

Executive Summary

Bridle Trails/Wilburton/Central Bellevue - Area 068

Annual Update

Characteristics Based Market Adjustment for 2014 Assessment Roll

Previous Physical Inspection: 2010/2012

Number of Improved Sales: 514

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	\$400,700	\$304,800	\$705,500			10.68%
2014 Value	\$474,400	\$361,900	\$836,300	\$901,900	92.8%	10.12%
\$ Change	+\$73,700	+\$57,100	+\$130,800			
% Change	+18.4%	+18.7%	+18.5%			

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The 2014 COD of 10.12% is an improvement from the previous COD of 10.68%. 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:

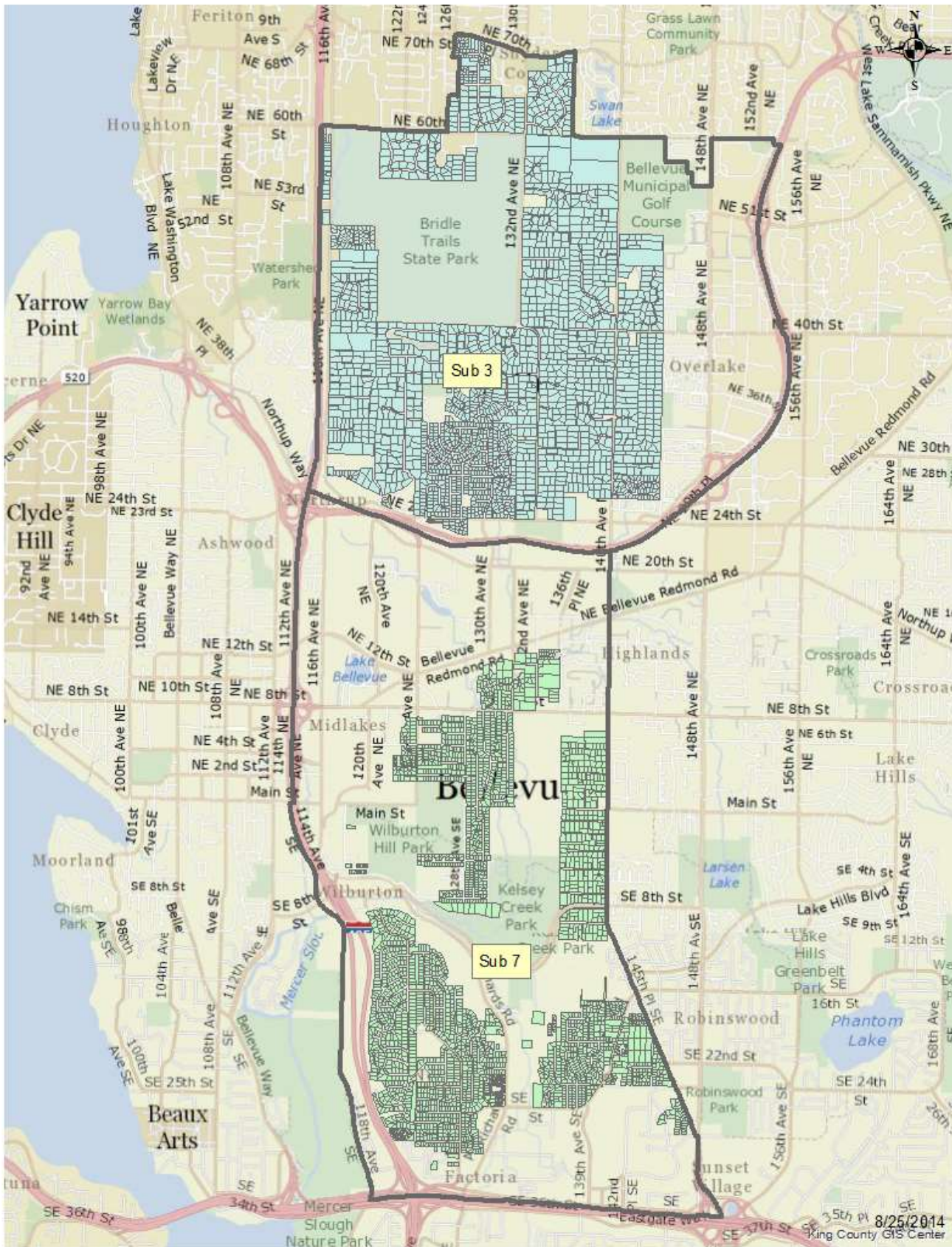
	Land	Improvements	Total
2013 Value	\$407,400	\$257,700	\$665,100
2014 Value	\$482,400	\$311,000	\$793,400
% Change	+18.4%	+20.7%	+19.3%

Number of one to three unit residences in the population: 4,360

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 Sub Area variable and several plat based variables were needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, Sub Area 3 along with plats Cor-Sun Ranch Estates (major=176260), Logan Place (major=439765) and Parkland Estates (major=666420), were generally at higher assessment levels than the rest of the population. This annual update valuation model corrects for these strata differences.

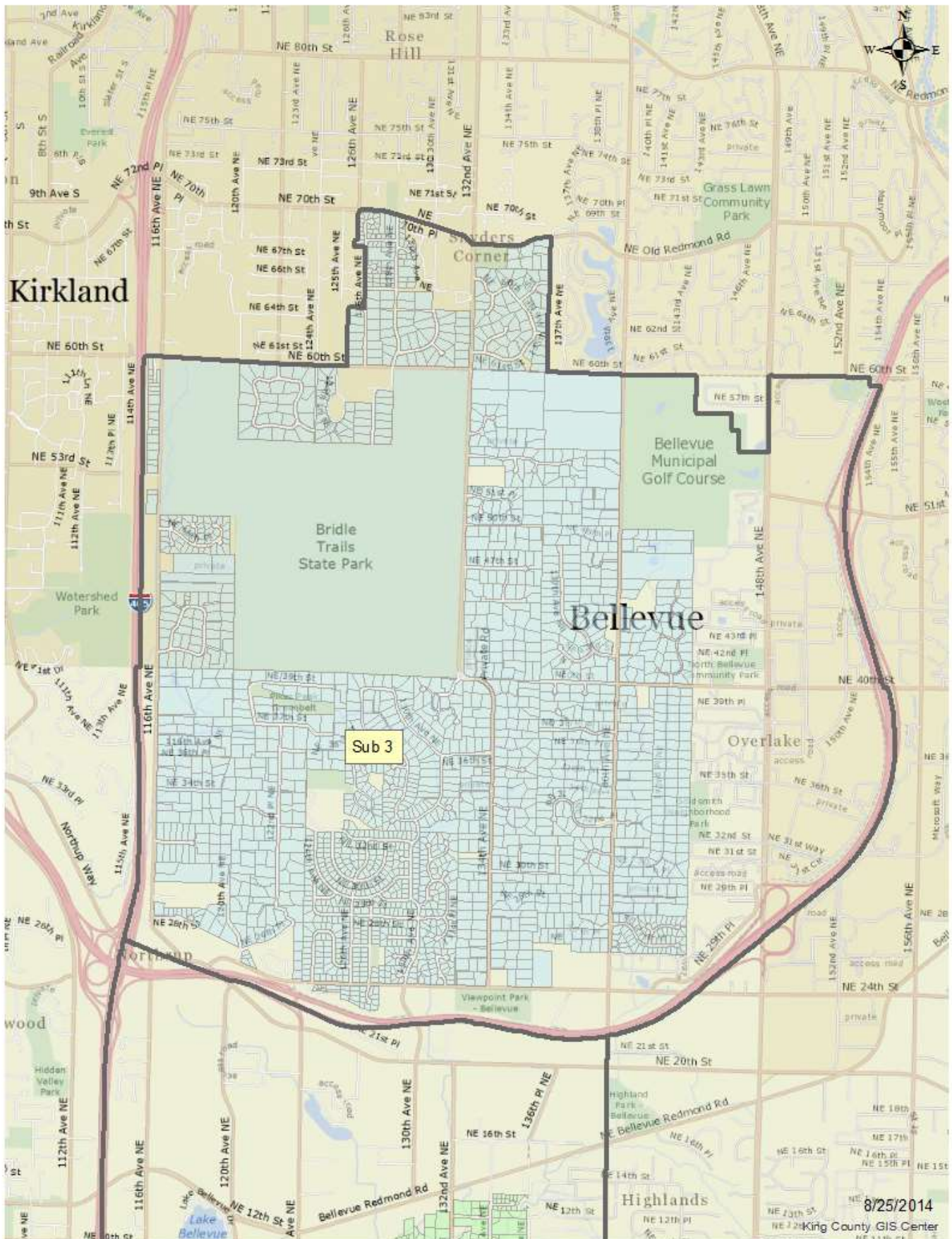


Area 068 - Map



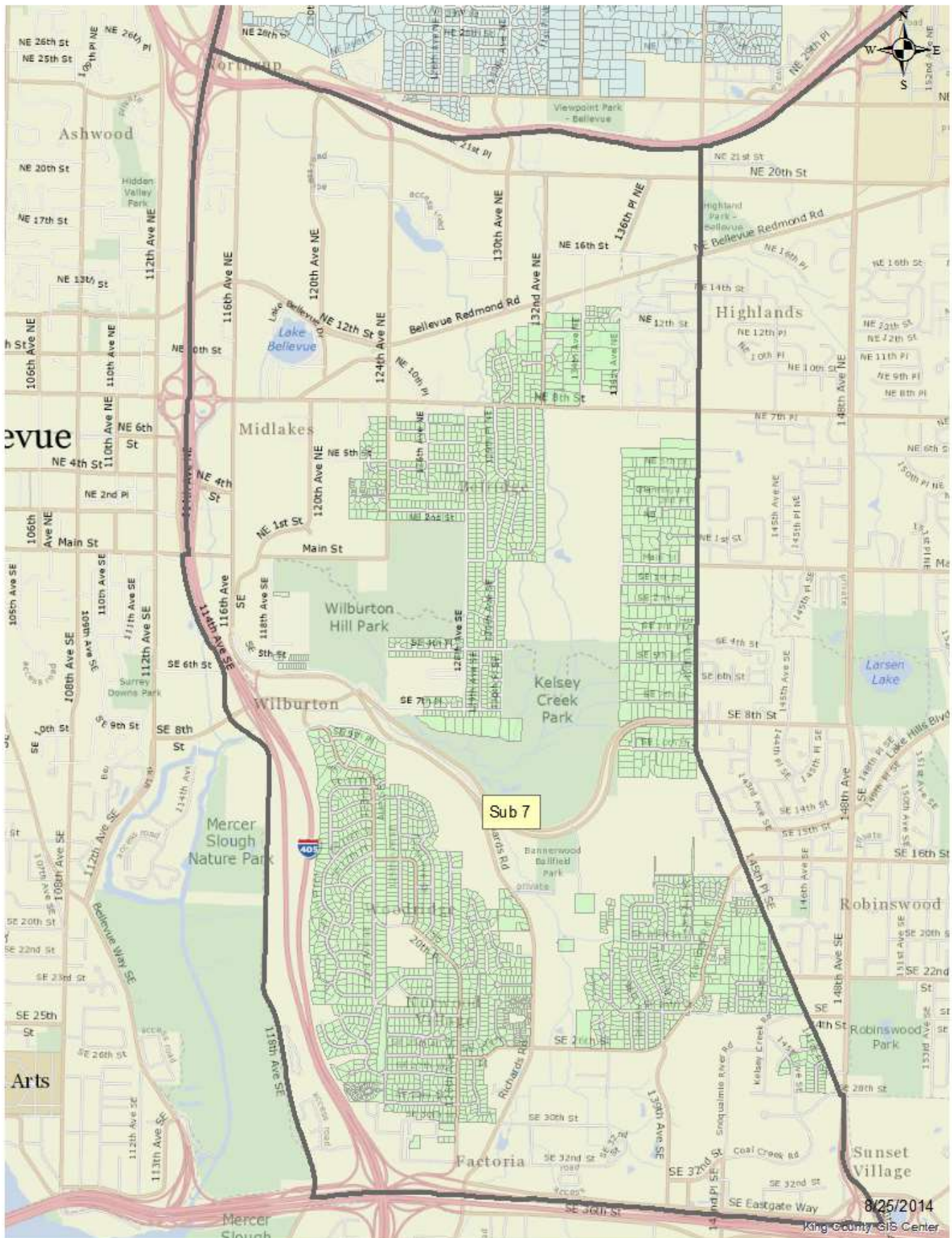
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Area 068 – Sub Area 3 Map



8/25/2014
King County GIS Center

Area 068 – Sub Area 7 Map



Area 068 - Model Adjustments

1-3 Unit Residences

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

Standard Area Adjustment	# Parcels Adjusted	% of Population
+22.19%	2,479	57%

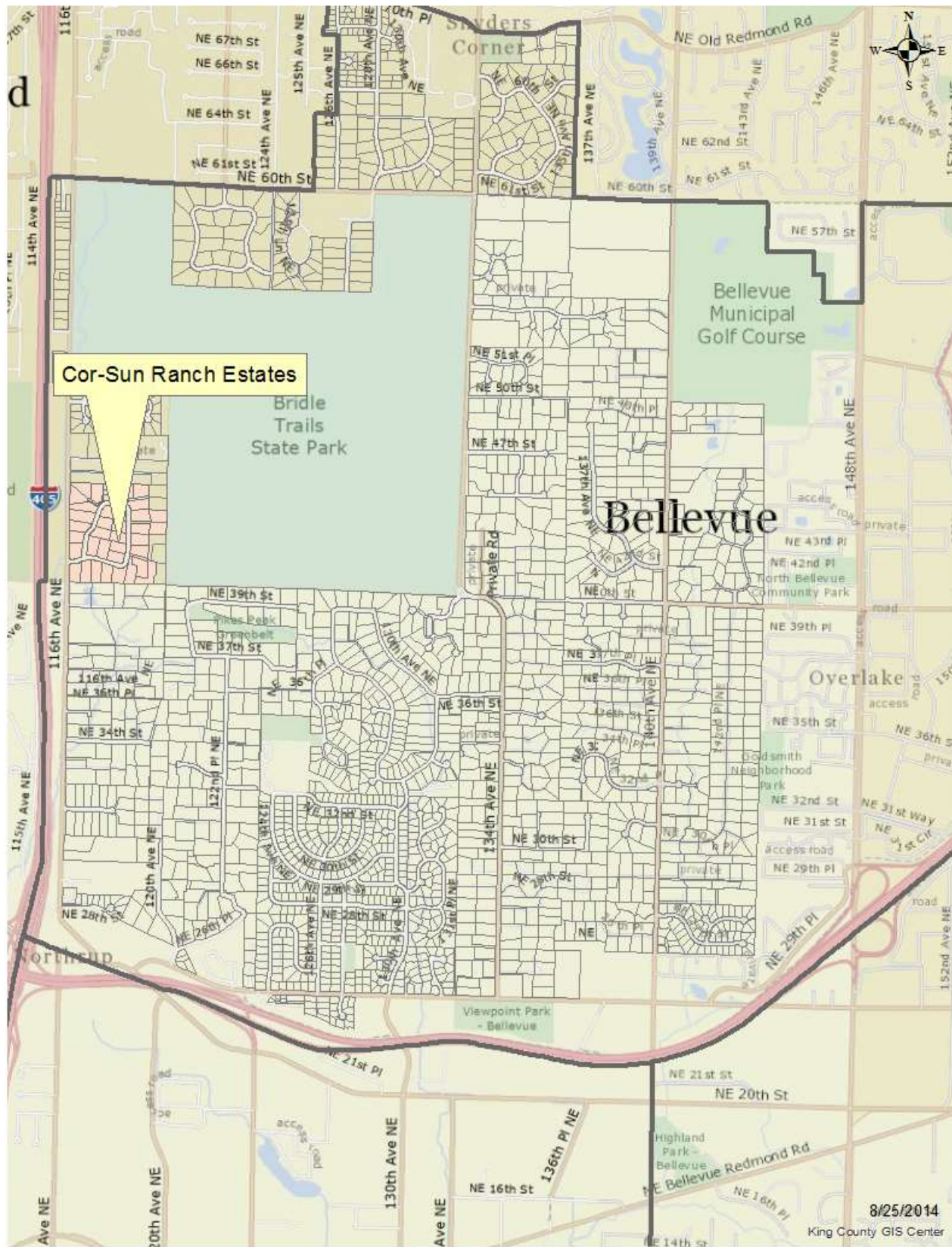
Due to truncating the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

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

Model Variable	Adj %	# Sales	# in Pop	% Rep
Sub Area 3 (Excluding COR-SUN Ranch Est)	+17.50%	220	1845	12%
COR-SUN Ranch Estates (Major =176260)	+3.96%	8	36	22%
Logan Place (Major=439765)	+5.27%	5	22	23%
Parkland Estates (Major=666420)	-1.19%	12	14	86%

Generally, Sub Area 3 (Excluding COR-SUN Ranch Estates), COR-SUN Ranch Estates, Logan Place and Parkland Estates parcels were at a higher assessment level than the rest of the population. This model corrects for these strata differences.

