

Executive Summary

Kirkland/Rose Hill - Area 093

Annual Update

Characteristics Based Market Adjustment for 2014 Assessment Roll

Previous Physical Inspection: 2012

Number of Improved Sales: 729

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	\$197,800	\$271,900	\$469,700			7.68%
2014 Value	\$221,000	\$305,800	\$526,800	\$566,100	93.1%	7.61%
\$ Change	+\$23,200	+\$33,900	+\$57,100			
% Change	+11.7%	+12.5%	+12.2%			

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The 2014 COD of 7.61% is an improvement from the previous COD of 7.68%. The lower the COD, the more uniform are the predicted assessed values. Assessment standards prescribed by the International Association of Assessing Officers identify that the COD in rural or diverse neighborhoods should be no more than 20%. The resulting COD meets or exceeds the industry assessment standards.

Population - Improved Parcel Summary Data:

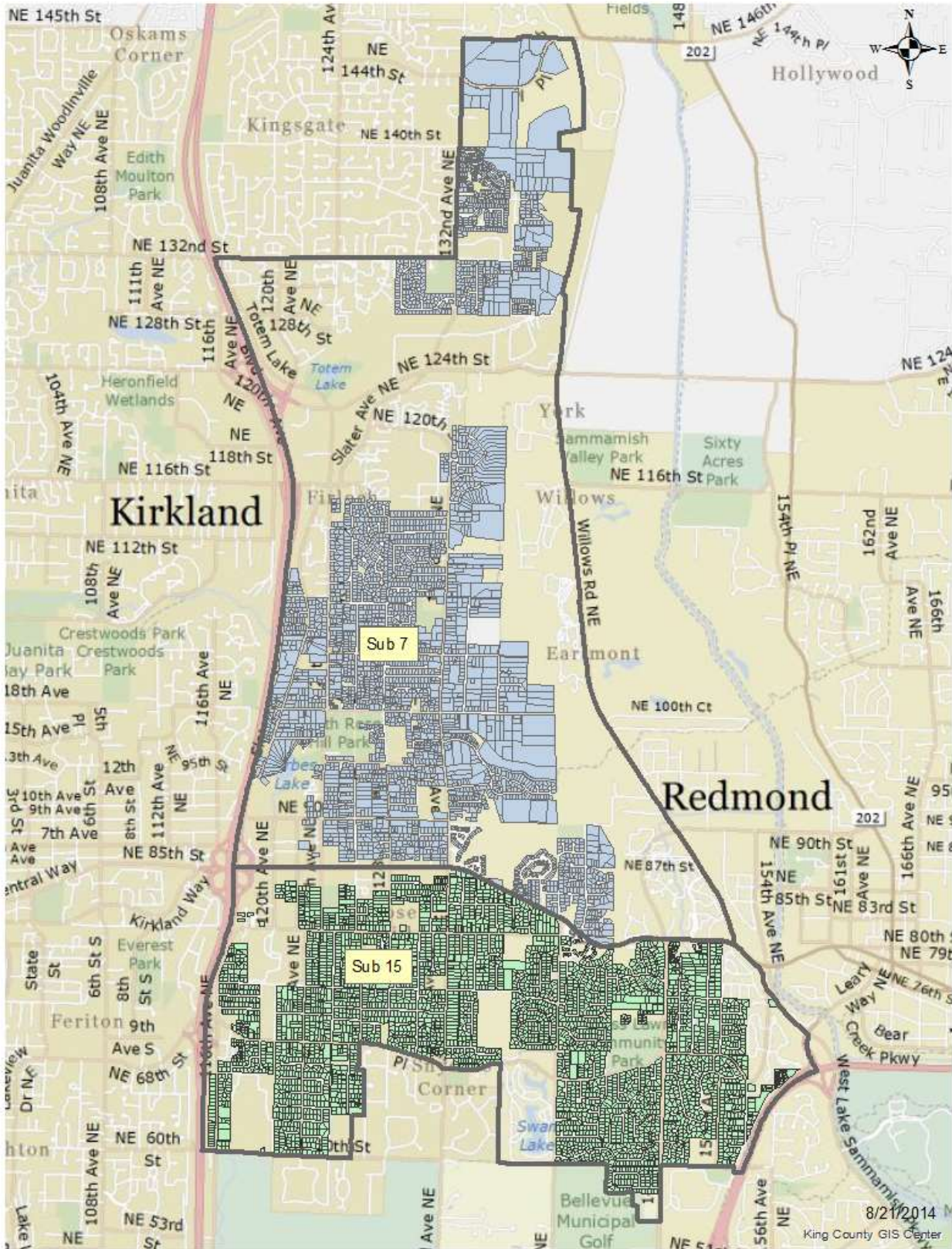
	Land	Improvements	Total
2013 Value	\$202,000	\$229,300	\$431,300
2014 Value	\$225,700	\$258,100	\$483,800
% Change	+11.7%	+12.6%	+12.2%

Number of one to three unit residences in the population: 6,716

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that a plat-based variable needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, Foxbrier (major 232173) was generally at higher assessment level than the rest of the population. This annual update valuation model corrects for these strata differences.

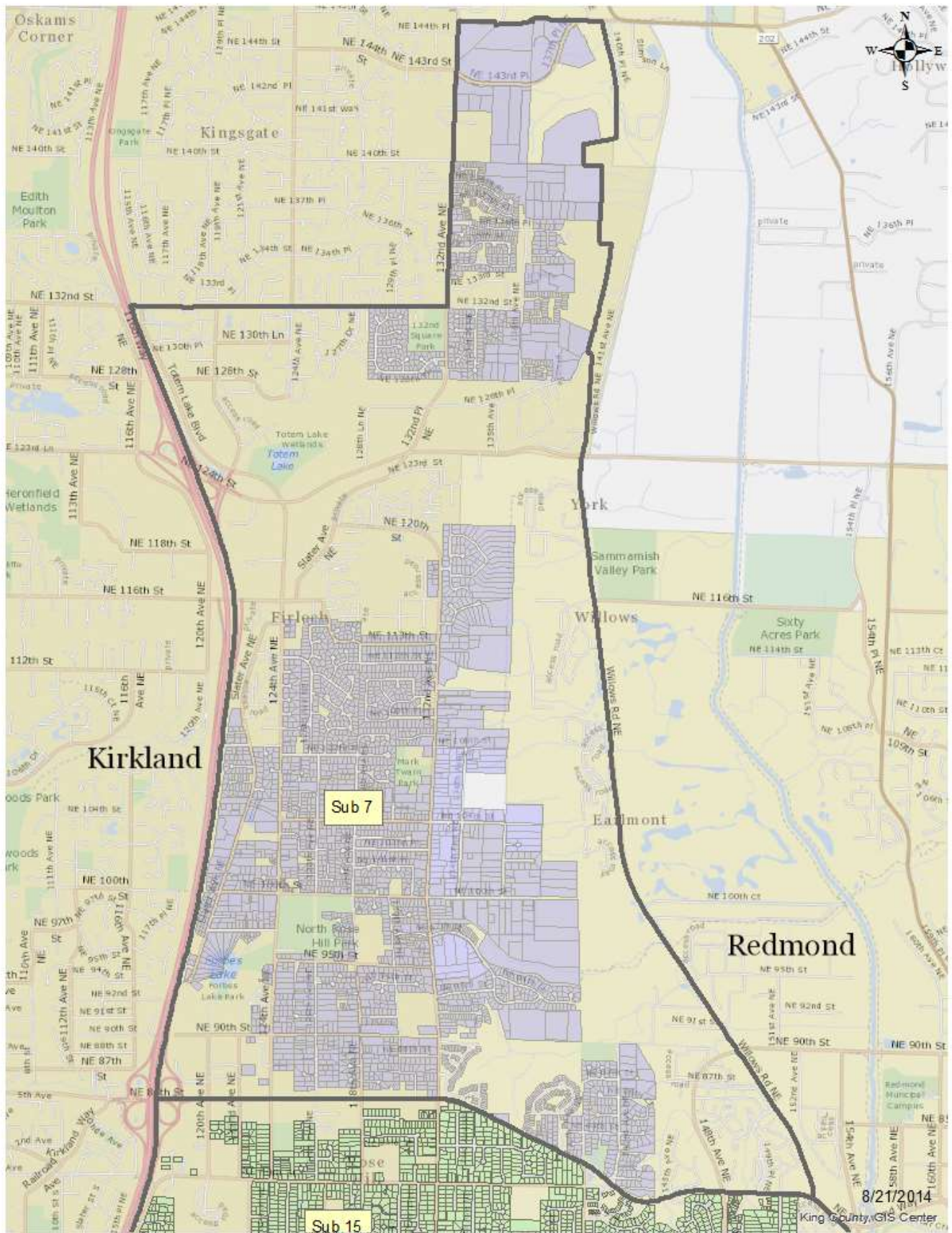


Area 093 - Map

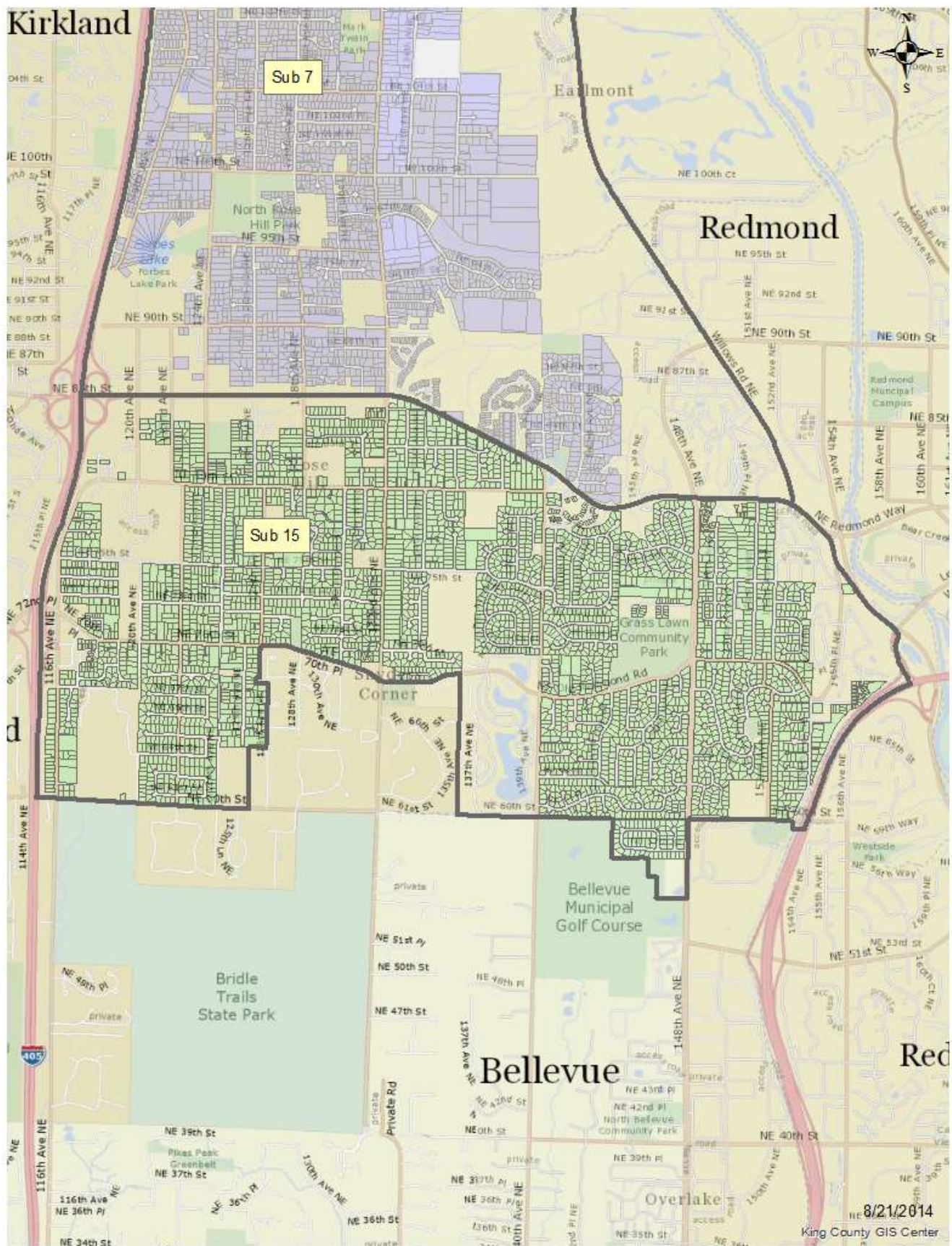


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Area 093 – Sub Area 7 Map



Area 093 - Sub Area 15 Map



Area 093 - Model Adjustments

1-3 Unit Residences

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

Standard Area Adjustment	# Parcels Adjusted	% of
+12.41%	6,683	100%

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

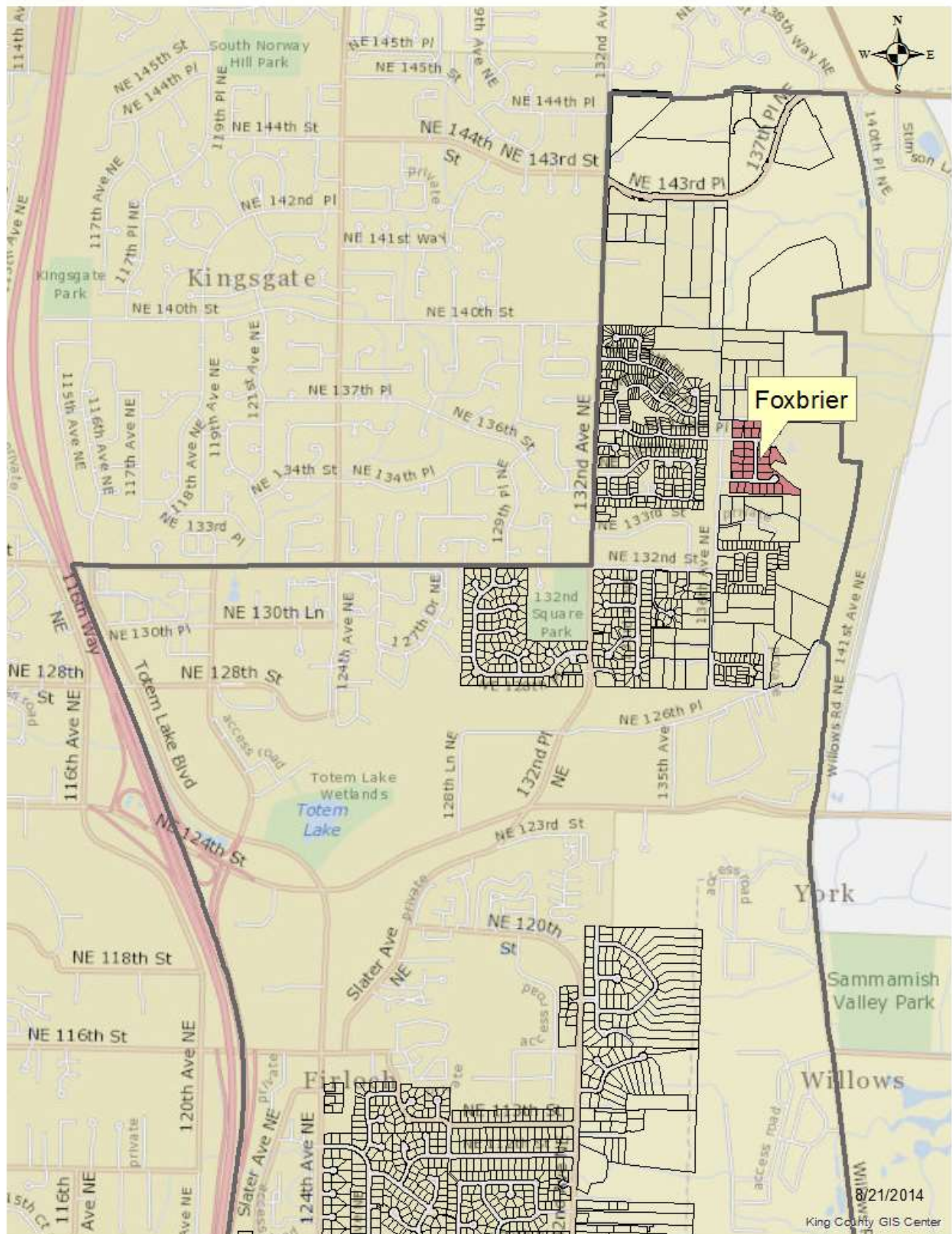
The percentages listed in the following table are total adjustments, not additive adjustments.

Model Variable	Adj %	# Sales	# in Pop	% Rep
Foxbrier	+0.98%	6	33	18%

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

Generally, properties within Foxbrier were at a higher assessment level than the rest of the population. This model corrects for these strata differences.

Area 093 - Plat Map



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Area 093 - Summary of Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% Pop	QSTR	Sub	Range of Building Grades	Range of Year Built
262173	Foxbrier	6	33	18%	SW	7	10	1999-2001

Annual Update Process

Effective Date of Appraisal: January 1, 2014

Date of Appraisal Report: August 28, 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 20 usable land sales available in the area, their 2013 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall +11.7% increase in land assessments in the area for the 2014 Assessment Year. The formula is:

2014 Land Value = 2013 Land Value * 1.122, with the result truncated to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that a plat-based variable needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, Foxbrier (major 232173) was generally at higher assessment level than the rest of the population. This annual update valuation model corrects for these strata differences.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the new recommended values on all improved parcels were based on the analysis of the 729 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:

$$2014 \text{ Total Value} = 2013 \text{ Total Value} * (1 - 0.06) / (.8362349 - 3.625718E-04 * \text{SaleDay} - 1.440961E-07 * \text{SaleDaySq} + .1050635 * \text{Foxbrier})$$

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

2014 Improvements Value = 2014 Total Value minus 2014 Land Value

Mobile Home Update

There were no sales of Mobile Homes in Area 93. Therefore, mobile homes were adjusted by the Total % Change indicated by the Area's sales sample as reflected on the Executive Summary page of +12.2%. The adjustment formula is:

$$2014 \text{ Total Value} = 2013 \text{ Total Value} * 1.122$$

2014 Improvements Value = 2014 Total Value minus 2014 Land Value

Results

The resulting assessment level is 0.931. 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 +12.2%. This increase is due partly to market changes over time and the previous assessment levels.

