	1960	V-Good	9,100	N	N	12554 SE 53RD ST
5	0	195170	0580	07/10/13	\$532,000	\$564,000	1,320	8	1968	Good	7,984	N	N	6632 128TH AVE SE
5	0	607140	0230	07/05/13	\$565,000	\$600,000	1,320	8	1960	V-Good	9,450	N	N	12548 SE 52ND ST
5	0	206480	0820	04/06/11	\$340,000	\$407,000	1,330	8	1976	Good	12,45	N	N	7445 125TH AVE SE
5	0	607120	0140	06/14/12	\$394,000	\$455,000	1,330	8	1959	Avg	14,25	N	N	5417 116TH AVE SE
5	0	607100	0445	10/14/13	\$410,000	\$422,000	1,330	8	1959	Avg	10,45	N	N	5031 117TH AVE SE
5	0	206480	0440	05/20/13	\$365,000	\$392,000	1,340	8	1976	Avg	8,599	N	N	7391 126TH PL SE
5	0	607120	0745	10/01/12	\$351,500	\$398,000	1,340	8	1959	Good	8,400	N	N	5420 117TH AVE SE
5	0	607330	0240	01/28/13	\$443,000	\$490,000	1,340	8	1967	V-Good	7,725	N	N	12555 SE 72ND ST
5	0	607200	0490	10/11/13	\$475,000	\$489,000	1,340	8	1963	Good	9,200	N	N	12210 SE 61ST ST
5	0	607100	0160	08/30/13	\$475,000	\$496,000	1,340	8	1962	Good	10,20	N	N	11714 SE 52ND ST
5	0	607240	0420	05/06/11	\$465,000	\$556,000	1,340	8	1972	Good	8,572	N	N	4917 122ND AVE SE

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Area 064 -- 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	505650	0100	08/09/11	\$300,000	\$357,000	1,350	8	1967	Avg	11,73	N	N	6404 123RD AVE SE
5	0	334510	0040	05/07/13	\$465,000	\$502,000	1,350	8	1977	V-Good	16,11	N	N	11306 SE MAY CREEK PARK DR
5	0	505650	0240	05/06/11	\$400,000	\$478,000	1,350	8	1966	Good	9,000	N	N	12227 SE 65TH ST
5	0	106660	0090	03/23/11	\$414,000	\$495,000	1,350	8	1979	Avg	8,861	N	N	8914 118TH AVE SE
5	0	947772	0050	06/26/12	\$335,000	\$386,000	1,360	8	1979	Avg	9,826	N	N	9226 118TH PL SE
5	0	947773	0070	05/14/13	\$420,000	\$452,000	1,360	8	1979	Good	15,49	N	N	9201 117TH AVE SE
5	0	947772	0250	10/28/13	\$495,000	\$507,000	1,360	8	1979	Good	10,08	N	N	11723 SE 93RD ST
5	0	607140	0330	01/16/13	\$410,100	\$455,000	1,370	8	1960	Avg	9,000	N	N	12535 SE 52ND ST
5	0	607140	0820	12/03/13	\$490,000	\$495,000	1,370	8	1960	Avg	9,638	N	N	5416 126TH PL SE
5	0	206480	0720	03/27/13	\$475,000	\$518,000	1,380	8	1977	V-Good	8,615	N	N	12508 SE 75TH PL
5	0	607190	0220	01/13/11	\$468,000	\$560,000	1,380	8	1962	Avg	16,00	N	N	5812 129TH AVE SE
5	0	607330	0810	07/01/13	\$442,000	\$470,000	1,390	8	1967	V-Good	7,725	N	N	12520 SE 72ND ST
5	0	607330	0770	12/16/13	\$435,000	\$438,000	1,390	8	1967	Good	7,725	N	N	12550 SE 72ND ST
5	0	607330	0730	10/03/13	\$449,500	\$464,000	1,390	8	1967	Good	9,502	N	N	7113 127TH PL SE
5	0	607250	0470	06/12/13	\$385,000	\$411,000	1,390	8	1964	Good	9,622	N	N	12117 SE 67TH PL
5	0	607100	0430	10/01/12	\$346,000	\$392,000	1,390	8	1958	Avg	11,40	N	N	5015 117TH AVE SE
5	0	206480	0930	07/12/11	\$389,950	\$465,000	1,390	8	1976	Good	9,777	N	N	12625 SE 75TH PL
5	0	403550	0135	08/08/13	\$400,000	\$420,000	1,390	8	1954	Good	21,31	N	N	4725 119TH AVE SE
5	0	607240	0340	06/05/12	\$475,000	\$549,000	1,390	8	1972	Good	8,699	N	N	4810 122ND AVE SE
5	0	320480	0260	12/20/13	\$430,000	\$432,000	1,400	8	1969	Good	8,190	N	N	12010 SE 73RD PL
5	0	403610	0105	02/25/11	\$392,000	\$469,000	1,400	8	1959	Avg	11,05	Y	N	4760 116TH AVE SE
5	0	606791	0260	11/21/13	\$466,500	\$473,000	1,400	8	1978	Good	11,65	N	N	11732 SE 65TH ST
5	0	607140	0680	10/04/11	\$415,000	\$493,000	1,400	8	1964	Good	9,113	N	N	12522 SE 54TH ST
5	0	607200	0750	07/22/11	\$339,900	\$405,000	1,400	8	1963	Avg	8,400	N	N	12211 SE 60TH PL
5	0	607260	0150	12/23/11	\$407,000	\$480,000	1,400	8	1966	Avg	8,800	N	N	12135 SE 68TH PL
5	0	607100	0200	06/27/11	\$508,000	\$606,000	1,400	8	1961	Good	30,95	N	N	5024 117TH AVE SE
5	0	195180	0770	04/16/13	\$535,000	\$581,000	1,400	8	1976	Good	12,80	N	N	6620 131ST AVE SE
5	0	195170	0750	02/05/13	\$510,000	\$563,000	1,410	8	1967	Good	16,20	N	N	6625 128TH AVE SE
5	0	670512	0040	09/12/13	\$328,000	\$341,000	1,414	8	1986	Avg	2,876	N	N	6637 114TH AVE SE

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Area 064 -- 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	670512	0120	06/03/13	\$350,000	\$375,000	1,414	8	1986	Avg	2,421	N	N	6630 113TH PL SE
5	0	713550	0500	06/15/11	\$395,000	\$472,000	1,420	8	1985	Avg	11,24	N	N	7540 135TH AVE SE
5	0	670512	0520	08/16/12	\$320,000	\$366,000	1,420	8	1986	Avg	2,278	N	N	6632 114TH AVE SE
5	0	670510	0470	07/03/12	\$324,250	\$373,000	1,420	8	1986	Avg	2,401	N	N	6611 114TH AVE SE
5	0	670510	0100	11/20/12	\$333,000	\$374,000	1,420	8	1986	Avg	2,250	N	N	6501 113TH PL SE
5	0	607210	0570	10/18/12	\$449,950	\$508,000	1,420	8	1973	V-Good	8,850	N	N	6541 SE 126TH ST
5	0	607240	0020	09/04/13	\$450,000	\$469,000	1,420	8	1974	Good	11,60	N	N	5044 123RD AVE SE
5	0	607120	0215	04/09/13	\$420,000	\$457,000	1,420	8	1960	Good	8,785	N	N	5628 116TH AVE SE
5	0	195180	0160	03/23/11	\$418,000	\$500,000	1,420	8	1975	Avg	10,60	N	N	12916 SE 66TH ST
5	0	607120	0660	02/21/12	\$390,000	\$457,000	1,430	8	1958	Good	8,739	N	N	5214 116TH PL SE
5	0	195180	0740	10/08/12	\$450,000	\$509,000	1,440	8	1976	Good	12,31	N	N	6640 131ST AVE SE
5	0	638890	0720	06/15/12	\$450,000	\$519,000	1,440	8	1988	Avg	11,37	Y	N	8417 129TH AVE SE
5	0	607290	0170	07/11/13	\$515,000	\$546,000	1,440	8	1985	Good	7,000	N	N	6217 113TH PL SE
5	0	607180	0160	07/20/12	\$325,000	\$373,000	1,450	8	1962	Avg	13,24	N	N	6225 125TH AVE SE
5	0	607330	0820	10/21/13	\$414,000	\$425,000	1,450	8	1966	Avg	7,725	N	N	12512 SE 72ND ST
5	0	606791	0420	07/16/13	\$439,000	\$464,000	1,450	8	1978	Avg	8,841	N	N	11815 SE 66TH ST
5	0	607100	0320	10/21/13	\$586,000	\$601,000	1,450	8	1958	V-Good	9,633	N	N	4917 119TH AVE SE
5	0	607180	0770	05/23/12	\$515,000	\$596,000	1,450	8	1963	V-Good	8,400	N	N	6140 127TH PL SE
5	0	670512	0240	10/21/13	\$370,000	\$380,000	1,453	8	1986	Avg	2,076	N	N	6707 113TH PL SE
5	0	670512	0100	07/19/13	\$360,000	\$381,000	1,453	8	1986	Avg	2,225	N	N	6702 113TH PL SE
5	0	195180	0420	12/20/11	\$352,500	\$416,000	1,460	8	1970	Good	7,732	N	N	12931 SE 68TH ST
5	0	607190	0170	04/09/12	\$485,000	\$565,000	1,460	8	1962	Good	12,70	N	N	5852 129TH AVE SE
5	0	386400	0280	08/07/13	\$411,600	\$433,000	1,470	8	1965	Good	15,19	N	N	5917 LAKE WASHINGTON BLVD
5	0	607276	0510	12/08/11	\$350,000	\$413,000	1,470	8	1974	Avg	7,056	N	N	12106 SE 46TH CT
5	0	713550	0460	12/02/11	\$460,000	\$543,000	1,470	8	1986	Avg	11,14	N	N	7531 135TH AVE SE
5	0	607220	0190	08/31/12	\$470,000	\$536,000	1,470	8	1965	Good	6,831	N	N	6302 129TH AVE SE
5	0	607140	0630	04/19/13	\$523,000	\$567,000	1,470	8	1961	Good	8,775	N	N	12630 SE 54TH ST
5	0	607120	0135	12/20/13	\$663,200	\$666,000	1,470	8	1959	V-Good	13,32	N	N	5425 116TH AVE SE
5	0	606790	0440	12/02/13	\$430,000	\$435,000	1,480	8	1977	Good	9,115	N	N	6519 117TH PL SE

Improved Sales Used in This Annual Update Analysis

Area 064 -- 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	947772	0070	07/17/13	\$422,500	\$447,000	1,480	8	1979	Good	10,17	N	N	9235 118TH PL SE
5	0	607240	0040	08/12/11	\$393,500	\$469,000	1,480	8	1971	Good	11,82	N	N	5032 123RD AVE SE
5	0	403610	0040	09/15/11	\$504,500	\$600,000	1,480	8	1966	Avg	10,35	Y	N	11611 SE 47TH ST
5	0	607100	0170	05/19/11	\$493,300	\$589,000	1,480	8	1959	V-Good	18,40	N	N	5056 117TH AVE SE
5	0	334510	0195	05/09/11	\$365,000	\$436,000	1,490	8	1978	Good	20,92	N	N	12012 SE 91ST ST
5	0	606791	0370	08/22/12	\$349,000	\$398,000	1,490	8	1978	Good	9,080	N	N	11810 SE 66TH ST
5	0	606790	0640	07/16/13	\$391,100	\$414,000	1,490	8	1977	Avg	9,000	N	N	11707 SE 64TH ST
5	0	607200	0670	04/22/13	\$443,950	\$481,000	1,490	8	1963	Avg	8,400	N	N	6204 121ST AVE SE
5	0	607120	0075	07/02/13	\$520,000	\$552,000	1,490	8	1962	Good	15,95	N	N	5803 116TH AVE SE
5	0	607120	0575	06/25/13	\$585,000	\$623,000	1,490	8	1959	Good	8,400	N	N	5259 116TH PL SE
5	0	322405	9079	09/20/12	\$380,000	\$432,000	1,500	8	1990	Avg	18,02	N	N	11533 SE 85TH LN
5	0	607140	0530	09/05/13	\$461,000	\$480,000	1,500	8	1961	Avg	9,450	N	N	12517 SE 53RD ST
5	0	320520	0270	10/04/13	\$412,000	\$425,000	1,510	8	1967	V-Good	9,450	N	N	12544 SE 73RD ST
5	0	334510	0132	07/08/13	\$450,000	\$477,000	1,510	8	1981	Good	18,90	N	N	3330 EDMONDS AVE NE
5	0	607200	0110	08/29/12	\$425,000	\$485,000	1,510	8	1966	V-Good	12,40	N	N	6104 123RD AVE SE
5	0	607210	0670	10/25/11	\$365,000	\$433,000	1,510	8	1973	Avg	8,560	N	N	6542 125TH AVE SE
5	0	607240	0120	08/29/12	\$410,000	\$468,000	1,510	8	1972	Good	7,859	N	N	4912 122ND AVE SE
5	0	607210	0360	06/05/12	\$442,500	\$512,000	1,510	8	1972	Good	8,400	N	N	6513 127TH AVE SE
5	0	607160	0580	01/23/13	\$474,500	\$525,000	1,510	8	1961	Good	9,500	N	N	5924 125TH AVE SE
5	0	607120	0095	11/21/11	\$428,500	\$507,000	1,520	8	1962	Good	13,21	N	N	5643 116TH AVE SE
5	0	607200	0950	03/11/13	\$480,000	\$526,000	1,520	8	1963	V-Good	8,400	N	N	6223 121ST AVE SE
5	0	607230	0410	07/08/13	\$566,000	\$600,000	1,520	8	1965	Good	10,29	N	N	4920 127TH PL SE
5	0	607210	0220	05/19/11	\$370,000	\$442,000	1,530	8	1973	Avg	9,446	N	N	6536 127TH AVE SE
5	0	607240	0410	03/25/11	\$491,000	\$587,000	1,530	8	1972	V-Good	7,110	N	N	4909 122ND AVE SE
5	0	606791	0270	07/23/13	\$455,000	\$480,000	1,540	8	1978	V-Good	7,700	N	N	11731 SE 65TH ST
5	0	607200	0550	02/08/12	\$378,000	\$444,000	1,540	8	1967	Avg	9,156	N	N	6215 122ND AVE SE
5	0	607270	0040	09/10/12	\$390,000	\$444,000	1,540	8	1965	Avg	13,12	N	N	4827 125TH AVE SE
5	0	221225	0100	05/03/12	\$365,000	\$424,000	1,540	8	1988	Avg	7,325	N	N	6302 114TH AVE SE
5	0	607230	0420	07/02/13	\$543,000	\$577,000	1,550	8	1963	Good	9,750	N	N	4926 127TH PL SE