Area 068 - Plat Map

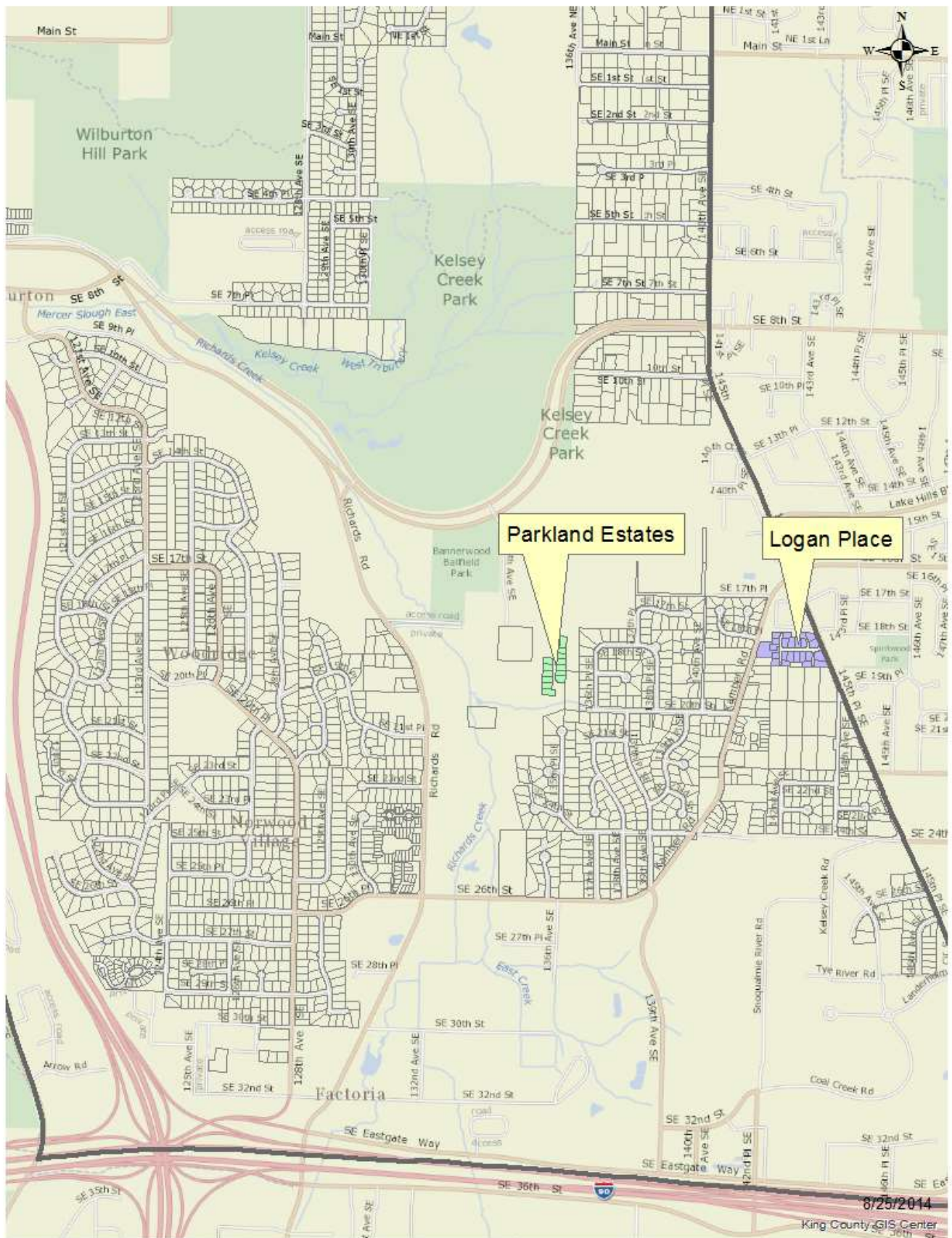


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Area 068 – Plat Map



Area 068 - Summary of Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% Pop	QSTR	Sub	Range of Building Grades	Range of Year Built
176260	COR-SUN Ranch Estates	8	36	22%	SW-16-25-05	3	10-11	1984-1988
439765	Logan Place	5	22	23%	SE-3-24-05	7	10	1999-2000
666420	Parkland Estates	12	14	86%	SW-3-24-05	7	9-10	2011-2012

Annual Update Process

Effective Date of Appraisal: January 1, 2014

Date of Appraisal Report: September 3, 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 3 usable land sales available in the area, their 2013 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall +18.4% increase in land assessments in the area for the 2014 Assessment Year. The formula is:

2014 Land Value = 2013 Land Value * 1.185, 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 Sub Area variable and several plat based variables were needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, Sub Area 3 along with plats Cor-Sun Ranch Estates (major=176260), Logan Place (major=439765) and Parkland Estates (major=666420), were generally at higher assessment levels than the rest of the population. 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 514 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:

$$2014 \text{ Total Value} = 2013 \text{ Total Value} * (1 - 0.06) / (.7692996 + 3.068656E-02 * \text{Sub3} + .1041784 * \text{CORSUN} + .1236619 * \text{Logan} + .1820401 * \text{Parkland})$$

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 home sales in Area 068 and a total of two mobile homes in the population. Due to the lack of sales data the mobile homes in Area 068 were valued as New Land plus Previous Improvement value. The adjustment formula is as follows:

$$2014 \text{ Total Value} = \text{New Land Value} + \text{Previous Imps Value}$$

Results

The resulting assessment level is .928. 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 +19.3%. This increase is due partly to market changes over time and the previous assessment levels.

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

Exceptions:

- If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at the new total value (2013 Land Value + Previous Improvement Value) * 1.185.
- 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) * 1.185.
- 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.

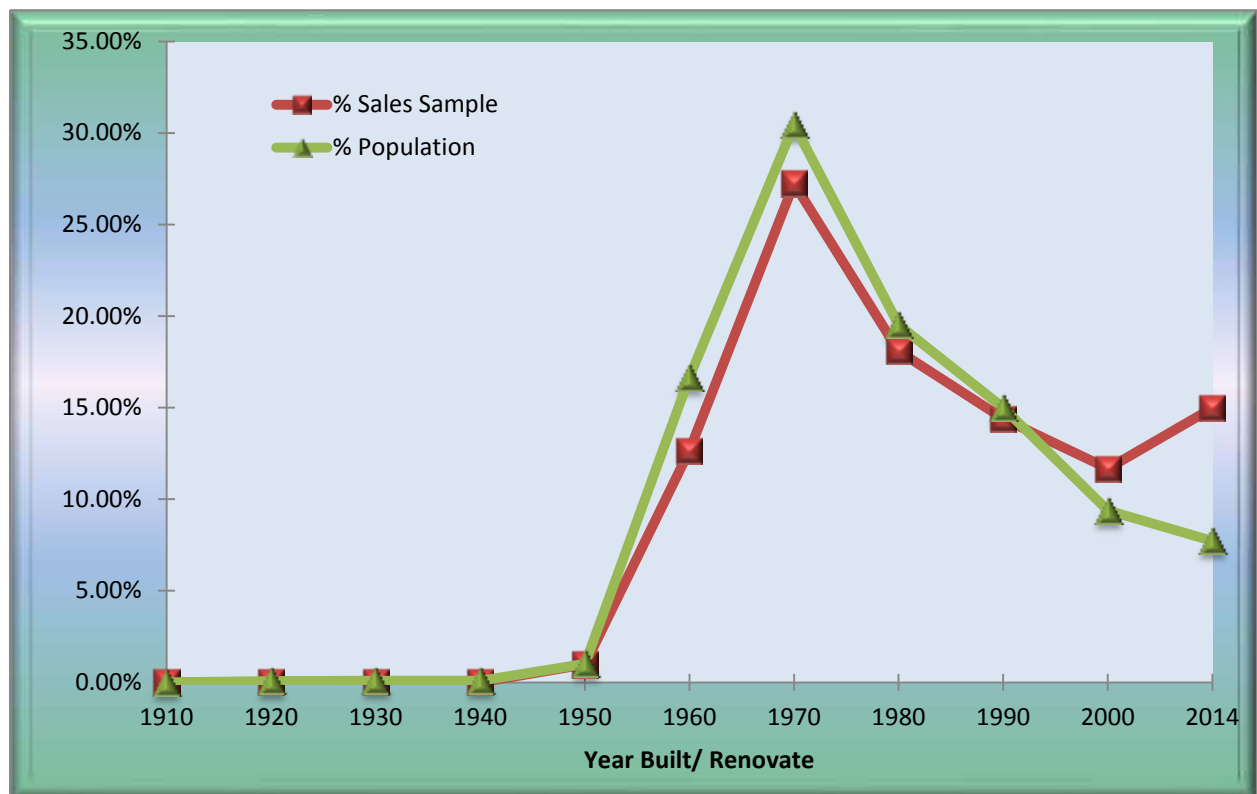
Sales Sample Representation of Population Year Built or Renovated

Sales Sample

Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	0	0.00%
1940	0	0.00%
1950	5	0.97%
1960	65	12.65%
1970	140	27.24%
1980	93	18.09%
1990	74	14.40%
2000	60	11.67%
2014	77	14.98%
514		

Population

Year Built/Ren	Frequency	% Population
1910	0	0.00%
1920	3	0.07%
1930	4	0.09%
1940	4	0.09%
1950	44	1.01%
1960	726	16.65%
1970	1,328	30.46%
1980	851	19.52%
1990	654	15.00%
2000	409	9.38%
2014	337	7.73%
4,360		



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.

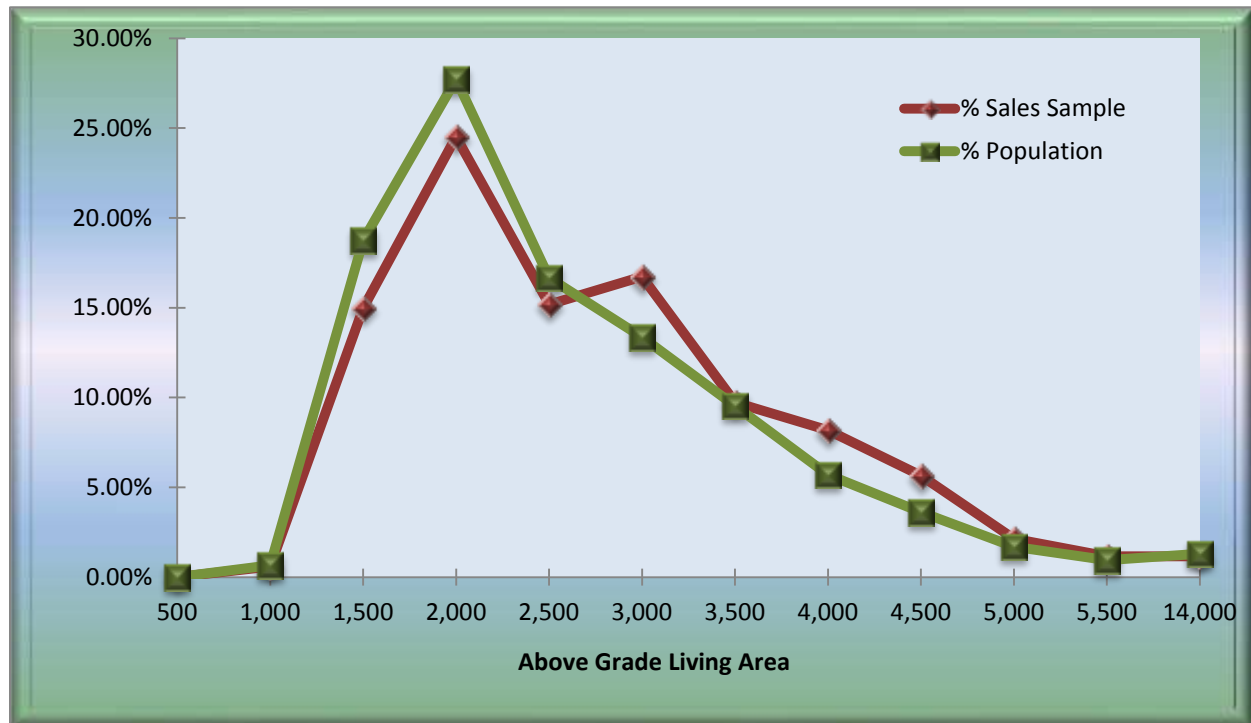
Sales Sample Representation of Population Above Grade Living Area

Sales Sample

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	3	0.58%
1,500	77	14.98%
2,000	126	24.51%
2,500	78	15.18%
3,000	86	16.73%
3,500	50	9.73%
4,000	42	8.17%
4,500	29	5.64%
5,000	11	2.14%
5,500	6	1.17%
14,000	6	1.17%
514		

Population

AGLA	Frequency	% Population
500	0	0.00%
1,000	29	0.67%
1,500	818	18.76%
2,000	1,209	27.73%
2,500	726	16.65%
3,000	583	13.37%
3,500	416	9.54%
4,000	249	5.71%
4,500	158	3.62%
5,000	74	1.70%
5,500	41	0.94%
14,000	57	1.31%
4,360		



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



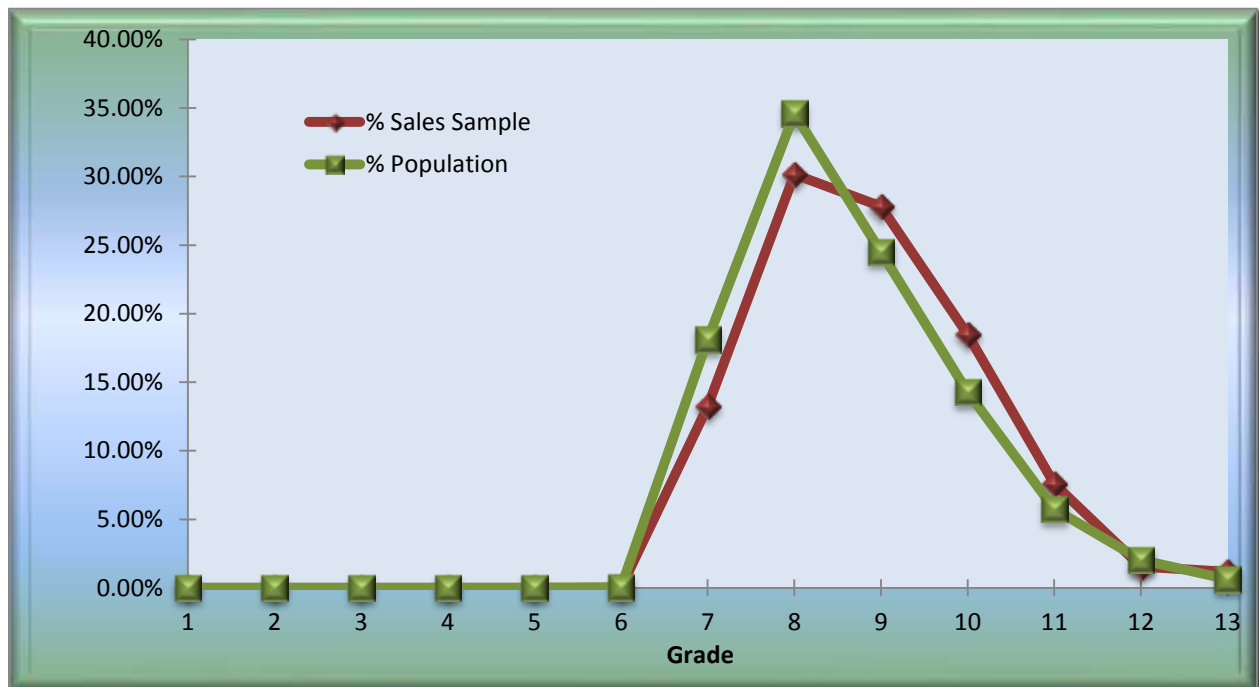
Sales Sample Representation of Population Building Grade

Sales Sample

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	0	0.00%
7	68	13.23%
8	155	30.16%
9	143	27.82%
10	95	18.48%
11	39	7.59%
12	8	1.56%
13	6	1.17%
514		

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	2	0.05%
7	790	18.12%
8	1,508	34.59%
9	1,069	24.52%
10	623	14.29%
11	251	5.76%
12	89	2.04%
13	28	0.64%
4,360		



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

Area 068 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 1.193, resulting in an adjusted value of \$566,000 ($\$475,000 * 1.193 = \$566,675$) – truncated to the nearest \$1000.

