

Executive Summary

Sherwood/ Bel-Red/ SW Redmond - Area 091

Annual Update

Characteristics Based Market Adjustment for 2014 Assessment Roll

Previous Physical Inspection: 2011
Number of Improved Sales: 475
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 | \$271,400 | \$202,600 | \$474,000 | | | 7.53% |
| 2014 Value | \$302,000 | \$225,300 | \$527,300 | \$565,100 | 93.4% | 7.53% |
| \$ Change | +\$30,600 | +\$22,700 | +\$53,300 | | | |
| % Change | +11.3% | +11.2% | +11.2% | | | |

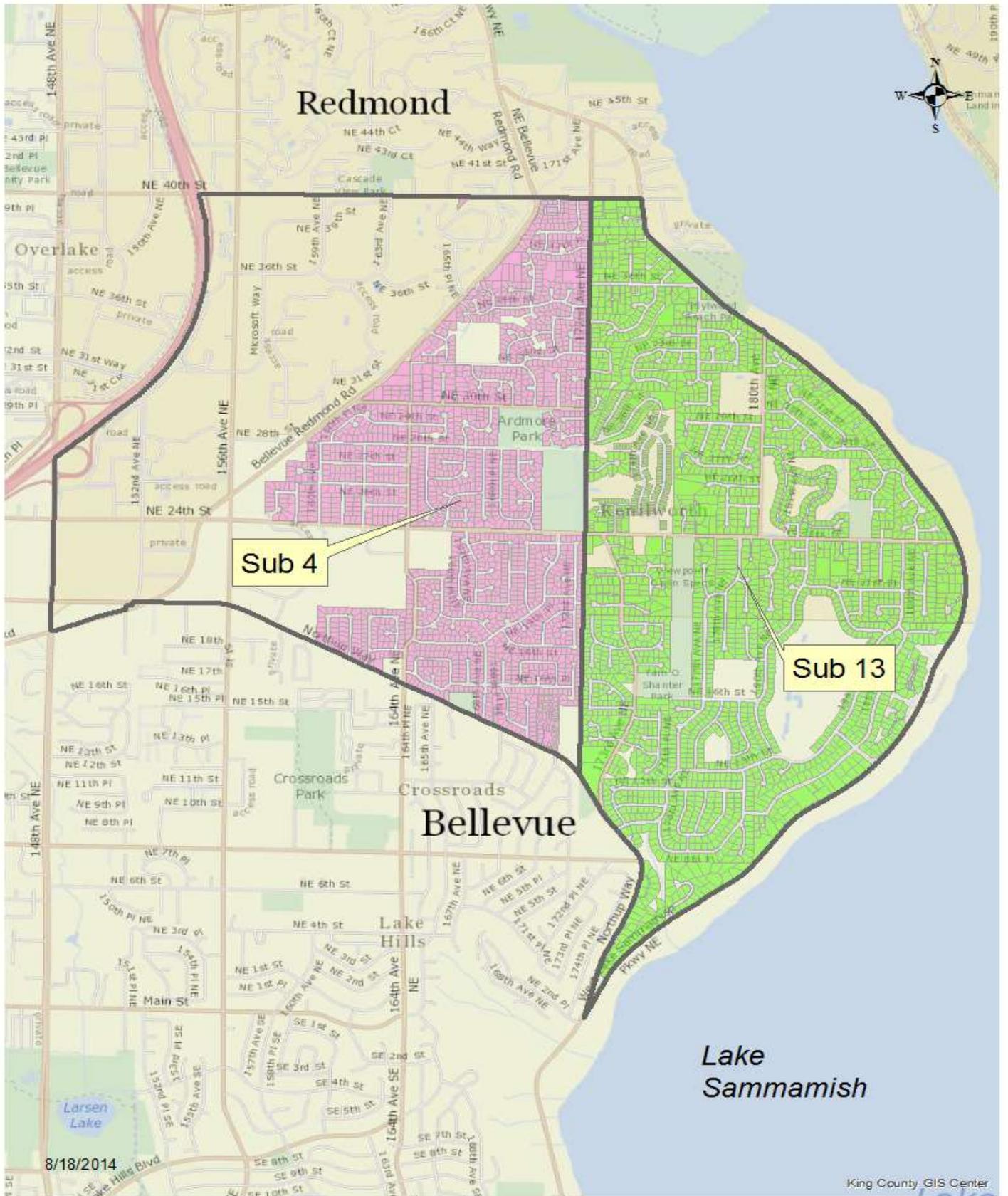
Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. No characteristic based variables were warranted, therefore there is no change to the COD. The lower the COD, the more uniform are the predicted assessed values.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

| Population - Improved Parcel Summary Data: | | | |
|--|-----------|--------------|-----------|
| | Land | Improvements | Total |
| 2013 Value | \$271,600 | \$200,600 | \$472,200 |
| 2014 Value | \$302,300 | \$223,100 | \$525,400 |
| % Change | +11.3% | +11.2% | +11.3% |

Number of one to three unit residences in the population: 4,277

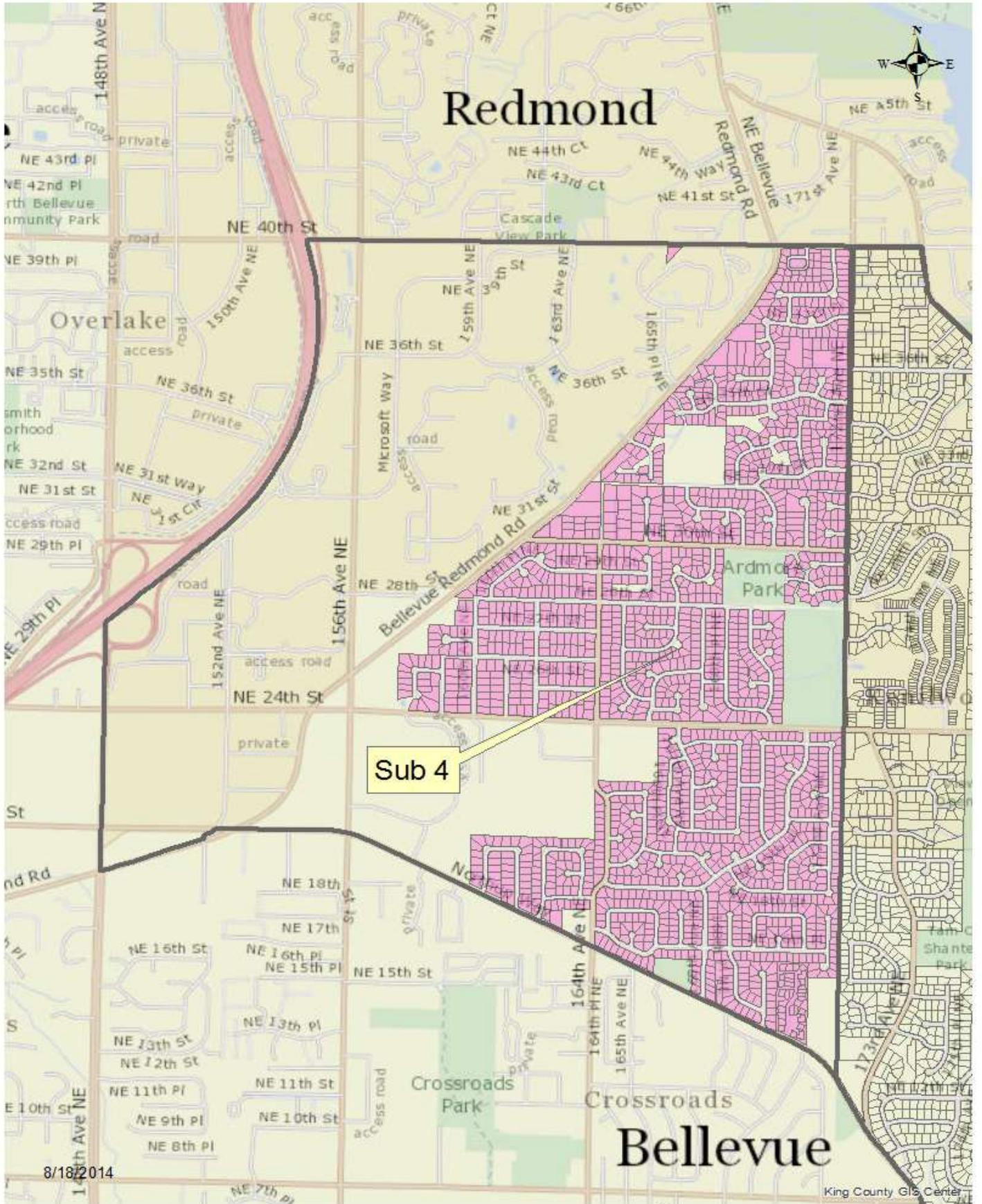
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The area required a single standard area adjustment.

Area 091 - Map



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Area 091 - Sub Area 4 Map



Area 091 - Sub Area 13 Map



Area 091 - Model Adjustments 1-3 Unit Residences

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

| Standard Area Adjustment | # Parcels Adjusted | % of Population |
|--------------------------|--------------------|-----------------|
| +11.37% | 4,277 | 100% |

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

Annual Update Process

Effective Date of Appraisal: January 1, 2014

Date of Appraisal Report: August 19, 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 5 usable land sales available in the area, their 2013 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall +11.3% increase in land assessments in the area for the 2014 Assessment Year. The formula is:

2014 Land Value = 2013 Land Value * 1.115, with the result truncated to the next \$1,000.

Improved Parcel Update

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

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the new recommended values on all improved parcels were based on the analysis of the 475 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:

$$2014 \text{ Total Value} = 2013 \text{ Total Value} * (1 - 0.06) / (0.8440474)$$

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

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

Mobile Home Update

There were no mobile homes in this area.

Results

The resulting assessment level is 0.934. 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 +11.3%. 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) * 1.112.
- 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) * 1.112.
- 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.

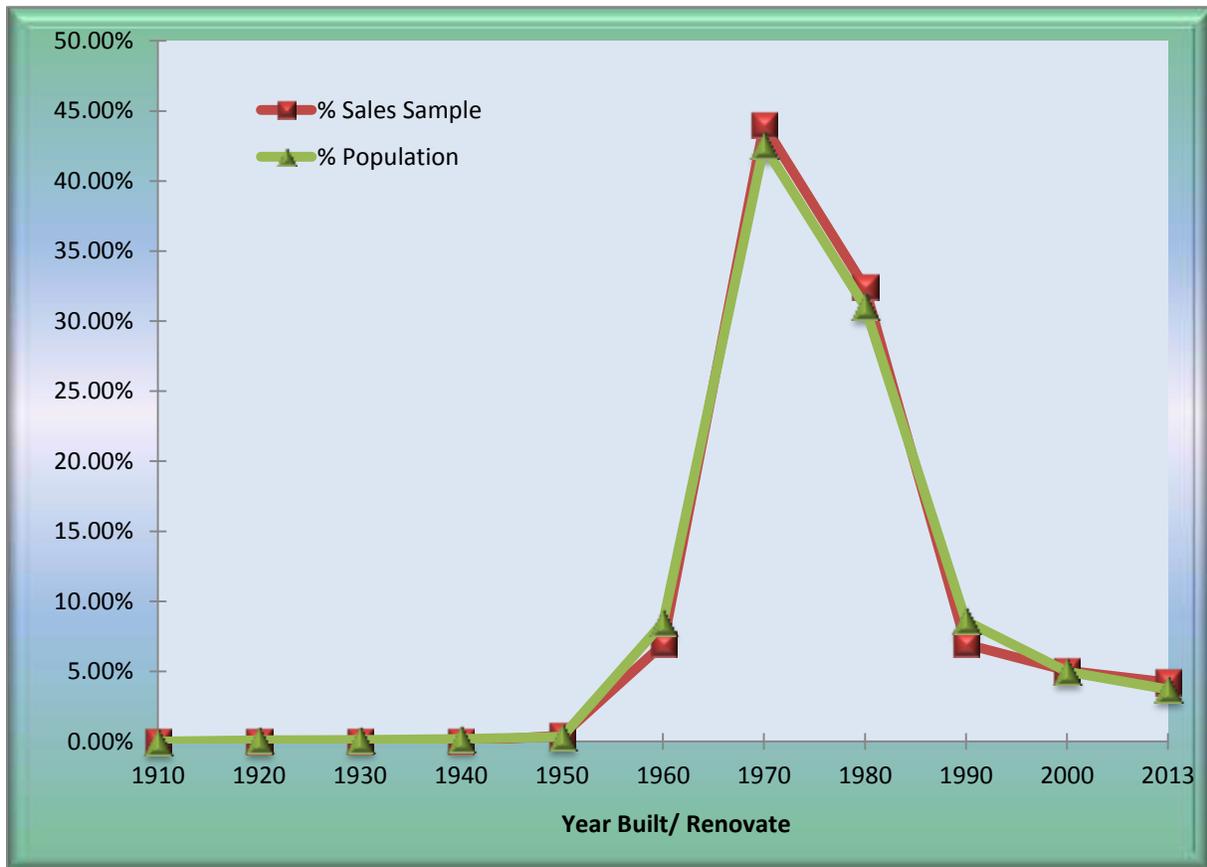
Sales Sample Representation of Population Year Built or Renovated

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 | 2 | 0.42% |
| 1960 | 33 | 6.95% |
| 1970 | 209 | 44.00% |
| 1980 | 154 | 32.42% |
| 1990 | 33 | 6.95% |
| 2000 | 24 | 5.05% |
| 2013 | 20 | 4.21% |
| 475 | | |

Population

| Year Built/Ren | Frequency | % Population |
|----------------|-----------|--------------|
| 1910 | 0 | 0.00% |
| 1920 | 3 | 0.07% |
| 1930 | 4 | 0.09% |
| 1940 | 7 | 0.16% |
| 1950 | 14 | 0.33% |
| 1960 | 363 | 8.49% |
| 1970 | 1,819 | 42.53% |
| 1980 | 1,327 | 31.03% |
| 1990 | 368 | 8.60% |
| 2000 | 213 | 4.98% |
| 2013 | 159 | 3.72% |
| 4,277 | | |



The sales sample frequency distribution follows the population distribution very closely with regard to Year Built or Renovated. This distribution is ideal for both accurate analysis and appraisals.

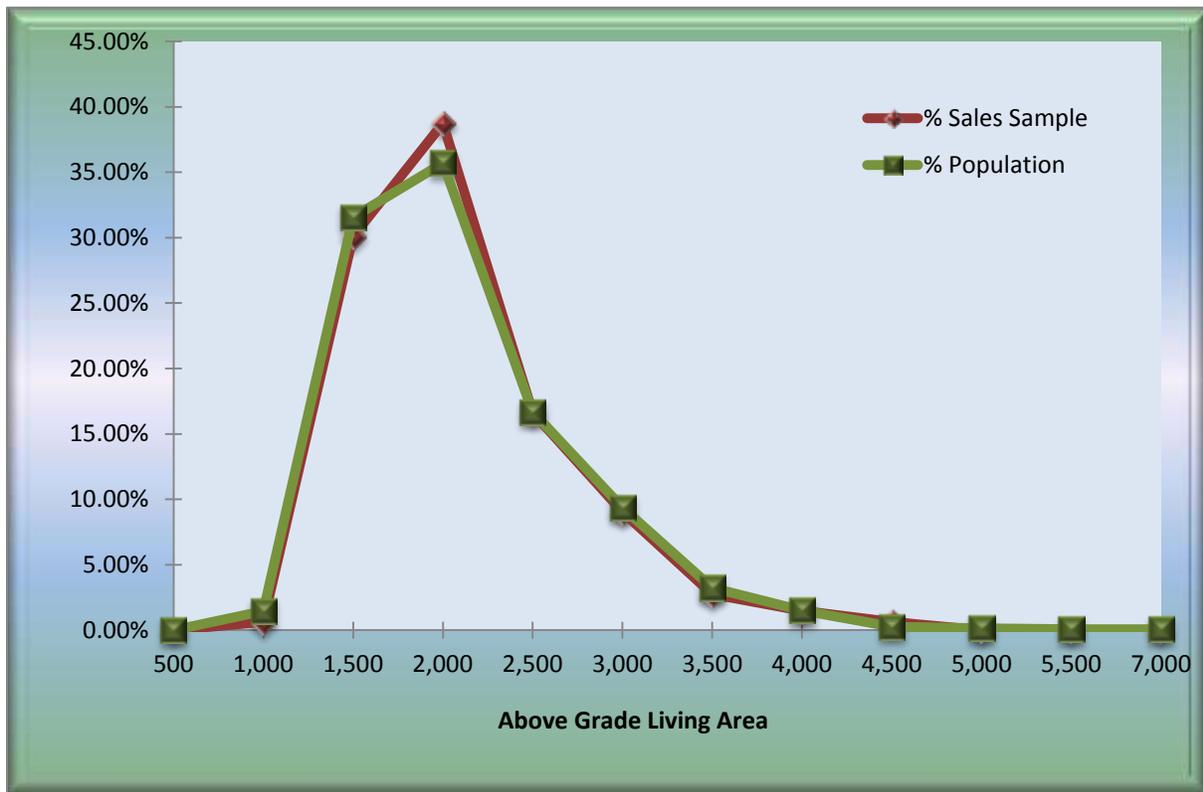
Sales Sample Representation of Population Above Grade Living Area

Sales Sample

| AGLA | Frequency | % Sales Sample |
|-------|-----------|----------------|
| 500 | 0 | 0.00% |
| 1,000 | 3 | 0.63% |
| 1,500 | 143 | 30.11% |
| 2,000 | 184 | 38.74% |
| 2,500 | 79 | 16.63% |
| 3,000 | 43 | 9.05% |
| 3,500 | 13 | 2.74% |
| 4,000 | 7 | 1.47% |
| 4,500 | 3 | 0.63% |
| 5,000 | 0 | 0.00% |
| 5,500 | 0 | 0.00% |
| 7,000 | 0 | 0.00% |
| 475 | | |

Population

| AGLA | Frequency | % Population |
|-------|-----------|--------------|
| 500 | 0 | 0.00% |
| 1,000 | 62 | 1.45% |
| 1,500 | 1,350 | 31.56% |
| 2,000 | 1,527 | 35.70% |
| 2,500 | 713 | 16.67% |
| 3,000 | 400 | 9.35% |
| 3,500 | 138 | 3.23% |
| 4,000 | 64 | 1.50% |
| 4,500 | 11 | 0.26% |
| 5,000 | 6 | 0.14% |
| 5,500 | 3 | 0.07% |
| 7,000 | 3 | 0.07% |
| 4,277 | | |