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

Exceptions:

- If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at the new total value (2013 Land Value + Previous Improvement Value) * 1.122.
- 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) * Macro inserts Sales Sample Total Adjustment Factor here.
- 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
1900	0	0.00%
1920	1	0.14%
1930	1	0.14%
1940	2	0.27%
1950	4	0.55%
1960	31	4.25%
1970	145	19.89%
1980	132	18.11%
1990	146	20.03%
2000	86	11.80%
2013	181	24.83%
	729	

Population

Year Built/Ren	Frequency	% Population
1910	8	0.12%
1920	27	0.40%
1930	41	0.61%
1940	45	0.67%
1950	96	1.43%
1960	450	6.70%
1970	1,621	24.14%
1980	1,466	21.83%
1990	1,342	19.98%
2000	796	11.85%
2013	824	12.27%
	6,716	



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

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

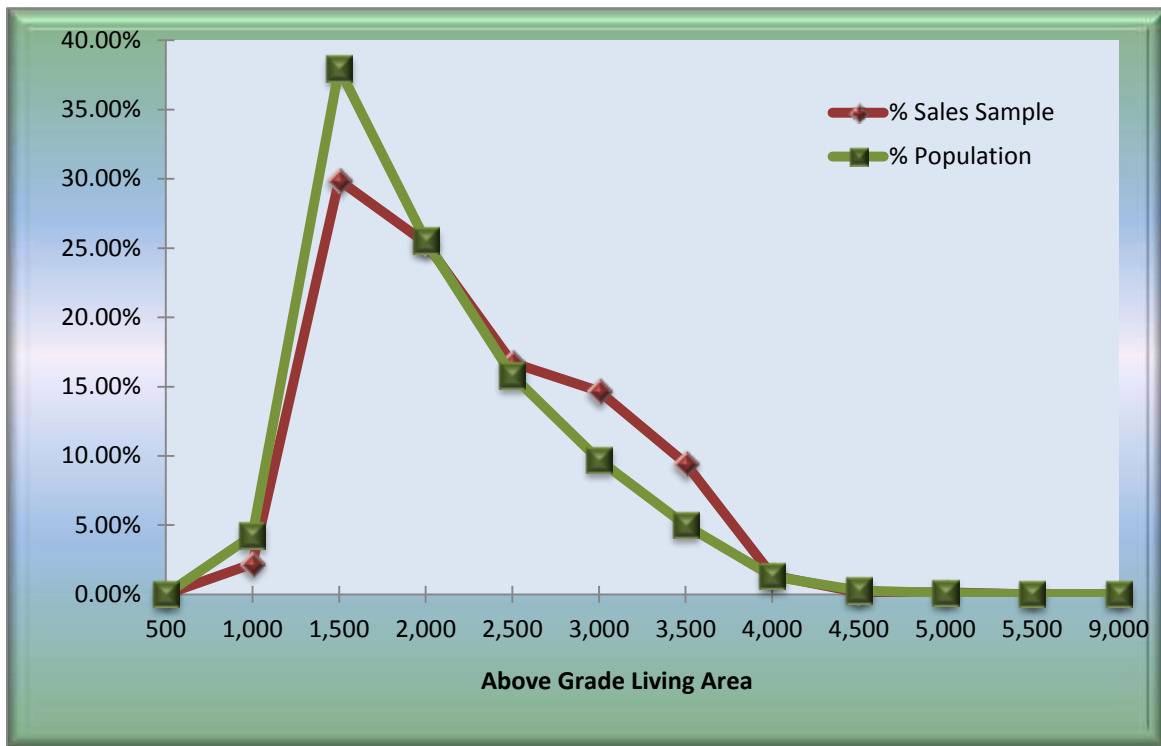
Sales Sample Representation of Population Above Grade Living Area

Sales Sample

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	16	2.19%
1,500	218	29.90%
2,000	185	25.38%
2,500	122	16.74%
3,000	107	14.68%
3,500	69	9.47%
4,000	10	1.37%
4,500	1	0.14%
5,000	1	0.14%
5,500	0	0.00%
9,000	0	0.00%
729		

Population

AGLA	Frequency	% Population
500	0	0.00%
1,000	286	4.26%
1,500	2,550	37.97%
2,000	1,715	25.54%
2,500	1,061	15.80%
3,000	652	9.71%
3,500	336	5.00%
4,000	88	1.31%
4,500	19	0.28%
5,000	6	0.09%
5,500	1	0.01%
9,000	2	0.03%
6,716		



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

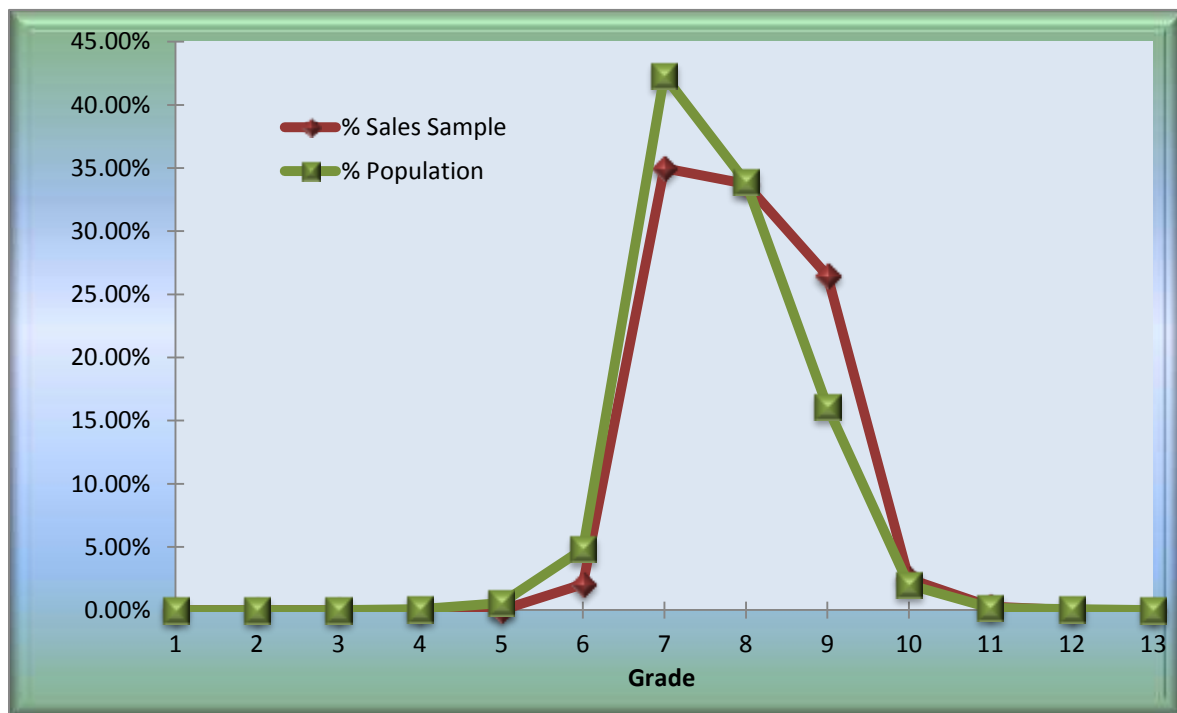
Sales Sample Representation of Population Building Grade

Sales Sample

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	15	2.06%
7	255	34.98%
8	246	33.74%
9	193	26.47%
10	18	2.47%
11	2	0.27%
12	0	0.00%
13	0	0.00%
	729	

Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	4	0.06%
5	37	0.55%
6	325	4.84%
7	2,841	42.30%
8	2,277	33.90%
9	1,081	16.10%
10	135	2.01%
11	12	0.18%
12	4	0.06%
13	0	0.00%
	6,716	



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

Area 093 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 1.162, resulting in an adjusted value of \$551,000 ($\$475,000 * 1.162 = \$551,950$) – truncated to the nearest \$1000.

SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2011	1.268	26.8%
2/1/2011	1.266	26.6%
3/1/2011	1.264	26.4%
4/1/2011	1.262	26.2%
5/1/2011	1.259	25.9%
6/1/2011	1.256	25.6%
7/1/2011	1.252	25.2%
8/1/2011	1.248	24.8%
9/1/2011	1.244	24.4%
10/1/2011	1.240	24.0%
11/1/2011	1.235	23.5%
12/1/2011	1.230	23.0%
1/1/2012	1.225	22.5%
2/1/2012	1.219	21.9%
3/1/2012	1.213	21.3%
4/1/2012	1.207	20.7%
5/1/2012	1.200	20.0%
6/1/2012	1.193	19.3%
7/1/2012	1.186	18.6%
8/1/2012	1.178	17.8%
9/1/2012	1.170	17.0%
10/1/2012	1.162	16.2%
11/1/2012	1.153	15.3%
12/1/2012	1.145	14.5%
1/1/2013	1.135	13.5%
2/1/2013	1.125	12.5%
3/1/2013	1.116	11.6%
4/1/2013	1.106	10.6%
5/1/2013	1.096	9.6%
6/1/2013	1.085	8.5%
7/1/2013	1.074	7.4%
8/1/2013	1.062	6.2%
9/1/2013	1.050	5.0%
10/1/2013	1.038	3.8%
11/1/2013	1.026	2.6%
12/1/2013	1.013	1.3%
1/1/2014	1.000	0.0%

The time adjustment formula for Area 093 is: $(.8362349 - 0.0003625718 * \text{SaleDay} - 1.440961\text{E-}07 * \text{SaleDaySq} + .1050635 * 8.219178\text{E-}03) / (.8362349 + .1050635 * 8.219178\text{E-}03)$

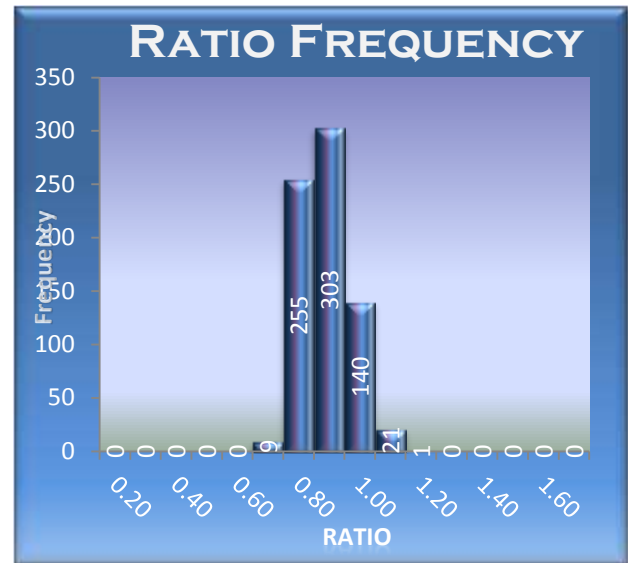
SaleDay = SaleDate - 41640

SaleDaySq = (SaleDate - 41640)^2

Annual Update Ratio Study Report (Before) – 2013 Assessments

District: NE / Team: 2	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Kirkland/Rose Hill	1/1/2013	8/28/2014	1/2011 - 12/2013
	Appr ID:	Property Type:	Adjusted for time?
Area Number: 93	TFAW	1 to 3 Unit	YES

SAMPLE STATISTICS	
Sample size (n)	729
Mean Assessed Value	469,700
Mean Adj. Sales Price	566,100
Standard Deviation AV	136,814
Standard Deviation SP	169,803
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.837
Median Ratio	0.829
Weighted Mean Ratio	0.830
UNIFORMITY	
Lowest ratio	0.619
Highest ratio:	1.136
Coefficient of Dispersion	7.68%
Standard Deviation	0.079
Coefficient of Variation	9.44%
Price Related Differential (PRD)	1.009
RELIABILITY	
95% Confidence: Median	
Lower limit	0.820
Upper limit	0.836
95% Confidence: Mean	
Lower limit	0.831
Upper limit	0.843
SAMPLE SIZE EVALUATION	
N (population size)	6716
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.079
Recommended minimum:	10
Actual sample size:	729
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	395
# ratios above mean:	334
z:	2.259
Conclusion:	Non-normal



COMMENTS:

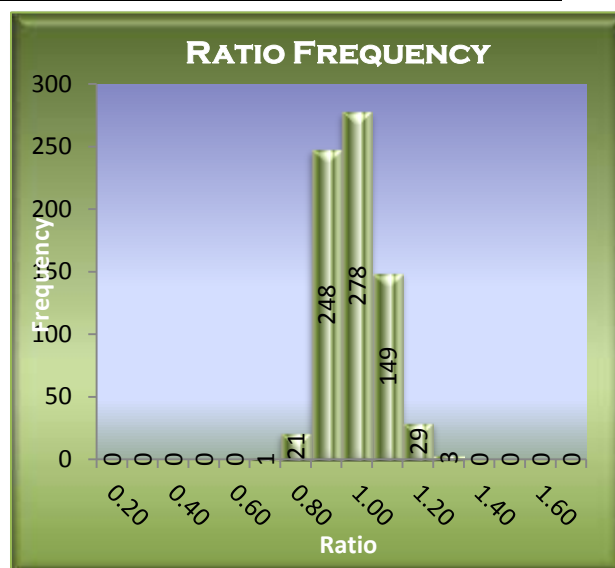
1 to 3 Unit Residences throughout Area 093

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: Kirkland/Rose Hill	1/1/2014	8/28/2014	1/2011 - 12/2013
Area Number: 93	Appr. ID:	Property Type:	Adjusted for time?
	TFAW	1 to 3 Unit	YES

SAMPLE STATISTICS	
Sample size (n)	729
Mean Assessed Value	526,800
Mean Sales Price	566,100
Standard Deviation AV	152,901
Standard Deviation SP	169,803
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.939
Median Ratio	0.931
Weighted Mean Ratio	0.931
UNIFORMITY	
Lowest ratio	0.695
Highest ratio:	1.276
Coefficient of Dispersion	7.61%
Standard Deviation	0.088
Coefficient of Variation	9.40%
Price Related Differential (PRD)	1.009
RELIABILITY	
95% Confidence: Median	
Lower limit	0.920
Upper limit	0.939
95% Confidence: Mean	
Lower limit	0.932
Upper limit	0.945
SAMPLE SIZE EVALUATION	
N (population size)	6716
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.088
Recommended minimum:	12
Actual sample size:	729
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	394
# ratios above mean:	335
z:	2.185
Conclusion:	Non-normal



COMMENTS:

1 to 3 Unit Residences throughout Area 093

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

Improved Sales Used in This Annual Update Analysis

Area 093 -- 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
7	0	663990	0350	07/26/11	\$255,000	\$319,000	840	6	1962	VGood	10,530	N	N	10700 SLATER AVE NE
7	0	932930	0180	02/23/11	\$263,555	\$333,000	1,030	6	1980	Good	6,809	N	N	13233 NE 129TH PL
7	0	287000	0050	02/25/13	\$308,000	\$344,000	1,070	6	1964	Avg	8,915	N	N	12507 NE 91ST ST
7	0	123850	0455	01/18/13	\$230,000	\$260,000	1,140	6	1942	Avg	15,577	N	N	9008 124TH AVE NE
7	0	123850	0185	12/12/13	\$350,000	\$353,000	1,220	6	1967	Avg	10,368	N	N	12221 NE 90TH ST
7	0	867960	0050	09/25/13	\$403,050	\$419,000	1,250	6	1961	Avg	12,446	N	N	10905 126TH AVE NE
7	0	388810	0030	09/18/13	\$340,000	\$355,000	1,270	6	1968	Good	10,227	N	N	9709 130TH AVE NE
7	0	867960	0390	07/20/12	\$265,000	\$313,000	1,270	6	1960	Avg	9,520	N	N	12412 NE 112TH PL
7	0	674170	0180	10/18/13	\$305,000	\$315,000	1,300	6	1945	Good	6,499	N	N	12404 NE 95TH ST
7	0	123850	0401	04/16/13	\$315,000	\$347,000	1,360	6	1965	Avg	9,089	N	N	12425 NE 95TH ST
7	0	867950	0160	05/30/13	\$285,000	\$309,000	1,440	6	1960	Avg	9,870	N	N	12405 NE 108TH PL
7	0	511605	0100	07/05/13	\$279,900	\$300,000	760	7	1984	Good	2,562	N	N	8509 139TH AVE NE
7	0	660850	0200	03/23/11	\$235,000	\$297,000	880	7	1971	Good	9,975	N	N	12820 NE 112TH ST
7	0	883521	0010	03/28/12	\$155,000	\$187,000	920	7	1981	Avg	5,728	N	N	13200 NE 138TH PL
7	0	124670	0169	07/02/12	\$295,000	\$350,000	970	7	1965	Good	10,000	N	N	10041 134TH AVE NE
7	0	883520	0910	12/24/12	\$240,000	\$273,000	970	7	1981	Good	4,068	N	N	13310 NE 137TH PL
7	0	131295	0080	04/10/12	\$387,000	\$466,000	1,010	7	1969	Good	13,000	N	N	13004 NE 109TH PL
7	0	419140	0020	02/12/13	\$465,000	\$522,000	1,050	7	1961	Good	9,975	N	N	13010 NE 87TH ST
7	0	032505	9144	04/08/13	\$230,000	\$254,000	1,070	7	1964	Avg	15,000	N	N	13455 NE 100TH ST
7	0	242302	0310	09/23/11	\$424,950	\$527,000	1,070	7	1977	Avg	8,000	N	N	11219 127TH AVE NE
7	0	256490	0230	08/16/12	\$306,000	\$359,000	1,070	7	1982	Avg	10,902	N	N	11263 126TH AVE NE
7	0	660850	0190	10/25/11	\$275,000	\$340,000	1,070	7	1964	Avg	9,975	N	N	12812 NE 112TH ST
7	0	419150	0160	08/08/11	\$419,000	\$523,000	1,080	7	1963	Good	10,425	N	N	13033 NE 102ND PL
7	0	894431	0130	02/13/12	\$274,000	\$333,000	1,080	7	1989	Good	5,334	N	N	13451 NE 135TH ST
7	0	894431	0280	04/26/11	\$255,000	\$321,000	1,080	7	1989	Avg	5,000	N	N	13418 NE 135TH ST
7	0	640270	0120	04/18/12	\$475,000	\$571,000	1,090	7	1962	VGood	13,361	N	N	12211 NE 106TH ST
7	0	883520	0780	10/18/13	\$240,000	\$248,000	1,100	7	1981	Avg	3,646	N	N	13714 134TH AVE NE
7	0	332605	9141	12/29/11	\$440,000	\$539,000	1,120	7	1964	Good	10,519	N	N	13044 NE 102ND PL
7	0	419140	0030	05/19/11	\$355,000	\$446,000	1,120	7	1962	Good	9,975	N	N	13016 NE 87TH ST
7	0	883520	0900	02/27/13	\$214,900	\$240,000	1,120	7	1981	Avg	4,272	N	N	13314 NE 137TH PL
7	0	222605	9058	06/20/12	\$500,000	\$594,000	1,130	7	1961	VGood	149,695	N	N	13830 NE 137TH ST
7	0	883520	0130	05/18/12	\$220,000	\$263,000	1,140	7	1981	Avg	5,000	N	N	13417 NE 136TH PL
7	0	883520	0650	11/22/11	\$217,000	\$267,000	1,150	7	1982	Avg	5,000	N	N	13626 135TH AVE NE
7	0	259240	0860	09/04/13	\$432,500	\$454,000	1,160	7	1971	VGood	6,512	N	N	12932 NE 130TH ST
7	0	259240	0540	06/28/11	\$370,000	\$463,000	1,170	7	1972	Good	8,000	N	N	13004 NE 128TH PL

Improved Sales Used in This Annual Update Analysis

Area 093 -- 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
7	0	259240	1140	05/04/12	\$315,000	\$378,000	1,170	7	1971	Good	5,400	N	N	12930 NE 131ST PL
7	0	883520	0410	10/08/13	\$244,500	\$253,000	1,170	7	1981	Avg	2,723	N	N	13622 133RD AVE NE
7	0	124670	0057	10/23/12	\$348,000	\$402,000	1,180	7	1986	Avg	15,383	N	N	10418 132ND AVE NE
7	0	124670	0260	07/27/12	\$412,000	\$486,000	1,180	7	1974	Avg	46,609	N	N	10125 136TH AVE NE
7	0	124670	0240	10/11/11	\$320,000	\$396,000	1,200	7	1936	VGood	21,614	N	N	13456 NE 100TH ST
7	0	742022	0120	02/23/11	\$390,000	\$493,000	1,200	7	1993	Avg	7,200	N	N	13009 NE 98TH PL
7	0	883520	0950	05/02/13	\$234,000	\$256,000	1,210	7	1981	Avg	2,897	N	N	13639 133RD AVE NE
7	0	344600	0110	06/13/11	\$285,000	\$357,000	1,230	7	1966	Avg	9,920	N	N	13013 NE 94TH ST
7	0	660850	0230	09/19/13	\$356,200	\$372,000	1,230	7	1960	Avg	9,975	N	N	12842 NE 112TH ST
7	0	124670	0074	05/10/12	\$390,000	\$467,000	1,240	7	2007	Avg	54,450	N	N	10638 134TH AVE NE
7	0	419140	0050	03/24/11	\$264,900	\$334,000	1,250	7	1961	Avg	19,439	N	N	13028 NE 87TH ST
7	0	419140	0080	11/25/13	\$368,000	\$374,000	1,250	7	1961	Good	10,375	N	N	8535 131ST AVE NE
7	0	032505	9162	05/17/12	\$399,950	\$479,000	1,260	7	1973	Good	19,984	N	N	13711 NE 100TH ST
7	0	883520	0660	09/28/12	\$255,000	\$297,000	1,260	7	1981	Good	5,000	N	N	13630 135TH AVE NE
7	0	332605	9142	08/02/11	\$200,000	\$250,000	1,290	7	1964	Avg	10,552	N	N	10233 132ND AVE NE
7	0	674370	0322	10/28/12	\$391,500	\$452,000	1,290	7	1966	Avg	9,775	N	N	10434 126TH AVE NE
7	0	511605	0080	09/14/12	\$314,950	\$367,000	1,300	7	1984	Good	2,629	N	N	8501 139TH AVE NE
7	0	883520	0820	03/08/12	\$251,000	\$304,000	1,300	7	1981	Avg	3,601	N	N	13707 134TH AVE NE
7	0	511606	0170	07/20/12	\$291,500	\$344,000	1,320	7	1984	Avg	2,990	Y	N	8613 137TH AVE NE
7	0	242302	0150	04/05/12	\$275,000	\$332,000	1,330	7	1977	Avg	7,420	N	N	12721 NE 112TH ST
7	0	032505	9226	06/29/12	\$395,000	\$469,000	1,340	7	1984	Avg	9,600	N	N	9004 132ND AVE NE
7	0	123310	0824	07/25/13	\$315,000	\$335,000	1,340	7	1960	Avg	17,700	N	N	8716 124TH AVE NE
7	0	344600	0060	06/13/11	\$300,000	\$376,000	1,340	7	1965	Good	9,000	N	N	13040 NE 94TH ST
7	0	511605	0340	09/05/13	\$306,500	\$321,000	1,340	7	1984	Avg	2,863	Y	N	13840 NE 87TH ST
7	0	419150	0140	12/08/12	\$300,000	\$343,000	1,350	7	1962	Avg	10,500	N	N	13038 NE 102ND PL
7	0	683800	0210	06/22/11	\$324,900	\$407,000	1,350	7	1985	Avg	3,272	N	N	13318 NE 86TH PL
7	0	511606	0270	12/03/12	\$301,000	\$344,000	1,360	7	1984	Avg	3,204	Y	N	8515 137TH AVE NE
7	0	511606	0300	06/07/12	\$296,500	\$353,000	1,360	7	1984	Avg	3,860	Y	N	8503 137TH AVE NE
7	0	674370	0018	10/17/11	\$338,000	\$418,000	1,360	7	1993	Avg	12,240	N	N	12420 NE 106TH LN
7	0	445870	0120	01/24/12	\$285,000	\$348,000	1,370	7	1965	Good	12,420	N	N	10424 128TH AVE NE
7	0	883521	0400	07/14/11	\$240,000	\$300,000	1,370	7	1983	Avg	6,170	N	N	13719 135TH AVE NE
7	0	259240	0700	08/21/12	\$390,000	\$457,000	1,380	7	1972	Good	7,200	N	N	12930 NE 128TH PL
7	0	511605	0160	12/27/13	\$375,000	\$376,000	1,380	7	1984	Avg	3,329	N	N	8517 139TH AVE NE
7	0	674370	0189	01/10/13	\$395,500	\$448,000	1,380	7	1994	Avg	9,398	N	N	12459 NE 104TH ST
7	0	357030	0010	05/01/13	\$503,000	\$551,000	1,380	7	2009	Avg	3,557	N	N	8465 137TH PL NE