Improved Sales Used in This Annual Update Analysis

Area 064 -- 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	607240	0140	04/29/12	\$500,000	\$581,000	1,550	8	1973	Good	9,020	N	N	4903 123RD PL SE
5	0	607200	0880	08/18/11	\$449,000	\$534,000	1,550	8	1964	Avg	11,20	N	N	6011 121ST AVE SE
5	0	607250	0370	10/10/11	\$335,000	\$397,000	1,560	8	1964	Avg	8,352	N	N	12204 SE 67TH PL
5	0	731220	0100	01/31/13	\$450,000	\$497,000	1,560	8	1983	V-Good	9,764	N	N	11303 SE 76TH PL
5	0	607220	0080	06/21/11	\$519,000	\$620,000	1,560	8	1965	Good	8,569	N	N	6216 129TH PL SE
5	0	334330	0959	11/12/13	\$440,000	\$448,000	1,570	8	1957	Avg	17,62	Y	N	6666 LAKE WASHINGTON BLVD
5	0	607230	0530	10/03/12	\$425,000	\$482,000	1,570	8	1963	Good	9,592	N	N	12629 SE 51ST PL
5	0	403610	0195	10/07/13	\$535,000	\$551,000	1,570	8	1966	Good	15,01	N	N	11805 SE 48TH ST
5	0	731220	0140	08/02/11	\$332,000	\$396,000	1,580	8	1983	Good	9,768	Y	N	11322 SE 77TH PL
5	0	607260	0380	09/11/13	\$515,000	\$535,000	1,580	8	1968	Good	7,223	N	N	6714 121ST AVE SE
5	0	607190	0050	06/14/12	\$520,000	\$600,000	1,580	8	1963	Good	8,400	N	N	5635 129TH AVE SE
5	0	607120	0765	07/05/12	\$365,000	\$420,000	1,590	8	1959	Avg	8,400	N	N	5411 118TH AVE SE
5	0	607160	0700	04/16/12	\$465,000	\$541,000	1,590	8	1962	V-Good	15,45	N	N	5603 125TH AVE SE
5	0	206480	0160	09/21/12	\$375,000	\$426,000	1,600	8	1977	Good	9,991	N	N	12716 SE 73RD ST
5	0	607276	0210	10/19/12	\$361,000	\$408,000	1,610	8	1975	Avg	13,85	N	N	12315 SE 46TH CT
5	0	607140	0710	09/20/11	\$370,000	\$440,000	1,610	8	1961	Good	10,35	N	N	12504 SE 56TH ST
5	0	607140	0400	03/21/12	\$405,000	\$473,000	1,610	8	1960	Avg	9,100	N	N	12560 SE 53RD ST
5	0	403590	0170	08/16/11	\$619,000	\$737,000	1,610	8	1957	V-Good	11,94	Y	N	4605 116TH AVE SE
5	0	607275	0130	07/24/12	\$520,000	\$597,000	1,610	8	1971	V-Good	15,87	N	N	12420 SE 47TH PL
5	0	607160	0620	06/21/13	\$512,500	\$546,000	1,610	8	1961	Good	15,08	N	N	5667 125TH AVE SE
5	0	607276	0760	10/18/11	\$496,000	\$588,000	1,610	8	1974	Good	12,90	N	N	4661 121ST AVE SE
5	0	403590	0150	05/12/11	\$560,000	\$669,000	1,620	8	1958	Good	14,84	N	N	11635 SE 46TH ST
5	0	195182	0040	05/28/13	\$381,000	\$409,000	1,620	8	1974	Avg	12,55	N	N	12632 SE 68TH PL
5	0	607230	0280	04/03/12	\$445,000	\$519,000	1,620	8	1966	Avg	9,000	N	N	12522 SE 48TH PL
5	0	607200	0210	09/14/12	\$454,000	\$516,000	1,620	8	1963	Avg	12,05	N	N	12211 SE 63RD PL
5	0	607180	0580	03/04/13	\$595,000	\$653,000	1,620	8	1963	V-Good	8,869	N	N	6159 127TH PL SE
5	0	606791	0030	11/18/11	\$375,000	\$444,000	1,630	8	1978	Avg	11,88	N	N	6646 119TH AVE SE
5	0	607200	0980	07/10/12	\$400,000	\$460,000	1,640	8	1964	Good	8,400	N	N	6245 121ST AVE SE
5	0	607140	0280	10/22/13	\$450,000	\$462,000	1,640	8	1961	Good	8,470	N	N	5212 125TH AVE SE

Improved Sales Used in This Annual Update Analysis

Area 064 -- 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	607265	0160	08/13/13	\$400,000	\$420,000	1,650	8	1966	Good	9,014	N	N	6706 123RD AVE SE
5	0	386410	0120	09/13/11	\$475,000	\$565,000	1,650	8	1972	Good	9,670	N	N	11118 SE 57TH ST
5	0	713550	0300	07/05/13	\$450,000	\$478,000	1,650	8	1984	Avg	11,63	N	N	7412 135TH PL SE
5	0	607230	0500	04/10/12	\$495,000	\$577,000	1,650	8	1964	Good	8,625	N	N	5108 127TH PL SE
5	0	607160	0650	07/25/11	\$550,000	\$656,000	1,650	8	1963	V-Good	13,12	N	N	5643 125TH AVE SE
5	0	607200	0370	05/06/11	\$364,000	\$435,000	1,660	8	1962	Avg	11,05	N	N	12235 SE 62ND ST
5	0	606791	0020	08/28/12	\$420,000	\$479,000	1,660	8	1978	Avg	12,17	N	N	6700 119TH AVE SE
5	0	606790	0670	03/18/11	\$401,000	\$480,000	1,660	8	1977	Good	9,827	N	N	11731 SE 64TH ST
5	0	607160	0160	11/26/13	\$464,990	\$471,000	1,660	8	1961	Good	9,920	N	N	12646 SE 59TH ST
5	0	607230	0600	01/14/11	\$412,000	\$493,000	1,660	8	1964	Good	10,96	N	N	12615 SE 51ST ST
5	0	607230	0600	08/07/13	\$480,000	\$504,000	1,660	8	1964	Good	10,96	N	N	12615 SE 51ST ST
5	0	607230	0050	07/08/13	\$500,000	\$530,000	1,670	8	1964	Good	8,125	N	N	5009 126TH AVE SE
5	0	607324	0090	10/06/11	\$360,000	\$427,000	1,680	8	1985	Avg	11,00	N	N	7017 119TH PL SE
5	0	403550	0015	11/08/12	\$515,000	\$580,000	1,680	8	1955	Good	12,46	N	N	4616 119TH AVE SE
5	0	607220	0280	04/29/13	\$575,000	\$622,000	1,680	8	1965	V-Good	8,250	N	N	6241 129TH PL SE
5	0	607210	0270	07/13/11	\$390,000	\$465,000	1,690	8	1973	Good	9,294	N	N	6706 127TH AVE SE
5	0	607210	0180	01/13/11	\$330,000	\$395,000	1,690	8	1972	Avg	8,116	N	N	6514 127TH AVE SE
5	0	202405	9087	12/02/13	\$515,000	\$521,000	1,690	8	1977	Avg	22,21	N	N	5900 LAKE WASHINGTON BLVD
5	0	607260	0280	10/23/12	\$433,750	\$490,000	1,700	8	1968	Good	12,68	N	N	6517 121ST AVE SE
5	0	670510	0420	12/13/13	\$390,000	\$393,000	1,700	8	1986	Avg	2,482	N	N	6511 114TH AVE SE
5	0	670510	0210	08/23/11	\$325,000	\$387,000	1,700	8	1986	Avg	2,304	N	N	6603 113TH PL SE
5	0	670510	0010	03/16/11	\$324,000	\$388,000	1,700	8	1986	Avg	2,573	N	N	11320 SE 65TH ST
5	0	607230	0770	07/11/11	\$418,000	\$499,000	1,710	8	1964	Avg	8,450	N	N	5006 126TH AVE SE
5	0	607140	0840	04/14/11	\$553,000	\$661,000	1,710	8	1963	V-Good	8,314	N	N	5406 126TH PL SE
5	0	607330	0410	12/15/11	\$398,000	\$470,000	1,720	8	1967	Good	9,886	N	N	12554 SE 70TH ST
5	0	334630	0312	10/21/11	\$524,950	\$622,000	1,720	8	1968	V-Good	24,70	N	N	8421 118TH AVE SE
5	0	607275	0090	07/16/13	\$720,000	\$762,000	1,740	8	1967	V-Good	53,57	N	N	12526 SE 47TH PL
5	0	670510	0030	12/03/13	\$369,000	\$373,000	1,750	8	1986	Avg	2,760	N	N	11316 SE 65TH ST
5	0	670511	0060	12/15/13	\$384,000	\$386,000	1,750	8	1986	Avg	2,706	N	N	6511 115TH PL SE

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Area 064 -- 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	607100	0590	11/15/12	\$375,000	\$421,000	1,750	8	1959	Avg	14,79	N	N	4918 119TH AVE SE
5	0	670511	0420	08/06/12	\$388,500	\$445,000	1,750	8	1986	Avg	2,489	N	N	6502 115TH PL SE
5	0	242400	0450	04/17/12	\$414,000	\$482,000	1,760	8	2000	Avg	18,54	N	N	8933 133RD AVE SE
5	0	606791	0280	10/25/13	\$585,000	\$599,000	1,770	8	1978	V-Good	10,09	N	N	11803 SE 65TH ST
5	0	403610	0210	09/17/12	\$555,000	\$631,000	1,770	8	1957	Good	9,212	Y	N	4645 116TH AVE SE
5	0	242400	0300	02/05/11	\$510,000	\$610,000	1,770	8	1991	Avg	15,00	N	N	8944 132ND PL SE
5	0	607100	0005	03/22/12	\$559,000	\$653,000	1,780	8	1961	Good	11,16	N	N	5091 116TH AVE SE
5	0	221225	0060	07/05/12	\$435,000	\$501,000	1,790	8	1988	Avg	7,359	N	N	6322 114TH AVE SE
5	0	206480	0210	08/16/12	\$407,500	\$466,000	1,800	8	1977	Good	8,536	N	N	12754 SE 73RD CT
5	0	607323	0190	08/30/13	\$410,000	\$428,000	1,800	8	1984	Avg	7,097	N	N	11817 SE 68TH PL
5	0	607150	0010	08/17/11	\$560,000	\$667,000	1,800	8	1964	Good	16,76	N	N	5200 128TH AVE SE
5	0	607220	0320	09/19/11	\$348,000	\$413,000	1,810	8	1965	Good	8,850	N	N	12925 SE 63RD PL
5	0	607230	0030	09/13/11	\$340,000	\$404,000	1,810	8	1965	Avg	8,333	N	N	12520 SE 51ST ST
5	0	029100	0180	08/03/12	\$443,950	\$509,000	1,810	8	1992	Avg	7,083	N	N	11525 SE 70TH ST
5	0	607240	0350	01/28/13	\$450,000	\$498,000	1,820	8	1973	Good	7,959	N	N	4802 122ND AVE SE
5	0	713550	0350	05/10/12	\$570,000	\$661,000	1,820	8	1984	V-Good	8,523	N	N	7419 135TH PL SE
5	0	607120	0455	07/05/13	\$325,000	\$345,000	1,830	8	1959	Fair	7,700	N	N	11805 SE 56TH ST
5	0	607230	0130	06/16/11	\$465,000	\$555,000	1,830	8	1964	Avg	8,450	N	N	12509 SE 49TH ST
5	0	638890	0750	09/05/13	\$560,000	\$583,000	1,840	8	1988	Avg	9,955	Y	N	8441 129TH AVE SE
5	0	195170	0170	06/01/12	\$500,000	\$578,000	1,840	8	1967	Avg	10,85	N	N	6428 129TH AVE SE
5	0	195170	0460	09/25/12	\$460,000	\$522,000	1,850	8	1968	Good	13,00	N	N	6464 129TH PL SE
5	0	334570	0212	09/23/12	\$425,000	\$482,000	1,850	8	2000	Avg	5,042	N	N	3625 MONTEREY CT NE
5	0	607240	0110	09/27/12	\$415,000	\$471,000	1,850	8	1972	Avg	7,867	N	N	4920 122ND AVE SE
5	0	195170	0620	03/04/13	\$500,000	\$548,000	1,850	8	1968	Good	7,509	N	N	12826 SE 67TH ST
5	0	106660	0040	02/06/12	\$305,500	\$359,000	1,860	8	1966	Avg	10,80	N	N	11614 SE 89TH ST
5	0	670511	0070	01/23/13	\$330,000	\$365,000	1,860	8	1986	Avg	2,489	N	N	6513 115TH PL SE
5	0	638890	1370	10/11/13	\$464,000	\$478,000	1,860	8	1989	Avg	14,02	Y	N	8564 129TH AVE SE
5	0	670510	0110	03/26/13	\$380,000	\$415,000	1,860	8	1986	Avg	2,634	N	N	6503 113TH PL SE
5	0	670512	0490	07/13/11	\$395,000	\$471,000	1,860	8	1986	Good	2,526	N	N	6640 114TH AVE SE

