

Executive Summary

Lake Hills/Robinswoods/Crossroads - Area 067

Annual Update

Characteristics Based Market Adjustment for 2014 Assessment Roll

Previous Physical Inspection: 2009
Number of Improved Sales: 641
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	\$235,900	\$177,000	\$412,900			8.50%
2014 Value	\$292,800	\$220,100	\$512,900	\$551,400	93.2%	8.50%
\$ Change	+\$56,900	+\$43,100	+\$100,000			
% Change	+24.1%	+24.4%	+24.2%			

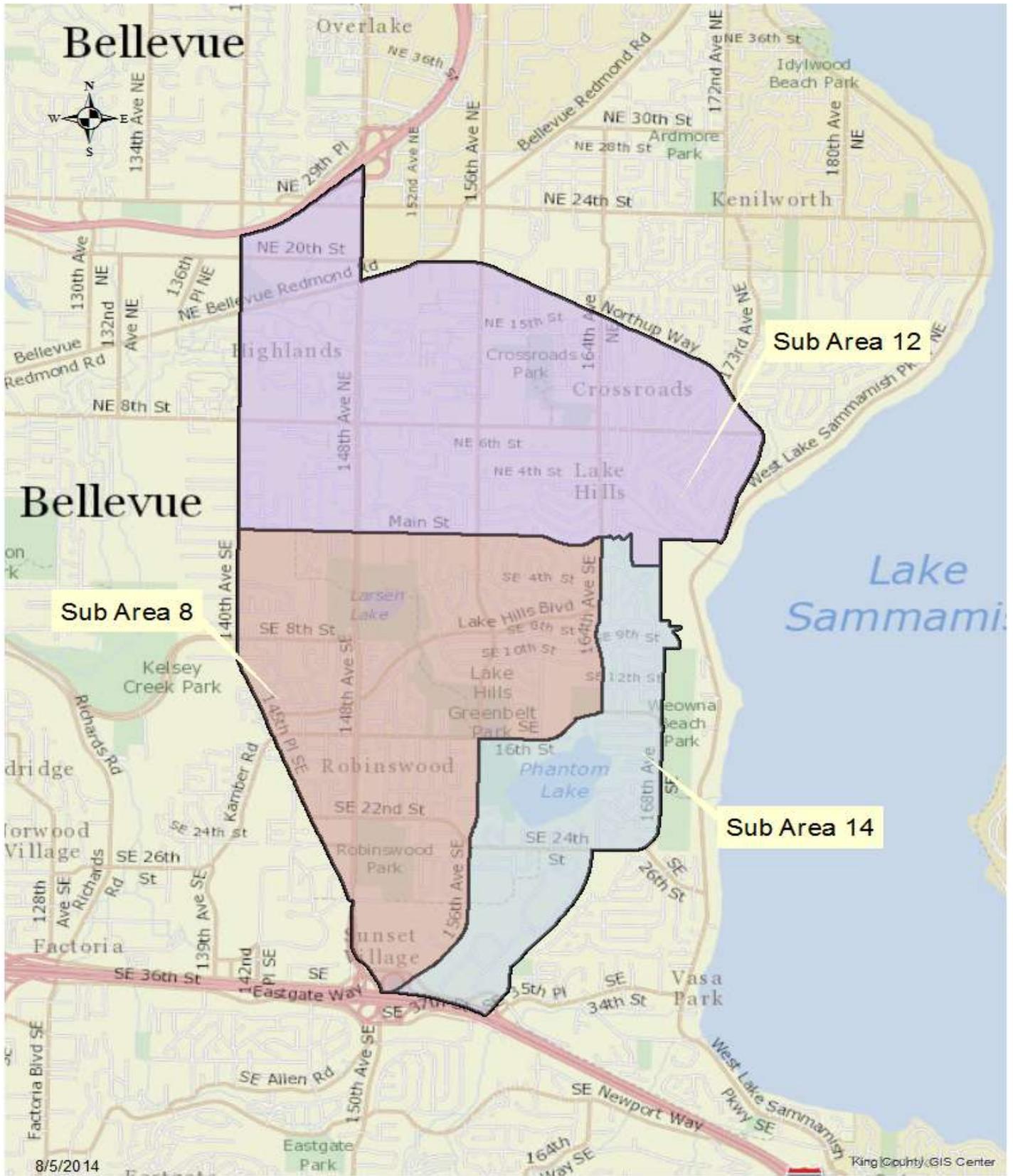
Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The analysis resulted in no measurable change to the COD. The lower the COD, the more uniform are the predicted assessed values. Assessment standards prescribed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

Population - Improved Parcel Summary Data:			
	Land	Improvements	Total
2013 Value	\$237,300	\$168,200	\$405,500
2014 Value	\$293,600	\$209,900	\$503,500
% Change	+23.7%	+24.8%	+24.2%

Number of one to three unit residences in the population: 5,855

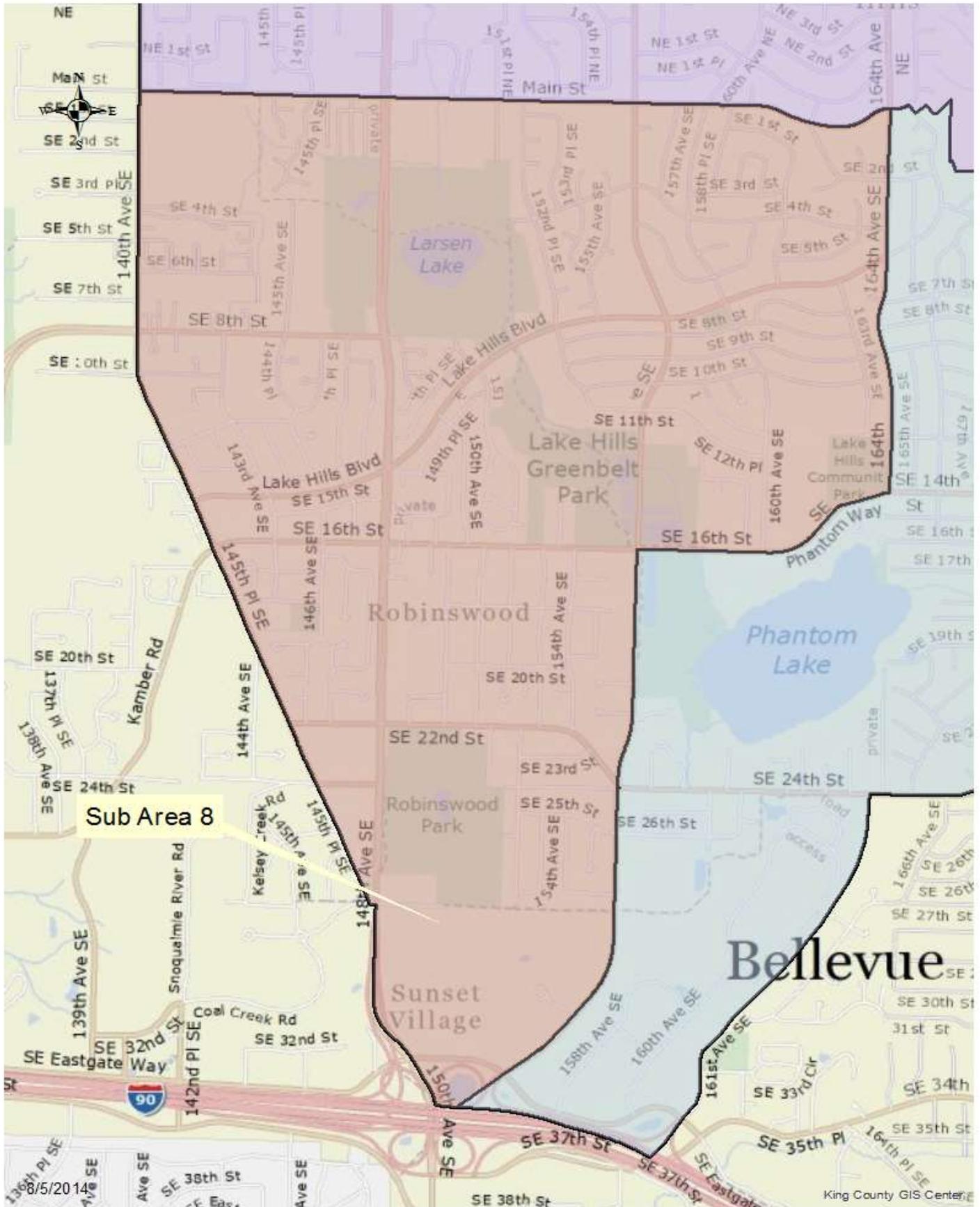
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that a characteristic-based variable needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance parcels with a view had a lower average ratio than other properties and required more of an upward adjustment than then the overall. This annual update valuation model corrects for these strata differences.

Area 067 - Map

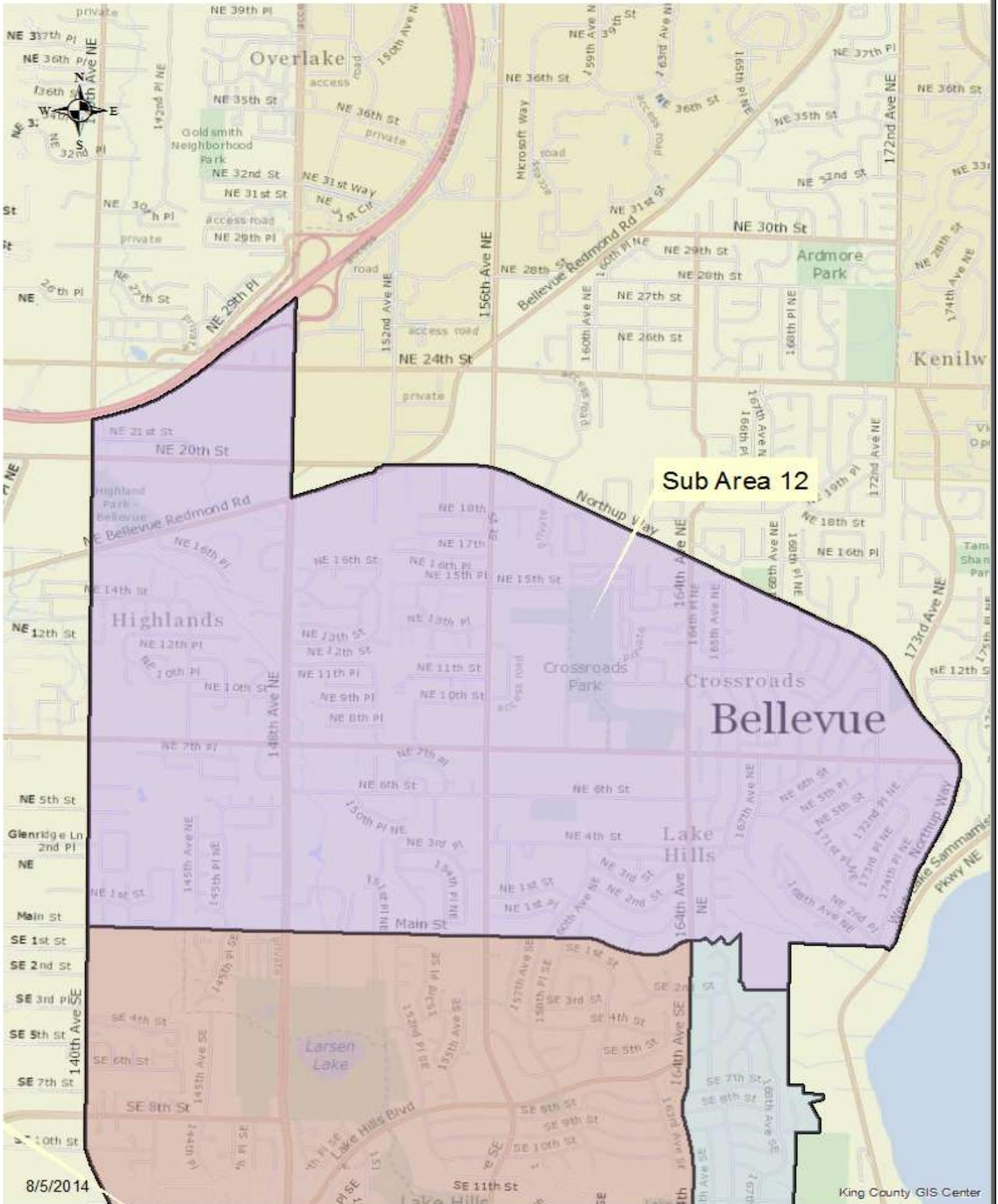


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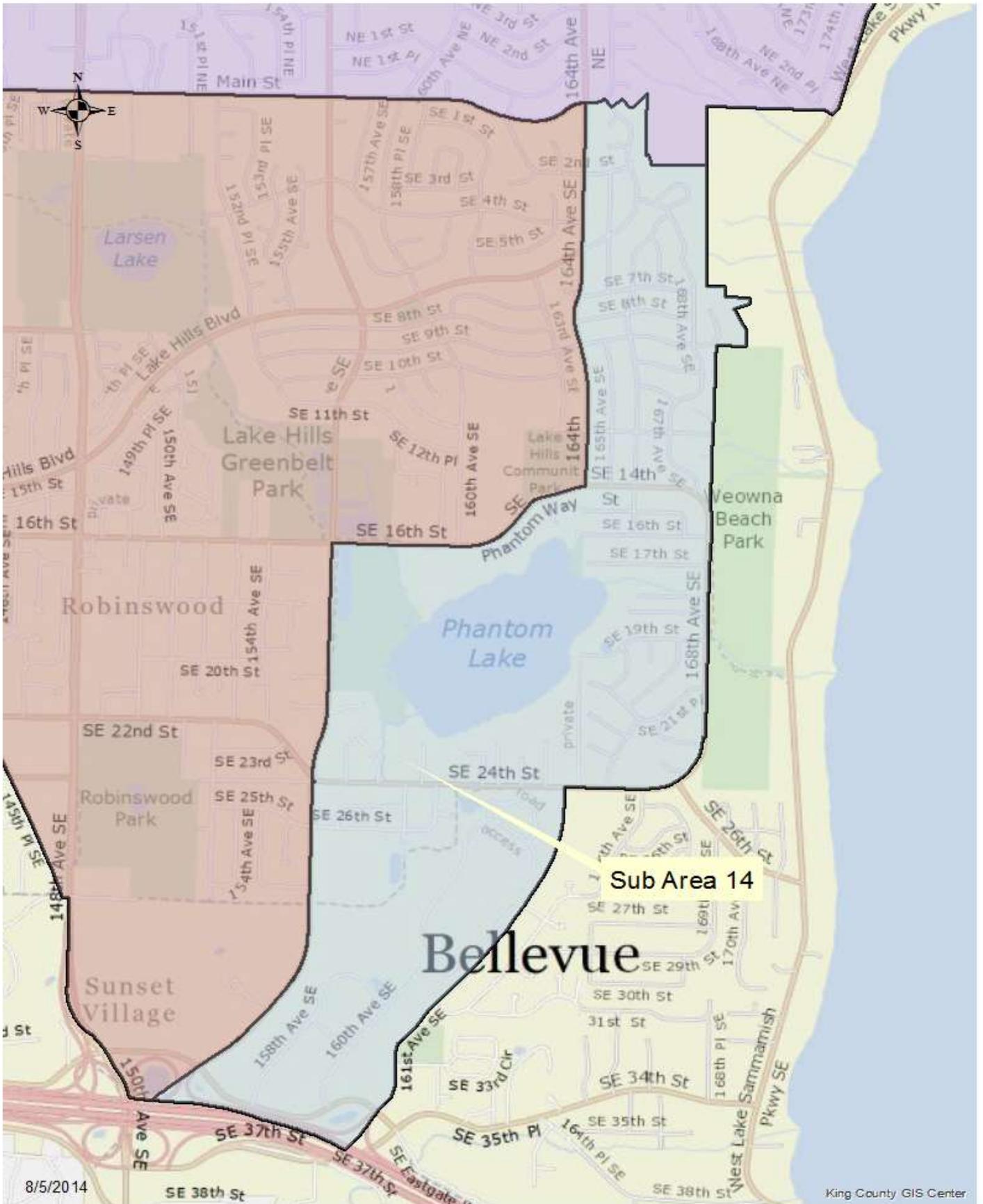
Area 067 - Sub Area 8 Map



Area 067 - Sub Area 12 Map



Area 067 - Sub Area 14 Map



Area 067 - Model Adjustments 1-3 Unit Residences

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

Standard Area Adjustment	# Parcels Adjusted	% of Population
+23.83%	5,493	94%

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
Has View	+29.06%	46	362	13%

Generally, parcels with views were at a lower assessment level than the rest of the population. This model corrects for these strata differences.

Annual Update Process

Effective Date of Appraisal: January 1, 2014

Date of Appraisal Report: August 7, 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 minimal number of usable land sales available in the area (i.e.3), the 2013 Assessment Year assessed values were supplemented by the value increase in sales of improved parcels, and an overall market adjustment was derived. This resulted in an overall +23.7% increase in land assessments in the area for the 2014 Assessment Year. The formula is:

2014 Land Value = 2013 Land Value * 1.242, 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 a characteristic-based variable needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance parcels with a view had a lower average ratio than other properties and required more of an upward adjustment than then the overall. 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 641 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:

$$2014 \text{ Total Value} = 2013 \text{ Total Value} * (1 - 0.06) / (.7590927 - .0307676 * \text{HasView})$$

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

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

Mobile Home Update

There were no mobile homes in this area.

Results

The resulting assessment level is 0.932. 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 +24.2%. This increase is due partly to market changes over time and the previous assessment levels.