Improved Sales Used in This Annual Update Analysis

Area 093 -- 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
7	0	866340	0090	05/01/13	\$365,000	\$400,000	1,390	7	1978	Good	7,420	N	N	13239 NE 130TH PL
7	0	883522	0140	05/04/11	\$244,000	\$307,000	1,390	7	1982	Good	3,475	N	N	13228 NE 139TH PL
7	0	883520	0560	05/02/11	\$215,000	\$271,000	1,400	7	1981	Good	3,619	N	N	13401 NE 137TH PL
7	0	883521	0450	12/23/11	\$210,000	\$258,000	1,400	7	1982	Avg	3,425	N	N	13305 NE 138TH PL
7	0	123850	0906	02/21/11	\$400,000	\$506,000	1,410	7	1962	Good	18,006	N	N	12221 NE 100TH ST
7	0	883521	0180	06/18/12	\$210,000	\$250,000	1,410	7	1981	Good	3,300	N	N	13318 NE 138TH PL
7	0	511605	0410	09/03/13	\$362,000	\$380,000	1,420	7	1984	Avg	3,020	Y	N	13812 NE 87TH ST
7	0	674370	0300	04/20/12	\$340,000	\$409,000	1,420	7	1962	Good	19,166	N	N	10630 126TH AVE NE
7	0	147300	0070	09/21/12	\$515,000	\$600,000	1,440	7	1984	Good	37,915	N	N	14245 NE 80TH PL
7	0	511606	0280	12/18/13	\$357,100	\$359,000	1,440	7	1984	Avg	2,123	Y	N	8511 137TH AVE NE
7	0	332605	9143	10/24/12	\$375,000	\$433,000	1,450	7	1934	Good	29,160	N	N	10655 132ND AVE NE
7	0	388810	0180	08/01/12	\$407,000	\$480,000	1,450	7	1964	Good	10,575	N	N	13018 NE 95TH ST
7	0	683800	0450	04/20/12	\$362,000	\$435,000	1,460	7	1985	Avg	2,390	N	N	13422 NE 89TH CT
7	0	883520	0190	12/21/12	\$309,000	\$352,000	1,470	7	1981	Avg	4,400	N	N	13505 NE 136TH PL
7	0	883521	0350	12/11/12	\$294,000	\$336,000	1,470	7	1983	Good	5,000	N	N	13708 135TH AVE NE
7	0	883522	0060	03/21/11	\$242,500	\$306,000	1,480	7	1983	Avg	5,295	N	N	13856 133RD PL NE
7	0	742460	0110	03/26/13	\$337,500	\$374,000	1,490	7	1965	Good	10,904	N	N	9313 129TH AVE NE
7	0	548730	0040	01/18/12	\$346,310	\$423,000	1,510	7	1963	Good	10,500	N	N	13033 NE 113TH ST
7	0	883520	0300	08/14/12	\$308,000	\$362,000	1,510	7	1982	Avg	4,722	N	N	13626 134TH CT NE
7	0	173260	0180	11/30/11	\$322,750	\$397,000	1,530	7	1994	Avg	9,283	N	N	13103 NE 108TH ST
7	0	883520	0690	03/07/11	\$259,000	\$327,000	1,540	7	1981	Good	5,841	N	N	13424 NE 137TH PL
7	0	388810	0117	05/28/13	\$433,000	\$470,000	1,550	7	1966	Good	9,750	N	N	8704 128TH AVE NE
7	0	131295	0120	09/18/13	\$420,000	\$438,000	1,570	7	1973	Avg	10,875	N	N	13029 NE 109TH PL
7	0	683800	0740	11/18/11	\$295,000	\$364,000	1,570	7	1986	Good	3,990	N	N	8727 132ND PL NE
7	0	883520	0710	02/08/13	\$285,000	\$320,000	1,570	7	1983	Avg	4,878	N	N	13416 NE 137TH PL
7	0	894431	0290	03/06/12	\$322,000	\$390,000	1,570	7	1989	Avg	5,000	N	N	13410 NE 135TH ST
7	0	548730	0310	06/27/13	\$276,500	\$297,000	1,590	7	1963	Good	10,050	N	N	13038 NE 113TH ST
7	0	123850	0911	09/14/12	\$379,000	\$442,000	1,600	7	1923	Good	20,462	N	N	12065 NE 100TH ST
7	0	660850	0100	04/12/11	\$376,000	\$474,000	1,610	7	1961	Good	10,350	N	N	12859 NE 112TH ST
7	0	683800	0100	03/27/12	\$355,000	\$429,000	1,640	7	1986	Avg	3,398	N	N	8602 134TH CT NE
7	0	742022	0100	01/10/12	\$419,000	\$512,000	1,640	7	1993	Good	7,203	N	N	13019 NE 98TH PL
7	0	388810	0077	11/06/12	\$365,000	\$420,000	1,660	7	1964	Good	9,760	N	N	9224 128TH AVE NE
7	0	388810	0077	02/29/12	\$335,000	\$406,000	1,660	7	1964	Good	9,760	N	N	9224 128TH AVE NE
7	0	683800	0790	10/16/12	\$352,000	\$408,000	1,670	7	1987	Avg	2,450	N	N	13223 NE 89TH ST
7	0	548730	0070	08/29/11	\$330,000	\$411,000	1,720	7	1963	Good	10,500	N	N	13009 NE 113TH ST

Improved Sales Used in This Annual Update Analysis

Area 093 -- 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
7	0	640270	0190	04/27/12	\$315,000	\$378,000	1,730	7	1962	Good	10,695	N	N	10737 124TH AVE NE
7	0	548730	0280	08/13/13	\$390,000	\$412,000	1,770	7	1963	Avg	9,975	N	N	13020 NE 113TH ST
7	0	242300	0250	03/13/12	\$380,000	\$460,000	1,790	7	1975	Avg	9,858	N	N	12654 NE 109TH ST
7	0	242301	0400	03/06/12	\$285,000	\$345,000	1,820	7	1976	Avg	8,089	N	N	10917 127TH PL NE
7	0	866340	0180	08/19/13	\$415,000	\$438,000	1,820	7	1978	Good	7,350	N	N	13220 NE 130TH PL
7	0	683800	0700	07/12/13	\$386,500	\$413,000	1,830	7	1987	Avg	3,920	N	N	8843 132ND PL NE
7	0	683800	0720	04/05/11	\$330,000	\$416,000	1,830	7	1987	Good	4,153	N	N	8835 132ND PL NE
7	0	242301	0240	09/22/12	\$411,000	\$479,000	1,840	7	1976	Avg	6,600	N	N	11011 127TH PL NE
7	0	123850	0404	02/08/13	\$459,000	\$516,000	1,870	7	2001	Avg	10,441	N	N	12429 NE 95TH ST
7	0	683800	0130	09/13/11	\$375,000	\$466,000	1,870	7	1986	Good	3,569	N	N	8614 134TH CT NE
7	0	683800	0180	09/21/12	\$370,000	\$431,000	1,870	7	1986	Avg	3,169	N	N	13330 NE 86TH PL
7	0	683800	0620	10/07/11	\$376,023	\$466,000	1,870	7	1986	Good	3,773	N	N	13308 NE 89TH ST
7	0	683800	0630	10/02/13	\$439,950	\$457,000	1,870	7	1986	Avg	3,745	N	N	13304 NE 89TH ST
7	0	683800	0660	06/21/11	\$325,000	\$407,000	1,880	7	1987	Avg	2,833	N	N	13206 NE 89TH ST
7	0	683800	0670	08/22/11	\$315,000	\$392,000	1,880	7	1987	Avg	2,742	N	N	13202 NE 89TH ST
7	0	124670	0161	05/15/13	\$525,000	\$573,000	1,920	7	1955	Avg	44,866	N	N	10061 134TH AVE NE
7	0	272605	9059	06/05/13	\$399,950	\$433,000	1,920	7	2000	Avg	9,841	N	N	13421 NE 132ND ST
7	0	866340	0060	09/28/12	\$390,000	\$453,000	1,920	7	1978	Good	7,560	N	N	13028 133RD PL NE
7	0	357030	0090	05/03/13	\$580,500	\$636,000	1,930	7	2010	Avg	3,514	N	N	13658 NE 83RD CT
7	0	357030	0220	03/12/13	\$565,000	\$629,000	1,930	7	2009	Avg	3,480	N	N	8340 137TH PL NE
7	0	173260	0080	09/26/13	\$415,000	\$432,000	1,940	7	1994	Avg	7,747	N	N	13106 NE 108TH ST
7	0	259240	0230	07/20/12	\$470,000	\$555,000	2,410	7	1972	VGood	8,050	N	N	12905 NE 128TH PL
7	0	259240	0750	08/02/12	\$495,000	\$583,000	2,910	7	1972	Good	6,975	N	N	12900 129TH AVE NE
7	0	282605	9184	07/26/11	\$349,950	\$437,000	910	8	1976	Good	9,583	N	N	13117 NE 128TH PL
7	0	867960	0310	01/06/11	\$334,000	\$423,000	960	8	1962	Avg	9,800	N	N	10914 126TH AVE NE
7	0	242300	0240	10/04/12	\$405,000	\$470,000	1,160	8	1976	Avg	7,590	N	N	10908 127TH PL NE
7	0	242300	0400	11/18/11	\$390,300	\$481,000	1,160	8	1975	Avg	8,400	N	N	12612 NE 107TH PL
7	0	242301	0020	05/20/13	\$355,000	\$387,000	1,210	8	1976	Avg	7,900	N	N	10918 127TH PL NE
7	0	242300	0380	07/01/13	\$482,500	\$518,000	1,220	8	1975	Avg	7,738	N	N	10717 126TH PL NE
7	0	242301	0060	05/15/13	\$455,000	\$496,000	1,220	8	1976	Good	6,435	N	N	11002 127TH PL NE
7	0	242301	0210	04/19/11	\$375,000	\$472,000	1,220	8	1977	Avg	9,000	N	N	11119 127TH PL NE
7	0	173710	0430	06/25/12	\$425,000	\$505,000	1,320	8	1982	Avg	7,350	N	N	13024 NE 111TH PL
7	0	392920	0020	01/20/12	\$450,000	\$550,000	1,320	8	1987	Avg	15,323	N	N	14102 NE 86TH CT
7	0	663990	0217	05/18/12	\$359,000	\$429,000	1,320	8	1997	Avg	1,643	N	N	12317 NE 101ST LN
7	0	242300	0360	03/18/13	\$455,000	\$505,000	1,360	8	1975	Avg	7,200	N	N	10733 126TH PL NE

Improved Sales Used in This Annual Update Analysis

Area 093 -- 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
7	0	242301	0380	04/09/13	\$450,000	\$497,000	1,370	8	1976	Avg	8,527	N	N	10933 127TH PL NE
7	0	173710	0680	07/14/11	\$469,950	\$588,000	1,390	8	1982	Good	8,400	N	N	11037 131ST AVE NE
7	0	812630	0170	01/02/13	\$520,000	\$590,000	1,410	8	1981	Avg	60,984	N	N	11700 134TH PL NE
7	0	613950	0170	09/06/12	\$465,000	\$543,000	1,430	8	1976	Avg	7,252	N	N	10615 129TH PL NE
7	0	242301	0270	06/20/13	\$445,000	\$480,000	1,450	8	1976	Avg	8,280	N	N	12636 NE 110TH ST
7	0	173710	0060	07/02/12	\$381,000	\$452,000	1,480	8	1981	Good	7,350	N	N	12915 NE 110TH PL
7	0	674370	0259	09/27/11	\$395,899	\$491,000	1,500	8	1989	Avg	7,214	N	N	12703 NE 101ST PL
7	0	794140	0070	06/17/11	\$395,000	\$495,000	1,540	8	1989	Avg	7,326	N	N	12908 NE 103RD PL
7	0	388600	0070	12/20/12	\$410,000	\$467,000	1,550	8	2005	Avg	2,771	N	N	13109 NE 97TH ST
7	0	173710	0800	11/25/13	\$467,500	\$475,000	1,570	8	1979	Avg	7,490	N	N	12815 NE 110TH CT
7	0	123850	0387	12/09/11	\$342,000	\$420,000	1,590	8	1988	Avg	8,026	N	N	12731 NE 94TH CT
7	0	256490	0310	09/10/13	\$430,000	\$450,000	1,590	8	1981	Avg	6,825	N	N	12608 NE 114TH PL
7	0	222605	9094	04/06/11	\$540,500	\$682,000	1,610	8	1977	Good	63,162	N	N	13230 NE 142ND PL
7	0	752440	0070	10/24/13	\$485,000	\$499,000	1,620	8	1981	Good	20,558	N	N	13315 NE 115TH CT
7	0	943010	0280	11/21/12	\$456,000	\$523,000	1,630	8	1994	Avg	7,623	N	N	13606 NE 93RD ST
7	0	173710	0860	05/30/13	\$520,000	\$564,000	1,640	8	1979	Avg	7,490	N	N	12818 NE 110TH CT
7	0	388810	0109	09/12/12	\$461,100	\$538,000	1,680	8	1977	VGood	9,600	N	N	12917 NE 88TH ST
7	0	541530	0050	08/17/11	\$320,000	\$399,000	1,690	8	1987	Avg	7,439	N	N	12823 133RD PL NE
7	0	812630	0250	11/06/13	\$552,000	\$565,000	1,700	8	1989	Avg	57,063	N	N	13426 NE 119TH WAY
7	0	812630	0250	04/13/11	\$424,500	\$535,000	1,700	8	1989	Avg	57,063	N	N	13426 NE 119TH WAY
7	0	664835	0090	03/31/11	\$415,000	\$524,000	1,710	8	1988	Avg	11,118	N	N	14324 NE 84TH CT
7	0	812630	0590	09/13/11	\$339,950	\$422,000	1,710	8	1988	Avg	11,968	N	N	11711 134TH PL NE
7	0	613950	0240	10/15/13	\$445,000	\$460,000	1,730	8	1976	Avg	6,760	N	N	12808 NE 106TH PL
7	0	674170	0203	05/23/13	\$384,000	\$418,000	1,730	8	1945	Good	11,735	N	N	12654 NE 95TH ST
7	0	742780	0160	02/29/12	\$469,000	\$569,000	1,730	8	1989	Avg	7,100	N	N	12711 NE 97TH PL
7	0	173710	0220	05/21/12	\$425,000	\$508,000	1,740	8	1979	Avg	7,350	N	N	10919 128TH PL NE
7	0	674170	0256	05/20/11	\$377,000	\$474,000	1,740	8	1990	Avg	7,293	N	N	9741 128TH AVE NE
7	0	238740	0050	11/07/13	\$510,000	\$522,000	1,740	8	2002	Avg	4,387	N	N	12407 NE 103RD PL
7	0	742780	0120	06/27/13	\$489,000	\$526,000	1,760	8	1989	Avg	6,088	N	N	12712 NE 97TH PL
7	0	032505	9049	03/22/11	\$391,000	\$494,000	1,790	8	1979	Avg	13,684	N	N	9012 132ND AVE NE
7	0	332605	9231	11/30/11	\$421,000	\$518,000	1,810	8	1992	Avg	7,209	N	N	10021 131ST PL NE
7	0	388810	0107	10/25/11	\$559,000	\$691,000	1,810	8	1978	Good	16,536	N	N	12840 NE 88TH ST
7	0	242301	0370	01/10/11	\$343,000	\$435,000	1,820	8	1976	Avg	9,640	N	N	12655 NE 110TH ST
7	0	212800	0060	10/14/11	\$437,500	\$542,000	1,850	8	1977	Good	7,700	N	N	12821 NE 108TH PL
7	0	943010	0380	01/07/11	\$450,000	\$570,000	1,860	8	1995	Avg	8,513	N	N	9416 135TH PL NE

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Area 093 -- 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
7	0	943011	0010	09/25/12	\$450,000	\$524,000	1,860	8	1995	Avg	8,074	N	N	13517 NE 94TH ST
7	0	943011	0390	10/19/11	\$404,900	\$501,000	1,860	8	1995	Avg	9,860	N	N	13526 NE 94TH ST
7	0	332605	9224	06/05/13	\$520,000	\$563,000	1,870	8	1990	Avg	7,271	N	N	12830 NE 100TH ST
7	0	943011	0290	06/13/11	\$509,950	\$640,000	1,880	8	1995	Avg	8,359	Y	N	13744 NE 93RD CT
7	0	123850	0284	10/12/11	\$392,000	\$485,000	1,900	8	1988	Avg	8,687	N	N	12702 NE 94TH CT
7	0	794140	0030	09/13/11	\$410,000	\$509,000	1,900	8	1989	Avg	7,326	N	N	12818 NE 103RD PL
7	0	663990	0090	06/04/12	\$423,000	\$504,000	1,930	8	1999	Avg	7,201	N	N	12031 NE 100TH PL
7	0	943010	0300	03/27/12	\$435,000	\$525,000	1,940	8	1995	Good	7,600	N	N	13516 NE 93RD ST
7	0	663990	0310	05/22/13	\$489,950	\$533,000	1,950	8	2000	Avg	5,478	N	N	12215 NE 105TH ST
7	0	742020	0200	05/04/12	\$475,000	\$570,000	1,950	8	1989	Avg	7,210	N	N	13022 NE 101ST PL
7	0	663990	0307	09/05/12	\$447,500	\$523,000	1,950	8	2000	Avg	19,172	N	N	12219 NE 105TH ST
7	0	663990	0317	06/06/13	\$525,000	\$569,000	1,950	8	2000	Avg	75,947	N	N	12223 NE 105TH ST
7	0	674370	0255	07/06/12	\$375,000	\$444,000	1,960	8	1989	Avg	7,211	N	N	12720 NE 101ST PL
7	0	404575	0050	09/19/12	\$403,500	\$470,000	1,980	8	1994	Good	4,620	N	N	9620 122ND LN NE
7	0	613950	0150	08/23/12	\$480,000	\$563,000	2,010	8	1976	Avg	6,600	N	N	10627 129TH PL NE
7	0	086600	0040	06/25/13	\$454,900	\$490,000	2,020	8	2002	Avg	5,206	N	N	13209 NE 135TH CT
7	0	389310	1038	12/10/13	\$492,500	\$497,000	2,060	8	2000	Avg	7,539	N	N	12109 NE 108TH PL
7	0	256490	0090	07/20/11	\$365,000	\$456,000	2,100	8	1979	Avg	6,440	N	N	11311 127TH AVE NE
7	0	282605	9183	12/18/12	\$381,000	\$434,000	2,110	8	1976	Avg	10,018	N	N	13109 NE 128TH PL
7	0	388810	0245	11/27/12	\$569,990	\$653,000	2,110	8	2012	Avg	6,581	N	N	12923 NE 90TH ST
7	0	173710	0900	05/23/13	\$577,500	\$628,000	2,120	8	1980	VGood	7,350	N	N	11024 128TH PL NE
7	0	794140	0080	07/13/12	\$510,500	\$604,000	2,130	8	1989	Avg	7,326	N	N	12916 NE 103RD PL
7	0	388810	0104	07/19/12	\$623,475	\$737,000	2,140	8	2012	Avg	8,743	N	N	8805 130TH AVE NE
7	0	221609	0210	06/11/13	\$604,000	\$653,000	2,140	8	2001	Avg	6,235	N	N	10419 126TH AVE NE
7	0	388810	0241	07/29/12	\$625,000	\$737,000	2,140	8	2012	Avg	8,052	N	N	8811 130TH AVE NE
7	0	388810	0242	04/23/12	\$624,990	\$751,000	2,140	8	2012	Avg	8,088	N	N	8817 130TH AVE NE
7	0	388810	0243	10/17/12	\$627,990	\$727,000	2,140	8	2012	Avg	7,483	N	N	8903 130TH AVE NE
7	0	720247	0010	07/15/11	\$533,000	\$667,000	2,170	8	1991	Good	10,960	N	N	8553 142ND AVE NE
7	0	943010	0230	05/20/11	\$515,000	\$647,000	2,170	8	1995	Avg	7,505	Y	N	13723 NE 94TH ST
7	0	332605	9200	09/07/12	\$500,000	\$584,000	2,180	8	1978	Good	9,147	N	N	10725 128TH AVE NE
7	0	221609	0160	01/17/13	\$541,000	\$611,000	2,180	8	2001	Avg	7,181	N	N	12507 NE 106TH PL
7	0	943011	0190	02/01/12	\$535,000	\$652,000	2,200	8	1996	Avg	10,806	N	N	9318 139TH CT NE
7	0	388810	0246	09/06/13	\$610,000	\$639,000	2,210	8	2012	Avg	7,544	N	N	12905 NE 90TH ST
7	0	388810	0246	09/19/12	\$552,681	\$644,000	2,210	8	2012	Avg	7,544	N	N	12905 NE 90TH ST
7	0	928890	0010	10/19/11	\$540,000	\$668,000	2,220	8	1984	Good	7,905	N	N	14028 NE 86TH CT

