

Executive Summary

East Woodinville/ Bear Creek/ Trilogy

Area 095 Annual Update

Characteristics Based Market Adjustment for 2014 Assessment Roll

Previous Physical Inspection: 2007

Number of Improved Sales: 742

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	\$212,200	\$358,700	\$570,900			8.05%
2014 Value	\$245,700	\$408,200	\$653,900	\$699,800	93.8%	7.83%
\$ Change	+\$33,500	+\$49,500	+\$83,000			
% Change	+15.8%	+13.8%	+14.5%			

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The 2014 COD of 7.83% is an improvement from the previous COD of 8.05%. 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.

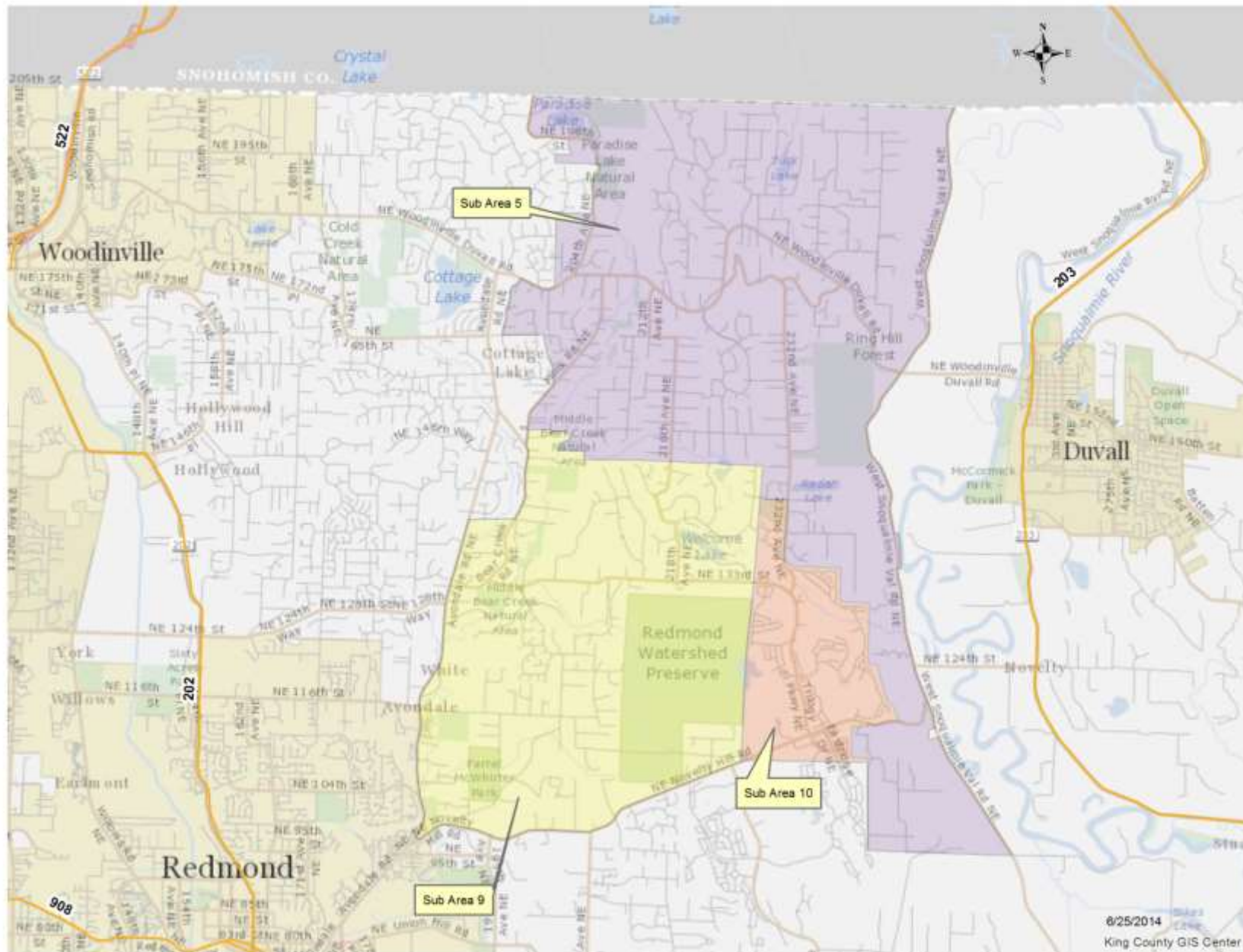
Population - Improved Parcel Summary Data:

	Land	Improvements	Total
2013 Value	\$218,600	\$357,300	\$575,900
2014 Value	\$253,100	\$413,000	\$666,100
% Change	+15.8%	+15.6%	+15.7%