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

Exceptions:

- If 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) * 1.242.
- 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) * 1.242.
- If adjusted land value falls < \$1,000, then land value = \$1,000 or previous, whichever is less.
- If adjusted improvement value falls < \$1,000, then improvement value = \$1,000 or previous, whichever is less.
- If land value <= \$10,000 no adjustment is applied.
- If improvements and accessories =< \$10,000 no further adjustment applied.
- If vacant parcel (no improvement value), the land adjustment applies.
- If a parcel is coded "non-perc" (sewer system=3 or 4), there is no change from previous land value.
- If a parcel is coded "unbuildable" = 1, there is no change from previous land value.
- If a parcel is coded water district private restricted, or public restricted, there is no change from previous land value.
- If an improvement is coded "% net condition" or is in "poor" condition, then there is no change from previous improvement value, only the land adjustment applies.
- Any properties excluded from the annual up-date process are noted in RealProperty.

Sales Sample Representation of Population Year Built or Renovated

Sales Sample

Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	0	0.00%
1940	1	0.16%
1950	0	0.00%
1960	266	41.50%
1970	227	35.41%
1980	45	7.02%
1990	29	4.52%
2000	19	2.96%
2014	54	8.42%
641		

Population

Year Built/Ren	Frequency	% Population
1910	1	0.02%
1920	1	0.02%
1930	3	0.05%
1940	5	0.09%
1950	14	0.24%
1960	2,647	45.21%
1970	2,045	34.93%
1980	457	7.81%
1990	247	4.22%
2000	187	3.19%
2014	248	4.24%
5,855		



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.

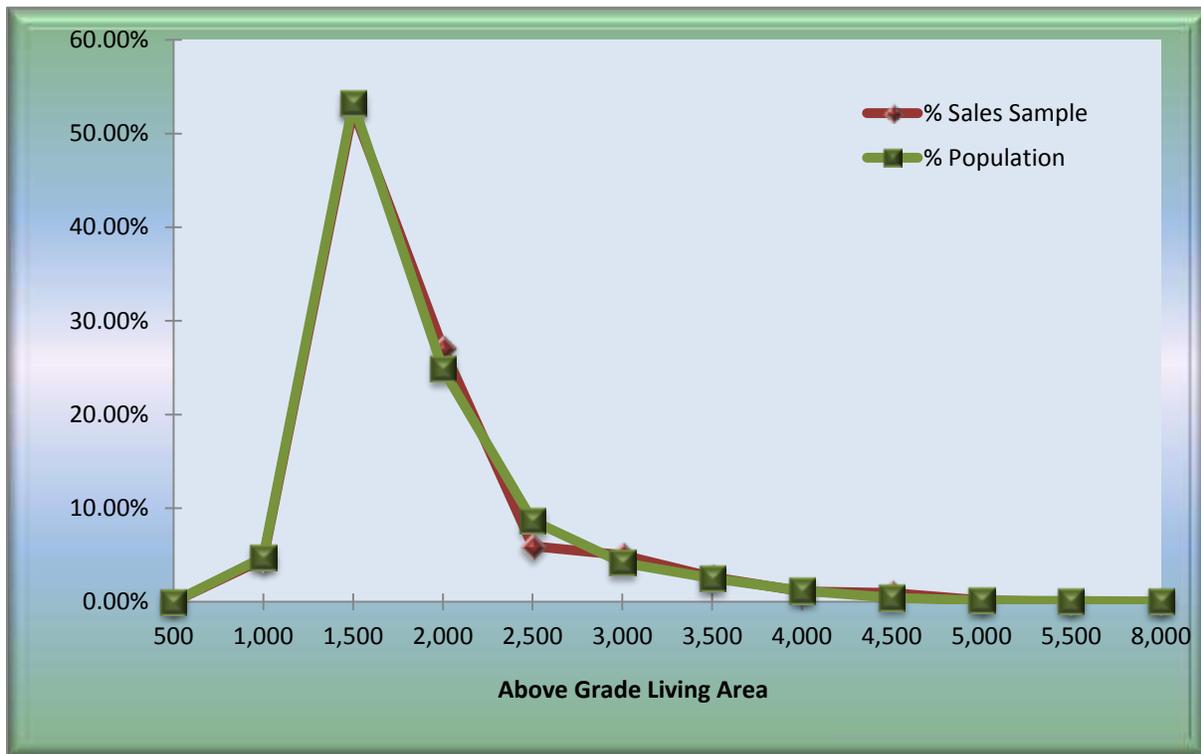
Sales Sample Representation of Population Above Grade Living Area

Sales Sample

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	29	4.52%
1,500	337	52.57%
2,000	174	27.15%
2,500	38	5.93%
3,000	32	4.99%
3,500	17	2.65%
4,000	7	1.09%
4,500	6	0.94%
5,000	1	0.16%
5,500	0	0.00%
8,000	0	0.00%
641		

Population

AGLA	Frequency	% Population
500	0	0.00%
1,000	278	4.75%
1,500	3,116	53.22%
2,000	1,456	24.87%
2,500	506	8.64%
3,000	244	4.17%
3,500	147	2.51%
4,000	68	1.16%
4,500	26	0.44%
5,000	7	0.12%
5,500	5	0.09%
8,000	2	0.03%
5,855		



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.

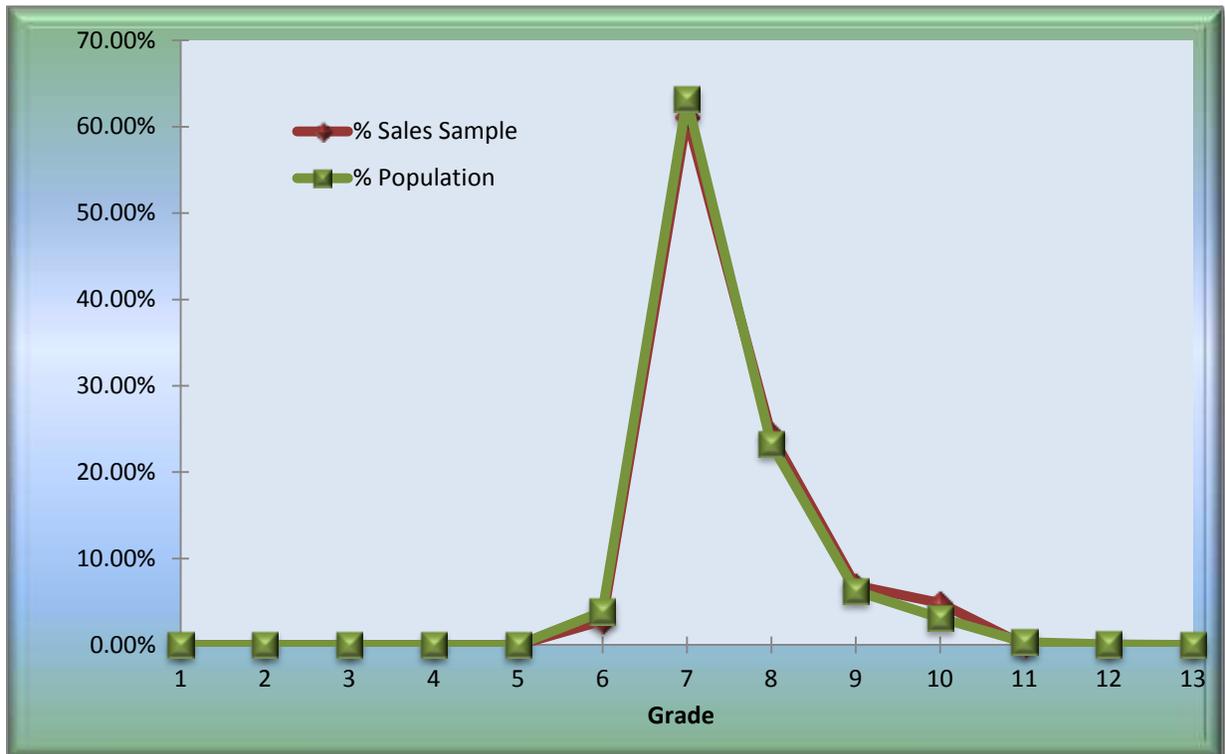
Sales Sample Representation of Population Building Grade

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	18	2.81%
7	392	61.15%
8	156	24.34%
9	44	6.86%
10	31	4.84%
11	0	0.00%
12	0	0.00%
13	0	0.00%
641		

Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	225	3.84%
7	3,698	63.16%
8	1,362	23.26%
9	366	6.25%
10	182	3.11%
11	19	0.32%
12	3	0.05%
13	0	0.00%
5,855		



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 067 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 1.253, resulting in an adjusted value of \$595,000 ($\$475,000 * 1.253 = \$595,175$) – truncated to the nearest \$1000.

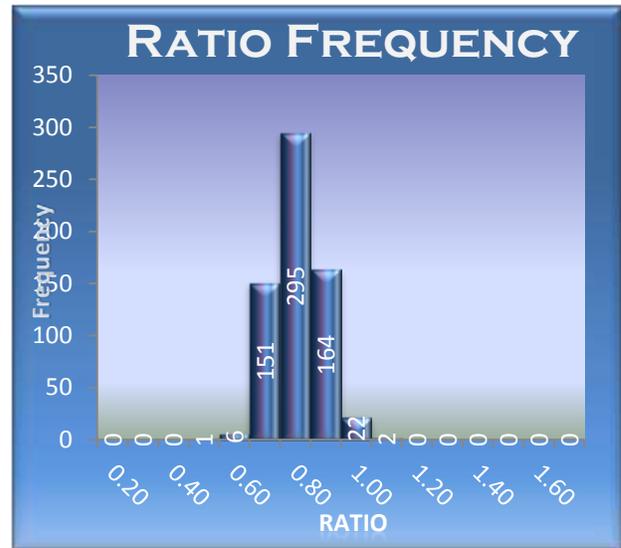
SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2011	1.402	40.2%
2/1/2011	1.400	40.0%
3/1/2011	1.398	39.8%
4/1/2011	1.395	39.5%
5/1/2011	1.392	39.2%
6/1/2011	1.388	38.8%
7/1/2011	1.384	38.4%
8/1/2011	1.379	37.9%
9/1/2011	1.373	37.3%
10/1/2011	1.367	36.7%
11/1/2011	1.360	36.0%
12/1/2011	1.353	35.3%
1/1/2012	1.346	34.6%
2/1/2012	1.337	33.7%
3/1/2012	1.329	32.9%
4/1/2012	1.320	32.0%
5/1/2012	1.310	31.0%
6/1/2012	1.299	29.9%
7/1/2012	1.289	28.9%
8/1/2012	1.277	27.7%
9/1/2012	1.265	26.5%
10/1/2012	1.253	25.3%
11/1/2012	1.239	23.9%
12/1/2012	1.226	22.6%
1/1/2013	1.212	21.2%
2/1/2013	1.197	19.7%
3/1/2013	1.183	18.3%
4/1/2013	1.167	16.7%
5/1/2013	1.151	15.1%
6/1/2013	1.133	13.3%
7/1/2013	1.116	11.6%
8/1/2013	1.098	9.8%
9/1/2013	1.079	7.9%
10/1/2013	1.061	6.1%
11/1/2013	1.041	4.1%
12/1/2013	1.021	2.1%
1/1/2014	1.000	0.0%

The time adjustment formula for Area 067 is: $(.7590927 - 5.190697E-04 * \text{SaleDay} - 2.204863E-07 * \text{SaleDaySq} - .0307676 * 7.176287E-02) / (.7590927 - .0307676 * 7.176287E-02)$
SaleDay = SaleDate - 41640
SaleDaySq = (SaleDate - 41640)^2

Annual Update Ratio Study Report (Before) – 2013 Assessments

District: NE / Team: 1	Appr. Date: 1/1/2013	Date of Report: 8/7/2014	Sales Dates: 1/2011 - 12/2013
Area Name: Lake Hills/Robinswoods/Crossroads	Appr ID: JWEI	Property Type: 1 to 3 Unit	Adjusted for time? YES
Area Number: 67			

SAMPLE STATISTICS	
<i>Sample size (n)</i>	641
<i>Mean Assessed Value</i>	412,900
<i>Mean Adj. Sales Price</i>	551,400
<i>Standard Deviation AV</i>	130,401
<i>Standard Deviation SP</i>	181,011
ASSESSMENT LEVEL	
<i>Arithmetic Mean Ratio</i>	0.757
<i>Median Ratio</i>	0.751
<i>Weighted Mean Ratio</i>	0.749
UNIFORMITY	
<i>Lowest ratio</i>	0.496
<i>Highest ratio:</i>	1.005
<i>Coefficient of Dispersion</i>	8.50%
<i>Standard Deviation</i>	0.079
<i>Coefficient of Variation</i>	10.43%
<i>Price Related Differential (PRD)</i>	1.011
RELIABILITY	
95% Confidence: Median	
<i>Lower limit</i>	0.745
<i>Upper limit</i>	0.759
95% Confidence: Mean	
<i>Lower limit</i>	0.751
<i>Upper limit</i>	0.763
SAMPLE SIZE EVALUATION	
<i>N (population size)</i>	5855
<i>B (acceptable error - in decimal)</i>	0.05
<i>S (estimated from this sample)</i>	0.079
Recommended minimum:	10
<i>Actual sample size:</i>	641
Conclusion:	OK
NORMALITY	
Binomial Test	
<i># ratios below mean:</i>	342
<i># ratios above mean:</i>	299
<i>z:</i>	1.698
Conclusion:	Normal*
<i>*i.e. no evidence of non-normality</i>	



COMMENTS:

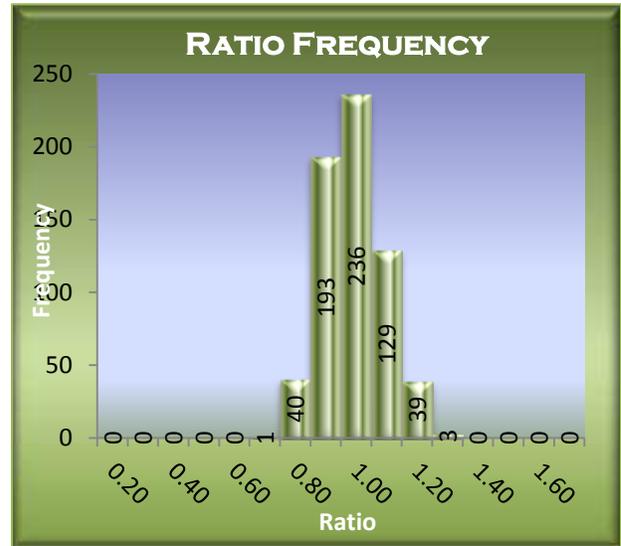
1 to 3 Unit Residences throughout Area 067

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

Annual Update Ratio Study Report (After) - 2014 Assessments

District: NE / Team: 1	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Lake Hills/Robinswoods/Crossroads	1/1/2014	8/7/2014	1/2011 - 12/2013
Area Number: 67	Appr. ID:	Property Type:	Adjusted for time?
	JWEI	1 to 3 Unit	YES

SAMPLE STATISTICS	
Sample size (n)	641
Mean Assessed Value	512,900
Mean Sales Price	551,400
Standard Deviation AV	165,139
Standard Deviation SP	181,011
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.939
Median Ratio	0.932
Weighted Mean Ratio	0.930
UNIFORMITY	
Lowest ratio	0.640
Highest ratio:	1.243
Coefficient of Dispersion	8.50%
Standard Deviation	0.098
Coefficient of Variation	10.42%
Price Related Differential (PRD)	1.010
RELIABILITY	
95% Confidence: Median	
Lower limit	0.924
Upper limit	0.942
95% Confidence: Mean	
Lower limit	0.932
Upper limit	0.947
SAMPLE SIZE EVALUATION	
N (population size)	5855
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.098
Recommended minimum:	15
Actual sample size:	641
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	339
# ratios above mean:	302
z:	1.461
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout Area 067

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

Improved Sales Used in This Annual Update Analysis Area 067 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	0	403680	0435	06/28/12	\$291,500	\$376,000	880	7	1956	Avg	9,044	N	N	15603 SE 10TH ST
8	0	403680	1170	02/10/12	\$275,000	\$367,000	880	7	1956	Avg	7,300	N	N	16213 SE 7TH ST
8	0	403680	0240	03/18/13	\$365,000	\$428,000	880	7	1956	Good	7,700	N	N	15834 SE 10TH ST
8	0	403680	0245	08/14/12	\$400,000	\$509,000	880	7	1956	Good	7,400	N	N	15826 SE 10TH ST
8	0	403680	0610	08/13/13	\$362,000	\$395,000	900	7	1961	Good	10,925	N	N	15604 SE 11TH ST
8	0	220720	0160	11/22/13	\$335,000	\$344,000	920	7	1962	Avg	9,100	N	N	1024 151ST AVE SE
8	0	403680	0950	05/07/12	\$333,000	\$436,000	980	7	1958	Good	7,500	N	N	16042 SE 10TH ST
8	0	220710	0170	02/04/11	\$317,750	\$445,000	990	7	1955	Good	7,442	N	N	14304 SE 14TH ST
8	0	220710	0500	04/09/13	\$411,000	\$478,000	990	7	1955	Good	7,072	N	N	1204 147TH AVE SE
8	0	064350	0070	09/18/13	\$314,000	\$336,000	1,000	7	1962	Avg	7,700	N	N	2112 145TH AVE SE
8	0	403680	0580	02/14/11	\$315,000	\$441,000	1,000	7	1956	Avg	9,176	N	N	15646 SE 11TH ST
8	0	064350	0040	11/14/13	\$399,000	\$412,000	1,000	7	1962	Good	7,700	N	N	2012 145TH AVE SE
8	0	403680	1045	09/23/13	\$405,000	\$432,000	1,000	7	1956	Good	7,200	N	N	16235 SE 8TH ST
8	0	403680	1250	07/29/13	\$432,000	\$475,000	1,000	7	1956	Good	6,200	N	N	16028 SE 8TH ST
8	0	664830	0045	06/03/13	\$300,000	\$340,000	1,010	7	1956	Avg	10,200	N	N	14424 SE 17TH ST
8	0	220720	0235	07/18/11	\$355,000	\$490,000	1,010	7	1956	Good	8,260	N	N	1049 149TH PL SE
8	0	220720	0715	11/02/12	\$325,000	\$403,000	1,010	7	1956	Good	8,050	N	N	15441 SE 9TH ST
8	0	403680	0235	12/31/12	\$300,000	\$364,000	1,010	7	1956	Good	7,700	N	N	15842 SE 10TH ST
8	0	403680	1210	05/20/13	\$355,000	\$405,000	1,010	7	1956	Good	7,500	N	N	16246 SE 8TH ST
8	0	403930	0120	08/13/13	\$472,500	\$515,000	1,010	7	1962	Good	7,700	N	N	213 152ND PL SE
8	0	664830	0070	02/24/11	\$207,000	\$289,000	1,010	7	1956	Good	10,200	N	N	14433 SE 16TH ST
8	0	064350	0020	03/08/13	\$320,000	\$377,000	1,020	7	1962	Avg	7,700	N	N	1922 145TH AVE SE
8	0	403680	0260	03/02/11	\$334,000	\$467,000	1,020	7	1956	Avg	7,104	N	N	15802 SE 10TH ST
8	0	792360	0030	11/26/13	\$440,000	\$451,000	1,020	7	1961	Avg	7,260	N	N	14620 SE 16TH PL
8	0	792360	0410	12/09/13	\$420,000	\$427,000	1,020	7	1961	Avg	7,344	N	N	1715 147TH AVE SE
8	0	792380	0050	07/06/12	\$425,000	\$547,000	1,020	7	1961	Avg	7,592	N	N	2005 146TH PL SE
8	0	064350	0010	07/07/13	\$445,000	\$495,000	1,020	7	1962	Good	7,590	N	N	1916 145TH AVE SE
8	0	220720	0205	03/07/13	\$416,000	\$491,000	1,020	7	1956	Good	9,775	N	N	1050 149TH PL SE
8	0	403940	0350	08/22/12	\$400,000	\$508,000	1,020	7	1960	Good	8,800	N	N	15419 SE 4TH ST