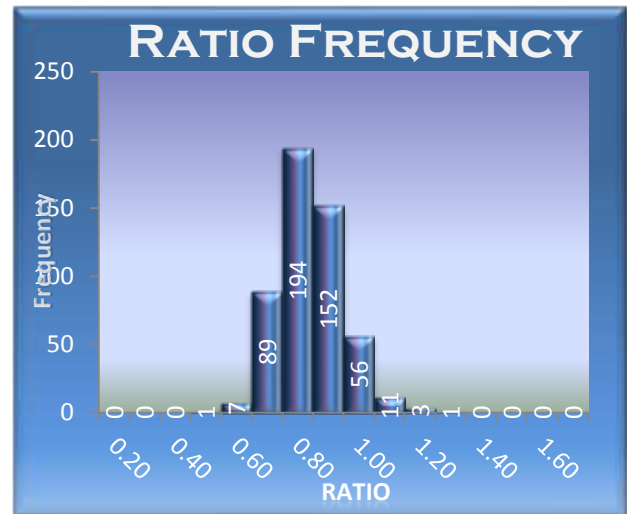
SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2011	1.333	33.3%
2/1/2011	1.330	33.0%
3/1/2011	1.327	32.7%
4/1/2011	1.323	32.3%
5/1/2011	1.319	31.9%
6/1/2011	1.314	31.4%
7/1/2011	1.309	30.9%
8/1/2011	1.304	30.4%
9/1/2011	1.298	29.8%
10/1/2011	1.292	29.2%
11/1/2011	1.286	28.6%
12/1/2011	1.279	27.9%
1/1/2012	1.272	27.2%
2/1/2012	1.265	26.5%
3/1/2012	1.257	25.7%
4/1/2012	1.249	24.9%
5/1/2012	1.241	24.1%
6/1/2012	1.232	23.2%
7/1/2012	1.223	22.3%
8/1/2012	1.213	21.3%
9/1/2012	1.203	20.3%
10/1/2012	1.193	19.3%
11/1/2012	1.183	18.3%
12/1/2012	1.172	17.2%
1/1/2013	1.161	16.1%
2/1/2013	1.149	14.9%
3/1/2013	1.138	13.8%
4/1/2013	1.126	12.6%
5/1/2013	1.113	11.3%
6/1/2013	1.100	10.0%
7/1/2013	1.087	8.7%
8/1/2013	1.073	7.3%
9/1/2013	1.059	5.9%
10/1/2013	1.045	4.5%
11/1/2013	1.030	3.0%
12/1/2013	1.016	1.6%
1/1/2014	1.000	0.0%

The time adjustment formula for Area 068 is: $(.7692996 - 4.016855E-04 * \text{SaleDay} - 1.474924E-07 * \text{SaleDaySq} + 3.068656E-02 * 0.4280156 + .1041784 * 0.0155642 + .1236619 * 9.727626E-03 + .1820401 * 0.0233463) / (.7692996 + 3.068656E-02 * 0.4280156 + .1041784 * 0.0155642 + .1236619 * 9.727626E-03 + .1820401 * 0.0233463)$
 $\text{SaleDay} = \text{SaleDate} - 41640$
 $\text{SaleDaySq} = (\text{SaleDate} - 41640)^2$

Annual Update Ratio Study Report (Before) – 2013 Assessments

District: NE / Team: 1	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Bridle	1/1/2013	9/3/2014	1/2011 - 12/2013
Trails/Wilburton/Central Bellevue	Appr ID:	Property Type:	Adjusted for time?
Area Number: 68	JDAR	1 to 3 Unit Residences	YES

SAMPLE STATISTICS	
Sample size (n)	514
Mean Assessed Value	705,500
Mean Adj. Sales Price	901,900
Standard Deviation AV	293,043
Standard Deviation SP	395,992
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.790
Median Ratio	0.782
Weighted Mean Ratio	0.782
UNIFORMITY	
Lowest ratio	0.435
Highest ratio:	1.208
Coefficient of Dispersion	10.68%
Standard Deviation	0.106
Coefficient of Variation	13.37%
Price Related Differential (PRD)	1.009
RELIABILITY	
95% Confidence: Median	
Lower limit	0.768
Upper limit	0.792
95% Confidence: Mean	
Lower limit	0.780
Upper limit	0.799
SAMPLE SIZE EVALUATION	
N (population size)	4360
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.106
Recommended minimum:	18
Actual sample size:	514
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	274
# ratios above mean:	240
z:	1.500
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout Area 068

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: Bridle		1/1/2014	9/3/2014	1/2011 - 12/2013
Trails/Wilburton/Central Bellevue		Appr. ID:	Property Type:	Adjusted for time?
Area Number: 68		JDAR	1 to 3 Unit	YES
SAMPLE STATISTICS				
Sample size (n)		514		
Mean Assessed Value		836,300		
Mean Sales Price		901,900		
Standard Deviation AV		338,226		
Standard Deviation SP		395,992		
ASSESSMENT LEVEL				
Arithmetic Mean Ratio		0.940		
Median Ratio		0.928		
Weighted Mean Ratio		0.927		
UNIFORMITY				
Lowest ratio		0.511		
Highest ratio:		1.419		
Coefficient of Dispersion		10.12%		
Standard Deviation		0.121		
Coefficient of Variation		12.86%		
Price Related Differential (PRD)		1.013		
RELIABILITY				
95% Confidence: Median				
Lower limit		0.917		
Upper limit		0.942		
95% Confidence: Mean				
Lower limit		0.929		
Upper limit		0.950		
SAMPLE SIZE EVALUATION				
N (population size)		4360		
B (acceptable error - in decimal)		0.05		
S (estimated from this sample)		0.121		
Recommended minimum:		23		
Actual sample size:		514		
Conclusion:		OK		
NORMALITY				
Binomial Test				
# ratios below mean:		272		
# ratios above mean:		242		
z:		1.323		
Conclusion:		Normal*		
*i.e. no evidence of non-normality				

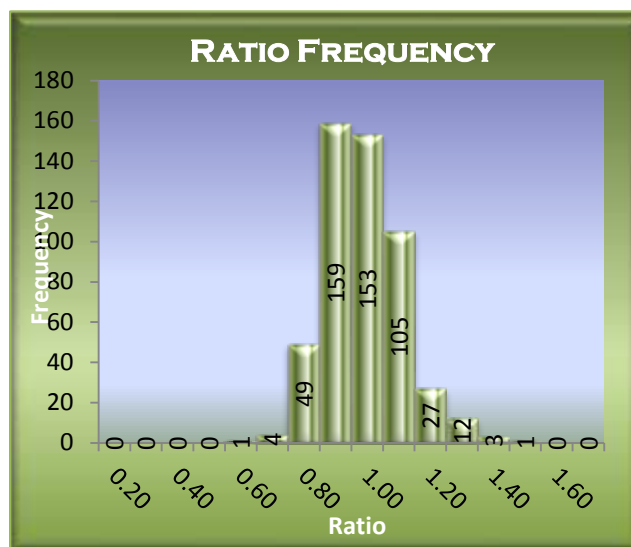
RATIO FREQUENCY

Ratio	Frequency
0.70	49
0.80	159
0.90	153
1.00	105
1.10	27
1.20	12
1.30	3
1.40	1
1.50	0
1.60	0

COMMENTS:

1 to 3 Unit Residences throughout Area 068

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



COMMENTS:

1 to 3 Unit Residences throughout Area 068

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

Improved Sales Used in This Annual Update Analysis

Area 068 -- 1 to 3 Unit Residences

Sub	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale	AGLA	Bldg	Year	Cond	Lot	View	Water-	Situs Address
3	0	154680	0130	02/07/12	\$569,900	\$720,000	1,190	7	1958	Good	11,872	N	N	2422 127TH AVE NE
3	0	154680	0020	06/12/13	\$455,000	\$498,000	1,200	7	1966	Good	10,776	N	N	2433 127TH AVE NE
3	0	020100	0330	06/02/11	\$630,000	\$828,000	1,290	7	1967	VGood	10,700	N	N	3020 128TH AVE NE
3	0	020100	0110	12/05/11	\$465,000	\$594,000	1,330	7	1967	Avg	9,995	N	N	12704 NE 32ND ST
3	0	618920	0070	07/20/12	\$509,000	\$620,000	1,340	7	1957	Avg	16,309	N	N	12409 NE 28TH ST
3	0	020100	0170	02/29/12	\$514,100	\$646,000	1,430	7	1967	Good	10,295	N	N	12531 NE 32ND ST
3	0	020100	0400	10/21/12	\$450,000	\$534,000	1,430	7	1966	Avg	11,023	N	N	12825 NE 32ND ST
3	0	020100	0450	10/04/11	\$510,000	\$659,000	1,430	7	1967	Good	9,432	N	N	12917 NE 31ST ST
3	0	154680	0105	07/16/12	\$569,000	\$693,000	1,450	7	1967	Avg	11,586	N	N	2604 127TH AVE NE
3	0	154660	0440	01/19/12	\$450,000	\$571,000	1,490	7	1959	Good	13,522	N	N	12620 NE 30TH ST
3	0	154660	0540	06/08/11	\$611,000	\$802,000	1,510	7	1960	Good	10,167	N	N	12707 NE 30TH ST
3	0	618920	0245	07/11/13	\$630,000	\$682,000	1,670	7	1981	VGood	14,998	N	N	2532 124TH PL NE
3	0	020100	0460	07/11/12	\$480,000	\$586,000	1,750	7	1966	Avg	11,012	N	N	12929 NE 31ST ST
3	0	154660	0570	05/24/12	\$525,400	\$648,000	2,200	7	1958	Avg	10,579	N	N	12624 NE 29TH ST
3	0	154680	0045	08/09/13	\$615,000	\$658,000	1,290	8	1959	Avg	9,752	N	N	2613 127TH AVE NE
3	0	154680	0100	06/08/11	\$510,000	\$670,000	1,400	8	1959	Avg	10,727	N	N	2612 127TH AVE NE
3	0	154680	0056	07/12/12	\$749,000	\$914,000	1,430	8	2006	Avg	9,752	N	N	12623 NE 28TH ST
3	0	154660	0580	08/11/11	\$560,000	\$729,000	1,450	8	1974	Good	10,579	N	N	2901 129TH AVE NE
3	0	124270	0026	04/18/13	\$700,000	\$783,000	1,490	8	1978	Good	35,738	N	N	2719 120TH AVE NE
3	0	154660	0020	07/05/12	\$642,500	\$785,000	1,490	8	1973	Good	12,746	N	N	2909 124TH AVE NE
3	0	154660	0035	04/16/13	\$612,000	\$685,000	1,490	8	1963	Good	13,490	N	N	3005 124TH AVE NE
3	0	154680	0040	05/23/13	\$600,000	\$663,000	1,560	8	1959	Good	10,530	N	N	2605 127TH AVE NE
3	0	154681	0020	06/16/11	\$512,500	\$672,000	1,620	8	1977	Avg	10,452	N	N	2429 130TH AVE NE
3	0	154681	0030	09/19/11	\$551,500	\$714,000	1,670	8	1977	Good	12,128	N	N	2421 130TH AVE NE
3	0	154681	0010	03/08/11	\$530,000	\$703,000	1,760	8	1977	Good	10,251	N	N	2435 130TH AVE NE
3	0	154660	0065	10/13/13	\$648,000	\$674,000	1,770	8	1958	Good	10,621	N	N	2919 124TH AVE NE
3	0	154660	0070	09/30/13	\$730,000	\$763,000	1,850	8	1958	VGood	10,681	N	N	2911 124TH AVE NE
3	0	933280	0290	04/19/12	\$560,000	\$697,000	1,890	8	1966	Avg	10,408	N	N	12909 NE 26TH PL
3	0	154660	0145	04/19/13	\$550,000	\$615,000	2,050	8	1972	Avg	10,143	N	N	3024 124TH AVE NE
3	0	379100	0090	04/01/11	\$550,000	\$728,000	2,070	8	1964	Avg	46,409	N	N	3009 137TH AVE NE
3	0	678930	0076	07/19/13	\$710,000	\$766,000	2,150	8	1967	Good	43,134	N	N	3320 122ND PL NE
3	0	933280	0190	04/17/13	\$540,000	\$604,000	2,210	8	1966	Avg	11,200	N	N	12910 NE 26TH PL

Improved Sales Used in This Annual Update Analysis

Area 068 -- 1 to 3 Unit Residences

Sub	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale	AGLA	Bldg	Year	Cond	Lot	View	Water-	Situs Address
3	0	154660	0255	03/07/11	\$562,000	\$745,000	2,240	8	1993	Avg	12,001	N	N	3099 125TH AVE NE
3	0	222505	9196	11/05/13	\$749,000	\$770,000	2,320	8	1988	Avg	38,332	N	N	14059 NE 40TH ST
3	0	779610	0090	10/17/13	\$835,000	\$866,000	2,370	8	1965	Good	35,505	N	N	6038 126TH AVE NE
3	0	779610	0090	01/24/12	\$659,500	\$835,000	2,370	8	1965	Good	35,505	N	N	6038 126TH AVE NE
3	0	108810	0110	02/25/11	\$635,900	\$844,000	2,380	8	1973	Good	35,005	N	N	6007 136TH AVE NE
3	0	154660	0450	06/13/13	\$607,000	\$665,000	2,400	8	1969	Avg	9,095	N	N	12738 NE 30TH ST
3	0	678930	0090	10/25/13	\$833,000	\$861,000	2,580	8	1953	VGood	55,037	N	N	12227 NE 32ND ST
3	0	933280	0310	10/22/12	\$705,000	\$836,000	2,590	8	1966	VGood	11,314	N	N	12927 NE 26TH PL
3	0	108890	0115	11/22/11	\$620,000	\$794,000	2,620	8	1959	VGood	35,045	N	N	14 BRIDLEWOOD CIR
3	0	618920	0190	04/24/13	\$635,000	\$709,000	2,700	8	1956	Good	11,999	N	N	12523 NE 25TH ST
3	0	222505	9070	03/25/11	\$785,000	\$1,039,000	2,720	8	1967	Good	53,294	N	N	3243 134TH AVE NE
3	0	779600	0105	04/27/12	\$735,000	\$913,000	2,760	8	1966	Good	46,781	N	N	6139 130TH AVE NE
3	0	108890	0070	11/01/13	\$844,000	\$870,000	2,770	8	1958	Good	41,926	N	N	15 BRIDLEWOOD CIR
3	0	933280	0280	06/22/12	\$724,000	\$887,000	2,780	8	1966	Good	10,408	N	N	12903 NE 26TH PL
3	0	678930	0070	06/01/12	\$645,000	\$795,000	2,860	8	1966	VGood	43,625	N	N	12212 NE 32ND ST
3	0	154660	0235	07/31/12	\$725,000	\$880,000	2,920	8	1984	Good	10,420	N	N	3057 125TH AVE NE
3	0	124150	0271	04/25/13	\$698,000	\$779,000	3,000	8	2000	Avg	9,254	N	N	6714 128TH AVE NE
3	0	108890	0075	05/25/11	\$900,000	\$1,184,000	3,780	8	1999	Avg	46,636	N	N	17 BRIDLEWOOD CIR
3	0	311710	0070	10/16/12	\$695,000	\$826,000	1,660	9	1975	Avg	13,039	N	N	13119 NE 25TH PL
3	0	282505	9320	06/08/13	\$600,000	\$658,000	1,680	9	2012	Avg	3,139	N	N	12540 NE 23RD PL
3	0	282505	9135	06/03/13	\$600,000	\$660,000	1,690	9	2012	Avg	3,139	N	N	12560 NE 23RD PL
3	0	172700	0580	02/15/12	\$690,000	\$870,000	1,720	9	1969	VGood	33,781	N	N	13103 NE 36TH ST
3	0	866940	0210	10/10/12	\$750,000	\$893,000	1,730	9	1966	VGood	60,163	N	N	4277 137TH AVE NE
3	0	946470	0530	10/14/13	\$925,000	\$961,000	1,810	9	1979	Good	35,000	N	N	3309 142ND PL NE
3	0	779600	0035	07/06/12	\$669,500	\$818,000	1,830	9	1967	Good	35,249	N	N	6317 132ND AVE NE
3	0	282505	9321	07/01/13	\$590,000	\$642,000	1,880	9	2012	Avg	3,282	N	N	12520 NE 23RD PL
3	0	282505	9322	03/13/13	\$570,000	\$646,000	1,930	9	2012	Avg	3,031	N	N	12500 NE 23RD PL
3	0	133110	0120	03/21/13	\$725,000	\$819,000	1,950	9	1968	Good	35,009	N	N	13434 NE 54TH PL
3	0	282505	9323	08/08/12	\$590,000	\$715,000	1,960	9	2012	Avg	3,603	N	N	12480 NE 23RD PL
3	0	212505	9088	11/08/13	\$806,215	\$828,000	2,030	9	1979	Good	40,075	N	N	3447 119TH AVE NE
3	0	311710	0090	06/22/11	\$592,500	\$777,000	2,040	9	1975	Good	12,642	N	N	13120 NE 25TH PL
3	0	172700	0270	05/16/13	\$1,000,000	\$1,107,000	2,060	9	1972	Good	43,171	N	N	12603 NE 36TH PL