Number of one to three unit residences in the population: 4,665

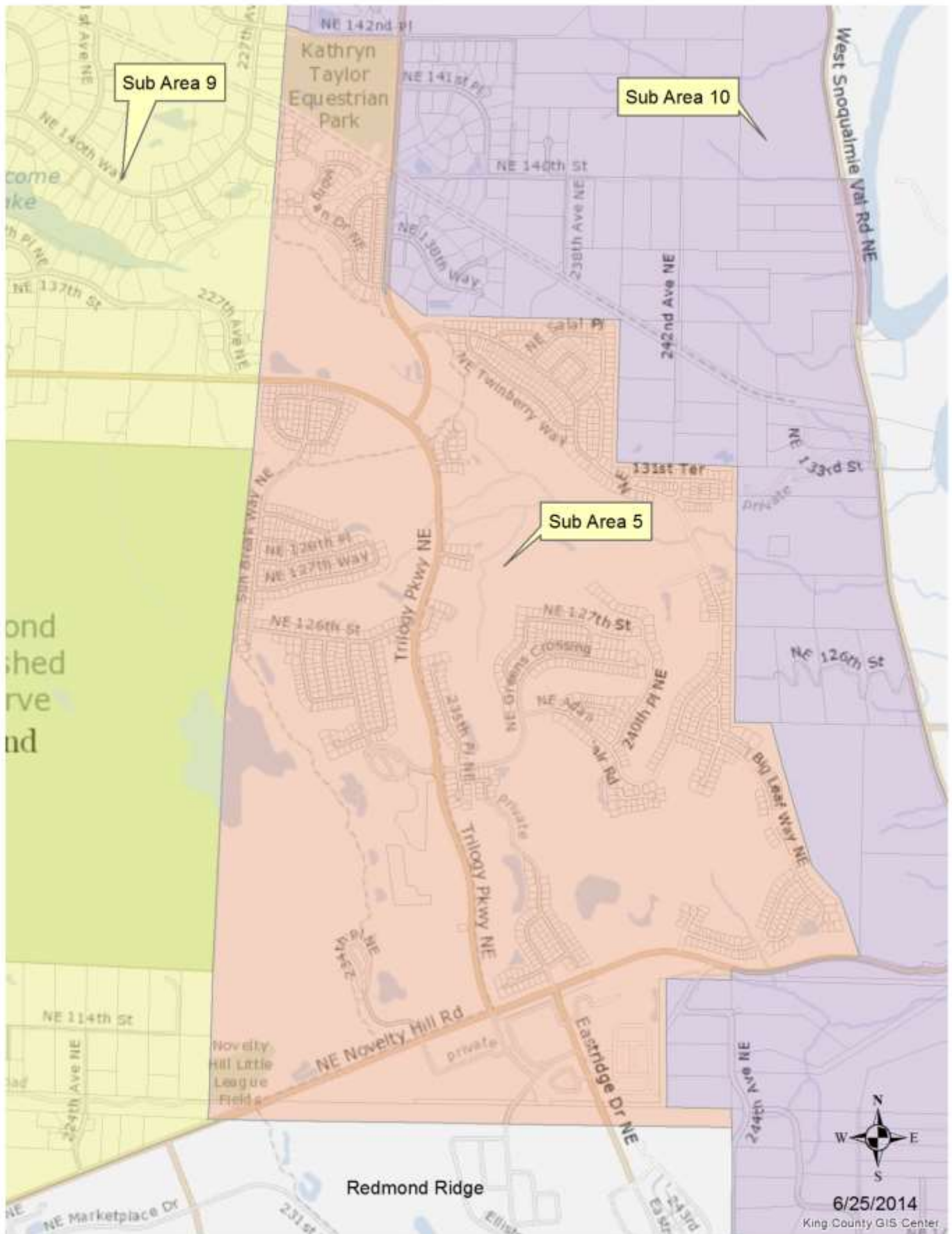
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that one characteristic-based variable needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, improvements built or renovated after 2010 were generally at higher assessment levels than the rest of the population. This annual update valuation model corrects for these strata differences.