Improved Sales Used in This Annual Update Analysis Area 067 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	0	792360	0010	07/17/13	\$420,000	\$465,000	1,020	7	1961	Good	8,000	N	N	14604 SE 16TH PL
8	0	792360	0050	06/30/11	\$347,000	\$480,000	1,020	7	1960	Good	10,200	N	N	14700 SE 17TH ST
8	0	792370	0080	05/08/12	\$355,000	\$464,000	1,020	7	1961	Good	7,560	N	N	1411 150TH AVE SE
8	0	792370	0280	03/22/11	\$335,000	\$468,000	1,020	7	1961	Good	7,560	N	N	1418 150TH AVE SE
8	0	792380	0270	05/27/11	\$350,000	\$486,000	1,020	7	1961	Good	7,200	N	N	1903 147TH PL SE
8	0	792390	0220	10/27/11	\$375,000	\$511,000	1,020	7	1961	Good	10,108	N	N	15033 SE 15TH ST
8	0	792390	0280	06/27/12	\$355,000	\$458,000	1,020	7	1961	Good	7,770	N	N	15030 SE 15TH ST
8	0	792390	0460	08/13/12	\$357,500	\$455,000	1,020	7	1962	Good	9,752	N	N	1219 151ST AVE SE
8	0	220710	0075	04/04/12	\$287,000	\$378,000	1,030	7	1955	Good	7,490	N	N	14220 SE 14TH ST
8	0	220720	0750	10/01/13	\$398,000	\$422,000	1,030	7	1956	Good	7,820	N	N	15539 SE 9TH ST
8	0	403680	0945	04/11/12	\$389,000	\$512,000	1,030	7	1958	Good	7,500	N	N	16048 SE 10TH ST
8	0	403950	0220	02/21/11	\$275,000	\$385,000	1,030	7	1961	Good	8,910	N	N	142 160TH AVE SE
8	0	664830	0100	01/05/11	\$315,000	\$441,000	1,030	7	1958	Good	10,200	N	N	14416 SE 18TH ST
8	0	792370	0210	07/31/13	\$435,000	\$478,000	1,030	7	1961	Good	7,560	N	N	1230 150TH AVE SE
8	0	403740	0310	01/21/11	\$334,900	\$469,000	1,040	7	1958	Avg	8,030	N	N	16101 SE 5TH ST
8	0	220720	0430	04/11/11	\$365,000	\$509,000	1,040	7	1956	Good	13,490	N	N	15411 SE 11TH ST
8	0	403700	0070	03/05/13	\$460,000	\$543,000	1,040	7	1957	VGood	8,585	N	N	803 164TH AVE SE
8	0	403810	0205	05/16/13	\$470,000	\$537,000	1,050	7	1959	Avg	8,800	N	N	33 158TH PL SE
8	0	064650	0030	12/13/12	\$355,000	\$433,000	1,060	7	1966	Avg	10,398	N	N	14844 SE 18TH PL
8	0	403680	0115	08/13/11	\$365,000	\$502,000	1,060	7	1956	Good	8,740	N	N	855 159TH PL SE
8	0	403680	1220	09/21/12	\$356,500	\$448,000	1,060	7	1956	Good	7,500	N	N	16232 SE 8TH ST
8	0	403680	0980	01/31/12	\$356,000	\$476,000	1,070	7	1958	Good	8,265	N	N	912 159TH PL SE
8	0	403740	0340	11/13/13	\$440,000	\$454,000	1,070	7	1958	Good	7,950	N	N	16139 SE 5TH ST
8	0	403930	0130	09/05/12	\$365,000	\$461,000	1,070	7	1962	Good	7,700	N	N	219 152ND PL SE
8	0	403950	0510	07/19/13	\$362,500	\$401,000	1,070	7	1961	Good	8,393	N	N	127 160TH PL SE
8	0	403950	0640	10/21/13	\$400,000	\$419,000	1,070	7	1961	Good	7,875	N	N	15902 SE 4TH ST
8	0	792380	0070	06/04/12	\$313,900	\$408,000	1,070	7	1961	Good	7,300	N	N	2017 146TH PL SE
8	0	792350	0050	12/13/12	\$250,000	\$305,000	1,080	7	1957	Avg	8,700	N	N	1820 154TH AVE SE
8	0	403680	0655	11/04/13	\$455,000	\$473,000	1,080	7	1956	Good	7,840	N	N	1205 158TH AVE SE

Improved Sales Used in This Annual Update Analysis Area 067 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	0	403750	0280	03/20/12	\$360,000	\$476,000	1,080	7	1958	Good	7,373	N	N	162 163RD PL SE
8	0	792390	0160	03/02/11	\$388,000	\$542,000	1,080	7	1961	Good	7,560	N	N	1406 151ST AVE SE
8	0	792390	0570	09/08/13	\$380,000	\$409,000	1,080	7	1962	Good	8,584	N	N	1041 151ST AVE SE
8	0	220710	0130	07/03/13	\$350,000	\$390,000	1,120	7	1955	Good	6,200	N	N	1211 144TH AVE SE
8	0	220710	0425	04/09/12	\$280,000	\$369,000	1,120	7	1955	Good	9,450	N	N	14604 SE 14TH ST
8	0	220720	0635	09/06/12	\$342,000	\$432,000	1,120	7	1956	VGood	6,900	N	N	15524 SE 9TH ST
8	0	403750	0340	03/18/13	\$435,000	\$511,000	1,150	7	1958	Avg	11,375	N	N	134 162ND AVE SE
8	0	675110	0110	12/12/13	\$347,000	\$352,000	1,150	7	1955	Avg	10,800	N	N	2218 153RD AVE SE
8	0	675110	0265	05/24/12	\$343,000	\$447,000	1,150	7	1955	Good	7,800	N	N	2404 153RD AVE SE
8	0	403680	0745	04/22/13	\$500,000	\$578,000	1,150	7	1957	VGood	6,840	N	N	16019 SE 10TH ST
8	0	403750	0130	03/18/11	\$313,000	\$437,000	1,160	7	1958	Avg	10,720	N	N	146 160TH PL SE
8	0	403940	0370	03/21/13	\$413,000	\$484,000	1,160	7	2013	Avg	11,750	N	N	405 155TH PL SE
8	0	403940	0450	05/10/13	\$280,000	\$321,000	1,160	7	1960	Avg	9,450	N	N	447 155TH PL SE
8	0	403810	0140	10/21/13	\$417,500	\$437,000	1,170	7	1959	Avg	8,325	N	N	66 157TH AVE SE
8	0	792370	0090	07/31/13	\$430,000	\$472,000	1,170	7	1969	Avg	7,350	N	N	1261 150TH AVE SE
8	0	883890	0197	08/14/13	\$340,000	\$371,000	1,170	7	1966	Avg	7,500	N	N	14611 SE 21ST ST
8	0	403810	0330	03/16/12	\$370,000	\$490,000	1,170	7	1959	Good	9,460	N	N	92 158TH PL SE
8	0	403680	0740	06/01/11	\$305,000	\$423,000	1,180	7	1957	Good	6,650	N	N	16011 SE 10TH ST
8	0	403750	0120	07/10/12	\$375,500	\$483,000	1,180	7	1958	Good	12,848	N	N	160 160TH PL SE
8	0	403750	0120	08/18/11	\$355,000	\$488,000	1,180	7	1958	Good	12,848	N	N	160 160TH PL SE
8	0	675130	0185	02/21/13	\$345,000	\$409,000	1,180	7	1956	Good	8,000	N	N	2552 154TH AVE SE
8	0	792330	0090	08/13/12	\$310,000	\$394,000	1,190	7	1957	Good	10,170	N	N	1622 153RD AVE SE
8	0	403930	0170	03/12/12	\$306,000	\$406,000	1,200	7	1962	Avg	9,201	N	N	245 152ND PL SE
8	0	403930	0280	06/11/13	\$410,000	\$462,000	1,200	7	1962	Good	8,580	N	N	145 SE 153RD PL
8	0	403930	0650	03/17/11	\$250,000	\$349,000	1,200	7	1962	Good	7,810	N	N	140 153RD PL SE
8	0	403930	0720	02/14/11	\$379,950	\$532,000	1,200	7	1962	Good	8,960	N	N	244 153RD PL SE
8	0	403930	0320	09/02/11	\$397,200	\$545,000	1,210	7	1962	Avg	7,670	N	N	227 153RD PL SE
8	0	403740	0090	10/07/13	\$387,000	\$409,000	1,210	7	1958	Good	8,400	N	N	232 163RD PL SE
8	0	792380	0170	04/02/12	\$425,000	\$561,000	1,210	7	1961	VGood	4,770	N	N	14611 SE 19TH PL

Improved Sales Used in This Annual Update Analysis Area 067 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	0	403750	0060	06/27/13	\$438,000	\$490,000	1,220	7	1958	Avg	12,768	N	N	16040 SE 2ND ST
8	0	403930	0690	07/11/13	\$460,000	\$511,000	1,220	7	1962	Avg	7,776	N	N	220 153RD PL SE
8	0	032405	9082	04/18/12	\$310,000	\$407,000	1,220	7	1959	Good	6,534	N	N	14015 SE 10TH ST
8	0	403680	0340	12/19/12	\$439,000	\$535,000	1,220	7	1961	Good	7,000	N	N	15911 SE 10TH ST
8	0	403740	0115	06/29/12	\$275,000	\$355,000	1,220	7	1958	Good	8,880	N	N	225 164TH AVE SE
8	0	403950	0050	05/10/13	\$443,500	\$508,000	1,220	7	1961	Good	8,140	N	N	143 159TH AVE SE
8	0	403950	0730	06/28/11	\$340,000	\$471,000	1,220	7	1961	Good	7,560	N	N	15813 SE 3RD ST
8	0	403930	0330	02/26/13	\$580,000	\$687,000	1,220	7	1962	VGood	7,670	N	N	235 153RD PL SE
8	0	403810	0135	04/11/13	\$425,000	\$494,000	1,230	7	1959	Avg	8,475	N	N	74 157TH AVE SE
8	0	792330	0170	11/26/12	\$378,500	\$465,000	1,230	7	1957	Avg	9,764	N	N	1830 152ND AVE SE
8	0	064340	0200	08/11/11	\$372,500	\$513,000	1,230	7	1977	Good	8,190	N	N	1512 147TH AVE SE
8	0	792330	0160	03/26/13	\$390,000	\$456,000	1,230	7	1957	Good	10,083	N	N	1814 152ND AVE SE
8	0	403740	0405	11/19/13	\$541,800	\$557,000	1,240	7	1958	Good	8,030	N	N	422 159TH PL SE
8	0	220720	0035	12/12/13	\$340,000	\$345,000	1,250	7	1955	Avg	8,640	N	N	1068 148TH PL SE
8	0	220720	0195	07/29/13	\$400,000	\$440,000	1,250	7	1955	Avg	7,560	N	N	1068 149TH PL SE
8	0	220720	0260	12/21/12	\$415,950	\$506,000	1,250	7	1956	Avg	11,400	N	N	1005 151ST AVE SE
8	0	403680	0110	01/26/12	\$239,000	\$320,000	1,250	7	1956	Avg	7,790	N	N	15667 SE 8TH ST
8	0	403680	0465	08/12/12	\$360,000	\$458,000	1,250	7	1956	Avg	9,225	N	N	1007 158TH PL SE
8	0	220710	0860	10/05/11	\$325,000	\$444,000	1,250	7	1955	Good	14,282	N	N	14624 SE 15TH ST
8	0	220720	0765	06/04/12	\$331,500	\$430,000	1,250	7	1956	Good	7,475	N	N	15534 SE 10TH ST
8	0	403680	0130	10/09/13	\$400,000	\$422,000	1,250	7	1956	Good	7,125	N	N	15650 SE 9TH ST
8	0	403740	0275	05/21/13	\$360,000	\$410,000	1,260	7	1958	Good	7,905	N	N	16003 SE 4TH ST
8	0	403750	0040	06/19/12	\$411,500	\$532,000	1,260	7	1958	Good	14,847	N	N	127 162ND AVE SE
8	0	403750	0025	05/22/13	\$453,000	\$516,000	1,260	7	1958	VGood	9,600	N	N	105 162ND AVE SE
8	0	220720	0300	07/06/11	\$267,000	\$369,000	1,270	7	1956	Avg	7,622	N	N	1223 149TH PL SE
8	0	403680	0875	06/21/12	\$265,000	\$342,000	1,270	7	1958	Good	7,000	N	N	16211 SE 9TH ST
8	0	403680	0355	08/05/13	\$530,000	\$581,000	1,270	7	1961	VGood	10,880	N	N	1015 160TH AVE SE
8	0	675110	0270	09/16/13	\$370,500	\$396,000	1,280	7	1955	Avg	9,480	N	N	15315 SE 24TH ST
8	0	675110	0320	11/13/13	\$375,000	\$387,000	1,280	7	1955	Good	9,450	N	N	15543 SE 24TH ST

Improved Sales Used in This Annual Update Analysis Area 067 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	0	403680	1090	11/27/12	\$322,000	\$395,000	1,290	7	1958	Good	7,400	N	N	16214 SE 9TH ST
8	0	403950	0190	03/04/13	\$422,501	\$499,000	1,290	7	1961	Good	6,758	N	N	15946 SE 1ST ST
8	0	220710	0160	04/19/13	\$462,425	\$535,000	1,300	7	1955	Avg	7,000	N	N	1325 144TH AVE SE
8	0	220720	0605	11/29/12	\$300,000	\$368,000	1,300	7	1956	Avg	7,000	N	N	15539 SE 8TH ST
8	0	220720	0350	02/21/13	\$350,000	\$415,000	1,300	7	1956	Good	6,885	N	N	1208 149TH PL SE
8	0	403760	0015	04/17/13	\$329,000	\$381,000	1,300	7	1958	Good	9,600	N	N	411 156TH AVE SE
8	0	415770	0140	06/27/13	\$510,888	\$571,000	1,300	7	1962	Good	9,240	N	N	2037 152ND AVE SE
8	0	403680	0925	01/10/12	\$297,500	\$400,000	1,310	7	1957	Avg	7,300	N	N	16224 SE 10TH ST
8	0	403750	0350	07/31/12	\$369,000	\$471,000	1,310	7	1958	Good	13,338	N	N	118 162ND AVE SE
8	0	792380	0020	12/15/11	\$335,000	\$452,000	1,310	7	1961	Good	7,300	N	N	1911 146TH PL SE
8	0	403680	0930	01/11/12	\$240,500	\$323,000	1,320	7	1957	Avg	7,500	N	N	16218 SE 10TH ST
8	0	403760	0035	01/11/11	\$248,000	\$347,000	1,320	7	1958	Good	9,600	N	N	439 156TH AVE SE
8	0	664830	0090	04/24/12	\$310,000	\$407,000	1,320	7	1958	Good	10,170	N	N	1718 144TH AVE SE
8	0	220710	0565	08/30/13	\$440,000	\$475,000	1,330	7	2013	Avg	8,840	N	N	14419 SE 14TH ST
8	0	403740	0385	06/14/11	\$332,500	\$461,000	1,340	7	1958	Avg	7,560	N	N	15933 SE 6TH ST
8	0	220710	0485	06/06/12	\$280,000	\$363,000	1,340	7	1955	Good	7,176	N	N	1226 147TH AVE SE
8	0	403940	0180	08/13/12	\$309,000	\$393,000	1,340	7	1960	Good	8,395	N	N	644 154TH AVE SE
8	0	064340	0140	07/10/13	\$415,000	\$461,000	1,350	7	1977	Good	7,874	N	N	14717 SE 15TH PL
8	0	220720	0075	10/25/12	\$302,000	\$375,000	1,360	7	1956	Avg	9,960	N	N	1000 148TH PL SE
8	0	415770	0010	03/05/13	\$469,950	\$555,000	1,360	7	1962	Good	9,290	N	N	15105 SE 20TH ST
8	0	415770	0120	01/04/11	\$435,000	\$610,000	1,360	7	1963	Good	9,404	N	N	2021 152ND AVE SE
8	0	403680	1155	05/25/12	\$328,000	\$427,000	1,370	7	1956	Good	8,217	N	N	16021 SE 7TH ST
8	0	403680	1415	07/11/11	\$260,000	\$359,000	1,380	7	1956	Avg	7,300	N	N	620 163RD AVE SE
8	0	403740	0415	08/17/11	\$342,000	\$471,000	1,380	7	1958	Avg	7,820	N	N	410 159TH PL SE
8	0	403680	1435	07/09/13	\$435,000	\$484,000	1,380	7	1956	Good	7,300	N	N	712 163RD AVE SE
8	0	403680	1435	07/10/12	\$360,000	\$463,000	1,380	7	1956	Good	7,300	N	N	712 163RD AVE SE
8	0	403950	0270	05/06/11	\$345,000	\$480,000	1,380	7	1961	Good	7,700	N	N	121 159TH PL SE
8	0	664830	0145	12/18/13	\$339,000	\$342,000	1,380	7	1958	Good	8,750	N	N	14305 SE 17TH ST
8	0	675110	0215	04/04/12	\$375,000	\$494,000	1,390	7	1955	Avg	10,720	N	N	15320 SE 24TH ST