Improved Sales Used in This Annual Update Analysis

Area 068 -- 1 to 3 Unit Residences

Sub	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale	AGLA	Bldg	Year	Cond	Lot	View	Water-	Situs Address
3	0	678930	0060	12/11/13	\$801,000	\$809,000	2,170	9	1954	Good	54,325	N	N	12223 NE 32ND ST
3	0	666907	0170	12/17/12	\$650,000	\$758,000	2,200	9	1985	Good	7,230	N	N	6810 126TH AVE NE
3	0	379100	0040	06/23/11	\$625,000	\$819,000	2,260	9	1963	Avg	53,802	N	N	3024 135TH AVE NE
3	0	172660	0070	10/03/12	\$625,000	\$746,000	2,280	9	1976	Good	12,534	N	N	3011 130TH PL NE
3	0	106550	0080	05/09/11	\$609,000	\$802,000	2,310	9	1986	Avg	44,964	N	N	13605 NE 48TH PL
3	0	068760	0150	01/22/13	\$665,000	\$767,000	2,340	9	1974	Good	31,623	N	N	11616 NE 30TH PL
3	0	108810	0320	03/05/12	\$665,000	\$835,000	2,380	9	1973	Good	35,009	N	N	6322 133RD AVE NE
3	0	930440	0070	10/23/13	\$950,000	\$983,000	2,380	9	1977	VGood	35,280	N	N	13715 NE 26TH PL
3	0	172700	0220	03/08/12	\$720,000	\$904,000	2,510	9	1972	Good	46,787	N	N	12603 NE 39TH ST
3	0	152505	9219	12/19/12	\$670,000	\$781,000	2,520	9	1975	Avg	37,897	N	N	13840 NE 44TH PL
3	0	866940	0120	02/29/12	\$633,000	\$796,000	2,550	9	1966	Avg	65,359	N	N	13633 NE 42ND ST
3	0	666910	0080	04/25/11	\$1,025,000	\$1,352,000	2,560	9	1974	VGood	38,963	N	N	3705 131ST AVE NE
3	0	172660	0020	10/04/12	\$735,000	\$876,000	2,610	9	1975	Good	12,150	N	N	2815 130TH PL NE
3	0	124150	0238	02/15/11	\$605,000	\$804,000	2,630	9	1996	Avg	8,900	N	N	6521 127TH LN NE
3	0	172660	0460	08/15/11	\$647,000	\$842,000	2,640	9	1976	VGood	15,581	N	N	13001 NE 28TH PL
3	0	311710	0110	09/23/13	\$800,000	\$839,000	2,670	9	1975	Good	12,502	N	N	13100 NE 25TH PL
3	0	172660	0400	10/23/12	\$696,000	\$825,000	2,720	9	1976	Good	12,260	N	N	2905 131ST PL NE
3	0	172700	1150	07/24/13	\$925,000	\$996,000	2,720	9	1974	Avg	21,926	N	N	13031 NE 32ND PL
3	0	189670	0070	04/01/13	\$830,000	\$934,000	2,720	9	1976	Good	34,983	N	N	13702 NE 28TH ST
3	0	154660	0295	06/01/11	\$721,000	\$947,000	2,730	9	2004	Avg	12,781	N	N	3005 126TH AVE NE
3	0	172660	0210	01/04/12	\$685,000	\$871,000	2,750	9	1976	Good	26,147	N	N	13126 NE 31ST PL
3	0	108900	0080	10/23/13	\$840,000	\$869,000	2,770	9	1975	Avg	12,080	N	N	2619 131ST PL NE
3	0	172700	0670	03/20/12	\$586,000	\$734,000	2,810	9	1969	Avg	13,740	N	N	3220 129TH AVE NE
3	0	172700	0260	05/15/12	\$975,000	\$1,206,000	2,840	9	1969	VGood	42,394	N	N	12608 NE 36TH PL
3	0	212505	9108	05/16/12	\$675,000	\$835,000	2,930	9	1978	Good	31,806	N	N	3019 120TH AVE NE
3	0	222505	9266	10/23/12	\$790,000	\$937,000	2,930	9	1976	Good	35,283	N	N	13421 NE 38TH PL
3	0	172660	0200	03/14/11	\$570,000	\$755,000	2,940	9	1975	Avg	23,187	N	N	13130 NE 31ST PL
3	0	108900	0090	06/20/13	\$740,000	\$808,000	3,040	9	1975	Good	12,300	N	N	2615 131ST PL NE
3	0	172660	0130	07/20/11	\$650,000	\$849,000	3,040	9	1977	Good	18,180	N	N	3120 130TH PL NE
3	0	172660	0160	09/03/13	\$715,000	\$757,000	3,070	9	1976	Good	16,401	N	N	13019 NE 31ST PL
3	0	172700	0640	09/20/12	\$638,000	\$764,000	3,150	9	1970	Good	18,263	N	N	13000 NE 32ND PL
3	0	154660	0270	05/21/12	\$869,000	\$1,073,000	3,170	9	2003	Avg	10,198	N	N	3050 125TH AVE NE

Improved Sales Used in This Annual Update Analysis

Area 068 -- 1 to 3 Unit Residences

Sub	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale	AGLA	Bldg	Year	Cond	Lot	View	Water-	Situs Address
3	0	779600	0095	04/20/12	\$905,000	\$1,126,000	3,170	9	1957	VGood	34,850	N	N	6006 128TH AVE NE
3	0	124270	0003	02/03/12	\$880,000	\$1,112,000	3,260	9	2003	Avg	10,505	N	N	2640 116TH AVE NE
3	0	933280	0010	07/25/13	\$650,000	\$700,000	3,270	9	1965	Good	10,321	N	N	12926 NE 28TH ST
3	0	068760	0090	08/09/13	\$975,000	\$1,043,000	3,300	9	1976	Good	39,243	N	N	11810 NE 30TH PL
3	0	172660	0230	07/17/13	\$845,400	\$913,000	3,320	9	1977	Avg	14,136	N	N	13112 NE 31ST PL
3	0	172660	0370	11/21/11	\$610,000	\$782,000	3,410	9	1977	Avg	12,189	N	N	2809 131ST PL NE
3	0	930440	0140	08/09/11	\$880,000	\$1,146,000	3,460	9	1977	Good	39,690	N	N	13700 NE 26TH PL
3	0	172660	0150	09/10/12	\$815,000	\$978,000	3,510	9	1976	Good	12,410	N	N	3106 130TH PL NE
3	0	132900	0120	08/31/12	\$935,000	\$1,126,000	3,590	9	1995	Avg	34,354	N	N	13722 NE 32ND PL
3	0	222505	9279	07/29/13	\$1,188,888	\$1,278,000	4,010	9	2003	Avg	37,026	N	N	13418 NE 37TH PL
3	0	108810	0510	12/26/13	\$1,085,000	\$1,088,000	4,190	9	1984	Good	35,042	N	N	6340 135TH AVE NE
3	0	541570	0050	07/13/12	\$1,258,000	\$1,534,000	4,280	9	2007	Avg	44,589	N	N	13530 NE 29TH PL
3	0	666910	0040	09/05/13	\$935,000	\$989,000	1,950	10	1980	Good	41,583	N	N	12957 NE 39TH ST
3	0	618920	0295	09/08/11	\$660,000	\$856,000	2,220	10	1991	Good	11,307	N	N	12440 NE 24TH ST
3	0	152505	9250	06/11/13	\$1,048,000	\$1,149,000	2,430	10	1982	Avg	40,817	N	N	5013 140TH AVE NE
3	0	152505	9251	12/14/11	\$835,000	\$1,066,000	2,530	10	1983	Good	48,047	N	N	4421 140TH AVE NE
3	0	176260	0250	05/23/11	\$660,000	\$868,000	2,570	10	1984	Avg	35,110	N	N	11704 NE 41ST ST
3	0	946470	0120	08/26/13	\$868,888	\$923,000	2,570	10	1979	Good	35,360	N	N	3700 142ND PL NE
3	0	750100	0100	02/28/13	\$726,000	\$827,000	2,620	10	1990	Avg	13,597	N	N	11731 NE 48TH PL
3	0	176260	0220	03/04/13	\$723,588	\$823,000	2,670	10	1985	Avg	36,184	N	N	4127 117TH AVE NE
3	0	946470	0100	03/09/12	\$718,000	\$901,000	2,670	10	1979	Good	35,403	N	N	3708 142ND PL NE
3	0	108870	0080	04/08/13	\$850,000	\$954,000	2,690	10	1987	Avg	11,157	N	N	14189 NE 27TH ST
3	0	222505	9260	11/07/12	\$945,000	\$1,116,000	2,700	10	1974	Good	34,848	N	N	13455 NE 27TH PL
3	0	212505	9064	05/16/13	\$975,000	\$1,079,000	2,710	10	1976	Good	87,120	N	N	11825 NE 34TH ST
3	0	172700	0370	03/08/11	\$818,000	\$1,085,000	2,730	10	1970	Avg	35,522	N	N	12705 NE 39TH ST
3	0	779600	0090	08/28/13	\$1,100,000	\$1,167,000	2,730	10	1995	Avg	35,030	N	N	12821 NE 61ST ST
3	0	946470	0460	07/11/13	\$938,000	\$1,016,000	2,730	10	1979	Avg	31,518	N	N	14108 NE 30TH PL
3	0	280630	0110	08/24/12	\$885,000	\$1,067,000	2,740	10	1977	Avg	35,098	N	N	13816 NE 36TH PL
3	0	108870	0500	11/30/12	\$720,000	\$844,000	2,790	10	1988	Avg	16,762	N	N	14020 NE 27TH ST
3	0	946470	0350	03/30/12	\$725,000	\$906,000	2,790	10	1978	Avg	35,564	N	N	3104 142ND PL NE
3	0	176260	0310	10/25/11	\$850,000	\$1,094,000	2,810	10	1984	Avg	28,093	N	N	4143 118TH AVE NE
3	0	613750	0140	06/27/12	\$1,300,000	\$1,591,000	2,840	10	1984	Avg	43,400	N	N	4515 143RD PL NE

Improved Sales Used in This Annual Update Analysis

Area 068 -- 1 to 3 Unit Residences

Sub	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale	AGLA	Bldg	Year	Cond	Lot	View	Water-	Situs Address
3	0	108870	0300	07/29/11	\$646,000	\$843,000	2,870	10	1988	Avg	11,912	N	N	2794 142ND PL NE
3	0	750100	0060	10/18/12	\$809,900	\$962,000	2,920	10	1990	Avg	13,654	N	N	4712 117TH PL NE
3	0	389250	0030	11/26/12	\$816,000	\$958,000	2,930	10	1995	Avg	26,000	N	N	5919 124TH CT NE
3	0	108870	0430	06/27/12	\$850,000	\$1,041,000	3,100	10	1988	Good	9,001	N	N	2713 142ND PL NE
3	0	176260	0150	06/01/13	\$876,000	\$964,000	3,100	10	1984	Avg	35,115	N	N	11800 NE 43RD PL
3	0	613750	0060	08/15/13	\$986,500	\$1,053,000	3,100	10	1981	Avg	34,995	N	N	4300 143RD PL NE
3	0	176260	0040	10/23/13	\$905,000	\$936,000	3,140	10	1984	Avg	35,612	N	N	11721 NE 41ST ST
3	0	750100	0130	12/20/12	\$682,000	\$795,000	3,180	10	1990	Avg	13,806	N	N	11821 NE 48TH PL
3	0	750100	0130	03/08/11	\$685,000	\$908,000	3,180	10	1990	Avg	13,806	N	N	11821 NE 48TH PL
3	0	108870	0250	02/23/12	\$830,000	\$1,045,000	3,210	10	1988	Good	11,297	N	N	2744 142ND PL NE
3	0	803580	0030	04/17/12	\$898,900	\$1,119,000	3,260	10	1982	Avg	46,117	N	N	11825 NE 39TH ST
3	0	235130	0040	07/19/13	\$855,000	\$923,000	3,270	10	1951	Good	43,819	N	N	12104 NE 33RD ST
3	0	212505	9190	05/20/13	\$1,200,000	\$1,327,000	3,290	10	1996	Avg	49,745	N	N	3632 116TH AVE NE
3	0	176260	0062	06/27/12	\$925,000	\$1,132,000	3,300	10	1988	Avg	42,014	N	N	11817 NE 41ST LN
3	0	189670	0040	04/01/13	\$860,000	\$968,000	3,310	10	1976	Good	34,975	N	N	13705 NE 28TH ST
3	0	750100	0160	06/26/12	\$720,000	\$882,000	3,320	10	1991	Avg	19,353	N	N	4820 119TH PL NE
3	0	666740	0010	05/29/12	\$760,000	\$937,000	3,380	10	1981	Avg	35,330	N	N	13205 NE 55TH PL
3	0	613750	0030	06/18/13	\$1,135,000	\$1,241,000	3,400	10	1981	Good	31,502	N	N	4008 143RD PL NE
3	0	779600	0020	07/27/11	\$720,000	\$939,000	3,400	10	1988	Avg	34,958	N	N	6125 132ND AVE NE
3	0	212505	9191	04/24/13	\$1,018,000	\$1,136,000	3,410	10	1997	Avg	50,094	N	N	3630 116TH AVE NE
3	0	946470	0200	05/02/13	\$958,000	\$1,066,000	3,430	10	1979	Good	35,181	N	N	3506 142ND PL NE
3	0	222505	9295	05/22/12	\$735,000	\$908,000	3,530	10	1979	Good	35,180	N	N	2826 140TH AVE NE
3	0	222505	9329	02/25/11	\$1,050,000	\$1,394,000	3,590	10	1987	Good	36,672	N	N	3824 140TH AVE NE
3	0	172700	1230	08/22/12	\$895,000	\$1,080,000	3,600	10	1985	Avg	13,477	N	N	13102 NE 33RD ST
3	0	154660	0355	09/09/13	\$1,125,000	\$1,188,000	3,720	10	2004	Avg	14,794	N	N	3020 126TH AVE NE
3	0	172700	0510	09/16/13	\$1,749,000	\$1,840,000	3,720	10	2005	Avg	54,218	N	N	3411 131ST AVE NE
3	0	946470	0450	07/07/11	\$850,600	\$1,113,000	3,770	10	1978	Avg	34,956	N	N	14104 NE 30TH PL
3	0	108810	0020	08/16/12	\$1,030,000	\$1,245,000	3,830	10	1990	Good	34,992	N	N	13301 NE 61ST ST
3	0	750100	0440	04/13/12	\$791,373	\$986,000	3,840	10	1991	Avg	13,572	N	N	4816 117TH PL NE
3	0	280630	0080	12/14/11	\$637,000	\$813,000	3,850	10	1974	Good	35,209	N	N	13600 NE 36TH PL
3	0	613750	0260	03/07/11	\$875,000	\$1,160,000	3,860	10	1981	Good	31,077	N	N	4225 143RD PL NE
3	0	212505	9054	07/26/12	\$1,740,000	\$2,115,000	3,890	10	1977	VGood	53,578	N	N	11704 NE 34TH ST