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Area 064 -- 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	670511	0120	06/06/12	\$380,000	\$439,000	1,870	8	1986	Good	2,194	N	N	11414 SE 66TH ST
5	0	670512	0380	07/01/13	\$412,000	\$438,000	1,870	8	1986	Avg	2,686	N	N	11415 SE 67TH PL
5	0	670511	0480	07/24/13	\$385,000	\$406,000	1,870	8	1986	Avg	2,740	N	N	11404 SE 65TH ST
5	0	670511	0220	11/06/13	\$400,000	\$408,000	1,870	8	1986	Avg	2,194	N	N	11403 SE 66TH ST
5	0	670512	0550	06/01/12	\$380,000	\$440,000	1,870	8	1986	Avg	2,275	N	N	6626 114TH AVE SE
5	0	607240	0530	08/21/12	\$479,000	\$547,000	1,870	8	1970	V-Good	11,32	N	N	5011 120TH AVE SE
5	0	670512	0070	09/20/12	\$380,000	\$432,000	1,871	8	1986	Avg	2,204	N	N	6649 114TH AVE SE
5	0	607323	0180	07/26/11	\$333,000	\$397,000	1,880	8	1984	Avg	6,845	N	N	11823 SE 68TH PL
5	0	607200	0080	08/10/12	\$460,000	\$526,000	1,880	8	1966	Good	12,40	N	N	6200 123RD AVE SE
5	0	947774	0060	05/21/13	\$435,000	\$468,000	1,880	8	1985	Avg	15,00	N	N	9137 122ND PL SE
5	0	607230	0570	09/19/12	\$480,000	\$545,000	1,880	8	1982	Good	10,93	N	N	5125 127TH PL SE
5	0	606791	0360	12/18/12	\$377,000	\$421,000	1,890	8	1978	Avg	8,122	N	N	11816 SE 66TH ST
5	0	713550	0240	12/18/13	\$510,000	\$513,000	1,890	8	1985	Good	10,19	N	N	7430 134TH AVE SE
5	0	731220	0150	11/13/13	\$500,000	\$509,000	1,900	8	1983	Good	10,89	N	N	11317 SE 77TH PL
5	0	607140	0510	07/11/12	\$396,500	\$456,000	1,900	8	1960	Good	9,288	N	N	12505 SE 53RD ST
5	0	713550	0370	08/28/13	\$390,000	\$407,000	1,920	8	1987	Avg	8,512	N	N	7431 135TH PL SE
5	0	230900	0080	07/04/12	\$430,000	\$495,000	1,920	8	2010	Avg	4,900	N	N	11472 SE 83RD ST
5	0	230900	0010	11/17/11	\$430,000	\$509,000	1,920	8	2010	Avg	5,515	N	N	11598 SE 83RD ST
5	0	230900	0030	12/12/11	\$437,000	\$516,000	1,920	8	2010	Avg	5,186	N	N	11562 SE 83RD ST
5	0	230900	0020	01/23/12	\$433,000	\$509,000	1,920	8	2010	Avg	5,186	N	N	11580 SE 83RD ST
5	0	607120	0275	07/23/12	\$439,000	\$504,000	1,920	8	1959	Good	9,100	N	N	11650 SE 58TH ST
5	0	410490	0530	12/12/13	\$491,000	\$495,000	1,930	8	1989	Avg	7,849	N	N	11812 SE 79TH CT
5	0	607324	0050	06/15/12	\$436,000	\$503,000	1,930	8	1986	Avg	11,85	N	N	6927 119TH PL SE
5	0	607160	0080	08/17/11	\$432,500	\$515,000	1,940	8	1961	Good	10,07	N	N	5658 126TH AVE SE
5	0	638890	1120	05/28/13	\$509,800	\$547,000	1,970	8	1987	Avg	11,97	Y	N	12824 SE 84TH ST
5	0	607265	0260	03/23/11	\$318,000	\$380,000	1,980	8	1965	Avg	9,425	N	N	6504 122ND PL SE
5	0	638891	0440	10/14/13	\$448,000	\$461,000	1,980	8	1989	Avg	8,732	N	N	7906 125TH CT SE
5	0	607265	0170	03/05/13	\$473,500	\$519,000	1,980	8	1966	V-Good	8,208	N	N	6573 123RD AVE SE
5	0	195170	0410	03/16/12	\$440,000	\$514,000	1,990	8	1967	Good	12,29	N	N	6424 129TH PL SE

Improved Sales Used in This Annual Update Analysis

Area 064 -- 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	607240	0290	07/30/13	\$545,000	\$574,000	1,990	8	1978	Avg	9,500	N	N	4859 123RD PL SE
5	0	607120	0370	07/27/11	\$380,000	\$453,000	2,000	8	1959	Avg	9,429	N	N	5644 117TH AVE SE
5	0	411381	0070	09/04/13	\$492,000	\$513,000	2,000	8	1993	Avg	17,45	N	N	12150 SE 76TH PL
5	0	195180	0300	02/07/11	\$380,000	\$455,000	2,020	8	1972	Avg	9,113	N	N	6801 129TH PL SE
5	0	230900	0070	06/04/13	\$499,000	\$534,000	2,020	8	2013	Avg	4,599	N	N	11490 SE 83RD ST
5	0	230900	0040	05/03/13	\$499,000	\$539,000	2,020	8	2013	Avg	5,003	N	N	11544 SE 83RD ST
5	0	334570	0210	01/18/13	\$435,000	\$482,000	2,040	8	2000	Avg	5,040	N	N	3626 MONTEREY CT NE
5	0	947774	0030	02/25/13	\$467,500	\$514,000	2,050	8	1986	Avg	15,00	N	N	9123 122ND PL SE
5	0	607200	0600	04/23/12	\$420,000	\$488,000	2,060	8	1962	Good	8,400	N	N	12112 SE 63RD PL
5	0	607324	0170	06/11/12	\$415,500	\$480,000	2,080	8	1986	Avg	6,600	N	N	7008 119TH PL SE
5	0	713550	0360	05/10/12	\$459,000	\$533,000	2,080	8	1986	Avg	7,768	N	N	7425 135TH PL SE
5	0	713550	0510	06/10/13	\$452,500	\$484,000	2,090	8	1985	Avg	9,975	N	N	7534 135TH AVE SE
5	0	607220	0020	01/31/13	\$565,000	\$624,000	2,090	8	1977	Good	10,47	N	N	6316 129TH PL SE
5	0	638891	0140	07/10/12	\$550,000	\$632,000	2,100	8	1989	V-Good	18,24	Y	N	12629 SE 79TH CT
5	0	334570	0205	10/25/11	\$499,888	\$592,000	2,100	8	2011	Avg	9,541	N	N	2017 NE 37TH PL
5	0	411381	0020	08/19/11	\$401,000	\$477,000	2,120	8	1994	Avg	22,05	N	N	12139 SE 75TH PL
5	0	638890	1290	12/18/13	\$460,000	\$462,000	2,130	8	1987	Avg	14,07	Y	N	8329 129TH PL SE
5	0	334570	0237	06/06/13	\$410,000	\$439,000	2,130	8	2002	Avg	6,377	N	N	3612 LINCOLN CT NE
5	0	195181	0370	06/24/13	\$565,000	\$602,000	2,150	8	1975	Good	9,571	N	N	12647 SE 68TH PL
5	0	207850	0030	12/26/13	\$457,000	\$458,000	2,160	8	1996	Avg	8,379	N	N	8013 119TH AVE SE
5	0	207850	0050	05/01/13	\$455,000	\$492,000	2,160	8	1996	Avg	11,79	N	N	8019 119TH AVE SE
5	0	029100	0170	06/24/11	\$427,000	\$510,000	2,170	8	1993	Avg	6,200	N	N	11517 SE 70TH ST
5	0	638890	1270	08/02/12	\$542,500	\$621,000	2,170	8	1989	Avg	12,66	Y	N	12836 SE 84TH ST
5	0	638525	0120	10/24/13	\$536,500	\$550,000	2,180	8	1988	Avg	8,291	Y	N	7305 135TH PL SE
5	0	505650	0290	07/17/12	\$402,955	\$463,000	2,180	8	1967	Avg	11,14	N	N	12204 SE 65TH ST
5	0	638890	0460	12/09/13	\$488,000	\$492,000	2,190	8	1989	Avg	7,980	Y	N	8127 128TH AVE SE
5	0	403550	0090	05/31/13	\$700,000	\$750,000	2,190	8	2012	Avg	10,43	N	N	4777 119TH AVE SE
5	0	607120	0145	09/25/13	\$700,000	\$724,000	2,200	8	2012	Avg	15,19	N	N	5409 116TH AVE SE
5	0	638890	1080	10/22/13	\$400,000	\$410,000	2,210	8	1987	Avg	10,37	Y	N	8226 128TH AVE SE

Improved Sales Used in This Annual Update Analysis

Area 064 -- 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	195170	0540	03/26/13	\$600,000	\$655,000	2,210	8	1967	Good	7,953	N	N	6605 129TH AVE SE
5	0	638890	0370	07/17/12	\$515,000	\$592,000	2,220	8	1988	Avg	12,54	Y	N	12808 SE 80TH WAY
5	0	195170	0670	02/17/12	\$449,900	\$527,000	2,240	8	1968	Good	7,738	N	N	12837 SE 67TH ST
5	0	195180	0600	02/06/12	\$350,000	\$411,000	2,250	8	1973	Avg	7,469	N	N	12917 SE 69TH PL
5	0	638890	0710	01/18/13	\$483,000	\$535,000	2,250	8	1988	Avg	11,63	Y	N	12831 SE 84TH ST
5	0	607140	0750	03/08/11	\$420,000	\$503,000	2,270	8	1960	Good	8,460	N	N	5414 125TH AVE SE
5	0	202405	9052	10/07/13	\$500,000	\$515,000	2,270	8	1948	Avg	18,73	N	N	5808 LAKE WASHINGTON BLVD
5	0	334510	0370	12/23/13	\$520,000	\$522,000	2,280	8	1975	Good	111,9	N	N	12529 SE MAY CREEK PARK DR
5	0	607250	0530	12/15/11	\$315,000	\$372,000	2,290	8	1966	Avg	8,194	N	N	6860 123RD AVE SE
5	0	607324	0200	09/09/12	\$397,000	\$452,000	2,300	8	1986	Avg	9,372	N	N	6928 119TH PL SE
5	0	607270	0070	04/20/11	\$422,000	\$505,000	2,300	8	1965	Avg	13,12	N	N	4909 125TH AVE SE
5	0	334570	0221	06/21/12	\$448,000	\$517,000	2,330	8	2011	Avg	7,080	N	N	2025 NE 37TH PL
5	0	334570	0219	07/26/12	\$465,000	\$533,000	2,330	8	2011	Avg	5,708	N	N	2007 NE 37TH PL
5	0	607230	0310	01/25/12	\$550,000	\$646,000	2,350	8	1965	Good	9,364	N	N	12503 SE 48TH PL
5	0	638890	0630	08/12/13	\$509,000	\$534,000	2,360	8	1988	Good	9,277	Y	N	8446 128TH AVE SE
5	0	334570	0211	10/10/13	\$509,000	\$524,000	2,360	8	2012	Avg	5,881	N	N	2000 NE 37TH PL
5	0	334570	0209	12/07/12	\$490,000	\$548,000	2,360	8	2012	Avg	6,717	N	N	2006 NE 37TH PL
5	0	638891	0590	07/20/12	\$440,000	\$505,000	2,360	8	1989	Avg	8,133	N	N	8003 127TH AVE SE
5	0	334570	0201	08/21/12	\$438,000	\$500,000	2,370	8	2011	Avg	5,491	N	N	2024 SE 37TH PL
5	0	638890	0290	11/03/11	\$520,888	\$617,000	2,370	8	1989	Good	13,38	Y	N	7913 129TH PL SE
5	0	638891	0600	05/11/12	\$440,000	\$510,000	2,370	8	1989	Avg	9,281	N	N	8007 127TH AVE SE
5	0	638893	0420	11/19/12	\$515,000	\$578,000	2,380	8	1995	Avg	19,86	Y	N	8525 126TH PL SE
5	0	638890	0180	01/08/13	\$455,500	\$506,000	2,390	8	1988	Avg	10,79	Y	N	7936 129TH PL SE
5	0	638890	1300	07/11/12	\$465,000	\$535,000	2,390	8	1988	Avg	19,76	N	N	8403 129TH PL SE
5	0	607230	0670	04/18/13	\$626,000	\$679,000	2,400	8	1964	Good	8,125	N	N	4949 127TH PL SE
5	0	410490	0220	04/05/13	\$520,000	\$566,000	2,430	8	1990	Good	8,931	N	N	11716 SE 78TH PL
5	0	638526	0090	08/06/13	\$631,000	\$663,000	2,430	8	1994	Good	16,56	Y	N	13514 SE 71ST CT
5	0	638890	0250	03/19/12	\$490,000	\$572,000	2,430	8	1989	Avg	14,45	Y	N	7907 129TH PL SE
5	0	638893	0510	12/28/12	\$405,000	\$451,000	2,440	8	1996	Avg	39,70	N	N	12600 SE 85TH PL