Improved Sales Used in This Annual Update Analysis

Area 093 -- 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
7	0	943011	0210	07/21/12	\$525,100	\$620,000	2,250	8	1996	Avg	12,871	N	N	9321 139TH CT NE
7	0	943011	0220	12/09/13	\$624,100	\$630,000	2,250	8	1998	Avg	8,249	N	N	9311 139TH CT NE
7	0	943011	0380	12/06/11	\$422,500	\$519,000	2,250	8	1995	Avg	12,191	N	N	13534 NE 94TH ST
7	0	388810	0193	09/17/12	\$562,000	\$655,000	2,290	8	1998	Avg	7,220	N	N	13120 NE 95TH LN
7	0	812630	0510	11/12/12	\$585,000	\$673,000	2,320	8	1981	VGood	12,628	N	N	13305 NE 119TH WAY
7	0	123850	0378	08/07/13	\$648,000	\$687,000	2,360	8	1998	Avg	8,282	N	N	12708 NE 92ND PL
7	0	928890	0250	03/08/12	\$522,000	\$633,000	2,380	8	1984	Good	8,412	N	N	14003 NE 87TH ST
7	0	173710	0970	04/04/11	\$479,950	\$605,000	2,400	8	1979	Good	6,650	N	N	11023 129TH PL NE
7	0	928890	0170	10/18/12	\$539,000	\$624,000	2,400	8	1983	Good	7,622	N	N	8716 140TH CT NE
7	0	388810	0189	03/22/12	\$557,500	\$674,000	2,420	8	1998	Avg	7,317	N	N	13107 NE 95TH LN
7	0	663990	0171	01/23/12	\$518,000	\$632,000	2,420	8	1994	Avg	25,220	N	N	12306 NE 100TH PL
7	0	752440	0170	11/18/11	\$498,000	\$614,000	2,420	8	1984	Good	12,743	N	N	13330 NE 115TH CT
7	0	674370	0128	08/01/13	\$625,000	\$664,000	2,420	8	2005	Avg	8,296	N	N	10033 125TH AVE NE
7	0	123850	0330	06/28/12	\$480,000	\$570,000	2,440	8	2000	Avg	17,200	N	N	12618 NE 90TH ST
7	0	928890	0160	12/07/12	\$525,000	\$600,000	2,470	8	1983	Avg	8,473	N	N	8706 140TH CT NE
7	0	221609	0120	05/06/13	\$634,000	\$694,000	2,470	8	2001	Avg	8,937	N	N	12512 NE 104TH ST
7	0	123850	0383	06/14/13	\$643,000	\$695,000	2,510	8	2001	Avg	9,230	N	N	9221 128TH AVE NE
7	0	173710	0790	07/24/13	\$552,000	\$588,000	2,520	8	1979	Avg	8,540	N	N	12808 NE 109TH PL
7	0	663990	0045	10/24/13	\$557,600	\$574,000	2,540	8	2006	Avg	8,972	N	N	12106 NE 105TH ST
7	0	943011	0280	06/13/13	\$620,000	\$670,000	2,570	8	1995	Avg	8,275	N	N	9309 138TH CT NE
7	0	123310	0802	07/24/12	\$659,950	\$779,000	2,570	8	2000	Avg	14,113	N	N	12715 NE 90TH ST
7	0	674370	0031	12/06/11	\$510,000	\$627,000	2,570	8	2004	Avg	9,882	N	N	10506 124TH AVE NE
7	0	752440	0160	06/15/11	\$558,000	\$700,000	2,600	8	1984	Good	12,085	Y	N	13338 NE 115TH CT
7	0	889898	0030	06/18/12	\$546,400	\$650,000	2,610	8	1996	Avg	7,221	N	N	12618 NE 100TH ST
7	0	222605	9119	02/02/12	\$490,000	\$597,000	2,640	8	2002	Avg	5,304	N	N	13228 NE 135TH CT
7	0	812630	0080	10/07/11	\$500,000	\$619,000	2,680	8	1986	Good	12,012	N	N	11639 132ND CT NE
7	0	928890	0140	05/02/11	\$540,000	\$680,000	2,810	8	1982	Good	7,600	N	N	8715 141ST CT NE
7	0	674370	0190	10/01/13	\$668,000	\$694,000	2,960	8	2006	Avg	9,600	N	N	12433 NE 104TH ST
7	0	388810	0187	07/16/13	\$733,000	\$783,000	3,010	8	2007	Avg	7,201	N	N	9528 130TH AVE NE
7	0	388810	0183	08/29/13	\$612,000	\$643,000	3,040	8	1968	Avg	12,489	N	N	9514 130TH AVE NE
7	0	189110	0070	05/24/13	\$575,000	\$625,000	1,500	9	2005	Avg	2,647	N	N	10506 128TH AVE NE
7	0	743630	0160	04/11/12	\$342,000	\$412,000	1,590	9	1997	Avg	1,845	N	N	12420 NE 100TH ST
7	0	743630	0220	07/18/11	\$335,000	\$419,000	1,590	9	1997	Avg	1,865	N	N	10020 124TH AVE NE
7	0	743630	0230	04/04/11	\$333,000	\$420,000	1,590	9	1997	Avg	1,701	N	N	10024 124TH AVE NE
7	0	124670	0295	03/23/12	\$600,000	\$725,000	2,000	9	1978	Avg	76,665	Y	N	10322 136TH AVE NE

Improved Sales Used in This Annual Update Analysis

Area 093 -- 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
7	0	123850	0463	11/13/13	\$520,000	\$531,000	2,130	9	2004	Avg	11,715	N	N	12508 NE 90TH ST
7	0	332605	9214	06/04/13	\$600,000	\$650,000	2,150	9	1992	Good	7,420	N	N	10028 128TH AVE NE
7	0	032505	9263	06/03/11	\$535,000	\$672,000	2,290	9	1998	Avg	9,762	N	N	14208 NE 86TH PL
7	0	131048	0160	02/25/11	\$435,000	\$550,000	2,373	9	1999	Avg	5,630	N	N	13377 NE 134TH PL
7	0	131048	0280	01/11/11	\$440,000	\$558,000	2,373	9	1999	Avg	6,883	N	N	13415 135TH AVE NE
7	0	123850	0462	09/13/12	\$500,000	\$583,000	2,390	9	2004	Avg	9,585	N	N	12504 NE 90TH ST
7	0	911320	0310	03/20/13	\$701,250	\$778,000	2,430	9	2000	Avg	5,032	N	N	13315 NE 92ND WAY
7	0	282605	9074	11/21/11	\$500,000	\$616,000	2,440	9	1998	Avg	7,204	N	N	13117 NE 117TH ST
7	0	911320	0300	12/13/12	\$665,000	\$759,000	2,440	9	2000	Avg	5,148	N	N	13321 NE 92ND WAY
7	0	674370	0033	10/29/13	\$650,000	\$668,000	2,480	9	2004	Avg	8,636	N	N	10513 125TH AVE NE
7	0	418710	0010	04/06/12	\$542,000	\$653,000	2,500	9	1996	Avg	20,814	N	N	13615 NE 103RD ST
7	0	674370	0296	10/04/12	\$446,500	\$518,000	2,520	9	1993	Avg	7,311	N	N	12619 NE 107TH PL
7	0	889898	0010	12/21/11	\$502,000	\$616,000	2,520	9	1997	Avg	6,481	N	N	12630 NE 100TH ST
7	0	674370	0032	11/04/13	\$660,000	\$676,000	2,520	9	2004	Avg	8,665	N	N	10517 125TH AVE NE
7	0	911320	0130	08/12/13	\$693,500	\$734,000	2,530	9	2000	Avg	5,130	N	N	9214 133RD CT NE
7	0	674370	0368	01/05/11	\$687,047	\$871,000	2,540	9	2010	Avg	6,541	N	N	12717 NE 106TH LN
7	0	123310	0920	02/14/13	\$669,900	\$751,000	2,580	9	2012	Avg	13,999	N	N	12503 NE 90TH ST
7	0	238740	0090	06/03/13	\$635,000	\$688,000	2,600	9	2001	Avg	7,285	N	N	10234 125TH AVE NE
7	0	663990	0222	06/22/13	\$690,000	\$743,000	2,620	9	2002	Avg	7,323	N	N	10224 SLATER AVE NE
7	0	663990	0224	06/13/13	\$715,000	\$773,000	2,620	9	2002	Avg	17,163	N	N	10228 SLATER AVE NE
7	0	147159	0210	07/27/13	\$651,000	\$693,000	2,634	9	1998	Avg	7,521	N	N	8516 143RD CT NE
7	0	674370	0017	07/14/11	\$539,950	\$675,000	2,640	9	1999	Avg	7,362	N	N	12414 NE 106TH LN
7	0	282605	9240	07/09/13	\$565,000	\$605,000	2,660	9	1998	Avg	7,417	N	N	13128 NE 117TH ST
7	0	674370	0216	11/01/13	\$715,000	\$733,000	2,690	9	2003	Avg	7,617	N	N	10210 127TH AVE NE
7	0	123850	0495	06/03/11	\$610,000	\$766,000	2,700	9	2011	Avg	8,005	N	N	9315 126TH AVE NE
7	0	123310	0926	05/31/13	\$699,950	\$760,000	2,710	9	2012	Avg	14,494	N	N	8902 125TH LN NE
7	0	674370	0061	04/14/11	\$580,000	\$731,000	2,710	9	2003	Avg	7,308	N	N	10512 125TH AVE NE
7	0	123310	0771	10/09/11	\$525,000	\$650,000	2,740	9	1993	Avg	7,209	N	N	12725 NE 86TH ST
7	0	123310	0915	03/12/13	\$716,900	\$798,000	2,740	9	2012	Avg	12,399	N	N	8918 125TH LN NE
7	0	663990	0009	03/12/12	\$605,000	\$733,000	2,740	9	2009	Avg	7,104	N	N	10709 121ST PL NE
7	0	674370	0311	12/28/11	\$687,937	\$843,000	2,740	9	2011	Avg	8,774	N	N	12627 S 106TH PL
7	0	332605	9257	09/08/11	\$632,000	\$786,000	2,790	9	2005	Avg	7,187	N	N	13116 NE 104TH ST
7	0	674370	0307	08/12/13	\$730,000	\$772,000	2,820	9	2010	Avg	7,785	N	N	12616 NE 106TH PL
7	0	123310	0927	04/10/13	\$722,000	\$796,000	2,820	9	2012	Avg	6,673	N	N	8906 125TH LN NE
7	0	674170	0185	03/12/12	\$670,000	\$811,000	2,850	9	2004	Avg	10,560	N	N	12640 NE 95TH ST

Improved Sales Used in This Annual Update Analysis

Area 093 -- 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
7	0	674370	0147	04/04/13	\$555,000	\$613,000	2,850	9	2006	Avg	9,238	N	N	10008 125TH AVE NE
7	0	124670	0255	05/01/12	\$552,000	\$662,000	2,880	9	1994	Avg	28,983	N	N	10045 136TH AVE NE
7	0	123310	0733	06/17/11	\$705,000	\$884,000	2,880	9	2009	Avg	10,950	N	N	8720 126TH AVE NE
7	0	123310	0921	03/18/13	\$729,900	\$811,000	2,890	9	2012	Avg	10,999	N	N	8914 125TH LN NE
7	0	123310	0922	06/12/13	\$740,000	\$800,000	2,890	9	2012	Avg	10,999	N	N	8910 125TH LN NE
7	0	894678	0270	07/08/13	\$714,950	\$766,000	2,890	9	2013	Avg	4,704	Y	N	13630 NE 133RD ST
7	0	388810	0129	11/15/12	\$659,950	\$758,000	2,900	9	2008	Avg	7,464	N	N	12905 NE 88TH ST
7	0	332605	9259	06/20/13	\$735,000	\$792,000	2,910	9	2005	Avg	7,070	N	N	10020 131ST PL NE
7	0	332605	9260	09/09/13	\$764,880	\$801,000	2,910	9	2005	Avg	7,096	N	N	10028 131ST PL NE
7	0	674370	0204	04/23/12	\$702,500	\$844,000	2,920	9	2012	Avg	7,599	N	N	10228 126TH AVE NE
7	0	123850	0496	03/16/11	\$613,000	\$774,000	2,940	9	2011	Avg	8,005	N	N	9309 126TH AVE NE
7	0	674370	0369	01/26/11	\$675,000	\$855,000	2,960	9	2010	Avg	7,746	N	N	12709 NE 106TH LN
7	0	663990	0001	07/24/13	\$699,950	\$746,000	2,960	9	2012	Avg	6,917	N	N	10722 121ST PL NE
7	0	663990	0003	07/05/13	\$699,980	\$751,000	2,960	9	2012	Avg	6,863	N	N	10714 121ST PL NE
7	0	663990	0004	07/23/13	\$700,000	\$746,000	2,960	9	2012	Avg	6,960	N	N	12109 NE 108TH ST
7	0	123850	0461	07/03/13	\$679,000	\$729,000	2,970	9	2004	Avg	6,500	N	N	12512 NE 90TH ST
7	0	123310	0910	04/26/11	\$675,000	\$850,000	2,990	9	2004	Avg	8,439	N	N	8751 126TH AVE NE
7	0	123850	0427	03/05/13	\$700,000	\$781,000	2,990	9	2007	Avg	6,846	N	N	9219 125TH AVE NE
7	0	389510	0038	04/27/12	\$533,500	\$641,000	2,990	9	2011	Avg	4,026	N	N	8361 138TH CT NE
7	0	671700	0040	11/14/11	\$530,000	\$653,000	3,010	9	2005	Avg	5,857	N	N	13225 NE 137TH CT
7	0	123850	0436	10/21/13	\$740,000	\$762,000	3,020	9	2006	Avg	7,656	N	N	9104 124TH AVE NE
7	0	123850	0436	08/05/13	\$690,000	\$732,000	3,020	9	2006	Avg	7,656	N	N	9104 124TH AVE NE
7	0	671700	0010	08/08/13	\$550,000	\$583,000	3,080	9	2005	Avg	5,130	N	N	13210 NE 137TH CT
7	0	671700	0030	01/07/11	\$500,000	\$634,000	3,080	9	2005	Avg	5,537	N	N	13226 NE 137TH CT
7	0	674370	0341	01/04/13	\$720,000	\$817,000	3,100	9	2006	Avg	8,138	N	N	12634 NE 104TH ST
7	0	674370	0342	11/21/11	\$699,900	\$862,000	3,100	9	2007	Avg	8,138	N	N	12646 NE 104TH ST
7	0	332605	9258	06/11/12	\$680,000	\$810,000	3,130	9	2005	Avg	7,083	N	N	10024 131ST PL NE
7	0	032505	9283	07/24/12	\$847,500	\$1,000,000	3,130	9	2008	Avg	8,371	Y	N	14018 NE 85TH CT
7	0	445870	0100	04/25/11	\$550,000	\$693,000	3,150	9	2006	Avg	11,430	N	N	12804 NE 104TH ST
7	0	867950	0170	10/25/12	\$624,950	\$722,000	3,160	9	2008	Avg	9,555	N	N	12411 NE 108TH PL
7	0	332605	9270	10/04/12	\$675,000	\$784,000	3,160	9	2012	Avg	7,301	N	N	12909 NE 105TH PL
7	0	332605	9255	09/25/12	\$700,000	\$815,000	3,170	9	2005	Avg	7,187	N	N	13126 NE 104TH ST
7	0	261992	0180	11/09/11	\$565,000	\$697,000	3,190	9	2004	Avg	4,469	N	N	13428 NE 97TH ST
7	0	389510	0037	05/11/12	\$617,000	\$739,000	3,200	9	2010	Avg	4,496	N	N	8367 138TH CT NE
7	0	261992	0150	07/24/12	\$656,000	\$774,000	3,220	9	2004	Avg	4,479	N	N	13422 NE 97TH ST

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Area 093 -- 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
7	0	932930	0130	05/06/13	\$662,985	\$725,000	3,250	9	2008	Avg	7,207	N	N	13203 NE 129TH PL
7	0	674370	0362	01/26/11	\$719,000	\$911,000	3,280	9	2010	Avg	7,200	N	N	12716 NE 106TH LN
7	0	332605	9126	04/11/13	\$815,000	\$899,000	3,290	9	2012	Avg	7,268	N	N	12904 NE 105TH PL
7	0	332605	9268	03/14/13	\$799,000	\$889,000	3,290	9	2012	Avg	7,318	N	N	12908 NE 105TH PL
7	0	332605	9269	12/18/12	\$773,620	\$881,000	3,290	9	2012	Avg	7,251	N	N	12905 NE 105TH PL
7	0	261992	0090	11/17/11	\$560,000	\$690,000	3,300	9	2003	Avg	5,644	N	N	13336 NE 97TH ST
7	0	674370	0229	11/30/12	\$715,000	\$819,000	3,300	9	2005	Avg	6,881	N	N	10034 127TH AVE NE
7	0	389510	0047	04/23/12	\$565,000	\$679,000	3,360	9	2012	Avg	6,600	N	N	8360 138TH CT NE
7	0	389510	0039	06/13/11	\$620,000	\$778,000	3,420	9	2009	Avg	6,845	N	N	8355 138TH CT NE
7	0	332605	9156	04/08/11	\$722,500	\$911,000	3,430	9	2005	Avg	7,336	N	N	13030 NE 104TH ST
7	0	389510	0035	01/11/12	\$642,500	\$786,000	3,500	9	2009	Avg	7,113	N	N	8479 138TH CT NE
7	0	389510	0036	04/04/12	\$649,000	\$783,000	3,520	9	2011	Avg	5,301	N	N	8473 138TH CT NE
7	0	674370	0199	01/25/13	\$789,800	\$891,000	3,560	9	2008	Avg	8,169	N	N	12603 NE 104TH ST
7	0	674370	0293	10/13/11	\$758,000	\$938,000	3,570	9	2008	Avg	8,832	N	N	12633 NE 104TH ST
7	0	388810	0221	06/26/12	\$698,000	\$829,000	3,600	9	2004	Avg	8,890	N	N	9926 130TH AVE NE
7	0	663990	0243	03/03/11	\$625,000	\$790,000	3,020	10	2008	Avg	8,897	N	N	12323 NE 102ND LN
7	0	674370	0344	09/30/13	\$780,000	\$810,000	3,070	10	2007	Avg	7,247	N	N	12725 NE 105TH CT
7	0	262173	0290	05/06/13	\$635,000	\$695,000	3,290	10	2000	Avg	8,800	N	N	13537 137TH PL NE
7	0	674370	0361	05/11/11	\$662,000	\$833,000	3,310	10	2010	Avg	7,291	N	N	12710 NE 106TH LN
7	0	262173	0220	03/11/11	\$541,000	\$683,000	3,430	10	2000	Avg	10,157	N	N	13622 NE 136TH PL
7	0	262173	0320	10/14/13	\$699,950	\$723,000	3,440	10	2000	Avg	12,550	N	N	13614 NE 135TH PL
7	0	262173	0160	08/16/11	\$646,900	\$806,000	3,480	10	2000	Avg	15,287	N	N	13720 NE 136TH PL
7	0	262173	0270	04/10/12	\$604,900	\$729,000	3,480	10	2000	Avg	9,051	N	N	13553 137TH PL NE
7	0	388810	0091	04/13/11	\$730,000	\$920,000	3,490	10	2008	Avg	10,043	N	N	12843 NE 91ST ST
7	0	674370	0205	12/14/11	\$850,000	\$1,044,000	3,710	10	2011	Avg	11,854	N	N	10222 126TH AVE NE
7	0	262173	0070	09/14/11	\$629,000	\$781,000	3,900	10	2000	Avg	10,744	N	N	13727 NE 135TH PL
7	0	388810	0125	01/08/13	\$818,000	\$927,000	2,570	11	2007	Avg	6,638	N	N	12920 NE 87TH ST
7	0	272605	9144	10/16/12	\$840,000	\$973,000	4,570	11	2006	Avg	10,194	N	N	13112 134TH AVE NE
15	0	421520	0010	06/17/13	\$325,500	\$351,000	960	6	1956	Good	8,301	N	N	7508 124TH PL NE
15	0	389710	0172	06/28/11	\$308,000	\$386,000	1,150	6	1970	Good	6,600	N	N	11629 NE 74TH ST
15	0	042505	9033	08/13/13	\$300,000	\$317,000	1,300	6	1956	Avg	10,400	N	N	8029 132ND AVE NE
15	0	943530	0109	08/23/11	\$242,500	\$302,000	1,360	6	1982	Avg	11,445	N	N	6450 154TH AVE NE
15	0	548731	0080	02/08/13	\$396,500	\$445,000	820	7	1970	Good	9,678	N	N	7815 135TH AVE NE
15	0	124150	0047	10/21/13	\$350,000	\$361,000	960	7	1954	Avg	9,000	N	N	12433 NE 75TH ST
15	0	856250	1010	10/14/13	\$407,000	\$420,000	960	7	1963	Good	7,751	N	N	7729 139TH PL NE