Improved Sales Used in This Annual Update Analysis

Area 068 -- 1 to 3 Unit Residences

Sub	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale	AGLA	Bldg	Year	Cond	Lot	View	Water-	Situs Address
3	0	280630	0090	10/18/12	\$982,000	\$1,166,000	3,900	10	1976	Good	35,172	N	N	13707 NE 36TH PL
3	0	108870	0280	06/22/12	\$859,950	\$1,054,000	3,980	10	1988	Avg	10,810	N	N	2778 142ND PL NE
3	0	106550	0070	07/16/13	\$985,000	\$1,064,000	4,000	10	1980	Good	48,464	N	N	13600 NE 48TH PL
3	0	770195	0030	07/05/12	\$849,195	\$1,038,000	4,000	10	1982	Good	37,061	N	N	13850 NE 34TH PL
3	0	066280	0070	06/20/11	\$1,100,000	\$1,442,000	4,030	10	2008	Avg	39,717	N	N	13410 36TH PL NE
3	0	176260	0130	11/12/12	\$937,000	\$1,105,000	4,060	10	1984	Avg	36,978	N	N	11805 NE 43RD PL
3	0	176260	0130	09/08/11	\$935,000	\$1,212,000	4,060	10	1984	Avg	36,978	N	N	11805 NE 43RD PL
3	0	803580	0070	06/26/12	\$931,842	\$1,141,000	4,080	10	1982	Avg	48,683	N	N	11810 NE 39TH ST
3	0	541570	0040	12/28/12	\$750,000	\$872,000	4,250	10	1973	Good	44,688	N	N	13520 NE 29TH PL
3	0	108810	0190	02/13/12	\$1,175,000	\$1,482,000	4,440	10	1978	VGood	35,078	N	N	6134 133RD AVE NE
3	0	189670	0020	10/10/11	\$1,410,000	\$1,819,000	4,470	10	2005	Avg	36,485	N	N	13609 NE 28TH ST
3	0	152505	9033	04/20/13	\$1,195,000	\$1,336,000	4,520	10	1984	Good	41,316	N	N	4700 140TH AVE NE
3	0	133170	0070	12/17/13	\$1,975,000	\$1,990,000	5,830	10	2007	Avg	36,787	N	N	13565 NE 54TH PL
3	0	154250	0030	09/20/13	\$875,000	\$919,000	2,630	11	1977	Avg	35,026	N	N	5011 133RD AVE NE
3	0	803580	0010	11/29/12	\$808,000	\$948,000	3,090	11	1983	Good	53,999	N	N	11610 NE 39TH ST
3	0	946470	0630	08/01/12	\$885,000	\$1,074,000	3,100	11	1979	Good	31,504	N	N	3811 142ND PL NE
3	0	108570	0030	06/19/13	\$850,000	\$929,000	3,140	11	1993	Avg	39,776	N	N	11755 NE 36TH PL
3	0	133170	0120	03/28/13	\$929,000	\$1,047,000	3,140	11	1990	Avg	35,009	N	N	13540 NE 54TH PL
3	0	154250	0010	03/14/12	\$775,000	\$972,000	3,230	11	1979	Good	35,024	N	N	5021 133RD AVE NE
3	0	389250	0160	05/06/11	\$970,000	\$1,278,000	3,480	11	1992	Avg	26,000	N	N	5612 125TH LN NE
3	0	389250	0010	08/22/12	\$1,125,395	\$1,358,000	3,520	11	1993	Avg	26,000	N	N	5824 124TH CT NE
3	0	154250	0160	06/20/13	\$1,101,000	\$1,202,000	3,530	11	1980	Good	35,004	N	N	13200 NE 51ST PL
3	0	222505	9341	03/26/13	\$1,211,000	\$1,366,000	3,640	11	1986	Good	35,021	N	N	3712 140TH AVE NE
3	0	222505	9065	09/19/12	\$1,575,000	\$1,886,000	3,650	11	1982	Avg	37,446	N	N	3355 134TH AVE NE
3	0	172785	0080	04/23/12	\$1,015,000	\$1,262,000	3,720	11	1986	Good	16,466	N	N	3285 126TH AVE NE
3	0	389250	0180	08/05/11	\$925,000	\$1,205,000	3,920	11	1992	Avg	26,000	N	N	5704 125TH LN NE
3	0	212505	9194	10/16/11	\$1,080,000	\$1,392,000	4,000	11	2002	Avg	9,075	N	N	12918 NE 24TH ST
3	0	152505	9260	04/15/13	\$1,575,000	\$1,764,000	4,120	11	2003	Avg	35,903	N	N	4016 134TH AVE NE
3	0	172785	0260	11/26/13	\$1,283,888	\$1,307,000	4,180	11	1984	Avg	25,271	N	N	12765 NE 35TH PL
3	0	172785	0040	09/23/13	\$1,180,000	\$1,238,000	4,220	11	1989	Avg	14,992	N	N	3385 126TH AVE NE
3	0	172785	0020	05/10/13	\$1,205,000	\$1,337,000	4,240	11	1984	Good	15,075	N	N	3475 126TH AVE NE
3	0	152505	9232	04/21/11	\$1,500,000	\$1,980,000	4,260	11	2008	Avg	37,026	N	N	4202 140TH AVE NE

Improved Sales Used in This Annual Update Analysis

Area 068 -- 1 to 3 Unit Residences

Sub	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale	AGLA	Bldg	Year	Cond	Lot	View	Water-	Situs Address
3	0	279490	0050	01/03/12	\$990,000	\$1,259,000	4,260	11	1972	Avg	35,005	N	N	13413 NE 32ND LN
3	0	152505	9095	03/10/13	\$1,610,000	\$1,827,000	4,290	11	2010	Avg	51,303	N	N	13952 NE 40TH ST
3	0	172785	0190	10/09/13	\$1,050,000	\$1,093,000	4,310	11	1984	Good	16,855	N	N	3430 126TH AVE NE
3	0	389250	0050	06/15/11	\$1,050,000	\$1,377,000	4,310	11	1991	Avg	26,000	N	N	5825 124TH CT NE
3	0	222505	9354	05/02/13	\$1,475,000	\$1,642,000	4,320	11	1996	Avg	35,549	N	N	3834 134TH AVE NE
3	0	152505	9082	06/13/12	\$1,845,000	\$2,266,000	4,400	11	2001	Avg	63,597	N	N	4530 132ND AVE NE
3	0	222505	9319	06/13/11	\$1,125,000	\$1,476,000	4,720	11	1982	VGood	35,194	N	N	3441 134TH AVE NE
3	0	212505	9187	03/21/13	\$1,400,250	\$1,583,000	4,740	11	1990	Avg	53,044	N	N	3490 116TH AVE NE
3	0	222505	9093	05/14/13	\$1,225,000	\$1,357,000	4,850	11	1988	Good	35,007	N	N	3720 140TH AVE NE
3	0	613750	0100	12/06/11	\$1,250,000	\$1,598,000	4,930	11	1982	VGood	40,482	N	N	4440 143RD AVE NE
3	0	172700	1160	03/14/12	\$1,325,000	\$1,661,000	5,410	11	1974	VGood	23,622	N	N	13109 NE 33RD ST
3	0	152505	9238	11/11/13	\$2,648,800	\$2,716,000	5,460	11	1980	Good	50,965	N	N	13425 NE 50TH ST
3	0	222505	9160	11/21/13	\$3,000,000	\$3,062,000	5,960	11	2001	Avg	53,143	N	N	3838 134TH AVE NE
3	0	152505	9044	05/18/11	\$1,660,000	\$2,185,000	6,170	11	2002	Avg	35,009	N	N	4190 134TH AVE NE
3	0	222505	9087	09/04/12	\$1,388,000	\$1,669,000	3,930	12	1989	Good	35,034	N	N	2745 140TH AVE NE
3	0	389250	0080	09/19/13	\$1,510,000	\$1,587,000	4,440	12	1995	Avg	26,000	N	N	5721 125TH LN NE
3	0	132900	0160	08/23/12	\$1,400,000	\$1,689,000	4,470	12	1998	Avg	35,611	N	N	13799 NE 32ND PL
3	0	770195	0090	10/09/12	\$1,195,000	\$1,423,000	4,670	12	1984	Avg	39,036	N	N	13725 NE 34TH PL
3	0	946470	0150	07/28/13	\$1,405,000	\$1,511,000	4,850	12	1982	Avg	35,273	N	N	3606 142ND PL NE
3	0	222505	9351	03/26/12	\$1,465,000	\$1,832,000	4,860	12	1996	Good	43,861	N	N	13652 NE 37TH PL
3	0	222505	9072	09/13/13	\$4,300,000	\$4,531,000	5,100	12	2004	Avg	67,518	N	N	2660 134TH AVE NE
3	0	222505	9066	11/01/11	\$2,086,500	\$2,683,000	5,870	12	2006	Avg	40,510	N	N	3207 134TH AVE NE
3	0	131047	0020	10/12/11	\$1,300,000	\$1,677,000	3,920	13	1989	Avg	35,271	N	N	13960 NE 31ST PL
3	0	280630	0020	06/08/11	\$2,000,000	\$2,626,000	5,000	13	2006	Avg	35,070	N	N	3611 140TH AVE NE
3	0	779600	0160	08/12/13	\$2,060,000	\$2,201,000	5,320	13	2000	Avg	38,770	N	N	6111 128TH AVE NE
3	0	222505	9124	07/16/13	\$1,699,393	\$1,836,000	5,460	13	1991	Good	49,658	N	N	3806 134TH AVE NE
3	0	222505	9094	07/25/12	\$1,850,000	\$2,249,000	6,380	13	2007	Avg	29,620	N	N	3459 140TH AVE NE
3	0	131047	0060	10/01/13	\$1,870,000	\$1,955,000	6,690	13	1990	Avg	35,100	N	N	13900 NE 31ST PL
7	0	330400	0260	11/13/12	\$407,000	\$480,000	760	7	1987	Avg	1,875	Y	N	317 122ND PL NE
7	0	330400	0200	10/03/13	\$407,000	\$425,000	880	7	1987	Avg	2,920	Y	N	389 122ND PL NE
7	0	330400	0140	06/07/13	\$432,095	\$474,000	1,020	7	1987	Avg	1,625	N	N	324 122ND PL NE
7	0	102405	9118	04/25/12	\$320,000	\$398,000	1,110	7	1978	Good	9,583	N	N	14551 SE 26TH ST

Improved Sales Used in This Annual Update Analysis

Area 068 -- 1 to 3 Unit Residences

Sub	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale	AGLA	Bldg	Year	Cond	Lot	View	Water-	Situs Address
7	0	326000	0070	12/11/12	\$685,000	\$800,000	1,230	7	1963	VGood	8,320	N	N	440 129TH AVE SE
7	0	326010	0020	09/04/12	\$490,000	\$589,000	1,240	7	1963	Good	7,500	N	N	417 128TH AVE SE
7	0	278500	0120	02/16/11	\$455,000	\$604,000	1,320	7	1962	Good	9,657	N	N	12824 SE 3RD ST
7	0	326010	0260	10/25/13	\$560,822	\$580,000	1,340	7	1977	Good	7,416	N	N	12633 SE 4TH PL
7	0	051450	0070	06/19/12	\$421,500	\$517,000	1,490	7	1967	Good	7,500	N	N	2440 137TH AVE SE
7	0	332505	9206	07/09/12	\$495,000	\$604,000	1,500	7	1978	Avg	16,117	N	N	732 128TH AVE NE
7	0	326000	0440	10/08/13	\$505,000	\$526,000	1,550	7	1967	Good	7,245	N	N	538 128TH AVE SE
7	0	051450	0220	04/01/11	\$320,000	\$423,000	1,580	7	1957	Good	9,020	N	N	2414 139TH AVE SE
7	0	278500	0520	05/31/12	\$420,000	\$518,000	1,730	7	1965	Good	10,880	Y	N	13012 SE 4TH PL
7	0	939970	0490	05/24/13	\$480,000	\$530,000	1,770	7	1970	Good	5,530	N	N	11814 SE 5TH ST
7	0	326000	0230	11/11/11	\$416,000	\$534,000	1,900	7	1965	Good	8,302	Y	N	12927 SE 6TH PL
7	0	326000	0050	02/17/11	\$491,250	\$652,000	1,920	7	1963	VGood	7,560	N	N	12911 SE 4TH PL
7	0	430520	0220	06/07/13	\$480,000	\$527,000	1,160	8	1986	Good	7,218	N	N	1730 140TH LN SE
7	0	781122	0080	04/17/13	\$420,000	\$470,000	1,190	8	1984	Good	10,400	N	N	1907 136TH PL SE
7	0	430520	0080	07/15/13	\$450,000	\$486,000	1,230	8	1985	Avg	7,297	N	N	1745 140TH CT SE
7	0	883890	0005	09/01/13	\$475,000	\$503,000	1,320	8	1967	Good	10,250	N	N	1860 140TH PL SE
7	0	278500	0110	08/16/12	\$369,500	\$447,000	1,330	8	1962	Avg	8,400	N	N	12816 SE 3RD ST
7	0	781110	0090	05/16/12	\$590,000	\$730,000	1,340	8	1966	VGood	15,254	N	N	13756 SE 18TH PL
7	0	781100	0080	07/26/13	\$525,000	\$565,000	1,370	8	1966	Good	11,732	N	N	13930 SE 22ND ST
7	0	332500	0080	08/07/12	\$466,000	\$565,000	1,380	8	1965	Good	9,660	N	N	12804 NE 4TH PL
7	0	430520	0140	11/04/13	\$419,000	\$431,000	1,400	8	1985	Good	7,434	N	N	14010 SE 18TH PL
7	0	332505	9177	02/10/11	\$465,000	\$618,000	1,400	8	1970	Good	11,325	N	N	12614 NE 7TH ST
7	0	781110	0010	08/07/12	\$449,990	\$545,000	1,420	8	1967	Good	9,890	N	N	1852 138TH PL SE
7	0	781120	0240	08/24/12	\$580,000	\$700,000	1,420	8	1967	Good	9,500	N	N	2211 SE 137TH PL
7	0	781120	0120	11/17/12	\$549,950	\$647,000	1,450	8	1968	Good	10,622	N	N	13703 SE 23RD ST
7	0	781120	0120	03/10/11	\$446,000	\$591,000	1,450	8	1968	Good	10,622	N	N	13703 SE 23RD ST
7	0	233020	0015	07/19/11	\$549,950	\$718,000	1,460	8	1960	Good	10,250	N	N	110 128TH AVE NE
7	0	233270	0160	05/31/13	\$735,000	\$809,000	1,460	8	1962	Good	15,510	N	N	161 131ST AVE NE
7	0	326000	0010	08/23/13	\$799,000	\$850,000	1,460	8	1965	VGood	7,560	Y	N	417 130TH PL SE
7	0	781110	0190	05/22/12	\$590,000	\$729,000	1,460	8	1966	Good	10,875	N	N	1809 138TH PL SE
7	0	342505	9227	10/15/11	\$500,000	\$645,000	1,480	8	1980	Good	29,283	Y	N	13610 SE 5TH ST
7	0	516030	0040	08/08/13	\$595,000	\$637,000	1,510	8	1979	Good	10,028	Y	N	1819 140TH AVE SE



Improved Sales Used in This Annual Update Analysis

Area 068 -- 1 to 3 Unit Residences

Sub	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale	AGLA	Bldg	Year	Cond	Lot	View	Water-	Situs Address
7	0	781121	0150	06/15/12	\$550,000	\$675,000	1,510	8	1971	Good	7,844	N	N	13800 SE 21ST ST
7	0	233270	0140	06/05/13	\$612,559	\$673,000	1,530	8	1968	Good	13,630	N	N	215 131ST AVE NE
7	0	781122	0180	10/03/12	\$585,000	\$698,000	1,530	8	1980	Avg	8,740	N	N	13630 SE 20TH ST
7	0	247230	0030	07/28/11	\$572,000	\$746,000	1,540	8	1963	Good	11,280	N	N	325 131ST AVE NE
7	0	332500	0120	09/09/13	\$707,000	\$746,000	1,540	8	1968	VGood	10,115	N	N	253 NE 129TH ST
7	0	115940	0140	11/11/11	\$434,000	\$557,000	1,560	8	1974	Good	11,963	N	N	418 129TH PL NE
7	0	115940	0090	08/22/13	\$685,000	\$729,000	1,570	8	1967	Avg	11,544	N	N	460 129TH PL NE
7	0	737960	0210	06/08/12	\$399,000	\$491,000	1,570	8	1962	Good	9,025	N	N	14221 SE 23RD ST
7	0	737960	0320	04/25/13	\$430,000	\$480,000	1,570	8	1962	VGood	8,700	N	N	2215 144TH AVE SE
7	0	781122	0130	11/21/12	\$640,000	\$752,000	1,570	8	1999	Good	22,425	N	N	13604 SE 18TH ST
7	0	797130	0035	03/27/13	\$749,950	\$846,000	1,570	8	1956	VGood	13,700	N	N	12454 NE 6TH PL
7	0	233280	0040	05/23/13	\$600,000	\$663,000	1,580	8	1963	Good	11,475	N	N	148 130TH PL NE
7	0	737960	0100	07/25/12	\$432,000	\$525,000	1,580	8	1962	VGood	8,800	N	N	2217 142ND AVE SE
7	0	252470	0080	04/11/12	\$638,000	\$795,000	1,600	8	1976	Good	21,000	N	N	13606 SE 3RD PL
7	0	332500	0050	02/28/13	\$615,000	\$700,000	1,620	8	1968	Avg	13,864	N	N	12819 NE 5TH PL
7	0	233000	0040	04/02/12	\$499,000	\$623,000	1,640	8	1958	Good	10,250	N	N	143 129TH AVE NE
7	0	430520	0040	11/12/13	\$512,000	\$525,000	1,660	8	1984	Avg	7,074	N	N	14015 SE 18TH PL
7	0	939990	0040	09/16/13	\$570,000	\$600,000	1,660	8	1987	Avg	9,146	N	N	480 123RD PL NE
7	0	332500	0110	03/30/11	\$640,200	\$847,000	1,690	8	1964	VGood	11,736	N	N	12815 NE 4TH PL
7	0	252470	0050	01/25/13	\$500,000	\$576,000	1,700	8	1976	Good	20,022	N	N	13712 SE 3RD PL
7	0	737960	0190	05/27/11	\$350,000	\$460,000	1,750	8	1962	Good	8,928	N	N	14232 SE 23RD ST
7	0	326000	0020	05/21/12	\$612,500	\$757,000	1,780	8	1968	Good	7,344	Y	N	413 130TH PL SE
7	0	425950	0080	06/11/12	\$450,000	\$553,000	1,800	8	1962	Avg	10,350	N	N	12614 NE 2ND ST
7	0	856140	0030	11/15/12	\$510,000	\$601,000	1,800	8	1967	VGood	11,269	N	N	832 130TH AVE NE
7	0	115300	0030	08/08/12	\$624,000	\$756,000	1,810	8	1968	Good	10,960	N	N	507 130TH AVE NE
7	0	883890	0028	04/17/12	\$564,207	\$702,000	1,870	8	1955	Avg	50,965	N	N	2029 144TH AVE SE
7	0	115300	0080	11/14/13	\$577,000	\$591,000	1,880	8	1968	Good	10,320	N	N	518 130TH AVE NE
7	0	737960	0090	07/27/11	\$409,000	\$534,000	1,920	8	1962	Good	8,800	N	N	2209 142ND AVE SE
7	0	071000	0260	07/15/13	\$775,000	\$838,000	1,940	8	1972	Good	12,000	N	N	12525 NE 4TH PL
7	0	247230	0040	03/17/11	\$475,000	\$629,000	1,940	8	1970	Good	11,400	N	N	301 131ST AVE NE
7	0	326020	0140	06/05/12	\$454,900	\$560,000	1,950	8	1968	Good	7,416	N	N	12649 SE 7TH PL
7	0	115940	0150	01/07/11	\$482,500	\$643,000	1,960	8	1963	Good	12,610	N	N	659 129TH PL NE