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

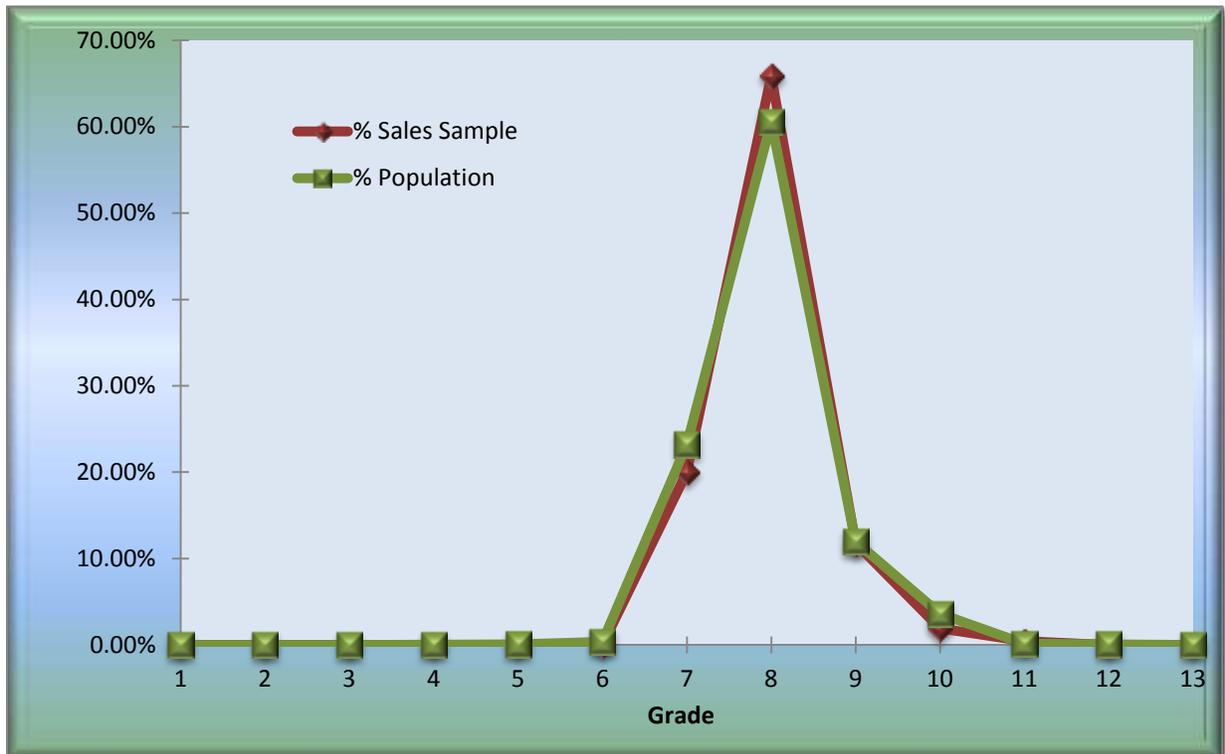
Sales Sample Representation of Population Building Grade

Sales Sample

| Grade | Frequency | % Sales Sample |
|-------|-----------|----------------|
| 1 | 0 | 0.00% |
| 2 | 0 | 0.00% |
| 3 | 0 | 0.00% |
| 4 | 0 | 0.00% |
| 5 | 0 | 0.00% |
| 6 | 0 | 0.00% |
| 7 | 95 | 20.00% |
| 8 | 313 | 65.89% |
| 9 | 56 | 11.79% |
| 10 | 9 | 1.89% |
| 11 | 2 | 0.42% |
| 12 | 0 | 0.00% |
| 13 | 0 | 0.00% |
| 475 | | |

Population

| Grade | Frequency | % Population |
|-------|-----------|--------------|
| 1 | 0 | 0.00% |
| 2 | 0 | 0.00% |
| 3 | 0 | 0.00% |
| 4 | 1 | 0.02% |
| 5 | 3 | 0.07% |
| 6 | 16 | 0.37% |
| 7 | 992 | 23.19% |
| 8 | 2,591 | 60.58% |
| 9 | 512 | 11.97% |
| 10 | 154 | 3.60% |
| 11 | 6 | 0.14% |
| 12 | 2 | 0.05% |
| 13 | 0 | 0.00% |
| 4,277 | | |



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

Area 091 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 1.121, resulting in an adjusted value of \$532,000 ($\$475,000 * 1.121 = \$532,475$) – truncated to the nearest \$1000.

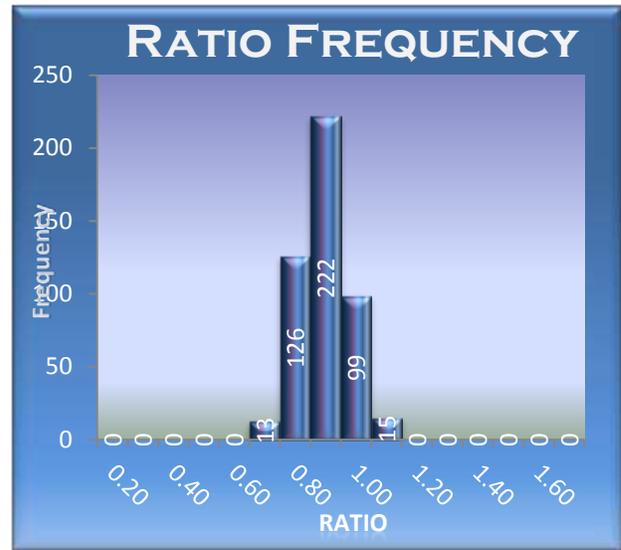
| SaleDate | Adjustment (Factor) | Equivalent Percent |
|-----------|---------------------|--------------------|
| 1/1/2011 | 1.290 | 29.0% |
| 2/1/2011 | 1.282 | 28.2% |
| 3/1/2011 | 1.274 | 27.4% |
| 4/1/2011 | 1.266 | 26.6% |
| 5/1/2011 | 1.258 | 25.8% |
| 6/1/2011 | 1.250 | 25.0% |
| 7/1/2011 | 1.242 | 24.2% |
| 8/1/2011 | 1.234 | 23.4% |
| 9/1/2011 | 1.226 | 22.6% |
| 10/1/2011 | 1.218 | 21.8% |
| 11/1/2011 | 1.210 | 21.0% |
| 12/1/2011 | 1.202 | 20.2% |
| 1/1/2012 | 1.193 | 19.3% |
| 2/1/2012 | 1.185 | 18.5% |
| 3/1/2012 | 1.178 | 17.8% |
| 4/1/2012 | 1.169 | 16.9% |
| 5/1/2012 | 1.161 | 16.1% |
| 6/1/2012 | 1.153 | 15.3% |
| 7/1/2012 | 1.145 | 14.5% |
| 8/1/2012 | 1.137 | 13.7% |
| 9/1/2012 | 1.129 | 12.9% |
| 10/1/2012 | 1.121 | 12.1% |
| 11/1/2012 | 1.113 | 11.3% |
| 12/1/2012 | 1.105 | 10.5% |
| 1/1/2013 | 1.097 | 9.7% |
| 2/1/2013 | 1.088 | 8.8% |
| 3/1/2013 | 1.081 | 8.1% |
| 4/1/2013 | 1.073 | 7.3% |
| 5/1/2013 | 1.065 | 6.5% |
| 6/1/2013 | 1.057 | 5.7% |
| 7/1/2013 | 1.049 | 4.9% |
| 8/1/2013 | 1.040 | 4.0% |
| 9/1/2013 | 1.032 | 3.2% |
| 10/1/2013 | 1.024 | 2.4% |
| 11/1/2013 | 1.016 | 1.6% |
| 12/1/2013 | 1.008 | 0.8% |
| 1/1/2014 | 1.000 | 0.0% |

The time adjustment formula for Area 091 is: $(.8440474 - 2.233662E-04 * \text{SaleDay}) / (0.8440474000)$
SaleDay = SaleDate - 41640

Annual Update Ratio Study Report (Before) – 2013 Assessments

| | | | |
|---|--------------------|------------------------|---------------------------|
| District: NE / Team: 2 | Appr. Date: | Date of Report: | Sales Dates: |
| Area Name: Sherwood/ Bel-Red/ SW | 1/1/2013 | 8/19/2014 | 1/2011 - 12/2013 |
| Redmond | Appr ID: | Property Type: | Adjusted for time? |
| Area Number: 91 | JMET | 1 to 3 Unit | YES |

| | |
|---|----------------|
| SAMPLE STATISTICS | |
| <i>Sample size (n)</i> | 475 |
| <i>Mean Assessed Value</i> | 474,000 |
| <i>Mean Adj. Sales Price</i> | 565,100 |
| <i>Standard Deviation AV</i> | 113,443 |
| <i>Standard Deviation SP</i> | 136,388 |
| ASSESSMENT LEVEL | |
| <i>Arithmetic Mean Ratio</i> | 0.844 |
| <i>Median Ratio</i> | 0.839 |
| <i>Weighted Mean Ratio</i> | 0.839 |
| UNIFORMITY | |
| <i>Lowest ratio</i> | 0.661 |
| <i>Highest ratio:</i> | 1.080 |
| <i>Coefficient of Dispersion</i> | 7.53% |
| <i>Standard Deviation</i> | 0.080 |
| <i>Coefficient of Variation</i> | 9.42% |
| <i>Price Related Differential (PRD)</i> | 1.006 |
| RELIABILITY | |
| <i>95% Confidence: Median</i> | |
| <i>Lower limit</i> | 0.832 |
| <i>Upper limit</i> | 0.846 |
| <i>95% Confidence: Mean</i> | |
| <i>Lower limit</i> | 0.837 |
| <i>Upper limit</i> | 0.851 |
| SAMPLE SIZE EVALUATION | |
| <i>N (population size)</i> | 4277 |
| <i>B (acceptable error - in decimal)</i> | 0.05 |
| <i>S (estimated from this sample)</i> | 0.080 |
| <i>Recommended minimum:</i> | 10 |
| <i>Actual sample size:</i> | 475 |
| <i>Conclusion:</i> | OK |
| NORMALITY | |
| <i>Binomial Test</i> | |
| <i># ratios below mean:</i> | 253 |
| <i># ratios above mean:</i> | 222 |
| <i>z:</i> | 1.422 |
| <i>Conclusion:</i> | Normal* |
| <i>*i.e. no evidence of non-normality</i> | |



COMMENTS:

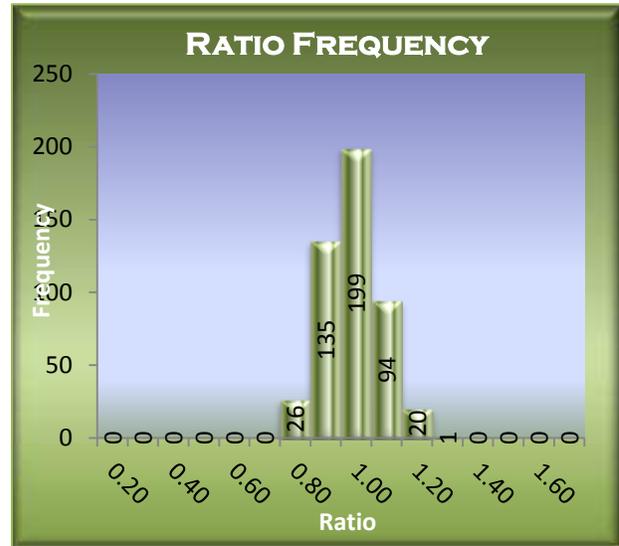
1 to 3 Unit Residences throughout Area 091

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: 2 | Appr. Date: | Date of Report: | Sales Dates: |
| Area Name: Sherwood/ Bel-Red/ SW Redmond | 1/1/2014 | 8/19/2014 | 1/2011 - 12/2013 |
| Area Number: 91 | Appr. ID: | Property Type: | Adjusted for time? |
| | JMET | 1 to 3 Unit | YES |

| | |
|---|----------------|
| SAMPLE STATISTICS | |
| Sample size (n) | 475 |
| Mean Assessed Value | 527,300 |
| Mean Sales Price | 565,100 |
| Standard Deviation AV | 126,345 |
| Standard Deviation SP | 136,388 |
| ASSESSMENT LEVEL | |
| Arithmetic Mean Ratio | 0.939 |
| Median Ratio | 0.934 |
| Weighted Mean Ratio | 0.933 |
| UNIFORMITY | |
| Lowest ratio | 0.734 |
| Highest ratio: | 1.202 |
| Coefficient of Dispersion | 7.53% |
| Standard Deviation | 0.088 |
| Coefficient of Variation | 9.42% |
| Price Related Differential (PRD) | 1.006 |
| RELIABILITY | |
| 95% Confidence: Median | |
| Lower limit | 0.925 |
| Upper limit | 0.941 |
| 95% Confidence: Mean | |
| Lower limit | 0.931 |
| Upper limit | 0.947 |
| SAMPLE SIZE EVALUATION | |
| N (population size) | 4277 |
| B (acceptable error - in decimal) | 0.05 |
| S (estimated from this sample) | 0.088 |
| Recommended minimum: | 13 |
| Actual sample size: | 475 |
| Conclusion: | OK |
| NORMALITY | |
| Binomial Test | |
| # ratios below mean: | 254 |
| # ratios above mean: | 221 |
| z: | 1.514 |
| Conclusion: | Normal* |
| *i.e. no evidence of non-normality | |



COMMENTS:

1 to 3 Unit Residences throughout Area 091

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

Improved Sales Used in This Annual Update Analysis Area 091 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Adj Sale Price | AGLA | Bldg Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|------|--------|-------|-----------|------------|----------------|-------|------------|----------------|-------|----------|------|-------------|-------------------|
| 4 | 1 | 329840 | 0360 | 04/23/13 | \$372,513 | \$397,000 | 990 | 7 | 1960 | Good | 7,350 | N | N | 1625 168TH AVE NE |
| 4 | 1 | 404070 | 0190 | 07/16/13 | \$435,000 | \$454,000 | 990 | 7 | 1961 | Avg | 7,930 | N | N | 1456 168TH PL NE |
| 4 | 1 | 404070 | 0220 | 02/24/12 | \$348,000 | \$410,000 | 990 | 7 | 1961 | Good | 8,540 | N | N | 1478 168TH PL NE |
| 4 | 1 | 404070 | 0130 | 07/28/12 | \$350,000 | \$398,000 | 1,050 | 7 | 1961 | Good | 8,447 | N | N | 1451 169TH PL NE |
| 4 | 1 | 404070 | 0300 | 07/20/11 | \$338,000 | \$418,000 | 1,050 | 7 | 1961 | Good | 9,651 | N | N | 16851 NE 14TH PL |
| 4 | 1 | 068610 | 0450 | 11/05/13 | \$393,000 | \$399,000 | 1,060 | 7 | 1963 | Avg | 7,615 | N | N | 1905 170TH AVE NE |
| 4 | 1 | 329840 | 0160 | 12/06/12 | \$360,000 | \$397,000 | 1,100 | 7 | 1960 | Good | 7,350 | N | N | 1618 166TH AVE NE |
| 4 | 1 | 329850 | 0170 | 12/10/13 | \$370,000 | \$372,000 | 1,100 | 7 | 1960 | Good | 7,275 | N | N | 1644 168TH PL NE |
| 4 | 1 | 329850 | 0560 | 02/25/13 | \$294,000 | \$318,000 | 1,100 | 7 | 1960 | Avg | 7,725 | N | N | 1614 172ND AVE NE |
| 4 | 1 | 068620 | 0990 | 12/26/13 | \$425,000 | \$426,000 | 1,160 | 7 | 1964 | Avg | 9,467 | N | N | 1833 170TH AVE NE |
| 4 | 1 | 329850 | 0260 | 08/05/13 | \$360,000 | \$374,000 | 1,170 | 7 | 1960 | Good | 8,417 | N | N | 1645 169TH AVE NE |
| 4 | 1 | 618960 | 0100 | 05/29/13 | \$309,000 | \$327,000 | 1,170 | 7 | 1968 | Avg | 7,500 | N | N | 1513 168TH AVE NE |
| 4 | 1 | 404070 | 0040 | 10/15/12 | \$328,500 | \$367,000 | 1,180 | 7 | 1961 | Good | 8,250 | N | N | 1424 169TH PL NE |
| 4 | 1 | 025960 | 0120 | 03/08/13 | \$500,000 | \$540,000 | 1,190 | 7 | 1964 | Good | 9,605 | N | N | 2616 164TH AVE NE |
| 4 | 1 | 232505 | 9098 | 07/10/13 | \$360,000 | \$377,000 | 1,190 | 7 | 1984 | Good | 10,018 | N | N | 3021 164TH AVE NE |
| 4 | 1 | 404070 | 0020 | 07/12/13 | \$402,000 | \$420,000 | 1,200 | 7 | 1961 | Good | 8,250 | N | N | 1410 169TH PL NE |
| 4 | 1 | 025960 | 0230 | 11/08/11 | \$380,000 | \$459,000 | 1,220 | 7 | 1964 | Good | 7,210 | N | N | 2545 165TH AVE NE |
| 4 | 1 | 025960 | 0380 | 09/18/12 | \$362,000 | \$407,000 | 1,220 | 7 | 1963 | Avg | 9,340 | N | N | 2413 166TH AVE NE |
| 4 | 1 | 025960 | 0490 | 05/13/13 | \$417,000 | \$443,000 | 1,220 | 7 | 1963 | Avg | 7,432 | N | N | 2519 167TH PL NE |
| 4 | 1 | 404070 | 0150 | 05/31/13 | \$353,500 | \$374,000 | 1,220 | 7 | 1961 | Avg | 9,440 | N | N | 1437 169TH PL NE |
| 4 | 1 | 025960 | 0800 | 06/05/12 | \$469,500 | \$541,000 | 1,230 | 7 | 1965 | VGood | 7,700 | N | N | 16525 NE 27TH ST |
| 4 | 1 | 329840 | 0300 | 06/24/11 | \$270,000 | \$336,000 | 1,240 | 7 | 1960 | Avg | 7,350 | N | N | 1618 167TH AVE NE |
| 4 | 1 | 025960 | 0030 | 08/01/13 | \$325,000 | \$338,000 | 1,250 | 7 | 1964 | Avg | 9,605 | N | N | 2412 164TH AVE NE |
| 4 | 1 | 025980 | 0280 | 06/04/13 | \$361,000 | \$381,000 | 1,250 | 7 | 1965 | Good | 7,416 | N | N | 16731 NE 20TH ST |
| 4 | 1 | 025980 | 0760 | 03/27/13 | \$366,000 | \$393,000 | 1,250 | 7 | 1965 | Good | 9,240 | N | N | 16705 NE 21ST ST |
| 4 | 1 | 025980 | 0910 | 09/17/12 | \$351,000 | \$395,000 | 1,250 | 7 | 1965 | Good | 7,107 | N | N | 2221 168TH AVE NE |
| 4 | 1 | 068610 | 0230 | 09/24/12 | \$444,000 | \$499,000 | 1,280 | 7 | 1963 | Good | 8,063 | N | N | 2212 169TH AVE NE |
| 4 | 1 | 329840 | 0050 | 02/22/11 | \$338,000 | \$431,000 | 1,300 | 7 | 1960 | Good | 7,986 | N | N | 16416 NE 17TH PL |
| 4 | 1 | 025980 | 1080 | 10/29/13 | \$434,000 | \$441,000 | 1,310 | 7 | 1965 | Good | 7,107 | N | N | 2109 167TH AVE NE |