Improved Sales Used in This Annual Update Analysis

Area 064 -- 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	334330	0719	04/19/12	\$480,000	\$559,000	2,440	8	1956	V-Good	22,80	Y	N	7211 112TH AVE SE
5	0	410490	0520	09/04/12	\$465,000	\$530,000	2,440	8	1989	Avg	9,665	N	N	7822 118TH AVE SE
5	0	638893	0450	02/11/11	\$460,700	\$551,000	2,450	8	1992	Avg	8,683	Y	N	8503 126TH PL SE
5	0	410490	0550	08/04/11	\$445,000	\$530,000	2,450	8	1989	Avg	10,40	N	N	11821 SE 79TH CT
5	0	638893	0670	10/28/13	\$550,000	\$563,000	2,450	8	1996	Avg	15,54	N	N	8237 126TH PL SE
5	0	638893	0600	06/02/11	\$472,000	\$564,000	2,470	8	1994	Avg	20,74	Y	N	8333 126TH PL SE
5	0	638893	0600	05/23/13	\$550,000	\$591,000	2,470	8	1994	Avg	20,74	Y	N	8333 126TH PL SE
5	0	638891	0290	11/02/12	\$548,800	\$618,000	2,470	8	1990	Avg	39,40	N	N	12642 SE 78TH PL
5	0	638891	0470	08/13/13	\$570,000	\$598,000	2,470	8	1989	Avg	16,85	N	N	7915 125TH CT SE
5	0	272405	9091	04/13/13	\$510,000	\$554,000	2,510	8	1987	Good	10,18	N	N	7712 134TH AVE SE
5	0	334570	0190	07/22/13	\$515,000	\$544,000	2,530	8	2002	Avg	4,554	N	N	3711 LINCOLN CT NE
5	0	334570	0190	06/24/11	\$500,000	\$597,000	2,530	8	2002	Avg	4,554	N	N	3711 LINCOLN CT NE
5	0	334570	0188	09/14/12	\$529,000	\$602,000	2,530	8	2002	Avg	4,593	N	N	3717 LINCOLN CT NE
5	0	607276	0200	05/16/13	\$540,000	\$581,000	2,540	8	1975	Good	10,90	N	N	12309 SE 46TH CT
5	0	607230	0640	04/17/12	\$550,000	\$640,000	2,540	8	1965	Good	8,563	N	N	5019 127TH PL SE
5	0	638525	0140	07/12/12	\$575,500	\$662,000	2,550	8	1989	Good	9,135	Y	N	7323 135TH PL SE
5	0	334570	0198	04/15/13	\$510,000	\$554,000	2,570	8	2001	Avg	11,69	N	N	3714 LINCOLN CT NE
5	0	195180	0510	03/05/13	\$500,000	\$548,000	2,590	8	1968	Avg	11,20	N	N	13023 SE 69TH ST
5	0	195170	0360	05/23/13	\$620,000	\$666,000	2,590	8	1968	Good	7,500	N	N	6407 129TH PL SE
5	0	638526	0110	09/06/11	\$586,000	\$697,000	2,610	8	1994	Avg	15,82	Y	N	13513 SE 71ST CT
5	0	334630	0417	10/22/12	\$463,500	\$523,000	2,620	8	1997	Avg	16,42	N	N	11824 SE 87TH ST
5	0	638893	0620	06/26/12	\$515,000	\$593,000	2,640	8	1995	Good	25,03	N	N	8319 126TH PL SE
5	0	607276	0370	07/22/13	\$543,000	\$573,000	2,660	8	1975	Good	7,920	N	N	4645 123RD AVE SE
5	0	638890	0800	03/24/11	\$490,000	\$586,000	2,710	8	1989	Avg	12,44	Y	N	8553 129TH AVE SE
5	0	386400	0180	07/01/13	\$935,000	\$994,000	2,710	8	1964	V-Good	10,25	Y	N	5803 111TH AVE SE
5	0	638525	0080	06/12/12	\$550,000	\$635,000	2,720	8	1989	Good	9,091	N	N	7205 135TH PL SE
5	0	607210	0430	06/25/12	\$434,000	\$500,000	2,730	8	1973	Good	8,400	N	N	6524 126TH AVE SE
5	0	410490	0250	06/07/11	\$465,000	\$555,000	2,730	8	1989	Avg	7,859	N	N	11730 SE 78TH PL
5	0	638890	1310	08/21/12	\$569,950	\$651,000	2,780	8	1988	Good	25,02	N	N	8415 129TH PL SE

Improved Sales Used in This Annual Update Analysis

Area 064 -- 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	607230	0560	05/21/12	\$400,000	\$463,000	2,790	8	1965	Good	12,69	N	N	12626 SE 51ST PL
5	0	638890	0500	08/25/11	\$452,500	\$538,000	2,800	8	1989	Avg	9,116	Y	N	8331 128TH AVE SE
5	0	505650	0270	06/01/11	\$340,000	\$406,000	2,810	8	1966	Avg	12,82	N	N	12205 SE 65TH ST
5	0	638891	0450	12/04/13	\$578,000	\$584,000	2,810	8	1989	Avg	6,732	N	N	7907 125TH CT SE
5	0	786000	0080	08/01/13	\$455,000	\$479,000	2,950	8	1968	V-Good	10,27	N	N	11408 SE MAY CREEK PARK DR
5	0	272405	9090	08/25/11	\$441,000	\$525,000	2,980	8	1986	Avg	16,19	N	N	7918 136TH AVE SE
5	0	638893	0640	05/24/11	\$425,000	\$508,000	3,010	8	1995	Avg	20,86	N	N	8305 126TH PL SE
5	0	638891	0550	12/17/12	\$525,000	\$586,000	3,010	8	1989	Avg	9,083	N	N	12609 SE 80TH WAY
5	0	638891	0550	06/13/11	\$515,000	\$615,000	3,010	8	1989	Avg	9,083	N	N	12609 SE 80TH WAY
5	0	638890	0230	03/18/13	\$502,101	\$549,000	3,160	8	1989	Avg	14,28	N	N	7906 129TH PL SE
5	0	607120	0605	05/18/12	\$699,900	\$811,000	3,470	8	2007	Avg	9,154	N	N	5436 116TH PL SE
5	0	386410	0010	06/24/11	\$490,000	\$585,000	1,340	9	1974	Avg	9,867	Y	N	5769 110TH AVE SE
5	0	410491	0180	12/14/12	\$562,500	\$628,000	1,550	9	1995	Avg	9,294	Y	N	12226 SE 80TH WAY
5	0	410491	0130	11/06/13	\$600,000	\$612,000	1,600	9	1996	Avg	19,03	Y	N	7909 122ND PL SE
5	0	410491	0190	06/05/12	\$570,000	\$659,000	1,620	9	1995	Avg	10,37	Y	N	12220 SE 80TH WAY
5	0	638526	0050	03/26/13	\$625,000	\$682,000	1,720	9	1997	Avg	8,016	N	N	7026 135TH PL SE
5	0	334330	1464	08/26/13	\$487,500	\$509,000	1,740	9	2012	Avg	24,58	Y	N	6316 108TH AVE SE
5	0	334330	1461	07/03/13	\$550,000	\$584,000	1,740	9	2012	Avg	54,18	Y	N	6312 108TH AVE SE
5	0	410491	0200	07/09/13	\$670,000	\$710,000	1,770	9	1995	Avg	14,75	Y	N	12214 SE 80TH WAY
5	0	225410	0120	12/12/12	\$625,000	\$698,000	1,800	9	2012	Avg	7,658	N	N	8836 129TH PL SE
5	0	225410	0320	08/23/12	\$614,950	\$702,000	1,800	9	2012	Avg	7,533	N	N	8851 129TH AVE SE
5	0	225410	0130	11/26/12	\$630,000	\$706,000	1,800	9	2012	Avg	8,988	N	N	8848 129TH AVE SE
5	0	225410	0100	02/04/13	\$693,511	\$766,000	1,800	9	2012	Avg	7,504	N	N	12970 88TH PL NE
5	0	638893	0350	04/04/13	\$590,000	\$642,000	1,810	9	1997	Avg	14,62	Y	N	12733 SE 86TH PL
5	0	334330	0957	03/05/13	\$560,000	\$614,000	1,840	9	2004	Avg	10,45	Y	N	6621 LAKE WASHINGTON BLVD
5	0	607270	0140	04/19/11	\$493,000	\$590,000	1,920	9	1966	Good	13,36	N	N	5011 125TH AVE SE
5	0	386410	0280	09/13/12	\$445,000	\$506,000	2,000	9	1981	Avg	9,564	Y	N	5736 110TH AVE SE
5	0	202405	9079	11/27/13	\$760,000	\$770,000	2,000	9	1979	V-Good	15,93	N	N	11318 SE 56TH PL
5	0	552540	0570	06/17/13	\$629,000	\$671,000	2,060	9	1989	Good	16,34	N	N	13506 SE 83RD ST