Improved Sales Used in This Annual Update Analysis

Area 068 -- 1 to 3 Unit Residences

Sub	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale	AGLA	Bldg	Year	Cond	Lot	View	Water-	Situs Address
7	0	781110	0270	04/20/12	\$500,000	\$622,000	1,960	8	1967	Good	10,800	N	N	13743 SE 20TH ST
7	0	278500	0330	08/02/11	\$620,000	\$808,000	1,970	8	1959	VGood	13,800	N	N	2 129TH AVE SE
7	0	781121	0310	11/12/13	\$545,500	\$559,000	1,990	8	1974	Good	9,825	N	N	13731 SE 23RD LN
7	0	953890	0150	07/15/11	\$520,000	\$680,000	2,000	8	1983	Good	9,360	Y	N	2317 135TH PL SE
7	0	233000	0140	12/13/12	\$456,337	\$533,000	2,010	8	1964	Avg	13,770	N	N	241 130TH AVE NE
7	0	770200	0060	09/09/13	\$730,552	\$771,000	2,020	8	1964	Good	13,570	N	N	13019 NE 10TH ST
7	0	953890	0130	05/23/12	\$528,000	\$652,000	2,020	8	1980	Good	10,640	N	N	2215 135TH PL SE
7	0	247210	0115	04/30/13	\$624,000	\$695,000	2,030	8	1961	Good	12,000	N	N	345 131ST AVE NE
7	0	781122	0050	08/15/11	\$498,000	\$648,000	2,040	8	1986	Good	11,070	N	N	13612 SE 20TH ST
7	0	233270	0020	11/13/13	\$710,000	\$727,000	2,060	8	1964	Good	10,920	N	N	210 131ST AVE NE
7	0	865350	0055	01/27/11	\$441,100	\$587,000	2,090	8	1952	Good	25,700	N	N	13805 SE 1ST ST
7	0	115940	0300	07/12/13	\$560,500	\$607,000	2,150	8	1965	Avg	12,800	N	N	311 129TH PL NE
7	0	781121	0140	10/20/11	\$525,000	\$676,000	2,170	8	1971	VGood	8,625	N	N	13806 SE 21ST ST
7	0	247210	0015	07/06/12	\$625,000	\$763,000	2,210	8	1958	Avg	14,000	N	N	634 131ST AVE NE
7	0	954270	0140	03/15/13	\$585,000	\$663,000	2,220	8	1983	Avg	11,750	N	N	2390 130TH AVE SE
7	0	247210	0110	06/26/13	\$720,000	\$784,000	2,340	8	1962	Good	12,000	N	N	521 131ST AVE NE
7	0	233000	0030	11/08/12	\$730,000	\$862,000	2,390	8	2005	Good	12,500	N	N	161 129TH AVE NE
7	0	233280	0080	06/20/13	\$724,125	\$791,000	2,520	8	1961	Avg	15,087	N	N	120 130TH PL NE
7	0	247210	0010	04/05/12	\$611,200	\$763,000	2,530	8	1958	VGood	14,000	N	N	644 131ST AVE NE
7	0	770200	0080	10/16/13	\$694,000	\$720,000	2,560	8	1964	Good	10,982	N	N	13031 NE 10TH ST
7	0	278510	0140	09/03/13	\$779,000	\$824,000	2,750	8	1966	Good	11,424	N	N	12830 SE 4TH ST
7	0	781120	0160	11/15/12	\$455,000	\$536,000	1,640	9	1967	Good	12,350	N	N	2218 SE 137TH PL
7	0	233040	0045	07/18/13	\$574,000	\$620,000	1,700	9	1976	Good	12,441	N	N	202 129TH AVE NE
7	0	856150	0040	04/18/12	\$460,750	\$573,000	1,700	9	1963	Good	14,767	N	N	919 129TH AVE NE
7	0	888000	0060	11/02/12	\$560,000	\$662,000	1,800	9	1963	Good	10,698	N	N	12635 NE 3RD ST
7	0	115940	0010	01/16/12	\$400,000	\$507,000	1,820	9	1981	Good	14,110	N	N	656 129TH PL NE
7	0	781110	0260	10/20/11	\$749,900	\$966,000	1,880	9	1967	VGood	19,630	N	N	13747 SE 20TH ST
7	0	856150	0030	09/17/13	\$753,500	\$793,000	1,920	9	1967	Good	11,300	N	N	907 129TH AVE NE
7	0	342505	9148	12/22/11	\$506,000	\$645,000	1,980	9	1958	Avg	23,453	N	N	13745 SE 7TH ST
7	0	352790	0050	07/08/13	\$728,233	\$790,000	2,000	9	2013	Avg	3,438	N	N	14012 SE 21ST PL
7	0	233280	0010	04/26/11	\$662,500	\$874,000	2,330	9	1967	VGood	12,360	N	N	226 130TH PL NE
7	0	760580	0120	06/13/13	\$835,000	\$914,000	2,360	9	1999	Avg	5,846	N	N	13449 NE 12TH PL

Improved Sales Used in This Annual Update Analysis

Area 068 -- 1 to 3 Unit Residences

Sub	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale	AGLA	Bldg	Year	Cond	Lot	View	Water-	Situs Address
7	0	760580	0130	08/07/13	\$850,000	\$910,000	2,360	9	1998	Good	5,846	N	N	13427 NE 12TH PL
7	0	352790	0020	10/25/12	\$650,000	\$770,000	2,400	9	2012	Avg	4,060	N	N	14006 SE 21ST PL
7	0	352790	0140	10/17/11	\$635,000	\$818,000	2,430	9	2011	Avg	3,932	N	N	14007 SE 21ST PL
7	0	856140	0020	03/01/13	\$760,000	\$865,000	2,470	9	1959	VGood	16,808	N	N	824 130TH AVE NE
7	0	352790	0070	09/07/12	\$699,000	\$840,000	2,510	9	2012	Avg	3,379	N	N	14018 SE 21ST PL
7	0	247210	0030	06/29/11	\$821,900	\$1,076,000	2,560	9	1966	VGood	14,000	N	N	600 131ST AVE NE
7	0	352790	0010	11/07/12	\$659,950	\$779,000	2,570	9	2011	Avg	4,767	N	N	14002 SE 21ST PL
7	0	352790	0060	06/07/12	\$712,800	\$877,000	2,590	9	2012	Avg	4,646	N	N	14016 SE 21ST PL
7	0	352790	0080	06/05/12	\$685,000	\$843,000	2,590	9	2012	Avg	3,379	N	N	14020 SE 21ST PL
7	0	352790	0130	12/19/11	\$689,950	\$880,000	2,590	9	2011	Avg	4,049	N	N	14009 SE 21ST PL
7	0	352790	0040	10/20/11	\$705,000	\$908,000	2,610	9	2011	Avg	3,954	N	N	14010 SE 21ST PL
7	0	352790	0150	06/14/12	\$620,000	\$761,000	2,660	9	2011	Avg	4,354	N	N	14003 SE 21ST PL
7	0	666420	0080	05/24/12	\$745,000	\$920,000	2,660	9	2012	Avg	5,891	N	N	1940 134TH PL SE
7	0	352790	0110	10/23/12	\$752,499	\$892,000	2,670	9	2012	Avg	4,998	N	N	14021 SE 21ST PL
7	0	067210	0040	03/07/12	\$648,050	\$814,000	2,680	9	1988	Avg	18,766	N	N	1225 134TH AVE NE
7	0	342505	9063	05/24/12	\$780,000	\$963,000	2,730	9	2002	Avg	32,278	N	N	13961 SE 7TH ST
7	0	666420	0060	12/12/12	\$749,950	\$876,000	2,810	9	2012	Avg	5,225	N	N	1900 134TH PL SE
7	0	666420	0040	02/26/13	\$759,950	\$866,000	2,840	9	2012	Avg	5,225	N	N	1860 134TH PL SE
7	0	760580	0100	07/02/13	\$980,000	\$1,065,000	2,860	9	1999	Avg	6,054	N	N	13588 NE 12TH PL
7	0	352790	0120	07/30/12	\$720,000	\$874,000	2,900	9	2011	Avg	4,991	N	N	14017 SE 21ST PL
7	0	342505	9223	03/16/12	\$800,000	\$1,003,000	2,910	9	1978	VGood	26,571	N	N	249 140TH AVE NE
7	0	207770	0080	01/22/13	\$825,000	\$951,000	3,080	9	2012	Avg	22,771	N	N	13855 SE 10TH ST
7	0	666420	0110	03/29/13	\$798,950	\$900,000	3,170	9	2012	Avg	5,820	N	N	1945 134TH PL SE
7	0	115300	0140	08/19/12	\$1,000,000	\$1,208,000	3,400	9	1999	Avg	19,429	N	N	13006 NE 3RD PL
7	0	666420	0100	01/30/13	\$849,950	\$977,000	3,480	9	2012	Avg	5,820	N	N	1965 134TH PL SE
7	0	233290	0090	10/15/12	\$920,000	\$1,094,000	3,730	9	1973	Good	10,275	N	N	13025 NE 1ST ST
7	0	666420	0010	04/15/13	\$839,900	\$941,000	3,740	9	2012	Avg	6,320	N	N	1800 134TH PL SE
7	0	666420	0050	04/14/13	\$793,000	\$889,000	3,820	9	2012	Avg	5,225	N	N	1880 134TH PL SE
7	0	666420	0030	04/01/13	\$839,950	\$946,000	3,830	9	2012	Avg	5,225	N	N	1840 134TH PL SE
7	0	666420	0070	08/08/13	\$929,000	\$994,000	3,830	9	2012	Avg	5,225	N	N	1920 134TH PL SE
7	0	342505	9041	07/03/12	\$1,375,000	\$1,681,000	3,870	9	2008	Avg	19,665	N	N	13819 SE 1ST ST
7	0	342505	9183	10/05/11	\$950,000	\$1,227,000	4,000	9	1965	VGood	37,461	N	N	13622 SE 5TH ST

Improved Sales Used in This Annual Update Analysis

Area 068 -- 1 to 3 Unit Residences

Sub	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale	AGLA	Bldg	Year	Cond	Lot	View	Water-	Situs Address
7	0	666420	0090	04/08/13	\$880,345	\$989,000	4,010	9	2012	Avg	7,496	N	N	1985 134TH PL SE
7	0	666420	0020	04/25/13	\$930,000	\$1,038,000	4,330	9	2012	Avg	6,972	N	N	1820 134TH PL SE
7	0	666420	0020	09/06/12	\$859,950	\$1,034,000	4,330	9	2012	Avg	6,972	N	N	1820 134TH PL SE
7	0	447190	0020	04/28/11	\$550,000	\$725,000	2,160	10	2001	Avg	8,129	N	N	2355 140TH WAY SE
7	0	447190	0040	02/02/11	\$580,000	\$771,000	2,160	10	2001	Avg	7,025	N	N	2399 140TH WAY SE
7	0	856150	0100	04/06/11	\$731,500	\$967,000	2,370	10	1998	Good	11,656	N	N	920 129TH PL NE
7	0	883890	0113	06/08/11	\$528,000	\$693,000	2,530	10	1997	Avg	14,743	N	N	1840 140TH PL SE
7	0	439765	0130	06/22/12	\$640,000	\$784,000	2,620	10	2000	Avg	3,813	N	N	1803 145TH PL SE
7	0	439765	0140	11/14/13	\$689,500	\$706,000	2,620	10	2000	Avg	5,138	N	N	1801 145TH PL SE
7	0	439765	0180	11/09/11	\$635,000	\$815,000	2,620	10	2000	Avg	5,788	N	N	1815 145TH PL SE
7	0	332505	9122	09/12/13	\$803,750	\$847,000	2,830	10	1977	Good	11,907	N	N	114 131ST AVE NE
7	0	342505	9262	05/06/11	\$850,000	\$1,120,000	2,860	10	1997	Avg	13,903	N	N	209 140TH AVE NE
7	0	865350	0080	10/17/12	\$890,000	\$1,057,000	2,890	10	2004	Avg	21,143	Y	N	106 136TH AVE SE
7	0	856150	0120	12/16/11	\$934,000	\$1,192,000	2,930	10	2005	Avg	9,825	N	N	12954 NE 9TH ST
7	0	883890	0193	06/28/11	\$600,000	\$786,000	2,930	10	2000	Avg	7,544	N	N	14436 SE 24TH ST
7	0	342505	9270	12/07/11	\$892,000	\$1,140,000	2,955	10	2000	Avg	16,130	N	N	219 140TH AVE NE
7	0	342505	9271	08/25/11	\$884,000	\$1,149,000	3,070	10	1999	Avg	16,130	N	N	229 140TH AVE NE
7	0	342505	9236	04/03/13	\$1,080,000	\$1,215,000	3,150	10	1995	Avg	22,057	N	N	13708 NE 5TH PL
7	0	439765	0020	05/05/11	\$695,000	\$916,000	3,260	10	1999	Avg	8,324	N	N	1895 145TH PL SE
7	0	439765	0060	09/19/11	\$699,000	\$905,000	3,270	10	1999	Avg	6,588	N	N	1859 145TH PL SE
7	0	282505	9142	02/25/13	\$882,000	\$1,005,000	3,330	10	2007	Avg	13,116	N	N	13042 NE 8TH ST
7	0	067210	0061	06/26/12	\$900,000	\$1,102,000	3,340	10	1995	Avg	13,501	N	N	13203 NE 10TH PL
7	0	207770	0030	03/25/13	\$1,051,890	\$1,187,000	3,400	10	2010	Avg	22,428	Y	N	868 137TH PL SE
7	0	207770	0031	07/29/12	\$1,046,000	\$1,270,000	3,510	10	2010	Avg	23,706	Y	N	928 137TH PL SE
7	0	447190	0130	05/09/13	\$1,089,000	\$1,209,000	3,590	10	2000	Avg	11,030	Y	N	14190 SE 24TH ST
7	0	067210	0140	06/21/12	\$950,000	\$1,165,000	3,630	10	1996	Avg	38,947	N	N	1220 134TH AVE NE
7	0	342505	9036	03/07/11	\$1,147,000	\$1,521,000	3,650	10	2008	Avg	17,670	N	N	13606 SE 7TH ST
7	0	342505	9289	02/05/12	\$963,100	\$1,217,000	3,760	10	2006	Avg	19,804	N	N	13771 NE 2ND PL
7	0	342505	9291	10/31/13	\$1,160,000	\$1,196,000	4,220	10	2005	Avg	21,592	Y	N	13751 SE 7TH ST
7	0	332505	9101	01/14/11	\$940,000	\$1,252,000	4,440	10	2008	Avg	10,018	N	N	624 128TH AVE NE
7	0	342505	9286	07/28/11	\$950,000	\$1,239,000	4,690	10	2008	Avg	18,740	N	N	13610 SE 7TH ST
7	0	342505	9222	08/18/11	\$999,999	\$1,301,000	5,153	10	2002	Avg	32,670	N	N	13773 SE 2ND ST