Improved Sales Used in This Annual Update Analysis Area 091 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Adj Sale Price | AGLA | Bldg Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|------|--------|-------|-----------|------------|----------------|-------|------------|----------------|-------|----------|------|-------------|-------------------|
| 4 | 1 | 775180 | 0090 | 06/27/13 | \$388,500 | \$408,000 | 1,320 | 7 | 1955 | Avg | 10,050 | N | N | 16015 NE 27TH ST |
| 4 | 1 | 025960 | 0450 | 06/14/13 | \$427,000 | \$450,000 | 1,330 | 7 | 1963 | Good | 7,910 | N | N | 2500 167TH PL NE |
| 4 | 1 | 025970 | 0110 | 07/31/13 | \$380,000 | \$395,000 | 1,330 | 7 | 1965 | Avg | 9,128 | N | N | 16720 NE 29TH ST |
| 4 | 1 | 025980 | 0420 | 03/26/12 | \$349,000 | \$409,000 | 1,330 | 7 | 1965 | Avg | 7,200 | N | N | 2113 166TH PL NE |
| 4 | 1 | 025980 | 0450 | 06/05/13 | \$570,000 | \$602,000 | 1,330 | 7 | 1966 | VGood | 8,004 | N | N | 2205 166TH PL NE |
| 4 | 1 | 025980 | 1010 | 11/16/11 | \$410,000 | \$494,000 | 1,330 | 7 | 1964 | Good | 7,371 | N | N | 2231 167TH PL NE |
| 4 | 1 | 068610 | 0640 | 09/13/13 | \$451,950 | \$465,000 | 1,350 | 7 | 1965 | Avg | 8,050 | N | N | 17112 NE 23RD ST |
| 4 | 1 | 775220 | 0105 | 09/27/12 | \$459,950 | \$516,000 | 1,370 | 7 | 1958 | VGood | 11,250 | N | N | 16222 NE 24TH ST |
| 4 | 1 | 025970 | 0330 | 05/01/12 | \$426,000 | \$495,000 | 1,380 | 7 | 1966 | Good | 8,056 | N | N | 16720 NE 28TH ST |
| 4 | 1 | 068610 | 0240 | 05/20/13 | \$449,000 | \$476,000 | 1,390 | 7 | 1963 | Good | 7,613 | N | N | 2220 169TH AVE NE |
| 4 | 1 | 775180 | 0115 | 05/15/12 | \$300,000 | \$347,000 | 1,390 | 7 | 1956 | Good | 9,680 | N | N | 16055 NE 27TH ST |
| 4 | 1 | 025960 | 1150 | 01/14/13 | \$435,000 | \$476,000 | 1,420 | 7 | 1964 | Avg | 10,804 | N | N | 16516 NE 27TH PL |
| 4 | 1 | 025980 | 0330 | 04/20/12 | \$379,100 | \$441,000 | 1,430 | 7 | 1966 | Good | 7,150 | N | N | 16611 NE 20TH ST |
| 4 | 1 | 025980 | 0460 | 12/18/13 | \$415,000 | \$417,000 | 1,430 | 7 | 1966 | Avg | 8,004 | N | N | 2211 166TH PL NE |
| 4 | 1 | 737630 | 0050 | 08/30/12 | \$397,000 | \$448,000 | 1,430 | 7 | 1959 | Good | 10,248 | N | N | 16248 NE 29TH ST |
| 4 | 1 | 068610 | 0310 | 09/10/12 | \$390,500 | \$440,000 | 1,450 | 7 | 1963 | Good | 8,007 | N | N | 2245 171ST AVE NE |
| 4 | 1 | 068610 | 0470 | 03/16/11 | \$415,000 | \$527,000 | 1,450 | 7 | 1963 | VGood | 7,993 | N | N | 1904 169TH AVE NE |
| 4 | 1 | 068610 | 0880 | 12/23/11 | \$360,000 | \$430,000 | 1,450 | 7 | 1963 | Good | 7,760 | N | N | 16852 NE 19TH PL |
| 4 | 1 | 025960 | 0300 | 09/23/11 | \$357,000 | \$436,000 | 1,460 | 7 | 1963 | Good | 8,075 | N | N | 2415 165TH PL NE |
| 4 | 1 | 025960 | 0610 | 11/01/12 | \$405,000 | \$451,000 | 1,460 | 7 | 1963 | Good | 11,275 | N | N | 16632 NE 26TH ST |
| 4 | 1 | 025980 | 0720 | 01/10/11 | \$347,000 | \$447,000 | 1,460 | 7 | 1965 | Good | 10,546 | N | N | 16724 NE 21ST ST |
| 4 | 1 | 068610 | 0510 | 03/16/12 | \$401,000 | \$471,000 | 1,470 | 7 | 1963 | Good | 8,731 | N | N | 2232 171ST AVE NE |
| 4 | 1 | 775240 | 0025 | 05/01/12 | \$388,000 | \$451,000 | 1,500 | 7 | 1957 | Avg | 9,600 | N | N | 2411 162ND AVE NE |
| 4 | 1 | 775200 | 0055 | 05/31/12 | \$418,000 | \$482,000 | 1,510 | 7 | 1958 | Good | 10,050 | N | N | 16238 NE 27TH ST |
| 4 | 1 | 068610 | 0930 | 09/25/13 | \$481,001 | \$493,000 | 1,550 | 7 | 1963 | Good | 7,700 | N | N | 2109 169TH AVE NE |
| 4 | 1 | 329840 | 0630 | 01/20/11 | \$270,088 | \$347,000 | 1,550 | 7 | 1960 | Good | 7,350 | N | N | 16431 NE 16TH PL |
| 4 | 1 | 775200 | 0065 | 08/08/11 | \$410,000 | \$505,000 | 1,550 | 7 | 1957 | VGood | 10,050 | N | N | 16222 NE 27TH ST |
| 4 | 1 | 775160 | 0145 | 10/04/13 | \$388,000 | \$397,000 | 1,560 | 7 | 1956 | Avg | 11,360 | N | N | 2438 160TH AVE NE |
| 4 | 1 | 775200 | 0095 | 11/27/13 | \$440,000 | \$444,000 | 1,590 | 7 | 1957 | Good | 10,050 | N | N | 16223 NE 27TH ST |

Improved Sales Used in This Annual Update Analysis Area 091 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Adj Sale Price | AGLA | Bldg Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|------|--------|-------|-----------|------------|----------------|-------|------------|----------------|------|----------|------|-------------|-------------------|
| 4 | 1 | 775240 | 0110 | 09/20/11 | \$360,000 | \$439,000 | 1,640 | 7 | 1958 | Avg | 11,760 | N | N | 16253 NE 25TH ST |
| 4 | 1 | 232505 | 9107 | 03/26/13 | \$440,000 | \$473,000 | 1,750 | 7 | 1959 | Avg | 9,652 | N | N | 16234 NE 30TH ST |
| 4 | 1 | 691870 | 0340 | 10/20/11 | \$335,000 | \$406,000 | 1,770 | 7 | 1965 | Avg | 7,350 | N | N | 1904 162ND AVE NE |
| 4 | 1 | 068610 | 0090 | 09/03/13 | \$397,000 | \$410,000 | 1,840 | 7 | 1963 | Good | 7,811 | N | N | 16900 NE 23RD PL |
| 4 | 1 | 691860 | 0060 | 10/24/11 | \$380,000 | \$460,000 | 1,860 | 7 | 1965 | Good | 7,350 | N | N | 16263 NE 18TH ST |
| 4 | 1 | 068620 | 0010 | 04/25/11 | \$325,000 | \$409,000 | 1,900 | 7 | 1964 | Avg | 8,264 | N | N | 17032 NE 22ND ST |
| 4 | 1 | 691870 | 0320 | 05/14/12 | \$469,000 | \$543,000 | 1,900 | 7 | 1966 | Avg | 7,843 | N | N | 16207 NE 19TH PL |
| 4 | 1 | 025960 | 0890 | 09/13/13 | \$431,000 | \$444,000 | 1,920 | 7 | 1964 | Avg | 9,380 | N | N | 2714 167TH AVE NE |
| 4 | 1 | 775200 | 0040 | 07/11/13 | \$390,000 | \$408,000 | 1,930 | 7 | 1957 | Avg | 9,879 | N | N | 2715 164TH AVE NE |
| 4 | 1 | 068610 | 0610 | 03/18/11 | \$375,000 | \$476,000 | 1,940 | 7 | 1966 | Good | 9,551 | N | N | 17132 NE 23RD ST |
| 4 | 1 | 691870 | 0100 | 02/27/12 | \$330,000 | \$389,000 | 1,970 | 7 | 1966 | Good | 7,200 | N | N | 16210 NE 19TH PL |
| 4 | 1 | 025980 | 0070 | 10/21/13 | \$455,000 | \$464,000 | 1,990 | 7 | 1965 | Good | 7,935 | N | N | 16742 NE 23RD PL |
| 4 | 1 | 025970 | 0170 | 06/10/13 | \$485,000 | \$511,000 | 2,200 | 7 | 1965 | Avg | 8,360 | N | N | 16623 NE 30TH ST |
| 4 | 1 | 775200 | 0145 | 11/22/11 | \$400,000 | \$482,000 | 2,270 | 7 | 1957 | Avg | 10,050 | N | N | 16222 NE 26TH ST |
| 4 | 1 | 775240 | 0100 | 07/05/11 | \$392,000 | \$487,000 | 2,270 | 7 | 1958 | Good | 11,250 | N | N | 16239 NE 25TH ST |
| 4 | 1 | 202040 | 0280 | 07/29/13 | \$524,950 | \$547,000 | 1,090 | 8 | 1979 | Avg | 7,700 | N | N | 3814 171ST PL NE |
| 4 | 1 | 932850 | 0040 | 09/07/12 | \$453,800 | \$512,000 | 1,180 | 8 | 1975 | Good | 6,660 | N | N | 17108 NE 35TH ST |
| 4 | 1 | 183030 | 0010 | 06/27/12 | \$435,000 | \$499,000 | 1,190 | 8 | 1976 | Good | 7,505 | N | N | 3004 169TH AVE NE |
| 4 | 1 | 666100 | 0230 | 04/25/13 | \$565,000 | \$603,000 | 1,230 | 8 | 1976 | Good | 8,000 | N | N | 17023 NE 28TH PL |
| 4 | 1 | 932850 | 0720 | 07/26/13 | \$485,000 | \$505,000 | 1,230 | 8 | 1974 | Avg | 7,260 | N | N | 3311 170TH AVE NE |
| 4 | 1 | 932850 | 0170 | 07/26/11 | \$459,218 | \$567,000 | 1,250 | 8 | 1976 | Avg | 7,920 | N | N | 3524 170TH AVE NE |
| 4 | 1 | 932850 | 0650 | 10/26/12 | \$525,000 | \$585,000 | 1,250 | 8 | 1974 | Avg | 6,351 | N | N | 17023 35TH ST NE |
| 4 | 1 | 955730 | 0380 | 12/20/12 | \$400,000 | \$440,000 | 1,260 | 8 | 1970 | Avg | 8,075 | N | N | 16765 NE 33RD PL |
| 4 | 1 | 932850 | 0560 | 09/18/12 | \$386,880 | \$435,000 | 1,270 | 8 | 1974 | Avg | 8,552 | N | N | 3406 169TH AVE NE |
| 4 | 1 | 666100 | 0180 | 02/14/12 | \$370,200 | \$438,000 | 1,280 | 8 | 1976 | Avg | 9,120 | N | N | 17014 NE 28TH PL |
| 4 | 1 | 932850 | 0020 | 08/17/12 | \$445,500 | \$505,000 | 1,300 | 8 | 1975 | Avg | 7,788 | N | N | 3525 172ND AVE NE |
| 4 | 1 | 932850 | 0220 | 08/26/13 | \$417,000 | \$431,000 | 1,300 | 8 | 1975 | Avg | 6,995 | N | N | 16914 35TH ST NE |
| 4 | 1 | 932850 | 0800 | 09/21/12 | \$440,000 | \$494,000 | 1,300 | 8 | 1976 | Avg | 6,750 | N | N | 17111 35TH ST NE |
| 4 | 1 | 955730 | 0430 | 08/26/13 | \$448,000 | \$463,000 | 1,300 | 8 | 1969 | Good | 7,350 | N | N | 3209 168TH AVE NE |

Improved Sales Used in This Annual Update Analysis Area 091 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Adj Sale Price | AGLA | Bldg Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|------|--------|-------|-----------|------------|----------------|-------|------------|----------------|-------|----------|------|-------------|-------------------|
| 4 | 1 | 183030 | 0020 | 06/06/12 | \$424,000 | \$488,000 | 1,360 | 8 | 1975 | Avg | 7,200 | N | N | 3012 169TH AVE NE |
| 4 | 1 | 572800 | 0120 | 08/14/13 | \$462,000 | \$479,000 | 1,360 | 8 | 1973 | Avg | 7,634 | N | N | 17108 NE 30TH PL |
| 4 | 1 | 068620 | 0740 | 06/27/12 | \$350,000 | \$401,000 | 1,390 | 8 | 1964 | Avg | 8,000 | N | N | 17004 NE 18TH ST |
| 4 | 1 | 955730 | 0100 | 10/03/13 | \$515,000 | \$527,000 | 1,400 | 8 | 1972 | Avg | 6,900 | N | N | 3222 171ST AVE NE |
| 4 | 1 | 955730 | 0210 | 10/12/11 | \$478,000 | \$581,000 | 1,400 | 8 | 1972 | Good | 7,399 | N | N | 3220 170TH AVE NE |
| 4 | 1 | 068620 | 0950 | 12/05/12 | \$452,000 | \$499,000 | 1,410 | 8 | 1964 | Good | 8,400 | N | N | 17020 NE 20TH ST |
| 4 | 1 | 932850 | 0350 | 05/25/12 | \$463,000 | \$535,000 | 1,420 | 8 | 1974 | Avg | 10,028 | N | N | 16801 35TH PL NE |
| 4 | 1 | 955730 | 0570 | 05/12/11 | \$405,000 | \$508,000 | 1,420 | 8 | 1972 | Good | 6,565 | N | N | 3215 170TH AVE NE |
| 4 | 1 | 932850 | 0750 | 10/24/13 | \$450,000 | \$458,000 | 1,430 | 8 | 1974 | Avg | 6,750 | N | N | 17019 NE 34TH PL |
| 4 | 1 | 068630 | 0200 | 10/12/12 | \$485,000 | \$542,000 | 1,450 | 8 | 1966 | Good | 12,732 | N | N | 1927 168TH AVE NE |
| 4 | 1 | 955730 | 0030 | 02/11/11 | \$330,000 | \$422,000 | 1,450 | 8 | 1973 | Avg | 7,245 | N | N | 3309 172ND AVE NE |
| 4 | 1 | 666100 | 0240 | 08/19/11 | \$460,000 | \$565,000 | 1,460 | 8 | 1976 | VGood | 9,600 | N | N | 17029 NE 28TH PL |
| 4 | 1 | 955730 | 0690 | 02/06/12 | \$450,000 | \$533,000 | 1,460 | 8 | 1970 | Good | 8,215 | N | N | 16903 NE 32ND ST |
| 4 | 1 | 068620 | 1130 | 11/14/13 | \$462,500 | \$468,000 | 1,480 | 8 | 1965 | Good | 8,673 | N | N | 1914 168TH AVE NE |
| 4 | 1 | 955730 | 0780 | 05/06/13 | \$450,000 | \$479,000 | 1,480 | 8 | 1971 | Good | 7,200 | N | N | 17103 NE 32ND ST |
| 4 | 1 | 955730 | 0480 | 08/05/11 | \$369,950 | \$456,000 | 1,490 | 8 | 1971 | Avg | 6,881 | N | N | 3224 168TH AVE NE |
| 4 | 1 | 068620 | 0596 | 01/11/13 | \$479,950 | \$525,000 | 1,500 | 8 | 1966 | VGood | 7,700 | N | N | 1920 172ND AVE NE |
| 4 | 1 | 955730 | 0020 | 04/01/12 | \$390,000 | \$456,000 | 1,500 | 8 | 1973 | Avg | 7,245 | N | N | 3317 172ND AVE NE |
| 4 | 1 | 955730 | 0080 | 10/16/12 | \$440,000 | \$491,000 | 1,510 | 8 | 1972 | Good | 7,245 | N | N | 3210 171ST AVE NE |
| 4 | 1 | 955730 | 0080 | 07/12/11 | \$430,000 | \$533,000 | 1,510 | 8 | 1972 | Good | 7,245 | N | N | 3210 171ST AVE NE |
| 4 | 1 | 955730 | 0630 | 09/20/12 | \$589,000 | \$662,000 | 1,530 | 8 | 1970 | Good | 9,100 | Y | N | 16916 NE 32ND ST |
| 4 | 1 | 955730 | 0720 | 03/04/13 | \$470,000 | \$508,000 | 1,530 | 8 | 1971 | Avg | 7,875 | N | N | 16931 NE 32ND ST |
| 4 | 1 | 068620 | 0760 | 12/20/13 | \$528,000 | \$530,000 | 1,540 | 8 | 1965 | Good | 7,875 | N | N | 17020 NE 18TH ST |
| 4 | 1 | 068630 | 0120 | 06/07/13 | \$461,750 | \$487,000 | 1,560 | 8 | 1966 | Avg | 7,814 | N | N | 1819 166TH AVE NE |
| 4 | 1 | 932850 | 0760 | 05/22/13 | \$560,000 | \$593,000 | 1,560 | 8 | 1975 | Avg | 8,100 | N | N | 17023 NE 34TH PL |
| 4 | 1 | 419350 | 0150 | 11/26/13 | \$658,000 | \$664,000 | 1,570 | 8 | 1967 | Avg | 8,500 | N | N | 2900 165TH AVE NE |
| 4 | 1 | 955730 | 0150 | 10/03/12 | \$510,000 | \$571,000 | 1,580 | 8 | 1971 | Avg | 6,789 | N | N | 3221 171ST AVE NE |
| 4 | 1 | 068640 | 0840 | 07/17/12 | \$340,000 | \$388,000 | 1,600 | 8 | 1966 | Good | 9,491 | N | N | 16911 NE 26TH PL |
| 4 | 1 | 068645 | 0100 | 12/31/13 | \$455,000 | \$455,000 | 1,600 | 8 | 1968 | Avg | 7,632 | N | N | 16718 NE 31ST ST |