Improved Sales Used in This Annual Update Analysis

Area 093 -- 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
15	0	743690	0075	09/21/12	\$295,000	\$344,000	970	7	1958	Good	8,925	N	N	8310 133RD AVE NE
15	0	358523	0140	06/17/13	\$297,697	\$321,000	990	7	1968	Good	7,605	N	N	12711 NE 80TH ST
15	0	856270	0340	05/23/12	\$320,000	\$382,000	990	7	1964	Avg	9,041	N	N	7220 137TH AVE NE
15	0	640070	0120	08/07/13	\$335,000	\$355,000	1,000	7	1968	Good	8,163	N	N	12215 NE 75TH ST
15	0	290970	0250	04/11/12	\$206,000	\$248,000	1,010	7	1975	Avg	17,967	N	N	13640 NE 83RD ST
15	0	856250	0800	11/13/12	\$339,900	\$391,000	1,010	7	1963	Good	7,975	N	N	13773 NE 76TH PL
15	0	108580	0070	12/03/12	\$367,500	\$420,000	1,030	7	1971	Avg	8,857	N	N	12313 NE 68TH PL
15	0	081800	0200	09/13/13	\$330,500	\$346,000	1,040	7	1969	Avg	8,455	N	N	13503 NE 70TH ST
15	0	548720	0070	05/31/13	\$350,000	\$380,000	1,040	7	1961	Avg	9,654	N	N	7848 135TH AVE NE
15	0	102505	9181	08/03/11	\$348,000	\$434,000	1,050	7	1977	Avg	7,400	N	N	13319 NE 75TH ST
15	0	131093	0080	03/08/12	\$337,500	\$409,000	1,060	7	1981	Good	8,824	N	N	7404 153RD CT NE
15	0	131093	0190	12/05/12	\$390,000	\$446,000	1,060	7	1981	Avg	10,509	N	N	7426 152ND CT NE
15	0	184230	0180	02/25/12	\$289,000	\$351,000	1,060	7	1967	Avg	7,894	N	N	7014 143RD PL NE
15	0	548731	0170	10/02/12	\$352,500	\$410,000	1,060	7	1971	Avg	8,794	N	N	13518 NE 78TH ST
15	0	719732	0040	09/07/12	\$310,000	\$362,000	1,070	7	1977	Avg	10,488	N	N	15332 NE 65TH CT
15	0	092505	9240	08/06/13	\$366,000	\$388,000	1,080	7	1984	Avg	7,616	N	N	12411 NE 80TH ST
15	0	520250	0050	07/09/12	\$370,000	\$438,000	1,080	7	1978	Avg	8,847	N	N	14812 NE 70TH CT
15	0	743690	0030	03/12/12	\$269,000	\$326,000	1,080	7	1958	Avg	8,925	N	N	8417 134TH AVE NE
15	0	108580	0080	01/15/13	\$395,000	\$447,000	1,100	7	1971	VGood	9,025	N	N	12317 NE 68TH PL
15	0	184210	0150	10/17/12	\$415,000	\$480,000	1,110	7	1965	Good	9,520	N	N	14109 NE 72ND ST
15	0	620290	0130	03/14/12	\$367,100	\$444,000	1,110	7	1962	Avg	8,960	N	N	12029 NE 65TH ST
15	0	102505	9110	06/19/13	\$280,000	\$302,000	1,130	7	1960	Fair	12,000	N	N	7844 134TH AVE NE
15	0	742100	0060	06/09/11	\$285,000	\$358,000	1,130	7	1965	Avg	10,125	N	N	7817 124TH AVE NE
15	0	123750	0024	06/27/11	\$360,000	\$451,000	1,140	7	1966	Good	10,545	N	N	13346 NE 80TH ST
15	0	123750	0721	09/03/13	\$320,000	\$336,000	1,140	7	1979	Avg	11,778	N	N	13419 NE REDMOND WAY
15	0	184220	0120	05/30/13	\$444,000	\$482,000	1,140	7	1965	Avg	7,282	N	N	14110 NE 71ST ST
15	0	804500	0560	08/08/11	\$260,000	\$324,000	1,140	7	1966	Fair	10,283	N	N	7518 135TH PL NE
15	0	856250	0490	04/17/12	\$278,500	\$335,000	1,150	7	1967	Avg	8,183	N	N	13823 NE 76TH ST
15	0	951250	1020	02/09/12	\$394,590	\$480,000	1,180	7	1968	Good	11,636	N	N	7602 142ND AVE NE
15	0	620290	0150	05/24/13	\$445,000	\$484,000	1,190	7	1962	Good	10,280	N	N	12111 NE 65TH ST
15	0	856260	0490	10/04/11	\$371,000	\$460,000	1,190	7	1966	Good	7,700	N	N	13724 NE 73RD PL
15	0	804420	0130	05/29/12	\$284,050	\$339,000	1,200	7	1983	Avg	2,625	N	N	14119 NE 78TH CT
15	0	742400	0020	10/25/13	\$325,000	\$334,000	1,210	7	1961	Avg	10,200	N	N	7848 130TH AVE NE
15	0	742400	0090	09/05/12	\$337,000	\$394,000	1,210	7	1961	Good	10,183	N	N	7803 131ST AVE NE
15	0	856250	0790	09/14/11	\$355,000	\$441,000	1,210	7	1963	Good	7,483	N	N	13771 NE 76TH PL

Improved Sales Used in This Annual Update Analysis

Area 093 -- 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
15	0	123310	0518	05/06/13	\$561,000	\$614,000	1,220	7	1953	VGood	9,073	N	N	8215 126TH AVE NE
15	0	804500	0010	05/09/12	\$312,000	\$374,000	1,220	7	1966	Avg	7,453	N	N	7409 134TH AVE NE
15	0	804500	0280	08/27/12	\$385,000	\$451,000	1,220	7	1966	Avg	7,619	N	N	7015 134TH AVE NE
15	0	951250	0020	07/19/11	\$396,000	\$495,000	1,220	7	1968	Avg	8,960	N	N	7637 140TH PL NE
15	0	951250	0330	12/18/12	\$385,000	\$439,000	1,220	7	1968	Avg	7,350	N	N	7302 143RD AVE NE
15	0	743700	0080	08/04/11	\$235,000	\$293,000	1,250	7	1965	Fair	10,799	N	N	8218 135TH PL NE
15	0	102505	9131	01/11/12	\$365,000	\$446,000	1,260	7	1969	Avg	11,198	N	N	7819 133RD AVE NE
15	0	804420	0260	10/22/13	\$359,950	\$371,000	1,260	7	1983	Avg	2,625	N	N	14102 NE 78TH CT
15	0	804420	0340	05/23/13	\$349,950	\$381,000	1,260	7	1983	Avg	2,625	N	N	7922 140TH PL NE
15	0	873170	0060	12/17/13	\$425,000	\$428,000	1,260	7	1967	Good	10,125	N	N	12651 NE 73RD ST
15	0	108770	0015	07/05/12	\$330,000	\$391,000	1,270	7	1956	Avg	11,200	N	N	12220 NE 65TH ST
15	0	951250	0950	10/08/13	\$400,000	\$414,000	1,270	7	1969	Avg	8,528	N	N	14017 NE 77TH ST
15	0	123690	0099	07/17/13	\$326,000	\$348,000	1,280	7	1967	VGood	9,159	N	N	12847 NE 80TH ST
15	0	092505	9217	12/04/13	\$400,000	\$405,000	1,290	7	1976	Avg	12,794	N	N	6924 125TH AVE NE
15	0	123310	0501	02/15/13	\$319,900	\$359,000	1,290	7	1965	Good	6,000	N	N	8101 126TH AVE NE
15	0	169800	0070	10/19/12	\$470,000	\$544,000	1,290	7	1977	Good	9,884	N	N	12020 NE 66TH ST
15	0	856270	0550	04/20/12	\$335,000	\$403,000	1,290	7	1966	Avg	7,918	N	N	13720 NE 71ST PL
15	0	081800	0290	12/13/11	\$290,000	\$356,000	1,300	7	1969	Avg	8,400	N	N	13416 NE 70TH ST
15	0	108710	0065	05/04/11	\$350,000	\$440,000	1,300	7	1955	Good	10,790	N	N	12229 NE 67TH ST
15	0	124150	0055	10/26/12	\$413,000	\$477,000	1,300	7	1968	Good	8,525	N	N	12606 NE 73RD ST
15	0	742400	0040	06/25/13	\$460,000	\$495,000	1,300	7	1961	Avg	10,200	N	N	7834 130TH AVE NE
15	0	640070	0191	11/21/13	\$365,000	\$371,000	1,310	7	1964	Good	8,075	N	N	12212 NE 73RD ST
15	0	290970	0200	04/19/11	\$305,000	\$384,000	1,320	7	1969	Good	10,008	N	N	13703 NE 83RD ST
15	0	548731	0150	04/04/13	\$304,900	\$337,000	1,320	7	1971	Avg	9,245	N	N	13530 NE 78TH ST
15	0	389710	0710	09/12/13	\$485,000	\$507,000	1,340	7	1953	Good	9,900	N	N	11809 NE 74TH ST
15	0	792270	0670	04/11/13	\$450,000	\$496,000	1,340	7	1967	Good	10,800	N	N	6903 151ST AVE NE
15	0	804500	0090	10/26/11	\$290,000	\$358,000	1,350	7	1966	Avg	7,459	N	N	13317 NE 74TH ST
15	0	856285	0110	09/06/11	\$415,000	\$516,000	1,360	7	1972	Avg	8,800	N	N	6501 141ST PL NE
15	0	548720	0010	11/11/11	\$300,000	\$370,000	1,370	7	1961	Good	10,307	N	N	7855 135TH AVE NE
15	0	123310	0326	02/21/12	\$308,500	\$375,000	1,380	7	1958	Good	8,400	N	N	8026 122ND AVE NE
15	0	254710	0055	08/17/12	\$547,500	\$643,000	1,380	7	1963	Good	8,820	N	N	13032 NE 73RD ST
15	0	254710	0060	10/30/13	\$362,500	\$372,000	1,380	7	1959	Avg	9,387	N	N	13042 NE 73RD ST
15	0	804420	0020	09/10/12	\$300,000	\$350,000	1,390	7	1981	Avg	3,150	N	N	7807 140TH PL NE
15	0	856250	0270	08/01/13	\$365,000	\$388,000	1,390	7	1963	Avg	10,432	N	N	13776 NE 78TH PL
15	0	042505	9052	09/17/13	\$387,000	\$404,000	1,400	7	1968	Good	6,969	N	N	13019 NE 83RD ST

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Area 093 -- 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
15	0	108610	0280	05/02/11	\$315,000	\$396,000	1,400	7	1972	Good	8,432	N	N	6210 120TH AVE NE
15	0	184230	0210	07/24/13	\$335,000	\$357,000	1,400	7	1965	Avg	9,296	N	N	7005 143RD PL NE
15	0	804500	0050	05/03/11	\$349,000	\$439,000	1,400	7	1966	Good	6,746	N	N	13310 NE 74TH ST
15	0	131093	0090	02/15/11	\$434,500	\$550,000	1,410	7	1982	Avg	8,801	N	N	7412 153RD CT NE
15	0	856250	0110	07/16/12	\$405,000	\$479,000	1,410	7	1962	VGood	9,547	N	N	13772 NE 76TH PL
15	0	124150	0035	09/25/12	\$316,000	\$368,000	1,420	7	1955	Good	13,584	N	N	7203 126TH AVE NE
15	0	792270	0680	04/17/13	\$437,500	\$482,000	1,420	7	1967	Good	12,293	N	N	6909 151ST AVE NE
15	0	856250	0520	07/29/11	\$400,000	\$500,000	1,420	7	1968	Good	7,875	N	N	7424 138TH PL NE
15	0	856270	0380	10/01/12	\$360,000	\$418,000	1,420	7	1966	Avg	8,013	N	N	13725 NE 72ND PL
15	0	719735	0140	07/22/13	\$420,000	\$448,000	1,440	7	1979	Avg	8,448	N	N	15302 NE 62ND CT
15	0	873170	0045	12/04/12	\$359,000	\$411,000	1,440	7	1955	Avg	10,125	N	N	12629 NE 73RD ST
15	0	640070	0040	02/13/13	\$451,000	\$506,000	1,460	7	1967	VGood	15,191	N	N	12047 NE 75TH ST
15	0	804500	0570	10/07/13	\$459,500	\$476,000	1,460	7	1966	Avg	10,284	N	N	7512 135TH PL NE
15	0	951250	0900	05/15/12	\$349,950	\$419,000	1,460	7	1968	Avg	9,316	N	N	7618 140TH PL NE
15	0	102505	9086	09/17/13	\$421,000	\$440,000	1,490	7	1956	Good	12,141	N	N	13202 NE 70TH ST
15	0	804500	0180	06/27/11	\$379,950	\$476,000	1,490	7	1966	Good	7,431	N	N	13326 NE 72ND ST
15	0	742010	0100	07/17/13	\$390,000	\$416,000	1,500	7	1984	Avg	10,800	N	N	7830 131ST AVE NE
15	0	856250	0190	01/24/11	\$330,000	\$418,000	1,500	7	1962	Good	11,971	N	N	13774 NE 77TH PL
15	0	951250	0030	05/10/12	\$420,000	\$503,000	1,500	7	1968	Good	8,960	N	N	7633 140TH PL NE
15	0	123310	0502	12/19/13	\$345,000	\$347,000	1,510	7	1983	Avg	10,128	N	N	8107 126TH AVE NE
15	0	388910	0008	05/01/13	\$515,000	\$564,000	1,510	7	1967	VGood	8,715	N	N	6840 122ND AVE NE
15	0	951250	1080	04/18/13	\$425,000	\$468,000	1,510	7	1969	VGood	8,050	N	N	7609 143RD AVE NE
15	0	792270	0660	09/28/11	\$350,000	\$434,000	1,520	7	1968	Good	10,116	N	N	6805 151ST AVE NE
15	0	792271	0530	06/05/12	\$370,000	\$441,000	1,550	7	1971	Good	9,200	N	N	6505 149TH AVE NE
15	0	081800	0110	05/27/11	\$389,000	\$489,000	1,560	7	1969	Good	8,296	N	N	6904 133RD CT NE
15	0	620290	0020	04/29/11	\$459,000	\$578,000	1,560	7	1963	Good	8,960	N	N	12118 NE 65TH ST
15	0	856250	0010	10/02/13	\$360,000	\$374,000	1,560	7	1963	Good	9,475	N	N	13622 NE 75TH ST
15	0	941350	0090	05/30/12	\$371,500	\$443,000	1,560	7	1972	Avg	8,280	N	N	6412 146TH AVE NE
15	0	792270	0250	08/21/13	\$465,000	\$490,000	1,570	7	1975	Avg	10,200	N	N	6917 152ND AVE NE
15	0	792270	0690	08/27/12	\$415,000	\$486,000	1,570	7	1967	Avg	11,783	N	N	6912 151ST AVE NE
15	0	123750	0780	05/09/12	\$320,000	\$383,000	1,580	7	1959	Avg	14,250	N	N	8336 132ND AVE NE
15	0	184210	0140	02/05/13	\$396,000	\$445,000	1,590	7	1965	Avg	8,775	N	N	14210 NE 72ND ST
15	0	548731	0020	12/29/11	\$353,000	\$432,000	1,590	7	1971	Good	10,220	N	N	7710 135TH PL NE
15	0	108750	0015	09/24/13	\$425,500	\$443,000	1,620	7	1955	Avg	10,790	N	N	12218 NE 66TH ST
15	0	184220	0130	06/24/13	\$427,400	\$460,000	1,620	7	1964	Avg	8,006	N	N	14114 NE 71ST ST

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Area 093 -- 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
15	0	642110	0338	12/16/11	\$299,900	\$368,000	1,620	7	1983	Avg	9,758	N	N	14828 NE 75TH ST
15	0	102505	9165	05/06/13	\$470,600	\$515,000	1,630	7	1960	Good	22,215	N	N	7363 148TH AVE NE
15	0	642110	0568	05/24/13	\$429,950	\$468,000	1,640	7	1988	Good	11,240	N	N	7003 151ST AVE NE
15	0	123310	0491	12/02/11	\$266,159	\$327,000	1,660	7	1913	Good	7,555	N	N	8017 126TH AVE NE
15	0	184230	0190	09/24/12	\$405,000	\$471,000	1,670	7	1967	Avg	8,767	N	N	7006 143RD PL NE
15	0	943530	0175	12/17/12	\$650,000	\$741,000	1,680	7	1973	Good	30,970	N	N	6506 152ND AVE NE
15	0	358523	0030	07/25/13	\$479,000	\$510,000	1,700	7	1968	Good	7,210	N	N	7919 127TH PL NE
15	0	804500	0480	06/16/11	\$345,000	\$433,000	1,700	7	1966	Avg	10,285	N	N	7603 135TH PL NE
15	0	856250	0080	11/06/12	\$430,000	\$495,000	1,720	7	1963	Avg	8,443	N	N	13714 NE 76TH PL
15	0	856260	0310	11/15/12	\$450,000	\$517,000	1,750	7	1966	Avg	8,354	N	N	13919 NE 70TH PL
15	0	108790	0020	08/24/12	\$525,000	\$615,000	1,770	7	1959	Good	11,920	N	N	12228 NE 62ND ST
15	0	092505	9241	09/26/13	\$390,000	\$406,000	1,790	7	1984	Avg	7,481	N	N	7922 124TH AVE NE
15	0	108770	0075	12/02/11	\$349,000	\$429,000	1,810	7	1956	Good	9,520	N	N	12218 NE 64TH ST
15	0	123750	0802	04/17/13	\$542,000	\$597,000	1,820	7	1972	VGood	10,176	N	N	8349 133RD AVE NE
15	0	388910	0013	10/11/13	\$689,310	\$713,000	1,830	7	1967	VGood	8,925	N	N	6832 122ND AVE NE
15	0	856250	0170	10/07/13	\$426,500	\$442,000	1,850	7	1962	Avg	8,035	N	N	13779 NE 77TH PL
15	0	856260	0130	07/25/11	\$370,000	\$462,000	1,910	7	1965	Avg	8,566	N	N	13709 NE 73RD PL
15	0	102505	9095	02/28/11	\$419,950	\$531,000	1,930	7	1969	Avg	10,060	N	N	7826 133RD AVE NE
15	0	856250	0530	01/31/11	\$340,000	\$430,000	1,940	7	1963	Avg	7,585	N	N	7416 138TH PL NE
15	0	131093	0060	08/25/11	\$412,000	\$513,000	1,960	7	1981	Avg	9,892	N	N	15243 NE 74TH WAY
15	0	640070	0072	05/12/11	\$440,000	\$553,000	1,990	7	1993	Avg	7,050	N	N	7328 121ST LN NE
15	0	742010	0010	09/05/13	\$465,000	\$488,000	2,000	7	1962	Good	10,950	N	N	7813 132ND AVE NE
15	0	123690	0103	07/03/12	\$376,500	\$446,000	2,010	7	1958	Avg	12,028	N	N	12857 NE 80TH ST
15	0	743700	0050	12/20/13	\$435,000	\$437,000	2,010	7	1965	Good	10,501	N	N	8116 135TH PL NE
15	0	640070	0080	12/11/13	\$450,000	\$454,000	2,030	7	1962	Avg	18,178	N	N	12032 NE 73RD ST
15	0	108770	0085	05/02/12	\$390,500	\$469,000	2,080	7	1958	Good	9,520	N	N	12204 NE 64TH ST
15	0	290970	0210	07/20/11	\$379,900	\$475,000	2,080	7	1969	Avg	9,979	N	N	13709 NE 83RD ST
15	0	108770	0110	10/07/11	\$367,500	\$455,000	2,150	7	1959	Avg	9,600	N	N	12233 NE 64TH ST
15	0	092505	9178	10/14/13	\$526,595	\$544,000	2,350	7	1950	Good	10,727	N	N	6547 125TH AVE NE
15	0	941350	0040	05/25/11	\$360,000	\$452,000	2,390	7	1969	Avg	8,927	N	N	14704 NE 64TH ST
15	0	856260	0220	12/21/12	\$449,900	\$512,000	1,070	8	1964	Avg	7,350	N	N	7201 139TH PL NE
15	0	289600	0920	12/08/11	\$429,900	\$528,000	1,180	8	1975	Good	11,840	N	N	7614 144TH AVE NE
15	0	719735	0130	07/20/11	\$424,000	\$530,000	1,190	8	1978	Good	10,000	N	N	15308 NE 62ND CT
15	0	530860	0050	02/07/11	\$360,000	\$456,000	1,230	8	1982	Avg	8,657	N	N	11719 NE 75TH PL
15	0	720243	0120	10/19/11	\$409,500	\$507,000	1,250	8	1970	Good	9,024	N	N	15333 NE 66TH CT