Improved Sales Used in This Annual Update Analysis

Area 068 -- 1 to 3 Unit Residences

Sub	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale	AGLA	Bldg	Year	Cond	Lot	View	Water-	Situs Address
7	0	342505	9114	12/20/12	\$1,193,100	\$1,390,000	2,740	11	2005	Avg	17,265	Y	N	13600 MAIN ST
7	0	342505	9252	10/23/12	\$1,310,000	\$1,554,000	3,660	11	1998	Avg	20,207	N	N	13900 NE 1ST PL
7	0	207770	0058	12/21/13	\$1,385,990	\$1,394,000	3,740	11	2013	Avg	21,800	N	N	13737 SE 10TH ST
7	0	342505	9089	10/19/11	\$900,000	\$1,160,000	3,780	11	1998	Avg	29,135	N	N	13772 NE 5TH PL
7	0	342505	9086	03/14/13	\$1,310,000	\$1,484,000	4,060	11	1999	Avg	19,183	N	N	13850 NE 1ST ST
7	0	342505	9254	10/05/12	\$1,280,007	\$1,526,000	4,940	11	1997	Avg	24,506	N	N	13801 NE 1ST PL
7	3	620550	0070	06/25/12	\$500,000	\$612,000	890	7	1950	VGood	11,972	Y	N	12238 SE 25TH ST
7	3	507670	0005	06/17/13	\$510,000	\$558,000	1,010	7	1961	Avg	11,372	N	N	2721 128TH AVE SE
7	3	507670	0120	08/16/11	\$375,000	\$488,000	1,010	7	1961	Good	9,720	N	N	2742 124TH AVE SE
7	3	620550	0560	01/05/11	\$520,000	\$693,000	1,120	7	1950	VGood	9,360	Y	N	2533 122ND AVE SE
7	3	956050	0060	10/24/13	\$498,750	\$516,000	1,220	7	1964	Good	11,290	N	N	12904 SE 26TH PL
7	3	956030	0020	02/22/13	\$500,000	\$570,000	1,230	7	1958	Good	9,500	N	N	2512 128TH AVE SE
7	3	951200	0030	08/27/12	\$450,000	\$542,000	1,240	7	1964	Avg	10,762	N	N	12638 SE 27TH ST
7	3	169360	0040	11/21/13	\$608,000	\$620,000	1,250	7	1967	Avg	8,004	N	N	12441 SE 29TH ST
7	3	620550	0250	09/09/13	\$669,800	\$707,000	1,300	7	1950	Good	16,100	N	N	2530 123RD AVE SE
7	3	620550	0250	07/25/11	\$415,000	\$542,000	1,300	7	1950	Good	16,100	N	N	2530 123RD AVE SE
7	3	956030	0005	07/24/13	\$460,000	\$495,000	1,310	7	1958	VGood	10,504	N	N	2404 128TH AVE SE
7	3	530710	0070	05/09/13	\$655,000	\$727,000	1,320	7	2005	Avg	8,690	N	N	2913 129TH AVE SE
7	3	530710	0150	01/24/13	\$599,000	\$690,000	1,320	7	1960	Good	14,667	N	N	2814 129TH AVE SE
7	3	530710	0280	07/27/13	\$380,000	\$409,000	1,320	7	1960	Good	8,316	N	N	12804 SE 29TH ST
7	3	620550	0590	07/18/12	\$475,000	\$578,000	1,330	7	1959	Good	12,170	N	N	12106 SE 26TH ST
7	3	358490	0050	07/05/11	\$285,000	\$373,000	1,350	7	1967	Avg	9,940	N	N	12956 SE 23RD ST
7	3	042405	9067	11/23/12	\$730,000	\$858,000	1,370	7	2006	Avg	19,602	N	N	1805 132ND PL SE
7	3	530710	0040	07/19/13	\$520,000	\$561,000	1,370	7	1959	Good	9,276	N	N	2928 128TH AVE SE
7	3	956030	0055	05/30/13	\$550,000	\$606,000	1,420	7	1959	Good	8,820	N	N	2614 128TH AVE SE
7	3	956030	0050	05/10/13	\$587,000	\$651,000	1,470	7	1958	VGood	9,660	N	N	2604 128TH AVE SE
7	3	620550	0080	08/23/11	\$575,000	\$747,000	1,500	7	1950	VGood	13,120	Y	N	12244 SE 25TH ST
7	3	954160	0155	11/18/12	\$445,000	\$524,000	1,540	7	1958	Avg	8,400	N	N	1829 126TH AVE SE
7	3	956050	0070	08/02/11	\$500,000	\$652,000	1,540	7	1959	VGood	11,544	N	N	2332 129TH AVE SE
7	3	923820	0040	08/22/11	\$369,950	\$481,000	1,580	7	1968	Good	9,412	N	N	12648 SE 30TH ST
7	3	721571	0050	11/29/11	\$480,000	\$614,000	1,630	7	1996	Avg	3,073	N	N	2755 124TH AVE SE
7	3	721571	0170	07/29/13	\$430,000	\$462,000	1,630	7	1996	Avg	3,367	N	N	2767 124TH AVE SE

Improved Sales Used in This Annual Update Analysis

Area 068 -- 1 to 3 Unit Residences

Sub	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale	AGLA	Bldg	Year	Cond	Lot	View	Water-	Situs Address
7	3	432670	0035	11/21/12	\$550,000	\$647,000	1,770	7	1958	VGood	14,862	N	N	12406 SE 25TH ST
7	3	530710	0330	05/11/11	\$415,000	\$547,000	1,820	7	1961	Good	10,167	N	N	2805 129TH AVE SE
7	3	756000	0290	03/29/11	\$439,900	\$582,000	1,850	7	2000	Avg	2,508	N	N	2489 132ND AVE SE
7	3	954160	0265	06/27/13	\$706,000	\$769,000	1,950	7	1957	Good	8,800	N	N	1723 127TH AVE SE
7	3	721571	0120	09/10/12	\$450,000	\$540,000	1,970	7	1996	Avg	3,737	N	N	2749 124TH AVE SE
7	3	756000	0090	07/01/13	\$635,000	\$690,000	1,970	7	2000	Avg	2,277	N	N	2429 132ND AVE SE
7	3	756000	0140	07/16/13	\$635,000	\$686,000	1,970	7	2000	Avg	2,377	N	N	2407 132ND AVE SE
7	3	756000	0250	07/02/12	\$499,950	\$611,000	1,970	7	2000	Avg	3,502	N	N	2457 132ND AVE SE
7	3	432670	0025	06/21/12	\$579,000	\$710,000	1,980	7	1959	Good	10,684	N	N	12422 SE 25TH ST
7	3	530710	0090	02/22/11	\$350,000	\$465,000	2,050	7	1961	Good	12,486	N	N	2923 129TH AVE SE
7	3	756000	0030	10/23/12	\$516,600	\$613,000	2,060	7	2000	Avg	4,573	N	N	2477 132ND AVE SE
7	3	951200	0130	02/27/12	\$451,000	\$567,000	2,100	7	1961	VGood	10,190	N	N	12639 SE 27TH ST
7	3	954260	0110	05/22/12	\$575,000	\$710,000	1,220	8	1962	Good	11,250	N	N	1520 127TH AVE SE
7	3	620610	0085	03/09/11	\$440,000	\$583,000	1,240	8	1976	Good	10,800	N	N	12326 SE 23RD PL
7	3	954160	0340	09/26/13	\$575,000	\$602,000	1,250	8	1957	Avg	8,800	Y	N	1821 127TH AVE SE
7	3	954200	0210	08/20/13	\$590,000	\$628,000	1,290	8	1959	Good	13,902	N	N	12119 SE 10TH ST
7	3	620610	0075	11/14/11	\$412,000	\$529,000	1,320	8	1953	Good	10,800	N	N	12320 SE 23RD PL
7	3	954180	0055	03/10/11	\$440,000	\$583,000	1,370	8	1964	Avg	26,408	N	N	1920 123RD AVE SE
7	3	956050	0130	10/04/13	\$515,000	\$538,000	1,400	8	1959	Good	10,928	N	N	2445 129TH AVE SE
7	3	956050	0085	12/23/13	\$790,000	\$794,000	1,420	8	1959	Good	11,396	Y	N	2412 129TH AVE SE
7	3	954220	0600	06/26/13	\$599,000	\$653,000	1,450	8	1964	Avg	10,080	N	N	12105 SE 20TH PL
7	3	956050	0135	01/18/12	\$550,000	\$697,000	1,450	8	1959	VGood	10,125	N	N	2443 129TH AVE SE
7	3	954160	0080	08/12/13	\$650,000	\$695,000	1,480	8	1974	Good	9,920	N	N	12509 SE 19TH ST
7	3	931650	0010	10/04/11	\$417,500	\$539,000	1,500	8	1983	Avg	9,450	N	N	2290 120TH PL SE
7	3	620750	0045	09/23/11	\$560,000	\$725,000	1,510	8	1958	VGood	9,926	N	N	2504 127TH AVE SE
7	3	954160	0516	06/07/11	\$533,300	\$700,000	1,560	8	1965	Avg	12,075	N	N	1726 128TH AVE SE
7	3	954200	0150	07/12/11	\$392,000	\$512,000	1,560	8	1966	Avg	12,330	N	N	12122 SE 10TH ST
7	3	954160	0305	08/05/13	\$619,000	\$663,000	1,580	8	1959	Good	8,250	Y	N	1836 126TH AVE SE
7	3	954200	0035	07/10/12	\$675,000	\$824,000	1,580	8	1965	Good	13,084	N	N	12162 SE 14TH ST
7	3	956050	0170	11/10/11	\$400,000	\$514,000	1,590	8	1967	Avg	9,315	N	N	2321 129TH AVE SE
7	3	954220	0340	03/01/13	\$800,000	\$911,000	1,610	8	1962	Good	10,800	Y	N	12174 SE 17TH PL
7	3	954180	0175	05/09/11	\$665,000	\$876,000	1,620	8	1958	Good	14,300	Y	N	1829 123RD AVE SE



King County

Department of Assessments

Improved Sales Used in This Annual Update Analysis

Area 068 -- 1 to 3 Unit Residences

Sub	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale	AGLA	Bldg	Year	Cond	Lot	View	Water-	Situs Address
7	3	410000	0070	06/20/13	\$668,000	\$730,000	1,650	8	1960	Good	11,804	N	N	12456 SE 26TH PL
7	3	410000	0070	03/02/11	\$484,000	\$642,000	1,650	8	1960	Good	11,804	N	N	12456 SE 26TH PL
7	3	954220	0400	07/09/13	\$764,000	\$828,000	1,660	8	1963	VGood	9,873	Y	N	12115 SE 17TH PL
7	3	954160	0435	05/14/13	\$550,000	\$609,000	1,690	8	1959	Good	13,860	N	N	1811 128TH AVE SE
7	3	954200	0330	08/09/13	\$450,000	\$481,000	1,690	8	1959	Avg	16,194	N	N	1600 123RD AVE SE
7	3	931650	0090	01/11/13	\$450,000	\$521,000	1,700	8	1982	Avg	15,575	Y	N	2295 120TH PL SE
7	3	954230	0060	01/18/13	\$488,000	\$563,000	1,710	8	1965	Good	12,432	N	N	1505 121ST AVE SE
7	3	620610	0140	07/11/12	\$520,000	\$634,000	1,720	8	1955	Avg	18,000	Y	N	2358 127TH AVE SE
7	3	954160	0470	07/26/11	\$799,950	\$1,044,000	1,820	8	2007	Avg	14,375	Y	N	1716 127TH AVE SE
7	3	954220	0050	04/27/12	\$400,300	\$497,000	1,920	8	1965	Good	19,002	Y	N	12024 SE 20TH ST
7	3	620610	0025	11/06/13	\$750,000	\$771,000	2,000	8	2008	Avg	10,960	N	N	12302 SE 23RD ST
7	3	954180	0150	09/11/13	\$720,000	\$759,000	2,010	8	1963	Avg	14,000	Y	N	2031 123RD AVE SE
7	3	756950	0070	05/15/13	\$620,000	\$687,000	2,020	8	1999	Avg	2,601	N	N	2375 132ND AVE SE
7	3	756950	0140	01/09/12	\$540,000	\$686,000	2,020	8	1999	Avg	2,601	N	N	2373 132ND AVE SE
7	3	507690	0015	02/26/13	\$650,000	\$741,000	2,030	8	1958	VGood	12,997	N	N	12441 SE 27TH ST
7	3	954160	0295	07/22/13	\$830,000	\$895,000	2,100	8	1959	VGood	8,640	N	N	1908 126TH AVE SE
7	3	193800	0030	10/16/13	\$665,000	\$690,000	2,120	8	1961	Good	10,683	N	N	12422 SE 25TH PL
7	3	954220	0320	06/03/13	\$890,000	\$979,000	2,130	8	1963	Good	10,800	Y	N	12160 SE 17TH PL
7	3	954160	0585	09/26/12	\$500,000	\$598,000	2,160	8	1958	VGood	9,000	N	N	2071 127TH AVE SE
7	3	756950	0040	09/24/13	\$633,000	\$664,000	2,200	8	1999	Avg	3,463	N	N	2387 132ND AVE SE
7	3	756950	0100	07/24/13	\$652,000	\$702,000	2,210	8	1999	Avg	3,289	N	N	2363 132ND AVE SE
7	3	507690	0060	12/16/13	\$619,500	\$625,000	2,220	8	2003	Good	8,610	N	N	12428 SE 27TH ST
7	3	954240	0040	05/06/13	\$600,000	\$667,000	2,220	8	1958	Avg	11,041	N	N	1423 125TH AVE SE
7	3	954160	0360	05/01/13	\$810,000	\$902,000	2,270	8	1958	VGood	15,840	N	N	1853 127TH AVE SE
7	3	954180	0156	07/11/11	\$714,000	\$934,000	2,320	8	1959	Good	13,300	Y	N	2021 123RD AVE SE
7	3	507670	0090	07/24/13	\$730,000	\$786,000	2,420	8	2004	Avg	8,584	N	N	12432 SE 28TH PL
7	3	954160	0550	07/08/13	\$630,000	\$683,000	1,390	9	1970	Good	10,353	N	N	2018 128TH AVE SE
7	3	954200	0055	05/23/13	\$649,950	\$718,000	1,550	9	1965	Good	11,249	N	N	12227 SE 12TH ST
7	3	954220	0550	05/30/13	\$835,000	\$919,000	1,610	9	1966	Good	16,377	N	N	12125 SE 20TH PL
7	3	954230	0140	10/22/12	\$590,000	\$700,000	1,640	9	1966	Good	11,608	N	N	1307 121ST AVE SE
7	3	954220	0780	04/09/13	\$710,000	\$797,000	1,660	9	1962	Good	13,156	Y	N	1919 122ND AVE SE
7	3	954230	0350	03/22/11	\$635,000	\$841,000	1,660	9	1966	Good	8,390	Y	N	12152 SE 14TH ST