Improved Sales Used in This Annual Update Analysis Area 091 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Adj Sale Price | AGLA | Bldg Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|------|--------|-------|-----------|------------|----------------|-------|------------|----------------|-------|----------|------|-------------|-------------------|
| 4 | 1 | 666100 | 0080 | 09/12/12 | \$459,889 | \$518,000 | 1,600 | 8 | 1975 | Avg | 10,400 | N | N | 17021 NE 29TH PL |
| 4 | 1 | 666100 | 0200 | 11/20/12 | \$427,000 | \$473,000 | 1,600 | 8 | 1976 | Good | 9,717 | N | N | 17002 NE 28TH PL |
| 4 | 1 | 202040 | 0210 | 11/15/11 | \$452,000 | \$545,000 | 1,630 | 8 | 1979 | Avg | 7,480 | N | N | 17013 NE 38TH PL |
| 4 | 1 | 932850 | 0070 | 07/10/12 | \$458,000 | \$523,000 | 1,640 | 8 | 1975 | Good | 7,176 | N | N | 3510 170TH PL NE |
| 4 | 1 | 666100 | 0250 | 06/07/11 | \$505,000 | \$630,000 | 1,650 | 8 | 1976 | Good | 8,550 | N | N | 17035 NE 28TH PL |
| 4 | 1 | 955730 | 0700 | 11/01/12 | \$530,000 | \$590,000 | 1,650 | 8 | 1971 | Good | 7,725 | Y | N | 16919 NE 32ND ST |
| 4 | 1 | 932850 | 0130 | 07/17/13 | \$506,000 | \$528,000 | 1,660 | 8 | 1975 | Good | 7,656 | N | N | 17008 35TH ST NE |
| 4 | 1 | 068640 | 0170 | 10/24/12 | \$435,000 | \$485,000 | 1,670 | 8 | 1967 | Good | 7,210 | N | N | 2609 168TH PL NE |
| 4 | 1 | 068640 | 0670 | 09/05/13 | \$550,000 | \$567,000 | 1,670 | 8 | 1967 | Good | 7,210 | N | N | 2646 NE 168TH PL |
| 4 | 1 | 666100 | 0270 | 03/23/12 | \$515,000 | \$603,000 | 1,690 | 8 | 1976 | Good | 9,000 | N | N | 17101 NE 28TH PL |
| 4 | 1 | 780470 | 0060 | 03/13/13 | \$650,000 | \$701,000 | 1,690 | 8 | 1967 | Avg | 20,025 | N | N | 3051 165TH PL NE |
| 4 | 1 | 955730 | 0440 | 05/31/13 | \$468,000 | \$495,000 | 1,710 | 8 | 1971 | Good | 8,400 | N | N | 3205 168TH AVE NE |
| 4 | 1 | 183030 | 0150 | 08/20/13 | \$470,000 | \$487,000 | 1,740 | 8 | 1973 | Good | 10,362 | N | N | 3025 169TH AVE NE |
| 4 | 1 | 068620 | 0640 | 12/13/13 | \$492,500 | \$495,000 | 1,750 | 8 | 1965 | Good | 8,000 | N | N | 1905 172ND AVE NE |
| 4 | 1 | 068620 | 0780 | 04/26/11 | \$430,000 | \$542,000 | 1,780 | 8 | 1964 | Good | 8,400 | N | N | 1805 172ND AVE NE |
| 4 | 1 | 068620 | 0450 | 03/12/12 | \$386,000 | \$453,000 | 1,800 | 8 | 1964 | Good | 7,700 | N | N | 17001 NE 18TH ST |
| 4 | 1 | 068620 | 1040 | 07/31/12 | \$412,000 | \$469,000 | 1,800 | 8 | 1964 | Good | 7,740 | N | N | 16862 NE 18TH ST |
| 4 | 1 | 720587 | 0040 | 08/20/12 | \$500,000 | \$566,000 | 1,800 | 8 | 1987 | Avg | 6,480 | N | N | 3509 168TH AVE NE |
| 4 | 1 | 720587 | 0130 | 01/18/13 | \$525,000 | \$573,000 | 1,800 | 8 | 1987 | Avg | 6,483 | N | N | 3503 167TH PL NE |
| 4 | 1 | 068640 | 0920 | 10/24/13 | \$545,000 | \$555,000 | 1,850 | 8 | 1967 | VGood | 10,150 | N | N | 2418 169TH AVE NE |
| 4 | 1 | 775160 | 0095 | 05/04/12 | \$450,000 | \$522,000 | 1,850 | 8 | 1956 | Good | 11,360 | N | N | 2447 161ST AVE NE |
| 4 | 1 | 955730 | 0760 | 05/08/13 | \$555,000 | \$590,000 | 1,860 | 8 | 1971 | Good | 7,914 | N | N | 17003 NE 32ND ST |
| 4 | 1 | 068640 | 1100 | 05/06/11 | \$400,000 | \$503,000 | 1,870 | 8 | 1967 | Good | 8,339 | N | N | 2451 168TH PL NE |
| 4 | 1 | 068620 | 0670 | 07/25/13 | \$480,000 | \$500,000 | 1,900 | 8 | 1965 | Good | 7,295 | N | N | 17025 NE 20TH ST |
| 4 | 1 | 068620 | 0770 | 08/21/12 | \$421,000 | \$476,000 | 1,910 | 8 | 1964 | Good | 7,500 | N | N | 17028 NE 18TH ST |
| 4 | 1 | 775250 | 0080 | 05/15/13 | \$565,000 | \$600,000 | 1,920 | 8 | 1984 | Avg | 12,149 | N | N | 15801 NE 27TH PL |
| 4 | 1 | 419350 | 0130 | 02/01/13 | \$592,000 | \$644,000 | 1,940 | 8 | 1972 | Avg | 9,118 | N | N | 2814 165TH PL NE |
| 4 | 1 | 775180 | 0020 | 09/18/12 | \$429,000 | \$482,000 | 1,940 | 8 | 1957 | Avg | 10,050 | N | N | 16031 NE 28TH ST |
| 4 | 1 | 068645 | 0120 | 10/21/11 | \$412,500 | \$500,000 | 1,980 | 8 | 1968 | Good | 7,632 | N | N | 16704 NE 31ST ST |

Improved Sales Used in This Annual Update Analysis Area 091 -- 1 to 3 Unit Residences

| Sub Area | Ng hb | Major | Minor | Sale Date | Sale Price | Adj Sale Price | AGLA | Bldg Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|-------|--------|-------|-----------|------------|----------------|-------|------------|----------------|-------|----------|------|-------------|-------------------|
| 4 | 1 | 068640 | 0400 | 08/10/12 | \$549,500 | \$624,000 | 2,010 | 8 | 1967 | Good | 8,750 | N | N | 2601 169TH AVE NE |
| 4 | 1 | 242505 | 9113 | 03/08/12 | \$499,500 | \$587,000 | 2,090 | 8 | 1967 | Good | 16,552 | N | N | 3028 164TH PL NE |
| 4 | 1 | 068620 | 0840 | 04/13/12 | \$430,000 | \$501,000 | 2,130 | 8 | 1964 | Good | 7,172 | N | N | 17016 NE 19TH ST |
| 4 | 1 | 720587 | 0260 | 12/16/11 | \$549,000 | \$658,000 | 2,130 | 8 | 2005 | Avg | 6,569 | N | N | 16801 NE 35TH ST |
| 4 | 1 | 242505 | 9138 | 06/04/13 | \$521,000 | \$550,000 | 2,180 | 8 | 1978 | Good | 12,196 | N | N | 17109 37TH ST NE |
| 4 | 1 | 775250 | 0070 | 06/23/11 | \$510,000 | \$635,000 | 2,300 | 8 | 1984 | Avg | 10,569 | N | N | 15803 NE 27TH PL |
| 4 | 1 | 775250 | 0120 | 06/11/13 | \$665,000 | \$701,000 | 2,340 | 8 | 1984 | Avg | 12,782 | N | N | 15929 NE 27TH PL |
| 4 | 1 | 737630 | 0065 | 05/29/13 | \$590,000 | \$624,000 | 2,380 | 8 | 1959 | VGood | 10,350 | N | N | 16237 NE 29TH ST |
| 4 | 1 | 775200 | 0090 | 11/05/12 | \$525,000 | \$584,000 | 2,400 | 8 | 1957 | VGood | 10,050 | N | N | 16215 NE 27TH ST |
| 4 | 1 | 775200 | 0090 | 02/10/11 | \$460,000 | \$589,000 | 2,400 | 8 | 1957 | VGood | 10,050 | N | N | 16215 NE 27TH ST |
| 4 | 1 | 202040 | 0070 | 09/21/12 | \$518,000 | \$582,000 | 2,500 | 8 | 1979 | Avg | 8,737 | N | N | 17032 NE 38TH PL |
| 4 | 1 | 669680 | 0330 | 03/23/12 | \$567,000 | \$664,000 | 2,610 | 8 | 1985 | Avg | 9,733 | N | N | 2821 160TH PL NE |
| 4 | 1 | 068630 | 1100 | 05/21/13 | \$540,000 | \$572,000 | 2,640 | 8 | 1966 | Good | 8,085 | N | N | 16600 NE 19TH PL |
| 4 | 1 | 068645 | 0050 | 05/25/12 | \$589,900 | \$681,000 | 2,700 | 8 | 1968 | Avg | 7,107 | N | N | 3030 168TH PL NE |
| 4 | 1 | 068620 | 0690 | 04/06/12 | \$460,000 | \$537,000 | 2,730 | 8 | 1965 | Good | 7,200 | N | N | 17011 NE 20TH ST |
| 4 | 1 | 068630 | 0740 | 05/13/13 | \$500,000 | \$531,000 | 2,810 | 8 | 1965 | Avg | 8,120 | N | N | 2034 164TH AVE NE |
| 4 | 1 | 068630 | 0650 | 09/01/11 | \$392,000 | \$480,000 | 2,830 | 8 | 1966 | Good | 7,000 | N | N | 16405 NE 20TH ST |
| 4 | 1 | 068645 | 0390 | 05/29/12 | \$515,000 | \$594,000 | 2,860 | 8 | 1968 | Good | 7,200 | N | N | 3015 168TH PL NE |
| 4 | 1 | 068620 | 0120 | 03/21/11 | \$559,888 | \$711,000 | 2,890 | 8 | 1965 | VGood | 8,560 | N | N | 2119 172ND AVE NE |
| 4 | 1 | 775250 | 0110 | 07/08/13 | \$720,000 | \$754,000 | 2,890 | 8 | 1984 | Avg | 12,400 | N | N | 15923 NE 27TH PL |
| 4 | 1 | 068630 | 0870 | 04/03/12 | \$535,000 | \$625,000 | 2,960 | 8 | 1965 | VGood | 7,950 | N | N | 1905 165TH PL NE |
| 4 | 1 | 068630 | 0590 | 07/22/13 | \$495,000 | \$516,000 | 2,990 | 8 | 1965 | Avg | 8,140 | N | N | 2017 164TH AVE NE |
| 4 | 1 | 068620 | 1090 | 11/02/12 | \$545,000 | \$606,000 | 3,000 | 8 | 1965 | Good | 7,820 | N | N | 16828 NE 18TH ST |
| 4 | 1 | 068640 | 0010 | 04/24/13 | \$586,850 | \$626,000 | 3,090 | 8 | 1967 | Good | 8,240 | N | N | 2661 168TH AVE NE |
| 4 | 1 | 691870 | 0350 | 07/06/12 | \$600,000 | \$686,000 | 3,150 | 8 | 2000 | Avg | 7,350 | N | N | 1822 162ND AVE NE |
| 4 | 1 | 068640 | 0610 | 11/04/13 | \$640,000 | \$650,000 | 3,160 | 8 | 1967 | Good | 7,210 | N | N | 2604 NE 168TH PL |
| 4 | 1 | 068630 | 0470 | 02/12/13 | \$470,000 | \$510,000 | 3,450 | 8 | 1965 | Good | 10,500 | N | N | 16621 NE 18TH ST |
| 4 | 1 | 068630 | 0820 | 11/01/13 | \$686,000 | \$697,000 | 3,620 | 8 | 1965 | Avg | 8,880 | N | N | 16421 NE 21ST ST |
| 4 | 1 | 068630 | 0820 | 05/29/12 | \$455,000 | \$525,000 | 3,620 | 8 | 1965 | Avg | 8,880 | N | N | 16421 NE 21ST ST |

Improved Sales Used in This Annual Update Analysis Area 091 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Adj Sale Price | AGLA | Bldg Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|------|--------|-------|-----------|------------|----------------|-------|------------|----------------|-------|----------|------|-------------|-------------------------------|
| 4 | 1 | 775200 | 0025 | 12/31/12 | \$640,000 | \$702,000 | 3,640 | 8 | 1956 | VGood | 10,050 | N | N | 16237 NE 28TH ST |
| 4 | 1 | 242505 | 9159 | 05/16/12 | \$515,000 | \$596,000 | 1,830 | 9 | 1995 | Avg | 8,019 | N | N | 3316 165TH PL NE |
| 4 | 1 | 932851 | 0030 | 08/24/11 | \$440,000 | \$540,000 | 1,850 | 9 | 1986 | Good | 8,702 | N | N | 17146 NE 37TH PL |
| 4 | 1 | 202090 | 0020 | 07/06/11 | \$675,000 | \$838,000 | 2,140 | 9 | 1988 | VGood | 6,878 | N | N | 3729 170TH AVE NE |
| 4 | 1 | 202090 | 0060 | 08/14/13 | \$610,000 | \$633,000 | 2,180 | 9 | 1987 | Avg | 12,317 | Y | N | 16912 NE 37TH PL |
| 4 | 1 | 932851 | 0110 | 08/25/11 | \$485,000 | \$595,000 | 2,210 | 9 | 1987 | Avg | 8,146 | N | N | 17169 NE 37TH PL |
| 4 | 1 | 720587 | 0010 | 04/26/13 | \$660,000 | \$704,000 | 2,260 | 9 | 1992 | Avg | 7,013 | N | N | 3506 168TH AVE NE |
| 4 | 1 | 932851 | 0230 | 08/12/11 | \$566,000 | \$697,000 | 2,320 | 9 | 1987 | Avg | 7,229 | N | N | 16967 NE 37TH PL |
| 4 | 1 | 720587 | 0020 | 10/24/13 | \$702,000 | \$715,000 | 2,350 | 9 | 1993 | Avg | 6,515 | N | N | 3512 168TH AVE NE |
| 4 | 1 | 103670 | 0210 | 11/21/12 | \$415,000 | \$460,000 | 2,390 | 9 | 1974 | Avg | 4,200 | N | N | 1435 170TH PL NE |
| 4 | 1 | 415980 | 0140 | 10/03/13 | \$790,000 | \$809,000 | 2,430 | 9 | 1996 | Avg | 10,656 | N | N | 3001 170TH AVE NE |
| 4 | 1 | 664865 | 0100 | 07/22/13 | \$700,000 | \$730,000 | 2,760 | 9 | 1984 | Good | 11,462 | N | N | 1923 160TH AVE NE |
| 4 | 1 | 386510 | 0200 | 12/05/11 | \$625,000 | \$750,000 | 2,770 | 9 | 2003 | Avg | 5,837 | N | N | 3989 170TH PL NE |
| 4 | 1 | 386510 | 0130 | 12/12/12 | \$620,000 | \$683,000 | 2,780 | 9 | 2003 | Avg | 5,508 | N | N | 3833 170TH PL NE |
| 4 | 1 | 068640 | 1050 | 07/20/11 | \$586,000 | \$725,000 | 2,890 | 9 | 1967 | VGood | 7,210 | N | N | 2430 168TH AVE NE |
| 4 | 1 | 232505 | 9119 | 08/04/12 | \$700,000 | \$795,000 | 3,310 | 9 | 2001 | Avg | 8,976 | N | N | 3005 164TH AVE NE |
| 4 | 1 | 780470 | 0100 | 03/11/13 | \$837,500 | \$903,000 | 3,580 | 9 | 1998 | Avg | 14,000 | N | N | 3024 165TH PL NE |
| 4 | 1 | 029150 | 0060 | 09/10/13 | \$850,000 | \$875,000 | 2,710 | 10 | 1991 | Avg | 8,613 | N | N | 3237 165TH PL NE |
| 13 | 0 | 313410 | 0053 | 05/14/13 | \$440,000 | \$467,000 | 1,140 | 7 | 1967 | Avg | 9,600 | N | N | 3225 180TH AVE SE |
| 13 | 0 | 313410 | 0054 | 02/01/13 | \$465,000 | \$506,000 | 1,140 | 7 | 1967 | Good | 9,600 | N | N | 3235 180TH AVE NE |
| 13 | 0 | 313410 | 0146 | 12/17/13 | \$350,000 | \$351,000 | 1,300 | 7 | 1955 | Avg | 11,780 | N | N | 17340 NE 36TH ST |
| 13 | 0 | 313410 | 0197 | 04/17/12 | \$405,000 | \$472,000 | 1,350 | 7 | 1952 | Good | 18,000 | N | N | 3871 WEST LAKE SAMMAMISH PKWY |
| 13 | 0 | 313410 | 0174 | 11/27/12 | \$443,050 | \$490,000 | 1,660 | 7 | 1958 | Good | 9,600 | N | N | 3626 172ND AVE NE |
| 13 | 0 | 313410 | 0194 | 02/15/12 | \$535,000 | \$632,000 | 1,860 | 7 | 1956 | Good | 15,120 | Y | N | 17223 NE 40TH ST |
| 13 | 0 | 752710 | 0060 | 04/24/13 | \$500,000 | \$533,000 | 1,230 | 8 | 1979 | Good | 9,200 | N | N | 3538 173RD CT NE |
| 13 | 0 | 437670 | 0280 | 10/08/12 | \$429,500 | \$481,000 | 1,300 | 8 | 1969 | Avg | 13,148 | N | N | 18223 NE 28TH ST |
| 13 | 0 | 437680 | 0020 | 10/02/12 | \$499,000 | \$559,000 | 1,310 | 8 | 1973 | Good | 8,588 | N | N | 18241 NE 28TH ST |
| 13 | 0 | 437670 | 0220 | 05/14/13 | \$566,100 | \$601,000 | 1,320 | 8 | 1968 | Good | 11,250 | N | N | 2800 182ND AVE NE |
| 13 | 0 | 752521 | 0300 | 03/12/12 | \$230,000 | \$270,000 | 1,330 | 8 | 1978 | Avg | 2,752 | N | N | 2706 174TH AVE NE |