Improved Sales Used in This Annual Update Analysis Area 067 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	0	403750	0345	09/05/13	\$440,500	\$474,000	1,400	7	1958	Avg	11,175	N	N	126 162ND AVE SE
8	0	792370	0120	08/02/13	\$490,000	\$538,000	1,410	7	2006	Avg	8,190	N	N	1241 150TH AVE SE
8	0	792370	0130	07/16/13	\$361,000	\$400,000	1,420	7	1961	Avg	7,560	N	N	1237 150TH AVE SE
8	0	403740	0160	10/03/13	\$485,000	\$514,000	1,420	7	1958	Good	7,500	N	N	16010 SE 5TH ST
8	0	792370	0060	08/24/12	\$303,000	\$384,000	1,420	7	1961	Good	7,560	N	N	1427 150TH AVE SE
8	0	792380	0040	07/12/12	\$401,000	\$515,000	1,420	7	1961	Good	8,030	N	N	1923 146TH PL SE
8	0	737460	0630	07/26/11	\$335,000	\$462,000	1,430	7	1960	Avg	10,504	N	N	1815 152ND AVE SE
8	0	194490	0080	06/06/11	\$320,000	\$444,000	1,430	7	1966	Good	11,115	N	N	4 151ST PL SE
8	0	220720	0255	11/15/11	\$305,000	\$414,000	1,430	7	1956	Good	7,360	N	N	1015 149TH PL SE
8	0	737460	0260	08/09/11	\$322,000	\$443,000	1,430	7	1960	Good	9,531	N	N	15124 SE 18TH ST
8	0	792380	0230	05/14/12	\$379,500	\$495,000	1,430	7	1961	Good	12,075	N	N	14620 SE 20TH ST
8	0	415760	0130	12/16/11	\$460,000	\$621,000	1,440	7	1963	Good	11,900	N	N	15436 SE 21ST PL
8	0	220710	0635	02/22/11	\$310,000	\$434,000	1,450	7	1955	Avg	7,000	N	N	14223 SE 14TH ST
8	0	220710	0290	07/12/13	\$391,150	\$434,000	1,450	7	1955	Good	7,000	N	N	1228 144TH AVE SE
8	0	403810	0165	04/13/12	\$310,000	\$408,000	1,460	7	1959	Good	8,250	N	N	28 157TH AVE SE
8	0	675110	0225	05/09/11	\$363,000	\$505,000	1,460	7	1956	Good	9,200	N	N	2509 153RD AVE SE
8	0	792380	0500	05/17/13	\$375,000	\$428,000	1,460	7	1961	Good	7,200	N	N	2112 146TH PL SE
8	0	792330	0120	09/20/12	\$367,500	\$462,000	1,470	7	1956	Avg	9,437	N	N	1655 154TH AVE SE
8	0	675130	0040	06/26/12	\$439,600	\$567,000	1,470	7	1957	Good	9,200	N	N	2611 153RD AVE SE
8	0	737460	0790	08/07/13	\$432,500	\$473,000	1,480	7	1961	Avg	10,641	N	N	2015 151ST AVE SE
8	0	737460	0660	05/21/13	\$430,000	\$490,000	1,500	7	1960	Avg	8,987	N	N	15025 SE 20TH ST
8	0	415750	0020	12/31/12	\$288,650	\$350,000	1,510	7	1959	Avg	9,840	N	N	15311 SE 20TH ST
8	0	403930	0230	04/08/13	\$547,500	\$637,000	1,510	7	1962	Good	8,820	N	N	15227 SE 1ST ST
8	0	403740	0150	07/19/13	\$492,500	\$545,000	1,510	7	1958	VGood	7,935	N	N	16211 SE 2ND ST
8	0	675110	0060	09/16/13	\$405,000	\$433,000	1,520	7	1956	Good	10,405	N	N	15335 SE 22ND ST
8	0	675110	0370	03/25/11	\$380,500	\$531,000	1,520	7	1956	VGood	9,600	N	N	15418 SE 25TH ST
8	0	792330	0275	10/09/12	\$315,000	\$393,000	1,530	7	1957	Avg	8,956	N	N	2001 154TH AVE SE
8	0	403750	0360	03/29/11	\$315,500	\$440,000	1,530	7	1958	Good	15,072	N	N	102 162ND AVE SE
8	0	220710	0080	10/26/12	\$350,000	\$435,000	1,560	7	1955	Good	7,770	N	N	14226 SE 14TH ST

Improved Sales Used in This Annual Update Analysis Area 067 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	0	403810	0345	08/13/12	\$392,000	\$499,000	1,560	7	1959	Good	8,160	N	N	15921 MAIN ST
8	0	664830	0050	02/22/13	\$405,000	\$480,000	1,560	7	1956	Good	10,200	N	N	14432 SE 17TH ST
8	0	792390	0260	08/24/12	\$556,000	\$705,000	1,560	7	1961	VGood	8,362	N	N	15014 SE 15TH ST
8	0	403930	0900	08/06/13	\$387,000	\$424,000	1,570	7	1961	Avg	7,700	N	N	216 155TH AVE SE
8	0	737460	0070	03/19/12	\$388,000	\$514,000	1,570	7	1960	Avg	12,825	N	N	1646 150TH AVE SE
8	0	403680	0605	03/26/12	\$319,000	\$422,000	1,580	7	1956	Good	8,050	N	N	15610 SE 11TH ST
8	0	675110	0005	04/02/12	\$340,000	\$449,000	1,600	7	1955	Avg	11,745	N	N	2321 153RD AVE SE
8	0	220720	0225	08/08/13	\$380,000	\$416,000	1,610	7	1956	Good	8,480	N	N	1065 149TH PL SE
8	0	675130	0025	08/15/13	\$445,000	\$485,000	1,610	7	1957	Good	9,200	N	N	2635 153RD AVE SE
8	0	675130	0025	11/05/12	\$345,000	\$427,000	1,610	7	1957	Good	9,200	N	N	2635 153RD AVE SE
8	0	086960	0090	04/23/12	\$378,000	\$496,000	1,620	7	1969	Avg	7,965	N	N	716 143RD PL SE
8	0	220710	0175	06/22/12	\$430,000	\$556,000	1,620	7	1955	Good	7,000	N	N	1250 143RD AVE SE
8	0	220720	0215	10/13/11	\$337,000	\$460,000	1,620	7	1955	Good	7,303	N	N	1033 151ST AVE SE
8	0	220710	0950	05/08/13	\$450,000	\$516,000	1,630	7	1955	Avg	8,820	N	N	14405 SE 15TH ST
8	0	403680	0215	06/18/12	\$305,000	\$394,000	1,630	7	1956	Good	7,000	N	N	15673 SE 9TH ST
8	0	415770	0070	12/09/13	\$450,000	\$457,000	1,640	7	1963	Good	9,033	N	N	15104 SE 22ND ST
8	0	220710	0335	12/17/12	\$420,000	\$512,000	1,640	7	1955	VGood	7,700	N	N	1312 145TH AVE SE
8	0	403940	0190	12/26/13	\$495,000	\$497,000	1,660	7	1960	Good	7,910	N	N	636 154TH AVE SE
8	0	403750	0180	11/18/13	\$488,000	\$502,000	1,670	7	1958	Good	9,737	N	N	135 160TH PL SE
8	0	664830	0010	03/08/13	\$340,000	\$401,000	1,680	7	1958	Good	9,727	N	N	1613 144TH AVE SE
8	0	792380	0260	02/09/12	\$295,000	\$394,000	1,690	7	1961	Avg	7,200	N	N	1915 147TH PL SE
8	0	064350	0220	10/09/12	\$467,900	\$584,000	1,710	7	1962	Good	11,025	N	N	2117 145TH AVE SE
8	0	403940	0500	08/26/13	\$546,000	\$591,000	1,710	7	1960	Good	7,245	N	N	475 155TH PL SE
8	0	675130	0270	10/24/11	\$373,000	\$508,000	1,710	7	1956	Good	22,828	N	N	2583 155TH AVE SE
8	0	220710	0415	10/11/11	\$375,000	\$512,000	1,720	7	1955	Good	7,245	N	N	1233 147TH AVE SE
8	0	792330	0190	03/14/13	\$407,000	\$479,000	1,720	7	1957	Good	8,952	N	N	15214 SE 20TH ST
8	0	792380	0160	07/10/13	\$428,400	\$476,000	1,720	7	1961	Good	5,225	N	N	14605 SE 19TH PL
8	0	664830	0160	05/02/12	\$449,950	\$589,000	1,720	7	1958	VGood	9,825	N	N	1723 144TH AVE SE
8	0	403680	1450	09/27/11	\$305,000	\$417,000	1,730	7	1956	Avg	7,300	N	N	812 163RD AVE SE

Improved Sales Used in This Annual Update Analysis Area 067 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	0	792390	0240	07/06/11	\$311,000	\$430,000	1,730	7	1961	Good	11,534	N	N	15021 SE 15TH ST
8	0	737460	0410	06/29/11	\$350,000	\$484,000	1,740	7	1959	Good	9,000	N	N	15014 SE 20TH ST
8	0	403720	0790	02/02/12	\$350,000	\$468,000	1,750	7	1957	Good	9,120	N	N	16320 LAKE HILLS BLVD
8	0	415760	0170	08/29/12	\$464,500	\$588,000	1,750	7	1963	Good	13,111	N	N	15429 SE 21ST PL
8	0	022405	9057	06/13/13	\$505,000	\$569,000	1,790	7	1966	Good	14,800	N	N	15025 SE 22ND ST
8	0	220720	0525	01/23/12	\$281,000	\$376,000	1,830	7	1956	Good	8,040	N	N	15538 SE 8TH ST
8	0	403680	0910	04/25/11	\$369,000	\$514,000	1,830	7	1957	Good	8,000	N	N	911 163RD AVE SE
8	0	792380	0480	11/12/12	\$330,000	\$407,000	1,870	7	1961	Good	11,750	N	N	14633 SE 21ST ST
8	0	403840	0110	01/12/11	\$300,000	\$420,000	1,980	7	1960	Good	7,770	N	N	112 156TH AVE SE
8	0	403810	0265	12/17/13	\$424,000	\$428,000	2,030	7	1959	Good	10,080	N	N	5 159TH AVE SE
8	0	403950	0240	10/22/13	\$537,500	\$563,000	2,210	7	1961	Avg	7,965	N	N	130 160TH AVE SE
8	0	220710	0900	02/02/11	\$345,000	\$483,000	2,380	7	1982	Good	8,580	N	N	14429 SE 15TH ST
8	0	675130	0345	12/20/11	\$472,000	\$637,000	2,740	7	2001	Avg	8,600	N	N	15522 SE 27TH ST
8	0	792330	0005	08/23/11	\$315,000	\$433,000	2,900	7	1956	Avg	12,311	N	N	1606 152ND AVE SE
8	0	792330	0010	09/16/13	\$459,000	\$491,000	1,210	8	1956	Good	10,025	N	N	1614 152ND AVE SE
8	0	353000	0150	10/03/13	\$500,650	\$530,000	1,220	8	1967	Avg	7,700	N	N	14213 SE 10TH PL
8	0	173680	0360	11/25/13	\$568,000	\$582,000	1,320	8	1965	Good	11,730	N	N	1039 145TH PL SE
8	0	173680	0160	12/17/12	\$415,000	\$506,000	1,350	8	1966	Avg	7,500	N	N	14409 SE 8TH ST
8	0	173680	0160	10/12/11	\$347,000	\$474,000	1,350	8	1966	Avg	7,500	N	N	14409 SE 8TH ST
8	0	801630	0320	04/13/11	\$360,000	\$502,000	1,350	8	1966	Avg	8,880	N	N	1431 159TH AVE SE
8	0	173680	0800	08/29/13	\$390,000	\$422,000	1,360	8	1965	Avg	8,100	N	N	910 146TH AVE SE
8	0	173680	0900	12/15/11	\$410,000	\$553,000	1,390	8	1966	Good	6,860	N	N	1035 147TH AVE SE
8	0	173680	1020	08/03/12	\$458,000	\$585,000	1,440	8	1998	Avg	7,848	N	N	914 147TH AVE SE
8	0	173680	0975	08/29/12	\$475,000	\$601,000	1,470	8	1966	Avg	7,500	N	N	14610 SE 9TH PL
8	0	173680	0690	05/29/12	\$400,000	\$520,000	1,510	8	1965	Avg	10,164	N	N	1017 146TH AVE SE
8	0	502390	0130	09/23/13	\$485,000	\$517,000	1,510	8	1970	Good	6,325	N	N	14423 SE 19TH PL
8	0	502390	0110	10/03/12	\$387,450	\$485,000	1,530	8	1970	Good	6,360	N	N	14411 SE 19TH PL
8	0	220710	0940	04/23/12	\$480,000	\$630,000	1,630	8	2011	Avg	9,975	N	N	1512 143RD AVE SE
8	0	801630	0310	08/05/13	\$478,000	\$524,000	1,660	8	1966	Avg	8,880	N	N	1425 159TH AVE SE

Improved Sales Used in This Annual Update Analysis Area 067 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	0	173680	0860	07/06/11	\$405,000	\$560,000	1,680	8	1965	Avg	8,775	N	N	1009 147TH AVE SE
8	0	792350	0060	10/07/13	\$490,000	\$518,000	1,720	8	1967	Good	9,242	Y	N	1804 155TH AVE SE
8	0	022405	9214	07/31/13	\$600,000	\$659,000	1,720	8	1979	Good	41,082	N	N	1801 156TH AVE SE
8	0	323650	0160	10/29/12	\$482,500	\$599,000	1,730	8	1981	Avg	7,327	N	N	1140 148TH DR SE
8	0	353000	0030	06/11/12	\$420,700	\$545,000	1,730	8	1967	Good	7,500	N	N	14206 SE 10TH PL
8	0	801630	0130	11/02/12	\$410,000	\$508,000	1,760	8	1968	Good	8,906	N	N	15842 SE 13TH ST
8	0	173680	0200	08/26/13	\$466,000	\$505,000	1,770	8	1965	Avg	7,500	N	N	804 144TH PL SE
8	0	894460	0270	03/04/13	\$420,000	\$496,000	1,830	8	1988	Avg	3,481	N	N	325 145TH PL SE
8	0	894460	0350	10/27/11	\$388,500	\$529,000	1,830	8	1988	Avg	3,610	N	N	391 145TH PL SE
8	0	894460	0080	09/09/11	\$375,000	\$514,000	1,840	8	1988	Avg	3,855	N	N	111 145TH PL SE
8	0	894460	0090	02/15/13	\$417,000	\$496,000	1,840	8	1988	Avg	3,938	N	N	123 145TH PL SE
8	0	894460	0480	02/11/13	\$420,000	\$500,000	1,840	8	1988	Avg	3,296	N	N	274 145TH PL SE
8	0	894460	0670	09/10/12	\$415,000	\$523,000	1,840	8	1988	Avg	4,219	N	N	28 145TH PL SE
8	0	173680	0410	09/05/12	\$450,000	\$568,000	1,860	8	1965	Good	7,950	N	N	912 144TH PL SE
8	0	883890	0196	08/14/12	\$472,000	\$600,000	1,880	8	1952	Avg	12,457	N	N	14632 SE 22ND ST
8	0	323650	0200	10/03/13	\$531,200	\$563,000	1,910	8	1984	Good	9,023	N	N	1040 148TH DR SE
8	0	894460	0100	06/23/11	\$395,000	\$547,000	1,920	8	1988	Avg	3,957	N	N	207 145TH PL SE
8	0	894460	0520	06/07/11	\$402,000	\$558,000	1,920	8	1988	Avg	4,164	N	N	234 145TH PL SE
8	0	894460	0550	02/28/13	\$425,000	\$503,000	1,920	8	1988	Avg	3,494	N	N	150 145TH PL SE
8	0	323650	0050	11/11/11	\$350,000	\$475,000	1,930	8	1983	Avg	7,139	N	N	945 148TH DR SE
8	0	801630	0080	05/24/12	\$460,000	\$599,000	1,940	8	1966	Avg	8,712	N	N	1322 159TH AVE SE
8	0	894460	0020	06/18/12	\$385,000	\$498,000	1,950	8	1988	Avg	3,815	N	N	45 145TH PL SE
8	0	894460	0660	11/11/11	\$300,000	\$407,000	1,950	8	1988	Good	3,514	N	N	42 145TH PL SE
8	0	173680	0720	02/20/12	\$440,000	\$586,000	2,130	8	1965	Good	8,732	N	N	1037 146TH AVE SE
8	0	220710	0570	07/10/13	\$685,500	\$762,000	2,220	8	2012	Avg	8,840	N	N	14427 SE 14TH ST
8	0	173680	0580	04/04/11	\$475,000	\$663,000	2,250	8	1966	Avg	8,910	N	N	820 145TH PL SE
8	0	894460	0430	10/17/13	\$557,500	\$586,000	2,740	8	1989	Avg	3,294	N	N	314 145TH PL SE
8	0	022405	9087	04/03/11	\$517,000	\$721,000	2,870	8	2007	Avg	24,042	N	N	1110 156TH AVE SE
8	0	022405	9161	09/30/11	\$528,000	\$722,000	2,870	8	2007	Avg	39,235	N	N	1130 156TH AVE SE