Area 095 - Area Map

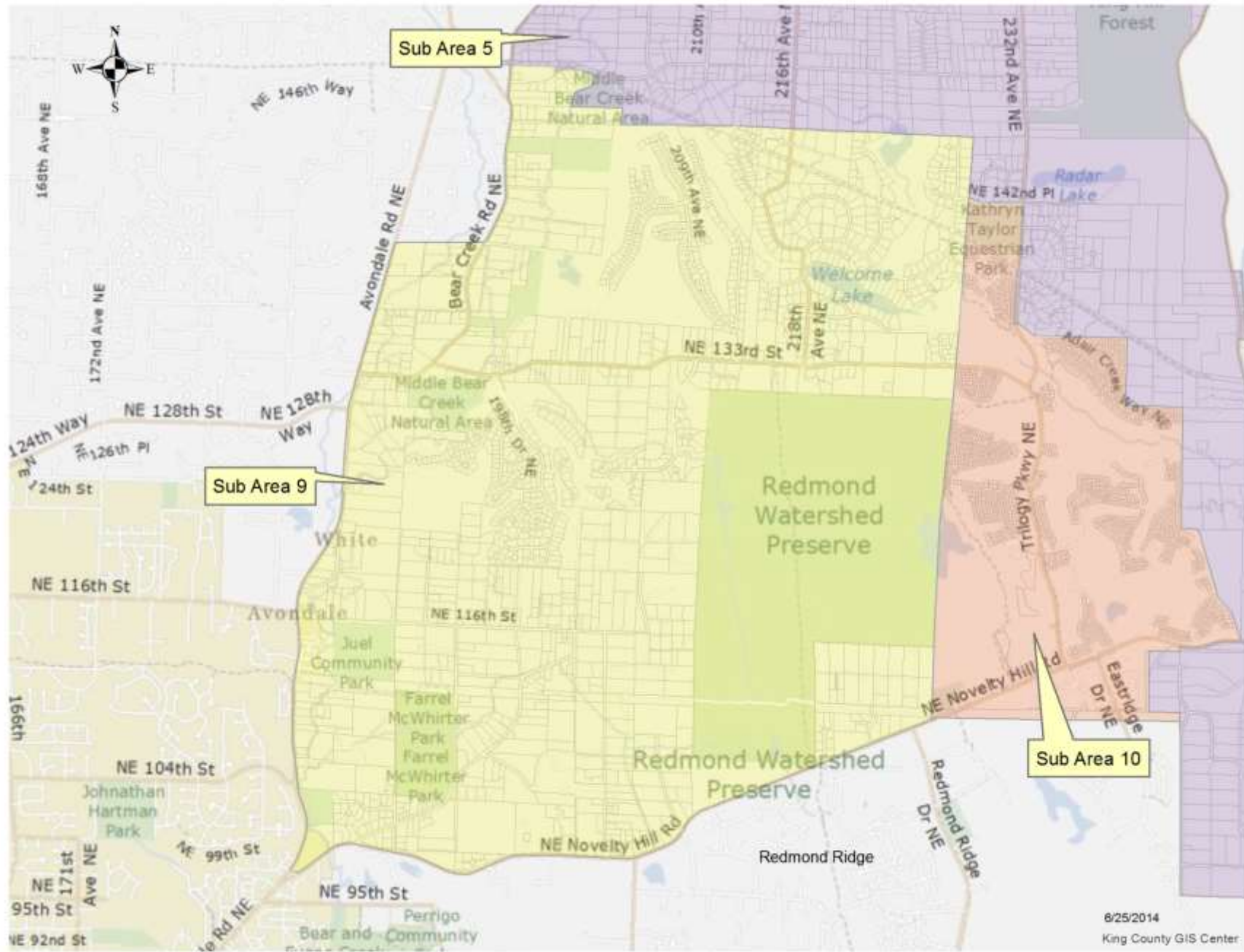


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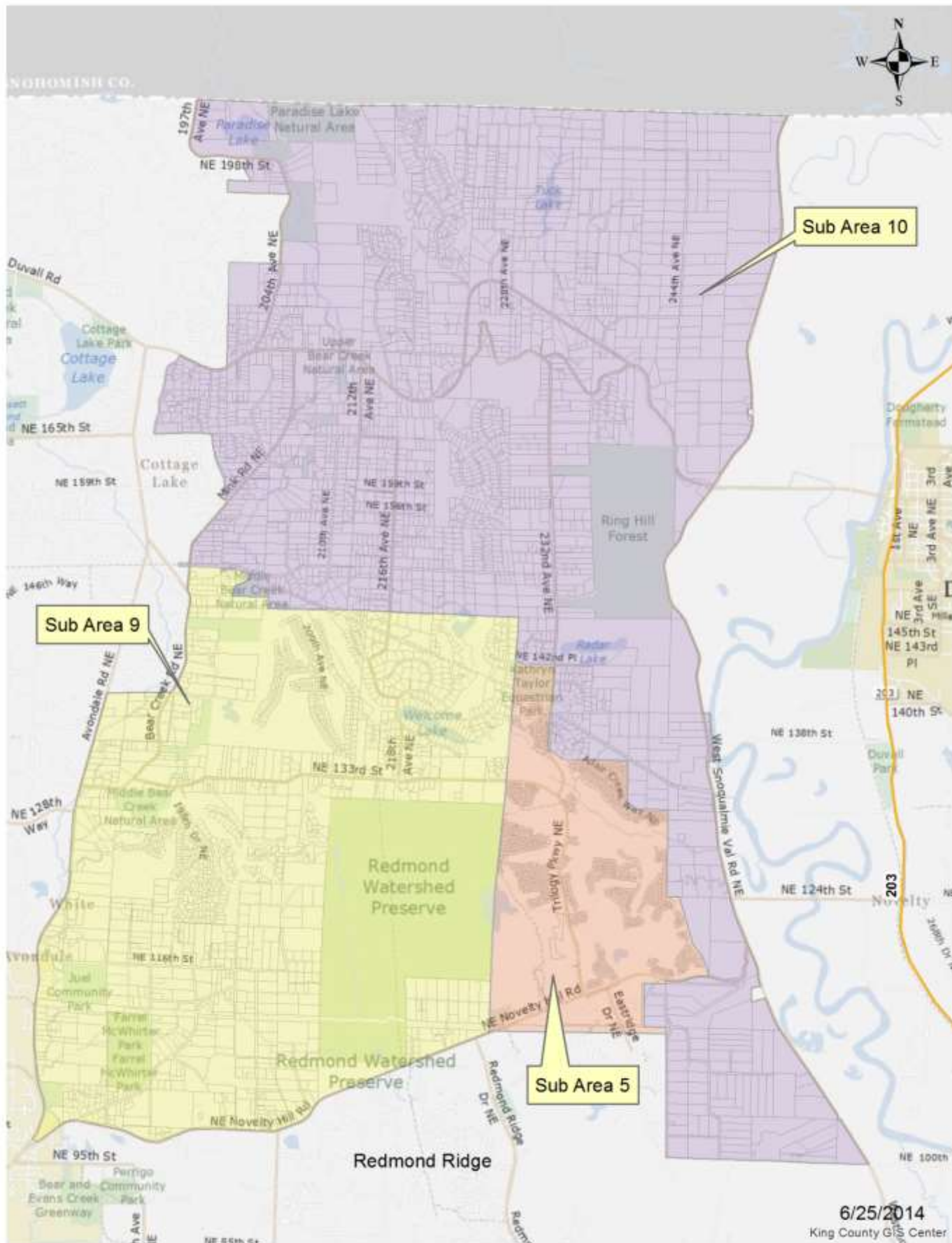
Area 095 – Sub Area 5 Map



Area 095 – Sub Area 9 Map



Area 095 – Sub Area 10 Map



Area 095 - Model Adjustments

1-3 Unit Residences

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

Standard Area Adjustment	# Parcels Adjusted	% of Population
+16.01%	4,527	97%

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

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

Model Variable	Adj %	# Sales	# in Pop	% Rep
NewYrBltRen	+7.96%	126	138	91%

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

Generally, parcels with improvements built or renovated after 2010 were at a higher assessment level than the rest of the population. This model corrects for these strata differences.

Annual Update Process

Effective Date of Appraisal: January 1, 2014

Date of Appraisal Report: June 24, 2014

Sales Screening for Improved Parcel Analysis

In order to ensure that the Assessor's analysis of sales of improved properties best reflects the market value of the majority of the properties within an area, non-typical properties must be removed so a representative sales sample can be analyzed to determine the new valuation level. The following list illustrates examples of non-typical properties which are removed prior to the beginning of the analysis.