Improved Sales Used in This Annual Update Analysis

Area 064 -- 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	552540	0160	05/09/12	\$449,000	\$521,000	2,090	9	1989	Avg	9,016	N	N	13430 SE 85TH ST
5	0	630800	0270	01/14/13	\$477,750	\$530,000	2,090	9	1999	Avg	4,100	N	N	6690 127TH PL SE
5	0	638890	0790	06/12/13	\$485,000	\$518,000	2,100	9	1987	Avg	13,46	Y	N	8515 129TH AVE SE
5	0	552540	0060	05/23/11	\$456,000	\$545,000	2,100	9	1988	Avg	11,54	N	N	13407 SE 84TH CT
5	0	630800	0300	11/20/13	\$487,000	\$494,000	2,120	9	1999	Good	4,545	N	N	6692 127TH PL SE
5	0	630800	0250	07/09/12	\$450,000	\$518,000	2,120	9	1999	Avg	4,200	N	N	6680 127TH PL SE
5	0	630800	0050	07/09/13	\$505,000	\$535,000	2,120	9	1999	Avg	4,192	N	N	6601 127TH PL SE
5	0	630800	0140	02/22/13	\$502,000	\$552,000	2,120	9	1999	Avg	4,590	N	N	6708 127TH PL SE
5	0	386400	0060	10/01/13	\$559,500	\$578,000	2,130	9	1966	Good	9,900	N	N	11160 SE 59TH ST
5	0	713551	0340	09/02/11	\$529,000	\$629,000	2,160	9	1989	Good	11,17	N	N	7914 139TH AVE SE
5	0	713551	0180	12/11/12	\$529,000	\$591,000	2,180	9	1989	Avg	12,89	Y	N	13827 SE 79TH DR
5	0	552540	0270	01/25/12	\$450,000	\$529,000	2,180	9	1988	Avg	8,140	N	N	8519 135TH AVE SE
5	0	410491	0030	11/04/13	\$535,000	\$546,000	2,210	9	1994	Avg	14,88	N	N	12219 SE 80TH WAY
5	0	761700	0030	12/12/12	\$491,000	\$549,000	2,220	9	2003	Avg	4,692	N	N	11902 SE 73RD PL
5	0	410490	0640	09/19/13	\$558,800	\$579,000	2,230	9	1990	Avg	11,89	N	N	7916 119TH CT SE
5	0	334330	0161	12/27/12	\$500,000	\$557,000	2,240	9	1999	Avg	65,77	N	N	7819 115TH AVE SE
5	0	225410	0050	07/25/13	\$639,950	\$675,000	2,240	9	2013	Avg	8,178	N	N	8811 129TH AVE SE
5	0	199960	0220	08/15/11	\$565,000	\$673,000	2,270	9	1989	Good	7,615	N	N	6003 118TH AVE SE
5	0	630800	0020	11/13/13	\$510,000	\$519,000	2,290	9	2001	Avg	4,203	N	N	6535 127TH PL SE
5	0	630800	0120	12/18/13	\$536,000	\$539,000	2,290	9	1999	Avg	6,462	N	N	6701 127TH PL SE
5	0	630800	0040	07/08/11	\$475,000	\$567,000	2,290	9	2001	Avg	4,200	N	N	6589 127TH PL SE
5	0	630800	0350	08/04/11	\$487,000	\$580,000	2,290	9	1999	Avg	4,560	N	N	6592 127TH PL SE
5	0	638892	0220	02/16/12	\$475,000	\$557,000	2,300	9	1991	Good	6,836	N	N	8412 127TH PL SE
5	0	552540	0350	06/13/12	\$510,000	\$589,000	2,310	9	1989	Good	6,813	N	N	8558 135TH AVE SE
5	0	638892	0300	10/17/12	\$480,000	\$542,000	2,320	9	1990	Avg	7,593	Y	N	8222 127TH PL SE
5	0	957807	0010	06/08/11	\$430,000	\$514,000	2,320	9	2003	Avg	6,973	N	N	11560 SE 85TH ST
5	0	225410	0280	12/11/12	\$575,950	\$644,000	2,320	9	2012	Avg	8,621	N	N	8983 129TH AVE SE
5	0	410491	0010	01/14/13	\$545,000	\$605,000	2,330	9	1996	Avg	17,22	N	N	12235 SE 80TH WAY
5	0	225410	0020	12/20/12	\$610,787	\$681,000	2,340	9	2012	Avg	7,537	N	N	8835 129TH AVE SE

Improved Sales Used in This Annual Update Analysis

Area 064 -- 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	225410	0010	01/10/13	\$629,950	\$699,000	2,340	9	2012	Avg	7,500	N	N	8843 129TH AVE SE
5	0	713552	1690	09/03/13	\$632,000	\$659,000	2,340	9	1996	Avg	14,65	N	N	14625 SE 82ND CT
5	0	225410	0030	06/29/13	\$645,950	\$687,000	2,350	9	2012	Avg	7,502	N	N	8827 129TH AVE SE
5	0	410491	0080	07/22/13	\$580,000	\$613,000	2,360	9	1996	Avg	20,77	N	N	8025 122ND AVE SE
5	0	713551	0170	10/31/11	\$436,000	\$516,000	2,370	9	1989	Avg	13,87	Y	N	13819 SE 79TH DR
5	0	607081	0150	03/10/11	\$515,000	\$616,000	2,370	9	1999	Avg	7,205	N	N	11689 SE 62ND ST
5	0	638892	0480	08/02/12	\$546,000	\$625,000	2,390	9	1990	Avg	6,857	Y	N	8414 127TH AVE SE
5	0	411380	0230	07/05/13	\$679,500	\$721,000	2,391	9	1993	Avg	18,74	Y	N	7631 120TH PL SE
5	0	111530	0150	04/06/11	\$600,000	\$718,000	2,420	9	2010	Avg	6,000	N	N	8924 137TH PL SE
5	0	638892	0020	04/17/13	\$550,000	\$597,000	2,430	9	1990	Avg	11,98	Y	N	8235 127TH AVE SE
5	0	552540	0280	11/01/11	\$480,000	\$569,000	2,440	9	1989	Avg	20,64	N	N	8525 135TH AVE SE
5	0	795431	0220	06/05/13	\$486,500	\$521,000	2,450	9	2001	Avg	4,591	N	N	3316 LINCOLN AVE NE
5	0	411380	0730	07/06/11	\$587,000	\$700,000	2,450	9	1992	Good	18,93	N	N	7631 117TH CT SE
5	0	410490	0480	08/28/13	\$551,000	\$575,000	2,460	9	1990	Avg	7,455	N	N	11817 SE 78TH ST
5	0	713552	1720	06/21/11	\$575,000	\$686,000	2,460	9	1995	Avg	10,59	N	N	8223 147TH AVE SE
5	0	156400	0370	07/19/13	\$725,000	\$766,000	2,470	9	2003	Avg	9,505	Y	N	13828 SE 76TH PL
5	0	638892	0200	07/24/12	\$475,000	\$545,000	2,480	9	1991	Avg	7,499	Y	N	8422 127TH PL SE
5	0	929300	0110	06/13/11	\$592,348	\$707,000	2,480	9	2010	Avg	4,559	N	N	11601 SE 63RD ST
5	0	334570	0236	05/03/12	\$405,000	\$470,000	2,500	9	2001	Avg	5,831	N	N	3606 LINCOLN CT NE
5	0	410490	0020	09/12/13	\$495,000	\$514,000	2,510	9	1989	Avg	10,91	N	N	11620 SE 80TH ST
5	0	713552	1070	08/21/12	\$540,000	\$617,000	2,520	9	1989	Avg	8,136	N	N	14709 SE 80TH CT
5	0	411380	0710	02/27/12	\$538,000	\$630,000	2,520	9	1991	Avg	22,02	N	N	11710 SE 77TH PL
5	0	638892	0360	04/28/11	\$503,000	\$601,000	2,530	9	1990	Avg	8,131	Y	N	8213 127TH PL SE
5	0	929300	0090	05/12/11	\$629,517	\$752,000	2,530	9	2010	Avg	4,821	N	N	6308 117TH AVE SE
5	0	638892	0380	08/06/13	\$635,000	\$668,000	2,530	9	1990	Avg	9,439	Y	N	8227 127TH PL SE
5	0	638893	0070	11/05/12	\$430,000	\$484,000	2,540	9	1997	Avg	11,92	N	N	8116 126TH PL SE
5	0	638893	0720	12/20/11	\$446,000	\$526,000	2,540	9	1998	Avg	5,721	N	N	8121 126TH PL SE
5	0	713552	1990	03/23/13	\$614,000	\$670,000	2,540	9	1995	Avg	12,52	N	N	8005 144TH AVE SE
5	0	199960	0470	10/21/13	\$730,667	\$750,000	2,540	9	1990	Good	7,922	N	N	11626 SE 61ST PL

Improved Sales Used in This Annual Update Analysis

Area 064 -- 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	638892	0550	08/21/13	\$535,000	\$560,000	2,550	9	1990	Avg	10,79	Y	N	8232 127TH AVE SE
5	0	410490	0370	05/07/12	\$720,000	\$836,000	2,550	9	1989	Avg	26,09	Y	N	7729 120TH PL SE
5	0	607080	0130	05/18/12	\$488,000	\$566,000	2,570	9	1997	Avg	9,219	N	N	6249 119TH PL SE
5	0	411380	0150	11/22/13	\$562,500	\$571,000	2,570	9	1994	Avg	10,31	N	N	7501 120TH PL SE
5	0	320495	0080	08/14/12	\$585,200	\$669,000	2,570	9	1999	Avg	9,803	N	N	11640 SE 76TH CT
5	0	552540	0480	03/30/11	\$510,000	\$610,000	2,580	9	1990	Avg	14,01	N	N	13551 SE 83RD ST
5	0	552540	0500	11/13/12	\$480,000	\$540,000	2,590	9	1990	Avg	8,282	N	N	13548 SE 83RD ST
5	0	795431	0140	04/10/12	\$460,000	\$536,000	2,610	9	2001	Avg	9,161	N	N	3321 LINCOLN AVE NE
5	0	795431	0280	07/22/13	\$525,000	\$554,000	2,610	9	2001	Avg	4,940	N	N	1924 NE 33RD PL
5	0	795431	0440	08/09/13	\$530,000	\$557,000	2,610	9	2001	Avg	5,000	N	N	1931 NE 35TH PL
5	0	795430	0200	11/21/13	\$515,000	\$523,000	2,620	9	2000	Avg	6,202	N	N	3407 ABERDEEN AVE NE
5	0	795430	0450	04/18/12	\$386,000	\$449,000	2,630	9	2000	Avg	5,775	N	N	3307 MONTEREY CT NE
5	0	501460	0410	06/22/12	\$515,000	\$594,000	2,630	9	2006	Avg	5,000	N	N	7020 115TH CT SE
5	0	795430	0060	11/06/13	\$512,000	\$522,000	2,630	9	1999	Avg	4,974	N	N	2022 NE 35TH PL
5	0	411380	0290	08/02/13	\$545,500	\$574,000	2,640	9	1994	Avg	8,646	N	N	7622 120TH PL SE
5	0	541535	0440	07/05/12	\$621,500	\$715,000	2,640	9	1990	Avg	16,60	N	N	14310 SE 77TH ST
5	0	139900	0050	08/02/12	\$565,000	\$647,000	2,660	9	2003	Avg	6,552	N	N	7121 114TH AVE SE
5	0	929300	0180	06/03/11	\$630,000	\$752,000	2,660	9	2010	Avg	6,938	N	N	11798 SE 64TH ST
5	0	411380	0160	12/04/12	\$500,000	\$560,000	2,670	9	1995	Avg	7,980	N	N	7509 120TH PL SE
5	0	795431	0240	02/18/11	\$439,900	\$526,000	2,670	9	2001	Avg	6,291	N	N	1925 NE 33RD PL
5	0	607080	0020	02/28/12	\$435,000	\$509,000	2,680	9	1997	Avg	9,154	N	N	6368 119TH PL SE
5	0	501460	0250	05/13/13	\$498,000	\$537,000	2,680	9	2005	Avg	5,000	N	N	7136 114TH AVE SE
5	0	156400	0520	05/02/13	\$641,000	\$693,000	2,680	9	2002	Avg	6,528	N	N	13803 SE 77TH PL
5	0	541535	0050	03/18/13	\$661,000	\$723,000	2,680	9	1992	Avg	9,252	N	N	14447 SE 78TH WAY
5	0	713552	1300	02/03/12	\$537,800	\$631,000	2,690	9	1990	Avg	8,490	N	N	14204 SE 79TH DR
5	0	156400	0560	01/13/11	\$599,000	\$717,000	2,690	9	2003	Avg	5,874	N	N	13826 SE 78TH PL
5	0	501460	0370	02/20/13	\$500,500	\$551,000	2,700	9	2005	Avg	5,000	N	N	7120 115TH CT SE
5	0	957807	0070	10/02/13	\$525,000	\$542,000	2,700	9	2003	Avg	6,009	N	N	11524 SE 85TH ST
5	0	541535	0010	10/19/12	\$600,000	\$678,000	2,700	9	1994	Avg	14,97	N	N	14411 SE 78TH WAY