Improved Sales Used in This Annual Update Analysis

Area 068 -- 1 to 3 Unit Residences

Sub	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale	AGLA	Bldg	Year	Cond	Lot	View	Water-	Situs Address
7	3	954285	0660	07/17/13	\$645,000	\$697,000	1,670	9	1979	Good	7,650	N	N	12806 SE 22ND PL
7	3	954250	0020	06/24/13	\$705,000	\$769,000	1,710	9	1960	Avg	11,124	N	N	12526 SE 15TH ST
7	3	954210	0020	10/23/13	\$938,000	\$971,000	1,730	9	1966	Good	16,228	Y	N	12118 SE 21ST ST
7	3	954285	0360	11/26/12	\$579,500	\$680,000	1,800	9	1977	Good	10,560	N	N	2006 130TH AVE SE
7	3	954230	0500	05/27/11	\$695,000	\$914,000	1,820	9	1967	Good	10,336	Y	N	12151 SE 15TH ST
7	3	954160	0445	10/24/11	\$760,000	\$978,000	1,850	9	1958	VGood	13,750	Y	N	1804 127TH AVE SE
7	3	954230	0020	09/11/13	\$740,550	\$781,000	1,850	9	1965	Good	16,632	N	N	1531 121ST AVE SE
7	3	954230	0540	12/12/12	\$555,000	\$648,000	1,850	9	1968	Good	9,860	N	N	12121 SE 15TH ST
7	3	954285	0020	07/25/12	\$486,000	\$591,000	1,930	9	1979	Avg	10,000	N	N	12805 SE 22ND PL
7	3	954220	0200	05/15/12	\$575,000	\$711,000	1,960	9	1963	Good	16,128	Y	N	1609 121ST AVE SE
7	3	954230	0120	09/25/13	\$715,000	\$749,000	1,960	9	1965	Good	14,781	N	N	1323 121ST AVE SE
7	3	954230	0150	07/11/13	\$755,000	\$818,000	1,960	9	1966	Good	12,884	N	N	1303 121ST AVE SE
7	3	954220	0380	04/06/11	\$527,275	\$697,000	1,970	9	1967	Good	10,614	Y	N	12125 SE 17TH PL
7	3	954230	0710	10/08/13	\$882,000	\$919,000	1,990	9	1969	VGood	9,240	Y	N	12115 SE 16TH PL
7	3	954220	0710	07/11/13	\$968,060	\$1,048,000	2,040	9	1964	VGood	10,580	Y	N	1801 122ND AVE SE
7	3	954210	0155	12/17/12	\$700,000	\$816,000	2,050	9	1959	Good	12,600	Y	N	12126 SE 22ND ST
7	3	954285	0640	07/12/13	\$700,000	\$758,000	2,060	9	1978	VGood	9,765	N	N	2115 129TH AVE SE
7	3	954200	0195	07/05/12	\$586,000	\$716,000	2,120	9	1964	Good	25,400	N	N	1016 122ND AVE SE
7	3	954230	0470	03/26/12	\$762,000	\$953,000	2,130	9	1965	VGood	9,963	Y	N	12140 SE 15TH ST
7	3	954160	0385	04/19/13	\$851,000	\$952,000	2,160	9	1966	Good	13,365	N	N	1870 127TH AVE SE
7	3	954230	0280	08/23/12	\$760,000	\$917,000	2,180	9	1966	Good	8,706	N	N	1318 121ST AVE SE
7	3	954230	0570	09/24/13	\$679,000	\$712,000	2,190	9	1965	Avg	9,775	N	N	1518 121ST AVE SE
7	3	954260	0080	08/26/11	\$500,000	\$650,000	2,200	9	1977	Good	7,304	N	N	1500 127TH AVE SE
7	3	954230	0430	11/28/11	\$507,750	\$650,000	2,260	9	1967	Avg	12,238	N	N	12104 SE 15TH ST
7	3	954285	0130	06/21/12	\$600,000	\$736,000	2,400	9	1977	Good	9,450	N	N	1912 129TH AVE SE
7	3	954210	0100	07/26/13	\$750,000	\$807,000	2,410	9	1959	Avg	15,575	Y	N	12155 SE 23RD ST
7	3	954285	0650	09/06/12	\$588,000	\$707,000	2,430	9	1978	Avg	9,453	N	N	12810 SE 22ND PL
7	3	954220	0270	09/17/13	\$940,500	\$989,000	2,490	9	1962	VGood	8,036	Y	N	12120 SE 17TH PL
7	3	954260	0010	10/26/11	\$545,000	\$701,000	2,510	9	1982	Avg	7,463	N	N	12520 SE 14TH ST
7	3	954240	0005	10/05/12	\$625,000	\$745,000	2,720	9	1972	Avg	11,418	N	N	1623 125TH AVE SE
7	3	954160	0110	11/28/12	\$835,000	\$980,000	2,950	9	2007	Avg	8,400	N	N	1736 125TH AVE SE
7	3	954230	0560	03/24/11	\$611,000	\$809,000	3,200	9	1965	Good	9,689	N	N	12113 SE 15TH ST



Improved Sales Used in This Annual Update Analysis

Area 068 -- 1 to 3 Unit Residences

Sub	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale	AGLA	Bldg	Year	Cond	Lot	View	Water-	Situs Address
7	3	954285	0530	08/26/11	\$675,000	\$877,000	3,220	9	1978	Avg	11,000	N	N	1901 129TH AVE SE
7	3	193800	0110	10/18/13	\$850,000	\$882,000	3,270	10	1991	Avg	13,087	N	N	12429 SE 25TH PL

Improved Sales Removed in This Annual Update Analysis

Area 068 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	0	020100	0340	03/26/13	\$375,000	OBSOL;PREVIMP<=25K
3	0	020100	0580	07/13/11	\$640,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	0	066280	0020	09/18/11	\$665,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	0	108570	0060	03/09/11	\$708,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
3	0	108810	0260	11/02/11	\$625,000	OBSOLESCENCE
3	0	108870	0460	05/26/11	\$729,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	0	124270	0004	07/29/13	\$718,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	0	124270	0048	10/09/13	\$657,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
3	0	131047	0080	08/09/12	\$1,275,000	INCORRECT CHARACTERISTIC DATA
3	0	132900	0050	07/23/13	\$1,510,000	INCORRECT CHARACTERISTIC DATA
3	0	152505	9034	05/20/13	\$540,000	DIAGNOSTIC OUTLIER SAS1
3	0	152505	9073	03/18/12	\$890,000	IMP COUNT
3	0	152505	9073	03/18/12	\$890,000	IMP COUNT;RELOCATION - SALE TO SERVICE
3	0	152505	9119	12/20/13	\$785,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	0	154250	0070	09/25/12	\$675,000	SHORT SALE; DIAGNOSTIC OUTLIER SAS1
3	0	154660	0640	05/02/11	\$437,000	PREVIMP<=25K
3	0	154681	0050	09/04/13	\$612,250	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
3	0	162505	9039	08/18/11	\$840,000	PREVIMP<=25K
3	0	172505	9148	01/11/12	\$316,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
3	0	172700	0410	12/02/13	\$835,000	ACTIVE PERMIT BEFORE SALE>25K
3	0	172700	0410	04/27/13	\$585,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	0	172700	0490	05/19/11	\$685,000	NON-REPRESENTATIVE SALE; SHORT SALE
3	0	172700	0700	06/16/11	\$925,000	DIAGNOSTIC OUTLIER SAS1
3	0	172700	0730	09/18/13	\$495,000	EXEMPT FROM EXCISE TAX; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
3	0	172700	1180	11/13/13	\$1,235,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
3	0	172785	0080	04/23/12	\$1,015,000	RELOCATION - SALE TO SERVICE
3	0	176260	0130	06/16/11	\$720,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
3	0	212505	9034	04/25/12	\$614,000	PREVIMP<=25K;FULL SALES PRICE NOT REPORTED
3	0	212505	9102	05/31/12	\$425,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	0	212505	9102	04/12/13	\$645,000	INCORRECT CHARACTERISTIC DATA

Improved Sales Removed in This Annual Update Analysis

Area 068 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	0	222505	9037	11/22/11	\$435,000	PREVIMP<=25K
3	0	222505	9057	06/05/13	\$970,000	IMP COUNT
3	0	222505	9066	10/29/11	\$2,086,500	RELOCATION - SALE TO SERVICE
3	0	222505	9121	07/18/12	\$1,830,000	SHORT SALE
3	0	222505	9144	08/24/11	\$1,820,000	NON-REPRESENTATIVE SALE; SHORT SALE
3	0	222505	9145	08/14/12	\$2,775,000	INCORRECT CHARACTERISTIC DATA
3	0	222505	9279	04/02/13	\$930,000	EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
3	0	222505	9351	03/26/12	\$1,465,000	RELOCATION - SALE TO SERVICE
3	0	279490	0050	01/03/12	\$990,000	RELOCATION - SALE TO SERVICE
3	0	311710	0050	03/27/13	\$700,700	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	0	379100	0020	12/11/13	\$975,000	IMP COUNT
3	0	613750	0200	04/10/13	\$727,750	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
3	0	666740	0050	03/21/11	\$1,950,000	IMP COUNT
3	0	666910	0090	04/07/11	\$635,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	678930	0045	05/29/12	\$849,000	PREVIMP<=25K
3	0	678930	0085	08/31/12	\$1,200,000	MULTI-PARCEL SALE;
3	0	678970	0015	06/20/11	\$737,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	0	678970	0025	05/25/11	\$700,000	PREVIMP<=25K
3	0	678970	0090	10/29/13	\$706,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	0	779600	0040	02/25/13	\$740,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	0	779610	0070	06/19/12	\$530,000	PREVIMP<=25K
3	0	803580	0010	09/23/11	\$760,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	0	866940	0050	09/12/12	\$665,000	PREVIMP<=25K
3	0	866940	0060	05/09/12	\$523,000	PREVIMP<=25K
3	0	866940	0260	09/20/12	\$500,000	IMP COUNT
3	0	933290	0030	05/23/13	\$592,250	BANKRUPTCY - RECEIVER OR TRUSTEE; STATEMENT TO DOR
3	0	946470	0150	07/17/13	\$1,405,000	RELOCATION - SALE TO SERVICE
3	0	946470	0160	02/11/11	\$739,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; RELOCATION - SALE BY SERVICE
3	0	946470	0160	02/11/11	\$739,000	RELOCATION - SALE TO SERVICE
7	0	051450	0090	05/20/13	\$406,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;

Improved Sales Removed in This Annual Update Analysis

Area 068 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	0	051450	0190	09/04/13	\$447,900	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	0	067210	0139	04/18/12	\$575,000	PREVIMP<=25K
7	0	068605	0100	03/31/11	\$210,000	DOR RATIO;NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
7	0	071000	0090	02/11/11	\$381,000	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
7	0	177650	0085	11/05/12	\$410,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	0	207770	0025	10/31/11	\$1,240,000	INCORRECT CHARACTERISTIC DATA
7	0	207770	0056	12/14/12	\$295,000	PREVIMP<=25K
7	0	207770	0062	08/20/12	\$625,000	PREVIMP<=25K
7	0	207770	0080	10/06/11	\$280,000	DOR RATIO;TEAR DOWN; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
7	0	233000	0005	04/04/13	\$530,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	0	233000	0030	11/03/12	\$730,000	RELOCATION - SALE TO SERVICE
7	0	233000	0035	08/19/11	\$475,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	0	233000	0130	12/16/11	\$437,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	0	233020	0015	06/11/13	\$615,495	AFFORDABLE HOUSING SALES
7	0	233270	0050	02/03/11	\$690,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	233270	0140	12/27/11	\$764,645	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
7	0	278500	0080	02/07/11	\$340,000	DIAGNOSTIC OUTLIER; SAS2
7	0	278500	0380	08/29/13	\$700,000	OBSOLESCENCE
7	0	278500	0380	11/07/12	\$385,000	OBSOLESCENCE, IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	278500	0490	11/27/12	\$551,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	282505	9107	01/06/11	\$500,000	DOR RATIO;PREVIMP<=25K;FULL SALES PRICE NOT REPORTED; SHORT SALE
7	0	326000	0100	04/01/13	\$452,000	PREVIMP<=25K
7	0	326000	0630	08/22/11	\$479,450	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	0	326010	0010	08/11/11	\$150,308	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
7	0	326020	0160	09/28/12	\$395,000	SHORT SALE
7	0	326020	0170	09/20/12	\$500,000	UNFIN AREA
7	0	332505	9090	04/27/11	\$370,000	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
7	0	332505	9174	07/22/13	\$570,000	PREVIMP<=25K;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	0	342505	9032	12/03/12	\$580,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	0	342505	9044	04/12/11	\$567,000	OBSOL

Improved Sales Removed in This Annual Update Analysis

Area 068 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	0	342505	9044	01/10/11	\$954,500	OBSOL;BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
7	0	342505	9069	02/08/11	\$305,100	PREVIMP<=25K
7	0	342505	9110	09/18/12	\$550,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	0	342505	9113	03/16/11	\$505,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	0	342505	9185	10/23/12	\$550,000	%COMPL
7	0	342505	9229	01/27/11	\$465,000	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
7	0	342505	9285	05/11/11	\$230,000	DOR RATIO
7	0	352790	0030	08/29/13	\$693,365	PERCENT COMPLETE
7	0	352790	0090	10/24/12	\$710,202	BUILDER OR DEVELOPER SALES
7	0	352790	0100	09/26/12	\$709,065	BUILDER OR DEVELOPER SALES
7	0	666420	0070	01/09/13	\$799,950	SALES VERIFICATION ERROR
7	0	666420	0120	08/28/12	\$824,950	BUILDER OR DEVELOPER SALES
7	0	666420	0130	08/29/12	\$775,950	BUILDER OR DEVELOPER SALES
7	0	737960	0150	08/29/11	\$341,000	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
7	0	781110	0090	01/27/12	\$258,000	DOR RATIO; NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	781122	0130	08/19/11	\$192,734	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
7	0	797130	0035	07/25/12	\$382,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	856140	0010	08/09/13	\$500,000	OBSOLESCENCE
7	0	856140	0020	08/30/12	\$427,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	865350	0034	09/05/12	\$146,668	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
7	0	865350	0040	06/13/13	\$427,750	PREVIMP<=25K
7	0	883890	0006	08/06/13	\$685,000	PREVIMP<=25K
7	0	883890	0033	10/30/12	\$500,000	PREVIMP<=25K
7	0	883890	0182	06/19/13	\$338,000	PREVIMP<=25K
7	0	888000	0040	03/10/11	\$475,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	3	042405	9039	06/19/13	\$405,000	PREVIMP<=25K
7	3	042405	9039	11/09/11	\$244,809	PREVIMP<=25K;BANKRUPTCY - RECEIVER OR TRUSTEE
7	3	042405	9039	04/06/12	\$243,750	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
7	3	042405	9080	05/13/13	\$407,100	EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
7	3	042405	9121	10/10/12	\$270,000	PREVIMP<=25K

Improved Sales Removed in This Annual Update Analysis

Area 068 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	3	092405	9222	02/22/11	\$348,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	3	169360	0040	07/01/13	\$451,500	EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
7	3	432670	0020	01/04/13	\$510,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	3	507670	0035	03/05/13	\$372,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
7	3	620550	0090	06/11/12	\$450,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	3	620550	0460	01/30/13	\$400,000	PREVIMP<=25K
7	3	620610	0130	06/12/13	\$280,000	PREVIMP<=25K; NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
7	3	756000	0310	08/20/13	\$907,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	3	923820	0005	10/12/11	\$330,000	LEASE OR LEASE-HOLD; SHORT SALE
7	3	951200	0030	02/23/12	\$307,897	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
7	3	954160	0100	09/13/12	\$389,950	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	3	954160	0235	12/26/12	\$599,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	3	954160	0480	12/11/12	\$295,000	PREVIMP<=25K;GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
7	3	954160	0480	03/04/13	\$409,000	HISTORIC PROPERTY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
7	3	954180	0035	02/20/13	\$564,000	EXEMPT FROM EXCISE TAX
7	3	954180	0157	09/21/12	\$600,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	3	954200	0180	07/26/13	\$660,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	3	954200	0285	06/10/11	\$330,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
7	3	954210	0070	04/22/13	\$650,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	3	954220	0360	10/16/12	\$300,000	DOR RATIO; QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
7	3	954220	0390	08/22/13	\$775,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	3	954220	0400	07/18/11	\$503,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	3	954220	0440	09/25/12	\$725,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
7	3	954240	0090	11/24/12	\$294,500	DOR RATIO; QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
7	3	954250	0140	09/16/13	\$98,357	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
7	3	954285	0360	11/23/12	\$579,500	RELOCATION - SALE TO SERVICE
7	3	956050	0080	11/01/11	\$479,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;

Vacant Sales Used in this Annual Update Analysis

Area 068

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
003	0	162505	9039	08/18/11	\$840,000	36,442	N	N
003	0	678970	0050	12/11/12	\$525,000	46,823	Y	N
007	0	282505	9318	10/24/12	\$330,000	10,000	N	N

Vacant Sales Removed in this Annual Update Analysis

Area 068

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
003	0	108810	0230	12/04/13	\$350,000	INCORRECT CHARACTERISTIC DATA
007	0	067210	0110	12/14/11	\$650,000	PREVIMP<=25K;QUESTIONABLE PER APPRAISAL
007	0	883890	0009	09/25/12	\$850,000	DOR RATIO; BUILDER OR DEVELOPER SALES

Uniform Standards of Professional Appraisal Practice Compliance

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

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

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

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

Highest and Best Use

RCW 84.40.030

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

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



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

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

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

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

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

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

Date of Value Estimate

RCW 84.36.005

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

RCW 36.21.080

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

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

Property Rights Appraised: Fee Simple

Wash Constitution Article 7 § 1 Taxation:

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

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

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

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

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

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

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

Assumptions and Limiting Conditions:

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



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

Scope of Work Performed:

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

Certification:

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

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

None

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

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

- Annual Update Model Development and Report Preparation
- Data Collection
- Sales Verification
- Appeals Response Preparation / Review

Appraiser II

Date