Improved Sales Used in This Annual Update Analysis Area 067 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	0	022405	9324	02/15/11	\$492,000	\$688,000	2,870	8	2007	Avg	28,757	N	N	1120 156TH AVE SE
8	0	079320	0050	03/19/13	\$655,000	\$769,000	2,060	9	2006	Avg	9,544	N	N	1427 153RD PL SE
8	0	883890	0247	07/05/12	\$589,000	\$758,000	2,090	9	1990	Avg	9,335	N	N	14415 SE 18TH ST
8	0	883890	0251	04/12/13	\$630,000	\$731,000	2,300	9	1991	Avg	10,793	N	N	14419 SE 18TH ST
8	0	086510	0005	01/21/11	\$654,900	\$917,000	2,300	9	1955	Good	44,866	N	N	552 145TH AVE SE
8	0	889445	0020	05/06/13	\$810,232	\$930,000	2,950	9	2004	Avg	7,217	N	N	1604 154TH AVE SE
8	0	342505	9121	06/07/12	\$672,000	\$872,000	3,270	9	1961	Avg	36,472	N	N	705 145TH AVE SE
8	0	342505	9151	12/22/11	\$849,950	\$1,146,000	3,280	9	1956	VGood	25,178	N	N	714 145TH AVE SE
8	0	675130	0215	04/11/12	\$700,000	\$922,000	3,360	9	2010	Avg	8,000	N	N	15405 SE 25TH ST
8	0	220720	0830	12/11/12	\$700,000	\$855,000	4,330	9	2000	Avg	7,056	N	N	15427 SE 10TH ST
8	0	032405	9002	11/26/12	\$782,150	\$961,000	3,530	10	2004	Avg	7,350	N	N	1158 140TH AVE SE
8	0	342505	9300	09/03/13	\$1,249,990	\$1,348,000	4,060	10	2013	Avg	7,742	N	N	14545
8	0	342505	9301	07/25/13	\$1,235,990	\$1,362,000	4,130	10	2013	Avg	11,951	N	N	14585 SE 3RD LN
8	0	342505	9163	07/25/13	\$1,180,000	\$1,301,000	4,140	10	2013	Avg	8,387	N	N	14565 SE 3RD LN
8	0	086510	0025	04/10/12	\$1,160,000	\$1,527,000	4,770	10	2005	Avg	43,307	N	N	420 145TH AVE SE
12	0	329820	0560	10/23/13	\$352,250	\$369,000	940	6	1959	Good	7,500	N	N	933 166TH AVE NE
12	0	329820	1380	03/09/11	\$285,000	\$398,000	940	6	1959	VGood	7,875	N	N	16617 NE 9TH ST
12	0	329830	0640	09/09/13	\$375,350	\$403,000	990	6	1959	Avg	18,225	N	N	1303 164TH PL NE
12	0	329820	0530	10/24/12	\$276,100	\$343,000	990	6	1959	Good	7,200	N	N	915 166TH AVE NE
12	0	329820	0990	04/01/13	\$330,000	\$385,000	990	6	1959	Good	7,490	N	N	1004 166TH PL NE
12	0	329820	1120	02/02/12	\$228,400	\$305,000	990	6	1959	Good	7,630	N	N	935 168TH AVE NE
12	0	329820	1180	08/27/13	\$331,000	\$358,000	990	6	1959	Good	8,250	N	N	1029 167TH PL NE
12	0	329820	1270	07/25/13	\$330,950	\$365,000	990	6	1959	Good	7,700	N	N	936 168TH AVE NE
12	0	329830	0230	06/07/11	\$250,000	\$347,000	990	6	1959	Good	7,590	N	N	1367 165TH AVE NE
12	0	329830	0650	10/22/12	\$300,000	\$373,000	990	6	1959	Good	7,040	N	N	16415 NE 13TH ST
12	0	329820	1190	10/29/12	\$337,000	\$418,000	1,060	6	1959	Good	7,500	N	N	1036 167TH PL NE
12	0	329830	0390	01/27/12	\$227,000	\$304,000	1,100	6	1959	Good	6,900	N	N	1344 164TH PL NE
12	0	329830	0610	11/02/12	\$295,900	\$367,000	1,210	6	1959	Good	7,260	N	N	1321 164TH PL NE
12	0	329820	1350	09/03/13	\$390,000	\$420,000	1,220	6	1959	Good	6,649	N	N	16715 NE 9TH ST

Improved Sales Used in This Annual Update Analysis Area 067 -- 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
12	0	329820	0810	02/07/13	\$310,400	\$370,000	1,240	6	1959	Avg	7,500	N	N	917 167TH AVE NE
12	0	329820	0240	04/11/11	\$270,000	\$376,000	1,370	6	1959	Good	4,950	N	N	884 164TH PL NE
12	0	329820	0610	10/22/13	\$369,000	\$386,000	1,470	6	1959	Good	7,200	N	N	1027 165TH PL NE
12	0	329820	0360	10/24/13	\$375,000	\$392,000	1,610	6	1959	Good	7,200	N	N	940 164TH PL NE
12	0	403800	0015	10/16/13	\$352,000	\$370,000	970	7	2013	Avg	8,250	N	N	16118 NE 3RD PL
12	0	403800	0170	08/25/11	\$290,000	\$399,000	990	7	1958	Good	13,650	N	N	16227 NE 3RD PL
12	0	403770	0055	02/14/13	\$330,000	\$393,000	1,020	7	1959	Good	9,120	N	N	15942 MAIN ST
12	0	403850	0620	11/22/13	\$523,017	\$537,000	1,020	7	1959	Good	8,625	N	N	525 166TH AVE NE
12	0	403820	0070	02/20/13	\$280,000	\$332,000	1,040	7	1959	Good	8,287	N	N	122 156TH AVE NE
12	0	156080	0570	10/14/11	\$330,000	\$450,000	1,070	7	1962	Good	10,890	N	N	604 155TH PL NE
12	0	403820	0170	11/08/13	\$460,000	\$477,000	1,080	7	1959	Good	8,050	N	N	319 157TH AVE NE
12	0	403870	0220	04/25/12	\$485,000	\$636,000	1,100	7	1961	Good	8,560	Y	N	16858 NE 6TH ST
12	0	403910	0240	06/25/13	\$487,000	\$545,000	1,100	7	1963	Good	8,160	N	N	1210 170TH AVE NE
12	0	403770	0090	09/03/13	\$488,050	\$526,000	1,110	7	1958	Good	8,370	N	N	16203 NE 1ST ST
12	0	404010	0090	09/12/12	\$456,490	\$575,000	1,110	7	1962	Good	8,103	N	N	141 145TH AVE NE
12	0	403800	0095	07/23/12	\$385,000	\$493,000	1,130	7	1958	VGood	8,240	N	N	16012 NE 3RD ST
12	0	272505	9022	12/20/13	\$631,000	\$636,000	1,140	7	1951	Good	20,473	N	N	14037 NE BELLEVUE-REDMOND
12	0	403800	0110	02/24/12	\$273,000	\$363,000	1,150	7	1958	Avg	7,875	N	N	16034 NE 3RD ST
12	0	403860	0250	07/24/12	\$465,000	\$595,000	1,150	7	1961	Good	12,040	N	N	228 165TH AVE NE
12	0	403830	0090	01/03/11	\$341,000	\$478,000	1,160	7	1960	Avg	8,360	N	N	125 156TH AVE NE
12	0	403850	0320	07/16/12	\$320,000	\$411,000	1,160	7	1960	Good	7,950	N	N	412 164TH AVE NE
12	0	403870	0560	08/20/13	\$526,000	\$572,000	1,170	7	1960	Good	8,560	Y	N	17128 NE 5TH PL
12	0	403870	0250	08/25/13	\$480,000	\$520,000	1,170	7	1960	VGood	8,560	Y	N	16834 NE 6TH ST
12	0	403850	0610	03/16/11	\$326,000	\$455,000	1,170	7	1959	Avg	7,475	N	N	517 166TH AVE NE
12	0	404020	0510	07/03/13	\$432,000	\$482,000	1,170	7	1963	Avg	8,000	N	N	502 147TH AVE NE
12	0	403770	0150	11/29/12	\$415,000	\$509,000	1,170	7	1958	Good	8,814	N	N	16270 MAIN ST
12	0	403770	0240	06/25/13	\$470,000	\$526,000	1,170	7	1958	Good	9,825	N	N	16200 NE 1ST ST
12	0	403770	0290	07/07/11	\$360,000	\$498,000	1,170	7	1958	Good	7,700	N	N	103 164TH AVE NE
12	0	403820	1020	08/11/11	\$369,000	\$508,000	1,170	7	1959	Good	7,875	N	N	15864 NE 1ST ST

Improved Sales Used in This Annual Update Analysis Area 067 -- 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
12	0	403850	1030	11/21/11	\$319,000	\$433,000	1,170	7	1959	Good	8,175	N	N	629 167TH AVE NE
12	0	403850	1140	06/17/13	\$446,500	\$502,000	1,170	7	1960	Good	10,080	N	N	504 167TH AVE NE
12	0	403860	0340	07/19/13	\$530,000	\$586,000	1,170	7	1961	Good	7,875	N	N	16512 NE 1ST PL
12	0	403860	0430	09/05/13	\$560,000	\$603,000	1,170	7	1961	Good	8,250	N	N	16512 NE 1ST ST
12	0	194490	0100	07/01/11	\$360,000	\$498,000	1,190	7	1966	Good	8,190	N	N	12 151ST PL NE
12	0	403830	0130	03/13/12	\$341,000	\$452,000	1,190	7	1960	Good	8,580	N	N	27 156TH AVE NE
12	0	403870	0790	12/18/12	\$565,000	\$688,000	1,200	7	1961	Good	8,250	Y	N	17166 NE 5TH ST
12	0	572801	0010	07/30/13	\$465,000	\$511,000	1,200	7	1972	Avg	7,980	N	N	521 154TH AVE NE
12	0	363100	0100	12/11/12	\$375,000	\$458,000	1,200	7	1967	Good	5,415	N	N	1404 166TH PL NE
12	0	403770	0035	03/13/13	\$383,500	\$451,000	1,200	7	1959	Good	8,480	N	N	15959 NE 1ST ST
12	0	352505	9021	08/09/13	\$464,500	\$508,000	1,210	7	1977	Avg	13,601	N	N	510 156TH AVE NE
12	0	403870	0870	11/18/13	\$512,500	\$528,000	1,220	7	1961	Good	8,250	Y	N	17118 NE 5TH ST
12	0	403820	0220	08/07/12	\$370,000	\$472,000	1,220	7	1959	Avg	8,050	N	N	318 157TH AVE NE
12	0	404040	0150	10/21/13	\$475,000	\$498,000	1,220	7	1960	Avg	8,800	N	N	15411 NE 3RD PL
12	0	403870	0905	10/17/11	\$498,800	\$680,000	1,240	7	2013	VGood	8,800	Y	N	17109 NE 5TH PL
12	0	331690	0050	11/01/12	\$389,000	\$482,000	1,250	7	1964	Good	5,350	N	N	424 156TH PL NE
12	0	403820	0650	05/19/11	\$260,000	\$361,000	1,260	7	1959	Good	7,700	N	N	15619 NE 1ST PL
12	0	403880	0150	08/20/12	\$590,000	\$749,000	1,270	7	1961	Good	9,009	Y	N	502 172ND AVE NE
12	0	403820	1060	02/16/11	\$358,000	\$501,000	1,270	7	1959	Avg	8,960	N	N	301 160TH AVE NE
12	0	403820	0320	08/17/12	\$338,850	\$431,000	1,270	7	1959	Good	8,400	N	N	15734 NE 1ST ST
12	0	403800	0185	07/17/13	\$547,500	\$606,000	1,280	7	1959	Avg	7,080	N	N	316 162ND PL NE
12	0	403910	0200	03/19/12	\$450,000	\$596,000	1,280	7	1963	Good	9,240	N	N	1244 170TH AVE NE
12	0	403820	0730	11/30/11	\$277,399	\$376,000	1,300	7	1959	Good	10,890	N	N	15729 NE 1ST PL
12	0	403850	1040	07/29/13	\$439,888	\$484,000	1,310	7	1959	Good	8,175	N	N	637 167TH AVE NE
12	0	403780	0025	09/27/13	\$550,000	\$585,000	1,310	7	1958	VGood	8,610	N	N	16043 NE 2ND ST
12	0	403870	0950	05/14/13	\$482,000	\$551,000	1,320	7	1960	Good	8,800	Y	N	17133 NE 5TH PL
12	0	404010	0470	10/23/13	\$515,000	\$539,000	1,320	7	1962	Avg	8,395	N	N	131 145TH PL NE
12	0	404060	0340	05/29/12	\$500,000	\$650,000	1,320	7	1962	VGood	9,240	N	N	15219 NE 3RD PL
12	0	404050	0270	07/12/11	\$280,000	\$387,000	1,330	7	1961	Good	8,250	N	N	15321 NE 1ST ST

Improved Sales Used in This Annual Update Analysis Area 067 -- 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
12	0	404040	0060	03/25/13	\$443,000	\$518,000	1,340	7	1960	Good	11,087	N	N	15430 NE 3RD PL
12	0	404040	0270	07/16/13	\$419,000	\$464,000	1,350	7	1961	Avg	8,103	N	N	15401 NE 1ST ST
12	0	404010	0340	03/06/12	\$321,000	\$426,000	1,350	7	1962	Good	7,975	N	N	14516 NE 2ND PL
12	0	404080	0420	07/18/12	\$375,000	\$481,000	1,350	7	1963	Good	8,000	N	N	1206 169TH AVE NE
12	0	403850	0020	04/02/13	\$389,000	\$454,000	1,360	7	1960	Avg	7,630	N	N	639 164TH PL NE
12	0	156080	0320	11/02/11	\$499,500	\$679,000	1,360	7	1962	Good	8,560	N	N	15323 NE 7TH PL
12	0	572801	0120	06/18/13	\$419,950	\$472,000	1,360	7	1973	Good	7,000	N	N	412 154TH AVE NE
12	0	403880	0530	07/27/12	\$565,000	\$723,000	1,380	7	1961	Good	15,600	Y	N	413 172ND AVE NE
12	0	403870	0440	08/02/13	\$736,450	\$808,000	1,380	7	1961	VGood	8,480	Y	N	17182 NE 5TH ST
12	0	403880	0220	10/08/12	\$651,000	\$814,000	1,390	7	1961	Avg	8,524	Y	N	17165 NE 5TH ST
12	0	404050	0250	06/21/11	\$310,388	\$430,000	1,390	7	1961	Good	8,250	N	N	15309 NE 1ST ST
12	0	404050	0020	05/08/12	\$360,000	\$471,000	1,400	7	1961	Avg	8,250	N	N	110 154TH PL NE
12	0	403850	0600	02/24/12	\$305,050	\$406,000	1,400	7	1959	Good	7,700	N	N	16518 NE 5TH ST
12	0	404080	0610	12/18/12	\$345,000	\$420,000	1,400	7	1963	Good	9,020	N	N	16805 NE 12TH ST
12	0	404080	0610	10/07/11	\$300,000	\$410,000	1,400	7	1963	Good	9,020	N	N	16805 NE 12TH ST
12	0	403860	0460	11/15/12	\$485,000	\$598,000	1,400	7	1961	VGood	10,488	N	N	16513 NE 1ST ST
12	0	404050	0030	07/17/13	\$475,100	\$526,000	1,400	7	1961	VGood	8,250	N	N	116 NE 154TH PL
12	0	156080	0540	09/14/12	\$305,000	\$384,000	1,410	7	1962	Good	6,728	N	N	621 155TH PL NE
12	0	331690	0090	11/09/11	\$332,000	\$451,000	1,420	7	1964	Good	7,275	N	N	404 156TH PL NE
12	0	403870	0780	08/17/12	\$540,000	\$686,000	1,430	7	1961	Good	8,250	Y	N	17172 NE 5TH ST
12	0	156080	0030	04/21/13	\$550,000	\$636,000	1,440	7	1962	Good	6,900	N	N	15225 NE 6TH PL
12	0	403800	0090	02/03/12	\$320,000	\$428,000	1,450	7	1958	Avg	7,520	N	N	16004 NE 3RD ST
12	0	403860	0390	02/08/12	\$501,000	\$669,000	1,460	7	1961	Good	11,550	Y	N	128 165TH AVE NE
12	0	363100	0140	10/11/13	\$450,000	\$474,000	1,460	7	1967	VGood	9,300	N	N	1432 166TH PL NE
12	0	403870	0490	04/10/13	\$700,000	\$813,000	1,470	7	1961	Good	8,925	Y	N	17172 NE 5TH PL
12	0	363100	0090	10/31/12	\$380,000	\$471,000	1,470	7	1967	Good	8,250	N	N	1400 166TH PL NE
12	0	156200	0010	08/24/11	\$375,000	\$515,000	1,480	7	1964	Good	7,350	N	N	1206 NE 151ST PL
12	0	404080	0080	06/15/12	\$347,000	\$449,000	1,500	7	1966	Good	7,700	N	N	1406 168TH AVE NE
12	0	404080	0340	11/07/13	\$400,000	\$415,000	1,530	7	1963	Good	10,450	N	N	16915 NE 14TH ST