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Area 064 -- 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	713552	1270	06/06/11	\$569,950	\$681,000	2,700	9	1990	Good	8,239	N	N	14402 SE 79TH DR
5	0	713552	1610	05/07/12	\$585,000	\$679,000	2,700	9	1989	Good	7,015	N	N	8021 147TH AVE SE
5	0	664596	0640	11/26/12	\$586,751	\$658,000	2,720	9	2006	Avg	5,290	N	N	8620 137TH AVE SE
5	0	664596	0760	12/12/13	\$665,888	\$671,000	2,720	9	2006	Avg	5,906	N	N	8631 137TH AVE SE
5	0	334330	0130	10/27/11	\$500,000	\$592,000	2,730	9	2005	Avg	8,640	N	N	7611 116TH AVE SE
5	0	403610	0135	06/26/12	\$505,000	\$582,000	2,730	9	1966	Good	14,95	Y	N	4711 116TH AVE SE
5	0	929300	0120	04/12/12	\$587,950	\$685,000	2,730	9	2008	Avg	4,560	N	N	11603 SE 63RD ST
5	0	638891	0640	08/19/11	\$435,000	\$518,000	2,740	9	1989	Avg	12,43	Y	N	8205 127TH AVE SE
5	0	638892	0240	09/06/12	\$500,000	\$569,000	2,740	9	1990	Avg	8,089	Y	N	8330 127TH PL SE
5	0	713552	0900	05/03/11	\$575,000	\$687,000	2,740	9	1989	Avg	7,649	N	N	8028 148TH AVE SE
5	0	326035	0120	07/16/13	\$635,000	\$672,000	2,750	9	2003	Avg	5,601	N	N	8921 139TH AVE SE
5	0	795431	0390	09/08/11	\$465,000	\$553,000	2,750	9	2001	Avg	6,026	N	N	1901 NE 35TH PL
5	0	713552	1750	10/10/13	\$749,000	\$771,000	2,770	9	1993	Good	10,62	N	N	14618 SE 84TH ST
5	0	761700	0020	08/13/13	\$560,000	\$587,000	2,780	9	2002	Avg	8,005	N	N	11922 SE 73RD PL
5	0	501460	0300	01/29/13	\$482,000	\$533,000	2,800	9	2005	Avg	5,000	N	N	11438 SE 72ND ST
5	0	501460	0380	12/23/13	\$570,000	\$572,000	2,800	9	2005	Avg	5,000	N	N	7116 115TH CT SE
5	0	936090	0090	01/24/11	\$555,000	\$664,000	2,810	9	1997	Avg	10,07	N	N	11313 SE 86TH PL
5	0	199960	0170	06/19/12	\$710,000	\$819,000	2,810	9	1989	Good	7,962	N	N	6024 118TH AVE SE
5	0	410491	0100	07/18/12	\$550,000	\$632,000	2,820	9	1995	Avg	19,66	Y	N	8005 122ND AVE SE
5	0	410491	0100	03/07/11	\$550,000	\$658,000	2,820	9	1995	Avg	19,66	Y	N	8005 122ND AVE SE
5	0	541535	0060	08/02/11	\$575,000	\$685,000	2,830	9	1991	Avg	9,070	N	N	14501 SE 78TH WAY
5	0	795431	0150	08/23/13	\$550,000	\$575,000	2,830	9	2001	Avg	9,742	N	N	3315 LINCOLN AVE NE
5	0	606771	0010	06/18/13	\$470,500	\$502,000	2,840	9	2003	Avg	5,000	N	N	11903 SE 71ST PL
5	0	501460	0430	10/22/13	\$500,000	\$513,000	2,840	9	2006	Avg	5,000	N	N	7010 115TH CT SE
5	0	795430	0550	02/14/13	\$550,000	\$606,000	2,840	9	2000	Avg	6,197	N	N	3401 MONTEREY LN NE
5	0	114700	0020	02/12/13	\$495,000	\$546,000	2,860	9	2003	Avg	8,482	N	N	1907 NE 32ND ST
5	0	664596	0650	09/30/13	\$655,000	\$677,000	2,860	9	2006	Avg	5,300	N	N	8616 137TH AVE SE
5	0	225410	0110	05/20/13	\$655,000	\$704,000	2,890	9	2012	Avg	8,525	N	N	8824 129TH PL SE
5	0	225410	0040	12/20/12	\$629,950	\$703,000	2,890	9	2012	Avg	7,646	N	N	8819 129TH AVE SE

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Area 064 -- 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	410490	0620	09/05/12	\$468,000	\$533,000	2,900	9	1990	Avg	10,27	N	N	7913 119TH CT SE
5	0	501460	0100	10/05/11	\$538,000	\$639,000	2,900	9	2006	Avg	5,359	N	N	6917 115TH CT SE
5	0	334330	1460	09/11/12	\$568,000	\$646,000	2,900	9	2011	Avg	13,72	N	N	6322 108TH AVE SE
5	0	225410	0200	05/17/12	\$599,950	\$695,000	2,910	9	2011	Avg	7,507	N	N	8828 129TH AVE SE
5	0	225410	0240	07/03/12	\$629,950	\$725,000	2,910	9	2011	Avg	7,506	N	N	8950 129TH AVE SE
5	0	501460	0080	02/23/11	\$465,000	\$556,000	2,930	9	2005	Avg	5,689	N	N	6905 115TH CT SE
5	0	501460	0170	01/23/12	\$512,000	\$602,000	2,930	9	2005	Avg	6,191	N	N	11403 SE 71ST PL
5	0	411380	0570	10/04/12	\$535,000	\$606,000	2,930	9	1990	Avg	9,927	N	N	7436 119TH CT SE
5	0	795431	0190	01/23/13	\$451,100	\$499,000	2,950	9	2001	Avg	6,854	N	N	3300 LINCOLN AVE NE
5	0	417890	0060	12/01/11	\$515,000	\$608,000	2,950	9	2007	Avg	6,782	N	N	7311 111TH PL SE
5	0	713552	1160	09/17/13	\$562,500	\$584,000	2,950	9	1989	Avg	7,461	N	N	14610 SE 79TH DR
5	0	713552	1630	11/06/12	\$560,000	\$630,000	2,950	9	1989	Avg	6,720	N	N	8107 147TH AVE SE
5	0	501460	0160	06/27/11	\$467,000	\$557,000	2,970	9	2006	Avg	6,177	N	N	7019 115TH CT SE
5	0	638891	0202	07/17/12	\$681,000	\$782,000	2,970	9	2008	Avg	11,34	N	N	12640 SE 80TH WAY
5	0	638893	0040	04/04/11	\$420,000	\$502,000	3,010	9	1998	Avg	7,719	N	N	8026 126TH PL SE
5	0	795431	0080	08/01/13	\$550,000	\$579,000	3,010	9	2001	Avg	8,462	N	N	3423 LINCOLN AVE NE
5	0	541535	0560	03/13/13	\$702,000	\$768,000	3,020	9	1991	Good	9,231	N	N	7731 143RD AVE SE
5	0	929300	0100	01/10/11	\$659,950	\$790,000	3,030	9	2010	Avg	5,129	N	N	6310 117TH AVE SE
5	0	326035	0010	06/11/13	\$660,000	\$705,000	3,040	9	2003	Avg	8,615	N	N	8940 139TH AVE SE
5	0	202405	9117	08/23/12	\$502,750	\$574,000	3,050	9	2001	Avg	6,760	N	N	11322 SE 60TH ST
5	0	111530	0030	03/01/11	\$600,000	\$718,000	3,060	9	2010	Avg	6,073	N	N	9002 138TH AVE SE
5	0	111530	0080	02/06/13	\$670,000	\$739,000	3,060	9	2008	Avg	4,589	N	N	8914 138TH AVE SE
5	0	225410	0250	11/09/12	\$619,950	\$697,000	3,070	9	2012	Avg	7,662	N	N	8972 129TH PL SE
5	0	225410	0270	09/11/12	\$617,500	\$703,000	3,070	9	2012	Avg	7,934	N	N	8999 129TH AVE SE
5	0	111530	0020	08/29/11	\$625,000	\$744,000	3,090	9	2010	Avg	6,214	N	N	9010 138TH AVE SE
5	0	111530	0060	12/30/13	\$790,000	\$791,000	3,090	9	2008	Avg	7,563	N	N	8926 138TH AVE SE
5	0	713552	1180	04/06/12	\$539,900	\$629,000	3,090	9	1989	Avg	7,024	N	N	14532 SE 79TH DR
5	0	334330	0625	05/09/12	\$514,840	\$597,000	3,120	9	2004	Avg	6,758	N	N	11201 SE 64TH PL
5	0	681802	0050	01/03/11	\$549,900	\$658,000	3,120	9	1999	Avg	6,385	N	N	8101 118TH PL SE

Improved Sales Used in This Annual Update Analysis

Area 064 -- 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	541535	0400	04/05/12	\$614,950	\$717,000	3,130	9	1994	Avg	8,794	N	N	14304 SE 77TH PL
5	0	795430	0290	10/12/12	\$400,000	\$452,000	3,160	9	1999	Avg	6,202	N	N	3414 MONTEREY LN NE
5	0	541535	0070	08/19/12	\$628,000	\$717,000	3,160	9	1991	Avg	9,516	N	N	14507 SE 78TH WAY
5	0	248159	0030	09/18/12	\$554,000	\$629,000	3,170	9	2004	Avg	7,092	N	N	8315 117TH AVE SE
5	0	795431	0040	04/11/12	\$471,000	\$549,000	3,190	9	2001	Avg	6,851	N	N	3513 LINCOLN AVE NE
5	0	795431	0320	10/31/13	\$555,000	\$567,000	3,190	9	2001	Avg	6,839	N	N	1921 NE 34TH PL
5	0	326035	0040	04/04/13	\$650,000	\$707,000	3,190	9	2003	Avg	6,496	N	N	8924 139TH AVE SE
5	0	541535	0630	10/23/13	\$700,000	\$718,000	3,190	9	1992	Avg	9,404	N	N	7720 142ND WAY SE
5	0	225410	0210	04/25/12	\$618,950	\$720,000	3,200	9	2011	Avg	7,519	N	N	8840 129TH AVE SE
5	0	114700	0100	11/19/13	\$504,500	\$512,000	3,230	9	2004	Avg	7,216	N	N	2027 NE 32ND ST
5	0	248159	0040	11/28/12	\$560,000	\$628,000	3,230	9	2004	Avg	7,092	N	N	8307 117TH AVE SE
5	0	225410	0190	08/26/11	\$657,000	\$782,000	3,280	9	2011	Avg	8,022	N	N	8829 129TH PL SE
5	0	936090	0060	11/12/12	\$550,000	\$618,000	3,290	9	1998	Avg	8,145	N	N	11314 SE 86TH PL
5	0	156400	0020	10/12/12	\$645,000	\$730,000	3,300	9	2001	Avg	6,519	N	N	7411 137TH PL SE
5	0	156400	0340	06/28/12	\$624,950	\$720,000	3,310	9	2002	Avg	6,571	N	N	7546 137TH AVE SE
5	0	156400	0280	12/03/12	\$630,000	\$705,000	3,320	9	2001	Avg	7,182	N	N	7509 138TH PL SE
5	0	225410	0160	06/04/12	\$650,000	\$752,000	3,320	9	2011	Avg	7,511	N	N	8963 129TH PL SE
5	0	225410	0300	08/22/11	\$640,000	\$762,000	3,320	9	2011	Avg	7,558	N	N	8971 129TH AVE SE
5	0	606771	0020	09/28/11	\$473,000	\$562,000	3,330	9	2003	Avg	5,323	N	N	11901 SE 71ST PL
5	0	225410	0150	01/06/12	\$635,000	\$748,000	3,330	9	2011	Avg	7,557	N	N	8971 129TH PL SE
5	0	225410	0220	07/07/11	\$628,450	\$750,000	3,330	9	2011	Avg	7,503	N	N	8852 129TH AVE SE
5	0	225410	0170	03/05/12	\$599,950	\$702,000	3,340	9	2012	Avg	7,610	N	N	8945 129TH PL SE
5	0	225410	0140	04/19/13	\$699,950	\$759,000	3,350	9	2012	Avg	8,840	N	N	8960 129TH PL SE
5	0	225410	0260	11/13/12	\$629,950	\$708,000	3,370	9	2012	Avg	7,872	N	N	8984 129TH PL SE
5	0	929300	0170	09/09/13	\$699,888	\$728,000	3,410	9	2007	Avg	4,726	N	N	6311 117TH AVE SE
5	0	225410	0310	08/15/11	\$649,950	\$774,000	3,420	9	2011	Avg	7,518	N	N	8965 129TH AVE SE
5	0	664596	0080	07/22/12	\$650,000	\$746,000	3,420	9	2006	Avg	6,070	N	N	8636 140TH AVE SE
5	0	225410	0080	08/16/12	\$679,750	\$777,000	3,430	9	2012	Avg	7,501	N	N	12946 SE 88TH PL
5	0	225410	0070	09/28/11	\$684,000	\$812,000	3,450	9	2011	Avg	7,601	N	N	12934 SE 88TH PL