Improved Sales Used in This Annual Update Analysis Area 091 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Adj Sale Price | AGLA | Bldg Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|------|--------|-------|-----------|------------|----------------|-------|------------|----------------|-------|----------|------|-------------|-------------------|
| 13 | 0 | 752521 | 1570 | 03/20/12 | \$251,700 | \$295,000 | 1,330 | 8 | 1978 | Good | 2,855 | N | N | 2523 174TH AVE NE |
| 13 | 0 | 896500 | 0140 | 10/08/12 | \$498,000 | \$557,000 | 1,330 | 8 | 1975 | Good | 9,600 | N | N | 17704 NE 33RD ST |
| 13 | 0 | 752510 | 0010 | 03/30/12 | \$240,561 | \$281,000 | 1,350 | 8 | 1968 | Good | 2,560 | N | N | 2404 175TH AVE NE |
| 13 | 0 | 752510 | 0490 | 02/28/11 | \$275,000 | \$351,000 | 1,350 | 8 | 1975 | Good | 2,560 | N | N | 2623 175TH AVE NE |
| 13 | 0 | 752510 | 0510 | 06/04/13 | \$327,500 | \$346,000 | 1,350 | 8 | 1975 | Good | 2,560 | N | N | 2619 175TH AVE NE |
| 13 | 0 | 752510 | 0560 | 09/02/11 | \$242,500 | \$297,000 | 1,350 | 8 | 1974 | Avg | 2,560 | N | N | 2607 175TH AVE NE |
| 13 | 0 | 752521 | 1390 | 06/26/11 | \$245,500 | \$305,000 | 1,360 | 8 | 1978 | Avg | 2,924 | N | N | 2625 174TH AVE NE |
| 13 | 0 | 810040 | 0100 | 11/26/13 | \$744,534 | \$752,000 | 1,420 | 8 | 1984 | Good | 14,125 | N | N | 3202 173RD AVE NE |
| 13 | 0 | 864430 | 0200 | 11/08/11 | \$435,000 | \$525,000 | 1,420 | 8 | 1976 | Good | 10,720 | N | N | 17624 NE 30TH PL |
| 13 | 0 | 313410 | 0199 | 01/04/13 | \$581,700 | \$637,000 | 1,440 | 8 | 1978 | Good | 11,890 | Y | N | 3930 172ND AVE NE |
| 13 | 0 | 437670 | 0010 | 06/29/12 | \$395,000 | \$453,000 | 1,450 | 8 | 1973 | Good | 9,435 | N | N | 18003 NE 30TH ST |
| 13 | 0 | 336650 | 0140 | 10/10/12 | \$435,000 | \$487,000 | 1,470 | 8 | 1975 | Good | 13,390 | N | N | 2515 178TH AVE NE |
| 13 | 0 | 752710 | 0010 | 08/15/13 | \$515,000 | \$534,000 | 1,520 | 8 | 1979 | Good | 9,000 | N | N | 3547 173RD CT NE |
| 13 | 0 | 279040 | 0050 | 11/12/13 | \$560,000 | \$567,000 | 1,540 | 8 | 1976 | Good | 12,502 | N | N | 18637 NE 25TH ST |
| 13 | 0 | 864430 | 0160 | 06/14/13 | \$524,000 | \$552,000 | 1,540 | 8 | 1976 | Avg | 10,514 | N | N | 17603 NE 30TH PL |
| 13 | 0 | 131300 | 0170 | 12/18/13 | \$442,000 | \$444,000 | 1,560 | 8 | 1968 | Good | 9,750 | N | N | 2815 177TH AVE NE |
| 13 | 0 | 131300 | 0730 | 05/29/13 | \$565,000 | \$597,000 | 1,560 | 8 | 1967 | Good | 9,600 | N | N | 17715 NE 27TH ST |
| 13 | 0 | 103600 | 0770 | 08/14/12 | \$605,000 | \$686,000 | 1,580 | 8 | 1974 | Good | 11,243 | N | N | 18305 NE 25TH ST |
| 13 | 0 | 226000 | 0040 | 04/05/13 | \$480,000 | \$514,000 | 1,590 | 8 | 1977 | Good | 9,975 | N | N | 3507 175TH AVE NE |
| 13 | 0 | 810040 | 0020 | 01/10/11 | \$425,000 | \$547,000 | 1,590 | 8 | 1984 | Avg | 9,363 | N | N | 17210 NE 33RD ST |
| 13 | 0 | 753990 | 0200 | 06/19/12 | \$450,000 | \$517,000 | 1,600 | 8 | 1977 | Avg | 10,170 | N | N | 17430 N 33RD ST |
| 13 | 0 | 226000 | 0110 | 10/28/13 | \$540,000 | \$549,000 | 1,610 | 8 | 1976 | Good | 9,500 | N | N | 3415 175TH AVE NE |
| 13 | 0 | 404580 | 0090 | 05/11/12 | \$465,000 | \$539,000 | 1,610 | 8 | 1974 | Good | 12,082 | N | N | 3030 180TH AVE NE |
| 13 | 0 | 437670 | 0330 | 07/20/12 | \$432,000 | \$493,000 | 1,610 | 8 | 1968 | Good | 9,225 | N | N | 18204 NE 28TH ST |
| 13 | 0 | 306260 | 0110 | 10/29/12 | \$485,000 | \$540,000 | 1,620 | 8 | 1972 | Avg | 9,166 | N | N | 17417 NE 33RD ST |
| 13 | 0 | 306260 | 0220 | 05/26/11 | \$505,000 | \$632,000 | 1,620 | 8 | 1972 | Good | 9,649 | N | N | 3201 176TH CT NE |
| 13 | 0 | 131300 | 0090 | 06/19/12 | \$477,000 | \$548,000 | 1,640 | 8 | 1968 | VGood | 9,600 | N | N | 17702 NE 29TH ST |
| 13 | 0 | 306260 | 0080 | 11/15/12 | \$550,000 | \$610,000 | 1,640 | 8 | 1972 | Good | 8,755 | N | N | 3206 174TH AVE NE |
| 13 | 0 | 437670 | 0270 | 01/12/11 | \$380,000 | \$489,000 | 1,650 | 8 | 1969 | Good | 10,067 | N | N | 18217 NE 28TH ST |

Improved Sales Used in This Annual Update Analysis Area 091 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Adj Sale Price | AGLA | Bldg Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|------|--------|-------|-----------|------------|----------------|-------|------------|----------------|------|----------|------|-------------|-------------------|
| 13 | 0 | 226000 | 0360 | 07/28/11 | \$440,000 | \$543,000 | 1,660 | 8 | 1977 | Good | 9,375 | N | N | 17421 NE 34TH ST |
| 13 | 0 | 306260 | 0230 | 01/07/13 | \$548,000 | \$600,000 | 1,670 | 8 | 1972 | Good | 10,000 | N | N | 3208 176TH CT NE |
| 13 | 0 | 279040 | 0280 | 04/15/13 | \$538,000 | \$575,000 | 1,680 | 8 | 1975 | Avg | 12,080 | N | N | 2615 186TH AVE NE |
| 13 | 0 | 131300 | 0140 | 09/14/13 | \$510,000 | \$525,000 | 1,690 | 8 | 1966 | Good | 10,500 | N | N | 2835 177TH AVE NE |
| 13 | 0 | 226000 | 0390 | 06/25/13 | \$511,000 | \$537,000 | 1,710 | 8 | 1976 | Good | 10,010 | N | N | 3418 175TH AVE NE |
| 13 | 0 | 752521 | 1150 | 07/30/13 | \$408,500 | \$425,000 | 1,710 | 8 | 1978 | Avg | 3,009 | N | N | 2733 174TH AVE NE |
| 13 | 0 | 752521 | 1600 | 06/07/13 | \$360,000 | \$380,000 | 1,720 | 8 | 1979 | Avg | 2,752 | N | N | 2511 174TH AVE NE |
| 13 | 0 | 752521 | 1620 | 05/02/13 | \$400,000 | \$426,000 | 1,720 | 8 | 1979 | Good | 2,905 | N | N | 2503 174TH AVE NE |
| 13 | 0 | 336650 | 0060 | 12/14/12 | \$500,000 | \$551,000 | 1,760 | 8 | 1974 | Avg | 12,917 | N | N | 17726 NE 26TH ST |
| 13 | 0 | 131300 | 0440 | 01/28/13 | \$424,000 | \$462,000 | 1,780 | 8 | 1966 | Good | 10,560 | N | N | 2810 178TH AVE NE |
| 13 | 0 | 752510 | 0500 | 05/14/13 | \$381,000 | \$404,000 | 1,780 | 8 | 1975 | Good | 2,240 | N | N | 2621 175TH AVE NE |
| 13 | 0 | 752510 | 0220 | 11/21/13 | \$419,000 | \$424,000 | 1,800 | 8 | 1968 | Avg | 2,240 | N | N | 2602 175TH AVE NE |
| 13 | 0 | 752510 | 0620 | 06/18/13 | \$410,000 | \$431,000 | 1,800 | 8 | 1976 | Good | 2,276 | N | N | 2531 175TH AVE NE |
| 13 | 0 | 752510 | 0690 | 06/20/12 | \$295,000 | \$339,000 | 1,800 | 8 | 1976 | Good | 3,023 | N | N | 2517 175TH AVE NE |
| 13 | 0 | 752510 | 0720 | 01/26/11 | \$292,500 | \$375,000 | 1,800 | 8 | 1968 | Good | 2,249 | N | N | 2509 175TH AVE NE |
| 13 | 0 | 103600 | 0620 | 09/09/13 | \$540,000 | \$556,000 | 1,810 | 8 | 1968 | Good | 8,089 | N | N | 2514 183RD AVE NE |
| 13 | 0 | 279040 | 0030 | 07/27/12 | \$495,000 | \$564,000 | 1,840 | 8 | 1975 | Good | 12,672 | N | N | 18621 NE 25TH ST |
| 13 | 0 | 306260 | 0100 | 06/10/13 | \$594,000 | \$626,000 | 1,840 | 8 | 1972 | Good | 9,270 | N | N | 17411 NE 33RD ST |
| 13 | 0 | 752510 | 0040 | 05/02/13 | \$351,000 | \$374,000 | 1,850 | 8 | 1968 | Avg | 2,837 | N | N | 2410 175TH AVE NE |
| 13 | 0 | 752521 | 0020 | 07/23/13 | \$395,000 | \$412,000 | 1,850 | 8 | 1978 | Avg | 3,107 | N | N | 2506 174TH AVE NE |
| 13 | 0 | 752521 | 0020 | 08/01/11 | \$285,000 | \$352,000 | 1,850 | 8 | 1978 | Avg | 3,107 | N | N | 2506 174TH AVE NE |
| 13 | 0 | 752521 | 0080 | 05/20/11 | \$310,000 | \$389,000 | 1,850 | 8 | 1978 | Good | 3,141 | N | N | 2530 174TH AVE NE |
| 13 | 0 | 752521 | 1420 | 01/10/11 | \$360,000 | \$464,000 | 1,850 | 8 | 1979 | Good | 2,752 | N | N | 2619 174TH AVE NE |
| 13 | 0 | 103600 | 0250 | 02/17/12 | \$475,000 | \$561,000 | 1,870 | 8 | 1968 | Good | 9,126 | N | N | 18224 NE 27TH ST |
| 13 | 0 | 437670 | 0380 | 07/29/13 | \$505,000 | \$526,000 | 1,890 | 8 | 1968 | Good | 9,225 | N | N | 18128 NE 30TH ST |
| 13 | 0 | 131300 | 0240 | 11/19/13 | \$500,000 | \$506,000 | 1,910 | 8 | 1968 | Avg | 10,800 | N | N | 2818 177TH AVE NE |
| 13 | 0 | 313410 | 0157 | 09/13/12 | \$442,000 | \$498,000 | 1,910 | 8 | 1976 | Good | 11,026 | N | N | 17427 NE 38TH ST |
| 13 | 0 | 103600 | 0720 | 12/04/13 | \$616,000 | \$621,000 | 1,940 | 8 | 1969 | Good | 10,696 | N | N | 18317 NE 25TH ST |
| 13 | 0 | 025990 | 0190 | 12/06/13 | \$680,000 | \$685,000 | 1,950 | 8 | 2001 | Avg | 3,678 | N | N | 17300 NE 25TH WAY |

Improved Sales Used in This Annual Update Analysis Area 091 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Adj Sale Price | AGLA | Bldg Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|------|--------|-------|-----------|------------|----------------|-------|------------|----------------|-------|----------|------|-------------|-------------------|
| 13 | 0 | 025990 | 0360 | 02/18/11 | \$462,000 | \$590,000 | 1,950 | 8 | 2000 | Avg | 3,357 | N | N | 2507 173RD PL NE |
| 13 | 0 | 131300 | 0610 | 04/25/11 | \$385,000 | \$485,000 | 2,000 | 8 | 1967 | Avg | 10,063 | N | N | 17904 NE 27TH ST |
| 13 | 0 | 437680 | 0030 | 09/04/13 | \$749,995 | \$774,000 | 2,000 | 8 | 1973 | Good | 12,852 | N | N | 18247 NE 28TH ST |
| 13 | 0 | 752510 | 0020 | 01/24/11 | \$358,685 | \$461,000 | 2,020 | 8 | 1968 | VGood | 2,561 | N | N | 2406 175TH AVE NE |
| 13 | 0 | 810040 | 0070 | 12/01/11 | \$437,000 | \$525,000 | 2,050 | 8 | 1987 | Good | 12,229 | N | N | 3220 173RD AVE NE |
| 13 | 0 | 103600 | 0310 | 09/26/13 | \$527,000 | \$541,000 | 2,060 | 8 | 1974 | Good | 8,159 | N | N | 2620 183RD AVE NE |
| 13 | 0 | 103600 | 0760 | 08/13/12 | \$550,000 | \$624,000 | 2,060 | 8 | 1974 | VGood | 9,173 | N | N | 18309 NE 25TH ST |
| 13 | 0 | 103600 | 0760 | 10/07/11 | \$532,500 | \$648,000 | 2,060 | 8 | 1974 | VGood | 9,173 | N | N | 18309 NE 25TH ST |
| 13 | 0 | 131300 | 0340 | 09/24/12 | \$587,500 | \$660,000 | 2,080 | 8 | 1968 | VGood | 9,600 | N | N | 2801 179TH AVE NE |
| 13 | 0 | 103600 | 0170 | 03/26/12 | \$550,000 | \$644,000 | 2,110 | 8 | 1968 | Good | 8,825 | N | N | 2709 181ST AVE NE |
| 13 | 0 | 131300 | 0360 | 05/18/12 | \$485,000 | \$561,000 | 2,120 | 8 | 1967 | Good | 9,600 | N | N | 2809 179TH AVE NE |
| 13 | 0 | 437670 | 0390 | 07/22/11 | \$499,000 | \$617,000 | 2,140 | 8 | 1968 | Good | 9,225 | N | N | 18122 NE 30TH ST |
| 13 | 0 | 226000 | 0060 | 01/03/11 | \$475,000 | \$613,000 | 2,150 | 8 | 1977 | Good | 12,073 | N | N | 17414 NE 35TH PL |
| 13 | 0 | 025990 | 0050 | 06/10/13 | \$611,000 | \$644,000 | 2,170 | 8 | 2000 | Avg | 3,840 | N | N | 2484 173RD PL NE |
| 13 | 0 | 752510 | 0700 | 05/21/12 | \$354,000 | \$409,000 | 2,170 | 8 | 1968 | Avg | 3,328 | N | N | 2513 175TH AVE NE |
| 13 | 0 | 025990 | 0410 | 07/22/11 | \$525,000 | \$649,000 | 2,240 | 8 | 2001 | Avg | 4,227 | N | N | 2477 173RD PL NE |
| 13 | 0 | 025990 | 0450 | 03/11/13 | \$610,500 | \$658,000 | 2,240 | 8 | 2001 | Avg | 4,505 | N | N | 2456 172ND AVE NE |
| 13 | 0 | 025990 | 0040 | 06/14/11 | \$515,000 | \$642,000 | 2,300 | 8 | 2000 | Avg | 3,840 | N | N | 2478 173RD PL NE |
| 13 | 0 | 025990 | 0330 | 04/25/13 | \$615,000 | \$656,000 | 2,300 | 8 | 2000 | Avg | 3,664 | N | N | 17239 NE 25TH WAY |
| 13 | 0 | 226000 | 0030 | 09/16/12 | \$540,000 | \$607,000 | 2,320 | 8 | 1977 | Good | 11,000 | N | N | 3523 175TH AVE NE |
| 13 | 0 | 103600 | 0640 | 12/12/11 | \$545,000 | \$653,000 | 2,350 | 8 | 1967 | Good | 8,604 | N | N | 2500 183RD AVE NE |
| 13 | 0 | 753990 | 0020 | 04/23/12 | \$550,000 | \$640,000 | 2,350 | 8 | 1977 | Avg | 9,000 | N | N | 17614 NE 33RD PL |
| 13 | 0 | 753990 | 0090 | 10/10/12 | \$490,000 | \$548,000 | 2,350 | 8 | 1977 | Avg | 13,050 | N | N | 17507 NE 33RD PL |
| 13 | 0 | 103600 | 0910 | 03/21/12 | \$460,000 | \$539,000 | 2,420 | 8 | 1965 | Good | 11,792 | N | N | 18016 NE 28TH ST |
| 13 | 0 | 131300 | 0540 | 07/10/12 | \$547,500 | \$626,000 | 2,420 | 8 | 1967 | Good | 10,418 | N | N | 2826 179TH AVE NE |
| 13 | 0 | 864430 | 0050 | 03/22/12 | \$467,500 | \$548,000 | 2,430 | 8 | 1976 | Good | 9,600 | N | N | 3022 177TH AVE NE |
| 13 | 0 | 131300 | 0210 | 07/25/12 | \$520,000 | \$592,000 | 2,440 | 8 | 1966 | VGood | 9,804 | N | N | 17705 NE 29TH ST |
| 13 | 0 | 336650 | 0010 | 05/24/12 | \$551,000 | \$637,000 | 2,500 | 8 | 1974 | Avg | 12,350 | N | N | 17910 NE 26TH ST |
| 13 | 0 | 864430 | 0250 | 09/05/13 | \$585,000 | \$603,000 | 2,510 | 8 | 1975 | Avg | 13,565 | N | N | 17621 NE 31ST PL |