Improved Sales Used in This Annual Update Analysis Area 067 -- 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
12	0	363100	0110	05/16/12	\$512,000	\$668,000	1,540	7	2006	Avg	9,100	N	N	1412 166TH PL NE
12	0	403870	0960	03/12/13	\$372,000	\$438,000	1,540	7	1960	Avg	8,800	N	N	17139 NE 5TH PL
12	0	403820	0660	12/04/13	\$489,000	\$498,000	1,550	7	1959	Avg	7,700	N	N	15627 NE 1ST PL
12	0	403780	0225	06/22/11	\$319,000	\$442,000	1,590	7	1959	Good	8,436	N	N	16228 NE 2ND ST
12	0	403780	0065	08/08/12	\$359,000	\$458,000	1,600	7	1958	Good	9,675	N	N	16223 NE 2ND ST
12	0	403820	0340	07/16/12	\$334,000	\$429,000	1,600	7	1959	Good	9,070	N	N	15748 NE 1ST ST
12	0	404080	0660	09/01/11	\$380,000	\$522,000	1,640	7	1963	VGood	9,350	N	N	16931 NE 12TH ST
12	0	404020	0460	09/02/11	\$420,000	\$577,000	1,670	7	1964	Avg	8,100	N	N	504 146TH AVE NE
12	0	404020	0540	06/15/11	\$400,000	\$554,000	1,700	7	1963	Avg	4,950	N	N	516 147TH PL NE
12	0	403860	0240	10/16/13	\$555,508	\$584,000	1,730	7	1961	Avg	9,396	N	N	238 165TH AVE NE
12	0	156080	0380	10/28/13	\$439,000	\$458,000	1,820	7	1962	Avg	8,040	N	N	15310 NE 7TH PL
12	0	403850	0570	07/10/13	\$467,000	\$519,000	1,830	7	1959	Avg	10,080	N	N	518 165TH AVE NE
12	0	404010	0740	11/06/12	\$465,000	\$575,000	1,830	7	1935	Good	14,896	N	N	26 145TH PL NE
12	0	403850	1070	09/24/13	\$455,000	\$485,000	1,850	7	1959	Avg	8,250	N	N	634 167TH AVE NE
12	0	404040	0180	02/19/13	\$390,000	\$463,000	1,880	7	1960	Avg	7,475	N	N	301 155TH AVE NE
12	0	404060	0400	05/13/13	\$485,000	\$555,000	1,880	7	1961	VGood	8,250	N	N	15246 NE 3RD PL
12	0	403820	0360	05/10/12	\$350,000	\$457,000	1,890	7	1959	Good	8,250	N	N	15613 NE 1ST ST
12	0	262505	9114	05/16/11	\$500,000	\$695,000	1,890	7	1959	Avg	26,276	N	N	1457 156TH AVE NE
12	0	403910	0320	12/15/11	\$325,000	\$439,000	1,910	7	1963	Avg	9,000	N	N	1027 172ND AVE NE
12	0	404010	0110	05/13/13	\$525,000	\$601,000	1,940	7	1962	Good	8,103	N	N	127 145TH AVE NE
12	0	404080	0020	11/19/13	\$450,000	\$463,000	1,950	7	1965	Good	8,400	N	N	16914 NE 14TH ST
12	0	403910	0250	04/30/13	\$480,000	\$553,000	2,040	7	1963	Good	7,800	N	N	1204 170TH AVE NE
12	0	404010	0600	07/03/12	\$440,000	\$567,000	2,040	7	1963	Good	8,580	N	N	324 145TH PL NE
12	0	404010	0600	04/28/11	\$404,562	\$563,000	2,040	7	1963	Good	8,580	N	N	324 145TH PL NE
12	0	404040	0090	03/01/13	\$543,000	\$642,000	2,110	7	1960	Good	9,020	N	N	15418 NE 3RD PL
12	0	262505	9271	03/19/12	\$420,000	\$556,000	2,160	7	1984	Avg	10,001	N	N	16221 NORTHUP WAY
12	0	403870	0330	12/09/11	\$400,000	\$541,000	2,220	7	2001	Avg	7,776	N	N	16715 NE 6TH PL
12	0	331650	0280	12/07/12	\$576,000	\$705,000	2,440	7	1962	Good	36,622	N	N	15726 NE 4TH ST
12	0	404060	0370	09/13/13	\$495,000	\$531,000	2,620	7	1962	Avg	8,250	N	N	15237 NE 3RD PL

Improved Sales Used in This Annual Update Analysis Area 067 -- 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
12	0	404050	0100	03/14/11	\$430,000	\$601,000	2,620	7	1961	Good	6,890	N	N	158 NE 154TH PL
12	0	403870	0210	11/21/13	\$587,555	\$604,000	2,710	7	1960	Good	8,560	Y	N	16866 NE 6TH ST
12	0	511950	0050	08/28/13	\$650,000	\$703,000	3,260	7	1966	Avg	14,994	N	N	422 145TH AVE NE
12	0	885731	0020	09/18/13	\$270,000	\$289,000	660	8	1969	Avg	1,646	N	N	210 168TH AVE NE
12	0	885710	0170	04/13/11	\$237,000	\$330,000	1,200	8	1967	Avg	1,055	N	N	17016 NE 2ND PL
12	0	403880	0080	04/06/11	\$430,000	\$600,000	1,220	8	1961	Avg	10,887	Y	N	17217 NE 7TH PL
12	0	403910	0290	11/09/11	\$285,000	\$387,000	1,230	8	1963	Good	7,300	N	N	1021 170TH PL NE
12	0	404080	0170	07/07/11	\$312,000	\$431,000	1,300	8	1964	Good	6,500	N	N	1255 169TH AVE NE
12	0	156220	0660	05/09/11	\$355,000	\$494,000	1,320	8	1965	Avg	11,100	N	N	1410 151ST AVE NE
12	0	885730	0040	08/30/12	\$230,000	\$291,000	1,320	8	1967	Avg	1,311	N	N	216 169TH AVE NE
12	0	234580	0020	02/09/11	\$403,782	\$565,000	1,340	8	2010	Avg	2,058	N	N	1039 156TH AVE NE
12	0	234580	0050	01/19/11	\$399,990	\$560,000	1,340	8	2010	Avg	1,969	N	N	1045 156TH AVE NE
12	0	234580	0080	04/28/11	\$405,900	\$565,000	1,340	8	2010	Avg	1,843	N	N	1051 156TH AVE NE
12	0	234580	0100	07/20/11	\$409,990	\$566,000	1,340	8	2010	Avg	2,796	N	N	1055 156TH AVE NE
12	0	885731	0170	06/13/13	\$259,700	\$293,000	1,350	8	1967	Avg	2,565	N	N	203 168TH AVE NE
12	0	403900	0180	07/11/13	\$460,000	\$511,000	1,350	8	1961	Good	7,920	N	N	834 171ST PL NE
12	0	403910	0030	10/25/13	\$455,900	\$477,000	1,350	8	1963	Good	10,152	N	N	1267 170TH AVE NE
12	0	404080	0230	08/02/12	\$386,000	\$493,000	1,350	8	1964	Good	7,526	N	N	1215 169TH AVE NE
12	0	403910	0060	05/21/13	\$450,000	\$513,000	1,350	8	1963	VGood	16,500	N	N	1236 172ND AVE NE
12	0	885730	0180	02/27/12	\$220,000	\$293,000	1,360	8	1967	Avg	897	N	N	270 169TH AVE NE
12	0	156210	0120	09/09/11	\$461,000	\$632,000	1,360	8	1966	Good	6,750	N	N	14806 NE 13TH ST
12	0	885710	0100	10/17/13	\$315,000	\$331,000	1,370	8	1967	Avg	1,340	N	N	17104 NE 2ND PL
12	0	885710	0240	03/15/12	\$269,000	\$356,000	1,370	8	1967	Avg	1,197	N	N	16928 NE 2ND PL
12	0	885730	0210	07/16/13	\$305,000	\$338,000	1,370	8	1967	Avg	919	N	N	265 169TH AVE NE
12	0	885730	0220	03/11/13	\$305,000	\$359,000	1,370	8	1967	Avg	914	N	N	263 169TH AVE NE
12	0	403890	0211	06/11/13	\$512,800	\$578,000	1,370	8	1962	Good	9,900	N	N	805 170TH PL NE
12	0	403880	0520	06/24/13	\$685,000	\$767,000	1,410	8	1961	Good	8,175	Y	N	17209 NE 4TH PL
12	0	885720	0100	07/30/13	\$362,000	\$398,000	1,420	8	1967	Avg	1,411	Y	N	245 169TH AVE NE
12	0	261960	0150	10/15/13	\$588,500	\$619,000	1,420	8	1968	Good	8,814	N	N	15037 NE 10TH PL

Improved Sales Used in This Annual Update Analysis Area 067 -- 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
12	0	261960	0240	04/25/13	\$535,000	\$617,000	1,420	8	1968	Good	8,800	N	N	15013 NE 9TH PL
12	0	403910	0380	01/09/13	\$529,500	\$639,000	1,430	8	1963	Good	9,180	N	N	1030 170TH PL NE
12	0	403910	0410	08/08/12	\$407,500	\$519,000	1,440	8	1963	Avg	8,250	N	N	1008 170TH PL NE
12	0	403900	0330	10/23/12	\$491,760	\$611,000	1,440	8	1962	Good	8,800	N	N	868 172ND AVE NE
12	0	403910	0110	10/04/12	\$545,500	\$683,000	1,440	8	1964	Good	8,965	N	N	1200 172ND AVE NE
12	0	403910	0160	11/25/13	\$510,000	\$523,000	1,450	8	1963	Avg	8,250	N	N	1018 172ND AVE NE
12	0	403970	0480	11/12/13	\$610,000	\$630,000	1,460	8	1973	Good	9,642	Y	N	257 174TH PL NE
12	0	156220	0590	12/21/12	\$570,000	\$694,000	1,460	8	1965	VGood	6,300	N	N	15013 NE 15TH ST
12	0	156200	0050	07/08/13	\$598,000	\$665,000	1,480	8	1964	Good	7,865	N	N	15103 NE 12TH ST
12	0	156220	0300	09/04/13	\$485,000	\$523,000	1,490	8	1966	Good	7,875	N	N	14831 NE 14TH ST
12	0	403900	0310	05/13/13	\$450,000	\$515,000	1,490	8	1962	Good	8,275	N	N	805 172ND AVE NE
12	0	403890	0380	01/17/12	\$480,000	\$644,000	1,500	8	1964	Good	8,250	N	N	824 170TH PL NE
12	0	403890	0160	04/04/13	\$585,000	\$682,000	1,520	8	1962	Good	8,250	N	N	826 168TH PL NE
12	0	403900	0290	05/20/13	\$677,500	\$772,000	1,520	8	1962	VGood	8,571	N	N	17127 NE 8TH PL
12	0	001120	0050	12/21/12	\$420,000	\$511,000	1,530	8	1998	Avg	4,404	N	N	15178 NE 8TH PL
12	0	001120	0370	09/30/11	\$365,000	\$499,000	1,530	8	1998	Avg	3,696	N	N	15019 NE 8TH PL
12	0	001120	0380	06/18/13	\$492,000	\$553,000	1,530	8	1998	Avg	2,576	N	N	15023 NE 8TH PL
12	0	403890	0390	07/18/12	\$400,000	\$513,000	1,550	8	1962	Avg	8,250	N	N	816 170TH PL NE
12	0	403960	0040	06/22/11	\$619,000	\$857,000	1,660	8	1962	VGood	20,680	Y	N	356 167TH AVE NE
12	0	234580	0010	02/11/11	\$515,646	\$722,000	1,660	8	2010	Avg	2,412	N	N	1037 156TH AVE NE
12	0	234580	0060	01/25/11	\$499,990	\$700,000	1,660	8	2010	Avg	2,757	N	N	1047 156TH AVE NE
12	0	234580	0070	05/18/11	\$505,000	\$702,000	1,660	8	2010	Avg	2,466	N	N	1049 156TH AVE NE
12	0	234580	0090	08/26/11	\$499,990	\$687,000	1,660	8	2010	Avg	3,039	N	N	1053 156TH AVE NE
12	0	234580	0120	01/25/11	\$499,990	\$700,000	1,660	8	2010	Avg	2,247	N	N	1059 156TH AVE NE
12	0	234580	0130	03/15/11	\$499,990	\$698,000	1,660	8	2010	Avg	2,297	N	N	1059 156TH AVE NE
12	0	234580	0140	03/15/11	\$499,990	\$698,000	1,660	8	2010	Avg	2,429	N	N	1063 156TH AVE NE
12	0	234580	0190	03/22/11	\$515,800	\$720,000	1,660	8	2010	Avg	2,851	N	N	1073 156TH AVE NE
12	0	234580	0200	07/06/13	\$575,000	\$640,000	1,660	8	2010	Avg	2,798	N	N	1075 156TH AVE NE
12	0	234580	0200	03/28/11	\$515,900	\$720,000	1,660	8	2010	Avg	2,798	N	N	1075 156TH AVE NE

Improved Sales Used in This Annual Update Analysis Area 067 -- 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
12	0	234580	0210	08/26/11	\$514,990	\$708,000	1,660	8	2010	Avg	2,690	N	N	1077 156TH AVE NE
12	0	234580	0220	08/30/11	\$507,990	\$698,000	1,660	8	2010	Avg	2,224	N	N	1079 156TH AVE NE
12	0	156210	0010	05/07/13	\$475,000	\$545,000	1,680	8	1964	Avg	7,980	N	N	1346 151ST PL NE
12	0	066340	0040	10/03/13	\$435,100	\$461,000	1,700	8	1980	Avg	7,464	N	N	612 151ST PL NE
12	0	066340	0130	08/06/13	\$486,000	\$532,000	1,720	8	1984	Avg	7,324	N	N	617 151ST PL NE
12	0	143350	0190	10/02/12	\$414,380	\$519,000	1,720	8	1969	Good	12,800	N	N	1106 NE 147TH PL
12	0	156210	0080	09/27/13	\$510,000	\$542,000	1,730	8	1965	Good	7,200	N	N	14827 NE 13TH ST
12	0	261960	0220	01/22/13	\$387,000	\$465,000	1,740	8	1972	Good	8,800	N	N	14915 NE 9TH PL
12	0	403890	0180	10/25/13	\$530,000	\$554,000	1,740	8	1964	Good	8,580	N	N	816 168TH PL NE
12	0	738500	0050	12/04/13	\$605,000	\$616,000	1,780	8	1965	Good	22,798	N	N	14447 NE 14TH PL
12	0	403890	0040	07/19/13	\$456,500	\$505,000	1,870	8	1962	Good	5,700	N	N	16815 NE 9TH PL
12	0	404080	0760	03/26/13	\$505,000	\$591,000	1,870	8	1963	VGood	10,125	N	N	16809 NE 11TH PL
12	0	403890	0170	08/30/13	\$535,800	\$579,000	1,970	8	2004	Avg	8,360	N	N	822 168TH PL NE
12	0	417831	0010	03/11/13	\$590,000	\$695,000	2,030	8	1979	Good	12,000	N	N	901 145TH PL NE
12	0	143350	0110	02/22/11	\$390,000	\$545,000	2,050	8	1968	Good	12,150	N	N	1115 NE 147TH PL
12	0	156220	0690	02/04/13	\$543,000	\$649,000	2,080	8	1965	Avg	11,500	N	N	1411 151ST PL NE
12	0	156220	0470	06/16/11	\$501,665	\$695,000	2,080	8	1965	Good	9,180	N	N	15023 NE 16TH ST
12	0	403880	0051	03/27/12	\$780,000	\$1,030,000	2,140	8	2008	Avg	7,578	Y	N	17241 NE 8TH ST
12	0	404080	0830	02/27/13	\$375,000	\$444,000	2,200	8	1963	Good	8,250	N	N	1130 170TH AVE NE
12	0	738530	0160	02/24/11	\$503,000	\$703,000	2,230	8	1966	VGood	13,800	N	N	1027 145TH PL NE
12	0	261960	0030	09/06/12	\$497,600	\$628,000	2,270	8	1968	Good	12,051	N	N	15010 NE 10TH PL
12	0	403970	0290	02/08/12	\$400,000	\$534,000	2,340	8	1965	Good	9,606	N	N	200 174TH PL NE
12	0	261960	0120	11/28/12	\$540,000	\$663,000	2,430	8	1971	Good	8,658	N	N	15009 NE 10TH PL
12	0	156210	0100	11/09/12	\$455,000	\$562,000	2,500	8	1966	Good	11,475	N	N	14803 NE 13TH ST
12	0	403970	0560	06/20/13	\$650,000	\$730,000	2,520	8	1972	Good	10,140	Y	N	435 174TH PL NE
12	0	389110	0176	08/26/11	\$525,000	\$721,000	2,530	8	1980	Avg	11,670	N	N	15227 NE 6TH ST
12	0	331650	0300	12/18/12	\$797,600	\$972,000	2,620	8	1968	VGood	36,649	N	N	15772 NE 4TH ST
12	0	389110	0193	10/09/12	\$660,000	\$824,000	2,650	8	1985	Good	20,280	N	N	15255 NE 6TH ST
12	0	272505	9256	05/31/11	\$679,000	\$942,000	2,910	8	1978	VGood	14,600	N	N	1400 143RD PL NE