Improved Sales Used in This Annual Update Analysis

Area 064 -- 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	225410	0090	08/28/12	\$719,182	\$820,000	3,500	9	2012	Avg	7,502	N	N	12958 SE 88TH PL
5	0	225410	0230	12/17/11	\$659,000	\$778,000	3,500	9	2011	Avg	7,503	N	N	8938 129TH AVE SE
5	0	225410	0290	08/01/11	\$649,950	\$774,000	3,500	9	2011	Avg	7,729	N	N	8977 129TH AVE SE
5	0	664596	0160	07/10/13	\$697,000	\$739,000	3,530	9	2006	Avg	6,960	N	N	13838 SE 86TH ST
5	0	664596	0140	02/23/11	\$630,000	\$754,000	3,530	9	2006	Avg	6,960	N	N	13911 SE 86TH ST
5	0	156400	0590	03/08/13	\$795,000	\$871,000	3,620	9	2005	Avg	7,236	Y	N	13837 SE 78TH PL
5	0	713552	0010	04/05/13	\$612,500	\$666,000	1,810	10	1994	Avg	19,12	Y	N	8013 141ST AVE SE
5	0	713552	1920	04/22/11	\$590,000	\$705,000	2,230	10	1990	Avg	10,18	N	N	8002 144TH AVE SE
5	0	713552	1790	07/18/13	\$810,000	\$856,000	2,340	10	1997	Avg	13,52	Y	N	14420 SE 84TH ST
5	0	713552	0020	04/01/13	\$720,000	\$784,000	2,390	10	1992	Avg	15,04	Y	N	8009 141ST AVE SE
5	0	282405	9151	07/05/12	\$550,000	\$633,000	2,400	10	1997	Avg	15,59	N	N	7405 118TH AVE SE
5	0	713552	1890	01/26/12	\$560,000	\$658,000	2,460	10	1991	Avg	15,62	Y	N	8028 144TH AVE SE
5	0	713552	1430	08/20/13	\$730,000	\$764,000	2,600	10	1989	Good	13,06	N	N	7985 145TH AVE SE
5	0	713552	2040	08/10/12	\$643,500	\$736,000	2,700	10	1994	Avg	15,05	Y	N	8109 144TH AVE SE
5	0	713552	1510	09/21/12	\$587,000	\$667,000	2,760	10	1989	Avg	7,803	N	N	7954 145TH AVE SE
5	0	713552	2210	10/10/11	\$892,500	\$1,059,000	2,770	10	1994	Good	11,79	Y	N	14126 SE 83RD ST
5	0	713552	1410	09/21/12	\$702,100	\$797,000	2,780	10	1989	Good	11,06	N	N	7977 145TH AVE SE
5	0	283500	0040	04/13/12	\$684,950	\$798,000	2,800	10	2009	Avg	6,184	N	N	11443 SE 72ND ST
5	0	411380	0690	04/03/13	\$699,800	\$762,000	2,910	10	1991	Avg	27,37	Y	N	7627 118TH AVE SE
5	0	713552	0050	02/21/12	\$750,000	\$879,000	2,940	10	1992	Avg	10,09	Y	N	8021 141ST AVE SE
5	0	713552	1780	10/22/11	\$643,000	\$762,000	2,950	10	1994	Avg	21,54	N	N	14434 SE 84TH ST
5	0	713551	0370	01/31/11	\$615,000	\$736,000	2,960	10	1989	Avg	15,20	Y	N	13923 SE 79TH DR
5	0	334330	0672	03/26/13	\$682,000	\$744,000	2,970	10	2012	Avg	5,179	Y	N	11164 SE 66TH CT
5	0	162405	9080	11/25/13	\$750,000	\$760,000	2,980	10	2010	Avg	10,20	N	N	4535 125TH AVE SE
5	0	334330	0665	10/30/12	\$686,000	\$773,000	3,000	10	2012	Avg	6,017	Y	N	11188 SE 66TH CT
5	0	334330	0670	02/25/13	\$696,843	\$766,000	3,000	10	2012	Avg	8,076	Y	N	11156 SE 66TH CT
5	0	334330	0674	06/25/12	\$680,000	\$784,000	3,000	10	2012	Avg	6,000	Y	N	11156 SE 66TH CT
5	0	410490	0400	09/01/11	\$625,000	\$743,000	3,000	10	1991	Avg	32,93	Y	N	7732 120TH PL SE
5	0	411380	0620	12/21/12	\$558,000	\$622,000	3,030	10	1990	Avg	13,21	N	N	7435 119TH CT SE

Improved Sales Used in This Annual Update Analysis

Area 064 -- 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	334330	0970	01/12/11	\$755,000	\$903,000	3,030	10	2003	Avg	9,334	N	N	6426 LAKE WASHINGTON BLVD
5	0	334570	0141	05/03/11	\$530,000	\$634,000	3,070	10	2005	Avg	13,66	N	N	1818 NE 38TH PL
5	0	411380	0680	06/26/13	\$830,000	\$883,000	3,080	10	1992	Avg	19,40	Y	N	11800 SE 75TH PL
5	0	664596	0470	04/09/13	\$741,300	\$806,000	3,080	10	2007	Avg	5,500	N	N	8627 138TH AVE SE
5	0	283500	0070	05/25/12	\$742,500	\$860,000	3,180	10	2009	Avg	8,857	N	N	7248 115TH PL SE
5	0	664596	0880	04/18/13	\$705,000	\$765,000	3,200	10	2007	Avg	6,107	N	N	8812 138TH CT SE
5	0	867220	0030	12/15/11	\$585,000	\$690,000	3,220	10	2005	Avg	6,012	N	N	7535 119TH PL SE
5	0	541535	0750	08/26/13	\$693,000	\$724,000	3,270	10	1992	Avg	15,45	N	N	14317 SE 78TH WAY
5	0	156400	0420	02/17/12	\$655,000	\$768,000	3,320	10	2003	Avg	7,215	N	N	13806 SE 77TH PL
5	0	713552	0420	11/30/11	\$850,000	\$1,004,000	3,390	10	1997	Avg	14,38	N	N	14333 SE 84TH CT
5	0	713552	0470	02/15/13	\$700,000	\$771,000	3,400	10	1999	Avg	11,83	Y	N	14427 SE 84TH ST
5	0	326035	0200	05/23/11	\$649,950	\$777,000	3,410	10	2004	Avg	7,407	N	N	8820 140TH AVE SE
5	0	541535	0330	03/20/12	\$950,000	\$1,110,000	3,410	10	1992	Avg	27,59	Y	N	14355 SE 77TH PL
5	0	156400	0410	05/12/11	\$638,000	\$763,000	3,440	10	2001	Avg	6,332	N	N	13807 SE 76TH PL
5	0	936090	0100	09/15/12	\$565,000	\$642,000	3,450	10	1999	Avg	13,45	N	N	11305 SE 86TH PL
5	0	867220	0130	04/15/13	\$719,000	\$780,000	3,460	10	2005	Avg	5,702	Y	N	7526 119TH PL SE
5	0	283500	0010	08/28/12	\$679,950	\$776,000	3,460	10	2012	Avg	6,218	N	N	11401 SE 72ND ST
5	0	326035	0270	01/12/11	\$680,000	\$814,000	3,460	10	2003	Avg	6,648	N	N	13914 SE 88TH PL
5	0	283500	0060	08/06/12	\$679,950	\$778,000	3,470	10	2012	Avg	6,916	N	N	7255 115TH PL SE
5	0	713552	0370	05/13/13	\$1,020,000	\$1,099,000	3,490	10	2005	Avg	9,202	Y	N	8321 144TH AVE SE
5	0	867220	0050	07/14/11	\$935,000	\$1,115,000	3,490	10	2005	Avg	7,447	Y	N	7523 119TH PL SE
5	0	713552	2220	05/06/13	\$880,000	\$950,000	3,550	10	1993	Avg	12,44	Y	N	14118 SE 83RD ST
5	0	867220	0010	03/29/13	\$808,000	\$881,000	3,590	10	2005	Avg	8,047	Y	N	11935 SE 76TH ST
5	0	283500	0020	11/07/12	\$709,950	\$799,000	3,710	10	2012	Avg	7,536	N	N	11409 SE 72ND ST
5	0	334330	0626	07/29/11	\$670,000	\$798,000	3,960	10	2007	Avg	8,399	N	N	11225 SE 64TH ST
5	0	283500	0030	12/11/12	\$899,950	\$1,006,000	4,390	10	2012	Avg	10,27	N	N	11417 SE 72ND ST
5	0	139900	0030	01/08/11	\$675,000	\$808,000	5,080	10	2007	Avg	9,347	Y	N	7133 114TH AVE SE
5	0	713551	0320	03/12/13	\$785,000	\$859,000	2,190	11	1990	Good	11,61	Y	N	7926 139TH AVE SE
5	0	320496	0110	02/18/13	\$879,000	\$967,000	2,400	11	2006	Avg	8,216	Y	N	7303 117TH PL SE

Improved Sales Used in This Annual Update Analysis

Area 064 -- 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	320496	0110	08/26/11	\$899,800	\$1,071,000	2,400	11	2006	Avg	8,216	Y	N	7303 117TH PL SE
5	0	330398	0180	05/19/13	\$975,000	\$1,049,000	2,630	11	2002	Avg	13,51	N	N	14407 SE 93RD ST
5	0	330399	0330	10/26/12	\$718,400	\$810,000	3,120	11	2002	Avg	12,38	N	N	14330 SE 88TH PL
5	0	892100	0080	11/15/13	\$900,000	\$915,000	3,140	11	2005	Avg	11,29	Y	N	6911 135TH PL SE
5	0	330396	0030	08/21/12	\$723,000	\$826,000	3,160	11	2000	Avg	11,78	N	N	13910 SE 92ND ST
5	0	713552	0210	01/14/11	\$824,000	\$986,000	3,360	11	1996	Avg	15,14	Y	N	14229 SE 83RD ST
5	0	330396	0170	02/24/12	\$731,000	\$856,000	3,460	11	2001	Avg	12,01	N	N	13913 SE 92ND ST
5	0	334330	0671	03/21/11	\$700,000	\$837,000	3,480	11	2007	Avg	8,636	Y	N	11108 SE 68TH ST
5	0	414552	0010	02/03/12	\$695,000	\$816,000	3,500	11	2006	Avg	11,55	N	N	11198 SE 61ST PL
5	0	330399	0140	04/02/13	\$858,600	\$935,000	3,590	11	2003	Avg	13,67	N	N	8702 144TH AVE SE
5	0	330398	0230	06/25/12	\$950,000	\$1,095,000	3,600	11	2001	Avg	19,19	N	N	14404 SE 93RD ST
5	0	330398	0670	08/07/12	\$900,000	\$1,030,000	3,690	11	2001	Avg	12,98	N	N	14212 SE 92ND ST
5	0	713552	0730	07/11/11	\$715,000	\$853,000	3,700	11	1999	Good	9,460	N	N	14604 SE 85TH ST
5	0	414552	0130	06/26/12	\$755,000	\$870,000	3,720	11	2007	Avg	6,600	N	N	11177 SE 61ST PL
5	0	330399	0440	04/17/13	\$845,000	\$917,000	3,730	11	2003	Avg	11,20	N	N	14214 SE 90TH ST
5	0	330398	0120	08/20/13	\$1,015,000	\$1,063,000	3,780	11	2001	Avg	13,14	N	N	14331 SE 92ND ST
5	0	330396	0280	09/26/11	\$825,000	\$980,000	3,800	11	2001	Avg	13,67	N	N	9045 139TH AVE SE
5	0	330398	0720	03/26/12	\$860,000	\$1,004,000	3,830	11	2001	Avg	11,93	N	N	14010 SE 92ND ST
5	0	334330	0084	07/08/11	\$890,000	\$1,062,000	3,840	11	2005	Avg	50,80	N	N	7215 116TH AVE SE
5	0	330399	0080	05/25/12	\$900,000	\$1,042,000	3,850	11	2003	Avg	13,23	N	N	14416 SE 89TH PL
5	0	330398	0260	06/19/12	\$935,000	\$1,079,000	3,950	11	2001	Avg	10,50	N	N	9116 143RD AVE SE
5	0	330398	0250	06/09/11	\$1,135,000	\$1,355,000	3,950	11	2001	Avg	10,15	N	N	9128 143RD AVE SE
5	0	330399	0420	06/07/13	\$1,100,000	\$1,177,000	3,960	11	2003	Avg	12,70	Y	N	14335 SE 88TH PL
5	0	330398	0590	05/24/11	\$935,000	\$1,117,000	4,010	11	2001	Avg	11,20	N	N	9129 143RD AVE SE
5	0	330399	0200	02/28/13	\$900,000	\$988,000	4,030	11	2003	Avg	11,55	N	N	14314 SE 87TH PL
5	0	330398	0280	03/14/13	\$1,160,000	\$1,269,000	4,050	11	2002	Avg	11,20	N	N	9060 143RD AVE SE
5	0	713552	0610	11/09/11	\$742,000	\$878,000	4,140	11	2000	Avg	13,39	Y	N	8507 146TH PL SE
5	0	713552	0600	11/18/11	\$700,000	\$828,000	4,220	11	2001	Avg	11,52	N	N	14529 SE 85TH ST
5	0	330399	0270	07/08/13	\$1,260,000	\$1,336,000	4,300	11	2003	Avg	13,36	N	N	14225 SE 87TH PL

Improved Sales Used in This Annual Update Analysis

Area 064 -- 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	713552	0310	03/25/13	\$1,140,000	\$1,244,000	4,410	11	2001	Avg	27,38	Y	N	8321 143RD CT SE
5	0	334330	0981	07/25/12	\$932,500	\$1,070,000	4,670	11	2007	Avg	14,47	N	N	11021 SE 64TH ST
5	0	334330	0986	09/05/12	\$920,000	\$1,048,000	4,910	11	2007	Avg	12,06	N	N	11015 SE 64TH ST
5	0	334330	0925	03/28/11	\$900,000	\$1,077,000	4,940	11	2007	Avg	15,00	Y	N	6824 LAKE WASHINGTON BLVD
5	0	334330	0984	03/08/11	\$900,000	\$1,077,000	5,770	11	2001	Avg	48,43	Y	N	6457 LAKE WASHINGTON BLVD
5	0	713552	0540	01/25/13	\$1,060,250	\$1,173,000	3,830	12	2000	Avg	14,10	Y	N	14504 SE 85TH ST
5	0	713552	0580	08/30/12	\$1,150,000	\$1,311,000	3,910	12	2000	Avg	16,20	Y	N	14505 SE 85TH ST
5	0	330396	0240	08/09/13	\$1,247,875	\$1,311,000	4,130	12	2000	Avg	13,33	N	N	9014 139TH AVE SE
5	0	713552	0620	05/10/13	\$1,485,000	\$1,601,000	4,470	12	2000	Avg	33,35	Y	N	8519 146TH PL SE