Improved Sales Used in This Annual Update Analysis

Area 091 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Adj Sale Price | AGLA | Bldg Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|------|--------|-------|-----------|------------|----------------|-------|------------|----------------|-------|----------|------|-------------|-------------------------------|
| 13 | 0 | 152355 | 0380 | 03/15/12 | \$629,000 | \$738,000 | 2,590 | 8 | 2008 | Avg | 5,540 | N | N | 17441 NE 28TH ST |
| 13 | 0 | 152355 | 0390 | 03/04/11 | \$605,000 | \$771,000 | 2,590 | 8 | 2008 | Avg | 5,502 | N | N | 17445 NE 28TH ST |
| 13 | 0 | 131300 | 0630 | 06/22/13 | \$625,000 | \$657,000 | 2,610 | 8 | 1967 | Good | 10,372 | N | N | 17918 NE 27TH ST |
| 13 | 0 | 226000 | 0120 | 04/30/13 | \$499,950 | \$532,000 | 2,620 | 8 | 1977 | Good | 9,000 | N | N | 3405 175TH AVE NE |
| 13 | 0 | 313410 | 0147 | 05/30/13 | \$682,500 | \$722,000 | 2,620 | 8 | 1985 | Avg | 10,190 | N | N | 3813 WEST LAKE SAMMAMISH PKWY |
| 13 | 0 | 752510 | 0290 | 09/11/13 | \$433,000 | \$446,000 | 2,630 | 8 | 1968 | VGood | 3,040 | N | N | 2616 175TH AVE NE |
| 13 | 0 | 752510 | 0710 | 07/11/12 | \$390,000 | \$446,000 | 2,630 | 8 | 1968 | Good | 2,638 | N | N | 2511 175TH AVE NE |
| 13 | 0 | 103600 | 0060 | 07/20/11 | \$518,000 | \$641,000 | 2,690 | 8 | 1965 | Good | 7,988 | N | N | 18101 NE 25TH ST |
| 13 | 0 | 131310 | 0040 | 07/25/13 | \$617,000 | \$643,000 | 2,700 | 8 | 1968 | VGood | 18,188 | Y | N | 2817 176TH PL NE |
| 13 | 0 | 313410 | 0045 | 04/20/12 | \$605,000 | \$704,000 | 2,700 | 8 | 1995 | Good | 10,245 | Y | N | 3417 180TH AVE NE |
| 13 | 0 | 752680 | 0180 | 06/26/12 | \$413,000 | \$474,000 | 2,720 | 8 | 1974 | Good | 8,085 | N | N | 3411 181ST AVE NE |
| 13 | 0 | 437670 | 0570 | 05/09/11 | \$480,000 | \$603,000 | 2,750 | 8 | 1973 | Good | 9,563 | N | N | 18228 NE 31ST ST |
| 13 | 0 | 864430 | 0100 | 05/10/12 | \$533,500 | \$618,000 | 3,020 | 8 | 1975 | Good | 10,459 | N | N | 17637 NE 30TH PL |
| 13 | 0 | 313410 | 0118 | 08/08/12 | \$545,000 | \$619,000 | 3,080 | 8 | 2001 | Avg | 11,696 | N | N | 3520 172ND AVE NE |
| 13 | 0 | 279040 | 0300 | 05/09/12 | \$620,000 | \$719,000 | 3,430 | 8 | 1975 | Good | 11,514 | N | N | 18508 NE 26TH ST |
| 13 | 0 | 313410 | 0149 | 06/21/13 | \$575,000 | \$605,000 | 1,620 | 9 | 1978 | Good | 12,240 | N | N | 3629 173RD CT NE |
| 13 | 0 | 336940 | 0090 | 03/22/11 | \$495,000 | \$628,000 | 1,790 | 9 | 1978 | Good | 10,624 | Y | N | 17517 NE 31ST CT |
| 13 | 0 | 192506 | 9176 | 07/12/13 | \$785,000 | \$821,000 | 2,040 | 9 | 1974 | Good | 16,117 | Y | N | 3071 WEST LAKE SAMMAMISH PKWY |
| 13 | 0 | 152356 | 0020 | 03/06/12 | \$535,000 | \$629,000 | 2,190 | 9 | 2000 | Avg | 6,007 | N | N | 3011 172ND CT NE |
| 13 | 0 | 152355 | 0510 | 05/17/11 | \$515,000 | \$646,000 | 2,230 | 9 | 1998 | Avg | 4,250 | N | N | 17414 NE 28TH ST |
| 13 | 0 | 279041 | 0230 | 07/27/11 | \$600,000 | \$741,000 | 2,360 | 9 | 1978 | Good | 12,000 | N | N | 18411 NE 26TH WAY |
| 13 | 0 | 131310 | 0070 | 07/11/13 | \$540,000 | \$565,000 | 2,400 | 9 | 1977 | Good | 20,654 | N | N | 2802 176TH PL NE |
| 13 | 0 | 279041 | 0210 | 05/09/11 | \$545,000 | \$685,000 | 2,580 | 9 | 1977 | Good | 11,900 | N | N | 18406 NE 26TH WAY |
| 13 | 0 | 666660 | 0010 | 01/29/13 | \$660,000 | \$719,000 | 2,970 | 9 | 1998 | Avg | 13,231 | N | N | 2624 172ND AVE NE |
| 13 | 0 | 313410 | 0119 | 07/08/13 | \$821,500 | \$860,000 | 3,000 | 9 | 2013 | Avg | 6,306 | N | N | 17285 NE 36TH ST |
| 13 | 0 | 313410 | 0121 | 06/21/13 | \$850,000 | \$894,000 | 3,050 | 9 | 2013 | Avg | 7,704 | N | N | 17295 NE 36TH ST |
| 13 | 0 | 313410 | 0075 | 10/22/12 | \$675,000 | \$753,000 | 2,120 | 10 | 1990 | Avg | 18,573 | N | N | 17610 NE 35TH CT |
| 13 | 0 | 152355 | 0140 | 03/08/13 | \$608,000 | \$656,000 | 2,380 | 10 | 1998 | Avg | 5,128 | N | N | 3031 173RD CT NE |
| 13 | 0 | 666660 | 0040 | 11/02/11 | \$699,950 | \$846,000 | 2,920 | 10 | 1997 | Avg | 13,492 | N | N | 17216 NE 26TH CT |

Improved Sales Used in This Annual Update Analysis Area 091 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Adj Sale Price | AGLA | Bldg Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|------|--------|-------|-----------|-------------|----------------|-------|------------|----------------|-------|----------|------|-------------|-------------------|
| 13 | 0 | 721232 | 0020 | 09/30/13 | \$720,000 | \$738,000 | 2,940 | 10 | 1983 | Avg | 12,259 | N | N | 2415 176TH CT NE |
| 13 | 0 | 313410 | 0043 | 05/13/13 | \$929,000 | \$986,000 | 2,960 | 10 | 2008 | Avg | 9,161 | N | N | 3415 180TH AVE NE |
| 13 | 0 | 313410 | 0216 | 03/26/13 | \$930,000 | \$999,000 | 3,080 | 10 | 2004 | Avg | 11,475 | Y | N | 17411 NE 39TH CT |
| 13 | 0 | 752680 | 0130 | 11/07/12 | \$912,000 | \$1,013,000 | 4,020 | 10 | 2006 | Avg | 9,798 | Y | N | 3402 181ST PL NE |
| 13 | 0 | 313410 | 0200 | 01/06/12 | \$1,150,000 | \$1,371,000 | 4,260 | 11 | 2004 | Avg | 10,616 | Y | N | 17303 NE 39TH CT |
| 13 | 1 | 327576 | 0140 | 09/30/13 | \$517,125 | \$530,000 | 1,130 | 7 | 1972 | Good | 8,175 | N | N | 1815 172ND PL NE |
| 13 | 1 | 856300 | 0050 | 05/22/13 | \$446,000 | \$472,000 | 1,160 | 7 | 1967 | Good | 10,200 | N | N | 17705 NE 13TH ST |
| 13 | 1 | 327575 | 0060 | 02/21/13 | \$365,000 | \$395,000 | 1,300 | 7 | 1968 | Good | 7,280 | N | N | 17230 NE 16TH PL |
| 13 | 1 | 327575 | 0300 | 04/16/12 | \$360,000 | \$420,000 | 1,330 | 7 | 1967 | Good | 7,565 | N | N | 17259 NE 16TH PL |
| 13 | 1 | 327576 | 0390 | 03/13/13 | \$330,000 | \$356,000 | 1,350 | 7 | 1968 | Avg | 7,708 | N | N | 1728 172ND CT NE |
| 13 | 1 | 856302 | 0110 | 10/01/12 | \$529,000 | \$593,000 | 1,350 | 7 | 1968 | Good | 7,200 | N | N | 2200 182ND AVE NE |
| 13 | 1 | 856302 | 0370 | 05/13/11 | \$399,000 | \$501,000 | 1,380 | 7 | 1965 | Good | 13,068 | N | N | 2115 182ND AVE NE |
| 13 | 1 | 856300 | 0590 | 04/04/13 | \$560,000 | \$600,000 | 1,390 | 7 | 1976 | Good | 8,034 | N | N | 1421 177TH AVE NE |
| 13 | 1 | 327575 | 0050 | 04/22/11 | \$390,000 | \$492,000 | 1,400 | 7 | 1968 | Good | 7,140 | N | N | 17234 NE 16TH PL |
| 13 | 1 | 327575 | 0290 | 08/17/12 | \$490,000 | \$555,000 | 1,460 | 7 | 1967 | VGood | 7,860 | N | N | 17255 NE 15TH PL |
| 13 | 1 | 327575 | 0220 | 10/13/11 | \$340,000 | \$413,000 | 1,480 | 7 | 1967 | Good | 7,200 | N | N | 17205 NE 15TH PL |
| 13 | 1 | 252505 | 9005 | 02/07/12 | \$436,700 | \$517,000 | 1,520 | 7 | 1949 | Good | 13,343 | N | N | 2037 173RD AVE NE |
| 13 | 1 | 252505 | 9146 | 05/21/13 | \$420,000 | \$445,000 | 1,530 | 7 | 1977 | Avg | 10,454 | N | N | 1711 173RD AVE NE |
| 13 | 1 | 327575 | 0430 | 03/18/11 | \$448,000 | \$569,000 | 1,660 | 7 | 1967 | VGood | 10,667 | N | N | 17227 NE 16TH PL |
| 13 | 1 | 327575 | 0270 | 02/15/13 | \$526,000 | \$571,000 | 1,970 | 7 | 1967 | Avg | 7,200 | N | N | 17241 NE 15TH PL |
| 13 | 1 | 026700 | 0180 | 09/30/13 | \$595,000 | \$610,000 | 2,030 | 7 | 1967 | Good | 12,000 | N | N | 1635 177TH AVE NE |
| 13 | 1 | 856300 | 0730 | 03/06/13 | \$470,000 | \$507,000 | 1,120 | 8 | 1977 | Good | 8,000 | N | N | 1346 177TH AVE NE |
| 13 | 1 | 856301 | 0110 | 05/17/13 | \$635,000 | \$673,000 | 1,120 | 8 | 1974 | Good | 7,875 | N | N | 1802 180TH AVE NE |
| 13 | 1 | 505680 | 0380 | 10/04/12 | \$425,000 | \$476,000 | 1,130 | 8 | 1974 | Avg | 9,525 | N | N | 1810 173RD AVE NE |
| 13 | 1 | 327576 | 0370 | 05/09/12 | \$410,000 | \$475,000 | 1,150 | 8 | 1968 | VGood | 9,037 | N | N | 1710 172ND CT NE |
| 13 | 1 | 815550 | 0130 | 09/03/13 | \$388,000 | \$400,000 | 1,150 | 8 | 1968 | Avg | 7,900 | N | N | 17400 NE 14TH ST |
| 13 | 1 | 252505 | 9171 | 11/26/13 | \$592,500 | \$598,000 | 1,240 | 8 | 1978 | Good | 12,196 | N | N | 1901 177TH AVE NE |
| 13 | 1 | 856300 | 0630 | 08/27/13 | \$441,000 | \$456,000 | 1,260 | 8 | 1974 | Avg | 8,673 | N | N | 1343 177TH AVE NE |
| 13 | 1 | 919900 | 0100 | 12/05/13 | \$565,000 | \$569,000 | 1,260 | 8 | 1984 | Good | 10,030 | N | N | 17310 NE 17TH PL |

Improved Sales Used in This Annual Update Analysis

Area 091 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Adj Sale Price | AGLA | Bldg Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|------|--------|-------|-----------|------------|----------------|-------|------------|----------------|-------|----------|------|-------------|-------------------|
| 13 | 1 | 505680 | 0370 | 08/23/13 | \$500,000 | \$517,000 | 1,270 | 8 | 1975 | Good | 8,800 | N | N | 1804 173RD AVE NE |
| 13 | 1 | 856300 | 1090 | 03/18/11 | \$390,000 | \$495,000 | 1,270 | 8 | 1966 | Good | 8,484 | N | N | 1520 179TH AVE NE |
| 13 | 1 | 505680 | 0090 | 06/04/13 | \$533,000 | \$563,000 | 1,280 | 8 | 1975 | Avg | 8,800 | N | N | 1808 175TH PL NE |
| 13 | 1 | 856302 | 0120 | 11/26/13 | \$505,000 | \$510,000 | 1,310 | 8 | 1967 | Good | 7,200 | N | N | 2204 182ND AVE NE |
| 13 | 1 | 856305 | 0250 | 06/26/12 | \$453,000 | \$519,000 | 1,320 | 8 | 1968 | Good | 7,350 | N | N | 2021 184TH AVE NE |
| 13 | 1 | 856300 | 1360 | 12/23/13 | \$400,000 | \$401,000 | 1,340 | 8 | 1965 | Good | 8,976 | N | N | 1455 180TH AVE NE |
| 13 | 1 | 106600 | 0270 | 11/09/12 | \$390,000 | \$433,000 | 1,350 | 8 | 1969 | Good | 9,119 | N | N | 1104 176TH AVE NE |
| 13 | 1 | 856301 | 0400 | 06/13/13 | \$430,000 | \$453,000 | 1,350 | 8 | 1965 | Good | 8,000 | N | N | 1619 180TH AVE NE |
| 13 | 1 | 856301 | 0400 | 10/01/12 | \$415,000 | \$465,000 | 1,350 | 8 | 1965 | Good | 8,000 | N | N | 1619 180TH AVE NE |
| 13 | 1 | 106620 | 0060 | 11/19/13 | \$575,000 | \$582,000 | 1,390 | 8 | 1969 | Good | 9,840 | N | N | 17808 NE 12TH ST |
| 13 | 1 | 856300 | 0710 | 09/14/11 | \$570,000 | \$697,000 | 1,400 | 8 | 1984 | Good | 8,160 | Y | N | 1322 177TH AVE NE |
| 13 | 1 | 252505 | 9170 | 08/23/11 | \$510,000 | \$626,000 | 1,410 | 8 | 1978 | Good | 12,196 | N | N | 1907 177TH AVE NE |
| 13 | 1 | 143760 | 0250 | 07/28/11 | \$425,000 | \$525,000 | 1,420 | 8 | 1973 | Good | 12,006 | N | N | 2217 187TH AVE NE |
| 13 | 1 | 403980 | 0110 | 08/16/13 | \$542,400 | \$562,000 | 1,420 | 8 | 1981 | Good | 19,843 | N | N | 17509 NE 4TH PL |
| 13 | 1 | 403980 | 0110 | 12/15/11 | \$435,000 | \$521,000 | 1,420 | 8 | 1981 | Good | 19,843 | N | N | 17509 NE 4TH PL |
| 13 | 1 | 106610 | 0100 | 07/03/13 | \$462,500 | \$485,000 | 1,430 | 8 | 1958 | Avg | 10,450 | N | N | 806 178TH AVE NE |
| 13 | 1 | 681100 | 0170 | 11/07/12 | \$499,000 | \$554,000 | 1,430 | 8 | 1968 | Good | 12,418 | N | N | 17523 NE 22ND CT |
| 13 | 1 | 856300 | 0450 | 02/01/12 | \$430,000 | \$510,000 | 1,430 | 8 | 1965 | Good | 9,981 | N | N | 1412 176TH AVE NE |
| 13 | 1 | 026702 | 0100 | 09/02/11 | \$495,000 | \$607,000 | 1,460 | 8 | 1976 | Avg | 12,970 | N | N | 2225 177TH PL NE |
| 13 | 1 | 815550 | 0110 | 10/10/11 | \$434,000 | \$527,000 | 1,510 | 8 | 1968 | Good | 7,800 | N | N | 17408 NE 14TH ST |
| 13 | 1 | 856301 | 0490 | 01/25/13 | \$418,000 | \$456,000 | 1,510 | 8 | 1966 | Avg | 8,457 | N | N | 1222 180TH PL NE |
| 13 | 1 | 856303 | 0300 | 11/07/13 | \$589,950 | \$599,000 | 1,510 | 8 | 1966 | Good | 9,964 | N | N | 18310 NE 19TH PL |
| 13 | 1 | 856300 | 1120 | 01/14/13 | \$600,000 | \$656,000 | 1,520 | 8 | 1966 | Avg | 9,120 | N | N | 1439 179TH PL NE |
| 13 | 1 | 106620 | 0090 | 03/22/11 | \$475,000 | \$603,000 | 1,540 | 8 | 1972 | Good | 10,400 | N | N | 965 178TH AVE NE |
| 13 | 1 | 856304 | 0170 | 12/06/11 | \$450,000 | \$540,000 | 1,540 | 8 | 1967 | Good | 8,104 | N | N | 18308 NE 20TH ST |
| 13 | 1 | 106630 | 0290 | 11/08/11 | \$560,000 | \$676,000 | 1,560 | 8 | 1967 | VGood | 8,829 | N | N | 17420 NE 11TH ST |
| 13 | 1 | 856302 | 0330 | 04/23/12 | \$490,000 | \$570,000 | 1,580 | 8 | 1966 | Good | 8,111 | N | N | 2205 182ND AVE NE |
| 13 | 1 | 856305 | 0300 | 11/21/11 | \$635,000 | \$765,000 | 1,590 | 8 | 1967 | Good | 7,906 | N | N | 2010 184TH AVE NE |
| 13 | 1 | 144900 | 0030 | 09/01/11 | \$461,000 | \$565,000 | 1,590 | 8 | 1977 | Avg | 17,600 | N | N | 2307 180TH PL NE |