Improved Sales Used in This Annual Update Analysis

Area 093 -- 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
15	0	548731	0120	04/18/12	\$369,000	\$444,000	1,260	8	1971	Good	7,614	N	N	13521 NE 78TH ST
15	0	111580	0110	08/22/13	\$375,000	\$395,000	1,310	8	1970	Good	9,471	N	N	14405 NE 65TH ST
15	0	254710	0045	10/25/13	\$495,000	\$509,000	1,330	8	1961	Avg	12,006	N	N	13012 NE 73RD ST
15	0	092505	9078	01/28/13	\$498,000	\$561,000	1,340	8	2013	Avg	5,608	N	N	7632 116TH AVE NE
15	0	108800	0040	03/25/11	\$413,000	\$521,000	1,340	8	1972	Good	8,926	N	N	12104 68TH PL NE
15	0	289600	0690	11/13/12	\$420,000	\$483,000	1,350	8	1978	Avg	21,173	N	N	7910 147TH AVE NE
15	0	856250	0570	05/14/12	\$379,000	\$454,000	1,350	8	1964	Good	8,385	N	N	7427 139TH PL NE
15	0	792275	0080	04/18/13	\$546,000	\$601,000	1,360	8	1968	Good	12,545	N	N	12006 NE 67TH ST
15	0	812345	0110	08/23/12	\$425,000	\$498,000	1,360	8	1977	Avg	8,750	N	N	6026 148TH CT NE
15	0	184231	0010	12/14/11	\$400,000	\$491,000	1,370	8	1977	Good	7,752	N	N	14208 NE 71ST ST
15	0	743640	0050	03/09/12	\$413,000	\$500,000	1,410	8	1973	Good	6,500	N	N	13011 NE 78TH ST
15	0	792271	0070	03/18/13	\$550,000	\$611,000	1,420	8	1974	Good	9,653	N	N	6409 151ST AVE NE
15	0	056900	0050	06/04/12	\$457,300	\$545,000	1,430	8	1969	Good	8,624	N	N	14101 NE 62ND ST
15	0	108800	0100	12/12/13	\$550,000	\$555,000	1,430	8	1973	Avg	8,542	N	N	12002 NE 68TH PL
15	0	389710	0785	04/25/11	\$350,000	\$441,000	1,430	8	2012	Avg	12,335	Y	N	11804 NE 74TH ST
15	0	856260	0480	12/13/12	\$519,000	\$592,000	1,430	8	1964	Good	7,460	N	N	13804 NE 73RD PL
15	0	102505	9188	04/05/11	\$355,000	\$448,000	1,440	8	1978	Avg	8,402	N	N	7512 134TH AVE NE
15	0	792270	0210	10/19/11	\$363,000	\$449,000	1,440	8	1968	Avg	9,700	N	N	6810 152ND AVE NE
15	0	812345	0090	08/27/13	\$590,000	\$621,000	1,440	8	1977	Good	9,600	N	N	6012 148TH CT NE
15	0	812345	0360	01/10/12	\$435,000	\$532,000	1,440	8	1978	Avg	8,282	N	N	6128 149TH CT NE
15	0	111580	0600	01/12/12	\$352,577	\$431,000	1,460	8	1972	Avg	9,620	N	N	6720 144TH AVE NE
15	0	111581	0160	03/21/12	\$425,800	\$515,000	1,460	8	1976	Avg	7,102	N	N	6626 140TH PL NE
15	0	743640	0100	11/13/12	\$428,888	\$493,000	1,490	8	1974	Good	8,518	N	N	7705 131ST AVE NE
15	0	804450	0130	06/18/12	\$315,000	\$375,000	1,490	8	1977	Avg	8,375	N	N	14030 NE 69TH PL
15	0	743650	0160	01/24/11	\$389,950	\$494,000	1,500	8	1974	Good	7,579	N	N	12820 NE 76TH ST
15	0	743650	0260	09/25/12	\$388,500	\$452,000	1,500	8	1974	Avg	8,661	N	N	7636 128TH PL NE
15	0	293540	0060	03/08/13	\$460,000	\$512,000	1,530	8	1980	Avg	9,450	N	N	6705 147TH CT NE
15	0	108801	0280	04/19/11	\$349,995	\$441,000	1,540	8	1973	Avg	8,581	N	N	11914 NE 67TH PL
15	0	289600	0410	10/29/12	\$470,000	\$542,000	1,540	8	1975	Avg	10,000	N	N	14705 NE 76TH ST
15	0	184231	0140	11/01/12	\$347,000	\$400,000	1,550	8	1978	Fair	9,600	N	N	7009 142ND PL NE
15	0	620265	0100	03/29/13	\$411,000	\$455,000	1,550	8	1984	Avg	6,050	N	N	13342 NE 69TH WAY
15	0	108803	0050	05/09/13	\$399,000	\$436,000	1,560	8	1975	Avg	8,625	N	N	6559 116TH PL NE
15	0	289600	0090	02/27/13	\$518,000	\$579,000	1,560	8	1975	Good	9,761	N	N	14403 NE 76TH ST
15	0	289600	0960	08/06/12	\$520,000	\$612,000	1,560	8	1975	Avg	8,000	N	N	7603 144TH AVE NE
15	0	687030	0120	12/13/12	\$455,000	\$519,000	1,590	8	2005	Avg	3,044	N	N	7878 148TH CT NE

Improved Sales Used in This Annual Update Analysis

Area 093 -- 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
15	0	769480	0110	05/02/13	\$480,000	\$526,000	1,590	8	2007	Avg	2,527	N	N	6817 156TH PL NE
15	0	769480	0220	12/13/12	\$435,000	\$496,000	1,590	8	2007	Avg	1,983	N	N	6888 156TH PL NE
15	0	068653	0340	05/01/13	\$400,000	\$438,000	1,610	8	1970	Avg	8,250	N	N	14215 NE 63RD CT
15	0	108800	0080	11/14/11	\$436,000	\$538,000	1,610	8	1972	Good	9,305	N	N	12008 NE 68TH PL
15	0	792272	0130	06/27/11	\$518,000	\$649,000	1,620	8	1977	Good	8,360	N	N	6417 152ND AVE NE
15	0	068653	0630	06/19/12	\$375,000	\$446,000	1,640	8	1973	Avg	8,250	N	N	6628 143RD AVE NE
15	0	184231	0130	10/08/13	\$420,000	\$435,000	1,640	8	1974	Avg	8,800	N	N	7014 141ST PL NE
15	0	254710	0030	06/24/13	\$600,000	\$646,000	1,640	8	1963	Good	11,362	N	N	12846 NE 73RD ST
15	0	812345	0260	07/25/13	\$540,000	\$575,000	1,640	8	1977	Good	8,436	N	N	6032 150TH CT NE
15	0	620265	0220	07/27/12	\$479,000	\$565,000	1,650	8	1984	Avg	6,800	N	N	13409 NE 69TH WAY
15	0	812345	0420	01/03/12	\$425,000	\$520,000	1,650	8	1977	Good	8,573	N	N	14818 NE 61ST WAY
15	0	792271	0150	06/15/12	\$501,000	\$596,000	1,670	8	1974	Avg	8,400	N	N	6506 149TH AVE NE
15	0	289600	0560	10/24/13	\$518,000	\$533,000	1,690	8	1974	Avg	8,087	N	N	7615 147TH AVE NE
15	0	856270	0330	07/11/13	\$475,000	\$508,000	1,690	8	1965	Good	8,982	N	N	13712 NE 72ND PL
15	0	124150	0145	05/29/13	\$465,000	\$505,000	1,690	8	1999	Avg	3,909	N	N	13027 NE 70TH DR
15	0	124150	0145	06/16/11	\$423,990	\$532,000	1,690	8	1999	Avg	3,909	N	N	13027 NE 70TH DR
15	0	792271	0120	05/01/12	\$425,000	\$510,000	1,710	8	1975	Good	9,678	N	N	14910 NE 64TH ST
15	0	092505	9051	10/02/13	\$420,000	\$436,000	1,720	8	1977	Avg	9,600	N	N	7535 132ND AVE NE
15	0	102505	9113	05/02/11	\$625,000	\$787,000	1,730	8	2007	Avg	12,000	N	N	7834 134TH AVE NE
15	0	743650	0200	11/02/12	\$477,000	\$550,000	1,730	8	1974	Avg	7,891	N	N	7606 128TH PL NE
15	0	856260	0540	04/24/13	\$393,860	\$433,000	1,730	8	1964	Avg	7,700	N	N	13727 NE 74TH ST
15	0	941350	0240	06/04/12	\$545,000	\$650,000	1,750	8	1970	Good	12,129	N	N	6222 146TH AVE NE
15	0	092505	9227	10/02/13	\$520,000	\$540,000	1,760	8	1977	Good	9,600	N	N	7545 132ND AVE NE
15	0	092505	9234	09/12/13	\$568,000	\$594,000	1,760	8	1979	Avg	14,026	N	N	7908 125TH LN NE
15	0	289600	0600	06/27/13	\$405,000	\$436,000	1,760	8	1975	Avg	8,820	N	N	14708 NE 76TH ST
15	0	943530	0196	11/20/12	\$659,900	\$757,000	1,760	8	1977	Good	12,196	N	N	6527 154TH AVE NE
15	0	108800	0090	03/02/12	\$399,000	\$484,000	1,770	8	1972	Avg	8,520	N	N	12004 NE 68TH PL
15	0	792271	0180	03/28/11	\$439,950	\$555,000	1,770	8	1973	Good	8,400	N	N	6608 149TH AVE NE
15	0	687030	0150	07/18/11	\$445,000	\$556,000	1,770	8	2005	Avg	2,591	N	N	7892 148TH CT NE
15	0	792270	0070	12/31/13	\$546,000	\$546,000	1,780	8	1972	Avg	9,765	N	N	15309 NE 68TH ST
15	0	792270	0120	06/22/12	\$525,950	\$625,000	1,780	8	1968	Good	8,730	N	N	15215 NE 68TH ST
15	0	792271	0620	02/01/13	\$545,000	\$613,000	1,780	8	1972	Good	13,271	N	N	14823 NE 64TH ST
15	0	254720	0050	11/09/12	\$389,000	\$448,000	1,790	8	1967	Avg	10,112	N	N	12827 NE 75TH ST
15	0	856270	0510	08/22/11	\$392,523	\$489,000	1,810	8	1965	Avg	7,700	N	N	13805 NE 71ST PL
15	0	792270	0400	11/11/11	\$455,000	\$561,000	1,820	8	1967	Good	11,932	N	N	15001 NE 66TH ST

Improved Sales Used in This Annual Update Analysis

Area 093 -- 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
15	0	142070	0045	04/18/13	\$401,000	\$441,000	1,850	8	1967	Avg	10,962	N	N	12861 NE 84TH ST
15	0	640070	0313	04/26/11	\$410,000	\$516,000	1,850	8	1990	Avg	7,634	N	N	7210 120TH AVE NE
15	0	389510	0155	06/14/12	\$527,500	\$628,000	1,870	8	1959	Good	22,281	N	N	13840 NE 80TH ST
15	0	108803	0020	03/26/13	\$520,000	\$576,000	1,880	8	1974	Good	8,537	N	N	6571 116TH PL NE
15	0	792271	0220	07/24/13	\$480,000	\$511,000	1,920	8	1974	Avg	8,690	N	N	6712 149TH AVE NE
15	0	856260	0420	08/23/12	\$410,000	\$481,000	1,920	8	1965	Avg	9,099	N	N	7302 139TH PL NE
15	0	056900	0080	12/14/11	\$535,000	\$657,000	1,930	8	1973	Good	6,750	N	N	14116 NE 62ND ST
15	0	124150	0140	12/16/11	\$415,000	\$509,000	1,960	8	1998	Avg	3,600	N	N	13105 NE 70TH DR
15	0	289600	0060	02/18/13	\$537,500	\$602,000	1,970	8	1975	Good	11,856	N	N	7506 144TH AVE NE
15	0	056900	0150	01/20/11	\$497,000	\$630,000	1,990	8	1969	Good	10,240	N	N	14016 NE 62ND ST
15	0	123750	0520	05/07/13	\$458,000	\$501,000	1,990	8	1960	Avg	14,475	N	N	8316 132ND AVE NE
15	0	687030	0010	08/22/11	\$465,000	\$579,000	2,010	8	2005	Avg	3,037	N	N	7853 149TH AVE NE
15	0	687030	0110	10/24/13	\$585,000	\$602,000	2,010	8	2005	Avg	3,976	N	N	7874 148TH CT NE
15	0	687030	0140	05/20/13	\$570,000	\$621,000	2,010	8	2005	Avg	3,754	N	N	7886 148TH CT NE
15	0	124150	0146	12/18/13	\$535,000	\$538,000	2,020	8	1998	Avg	3,699	N	N	13029 NE 70TH DR
15	0	068653	0020	07/22/11	\$485,000	\$606,000	2,030	8	1976	Good	9,300	N	N	14218 NE 67TH CT
15	0	620265	0150	08/03/11	\$482,000	\$602,000	2,030	8	1986	Avg	8,803	N	N	13213 NE 69TH WAY
15	0	640070	0222	07/08/11	\$499,000	\$624,000	2,040	8	2000	Good	9,835	N	N	7042 122ND AVE NE
15	0	640070	0285	11/15/12	\$580,000	\$667,000	2,080	8	2008	Avg	7,738	N	N	12218 NE 70TH ST
15	0	184231	0150	10/03/11	\$410,000	\$508,000	2,090	8	1974	Avg	8,800	N	N	7005 142ND PL NE
15	0	289600	0020	11/03/11	\$550,000	\$679,000	2,100	8	1976	VGood	8,800	N	N	7519 144TH AVE NE
15	0	792272	0020	05/09/13	\$633,000	\$692,000	2,110	8	1976	Good	9,033	N	N	15116 NE 67TH PL
15	0	640070	0304	02/16/11	\$540,000	\$683,000	2,130	8	2010	Avg	6,708	N	N	7010 122ND AVE NE
15	0	666600	0010	03/24/11	\$374,950	\$473,000	2,140	8	1955	Good	15,481	N	N	6515 116TH AVE NE
15	0	344460	0050	08/27/12	\$504,000	\$590,000	2,160	8	1985	Avg	7,497	N	N	13015 NE 71ST ST
15	0	418000	0060	06/28/11	\$497,000	\$623,000	2,160	8	2003	Avg	9,664	N	N	7430 127TH AVE NE
15	0	769480	0020	07/11/12	\$517,000	\$612,000	2,160	8	2007	Avg	5,850	N	N	15555 NE 68TH CT
15	0	126240	0120	03/21/12	\$465,000	\$562,000	2,170	8	1967	Good	9,729	N	N	12638 NE 70TH PL
15	0	640070	0309	06/08/11	\$519,000	\$651,000	2,170	8	1989	VGood	7,200	N	N	12005 NE 73RD ST
15	0	388910	0015	08/24/13	\$549,000	\$578,000	2,180	8	1981	Good	11,608	N	N	6833 122ND AVE NE
15	0	642110	0131	07/29/11	\$470,000	\$587,000	2,180	8	1997	Avg	6,830	N	N	7709 151ST AVE NE
15	0	108750	0005	07/16/13	\$515,000	\$550,000	2,190	8	1985	Good	10,790	N	N	12204 NE 66TH ST
15	0	102505	9150	11/13/13	\$491,500	\$502,000	2,230	8	1968	Avg	15,253	N	N	14200 NE OLD REDMOND RD
15	0	812345	0070	04/19/13	\$515,000	\$566,000	2,240	8	1978	Avg	10,389	N	N	6009 148TH CT NE
15	0	289600	0310	11/28/12	\$417,000	\$478,000	2,250	8	1976	Avg	10,836	N	N	7506 146TH AVE NE

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Area 093 -- 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
15	0	386470	0050	10/08/12	\$528,500	\$613,000	2,330	8	1988	Avg	6,825	N	N	13018 NE 70TH DR
15	0	941351	0200	03/21/13	\$602,000	\$668,000	2,340	8	1979	Avg	9,600	N	N	14405 NE 64TH ST
15	0	941351	0130	07/11/13	\$570,000	\$610,000	2,360	8	1979	Avg	10,044	N	N	6117 144TH AVE NE
15	0	941351	0320	07/20/12	\$435,000	\$514,000	2,360	8	1979	Good	8,900	N	N	6220 145TH AVE NE
15	0	289600	0460	08/09/12	\$508,500	\$598,000	2,400	8	1975	Avg	8,348	N	N	7614 146TH AVE NE
15	0	389710	0860	11/21/12	\$521,000	\$598,000	2,400	8	1963	Avg	9,350	N	N	11805 NE 75TH ST
15	0	640070	0264	05/16/13	\$620,000	\$676,000	2,460	8	2005	Avg	7,930	N	N	12310 NE 70TH ST
15	0	804470	0020	01/05/12	\$445,000	\$545,000	2,460	8	1982	Avg	7,002	N	N	14009 NE 63RD CT
15	0	804470	0070	11/11/13	\$650,000	\$664,000	2,460	8	1982	Good	7,647	N	N	14111 NE 63RD CT
15	0	804470	0070	05/13/11	\$549,950	\$692,000	2,460	8	1982	Good	7,647	N	N	14111 NE 63RD CT
15	0	123750	0060	04/22/13	\$666,000	\$732,000	2,520	8	1998	Good	16,000	N	N	13354 NE 80TH ST
15	0	856270	0280	02/22/12	\$383,200	\$465,000	2,540	8	1965	Avg	8,060	N	N	7214 138TH PL NE
15	0	092505	9069	09/13/12	\$565,000	\$659,000	2,550	8	2012	Avg	6,987	N	N	7522 116TH AVE NE
15	0	804470	0080	09/17/13	\$660,000	\$689,000	2,590	8	1982	Avg	9,432	N	N	14119 NE 63RD CT
15	0	389710	0305	04/20/13	\$620,000	\$682,000	2,660	8	2013	Avg	5,005	N	N	11607 NE 73RD ST
15	0	241970	0230	07/25/11	\$595,000	\$743,000	2,670	8	2009	Avg	3,952	N	N	7258 147TH CT NE
15	0	082505	9048	05/21/12	\$545,000	\$652,000	2,700	8	2001	Avg	10,261	N	N	6013 116TH AVE NE
15	0	092505	9319	08/24/12	\$550,000	\$645,000	2,720	8	2012	Avg	6,986	N	N	7522 116TH AVE NE
15	0	667270	0060	11/13/13	\$530,000	\$541,000	2,770	8	1978	Avg	8,604	N	N	14722 NE 61ST CT
15	0	092505	9320	05/15/12	\$645,000	\$772,000	2,800	8	2012	Avg	6,987	N	N	7525 116TH AVE NE
15	0	286910	0030	02/28/11	\$602,500	\$762,000	3,010	8	1986	Good	7,697	N	N	6814 142ND CT NE
15	0	792271	0830	10/31/12	\$490,000	\$565,000	3,170	8	1973	Avg	8,960	N	N	6316 151ST AVE NE
15	0	792271	0460	07/05/13	\$705,000	\$756,000	3,300	8	1973	Good	10,080	N	N	6607 149TH AVE NE
15	0	792271	0760	10/23/13	\$665,000	\$685,000	3,320	8	1976	Good	11,500	N	N	6325 151ST AVE NE
15	0	773230	0510	05/02/12	\$484,500	\$581,000	1,540	9	1984	Avg	7,151	N	N	6119 141ST CT NE
15	0	773230	0340	01/05/12	\$482,500	\$591,000	1,710	9	1985	Avg	9,278	N	N	14310 NE 61ST ST
15	0	409910	0220	08/26/13	\$565,000	\$595,000	1,710	9	1996	Avg	4,406	N	N	6912 117TH DR NE
15	0	254721	0110	05/09/11	\$480,000	\$604,000	1,720	9	1974	Good	12,316	N	N	12919 NE 72ND ST
15	0	112505	9088	06/19/12	\$547,200	\$651,000	1,810	9	1990	Good	9,794	Y	N	15318 OLD REDMOND RD
15	0	773241	0340	05/23/11	\$543,999	\$684,000	1,850	9	1988	Good	9,000	N	N	14511 NE 58TH ST
15	0	773240	0260	05/24/13	\$600,000	\$653,000	1,970	9	1987	Avg	9,008	N	N	6145 147TH PL NE
15	0	385010	0010	12/23/11	\$500,000	\$613,000	2,070	9	2003	Avg	4,337	Y	N	7011 117TH PL NE
15	0	385010	0020	12/20/13	\$720,000	\$724,000	2,070	9	2003	Avg	3,600	N	N	7021 117TH PL NE
15	0	773241	0050	07/18/13	\$621,000	\$663,000	2,090	9	1987	Good	10,137	N	N	5814 147TH AVE NE
15	0	642110	0170	04/11/11	\$550,000	\$693,000	2,100	9	1999	Avg	22,782	N	N	7527 151ST AVE NE