Improved Sales Removed in This Annual Update Analysis

Area 064 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	0	195170	0120	02/08/11	\$342,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	195170	0170	06/01/12	\$500,000	RELOCATION - SALE TO SERVICE
5	0	195170	0410	09/09/11	\$409,500	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
5	0	195180	0620	05/20/13	\$475,075	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
5	0	199960	0050	12/12/13	\$750,000	SAS OUTLIER:ANOMALY DETECTION
5	0	199960	0050	12/01/11	\$267,500	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
5	0	199960	0110	09/12/13	\$784,000	SAS OUTLIER:ANOMALY DETECTION
5	0	202405	9061	10/07/13	\$485,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
5	0	202405	9076	10/10/12	\$485,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE; STATEMENT TO DOR
5	0	206480	0340	05/07/13	\$415,000	NO MARKET EXPOSURE
5	0	206480	1140	06/13/13	\$330,000	NON-REPRESENTATIVE SALE
5	0	225410	0060	09/04/13	\$629,950	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
5	0	230900	0090	08/15/13	\$499,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
5	0	230900	0100	11/06/13	\$535,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL;BUILDER OR DEVELOPER SALES
5	0	242400	0010	04/13/12	\$319,348	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
5	0	242400	0230	04/06/11	\$169,660	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
5	0	242400	0320	12/17/12	\$244,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
5	0	282405	9043	10/04/13	\$236,000	SAS OUTLIER:STATISTICAL OUTLIER
5	0	282405	9109	01/13/12	\$245,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
5	0	283500	0050	08/08/13	\$767,500	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
5	0	320480	0090	01/23/13	\$310,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	320480	0090	08/07/13	\$1,117,500	MULTI-PARCEL SALE WITH COMMERCIAL PARCELS
5	0	320480	0300	02/19/13	\$389,604	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
5	0	320480	0320	04/02/12	\$260,759	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	320480	0320	06/05/12	\$220,000	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	320480	0470	08/10/12	\$265,000	NO MARKET EXPOSURE
5	0	320496	0110	01/28/13	\$879,000	RELOCATION - SALE TO SERVICE
5	0	320496	0130	07/11/13	\$1,100,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
5	0	320500	0290	01/18/11	\$260,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	320520	0160	03/15/11	\$310,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE

Improved Sales Removed in This Annual Update Analysis

Area 064 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	0	320520	0360	08/23/13	\$490,093	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
5	0	320520	0510	09/09/13	\$337,000	NO MARKET EXPOSURE
5	0	320520	0660	05/31/13	\$353,379	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
5	0	323900	0200	01/20/11	\$595,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	323900	0200	08/03/12	\$525,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	330396	0120	03/05/12	\$620,000	NON-REPRESENTATIVE SALE; SHORT SALE
5	0	330396	0170	02/24/12	\$740,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	330396	0350	12/02/11	\$777,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	330398	0020	07/23/12	\$700,000	NO MARKET EXPOSURE
5	0	330398	0720	11/01/12	\$860,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	330399	0190	04/11/11	\$650,000	NON-REPRESENTATIVE SALE; SHORT SALE
5	0	330399	0200	02/28/13	\$900,000	RELOCATION - SALE TO SERVICE
5	0	334330	0363	05/13/13	\$370,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	334330	0662	06/08/11	\$205,000	DOR RATIO;%COMPL;IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	334330	0842	05/10/13	\$150,000	NO MARKET EXPOSURE
5	0	334330	0945	12/02/11	\$268,500	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
5	0	334330	0946	04/23/12	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
5	0	334330	0958	09/20/13	\$799,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
5	0	334330	0958	11/16/12	\$180,000	DOR RATIO;%COMPL
5	0	334330	1080	03/04/11	\$190,500	DOR RATIO;NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
5	0	334330	1349	10/29/12	\$1,100,000	SAS OUTLIER:STATISTICAL OUTLIER
5	0	334330	1363	11/06/12	\$258,750	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE
5	0	334330	1363	07/23/13	\$510,000	NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES
5	0	334330	1391	02/21/13	\$535,001	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
5	0	334330	1404	06/17/13	\$515,000	SAS OUTLIER:BOX PLOTS
5	0	334330	1404	09/11/12	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	334330	1462	05/28/13	\$518,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
5	0	334330	1720	07/14/11	\$287,199	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
5	0	334510	0044	04/04/13	\$376,000	NON-REPRESENTATIVE SALE; SHORT SALE
5	0	334510	0151	11/12/13	\$322,479	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY

Improved Sales Removed in This Annual Update Analysis

Area 064 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	0	334570	0210	09/12/12	\$475,919	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
5	0	386400	0050	06/12/13	\$250,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	386400	0290	10/23/12	\$244,592	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
5	0	386400	0290	02/15/13	\$275,000	CONTRACT OR CASH SALE; FINANCIAL INSTITUTION RESALE
5	0	386410	0150	05/29/12	\$493,500	RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	398770	0020	10/30/13	\$429,100	SAS OUTLIER:BOX PLOTS
5	0	398770	0170	07/17/13	\$305,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE
5	0	403590	0070	10/29/12	\$288,621	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	403590	0160	08/21/13	\$349,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
5	0	403610	0180	01/10/13	\$280,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
5	0	410490	0450	01/15/13	\$360,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
5	0	410490	0600	05/05/11	\$365,500	NON-REPRESENTATIVE SALE; SHORT SALE
5	0	410490	0640	09/18/13	\$558,800	RELOCATION - SALE TO SERVICE
5	0	410491	0100	07/14/12	\$550,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	410491	0170	09/01/11	\$427,500	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
5	0	410491	0170	12/07/11	\$400,500	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
5	0	411380	0520	09/10/13	\$262,500	DOR RATIO
5	0	411380	0520	09/13/13	\$292,000	DOR RATIO;BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
5	0	411380	0620	12/19/12	\$558,000	RELOCATION - SALE TO SERVICE
5	0	411380	0680	06/24/13	\$830,000	RELOCATION - SALE TO SERVICE
5	0	501460	0370	11/21/12	\$710,233	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
5	0	541535	0560	06/08/12	\$613,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	606791	0510	02/19/12	\$360,000	RELOCATION - SALE TO SERVICE
5	0	607081	0160	01/15/11	\$433,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	607100	0050	08/24/13	\$745,000	SAS OUTLIER:BOX PLOTS
5	0	607100	0225	07/09/13	\$240,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
5	0	607120	0190	09/13/13	\$650,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	607120	0685	01/24/13	\$358,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
5	0	607120	0685	07/17/13	\$350,299	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
5	0	607120	0735	09/27/12	\$565,000	NO MARKET EXPOSURE

Improved Sales Removed in This Annual Update Analysis

Area 064 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	0	607120	0970	07/20/12	\$333,000	NO MARKET EXPOSURE
5	0	607130	0040	07/11/11	\$94,700	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.)
5	0	607140	0120	09/08/11	\$133,000	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	607160	0590	06/21/13	\$475,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	607160	0650	07/25/11	\$550,000	RELOCATION - SALE TO SERVICE
5	0	607180	0580	09/27/12	\$277,500	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	607180	0880	07/31/13	\$138,397	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
5	0	607190	0110	04/27/13	\$205,000	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	607200	0110	11/23/11	\$245,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; STATEMENT TO DOR
5	0	607200	0350	12/16/11	\$418,306	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
5	0	607200	0350	04/02/12	\$310,000	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	607200	0980	07/10/12	\$400,000	RELOCATION - SALE TO SERVICE
5	0	607210	0240	07/12/12	\$189,000	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	607210	0570	05/03/12	\$182,000	DOR RATIO
5	0	607230	0560	11/17/11	\$482,417	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
5	0	607230	0670	04/08/13	\$626,000	RELOCATION - SALE TO SERVICE
5	0	607240	0020	03/04/13	\$330,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
5	0	607240	0290	05/23/13	\$425,000	NON-REPRESENTATIVE SALE
5	0	607250	0520	03/16/12	\$275,000	NON-REPRESENTATIVE SALE
5	0	607265	0170	07/16/12	\$320,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
5	0	607265	0170	09/14/12	\$313,444	QUIT CLAIM DEED; FINANCIAL INSTITUTION RESALE
5	0	607265	0190	06/18/13	\$456,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
5	0	607276	0460	09/26/12	\$525,000	NO MARKET EXPOSURE
5	0	607323	0080	12/04/12	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
5	0	607323	0100	08/30/11	\$265,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE
5	0	607330	0690	08/01/12	\$196,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	618750	0050	05/17/13	\$239,457	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	630800	0220	07/26/12	\$449,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	638525	0140	06/25/12	\$588,000	RELOCATION - SALE TO SERVICE
5	0	638890	0230	01/17/13	\$469,599	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX

Improved Sales Removed in This Annual Update Analysis

Area 064 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	0	638890	0240	07/07/11	\$365,000	NON-REPRESENTATIVE SALE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
5	0	638890	0440	04/08/13	\$356,000	NON-REPRESENTATIVE SALE; SHORT SALE
5	0	638891	0140	12/02/11	\$381,500	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
5	0	638891	0470	05/21/13	\$432,100	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	638892	0220	02/16/12	\$475,000	RELOCATION - SALE TO SERVICE
5	0	638892	0450	05/28/12	\$550,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	638893	0060	10/23/12	\$430,000	NO MARKET EXPOSURE
5	0	638893	0340	04/22/11	\$543,000	NO MARKET EXPOSURE
5	0	638893	0490	07/02/12	\$382,000	NON-REPRESENTATIVE SALE; SHORT SALE
5	0	638893	0600	05/21/13	\$550,000	RELOCATION - SALE TO SERVICE
5	0	664596	0140	02/23/11	\$630,000	RELOCATION - SALE TO SERVICE
5	0	664596	0310	03/04/13	\$897,225	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
5	0	664596	0310	05/13/13	\$690,000	NO MARKET EXPOSURE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
5	0	670512	0170	06/03/13	\$264,600	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	670512	0360	01/17/13	\$390,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	713552	0960	05/30/12	\$595,000	NO MARKET EXPOSURE
5	0	713552	1890	01/26/12	\$560,000	RELOCATION - SALE TO SERVICE
5	0	731220	0100	09/11/12	\$104,000	DOR RATIO;BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
5	0	795430	0060	10/10/11	\$370,000	NON-REPRESENTATIVE SALE; SHORT SALE
5	0	795430	0630	01/03/12	\$360,000	NON-REPRESENTATIVE SALE; SHORT SALE
5	0	947770	0090	12/02/11	\$239,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	947772	0130	09/08/11	\$175,043	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	947773	0160	05/02/12	\$320,000	NON-REPRESENTATIVE SALE; SHORT SALE

Vacant Sales Used in this Annual Update Analysis

Area 064

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
5	0	156400	0450	12/09/11	\$250,000	7,389	Y	0
5	0	202405	9057	06/28/12	\$625,000	7,457	N	0
5	0	202405	9058	06/28/12	\$375,000	8,221	N	0
5	0	202405	9062	11/14/13	\$1,000,000	723,565	Y	0
5	0	225410	0180	06/01/11	\$210,000	7,538	N	0
5	0	242400	0460	12/19/13	\$75,000	17,677	N	0
5	0	282405	9054	08/16/12	\$180,000	11,801	Y	63
5	0	282405	9057	01/18/12	\$200,000	13,738	Y	62
5	0	282405	9057	08/28/11	\$145,000	13,738	Y	62
5	0	334330	0920	02/15/13	\$155,000	31,271	Y	0
5	0	334330	1725	11/01/13	\$800,000	153,041	N	0
5	0	334510	0190	02/23/13	\$325,000	129,787	N	0
5	0	607100	0305	06/10/13	\$325,000	9,464	N	0
5	0	713552	0120	05/17/13	\$392,500	12,798	Y	0

Vacant Sales Removed in this Annual Update Analysis

Area 064

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	0	202405	9015	06/21/12	\$25,000	NON-REPRESENTATIVE SALE
5	0	272405	9097	04/05/11	\$29,392	CORPORATE AFFILIATES; QUIT CLAIM DEED
5	0	272405	9097	04/07/11	\$88,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	320496	0160	01/14/12	\$204,950	NON-REPRESENTATIVE SALE
5	0	334330	0102	09/16/13	\$130,000	NON PRESENTATIVE SALE;FINANCIAL INSTITUTION RESALE
5	0	334330	0740	07/10/13	\$75,000	NON PRESENTATIVE SALE
5	0	334330	1023	06/26/12	\$45,000	NON-REPRESENTATIVE SALE
5	0	334330	1726	12/20/13	\$185,000	NO MARKET EXPOSURE;BANKRUPTCY RECEIVER TRUSTEE
5	0	334570	0183	09/13/12	\$85,000	NO MARKET EXPOSURE; NON REPRESENTATIVE SALE
5	0	334630	0159	12/04/13	\$132,000	NO MARKET EXPOSURE;CORPORATE AFFILIATES
5	0	342405	9069	03/29/12	\$400,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE

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
- Appeals Response Preparation / Review

Mari "Mindy" Tianson

6/5/14

Appraiser II

Date