Improved Sales Used in This Annual Update Analysis Area 067 -- 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
12	0	156220	0480	11/29/12	\$505,000	\$620,000	3,095	8	2013	Avg	9,180	N	N	15029 NE 16TH ST
12	0	156220	0230	05/16/13	\$750,000	\$857,000	3,200	8	1965	VGood	11,920	N	N	1508 151ST AVE NE
12	0	738532	0020	10/30/12	\$550,800	\$683,000	3,410	8	1979	Good	14,100	N	N	1305 140TH PL NE
12	0	885732	0280	01/07/13	\$435,000	\$526,000	1,440	9	1979	Good	2,967	N	N	16909 NE 1ST ST
12	0	403970	0170	10/23/13	\$550,000	\$576,000	1,510	9	1967	Good	9,655	Y	N	418 174TH PL NE
12	0	403970	0910	08/03/11	\$675,000	\$930,000	1,540	9	1968	Good	8,400	Y	N	204 173RD PL NE
12	0	403970	1230	06/22/11	\$570,000	\$789,000	1,540	9	1972	Good	10,243	Y	N	257 173RD PL NE
12	0	403970	0950	05/09/12	\$705,000	\$922,000	1,560	9	1964	VGood	10,800	Y	N	213 171ST PL NE
12	0	403970	0250	05/02/11	\$475,000	\$661,000	1,560	9	1967	Good	9,606	N	N	232 174TH PL NE
12	0	403970	0860	09/17/12	\$700,000	\$881,000	1,620	9	1964	Good	9,680	Y	N	238 173RD PL NE
12	0	885732	0310	01/13/12	\$460,000	\$618,000	1,620	9	1979	Good	2,754	Y	N	107 168TH AVE NE
12	0	403970	1160	07/16/13	\$860,000	\$953,000	1,640	9	1968	Good	11,700	Y	N	212 171ST PL NE
12	0	403970	1210	02/22/13	\$748,000	\$887,000	1,640	9	1968	Good	17,500	Y	N	245 173RD PL NE
12	0	403970	0740	06/07/13	\$876,456	\$990,000	1,660	9	1968	Good	11,550	Y	N	456 173RD PL NE
12	0	885732	0220	05/20/11	\$315,000	\$438,000	1,670	9	1979	Good	2,533	N	N	7 168TH AVE NE
12	0	885732	0360	04/19/11	\$345,000	\$481,000	1,690	9	1979	Good	2,391	N	N	129 168TH AVE NE
12	0	885732	0160	05/14/13	\$485,000	\$555,000	1,730	9	1979	Good	2,795	Y	N	10 168TH AVE NE
12	0	885732	0170	10/26/11	\$365,000	\$497,000	1,730	9	1979	Good	3,194	Y	N	8 168TH AVE NE
12	0	403970	0440	03/11/13	\$749,950	\$883,000	1,940	9	2002	Avg	9,729	Y	N	225 174TH PL NE
12	0	885732	0070	08/22/11	\$385,000	\$529,000	1,980	9	1979	Good	3,128	N	N	114 168TH AVE NE
12	0	403970	0530	02/11/11	\$678,500	\$949,000	2,280	9	2013	Avg	9,348	Y	N	413 174TH PL NE
12	0	934670	0360	06/21/12	\$555,000	\$717,000	2,490	9	1978	Avg	9,450	N	N	210 141ST AVE NE
12	0	417830	0170	09/15/11	\$649,000	\$889,000	2,540	9	1982	Good	14,800	N	N	1115 142ND PL NE
12	0	934670	0350	07/20/12	\$560,000	\$718,000	2,600	9	1978	Avg	9,975	N	N	14102 NE 2ND ST
12	0	807830	0050	10/23/12	\$526,500	\$655,000	2,620	9	1986	Avg	16,197	N	N	1511 143RD AVE NE
12	0	417830	0400	05/23/13	\$735,000	\$837,000	2,710	9	1979	Good	13,515	N	N	14317 NE 10TH PL
12	0	417830	0400	03/22/12	\$640,000	\$847,000	2,710	9	1979	Good	13,515	N	N	14317 NE 10TH PL
12	0	417830	0190	03/05/13	\$828,000	\$977,000	2,920	9	1982	Good	13,786	N	N	14106 NE 10TH PL
12	0	417830	0190	11/16/12	\$784,950	\$968,000	2,920	9	1982	Good	13,786	N	N	14106 NE 10TH PL

Improved Sales Used in This Annual Update Analysis Area 067 -- 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
12	0	127700	0150	10/17/11	\$605,000	\$825,000	2,230	10	1999	Avg	5,515	N	N	14687 NE 16TH ST
12	0	066235	0070	08/23/13	\$807,000	\$875,000	2,490	10	1999	Avg	8,749	N	N	430 150TH PL NE
12	0	417830	0010	10/26/12	\$875,000	\$1,087,000	2,790	10	1983	Good	12,221	N	N	1113 144TH AVE NE
12	0	252505	9205	07/29/11	\$605,000	\$834,000	2,820	10	1998	Avg	11,115	N	N	16639 NORTHUP WAY
12	0	272505	9112	08/17/11	\$670,000	\$922,000	2,830	10	2004	Avg	19,053	N	N	999 144TH AVE NE
12	0	127700	0170	07/11/12	\$695,000	\$893,000	2,880	10	1998	Avg	7,200	N	N	14693 NE 16TH ST
12	0	066235	0110	06/17/13	\$844,000	\$949,000	2,980	10	1998	Avg	10,134	N	N	510 150TH PL NE
12	0	066235	0160	04/09/13	\$772,500	\$898,000	3,010	10	1999	Avg	10,001	N	N	598 150TH PL NE
12	0	785970	0020	03/28/12	\$700,000	\$925,000	3,090	10	2007	Avg	5,400	N	N	16105 NORTHUP WAY
12	0	785970	0160	11/08/13	\$825,000	\$855,000	3,100	10	2007	Avg	5,755	N	N	16161 NORTHUP WAY
12	0	252505	9031	04/06/12	\$739,000	\$974,000	3,330	10	1998	Avg	8,470	N	N	16637 NORTHUP WAY
12	0	389110	0025	08/25/11	\$670,000	\$921,000	3,590	10	2008	Avg	76,700	N	N	14925 NE 8TH ST
12	0	066235	0060	01/04/11	\$713,125	\$999,000	3,640	10	1999	Avg	7,304	N	N	408 150TH PL NE
12	0	262505	9289	09/26/13	\$915,000	\$973,000	3,720	10	2001	Avg	7,227	N	N	1010 148TH AVE NE
12	0	883990	0210	05/27/11	\$995,000	\$1,382,000	3,820	10	1954	Avg	45,563	N	N	14040 NE 6TH ST
12	0	262505	9287	12/13/12	\$887,000	\$1,082,000	4,040	10	2001	Avg	8,127	N	N	1008 148TH AVE NE
14	0	022405	9074	09/22/13	\$402,000	\$429,000	770	7	1952	Avg	25,280	N	Y	16222 SE 24TH ST
14	0	022405	9074	08/16/11	\$328,000	\$451,000	770	7	1952	Avg	25,280	N	Y	16222 SE 24TH ST
14	0	403720	0445	09/19/11	\$310,000	\$425,000	1,010	7	1957	Good	8,000	N	N	429 166TH AVE SE
14	0	403700	0720	11/21/12	\$384,000	\$472,000	1,020	7	1957	VGood	7,878	N	N	815 168TH AVE SE
14	0	403700	0720	12/15/11	\$347,750	\$469,000	1,020	7	1957	VGood	7,878	N	N	815 168TH AVE SE
14	0	403700	0170	09/10/13	\$411,000	\$441,000	1,040	7	1957	Avg	8,500	N	N	16443 SE 8TH ST
14	0	403700	0715	07/03/13	\$464,500	\$518,000	1,040	7	1957	VGood	8,080	N	N	16657 SE 8TH ST
14	0	403700	0825	07/25/13	\$475,000	\$524,000	1,120	7	1956	Avg	8,680	N	N	16628 SE 8TH ST
14	0	403720	0245	12/12/13	\$440,000	\$446,000	1,150	7	1957	Good	11,520	Y	N	461 168TH AVE SE
14	0	403720	0010	11/05/13	\$420,000	\$436,000	1,150	7	1957	Avg	8,550	N	N	16412 SE 2ND ST
14	0	737530	0020	03/30/11	\$300,000	\$419,000	1,190	7	1959	Avg	8,800	N	N	16431 SE 14TH ST
14	0	403720	0580	10/24/11	\$355,000	\$484,000	1,200	7	1957	Good	7,700	N	N	215 165TH AVE SE
14	0	403700	0870	11/25/13	\$378,000	\$387,000	1,210	7	1957	VGood	8,000	N	N	710 168TH AVE SE

Improved Sales Used in This Annual Update Analysis Area 067 -- 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
14	0	403860	0780	12/12/11	\$345,000	\$466,000	1,220	7	1961	Avg	6,250	N	N	16427 SE 1ST ST
14	0	737510	0170	06/26/13	\$350,000	\$392,000	1,220	7	1958	Avg	12,110	N	N	1224 166TH AVE SE
14	0	403720	0275	02/29/12	\$392,000	\$521,000	1,220	7	1957	Good	8,000	N	N	420 166TH AVE SE
14	0	675150	0160	06/04/12	\$365,000	\$474,000	1,220	7	1961	Good	10,000	N	N	15745 SE 25TH ST
14	0	403720	0390	12/06/12	\$429,000	\$525,000	1,230	7	1957	Good	7,110	N	N	249 168TH AVE SE
14	0	403700	0410	05/02/13	\$390,000	\$448,000	1,250	7	1957	Avg	7,462	N	N	1015 166TH AVE SE
14	0	737510	0205	05/20/11	\$270,000	\$375,000	1,250	7	1957	Good	8,565	N	N	16634 SE 14TH ST
14	0	403720	0300	08/18/12	\$327,000	\$415,000	1,260	7	1957	Good	9,000	N	N	415 167TH AVE SE
14	0	414130	0150	08/26/11	\$345,000	\$474,000	1,280	7	1961	Avg	10,815	N	N	16749 SE 21ST PL
14	0	403700	0595	03/10/13	\$398,000	\$469,000	1,280	7	1957	Good	10,333	N	N	904 SE 9TH ST
14	0	403700	0610	01/04/13	\$350,000	\$424,000	1,290	7	1957	Avg	8,404	N	N	16633 SE 9TH ST
14	0	403700	0770	01/05/12	\$310,000	\$417,000	1,290	7	1956	Good	9,100	N	N	16611 SE 7TH ST
14	0	403720	0265	04/08/11	\$300,000	\$418,000	1,290	7	1957	Good	8,632	N	N	16704 SE 7TH ST
14	0	403860	0790	06/18/13	\$462,000	\$519,000	1,320	7	1961	Good	9,975	N	N	16433 SE 1ST ST
14	0	403720	0605	11/13/13	\$428,000	\$442,000	1,340	7	1957	Good	7,700	N	N	253 165TH AVE SE
14	0	403700	0150	01/05/11	\$285,000	\$399,000	1,370	7	1957	Good	8,000	N	N	16411 SE 8TH ST
14	0	737510	0010	07/19/13	\$335,000	\$370,000	1,380	7	1959	Good	7,800	N	N	1210 164TH AVE SE
14	0	675150	0175	07/11/12	\$369,000	\$474,000	1,430	7	1961	Good	10,000	N	N	15744 SE 26TH ST
14	0	737530	0045	07/06/12	\$413,500	\$532,000	1,440	7	1958	Good	8,800	N	N	16428 SE 15TH ST
14	0	403720	0600	06/13/13	\$440,000	\$496,000	1,450	7	1957	Good	7,700	N	N	243 165TH AVE SE
14	0	403860	0530	02/17/11	\$450,000	\$629,000	1,460	7	1961	Avg	13,498	N	N	34 165TH AVE SE
14	0	403700	0345	01/04/11	\$309,900	\$434,000	1,460	7	1957	Good	8,157	N	N	960 165TH AVE SE
14	0	675130	0495	02/21/12	\$369,900	\$493,000	1,470	7	1957	Good	9,116	N	N	2522 156TH AVE SE
14	0	737530	0145	07/06/11	\$385,000	\$532,000	1,470	7	1960	Good	9,658	N	N	16652 SE 15TH ST
14	0	675150	0050	11/18/13	\$488,000	\$502,000	1,510	7	1957	Avg	10,375	N	N	2511 157TH AVE SE
14	0	737530	0090	06/19/12	\$300,000	\$388,000	1,510	7	1959	Avg	8,357	N	N	16647 SE 14TH ST
14	0	737530	0275	04/16/13	\$450,000	\$521,000	1,510	7	1959	Avg	8,102	N	N	16636 SE 16TH ST
14	0	737510	0240	10/14/11	\$364,950	\$498,000	1,520	7	1958	Good	9,270	N	N	16652 SE 14TH ST
14	0	737530	0080	06/20/12	\$314,000	\$406,000	1,550	7	1959	Avg	8,690	N	N	16631 SE 14TH ST

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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
14	0	403700	0920	08/14/12	\$350,000	\$445,000	1,560	7	1957	Avg	14,264	N	N	1042 168TH AVE SE
14	0	675110	0400	04/14/12	\$315,000	\$414,000	1,570	7	1955	Good	9,222	N	N	2430 156TH AVE SE
14	0	403720	0355	10/25/12	\$397,000	\$493,000	1,580	7	1957	VGood	10,500	N	N	16505 LAKE HILLS BLVD
14	0	737530	0150	07/22/13	\$455,000	\$502,000	1,590	7	1958	Avg	8,903	N	N	16644 SE 15TH ST
14	0	022405	9195	07/06/12	\$655,000	\$843,000	1,620	7	1975	Good	83,151	Y	Y	16025 SE 16TH ST
14	0	737530	0130	11/10/11	\$340,000	\$462,000	1,620	7	1959	Good	8,000	N	N	1520 167TH AVE SE
14	0	737530	0235	07/11/11	\$405,000	\$560,000	1,620	7	1959	Good	8,363	N	N	16404 SE 16TH ST
14	0	403720	0505	09/12/13	\$350,000	\$375,000	1,625	7	1957	VGood	9,933	N	N	229 LAKE HILLS BLVD
14	0	403720	0340	10/03/12	\$475,000	\$595,000	1,700	7	1957	Good	8,000	N	N	414 165TH AVE SE
14	0	675150	0290	10/17/12	\$487,000	\$607,000	1,700	7	1957	VGood	9,450	N	N	15805 SE 24TH ST
14	0	737510	0275	06/21/12	\$470,000	\$607,000	1,730	7	1958	Avg	13,397	N	N	1226 167TH AVE SE
14	0	675150	0280	09/13/13	\$450,000	\$482,000	1,740	7	1957	Good	12,330	N	N	2414 159TH AVE SE
14	0	737510	0120	07/28/11	\$419,700	\$579,000	1,760	7	1957	Good	7,800	N	N	1233 166TH AVE SE
14	0	403700	0745	07/09/13	\$575,000	\$639,000	1,800	7	2008	Avg	8,236	N	N	16626 SE 9TH ST
14	0	403700	0565	05/05/11	\$413,000	\$575,000	1,800	7	1957	Good	10,670	N	N	16702 SE 11TH ST
14	0	403700	0340	11/27/12	\$447,000	\$549,000	1,820	7	1957	Good	8,157	N	N	968 165TH AVE SE
14	0	403720	0220	07/02/13	\$502,000	\$560,000	1,850	7	1957	VGood	8,400	N	N	421 168TH AVE SE
14	0	737530	0180	12/16/11	\$482,699	\$652,000	2,190	7	1959	Good	8,400	N	N	16407 SE 15TH ST
14	0	675200	0050	06/05/12	\$418,000	\$543,000	1,230	8	1975	Avg	9,350	N	N	2230 166TH AVE SE
14	0	414140	0120	10/12/12	\$381,775	\$476,000	1,260	8	1967	Avg	10,660	N	N	2060 166TH AVE SE
14	0	675200	0070	07/30/13	\$440,000	\$484,000	1,280	8	1974	Avg	10,800	N	N	2218 166TH AVE SE
14	0	675200	0200	03/21/12	\$435,000	\$576,000	1,300	8	1974	Avg	10,057	N	N	16415 SE 22ND ST
14	0	145990	0050	03/20/13	\$490,000	\$575,000	1,310	8	1969	Good	4,840	N	N	16701 SE 23RD PL
14	0	414130	0070	12/05/12	\$455,000	\$557,000	1,340	8	1967	Avg	10,182	N	N	16620 SE 21ST PL
14	0	414150	0140	11/06/12	\$463,125	\$573,000	1,340	8	1968	Avg	9,976	N	N	16421 SE 21ST PL
14	0	414160	0070	01/19/11	\$429,000	\$601,000	1,340	8	1968	Avg	10,455	N	N	16633 SE 17TH ST
14	0	414140	0070	05/17/12	\$449,950	\$587,000	1,350	8	1967	Avg	7,560	Y	N	16509 SE 21ST PL
14	0	404640	0050	05/11/12	\$437,500	\$572,000	1,370	8	1969	Avg	8,960	N	N	16570 SE 19TH ST
14	0	675200	0280	09/09/13	\$475,000	\$510,000	1,380	8	1974	Avg	9,500	N	N	16400 SE 23RD ST