Improved Sales Used in This Annual Update Analysis Area 091 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Adj Sale Price | AGLA | Bldg Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|------|--------|-------|-----------|------------|----------------|-------|------------|----------------|-------|----------|------|-------------|--------------------|
| 13 | 1 | 856300 | 0170 | 08/15/13 | \$635,000 | \$658,000 | 1,590 | 8 | 1968 | Good | 9,375 | N | N | 1329 176TH AVE NE |
| 13 | 1 | 856300 | 0380 | 08/10/12 | \$508,000 | \$576,000 | 1,590 | 8 | 1965 | Good | 9,000 | N | N | 1306 176TH AVE NE |
| 13 | 1 | 856300 | 0400 | 06/20/13 | \$527,500 | \$555,000 | 1,590 | 8 | 1965 | Good | 8,000 | Y | N | 1322 176TH AVE NE |
| 13 | 1 | 856302 | 0260 | 07/10/12 | \$534,000 | \$610,000 | 1,590 | 8 | 1967 | Avg | 9,375 | N | N | 18116 NE 22ND ST |
| 13 | 1 | 856300 | 1380 | 11/22/13 | \$720,000 | \$728,000 | 1,600 | 8 | 1965 | VGood | 7,845 | N | N | 1443 180TH AVE NE |
| 13 | 1 | 856306 | 0060 | 05/14/13 | \$490,400 | \$521,000 | 1,600 | 8 | 1972 | Good | 11,165 | N | N | 2218 186TH AVE NE |
| 13 | 1 | 143760 | 0030 | 09/24/12 | \$550,000 | \$618,000 | 1,610 | 8 | 1974 | Good | 12,420 | N | N | 2015 187TH AVE NE |
| 13 | 1 | 856301 | 0380 | 10/24/11 | \$535,000 | \$648,000 | 1,610 | 8 | 1967 | Good | 8,000 | N | N | 1643 180TH AVE NE |
| 13 | 1 | 856300 | 1080 | 09/20/12 | \$387,800 | \$436,000 | 1,620 | 8 | 1966 | Good | 9,402 | N | N | 1512 179TH AVE NE |
| 13 | 1 | 106610 | 0120 | 02/07/13 | \$462,000 | \$502,000 | 1,620 | 8 | 1967 | Good | 9,474 | N | N | 17620 NE 8TH PL |
| 13 | 1 | 106610 | 0130 | 05/24/12 | \$405,000 | \$468,000 | 1,620 | 8 | 1967 | Avg | 11,474 | N | N | 17610 NE 8TH PL |
| 13 | 1 | 856300 | 0360 | 08/14/13 | \$490,000 | \$508,000 | 1,620 | 8 | 1966 | Good | 8,160 | N | N | 1513 177TH AVE NE |
| 13 | 1 | 106610 | 0330 | 02/12/13 | \$582,000 | \$632,000 | 1,640 | 8 | 1972 | Good | 15,162 | N | N | 839 179TH CT NE |
| 13 | 1 | 856300 | 1320 | 07/15/11 | \$489,000 | \$606,000 | 1,640 | 8 | 1967 | Good | 8,262 | N | N | 1424 179TH PL NE |
| 13 | 1 | 856305 | 0390 | 02/07/13 | \$485,000 | \$527,000 | 1,670 | 8 | 1968 | VGood | 8,755 | N | N | 18521 NE 21ST ST |
| 13 | 1 | 856305 | 0460 | 04/29/13 | \$482,000 | \$514,000 | 1,670 | 8 | 1968 | Good | 7,931 | N | N | 18510 NE 20TH PL |
| 13 | 1 | 856305 | 0520 | 09/11/12 | \$430,000 | \$484,000 | 1,670 | 8 | 1968 | Good | 8,240 | N | N | 18525 NE 20TH PL |
| 13 | 1 | 891710 | 0189 | 05/11/13 | \$551,000 | \$585,000 | 1,670 | 8 | 1975 | Good | 12,150 | N | N | 2209 185TH PL NE |
| 13 | 1 | 106620 | 0020 | 09/11/12 | \$512,000 | \$577,000 | 1,680 | 8 | 1982 | Good | 9,960 | N | N | 17836 NE 12TH ST |
| 13 | 1 | 392010 | 0110 | 11/15/11 | \$485,000 | \$585,000 | 1,680 | 8 | 1969 | Good | 12,467 | N | N | 2228 184TH AVE NE |
| 13 | 1 | 856316 | 0230 | 04/07/11 | \$495,000 | \$626,000 | 1,690 | 8 | 1976 | Good | 8,500 | N | N | 17308 NE 13TH PL |
| 13 | 1 | 932970 | 0250 | 06/20/13 | \$606,200 | \$637,000 | 1,690 | 8 | 1987 | Avg | 12,260 | N | N | 1835 178TH AVE NE |
| 13 | 1 | 856305 | 0510 | 06/14/12 | \$517,500 | \$595,000 | 1,710 | 8 | 1967 | Good | 10,725 | N | N | 18517 NE 20TH PL |
| 13 | 1 | 026702 | 0190 | 03/18/11 | \$425,000 | \$540,000 | 1,720 | 8 | 1976 | Avg | 12,160 | N | N | 2015 177TH AVE NE |
| 13 | 1 | 190460 | 0020 | 10/23/11 | \$410,000 | \$497,000 | 1,730 | 8 | 1978 | Avg | 12,354 | N | N | 17317 NE 23RD CT |
| 13 | 1 | 743150 | 0361 | 03/21/13 | \$535,000 | \$575,000 | 1,730 | 8 | 1950 | Good | 18,161 | Y | N | 1002 ROSEMONT BLVD |
| 13 | 1 | 026702 | 0110 | 03/16/11 | \$477,500 | \$607,000 | 1,760 | 8 | 1974 | Good | 13,592 | N | N | 2217 177TH PL NE |
| 13 | 1 | 106620 | 0380 | 07/12/13 | \$580,000 | \$607,000 | 1,760 | 8 | 1968 | Good | 9,679 | N | N | 1028 179TH PL NE |
| 13 | 1 | 505680 | 0280 | 10/30/12 | \$460,000 | \$512,000 | 1,780 | 8 | 1968 | Good | 9,948 | N | N | 1856 174TH PL NE |

Improved Sales Used in This Annual Update Analysis Area 091 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Adj Sale Price | AGLA | Bldg Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|------|--------|-------|-----------|------------|----------------|-------|------------|----------------|-------|----------|------|-------------|-------------------|
| 13 | 1 | 856307 | 0970 | 02/13/12 | \$512,500 | \$606,000 | 1,780 | 8 | 1972 | Good | 9,840 | Y | N | 18536 NE 19TH PL |
| 13 | 1 | 856300 | 0220 | 10/22/12 | \$487,500 | \$544,000 | 1,790 | 8 | 1965 | Avg | 8,992 | N | N | 1411 176TH PL NE |
| 13 | 1 | 856302 | 0410 | 05/15/12 | \$508,000 | \$588,000 | 1,790 | 8 | 1965 | Good | 12,500 | N | N | 2011 182ND AVE NE |
| 13 | 1 | 891710 | 0184 | 07/12/13 | \$625,000 | \$654,000 | 1,790 | 8 | 1974 | VGood | 12,592 | N | N | 2316 185TH PL NE |
| 13 | 1 | 856300 | 1000 | 08/07/12 | \$497,500 | \$565,000 | 1,800 | 8 | 1965 | Good | 11,210 | N | N | 1330 179TH AVE NE |
| 13 | 1 | 144900 | 0250 | 11/12/13 | \$545,000 | \$552,000 | 1,810 | 8 | 1978 | Good | 12,750 | N | N | 2130 180TH CT NE |
| 13 | 1 | 856303 | 0350 | 08/15/12 | \$493,500 | \$559,000 | 1,820 | 8 | 1966 | Avg | 9,450 | N | N | 18352 NE 19TH PL |
| 13 | 1 | 144900 | 0200 | 08/16/13 | \$501,700 | \$520,000 | 1,840 | 8 | 1977 | Good | 13,122 | N | N | 2028 180TH CT NE |
| 13 | 1 | 106600 | 0420 | 05/03/12 | \$570,000 | \$662,000 | 1,860 | 8 | 1961 | Good | 10,304 | Y | N | 17815 NE 9TH ST |
| 13 | 1 | 403980 | 0210 | 03/22/13 | \$450,000 | \$484,000 | 1,880 | 8 | 1977 | Avg | 16,291 | N | N | 514 176TH LN NE |
| 13 | 1 | 856300 | 1150 | 07/08/13 | \$559,000 | \$585,000 | 1,880 | 8 | 1966 | Avg | 8,400 | N | N | 1419 179TH PL NE |
| 13 | 1 | 856300 | 1240 | 09/24/12 | \$544,000 | \$611,000 | 1,920 | 8 | 1966 | Good | 8,653 | N | N | 17927 NE 13TH PL |
| 13 | 1 | 392010 | 0090 | 01/25/12 | \$560,000 | \$665,000 | 1,930 | 8 | 1970 | Good | 13,569 | N | N | 2212 184TH AVE NE |
| 13 | 1 | 403980 | 0200 | 11/20/12 | \$570,000 | \$631,000 | 1,930 | 8 | 1978 | VGood | 18,135 | N | N | 520 176TH LN NE |
| 13 | 1 | 856301 | 0410 | 08/18/11 | \$490,000 | \$602,000 | 1,930 | 8 | 1966 | Good | 8,364 | N | N | 1615 180TH AVE NE |
| 13 | 1 | 856300 | 1610 | 04/11/11 | \$485,000 | \$613,000 | 1,940 | 8 | 1965 | Good | 8,925 | N | N | 1436 180TH AVE NE |
| 13 | 1 | 106620 | 0040 | 10/22/12 | \$535,000 | \$597,000 | 1,950 | 8 | 1973 | Good | 9,840 | N | N | 17824 NE 12TH ST |
| 13 | 1 | 856300 | 0760 | 09/03/13 | \$610,000 | \$629,000 | 1,950 | 8 | 1975 | VGood | 7,289 | N | N | 1414 177TH AVE NE |
| 13 | 1 | 856302 | 0350 | 06/18/13 | \$610,000 | \$642,000 | 1,980 | 8 | 1965 | Good | 10,393 | N | N | 2119 182ND AVE NE |
| 13 | 1 | 856300 | 0040 | 02/24/11 | \$545,000 | \$695,000 | 1,990 | 8 | 1966 | VGood | 10,200 | N | N | 17623 NE 13TH ST |
| 13 | 1 | 932970 | 0270 | 05/28/11 | \$535,000 | \$669,000 | 2,110 | 8 | 1986 | Avg | 10,800 | N | N | 1885 178TH AVE NE |
| 13 | 1 | 106620 | 0030 | 06/12/13 | \$570,000 | \$601,000 | 2,120 | 8 | 1969 | Avg | 9,960 | N | N | 17832 NE 12TH ST |
| 13 | 1 | 106630 | 0310 | 07/13/11 | \$504,000 | \$624,000 | 2,120 | 8 | 1967 | Good | 9,775 | N | N | 17404 NE 11TH ST |
| 13 | 1 | 505680 | 0340 | 09/01/13 | \$601,500 | \$621,000 | 2,120 | 8 | 1968 | VGood | 9,200 | N | N | 17318 NE 18TH PL |
| 13 | 1 | 337660 | 0070 | 06/23/11 | \$471,000 | \$586,000 | 2,190 | 8 | 1975 | VGood | 10,000 | N | N | 1425 172ND PL NE |
| 13 | 1 | 856300 | 1410 | 06/11/12 | \$512,000 | \$589,000 | 2,200 | 8 | 1965 | Good | 7,680 | N | N | 1427 180TH AVE NE |
| 13 | 1 | 856303 | 0070 | 08/24/12 | \$575,000 | \$650,000 | 2,200 | 8 | 1968 | Good | 7,665 | N | N | 1601 184TH AVE NE |
| 13 | 1 | 143760 | 0100 | 08/17/12 | \$535,000 | \$606,000 | 2,230 | 8 | 1974 | Good | 12,006 | N | N | 2026 187TH AVE NE |
| 13 | 1 | 856302 | 0360 | 05/29/13 | \$561,000 | \$593,000 | 2,230 | 8 | 1966 | Avg | 11,894 | N | N | 2117 182ND AVE NE |

Improved Sales Used in This Annual Update Analysis Area 091 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Adj Sale Price | AGLA | Bldg Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|------|--------|-------|-----------|------------|----------------|-------|------------|----------------|------|----------|------|-------------|-------------------|
| 13 | 1 | 252505 | 9184 | 03/14/12 | \$555,000 | \$652,000 | 2,240 | 8 | 1987 | Good | 12,000 | N | N | 17219 NE 22ND CT |
| 13 | 1 | 106630 | 0220 | 02/08/13 | \$580,000 | \$630,000 | 2,260 | 8 | 1967 | Good | 9,180 | N | N | 17449 NE 11TH ST |
| 13 | 1 | 856301 | 0180 | 03/23/11 | \$515,000 | \$653,000 | 2,380 | 8 | 1968 | Avg | 8,025 | N | N | 1916 180TH AVE NE |
| 13 | 1 | 856305 | 0070 | 04/13/11 | \$549,950 | \$695,000 | 2,390 | 8 | 1973 | Good | 13,050 | N | N | 2104 186TH AVE NE |
| 13 | 1 | 856302 | 0020 | 09/12/13 | \$590,000 | \$607,000 | 2,440 | 8 | 1967 | Good | 7,875 | N | N | 2008 182ND AVE NE |
| 13 | 1 | 252505 | 9187 | 08/08/11 | \$599,950 | \$739,000 | 2,610 | 8 | 1987 | Good | 13,334 | N | N | 17203 NE 22ND CT |
| 13 | 1 | 856303 | 0220 | 04/01/13 | \$770,000 | \$826,000 | 3,380 | 8 | 1967 | Good | 13,300 | N | N | 1837 184TH AVE NE |
| 13 | 1 | 856301 | 0630 | 09/12/13 | \$779,000 | \$802,000 | 3,530 | 8 | 1966 | Avg | 9,280 | Y | N | 1326 183RD AVE NE |
| 13 | 1 | 856301 | 0570 | 04/24/12 | \$630,500 | \$733,000 | 3,640 | 8 | 1966 | Good | 11,289 | N | N | 18019 NE 12TH PL |
| 13 | 1 | 856307 | 0240 | 07/25/11 | \$495,000 | \$612,000 | 1,190 | 9 | 1975 | Good | 10,000 | Y | N | 18430 NE 15TH PL |
| 13 | 1 | 856301 | 0800 | 03/25/11 | \$515,000 | \$653,000 | 1,330 | 9 | 1976 | Good | 11,041 | N | N | 1356 183RD AVE NE |
| 13 | 1 | 414165 | 0150 | 03/18/13 | \$700,000 | \$754,000 | 1,470 | 9 | 1980 | Good | 13,063 | N | N | 18612 NE 16TH ST |
| 13 | 1 | 106610 | 0430 | 06/20/12 | \$639,000 | \$734,000 | 1,630 | 9 | 1979 | Good | 11,995 | N | N | 910 179TH CT NE |
| 13 | 1 | 414165 | 0200 | 03/16/12 | \$675,000 | \$792,000 | 1,720 | 9 | 1988 | Good | 11,360 | N | N | 1708 187TH AVE NE |
| 13 | 1 | 414165 | 0090 | 02/15/12 | \$575,000 | \$679,000 | 1,750 | 9 | 1979 | Avg | 9,450 | Y | N | 1407 187TH AVE NE |
| 13 | 1 | 894150 | 0110 | 11/19/12 | \$799,900 | \$886,000 | 1,770 | 9 | 1978 | Good | 24,707 | Y | N | 18930 NE 20TH CT |
| 13 | 1 | 894150 | 0060 | 04/23/12 | \$500,000 | \$582,000 | 1,830 | 9 | 1978 | Avg | 12,000 | N | N | 18915 NE 20TH CT |
| 13 | 1 | 856301 | 0860 | 05/21/13 | \$645,000 | \$683,000 | 1,880 | 9 | 1966 | Avg | 8,400 | N | N | 1339 183RD AVE NE |
| 13 | 1 | 752690 | 0130 | 12/24/12 | \$587,500 | \$645,000 | 1,940 | 9 | 1975 | Avg | 13,366 | Y | N | 701 177TH LN NE |
| 13 | 1 | 856301 | 0810 | 12/05/12 | \$653,400 | \$721,000 | 1,950 | 9 | 1966 | Good | 7,875 | N | N | 1501 184TH AVE NE |
| 13 | 1 | 856305 | 0240 | 01/11/13 | \$595,500 | \$651,000 | 2,010 | 9 | 1968 | Good | 8,050 | N | N | 2027 184TH AVE NE |
| 13 | 1 | 856308 | 0220 | 09/19/11 | \$610,710 | \$746,000 | 2,070 | 9 | 1977 | Good | 14,453 | Y | N | 1660 185TH AVE NE |
| 13 | 1 | 856308 | 0060 | 07/18/12 | \$900,000 | \$1,027,000 | 2,090 | 9 | 1977 | Good | 11,400 | Y | N | 1428 185TH AVE NE |
| 13 | 1 | 252505 | 9087 | 06/07/11 | \$554,000 | \$692,000 | 2,130 | 9 | 1985 | Good | 20,520 | N | N | 17711 NE 24TH ST |
| 13 | 1 | 856307 | 0170 | 08/13/12 | \$675,000 | \$765,000 | 2,140 | 9 | 1970 | Good | 12,201 | Y | N | 1451 185TH AVE NE |
| 13 | 1 | 359100 | 0050 | 04/06/12 | \$735,000 | \$859,000 | 2,300 | 9 | 1996 | Avg | 25,039 | N | N | 17416 NE 20TH CT |
| 13 | 1 | 252505 | 9196 | 05/13/13 | \$610,000 | \$648,000 | 2,330 | 9 | 1998 | Avg | 7,715 | N | N | 820 173RD AVE NE |
| 13 | 1 | 856307 | 0250 | 08/30/13 | \$690,000 | \$713,000 | 2,330 | 9 | 1993 | Good | 10,000 | N | N | 18422 NE 15TH PL |
| 13 | 1 | 359100 | 0060 | 04/15/13 | \$775,000 | \$829,000 | 2,360 | 9 | 1996 | Avg | 15,245 | N | N | 17408 NE 20TH CT |

Improved Sales Used in This Annual Update Analysis Area 091 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Adj Sale Price | AGLA | Bldg Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|------|--------|-------|-----------|-------------|----------------|-------|------------|----------------|------|----------|------|-------------|-------------------|
| 13 | 1 | 932960 | 0110 | 04/12/13 | \$639,000 | \$684,000 | 2,370 | 9 | 1990 | Avg | 16,828 | N | N | 2103 178TH AVE NE |
| 13 | 1 | 252505 | 9199 | 06/14/11 | \$629,000 | \$784,000 | 2,520 | 9 | 1997 | Avg | 13,841 | N | N | 17218 NE 22ND CT |
| 13 | 1 | 856301 | 0290 | 07/27/12 | \$649,500 | \$739,000 | 2,540 | 9 | 1977 | Good | 9,682 | N | N | 17915 NE 19TH PL |
| 13 | 1 | 932960 | 0180 | 05/08/13 | \$660,000 | \$702,000 | 2,620 | 9 | 1987 | Avg | 13,500 | N | N | 2030 178TH AVE NE |
| 13 | 1 | 252505 | 9044 | 11/30/11 | \$650,000 | \$781,000 | 2,740 | 9 | 2004 | Avg | 34,200 | N | N | 17205 NE 24TH ST |
| 13 | 1 | 252505 | 9197 | 11/24/12 | \$695,500 | \$770,000 | 2,810 | 9 | 1997 | Avg | 12,534 | N | N | 2314 179TH CT NE |
| 13 | 1 | 252505 | 9065 | 08/22/12 | \$790,000 | \$894,000 | 2,970 | 9 | 2011 | Avg | 10,481 | N | N | 1450 173RD AVE NE |
| 13 | 1 | 743150 | 0339 | 12/02/13 | \$1,012,000 | \$1,020,000 | 3,240 | 9 | 1977 | Good | 17,559 | Y | N | 1010 185TH AVE NE |
| 13 | 1 | 856301 | 0600 | 06/05/13 | \$860,000 | \$908,000 | 4,370 | 9 | 2002 | Avg | 12,300 | N | N | 1308 183RD AVE NE |
| 13 | 1 | 856307 | 0200 | 10/29/12 | \$1,107,000 | \$1,233,000 | 3,770 | 10 | 2001 | Avg | 13,877 | Y | N | 1433 185TH AVE NE |
| 13 | 1 | 743150 | 0270 | 09/27/13 | \$1,020,000 | \$1,046,000 | 3,250 | 11 | 1991 | Avg | 27,331 | Y | N | 1082 185TH AVE NE |