1. Vacant parcels
2. Mobile Home parcels
3. Multi-Parcel or Multi Building parcels
4. New construction where less than a 100% complete house was assessed for 2013
5. Existing residences where the data for 2013 is significantly different than the data for 2014 due to remodeling
6. Parcels with improvement values, but no characteristics
7. Parcels with either land or improvement values of \$25,000 or less posted for the 2013 Assessment Roll
8. Short sales, financial institution re-sales and foreclosure sales verified or appearing to be not at market
9. Others as identified in the sales removed list

(See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis for more detailed information)

Land Update

Based on the 14 usable land sales available in the area, their 2013 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall +15.8% increase in land assessments in the area for the 2014 Assessment Year. The formula is:

2014 Land Value = 2013 Land Value * 1.160, 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 one characteristic-based variable needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, improvements built or renovated after 2010 were generally at higher assessment levels than the rest of the population. This annual update valuation model corrects for these strata differences.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the new recommended values on all improved parcels were based on the analysis of the 742 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:

$$2014 \text{ Total Value} = 2013 \text{ Total Value} * (1 - 0.06) / (.8102717 + 6.043426E-02 * \text{NewYrBltRen})$$

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

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

Mobile Home Update

There were 4 sales of mobile homes within Area 095. Analysis of the mobile home sales indicated a value increase in line with the Total % Change indicated by the Area's sales sample as reflected on the Executive Summary page of +14.5%. The adjustment formula is:

$$2014 \text{ Total Value} = 2013 \text{ Total Value} * 1.145$$

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

Results

The resulting assessment level is 0.938. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10.

Application of these recommended values for the 2014 assessment year (taxes payable in 2015) results in an average total change from the 2013 assessments of +15.7%. 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) * 1.145.
- If the site is improved with a house and mobile home, the formula derived from the house is used to arrive at new total value.
- If "accessory improvements only", the Total % Change, as indicated by the sales sample, is used to arrive at a new total value. (2013 Land Value + Previous Improvement Value) * 1.145.
- If adjusted land value falls < \$1,000, then land value = \$1,000 or previous, whichever is less.
- If adjusted improvement value falls < \$1,000, then improvement value = \$1,000 or previous, whichever is less.
- If land value <= \$10,000 no adjustment is applied.
- If improvements and accessories <= \$10,000 no further adjustment applied.
- If vacant parcel (no improvement value), the land adjustment applies.
- If a parcel is coded "non-perc" (sewer system=3 or 4), there is no change from previous land value.
- If a parcel is coded "unbuildable" = 1, there is no change from previous land value.



- If a parcel is coded water district private restricted, or public restricted, there is no change from previous land value.
- If an improvement is coded “% net condition” or is in “poor” condition, then there is no change from previous improvement value, only the land adjustment applies.
- Any properties excluded from the annual up-date process are noted in RealProperty.

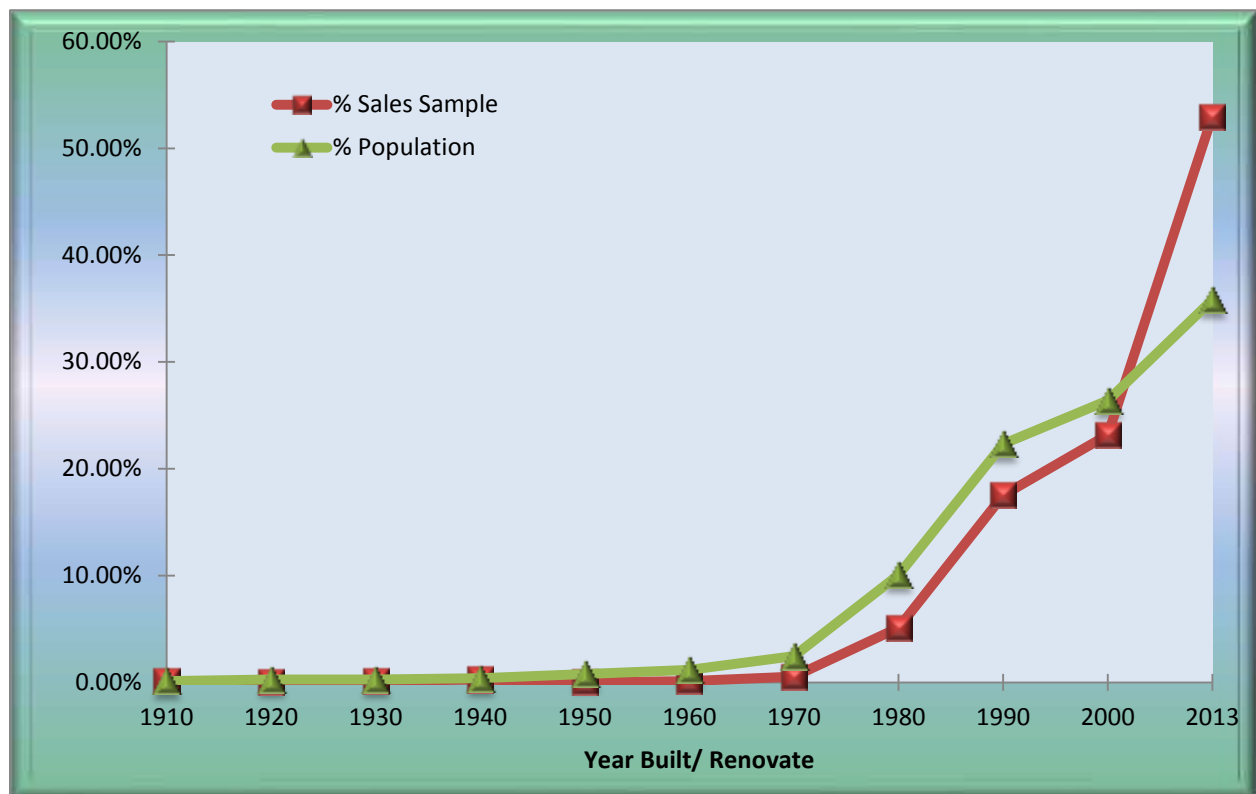
Sales Sample Representation of Population Year Built or Renovated