Improved Sales Used in This Annual Update Analysis

Area 093 -- 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
15	0	773240	0210	12/26/12	\$612,000	\$696,000	2,120	9	1986	Avg	12,154	N	N	6110 147TH CT NE
15	0	773240	0410	12/22/11	\$557,000	\$683,000	2,150	9	1986	Avg	7,504	N	N	14501 NE 61ST ST
15	0	409910	0030	10/17/12	\$529,000	\$612,000	2,170	9	1996	Good	3,929	N	N	6809 117TH AVE NE
15	0	389710	0700	07/24/13	\$620,000	\$660,000	2,180	9	1991	Avg	8,556	N	N	11836 NE 73RD ST
15	0	773241	0490	09/28/12	\$585,000	\$680,000	2,190	9	1988	Good	8,562	N	N	14765 NE 57TH ST
15	0	773240	0090	08/23/12	\$610,000	\$715,000	2,200	9	1986	Avg	7,609	N	N	6131 145TH CT NE
15	0	773240	0250	12/19/12	\$604,000	\$688,000	2,230	9	1986	Avg	8,464	N	N	6142 147TH PL NE
15	0	124150	0024	03/04/13	\$650,000	\$725,000	2,250	9	2007	Avg	7,127	N	N	12422 NE 70TH ST
15	0	424900	0280	02/26/13	\$528,000	\$590,000	2,260	9	1988	Avg	7,820	Y	N	7121 153RD AVE NE
15	0	173795	0040	06/26/12	\$580,000	\$689,000	2,320	9	1996	Avg	9,911	N	N	7726 134TH AVE NE
15	0	773230	0300	07/01/13	\$667,900	\$717,000	2,360	9	1985	Avg	9,199	N	N	6036 143RD CT NE
15	0	773240	0160	02/26/13	\$677,000	\$756,000	2,360	9	1986	Avg	10,864	N	N	14614 NE 61ST ST
15	0	642110	0023	10/18/13	\$680,000	\$701,000	2,380	9	2000	Avg	4,797	N	N	7741 152ND AVE NE
15	0	773240	0350	01/09/12	\$615,000	\$752,000	2,400	9	1986	Avg	7,500	N	N	14709 NE 61ST ST
15	0	773240	0130	01/09/13	\$690,000	\$782,000	2,420	9	1986	Avg	8,906	N	N	6116 145TH CT NE
15	0	365760	0040	07/24/12	\$565,000	\$667,000	2,430	9	1994	Avg	7,873	N	N	15330 NE 63RD WAY
15	0	365760	0050	05/17/11	\$543,000	\$683,000	2,450	9	1994	Avg	7,878	N	N	15322 NE 63RD WAY
15	0	123310	0324	06/14/11	\$590,000	\$740,000	2,460	9	2010	Avg	10,075	N	N	8040 122ND AVE NE
15	0	642100	0040	07/09/12	\$612,000	\$725,000	2,460	9	1988	Avg	7,503	N	N	14916 NE 76TH CT
15	0	092505	9291	11/21/11	\$521,199	\$642,000	2,460	9	2001	Avg	8,396	N	N	7547 125TH PL NE
15	0	123310	0328	05/24/11	\$599,000	\$753,000	2,460	9	2010	Avg	8,186	N	N	8036 122ND AVE NE
15	0	102505	9039	09/20/12	\$549,950	\$641,000	2,470	9	1988	Avg	12,276	N	N	6911 143RD CT NE
15	0	773230	0160	08/21/13	\$670,000	\$707,000	2,470	9	1984	Avg	7,219	N	N	6005 142ND CT NE
15	0	773241	0320	08/22/12	\$680,000	\$797,000	2,490	9	1987	Good	8,416	N	N	14476 NE 58TH ST
15	0	409910	0080	08/10/12	\$534,278	\$628,000	2,500	9	1996	Avg	3,968	N	N	6830 117TH AVE NE
15	0	409910	0120	05/06/11	\$465,450	\$586,000	2,500	9	1996	Avg	3,842	N	N	6805 117TH AVE NE
15	0	409910	0130	10/09/13	\$636,000	\$658,000	2,500	9	1996	Avg	3,864	N	N	6829 117TH AVE NE
15	0	773241	0180	10/05/11	\$612,300	\$759,000	2,530	9	1987	Avg	9,132	N	N	5774 146TH AVE NE
15	0	173795	0030	04/19/11	\$542,500	\$683,000	2,540	9	1998	Avg	9,394	N	N	7738 134TH AVE NE
15	0	773230	0240	12/27/12	\$632,500	\$719,000	2,550	9	1985	Avg	8,996	N	N	6011 143RD CT NE
15	0	773240	0320	08/01/12	\$649,900	\$766,000	2,560	9	1986	Avg	9,559	N	N	6106 147TH PL NE
15	0	773241	0100	03/26/13	\$745,000	\$826,000	2,560	9	1987	Good	8,087	N	N	5789 147TH AVE NE
15	0	092505	9308	08/23/12	\$627,000	\$735,000	2,560	9	2005	Avg	7,665	N	N	11718 NE 75TH PL
15	0	773230	0620	03/20/13	\$525,000	\$583,000	2,570	9	1987	Avg	7,921	N	N	6113 140TH CT NE
15	0	092505	9268	03/13/13	\$620,000	\$690,000	2,580	9	1995	Avg	11,052	N	N	6403 124TH AVE NE

Improved Sales Used in This Annual Update Analysis

Area 093 -- 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
15	0	773241	0410	07/12/11	\$655,000	\$819,000	2,600	9	1987	Good	9,516	N	N	5711 146TH AVE NE
15	0	385010	0160	01/11/13	\$695,000	\$787,000	2,600	9	2003	Avg	4,047	N	N	7018 117TH PL NE
15	0	720243	0130	11/12/12	\$655,000	\$753,000	2,610	9	1996	Avg	10,403	N	N	15339 NE 66TH CT
15	0	092505	9292	04/22/12	\$712,000	\$856,000	2,620	9	2001	Avg	7,212	N	N	12519 NE 75TH PL
15	0	773241	0230	10/21/13	\$770,000	\$793,000	2,630	9	1987	Good	8,860	N	N	14572 NE 58TH ST
15	0	123310	0358	07/19/11	\$598,500	\$748,000	2,640	9	2011	Avg	6,750	N	N	8027 124TH AVE NE
15	0	773241	0060	01/10/13	\$565,000	\$640,000	2,650	9	1987	Good	12,792	N	N	5832 147TH AVE NE
15	0	642100	0120	04/27/11	\$602,900	\$759,000	2,670	9	1988	Avg	21,043	N	N	14921 NE 75TH CT
15	0	254720	0140	01/04/11	\$656,000	\$832,000	2,750	9	2006	Avg	10,138	N	N	7401 130TH AVE NE
15	0	124150	0010	02/10/11	\$530,000	\$671,000	2,770	9	2006	Avg	7,398	N	N	7410 124TH AVE NE
15	0	123310	0525	06/30/11	\$640,000	\$801,000	2,780	9	2001	Avg	7,232	N	N	8218 125TH PL NE
15	0	092505	9008	03/21/12	\$690,500	\$835,000	2,790	9	1993	Avg	12,632	N	N	7848 123RD AVE NE
15	0	424900	0200	06/10/13	\$675,000	\$730,000	2,790	9	1988	Avg	9,402	N	N	15211 NE 71ST CT
15	0	092505	9321	08/26/13	\$773,000	\$814,000	2,800	9	2013	Avg	7,206	N	N	6559 125TH AVE NE
15	0	092505	9322	06/26/13	\$800,000	\$861,000	2,800	9	2013	Avg	7,205	N	N	6555 125TH AVE NE
15	0	102505	9210	10/12/13	\$705,000	\$729,000	2,820	9	2000	Avg	6,034	N	N	6802 141ST CT NE
15	0	123310	0648	11/01/12	\$655,600	\$756,000	2,820	9	2003	Avg	7,330	N	N	12715 NE 81ST PL
15	0	124150	0178	07/27/12	\$690,000	\$814,000	2,830	9	2003	Avg	7,280	N	N	13125 NE 71ST LN
15	0	424900	0040	09/20/12	\$620,000	\$722,000	2,840	9	1989	Avg	8,095	N	N	15236 NE 73RD ST
15	0	311102	0020	08/02/12	\$689,990	\$813,000	2,840	9	2012	Avg	7,202	N	N	14121 NE 84TH ST
15	0	311102	0110	05/14/13	\$882,082	\$963,000	2,850	9	2012	Avg	7,200	N	N	13013 NE 84TH ST
15	0	311102	0080	12/14/12	\$799,990	\$912,000	2,860	9	2012	Avg	7,202	N	N	13037 NE 84TH ST
15	0	311102	0040	09/07/12	\$719,990	\$841,000	2,870	9	2012	Avg	7,201	N	N	13113 NE 84TH ST
15	0	390110	0095	05/24/11	\$805,000	\$1,011,000	2,890	9	2011	Avg	8,580	N	N	12448 NE 72ND ST
15	0	666600	0020	03/22/13	\$615,000	\$682,000	2,900	9	2001	Avg	13,300	N	N	6607 116TH AVE NE
15	0	124150	0030	08/03/11	\$695,000	\$867,000	2,910	9	2011	Avg	7,008	N	N	7023 126TH AVE NE
15	0	311102	0010	06/14/12	\$679,990	\$809,000	2,920	9	2012	Avg	7,629	N	N	13125 NE 84TH ST
15	0	124150	0007	07/05/12	\$720,000	\$853,000	2,930	9	2006	Avg	7,750	N	N	7424 124TH AVE NE
15	0	311102	0070	12/04/12	\$807,990	\$924,000	2,930	9	2012	Avg	7,216	N	N	13101 NE 84TH ST
15	0	311102	0050	10/23/12	\$724,990	\$838,000	2,940	9	2012	Avg	7,201	N	N	13109 NE 84TH ST
15	0	124150	0064	10/29/12	\$730,000	\$843,000	2,950	9	2003	Avg	7,202	N	N	7321 126TH AVE NE
15	0	311102	0100	04/15/13	\$870,000	\$958,000	2,950	9	2012	Avg	7,200	N	N	13023 NE 84TH ST
15	0	123310	0647	04/07/11	\$670,000	\$845,000	3,010	9	2003	Avg	8,131	N	N	12721 NE 81ST PL
15	0	640070	0144	07/26/12	\$800,000	\$944,000	3,100	9	2006	Avg	7,625	N	N	12308 NE 73RD PL
15	0	123310	0488	10/09/13	\$770,000	\$797,000	3,150	9	2007	Avg	7,200	N	N	12522 NE 80TH PL

Improved Sales Used in This Annual Update Analysis

Area 093 -- 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
15	0	123310	0489	07/17/13	\$840,000	\$897,000	3,150	9	2007	Avg	7,203	N	N	12519 NE 80TH PL
15	0	311102	0030	11/08/12	\$800,000	\$921,000	3,150	9	2012	Avg	7,257	N	N	13117 NE 84TH ST
15	0	311102	0060	11/09/12	\$803,990	\$925,000	3,150	9	2012	Avg	7,258	N	N	13105 NE 84TH ST
15	0	311102	0090	03/07/13	\$820,000	\$914,000	3,150	9	2012	Avg	7,268	N	N	13031 NE 84TH ST
15	0	311102	0120	07/26/13	\$890,000	\$947,000	3,150	9	2012	Avg	8,426	N	N	13001 NE 84TH ST
15	0	123310	0656	08/07/12	\$674,900	\$794,000	3,180	9	1991	Good	19,735	N	N	8127 128TH AVE NE
15	0	124150	0122	12/07/12	\$688,000	\$786,000	3,180	9	2007	Avg	8,022	N	N	12824 NE 70TH PL
15	0	092505	9098	04/15/13	\$817,000	\$900,000	3,190	9	2013	Avg	7,210	N	N	6551 125TH AVE NE
15	0	424900	0360	09/13/12	\$665,000	\$776,000	3,200	9	1988	Avg	7,541	N	N	15226 NE 72ND ST
15	0	124150	0066	10/24/12	\$725,000	\$838,000	3,230	9	2010	Avg	7,469	N	N	7031 126TH AVE NE
15	0	092505	9134	05/10/12	\$749,990	\$899,000	3,240	9	2012	Avg	9,100	N	N	7524 126TH AVE NE
15	0	640070	0090	08/08/13	\$879,950	\$932,000	3,240	9	2013	Avg	9,115	N	N	12014 NE 73RD ST
15	0	042505	9020	06/04/12	\$729,000	\$869,000	3,260	9	2006	Avg	9,204	N	N	8219 132ND AVE NE
15	0	092505	9260	10/20/11	\$775,000	\$959,000	3,270	9	2005	Avg	12,100	N	N	6543 125TH AVE NE
15	0	773240	0140	05/31/12	\$660,000	\$788,000	3,300	9	1986	Avg	9,540	N	N	14502 NE 61ST ST
15	0	388910	0016	08/14/13	\$760,000	\$804,000	3,310	9	2007	Avg	8,509	N	N	12023 NE 70TH ST
15	0	389710	0735	09/26/12	\$679,000	\$790,000	3,310	9	2003	Avg	8,611	N	N	11821 NE 74TH ST
15	0	022510	0110	08/05/13	\$765,000	\$811,000	3,320	9	2004	Avg	7,045	N	N	7553 123RD AVE NE
15	0	126240	0080	10/31/13	\$801,500	\$822,000	3,420	9	2005	Avg	7,200	N	N	7006 126TH AVE NE
15	0	640070	0203	11/16/12	\$843,000	\$969,000	3,450	9	2008	Avg	7,807	N	N	7312 122ND AVE NE
15	0	388910	0036	09/25/13	\$780,000	\$812,000	3,470	9	2006	Avg	8,510	N	N	12037 NE 70TH ST
15	0	642110	0635	05/13/13	\$815,000	\$890,000	3,540	9	2001	Avg	7,793	Y	N	7205 152ND AVE NE
15	0	124150	0042	08/26/13	\$290,000	\$305,000	3,610	9	2014	Avg	9,020	N	N	12512 NE 73RD ST
15	0	126240	0098	05/05/11	\$719,000	\$905,000	3,090	10	2007	Avg	6,997	N	N	7014 126TH AVE NE
15	0	286920	0070	09/21/11	\$598,000	\$742,000	3,290	10	2000	Avg	6,227	N	N	7237 148TH PL NE
15	0	742040	0082	02/07/13	\$815,000	\$916,000	3,490	10	2012	Avg	8,444	N	N	13114 NE 80TH ST
15	0	742040	0080	02/14/13	\$835,000	\$936,000	3,520	10	2012	Avg	8,431	N	N	13110 NE 80TH ST
15	0	123750	0577	05/17/12	\$749,995	\$897,000	3,550	10	2007	Avg	8,618	N	N	13420 NE 83RD ST
15	0	112505	9144	02/28/13	\$762,000	\$851,000	3,690	10	2007	Avg	6,126	N	N	14815 NE 63RD CT
15	0	112505	9143	01/04/13	\$850,000	\$964,000	4,140	10	2007	Avg	6,675	N	N	14809 NE 63RD CT

Improved Sales Removed in This Annual Update Analysis

Area 093 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	0	032505	9050	06/24/13	\$80,048	DOR RATIO; QUIT CLAIM DEED
7	0	032505	9097	05/14/13	\$265,000	PREVIMP<=25K
7	0	032505	9097	03/11/13	\$202,896	PREVIMP<=25K;BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
7	0	032505	9155	11/09/11	\$209,500	INCORRECT CHARACTERISTIC DATA
7	0	032505	9265	04/25/13	\$705,000	INCORRECT CHARACTERISTIC DATA
7	0	123310	0771	09/30/11	\$525,000	NO MARKET EXPOSURE; RELOCATION - SALE TO SERVICE
7	0	123310	0825	07/25/13	\$315,000	PREVIMP<=25K
7	0	123310	0832	08/11/13	\$256,500	EXEMPT FROM EXCISE TAX
7	0	123850	0302	11/29/11	\$280,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
7	0	123850	0685	04/11/11	\$432,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
7	0	123850	0700	04/20/11	\$550,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
7	0	123850	0890	03/04/13	\$648,000	PREVIMP<=25K
7	0	123850	0939	12/05/12	\$761,450	BUILDER OR DEVELOPER SALES
7	0	123850	0939	12/21/11	\$475,000	DOR RATIO; NO MARKET EXPOSURE
7	0	123850	0940	10/25/12	\$259,000	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
7	0	124190	0005	05/26/11	\$408,000	DIAGNOSTIC OUTLIER; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	0	124670	0005	05/23/12	\$400,000	INCORRECT CHARACTERISTIC DATA
7	0	124670	0014	06/26/13	\$368,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
7	0	124670	0028	02/08/11	\$390,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
7	0	124670	0108	09/04/12	\$337,500	INCORRECT CHARACTERISTIC DATA
7	0	124670	0192	01/30/12	\$280,000	PREVIMP<=25K
7	0	124670	0339	12/10/13	\$1,310,000	PREVIMP<=25K
7	0	131048	0120	11/25/13	\$457,500	EXEMPT FROM EXCISE TAX
7	0	173260	0140	07/12/13	\$530,000	INCORRECT CHARACTERISTIC DATA
7	0	173710	0110	07/15/13	\$565,000	INCORRECT CHARACTERISTIC DATA
7	0	173710	0190	07/29/13	\$535,000	INCORRECT CHARACTERISTIC DATA
7	0	173710	0240	08/04/11	\$218,750	DOR RATIO;NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
7	0	173710	0690	05/09/11	\$455,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	173710	0690	10/02/12	\$495,000	INCORRECT CHARACTERISTIC DATA
7	0	221609	0140	02/14/12	\$454,750	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
7	0	222605	9106	12/23/13	\$300,000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
7	0	238740	0040	08/23/13	\$699,999	INCORRECT CHARACTERISTIC DATA

Improved Sales Removed in This Annual Update Analysis

Area 093 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	0	242301	0060	02/27/13	\$342,279	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
7	0	256490	0280	07/11/13	\$384,950	INCORRECT CHARACTERISTIC DATA
7	0	259240	0270	01/21/11	\$238,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	259240	0430	08/05/13	\$465,000	INCORRECT CHARACTERISTIC DATA
7	0	259240	0500	03/29/13	\$309,000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
7	0	259240	0500	07/13/13	\$439,000	INCORRECT CHARACTERISTIC DATA
7	0	259240	0790	11/20/12	\$268,900	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
7	0	259240	1110	05/01/13	\$430,500	INCORRECT CHARACTERISTIC DATA
7	0	272605	9020	10/22/12	\$965,000	INCORRECT CHARACTERISTIC DATA
7	0	272605	9066	07/19/13	\$101,217	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
7	0	272605	9100	12/16/11	\$449,000	OBSOLESCENCE
7	0	272605	9119	07/25/12	\$270,000	INCORRECT CHARACTERISTIC DATA
7	0	272605	9130	02/21/13	\$191,251	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
7	0	287000	0020	08/15/13	\$205,000	EXEMPT FROM EXCISE TAX
7	0	287000	0030	08/15/13	\$184,400	EXEMPT FROM EXCISE TAX
7	0	332605	9023	08/27/13	\$375,000	TEAR DOWN
7	0	332605	9120	11/03/11	\$295,100	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
7	0	332605	9126	01/04/12	\$425,000	DOR RATIO; NO MARKET EXPOSURE
7	0	332605	9216	11/06/13	\$605,000	INCORRECT CHARACTERISTIC DATA
7	0	342605	9060	03/25/13	\$125,000	IMP CHARACTERISTICS CHANGED SINCE SALE
7	0	342605	9060	09/23/13	\$325,000	INCORRECT CHARACTERISTIC DATA
7	0	388600	0140	08/15/12	\$350,000	SHORT SALE; NON-REPRESENTATIVE SALE
7	0	388810	0065	04/25/13	\$335,513	EXEMPT FROM EXCISE TAX
7	0	388810	0065	06/14/13	\$335,513	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
7	0	388810	0077	11/05/12	\$365,000	RELOCATION - SALE TO SERVICE
7	0	388810	0101	12/19/12	\$549,990	ACTIVE PERMIT BEFORE SALE>25K
7	0	388810	0113	08/30/13	\$565,000	INCORRECT CHARACTERISTIC DATA
7	0	388810	0115	07/25/13	\$585,000	INCORRECT CHARACTERISTIC DATA
7	0	388810	0183	11/19/12	\$115,000	DOR RATIO
7	0	388810	0185	04/28/11	\$712,750	IMPROVEMENT COUNT
7	0	388810	0186	02/01/12	\$191,419	%COMPLETE; PREVIMP<=25K;IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	388810	0190	12/18/12	\$850,000	DOR RATIO; PREVIMP<=25K; NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES

Improved Sales Removed in This Annual Update Analysis

Area 093 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	0	388810	0244	11/07/12	\$559,990	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	388810	0271	08/01/12	\$669,950	INCORRECT CHARACTERISTIC DATA
7	0	389310	1034	10/04/13	\$474,888	INCORRECT CHARACTERISTIC DATA
7	0	419150	0100	11/29/12	\$310,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	509680	0040	05/06/11	\$238,700	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
7	0	509680	0050	09/20/13	\$581,000	IMPROVEMENT COUNT
7	0	511605	0290	03/15/12	\$257,900	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
7	0	511605	0290	11/04/11	\$424,206	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
7	0	548730	0220	11/07/13	\$259,820	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	548730	0300	05/06/11	\$236,200	FINANCIAL INSTITUTION RESALE; NON-REPRESENTATIVE SALE
7	0	548730	0320	09/27/11	\$279,900	FINANCIAL INSTITUTION RESALE; NON-REPRESENTATIVE SALE
7	0	552520	0020	06/21/13	\$429,000	SHORT SALE; NO MARKET EXPOSURE
7	0	640270	0080	02/14/11	\$277,000	FINANCIAL INSTITUTION RESALE; NON-REPRESENTATIVE SALE
7	0	640331	0140	07/16/13	\$530,000	INCORRECT CHARACTERISTIC DATA
7	0	663990	0009	03/12/12	\$605,000	RELOCATION - SALE TO SERVICE
7	0	663990	0010	12/30/11	\$658,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
7	0	663990	0090	03/06/12	\$472,624	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
7	0	664835	0060	04/19/13	\$380,001	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
7	0	674170	0200	11/08/13	\$850,000	NO MARKET EXPOSURE; PRESALE
7	0	674170	0203	10/31/12	\$427,530	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
7	0	674370	0025	11/06/12	\$200,000	CORPORATE AFFILIATES; ESTATE ADMIN, OR EXECUTOR; NO MARKET EXPOSURE
7	0	674370	0110	06/25/13	\$300,000	PREVIMP<=25K
7	0	674370	0256	08/22/13	\$510,000	QUESTIONABLE PER APPRAISAL
7	0	674370	0291	10/28/11	\$264,000	%COMPLETE
7	0	674370	0307	08/12/13	\$757,000	RELOCATION - SALE TO SERVICE
7	0	674370	0310	01/25/13	\$305,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
7	0	674370	0310	08/21/13	\$471,000	INCORRECT CHARACTERISTIC DATA
7	0	674370	0317	08/30/11	\$402,000	PREVIMP<=25K; NO MARKET EXPOSURE
7	0	683800	0090	06/20/13	\$440,000	INCORRECT CHARACTERISTIC DATA; ESTATE ADMINISTRATOR, OR EXECUTOR
7	0	683800	0300	02/14/12	\$295,000	NON-REPRESENTATIVE SALE
7	0	742022	0080	06/06/13	\$525,000	INCORRECT CHARACTERISTIC DATA
7	0	742022	0110	11/22/13	\$500,000	INCORRECT CHARACTERISTIC DATA