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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
14	0	414150	0020	06/19/12	\$394,500	\$510,000	1,420	8	1968	Avg	7,998	N	N	2018 165TH PL SE
14	0	145990	0060	11/05/12	\$400,000	\$495,000	1,420	8	1969	Good	4,370	N	N	16700 SE 23RD PL
14	0	675200	0090	07/21/13	\$500,000	\$552,000	1,490	8	1975	Avg	8,360	N	N	2206 166TH AVE SE
14	0	012405	9021	01/10/13	\$460,000	\$555,000	1,580	8	1974	Avg	14,513	N	N	16645 SE 17TH PL
14	0	414150	0050	09/25/12	\$392,000	\$492,000	1,590	8	1971	Good	11,100	N	N	2009 165TH PL SE
14	0	404640	0040	10/24/12	\$460,000	\$572,000	1,610	8	1969	Good	8,960	N	N	16576 SE 19TH ST
14	0	438400	0130	07/25/13	\$625,000	\$689,000	1,630	8	1968	Avg	12,039	N	N	16428 SE 17TH ST
14	0	438400	0050	09/13/11	\$355,000	\$487,000	1,640	8	1972	Avg	10,788	N	N	16640 SE 17TH ST
14	0	404640	0180	08/21/12	\$525,000	\$666,000	1,680	8	1975	Avg	7,888	N	N	16529 SE 19TH ST
14	0	012405	9077	08/01/13	\$510,000	\$560,000	1,770	8	1974	Avg	12,196	N	N	2141 168TH AVE SE
14	0	675200	0060	08/26/12	\$493,500	\$625,000	2,350	8	1974	Avg	9,450	N	N	2224 166TH AVE SE
14	0	675200	0030	08/21/13	\$560,100	\$608,000	2,400	8	1975	Avg	10,400	N	N	2310 166TH AVE SE
14	0	675200	0180	08/27/13	\$611,500	\$662,000	2,400	8	1975	Good	8,700	N	N	16405 SE 22ND ST
14	0	012405	9059	09/26/12	\$440,000	\$552,000	1,460	9	1976	Avg	13,770	N	N	16613 SE 17TH PL
14	0	022405	9199	06/26/12	\$755,000	\$974,000	1,790	9	1977	Good	20,037	Y	N	15820 SE 24TH ST
14	0	675080	0110	02/06/12	\$807,500	\$1,079,000	2,000	9	1976	Good	9,125	Y	N	16350 SE 16TH ST
14	0	012405	9056	09/12/11	\$537,000	\$736,000	2,380	9	1977	Good	21,769	N	N	16721 SE 18TH ST
14	0	022405	9213	11/16/13	\$650,000	\$670,000	2,590	9	1984	Avg	11,052	N	N	15604 SE 24TH ST
14	0	022405	9149	06/10/13	\$700,000	\$790,000	2,680	9	1984	Avg	10,008	Y	N	15608 SE 24TH ST
14	0	145990	0110	01/29/13	\$666,400	\$798,000	2,700	9	1999	Avg	7,368	N	N	16644 SE 24TH ST
14	0	675150	0300	06/27/11	\$655,000	\$907,000	3,100	9	2010	Avg	9,450	N	N	2405 159TH AVE SE
14	0	012405	9068	11/29/11	\$1,100,000	\$1,489,000	4,460	9	1964	VGood	41,243	Y	Y	16601 SE 17TH PL
14	0	022405	9201	11/20/12	\$987,500	\$1,215,000	2,380	10	1983	Avg	108,464	Y	Y	15828 SE 24TH ST
14	0	012405	9086	10/02/13	\$762,000	\$808,000	2,790	10	1999	Avg	10,800	N	N	16432 SE 24TH ST
14	0	012405	9023	10/07/13	\$724,500	\$766,000	2,840	10	1999	Avg	11,021	N	N	16602 SE 24TH ST
14	0	012405	9089	06/24/11	\$715,000	\$990,000	3,120	10	1999	Avg	12,015	N	N	16612 SE 24TH ST
14	0	012405	9088	12/21/12	\$760,000	\$925,000	3,170	10	1999	Avg	13,249	N	N	16620 SE 24TH ST
14	0	022405	9029	04/02/12	\$949,000	\$1,252,000	3,300	10	2007	Avg	17,850	Y	N	16024 SE 24TH ST
14	0	505180	0080	05/24/12	\$834,000	\$1,086,000	3,390	10	1987	Avg	11,659	Y	N	2187 157TH PL SE

Improved Sales Used in This Annual Update Analysis Area 067 -- 1 to 3 Unit Residences

Sub Area	Neighb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
14	0	012405	9082	11/20/13	\$985,000	\$1,013,000	3,450	10	2008	Avg	21,781	N	N	16517 SE 18TH ST
14	0	012405	9083	02/07/11	\$870,000	\$1,218,000	3,920	10	2008	Avg	21,774	N	N	16525 SE 18TH ST
14	0	664104	0070	08/05/13	\$900,000	\$986,000	3,920	10	2006	Avg	9,458	N	N	2241 167TH AVE SE

Improved Sales Removed in This Annual Update Analysis Area 067 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	0	022405	9325	02/15/13	\$285,000	%COMPL;PREVIMP<=25K
8	0	032405	9075	10/25/11	\$175,000	PREVIMP<=25K;EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE;
8	0	064350	0220	04/13/12	\$270,400	BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	0	064650	0030	09/24/12	\$324,950	QUESTIONABLE PER SALES IDENTIFICATION
8	0	173680	0910	08/13/12	\$5,318	DOR RATIO
8	0	173680	1040	09/14/12	\$6,565	DOR RATIO
8	0	173680	1060	07/11/12	\$4,932	DOR RATIO
8	0	173680	1070	07/17/12	\$7,600	DOR RATIO
8	0	173680	1080	10/20/12	\$6,192	DOR RATIO
8	0	173680	1020	06/19/12	\$7,140	DOR RATIO;EASEMENT OR RIGHT-OF-WAY
8	0	220710	0070	04/18/12	\$268,000	STATISTICAL OUTLIER
8	0	220710	0090	11/13/13	\$377,500	%NETCOND
8	0	220710	0570	04/25/12	\$205,600	DOR RATIO
8	0	220710	0570	01/27/12	\$220,000	DOR RATIO;BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
8	0	220710	0940	08/19/11	\$205,000	DOR RATIO;NON-REPRESENTATIVE SALE
8	0	220710	0565	09/12/12	\$231,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
8	0	220710	0270	03/16/12	\$285,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
8	0	220710	0955	04/16/13	\$395,000	UNFIN AREA
8	0	220720	0605	10/02/12	\$278,398	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
8	0	220720	0350	08/20/12	\$359,414	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
8	0	220720	0130	08/11/11	\$73,094	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
8	0	220720	0205	01/24/13	\$306,000	EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
8	0	220720	0580	08/08/12	\$261,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
8	0	323650	0350	09/25/12	\$280,000	NO MARKET EXPOSURE
8	0	342505	9277	03/02/11	\$885,000	LACK OF REPRESENTATION-GRADE11
8	0	342505	9139	06/19/12	\$1,175,000	MODEL DEVELOPMENT EXCLUSION
8	0	342505	9299	12/11/13	\$1,200,000	DOR RATIO;PREVIMP<=25K
8	0	403680	1305	11/22/11	\$235,000	MODEL DEVELOPMENT EXCLUSION
8	0	403680	0570	03/18/13	\$352,900	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
8	0	403680	1435	10/24/11	\$175,000	DOR RATIO;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
8	0	403680	0650	03/07/12	\$210,000	PREVIMP<=25K
8	0	403720	0790	02/02/12	\$350,000	RELOCATION - SALE TO SERVICE
8	0	403740	0115	02/28/12	\$256,571	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
8	0	403740	0340	10/25/11	\$230,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE;

Improved Sales Removed in This Annual Update Analysis Area 067 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	0	403750	0005	10/12/11	\$230,000	ANOMALY DETECTION
8	0	403750	0005	06/21/12	\$369,000	ASSESSOR'S DATA DOESN'T MATCH SALE DATA
8	0	403750	0340	09/10/12	\$374,576	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
8	0	403750	0350	07/20/12	\$369,000	RELOCATION - SALE TO SERVICE
8	0	403760	0080	03/27/12	\$224,900	STATISTICAL OUTLIER
8	0	403810	0205	01/16/13	\$296,001	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; Sale price updated by Sales ID group
8	0	403840	0100	07/26/13	\$141,283	DOR RATIO;QUIT CLAIM DEED
8	0	403840	0150	04/06/12	\$310,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
8	0	403930	0660	05/08/13	\$338,130	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
8	0	403930	0740	12/27/11	\$850,000	UNFIN AREA
8	0	403940	0370	12/04/12	\$250,000	STATISTICAL OUTLIER
8	0	403940	0250	01/28/11	\$70,667	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
8	0	403940	0170	10/23/12	\$231,750	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
8	0	403940	0360	08/20/13	\$422,500	UNFIN AREA
8	0	415750	0020	03/21/13	\$463,500	QUESTIONABLE PER SALES IDENTIFICATION
8	0	415770	0060	06/25/12	\$339,000	STATISTICAL OUTLIER
8	0	502390	0160	09/05/13	\$390,000	NON-NORMAL DISTRIBUTION
8	0	664830	0095	07/02/12	\$270,000	PREVIMP<=25K
8	0	675130	0120	07/28/11	\$48,562	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
8	0	675130	0125	10/09/12	\$305,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX;
8	0	675130	0450	07/06/11	\$300,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
8	0	737460	0160	08/24/12	\$4,320	DOR RATIO
8	0	737460	0170	02/06/12	\$4,000	DOR RATIO
8	0	737460	0180	07/25/13	\$7,000	DOR RATIO
8	0	737460	0010	07/03/13	\$320,500	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; Sale price updated by Sales ID group
8	0	737460	0700	01/29/13	\$313,000	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; Sale price updated by Sales ID group
8	0	737460	0110	03/13/13	\$331,000	EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
8	0	737460	0010	12/11/13	\$425,000	FINANCIAL INSTITUTION RESALE; ASSESSOR'S DATA DOESN'T MATCH SALE DATA
8	0	792330	0135	11/21/11	\$262,500	NON-NORMAL DISTRIBUTION
8	0	792330	0135	12/01/11	\$87,500	DOR RATIO;CORPORATE AFFILIATES; PARTIAL INTEREST (1/3, 1/2, Etc.); SHORT SALE
8	0	792330	0005	01/06/12	\$4,010	DOR RATIO;EASEMENT OR RIGHT-OF-WAY
8	0	792330	0075	12/02/11	\$3,405	DOR RATIO;EASEMENT OR RIGHT-OF-WAY
8	0	792330	0080	01/06/12	\$7,368	DOR RATIO;EASEMENT OR RIGHT-OF-WAY
8	0	792360	0280	08/09/13	\$395,300	EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group

Improved Sales Removed in This Annual Update Analysis Area 067 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	0	792370	0300	04/27/12	\$11,594	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
8	0	792370	0240	10/09/13	\$339,600	QUIT CLAIM DEED
8	0	792380	0230	11/23/11	\$255,200	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
8	0	792380	0390	02/05/13	\$31,410	DOR RATIO;STATEMENT TO DOR
8	0	792380	0140	10/04/12	\$285,000	SHORT SALE
8	0	894460	0060	12/29/11	\$145,100	DOR RATIO;FULL SALES PRICE NOT REPORTED; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
12	0	066340	0100	01/22/13	\$360,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
12	0	143370	0120	09/05/13	\$350,000	MODEL DEVELOPMENT EXCLUSION
12	0	143370	0120	12/06/13	\$570,000	ASSESSOR'S DATA DOESN'T MATCH SALE DATA
12	0	156200	0050	04/10/13	\$385,075	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
12	0	156210	0260	09/26/12	\$559,823	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
12	0	156210	0260	04/12/13	\$491,463	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; Sale price updated by Sales ID group
12	0	156210	0260	06/26/13	\$525,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
12	0	156220	0200	06/22/12	\$375,000	MODEL DEVELOPMENT EXCLUSION
12	0	156220	0590	12/11/12	\$570,000	RELOCATION - SALE TO SERVICE
12	0	261920	0010	09/26/12	\$154,355	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
12	0	261960	0290	10/16/12	\$250,000	DOR RATIO;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; PARTIAL INTEREST (1/3, 1/2, Etc.)
12	0	261960	0290	10/22/12	\$250,000	DOR RATIO;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; PARTIAL INTEREST (1/3, 1/2, Etc.)
12	0	262505	9297	11/04/13	\$692,614	ANOMALY DETECTION
12	0	262505	9301	11/18/13	\$699,900	MODEL DEVELOPMENT EXCLUSION
12	0	262505	9298	12/19/13	\$719,900	NON-NORMAL DISTRIBUTION
12	0	262505	9074	12/24/13	\$679,900	PREVIMP<=25K
12	0	272505	9112	02/24/11	\$693,397	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
12	0	272505	9112	12/21/11	\$800,000	NO MARKET EXPOSURE
12	0	329600	0030	02/27/13	\$335,000	MODEL DEVELOPMENT EXCLUSION
12	0	329820	0990	01/24/13	\$246,601	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; Sale price updated by Sales ID group
12	0	329820	0210	12/05/11	\$206,000	OBSOL;QUESTIONABLE PER SALES IDENTIFICATION; FINANCIAL INSTITUTION RESALE
12	0	331650	0285	04/23/12	\$644,950	NON-NORMAL DISTRIBUTION
12	0	352505	9021	03/29/13	\$346,001	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; Sale price updated by Sales ID group
12	0	363100	0100	09/21/12	\$364,188	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
12	0	403770	0125	12/08/11	\$7,044	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
12	0	403770	0185	05/23/11	\$320,000	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
12	0	403770	0160	06/13/13	\$395,000	OBSOL
12	0	403770	0065	03/30/12	\$256,414	SHORT SALE

Improved Sales Removed in This Annual Update Analysis

Area 067 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
12	0	403780	0045	04/04/13	\$295,000	ANOMALY DETECTION
12	0	403780	0025	01/23/13	\$458,496	GOVERNMENT AGENCY; AUCTION SALE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
12	0	403820	0120	01/23/12	\$297,000	ANOMALY DETECTION
12	0	403820	1120	12/28/12	\$280,000	ANOMALY DETECTION
12	0	403820	1120	07/15/13	\$480,000	ASSESSOR'S DATA DOESN'T MATCH SALE DATA
12	0	403820	0220	01/17/12	\$418,072	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
12	0	403820	0660	06/27/13	\$338,500	EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
12	0	403820	0620	05/05/11	\$261,500	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
12	0	403850	0200	10/27/11	\$284,000	LACK OF REPRESENTATION -FAIR CONDITION
12	0	403850	1100	07/19/11	\$90,000	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
12	0	403870	0920	12/01/11	\$645,000	ANOMALY DETECTION
12	0	403870	0680	08/19/13	\$410,000	NO MARKET EXPOSURE
12	0	403880	0500	10/25/13	\$146,000	DOR RATIO;QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; RELATED PARTY, FRIEND, OR NEIGHBOR;
12	0	403880	0500	10/25/13	\$120,000	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
12	0	403880	0320	03/08/11	\$91,727	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
12	0	403900	0240	07/16/13	\$198,913	DOR RATIO;QUIT CLAIM DEED
12	0	403900	0070	08/29/12	\$400,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
12	0	403910	0060	01/23/12	\$260,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
12	0	403970	0170	05/07/13	\$594,645	EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
12	0	403970	0170	08/13/13	\$594,645	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
12	0	403970	0530	03/05/13	\$680,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
12	0	403970	0880	06/03/11	\$725,000	OBSOL
12	0	404010	0530	06/20/11	\$382,000	MODEL DEVELOPMENT EXCLUSION
12	0	404040	0360	09/18/13	\$290,000	STATISTICAL OUTLIER
12	0	404040	0370	11/27/13	\$193,500	DOR RATIO
12	0	404060	0460	04/11/11	\$330,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
12	0	404080	0370	02/05/13	\$275,000	NON-NORMAL DISTRIBUTION
12	0	404080	0660	02/14/11	\$205,500	DOR RATIO
12	0	404080	0580	02/07/12	\$170,000	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
12	0	404080	0090	06/04/13	\$437,343	EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
12	0	417830	0260	05/14/13	\$180,490	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
12	0	738500	0030	06/04/13	\$261,033	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
12	0	738530	0170	06/23/11	\$674,950	MODEL DEVELOPMENT EXCLUSION
12	0	883990	0230	09/06/13	\$1,389,000	LACK OF REPRESENTATION-GRADE11

Improved Sales Removed in This Annual Update Analysis

Area 067 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
12	0	885730	0100	05/17/13	\$250,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
12	0	885730	0100	02/05/13	\$260,955	GOVERNMENT AGENCY; FORCED SALE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group;
12	0	885731	0170	09/14/12	\$287,341	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
12	0	885731	0030	09/24/13	\$125,399	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
12	0	885732	0260	08/23/12	\$155,951	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
12	0	885732	0260	08/23/12	\$34,217	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
12	0	885732	0210	10/09/13	\$373,800	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; Sale price updated by Sales ID group
12	0	885732	0210	10/09/13	\$413,723	GOVERNMENT AGENCY;FORCED SALE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
12	0	885732	0070	08/22/11	\$385,000	RELOCATION - SALE TO SERVICE
14	0	012405	9083	01/29/11	\$870,000	RELOCATION - SALE TO SERVICE
14	0	022405	9014	04/25/13	\$385,000	RELATED PARTY, FRIEND, OR NEIGHBOR
14	0	022405	9029	04/02/12	\$949,000	RELOCATION - SALE TO SERVICE
14	0	403700	0920	01/09/13	\$450,000	ASSESSOR'S DATA DOESN'T MATCH SALE DATA
14	0	403700	0410	10/29/12	\$432,046	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
14	0	403700	0725	05/17/13	\$91,530	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
14	0	403700	0720	06/30/11	\$235,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
14	0	403700	0715	02/21/13	\$357,000	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; Sale price updated by Sales ID group
14	0	403700	0275	02/06/12	\$241,160	NON-REPRESENTATIVE SALE
14	0	403720	0595	03/16/11	\$219,000	STATISTICAL OUTLIER
14	0	403720	0375	06/10/11	\$260,000	STATISTICAL OUTLIER
14	0	403720	0145	03/27/12	\$121,090	DOR RATIO;NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
14	0	403720	0270	05/24/13	\$130,650	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
14	0	403720	0425	03/22/11	\$278,000	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; Sale price updated by Sales ID group
14	0	403720	0240	07/30/13	\$520,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
14	0	403720	0250	11/19/12	\$585,000	OBSOL
14	0	403720	0550	12/26/12	\$269,000	SHORT SALE
14	0	403860	0600	10/13/11	\$97,174	DOR RATIO;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; QUIT CLAIM DEED;
14	0	414150	0020	04/11/12	\$404,234	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
14	0	505180	0050	02/17/11	\$198,615	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
14	0	675080	0080	07/27/11	\$460,000	QUESTIONABLE PER APPRAISAL; BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
14	0	737510	0025	01/20/12	\$32,400	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
14	0	737510	0160	02/10/11	\$297,000	OBSOL
14	0	737530	0135	12/23/13	\$365,000	STATISTICAL OUTLIER

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.

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:

Janelle Weihl

Appraiser II

8/7/2014

Date