Sales Sample

Year Built/Ren	Frequency	% Sales Sample
1910	1	0.13%
1920	0	0.00%
1930	1	0.13%
1940	2	0.27%
1950	0	0.00%
1960	1	0.13%
1970	4	0.54%
1980	38	5.12%
1990	130	17.52%
2000	172	23.18%
2013	393	52.96%
	742	

Population

Year Built/Ren	Frequency	% Population
1910	5	0.11%
1920	12	0.26%
1930	12	0.26%
1940	18	0.39%
1950	37	0.79%
1960	55	1.18%
1970	114	2.44%
1980	470	10.08%
1990	1,041	22.32%
2000	1,231	26.39%
2013	1,670	35.80%
	4,665	



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 have statistical significance and results are reflected in the model.

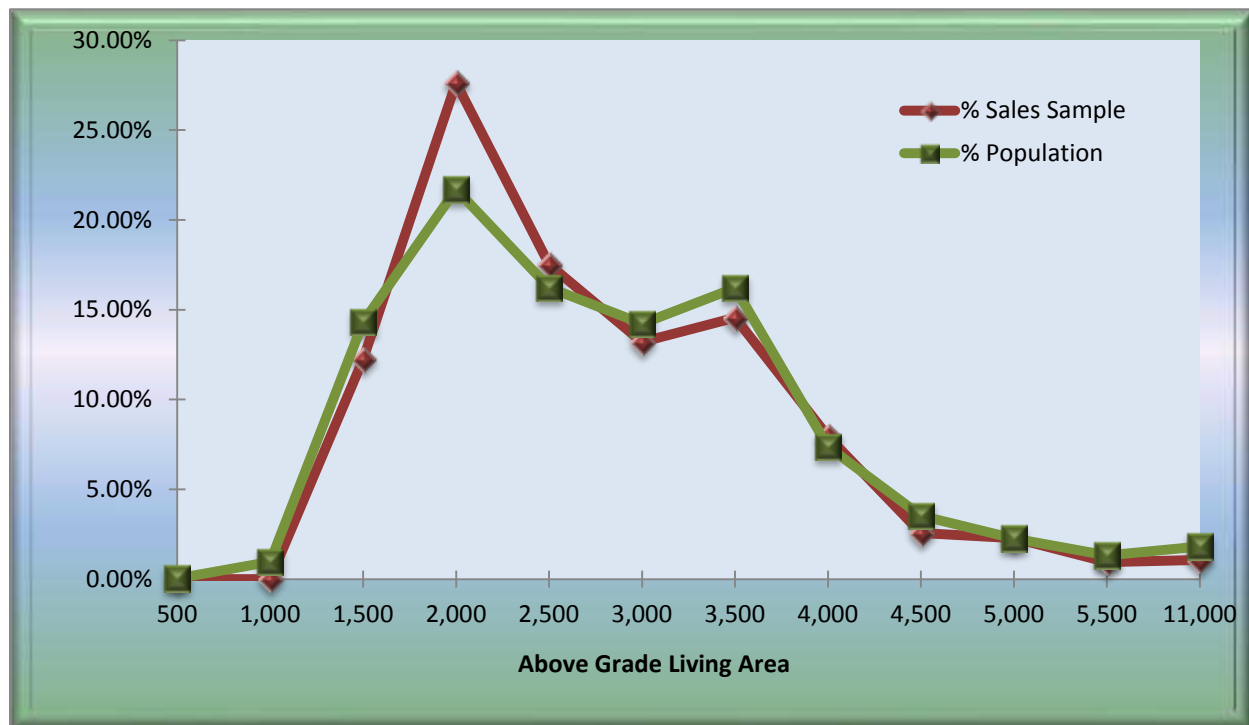
Sales Sample Representation of Population Above Grade Living Area

Sales Sample

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	0	0.00%
1,500	91	12.26%
2,000	205	27.63%
2,500	130	17.52%
3,000	98	13.21%
3,500	108	14.56%
4,000	59	7.95%
4,500	19	2.56%
5,000	17	2.29%
5,500	7	0.94%
11,000	8	1.08%
742		

Population

AGLA	Frequency	% Population
500	2	0.04%
1,000	45	0.96%
1,500	668	14.32%
2,000	1,012	21.69%
2,500	757	16.23%
3,000	663	14.21%
3,500	756	16.21%
4,000	344	7.37%
4,500	165	3.54%
5,000	106	2.27%
5,500	62	1.33%
11,000	85	1.82%
4,665		



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.