Improved Sales Removed in This Annual Update Analysis

Area 093 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	0	752440	0010	08/18/11	\$339,750	IMP. CHARACTERISTICS CHANGED SINCE SALE; ESTATE ADMINISTRATOR, OR EXECUTOR
7	0	752440	0010	09/23/13	\$510,000	INCORRECT CHARACTERISTIC DATA
7	0	771730	0030	06/26/12	\$185,000	DOR RATIO; SHORT SALE
7	0	781410	0040	12/12/12	\$509,475	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
7	0	781410	0040	10/17/13	\$317,000	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
7	0	794140	0110	12/21/11	\$339,000	SHORT SALE; NON-REPRESENTATIVE SALE
7	0	812630	0260	10/05/12	\$116,335	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
7	0	863550	0030	01/25/12	\$11,083	DOR RATIO; EASEMENT OR RIGHT-OF-WAY
7	0	867950	0010	06/06/12	\$191,000	UNFINISHED AREA
7	0	867950	0010	06/06/12	\$191,000	UNFINISHED AREA
7	0	867950	0030	03/10/13	\$310,000	INCORRECT CHARACTERISTIC DATA
7	0	867950	0110	11/19/13	\$328,000	INCORRECT CHARACTERISTIC DATA
7	0	867960	0390	12/09/11	\$392,761	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
7	0	868010	0030	01/04/12	\$290,000	FINANCIAL INSTITUTION RESALE; IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	883520	0100	04/08/13	\$352,000	INCORRECT CHARACTERISTIC DATA
7	0	883520	0170	06/21/13	\$272,000	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
7	0	883520	0760	04/20/12	\$240,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	883520	0760	10/14/13	\$330,000	INCORRECT CHARACTERISTIC DATA
7	0	883520	0900	08/08/12	\$235,310	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
7	0	883520	0960	03/12/13	\$189,000	NON-REPRESENTATIVE SALE; SHORT SALE; INCORRECT CHARACTERISTIC DATA
7	0	883522	0220	12/31/12	\$220,000	SHORT SALE; IMP. CHARACTERISTIC DATA CHANGED SINCE SALE
7	0	894431	0170	08/07/13	\$335,000	INCORRECT CHARACTERISTIC DATA
7	0	894678	0090	12/19/13	\$834,950	NO MARKET EXPOSURE
7	0	894678	0180	09/11/13	\$834,950	%COMPLETE
7	0	894678	0240	12/10/13	\$715,000	DOR RATIO; PREVIMP<=25K
7	0	894678	0250	11/11/13	\$749,839	%COMPLETE
7	0	894678	0260	10/22/13	\$734,950	%COMPLETE
7	0	894678	0440	08/16/13	\$664,122	NO MARKET EXPOSURE
7	0	894678	0450	08/30/13	\$669,950	%COMPLETE
7	0	932930	0120	12/18/12	\$248,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
15	0	022510	0081	05/01/13	\$264,500	BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHARACTERISTICS CHANGED SINCE SALE
15	0	022510	0081	12/12/13	\$359,950	INCORRECT CHARACTERISTIC DATA

Improved Sales Removed in This Annual Update Analysis

Area 093 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
15	0	022510	0091	09/02/13	\$305,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
15	0	032505	9122	06/27/11	\$155,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
15	0	032505	9122	09/01/11	\$199,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
15	0	081800	0020	04/03/12	\$234,200	NO MARKET EXPOSURE
15	0	081800	0210	09/27/12	\$515,000	INCORRECT CHARACTERISTIC DATA
15	0	092505	9010	05/29/13	\$4,100,000	%COMPLETE; PREVIMP<=25K
15	0	092505	9043	04/23/12	\$399,950	INCORRECT CHARACTERISTIC DATA
15	0	092505	9059	06/28/13	\$474,500	INCORRECT CHARACTERISTIC DATA
15	0	092505	9066	06/13/11	\$232,500	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTIT RESALE
15	0	092505	9103	04/16/13	\$335,000	UNFINISHED AREA
15	0	092505	9111	07/19/12	\$350,000	PREVIMP<=25K; QUESTIONABLE PER SALES IDENTIFICATION
15	0	092505	9111	07/19/12	\$350,000	PREVIMP<=25K; QUESTIONABLE PER SALES IDENTIFICATION
15	0	092505	9111	07/19/12	\$350,000	PREVIMP<=25K; QUESTIONABLE PER SALES IDENTIFICATION
15	0	092505	9111	07/19/12	\$350,000	PREVIMP<=25K; QUESTIONABLE PER SALES IDENTIFICATION
15	0	092505	9111	07/19/12	\$350,000	PREVIMP<=25K; QUESTIONABLE PER SALES IDENTIFICATION
15	0	092505	9111	07/19/12	\$350,000	PREVIMP<=25K; QUESTIONABLE PER SALES IDENTIFICATION
15	0	092505	9111	07/19/12	\$350,000	PREVIMP<=25K; TEAR DOWN; IMP. CHARACTERISTICS CHANGED SINCE SALE
15	0	092505	9125	08/04/11	\$319,000	SHORT SALE; IMP. CHARACTERISTIC DATA CHANGED SINCE SALE
15	0	092505	9137	01/27/13	\$190,000	PREVIMP<=25K
15	0	092505	9223	03/14/11	\$255,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ESTATE ADMINISTRATOR, OR EXECUTOR
15	0	092505	9225	02/25/13	\$359,950	TEAR DOWN
15	0	092505	9281	05/25/12	\$675,000	INCORRECT CHARACTERISTIC DATA
15	0	092505	9302	03/04/13	\$125,000	PREVIMP<=25K
15	0	102505	9057	07/16/13	\$245,000	PREVIMP<=25K
15	0	102505	9111	05/09/13	\$1,300,000	PREVIMP<=25K
15	0	108610	0080	07/02/13	\$370,000	%COMPLETE
15	0	108610	0150	01/11/12	\$125,000	DOR RATIO;ESTATE ADMINISTRATOR, OR EXECUTOR
15	0	108610	0240	02/26/13	\$366,000	INCORRECT CHARACTERISTIC DATA
15	0	108750	0005	07/25/11	\$450,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
15	0	108770	0005	12/10/13	\$505,500	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
15	0	108770	0095	11/19/13	\$467,500	INCORRECT CHARACTERISTIC DATA
15	0	108790	0050	05/25/11	\$390,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed in This Annual Update Analysis

Area 093 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
15	0	108790	0135	10/17/13	\$600,000	INCORRECT CHARACTERISTIC DATA
15	0	108801	0050	09/09/13	\$563,000	INCORRECT CHARACTERISTIC DATA
15	0	108801	0220	03/28/13	\$500,000	INCORRECT CHARACTERISTIC DATA
15	0	108803	0050	01/16/13	\$418,763	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
15	0	111580	0180	12/29/11	\$320,000	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
15	0	111580	0410	10/14/13	\$72,175	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
15	0	112505	9088	06/19/12	\$547,200	RELOCATION - SALE TO SERVICE
15	0	112505	9114	05/28/13	\$1,138,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
15	0	112505	9130	03/19/12	\$485,000	INCORRECT CHARACTERISTIC DATA
15	0	123310	0336	06/19/13	\$275,000	PREVIMP<=25K
15	0	123310	0352	06/28/13	\$328,000	PREVIMP<=25K
15	0	123310	0477	07/03/12	\$275,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
15	0	123310	0477	07/15/13	\$335,000	INCORRECT CHARACTERISTIC DATA
15	0	123310	0501	07/09/12	\$430,037	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
15	0	123310	0515	09/26/11	\$675,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
15	0	123310	0656	05/04/12	\$699,912	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
15	0	123750	0060	04/22/13	\$100,000	DOR RATIO; PLOTTAGE
15	0	123750	0060	04/17/12	\$20,000	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
15	0	123750	0420	02/02/12	\$220,000	DOR RATIO; IMP. CHAR CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
15	0	123750	0578	04/04/11	\$690,000	SHORT SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
15	0	123750	0802	05/31/12	\$285,000	BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHARACTERISTICS CHANGED SINCE SALE
15	0	123750	0802	10/16/12	\$275,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
15	0	124150	0030	06/18/12	\$250,000	DOR RATIO; QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
15	0	124150	0036	10/22/13	\$451,600	INCORRECT CHARACTERISTIC DATA
15	0	124150	0157	10/05/12	\$215,000	SHORT SALE; NON-REPRESENTATIVE SALE
15	0	131093	0170	06/19/13	\$441,000	INCORRECT CHARACTERISTIC DATA
15	0	142070	0045	12/07/12	\$435,442	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
15	0	147151	0010	01/12/11	\$477,899	FORCED SALE
15	0	147151	0010	05/23/13	\$418,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
15	0	175970	0910	03/14/13	\$665,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; SEGREGATION AND/OR MERGER
15	0	175970	0910	10/15/13	\$530,000	SEGREGATION AND/OR MERGER
15	0	175970	2580	01/08/13	\$296,000	EXEMPT FROM EXCISE TAX; IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed in This Annual Update Analysis

Area 093 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
15	0	175970	2580	04/03/13	\$444,000	INCORRECT CHARACTERISTIC DATA
15	0	184210	0150	10/12/12	\$415,000	RELOCATION - SALE TO SERVICE
15	0	184230	0050	11/28/11	\$238,000	FINANCIAL INSTITUTION RESALE; IMP. CHARACTERISTICS CHANGED SINCE SALE
15	0	254720	0240	02/22/12	\$365,000	INCORRECT CHARACTERISTIC DATA
15	0	254721	0040	07/02/13	\$609,336	INCORRECT CHARACTERISTIC DATA
15	0	254721	0050	09/30/13	\$610,000	INCORRECT CHARACTERISTIC DATA
15	0	254721	0130	04/19/13	\$330,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
15	0	254721	0130	09/17/13	\$645,050	INCORRECT CHARACTERISTIC DATA
15	0	289600	0430	06/18/13	\$185,000	DOR RATIO
15	0	289600	0920	09/19/11	\$290,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
15	0	293540	0120	04/18/13	\$480,000	INCORRECT CHARACTERISTIC DATA
15	0	365760	0010	12/15/11	\$230,000	FINANCIAL INSTITUTION RESALE
15	0	388910	0020	11/20/13	\$220,500	DIAGNOSTIC OUTLIER; STATISTICAL OUTLIER
15	0	389710	0230	10/12/11	\$530,250	FINANCIAL INSTITUTION RESALE; NON-REPRESENTATIVE SALE
15	0	389710	0365	08/21/12	\$420,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
15	0	389710	0365	04/29/13	\$587,000	INCORRECT CHARACTERISTIC DATA
15	0	389710	0575	07/24/13	\$680,100	INCORRECT CHARACTERISTIC DATA
15	0	390050	0011	06/05/13	\$264,000	INCORRECT CHARACTERISTIC DATA
15	0	390050	0050	07/10/13	\$329,000	INCORRECT CHARACTERISTIC DATA
15	0	390050	0060	10/24/12	\$219,900	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
15	0	390110	0020	07/01/11	\$399,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
15	0	390110	0020	10/15/12	\$450,000	INCORRECT CHARACTERISTIC DATA
15	0	390110	0060	10/04/11	\$282,000	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
15	0	421520	0010	03/19/13	\$375,061	EXEMPT FROM EXCISE TAX
15	0	424900	0080	06/22/11	\$350,000	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
15	0	548731	0020	12/29/11	\$353,000	RELOCATION - SALE TO SERVICE
15	0	548731	0080	09/25/12	\$423,711	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
15	0	548731	0150	09/21/12	\$372,809	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
15	0	620290	0160	05/02/13	\$575,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
15	0	620290	0160	05/02/13	\$575,000	RELOCATION - SALE TO SERVICE
15	0	620290	0170	07/11/13	\$528,000	INCORRECT CHARACTERISTIC DATA
15	0	620300	0020	12/30/13	\$465,500	INCORRECT CHARACTERISTIC DATA

Improved Sales Removed in This Annual Update Analysis

Area 093 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
15	0	620300	0060	04/04/13	\$637,500	INCORRECT CHARACTERISTIC DATA
15	0	620300	0060	04/04/13	\$637,500	RELOCATION - SALE TO SERVICE
15	0	620300	0100	08/23/13	\$575,000	INCORRECT CHARACTERISTIC DATA
15	0	640070	0040	10/16/12	\$301,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
15	0	640070	0061	08/27/13	\$875,183	%COMPLETE
15	0	640070	0061	04/18/12	\$365,000	DOR RATIO; %COMPLETE
15	0	640070	0063	09/27/13	\$914,950	%COMPLETE
15	0	640070	0092	11/06/13	\$894,950	%COMPLETE
15	0	640070	0210	09/26/11	\$641,000	IMPROVEMENT COUNT
15	0	640070	0332	08/29/13	\$400,000	DIAGNOSTIC OUTLIER; STATISTICAL OUTLIER
15	0	642110	0019	04/25/13	\$685,000	INCORRECT CHARACTERISTIC DATA
15	0	642110	0420	03/01/13	\$575,000	PREVIMP<=25K
15	0	642110	0494	10/23/13	\$636,000	INCORRECT CHARACTERISTIC DATA
15	0	642110	0512	08/15/13	\$186,300	PREVIMP<=25K;EXEMPT FROM EXCISE TAX
15	0	642110	0561	04/08/11	\$297,900	SHORT SALE; NO MARKET EXPOSURE
15	0	642110	0570	12/02/11	\$280,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; RELOCATION - SALE BY SERVICE
15	0	642110	0570	04/20/12	\$465,000	INCORRECT CHARACTERISTIC DATA
15	0	667270	0100	07/16/12	\$490,000	INCORRECT CHARACTERISTIC DATA
15	0	687030	0020	04/15/13	\$484,228	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
15	0	687030	0070	04/28/11	\$410,192	QUIT CLAIM DEED
15	0	719733	0030	08/29/13	\$550,000	INCORRECT CHARACTERISTIC DATA
15	0	719735	0020	07/08/11	\$368,000	NON-REPRESENTATIVE SALE
15	0	720243	0020	04/05/11	\$350,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
15	0	741970	0055	02/28/12	\$260,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
15	0	742040	0070	07/10/13	\$275,000	NON-REPRESENTATIVE SALE
15	0	742040	0080	03/29/12	\$360,000	DOR RATIO
15	0	742400	0060	11/12/13	\$500,000	INCORRECT CHARACTERISTIC DATA
15	0	742400	0150	04/21/12	\$130,000	DOR RATIO;NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
15	0	742440	0150	10/18/11	\$331,250	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
15	0	742440	0150	10/23/13	\$425,000	NO MARKET EXPOSURE
15	0	743640	0100	07/03/12	\$324,000	BANKRUPTCY - RECEIVER OR TRUSTEE; IMP CHAR CHANGED SINCE SALE
15	0	743690	0015	07/02/12	\$220,000	SHORT SALE; NON-REPRESENTATIVE SALE

Improved Sales Removed in This Annual Update Analysis

Area 093 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
15	0	743690	0040	06/03/11	\$160,000	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
15	0	743690	0075	06/18/12	\$348,493	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVMENT AGENCY; EXEMPT FROM EXCISE TAX
15	0	743700	0140	04/15/13	\$550,000	INCORRECT CHARACTERISTIC DATA
15	0	773240	0140	05/24/12	\$660,000	RELOCATION - SALE TO SERVICE
15	0	792270	0720	10/19/11	\$313,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
15	0	792271	0090	12/03/12	\$480,000	INCORRECT CHARACTERISTIC DATA
15	0	792271	0630	09/12/13	\$610,000	INCORRECT CHARACTERISTIC DATA
15	0	795504	0140	06/18/13	\$532,500	INCORRECT CHARACTERISTIC DATA
15	0	804420	0030	08/01/13	\$330,500	IMP. CHARACTERISTIC DATA CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
15	0	804420	0030	11/04/13	\$429,800	INCORRECT CHARACTERISTIC DATA
15	0	804420	0060	04/24/13	\$425,000	INCORRECT CHARACTERISTIC DATA
15	0	812345	0220	09/20/13	\$670,000	INCORRECT CHARACTERISTIC DATA
15	0	812345	0450	06/20/12	\$237,500	DOR RATIO
15	0	812345	0460	07/12/12	\$254,000	%COMPLETE; PREVIMP<=25K
15	0	856250	0470	08/23/12	\$215,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
15	0	856250	0470	03/15/13	\$330,000	INCORRECT CHARACTERISTIC DATA
15	0	856250	0700	10/12/12	\$330,000	NO MARKET EXPOSURE
15	0	856250	0740	07/01/13	\$471,750	INCORRECT CHARACTERISTIC DATA
15	0	856250	0750	07/13/13	\$449,950	INCORRECT CHARACTERISTIC DATA
15	0	856270	0270	11/04/11	\$220,000	DOR RATIO
15	0	856270	0400	09/06/13	\$409,000	INCORRECT CHARACTERISTIC DATA
15	0	856270	0480	08/23/13	\$399,000	INCORRECT CHARACTERISTIC DATA
15	0	873170	0020	06/22/11	\$215,900	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
15	0	873170	0065	11/14/13	\$635,000	INCORRECT CHARACTERISTIC DATA
15	0	941350	0110	01/10/13	\$575,000	INCORRECT CHARACTERISTIC DATA
15	0	941350	0110	12/31/12	\$575,000	RELOCATION - SALE TO SERVICE
15	0	941350	0140	09/27/13	\$550,000	INCORRECT CHARACTERISTIC DATA
15	0	943530	0090	01/20/11	\$600,000	INCORRECT CHARACTERISTIC DATA
15	0	951250	0160	07/02/13	\$423,000	INCORRECT CHARACTERISTIC DATA
15	0	951250	0260	11/28/11	\$245,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ESTATE ADMIN, GRD, OR EXECUTOR
15	0	951250	0260	02/12/13	\$495,000	INCORRECT CHARACTERISTIC DATA
15	0	951250	0420	09/20/12	\$325,000	SHORT SALE; NON-REPRESENTATIVE SALE

Improved Sales Removed in This Annual Update Analysis

Area 093 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
15	0	951250	0590	05/31/11	\$238,100	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
15	0	951250	0900	05/11/12	\$365,000	RELOCATION - SALE TO SERVICE
15	0	951250	1020	08/30/11	\$245,000	ESTATE ADMIN, OR EXECUTOR; NO MARKET EXPOSURE
15	2	042505	9030	05/17/12	\$790,000	PREVIMP<=25K; SEGREGATION AND/OR MERGER

Vacant Sales Used in this Annual Update Analysis

Area 093

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
7	0	123850	0322	01/05/12	\$147,000	14,150	N	N
7	0	123850	0415	10/24/12	\$300,000	33,868	N	N
7	0	123850	0937	02/27/12	\$175,000	4,029	N	N
7	0	124190	0030	02/21/13	\$640,000	9,067	N	N
7	0	389510	0040	06/03/13	\$249,000	11,589	N	N
7	0	389510	0045	05/17/11	\$475,000	5,930	N	N
7	0	663990	0011	05/26/11	\$180,000	15,148	N	N
7	0	674370	0205	01/19/11	\$280,000	11,854	N	N
7	0	674370	0311	06/20/11	\$190,000	8,774	N	N
7	0	674370	0358	03/22/11	\$185,000	7,333	N	N
7	0	943010	0470	05/29/13	\$240,500	9,458	N	N
15	0	092505	9069	07/13/11	\$305,000	6,987	N	N
15	0	092505	9078	03/01/12	\$100,000	5,608	N	N
15	0	092505	9134	05/31/11	\$235,000	9,100	N	N
15	0	289600	0590	06/27/13	\$120,000	9,000	N	N
15	0	389710	0306	04/24/13	\$600,000	5,005	N	N
15	0	390110	0030	08/26/13	\$290,000	8,580	N	N
15	0	640070	0060	12/21/12	\$438,000	6,849	N	N
15	0	640070	0090	11/08/12	\$520,000	9,115	N	N
15	0	812345	0440	04/10/13	\$250,000	8,012	N	N

Vacant Sales Removed in this Annual Update Analysis

Area 093

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	0	102505	9002	03/31/11	\$65,000	QUIT CLAIM DEED
7	0	388810	0104	06/18/11	\$30,000	GOVERNMENT AGENCY; QUIT CLAIM DEED
7	0	923780	0050	06/06/13	\$65,000	NON-REPRESENTATIVE SALE
15	0	022510	0091	10/29/13	\$358,000	TEAR DOWN; NO MARKET EXPOSURE
15	0	092505	9302	10/17/12	\$198,076	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
15	0	123310	0385	05/15/12	\$1,269,050	CORPORATE AFFILIATES; MULTI-PARCEL SALE

Uniform Standards of Professional Appraisal Practice Compliance

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

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

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

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

Highest and Best Use

RCW 84.40.030

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

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



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

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

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

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

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

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

Date of Value Estimate

RCW 84.36.005

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

RCW 36.21.080

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

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

Property Rights Appraised: Fee Simple

Wash Constitution Article 7 § 1 Taxation:

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

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

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

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

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

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

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

Assumptions and Limiting Conditions:

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



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

Scope of Work Performed:

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

Certification:

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

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

None

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

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

- Annual Update Model Development and Report Preparation
- Sales Verification

Ja Fawcett

8/28/2014

Appraiser II

Date