Improved Sales Removed in This Annual Update Analysis Area 091 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Comments |
|----------|------|--------|-------|-----------|------------|---|
| 4 | 1 | 025960 | 0450 | 12/05/12 | \$402,318 | NO MARKET EXPOSURE; BANKRUPTCY; EXEMPT FROM EXCISE TAX |
| 4 | 1 | 025960 | 0600 | 08/14/13 | \$498,850 | DATA DOES NOT MATCH SALE |
| 4 | 1 | 025960 | 0920 | 05/09/12 | \$89,735 | DOR RATIO;QCD; RELATED PARTY/FRIEND/NEIGHBOR |
| 4 | 1 | 025970 | 0100 | 07/03/12 | \$280,000 | NO MARKET EXPOSURE |
| 4 | 1 | 025970 | 0130 | 12/15/11 | \$110,000 | DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR |
| 4 | 1 | 025980 | 0670 | 05/01/13 | \$478,000 | DATA DOES NOT MATCH SALE |
| 4 | 1 | 025980 | 0670 | 01/03/13 | \$292,700 | DATA DOES NOT MATCH SALE |
| 4 | 1 | 025980 | 0770 | 12/18/13 | \$487,000 | DATA DOES NOT MATCH SALE |
| 4 | 1 | 025980 | 0890 | 01/18/13 | \$275,000 | %COMPLETE |
| 4 | 1 | 025980 | 0920 | 02/10/12 | \$290,000 | SHORT SALE |
| 4 | 1 | 029150 | 0190 | 04/25/13 | \$220,695 | DOR RATIO;CORPORATE AFFILIATES; PARTIAL INTEREST (1/3, 1/2, Etc.) |
| 4 | 1 | 068620 | 0420 | 09/20/12 | \$350,000 | MODEL DEVELOPMENT EXCLUSION; DIAGNOSTIC OUTLIER |
| 4 | 1 | 068620 | 0596 | 06/11/12 | \$300,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE |
| 4 | 1 | 068620 | 0800 | 05/10/11 | \$349,000 | QUESTIONABLE PER APPRAISAL; NO MARKET EXPOSURE |
| 4 | 1 | 068620 | 1190 | 07/05/12 | \$432,198 | DIAGNOSTIC OUTLIER |
| 4 | 1 | 068620 | 1230 | 07/22/13 | \$497,000 | DATA DOES NOT MATCH SALE |
| 4 | 1 | 068630 | 0350 | 08/05/13 | \$169,000 | DOR RATIO;ESTATE ADMIN; PART INTEREST; EXEMPT FROM EXCISE TAX |
| 4 | 1 | 068630 | 0350 | 11/18/13 | \$338,000 | QUESTIONABLE PER APPRAISAL; NO MARKET EXPOSURE |
| 4 | 1 | 068630 | 0590 | 05/08/13 | \$654,217 | NO MARKET EXPOSURE; FORCED SALE |
| 4 | 1 | 068630 | 0870 | 09/14/11 | \$365,000 | ESTATE ADMIN;IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 4 | 1 | 068630 | 0950 | 06/20/12 | \$375,000 | DATA DOES NOT MATCH SALE |
| 4 | 1 | 068630 | 1080 | 09/10/12 | \$520,000 | UNFINISHED AREA |
| 4 | 1 | 068640 | 0450 | 12/30/11 | \$289,900 | OBSERVATION OUTSIDE THE NORM; DIAGNOSTIC OUTLIER |
| 4 | 1 | 068640 | 0480 | 12/03/13 | \$634,850 | DATA DOES NOT MATCH SALE |
| 4 | 1 | 068640 | 0920 | 05/11/12 | \$372,000 | DATA DOES NOT MATCH SALE |
| 4 | 1 | 068640 | 0920 | 10/23/13 | \$545,000 | RELOCATION - SALE TO SERVICE |
| 4 | 1 | 068640 | 1010 | 03/18/11 | \$307,950 | DOR RATIO;NO MARKET EXPOSURE; QCD; RELOCATION - SALE BY SERVICE |
| 4 | 1 | 068645 | 0100 | 08/05/11 | \$355,000 | NO MARKET EXPOSURE |
| 4 | 1 | 068645 | 0240 | 09/24/13 | \$497,000 | UNFINISHED AREA |

Improved Sales Removed in This Annual Update Analysis Area 091 -- 1 to 3 Unit Residences

| Sub Area | Nggh | Major | Minor | Sale Date | Sale Price | Comments |
|----------|------|--------|-------|-----------|------------|---|
| 4 | 1 | 068650 | 0150 | 12/09/13 | \$700,000 | DATA DOES NOT MATCH SALE |
| 4 | 1 | 103670 | 0060 | 05/10/11 | \$310,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 4 | 1 | 183030 | 0160 | 10/11/12 | \$431,450 | OBSOLESCENCE |
| 4 | 1 | 202040 | 0320 | 06/04/13 | \$592,000 | DATA DOES NOT MATCH SALE |
| 4 | 1 | 242505 | 9125 | 06/05/12 | \$983,668 | RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX |
| 4 | 1 | 242505 | 9163 | 12/11/11 | \$450,000 | NO MARKET EXPOSURE; QCD; NON-REPRESENTATIVE SALE |
| 4 | 1 | 252505 | 9033 | 12/06/12 | \$385,000 | MODEL DEVELOPMENT EXCLUSION; DIAGNOSTIC OUTLIER |
| 4 | 1 | 329840 | 0270 | 07/25/11 | \$173,000 | DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 4 | 1 | 329840 | 0330 | 06/19/13 | \$277,500 | NO MARKET EXPOSURE; FORCED SALE |
| 4 | 1 | 329840 | 0680 | 03/29/12 | \$233,000 | IMP CHARACTERISTICS CHANGED SINCE SALE |
| 4 | 1 | 329840 | 0710 | 12/06/11 | \$200,000 | NON-REPRESENTATIVE SALE; SHORT SALE |
| 4 | 1 | 329850 | 0270 | 09/07/11 | \$231,000 | NON-REPRESENTATIVE SALE |
| 4 | 1 | 329850 | 0610 | 10/02/13 | \$343,500 | OBSOLESCENCE |
| 4 | 1 | 329850 | 0750 | 06/25/12 | \$300,000 | DIAGNOSTIC OUTLIER |
| 4 | 1 | 329850 | 0810 | 05/06/13 | \$420,000 | DATA DOES NOT MATCH SALE |
| 4 | 1 | 329850 | 0850 | 07/27/11 | \$343,000 | NO MARKET EXPOSURE |
| 4 | 1 | 329850 | 0900 | 02/05/13 | \$529,000 | DATA DOES NOT MATCH SALE |
| 4 | 1 | 404070 | 0030 | 10/24/11 | \$240,000 | NON-REPRESENTATIVE SALE |
| 4 | 1 | 404070 | 0210 | 11/14/13 | \$187,569 | DOR RATIO; QCD; EXEMPT FROM EXCISE TAX |
| 4 | 1 | 404070 | 0220 | 11/28/11 | \$241,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE |
| 4 | 1 | 419350 | 0150 | 11/26/13 | \$658,000 | RELOCATION - SALE TO SERVICE |
| 4 | 1 | 691860 | 0030 | 12/10/13 | \$560,000 | DATA DOES NOT MATCH SALE |
| 4 | 1 | 691870 | 0100 | 02/11/11 | \$452,705 | RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX |
| 4 | 1 | 775160 | 0015 | 09/16/13 | \$355,000 | LACK OF REPRESENTATION FOR FAIR COND. |
| 4 | 1 | 775160 | 0070 | 04/01/11 | \$15,057 | DOR RATIO;QCD; RELATED PARTY/FRIEND/NEIGHBOR |
| 4 | 1 | 775160 | 0130 | 06/03/13 | \$325,000 | CORPORATE AFFILIATES; QUIT CLAIM DEED; STATEMENT TO DOR |
| 4 | 1 | 775250 | 0120 | 04/26/13 | \$665,000 | RELOCATION - SALE TO SERVICE |
| 4 | 1 | 955730 | 0580 | 01/10/12 | \$433,387 | BANKRUPTCY; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX |
| 13 | 0 | 103600 | 0870 | 06/25/13 | \$425,250 | DIAGNOSTIC OUTLIER; ANOMALY DETECTION |

Improved Sales Removed in This Annual Update Analysis Area 091 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Comments |
|----------|------|--------|-------|-----------|-------------|---|
| 13 | 0 | 131300 | 0270 | 09/14/12 | \$425,000 | BANKRUPTCY; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX |
| 13 | 0 | 131300 | 0270 | 12/13/12 | \$419,900 | IMP CHARACTERISTICS CHANGED SINCE SALE |
| 13 | 0 | 131300 | 0270 | 05/24/13 | \$695,000 | DATA DOES NOT MATCH SALE |
| 13 | 0 | 131300 | 0470 | 11/29/11 | \$81,000 | DOR RATIO;NO MARKET EXPOSURE; QCD; PARTIAL INTEREST |
| 13 | 0 | 152355 | 0380 | 03/09/11 | \$329,608 | DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 13 | 0 | 192506 | 9054 | 12/23/11 | \$600,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 13 | 0 | 226000 | 0050 | 03/21/11 | \$392,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE |
| 13 | 0 | 279041 | 0070 | 01/18/12 | \$148,690 | DOR RATIO;NO MARKET EXPOSURE; QCD; PARTIAL INTEREST |
| 13 | 0 | 313410 | 0045 | 11/03/11 | \$365,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE |
| 13 | 0 | 313410 | 0071 | 06/27/12 | \$780,500 | DATA DOES NOT MATCH SALE |
| 13 | 0 | 313410 | 0117 | 12/18/13 | \$927,700 | DOR RATIO; PREVIMP<=25K |
| 13 | 0 | 313410 | 0131 | 11/02/11 | \$1,230,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE |
| 13 | 0 | 313410 | 0146 | 10/27/11 | \$324,000 | RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX |
| 13 | 0 | 313410 | 0146 | 04/06/12 | \$226,610 | TEAR DOWN |
| 13 | 0 | 313410 | 0161 | 11/04/13 | \$375,000 | %COMPLETE |
| 13 | 0 | 313410 | 0161 | 03/26/13 | \$335,000 | %COMPLETE |
| 13 | 0 | 313410 | 0184 | 07/20/11 | \$255,000 | PREVIMP<=25K |
| 13 | 0 | 437670 | 0410 | 10/18/11 | \$223,610 | DOR RATIO;NO MARKET EXPOSURE; QCD; PARTIAL INTEREST |
| 13 | 0 | 752521 | 1150 | 07/30/13 | \$408,500 | RELOCATION - SALE TO SERVICE |
| 13 | 0 | 752680 | 0080 | 03/05/13 | \$15,000 | DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR |
| 13 | 0 | 752710 | 0010 | 05/06/11 | \$330,000 | NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR |
| 13 | 0 | 810040 | 0140 | 04/07/11 | \$315,000 | NO MARKET EXPOSURE |
| 13 | 0 | 896500 | 0270 | 02/04/11 | \$285,500 | IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE |
| 13 | 1 | 026700 | 0040 | 07/18/12 | \$451,280 | BANKRUPTCY; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX |
| 13 | 1 | 026701 | 0020 | 12/02/13 | \$376,400 | NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 13 | 1 | 106600 | 0040 | 03/29/13 | \$425,000 | ESTATE ADMIN; NO MARKET EXPOSURE |
| 13 | 1 | 106600 | 0100 | 04/23/13 | \$428,330 | UNFINISHED AREA |
| 13 | 1 | 106600 | 0430 | 05/24/12 | \$600,000 | DATA DOES NOT MATCH SALE |
| 13 | 1 | 106600 | 0470 | 08/25/11 | \$452,270 | QUESTIONABLE PER APPRAISAL; NON-REPRESENTATIVE SALE |



Improved Sales Removed in This Annual Update Analysis Area 091 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Comments |
|----------|------|--------|-------|-----------|------------|--|
| 13 | 1 | 106610 | 0180 | 12/10/13 | \$610,000 | DATA DOES NOT MATCH SALE |
| 13 | 1 | 106620 | 0300 | 02/05/13 | \$660,250 | QUIT CLAIM DEED |
| 13 | 1 | 144900 | 0150 | 02/16/12 | \$340,000 | NON-REPRESENTATIVE SALE |
| 13 | 1 | 252505 | 9207 | 06/15/11 | \$760,000 | LACK OF REPRESENTATION FOR 3 STY |
| 13 | 1 | 252505 | 9218 | 12/06/13 | \$920,000 | ACTIVE PERMIT BEFORE SALE>25K;%COMPL |
| 13 | 1 | 327575 | 0400 | 09/27/11 | \$283,570 | NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE |
| 13 | 1 | 327576 | 0190 | 09/18/12 | \$110,000 | DOR RATIO;OBSOL;IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 13 | 1 | 327576 | 0370 | 12/15/11 | \$233,500 | NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX |
| 13 | 1 | 362505 | 9105 | 08/26/13 | \$784,000 | DATA DOES NOT MATCH SALE |
| 13 | 1 | 403980 | 0140 | 08/17/11 | \$665,000 | NON-REPRESENTATIVE SALE |
| 13 | 1 | 403980 | 0150 | 01/06/11 | \$530,000 | NON-REPRESENTATIVE SALE |
| 13 | 1 | 414165 | 0050 | 05/29/13 | \$760,200 | OBSERVATION OUTSIDE THE NORM; DIAGNOSTIC OUTLIER |
| 13 | 1 | 505680 | 0050 | 05/02/12 | \$650,000 | NO MARKET EXPOSURE |
| 13 | 1 | 681100 | 0240 | 04/01/13 | \$417,100 | DIAGNOSTIC OUTLIER; ANOMALY DETECTION |
| 13 | 1 | 752690 | 0010 | 06/13/13 | \$465,000 | MODEL DEVELOPMENT EXCLUSION; DIAGNOSTIC OUTLIER |
| 13 | 1 | 752690 | 0080 | 12/28/12 | \$399,000 | DOR RATIO |
| 13 | 1 | 752690 | 0090 | 03/13/13 | \$510,000 | NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE |
| 13 | 1 | 815550 | 0200 | 10/29/12 | \$440,000 | DATA DOES NOT MATCH SALE |
| 13 | 1 | 856300 | 0560 | 01/28/11 | \$450,000 | NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR |
| 13 | 1 | 856300 | 1190 | 06/12/13 | \$450,000 | DIAGNOSTIC OUTLIER |
| 13 | 1 | 856300 | 1260 | 03/08/11 | \$490,000 | ESTATE ADMIN;IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 13 | 1 | 856300 | 1290 | 10/02/12 | \$640,000 | OBSERVATION OUTSIDE THE NORM; DIAGNOSTIC OUTLIER |
| 13 | 1 | 856300 | 1590 | 10/27/11 | \$460,000 | DOR RATIO |
| 13 | 1 | 856301 | 0510 | 09/27/12 | \$335,000 | NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR |
| 13 | 1 | 856301 | 0850 | 12/12/11 | \$477,950 | DOR RATIO |
| 13 | 1 | 856302 | 0040 | 06/12/12 | \$150,000 | DOR RATIO;PREVIMP<=25K;QCD; RELATED PARTY |
| 13 | 1 | 856303 | 0280 | 11/15/11 | \$505,000 | DIAGNOSTIC OUTLIER; ANOMALY DETECTION |
| 13 | 1 | 856303 | 0530 | 09/13/12 | \$530,000 | IMP CHARACTERISTICS CHANGED SINCE SALE |
| 13 | 1 | 856305 | 0160 | 06/15/12 | \$445,729 | NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE |



Improved Sales Removed in This Annual Update Analysis Area 091 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Comments |
|----------|------|--------|-------|-----------|------------|---|
| 13 | 1 | 856306 | 0060 | 03/01/13 | \$500,000 | BANKRUPTCY; FORCED SALE; EXEMPT FROM EXCISE TAX |
| 13 | 1 | 856307 | 0010 | 02/13/12 | \$639,000 | NO MARKET EXPOSURE |
| 13 | 1 | 856307 | 0220 | 07/26/12 | \$835,000 | PRIVATE SALE; NOT ARMS-LENGTH TRANSACTION |
| 13 | 1 | 856307 | 0240 | 12/26/13 | \$495,000 | RELATED PARTY |
| 13 | 1 | 856308 | 0070 | 06/10/11 | \$810,000 | NO MARKET EXPOSURE |
| 13 | 1 | 919900 | 0010 | 02/07/11 | \$347,000 | DIAGNOSTIC OUTLIER; ANOMALY DETECTION |

Vacant Sales Used in this Annual Update Analysis
Area 091

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Lot Size | View | Waterfront |
|----------|------|--------|-------|-----------|-------------|----------|------|------------|
| 004 | 1 | 737630 | 0047 | 10/31/12 | \$240,000 | 10,248 | N | N |
| 013 | 0 | 192506 | 9096 | 11/19/12 | \$1,300,000 | 18,490 | N | N |
| 013 | 0 | 313410 | 0050 | 07/10/13 | \$280,000 | 10,173 | N | N |
| 013 | 1 | 252505 | 9065 | 06/07/11 | \$275,000 | 40,946 | N | N |
| 013 | 1 | 743150 | 0360 | 08/01/11 | \$385,000 | 20,001 | Y | N |

Vacant Sales Removed in this Annual Update Analysis Area 091

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Comments |
|----------|------|--------|-------|-----------|------------|--|
| 004 | 1 | 242505 | 9176 | 6/8/2012 | \$299,000 | BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX |
| 013 | 0 | 313410 | 0050 | 7/10/2013 | \$280,000 | QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX |
| 013 | 1 | 743150 | 0360 | 8/1/2011 | \$5,000 | QUIT CLAIM DEED; PLOTTAGE; RELATED PARTY, FRIEND, OR NEIGHBOR |
| 013 | 1 | 743150 | 0363 | 4/3/2013 | \$260,000 | NO MARKET EXPOSURE |

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:

None

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|--------------------------|---------|
| <i>Judith A. Metzger</i> | 8/19/14 |
| Appraiser II | Date |

| | |
|--------------------|---------|
| <i>Scott Kaban</i> | 8/19/14 |
| Appraiser II | Date |