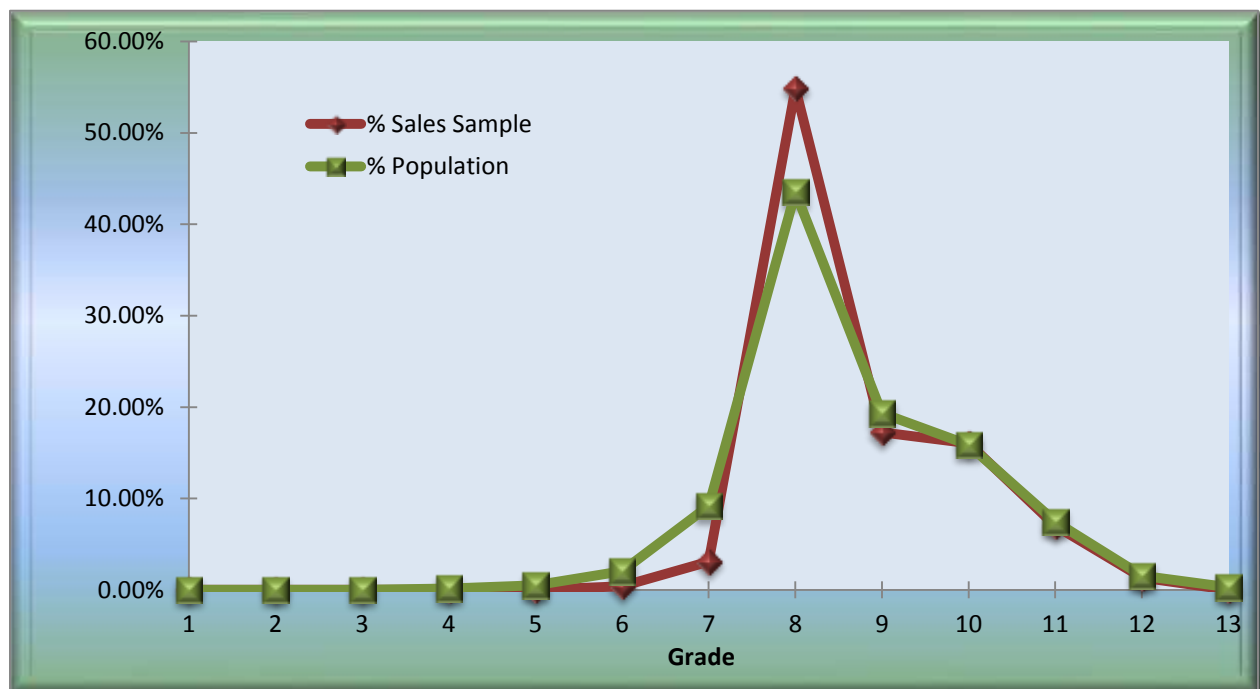
Sales Sample Representation of Population Building Grade

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	3	0.40%
7	23	3.10%
8	407	54.85%
9	128	17.25%
10	119	16.04%
11	52	7.01%
12	10	1.35%
13	0	0.00%
742		

Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	7	0.15%
5	24	0.51%
6	96	2.06%
7	429	9.20%
8	2,031	43.54%
9	902	19.34%
10	741	15.88%
11	348	7.46%
12	73	1.56%
13	14	0.30%
4,665		



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 095 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 1.166, resulting in an adjusted value of \$553,000 ($\$475,000 \times 1.166 = \$553,850$) – truncated to the nearest \$1000.

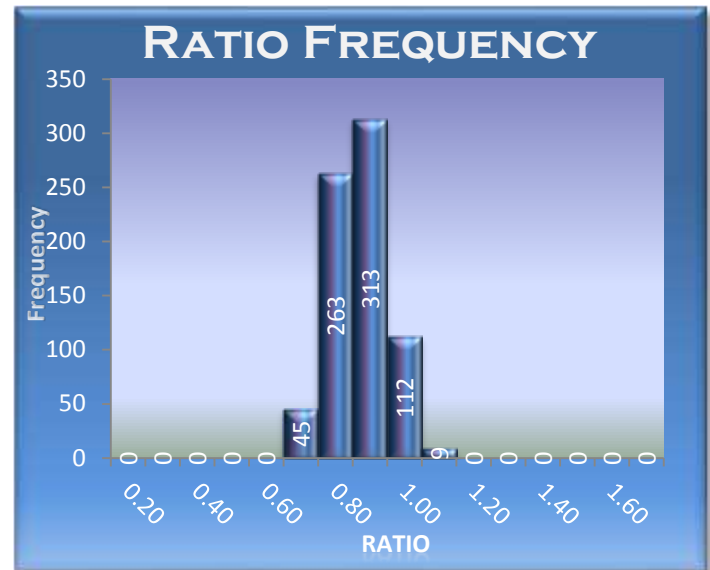
SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2011	1.208	20.8%
2/1/2011	1.211	21.1%
3/1/2011	1.214	21.4%
4/1/2011	1.216	21.6%
5/1/2011	1.217	21.7%
6/1/2011	1.218	21.8%
7/1/2011	1.219	21.9%
8/1/2011	1.219	21.9%
9/1/2011	1.218	21.8%
10/1/2011	1.217	21.7%
11/1/2011	1.216	21.6%
12/1/2011	1.214	21.4%
1/1/2012	1.211	21.1%
2/1/2012	1.208	20.8%
3/1/2012	1.205	20.5%
4/1/2012	1.201	20.1%
5/1/2012	1.196	19.6%
6/1/2012	1.191	19.1%
7/1/2012	1.186	18.6%
8/1/2012	1.180	18.0%
9/1/2012	1.173	17.3%
10/1/2012	1.166	16.6%
11/1/2012	1.158	15.8%
12/1/2012	1.150	15.0%
1/1/2013	1.142	14.2%
2/1/2013	1.132	13.2%
3/1/2013	1.124	12.4%
4/1/2013	1.113	11.3%
5/1/2013	1.103	10.3%
6/1/2013	1.092	9.2%
7/1/2013	1.080	8.0%
8/1/2013	1.068	6.8%
9/1/2013	1.055	5.5%
10/1/2013	1.043	4.3%
11/1/2013	1.029	2.9%
12/1/2013	1.015	1.5%
1/1/2014	1.000	0.0%

The time adjustment formula for Area 095 is: $(.8102717 - 3.995274E-04 * \text{SaleDay} - 2.222228E-07 * \text{SaleDaySq} + 6.043426E-02 * 0.1698113) / (.8102717 + 6.043426E-02 * 0.1698113)$
SaleDay = SaleDate - 41640
SaleDaySq = (SaleDate - 41640)^2

Annual Update Ratio Study Report (Before) – 2013 Assessments

District: NE / Team: 3	Appr. Date:	Date of Report:	Sales Dates:
Area Name: East Woodinville/ Bear	1/1/2013	6/24/2014	1/2011 - 12/2013
Creek/ Trilogy	Appr ID:	Property Type:	Adjusted for time?
Area Number: 95	JMAR	1 to 3 Unit Residences	YES

SAMPLE STATISTICS	
Sample size (n)	742
Mean Assessed Value	570,900
Mean Adj. Sales Price	699,800
Standard Deviation AV	215,711
Standard Deviation SP	269,376
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.820
Median Ratio	0.817
Weighted Mean Ratio	0.816
UNIFORMITY	
Lowest ratio	0.606
Highest ratio:	1.057
Coefficient of Dispersion	8.05%
Standard Deviation	0.082
Coefficient of Variation	9.94%
Price Related Differential (PRD)	1.006
RELIABILITY	
95% Confidence: Median	
Lower limit	0.810
Upper limit	0.827
95% Confidence: Mean	
Lower limit	0.815
Upper limit	0.826
SAMPLE SIZE EVALUATION	
N (population size)	4665
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.082
Recommended minimum:	11
Actual sample size:	742
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	377
# ratios above mean:	365
z:	0.441
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout Area 095

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: 3		Appr. Date:	Date of Report:	Sales Dates:
Area Name: East Woodinville/ Bear Creek/ Trilogy		1/1/2014	6/24/2014	1/2011 - 12/2013
Area Number: 95		Appr. ID:	Property Type:	Adjusted for time?
		JMAR	1 to 3 Unit	YES
SAMPLE STATISTICS				
Sample size (n)	742			
Mean Assessed Value	653,900			
Mean Sales Price	699,800			
Standard Deviation AV	249,462			
Standard Deviation SP	269,376			
ASSESSMENT LEVEL				
Arithmetic Mean Ratio	0.939			
Median Ratio	0.938			
Weighted Mean Ratio	0.934			
UNIFORMITY				
Lowest ratio	0.702			
Highest ratio:	1.159			
Coefficient of Dispersion	7.83%			
Standard Deviation	0.090			
Coefficient of Variation	9.62%			
Price Related Differential (PRD)	1.005			
RELIABILITY				
95% Confidence: Median				
Lower limit	0.929			
Upper limit	0.945			
95% Confidence: Mean				
Lower limit	0.933			
Upper limit	0.946			
SAMPLE SIZE EVALUATION				
N (population size)	4665			
B (acceptable error - in decimal)	0.05			
S (estimated from this sample)	0.090			
Recommended minimum:	13			
Actual sample size:	742			
Conclusion:	OK			
NORMALITY				
Binomial Test				
# ratios below mean:	377			
# ratios above mean:	365			
z:	0.441			
Conclusion:	Normal*			
*i.e. no evidence of non-normality				

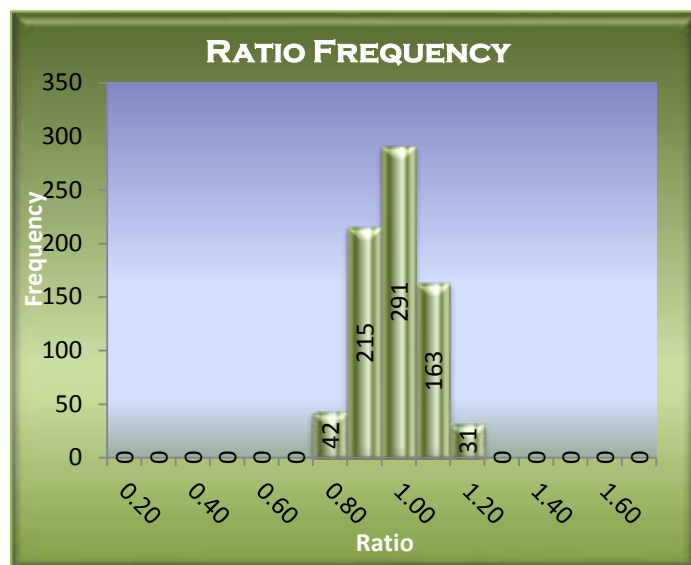
RATIO FREQUENCY

Ratio Bin	Frequency
0.75 - 0.80	42
0.80 - 0.85	215
0.85 - 0.90	291
0.90 - 0.95	163
0.95 - 1.00	31

COMMENTS:

1 to 3 Unit Residences throughout Area 095

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



COMMENTS:

1 to 3 Unit Residences throughout Area 095

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

Improved Sales Used in This Annual Update Analysis

Area 095 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	1	032606	9145	07/29/13	\$450,000	\$481,000	1,370	7	1984	Avg	221,720	N	N	24127 NE 193RD PL
5	1	662730	0020	08/14/13	\$499,950	\$531,000	1,400	7	1981	Good	29,004	N	N	17625 201ST AVE NE
5	1	092606	9174	01/20/11	\$425,000	\$514,000	1,720	7	1986	Avg	46,904	N	N	22006 NE 175TH ST
5	1	042606	9028	08/26/13	\$494,500	\$523,000	1,990	7	1988	Avg	207,781	N	N	22427 NE 200TH ST
5	1	032606	9146	10/16/12	\$399,950	\$465,000	2,000	7	1986	Avg	222,156	N	N	24104 NE 193RD PL
5	1	042606	9022	11/09/11	\$570,477	\$693,000	3,740	7	1995	Avg	179,902	N	N	21313 NE 196TH ST
5	1	092606	9136	12/13/12	\$470,000	\$539,000	1,430	8	1982	Avg	58,370	N	N	21832 NE 175TH ST
5	1	102606	9084	06/06/13	\$485,000	\$529,000	1,470	8	1978	Good	81,021	N	N	17817 230TH AVE NE
5	1	102606	9170	05/09/13	\$492,000	\$541,000	1,540	8	1988	Good	55,756	N	N	17926 236TH AVE NE
5	1	102606	9139	05/10/13	\$391,000	\$430,000	1,620	8	1985	Avg	60,000	N	N	23500 NE 184TH ST
5	1	951670	0120	07/05/12	\$322,000	\$382,000	1,650	8	1982	Avg	37,100	N	N	20525 NE 179TH ST
5	1	082606	9192	04/25/11	\$355,000	\$432,000	1,700	8	1978	Avg	40,075	N	N	17750 201ST AVE NE
5	1	102606	9158	12/12/12	\$385,000	\$442,000	1,850	8	1987	Avg	36,287	N	N	23517 NE WOODINVILLE-DUVALL RD
5	1	951670	0210	06/17/12	\$427,000	\$507,000	2,060	8	1989	Avg	50,447	N	N	17727 205TH AVE NE
5	1	662730	0190	09/26/12	\$459,950	\$537,000	2,240	8	1981	Avg	36,940	N	N	17636 201ST AVE NE
5	1	032606	9053	06/07/13	\$575,000	\$626,000	2,310	8	1992	Good	105,415	N	N	24315 NE 188TH ST
5	1	112606	9050	05/14/13	\$565,000	\$621,000	2,350	8	1991	Avg	207,781	N	N	18120 244TH AVE NE
5	1	042606	9049	11/16/11	\$370,000	\$449,000	2,360	8	1987	Avg	50,965	N	N	22407 NE 195TH ST
5	1	032606	9097	03/22/13	\$660,000	\$737,000	2,570	8	1983	Avg	217,800	N	N	22811 NE 202ND ST
5	1	102606	9100	07/09/13	\$503,500	\$542,000	2,640	8	1978	Good	47,916	N	N	17528 228TH PL NE
5	1	032606	9131	05/24/11	\$450,000	\$548,000	2,790	8	1989	Avg	230,868	N	N	18905 240TH AVE NE
5	1	092606	9076	11/09/12	\$589,000	\$681,000	3,000	8	1993	Avg	158,558	N	N	17918 214TH AVE NE
5	1	032606	9072	09/10/13	\$588,000	\$618,000	3,120	8	1982	Avg	142,347	Y	Y	19218 229TH AVE NE
5	1	951670	0220	09/20/13	\$597,950	\$626,000	3,190	8	1983	VGood	48,202	N	N	17717 205TH AVE NE
5	1	042606	9114	11/15/11	\$475,000	\$577,000	3,770	8	1996	Avg	101,059	N	N	21925 NE 187TH ST
5	1	092606	9006	06/13/12	\$598,000	\$711,000	2,390	9	2000	Avg	219,715	N	N	17530 214TH AVE NE
5	1	042606	9075	09/23/13	\$633,500	\$663,000	2,420	9	1987	Good	43,995	N	N	19319 224TH CT NE
5	1	429810	0170	08/17/11	\$485,000	\$591,000	2,480	9	1993	Avg	38,517	N	N	18807 215TH WAY NE
5	1	429810	0430	09/27/11	\$490,000	\$597,000	2,480	9	1995	Avg	38,203	N	N	18419 215TH WAY NE
5	1	429870	0030	09/06/13	\$595,000	\$627,000	2,500	9	1996	Avg	29,484	N	N	21730 NE 181ST PL
5	1	429810	0110	01/03/12	\$447,500	\$542,000	2,550	9	1997	Avg	32,644	N	N	21304 NE 189TH ST

Improved Sales Used in This Annual Update Analysis

Area 095 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	1	042606	9084	06/01/12	\$522,500	\$622,000	2,640	9	1987	Avg	52,707	N	N	22638 NE 192ND CT
5	1	429810	0090	02/09/12	\$507,000	\$612,000	2,670	9	1996	Avg	35,319	N	N	21316 NE 189TH ST
5	1	429810	0350	04/24/13	\$600,000	\$663,000	2,710	9	1999	Avg	36,990	N	N	18619 213TH AVE NE
5	1	429810	0210	06/08/11	\$484,000	\$590,000	2,750	9	1993	Avg	35,506	N	N	18605 215TH WAY NE
5	1	042606	9076	12/28/11	\$510,000	\$618,000	2,790	9	1986	Avg	43,995	N	N	19403 224TH CT NE
5	1	042606	9099	11/20/13	\$692,000	\$706,000	2,790	9	1991	Good	53,143	N	N	19420 226TH AVE NE
5	1	951670	0030	05/16/13	\$546,000	\$599,000	2,830	9	1984	Good	38,222	N	N	20511 NE 177TH ST
5	1	429810	0450	08/20/13	\$600,000	\$636,000	2,860	9	1993	Avg	27,409	N	N	18327 215TH WAY NE
5	1	429810	0490	10/11/11	\$515,000	\$627,000	2,860	9	1997	Avg	31,589	N	N	18303 215TH WAY NE
5	1	032606	9015	12/04/12	\$707,000	\$813,000	3,030	9	1987	Good	216,928	N	N	18516 236TH AVE NE
5	1	092606	9198	08/22/11	\$592,000	\$721,000	3,110	9	2002	Avg	31,774	N	N	18028 218TH AVE NE
5	1	042606	9053	10/23/13	\$811,500	\$838,000	3,160	9	1988	Good	123,749	N	N	22421 NE 202ND ST
5	1	102606	9060	09/06/13	\$679,000	\$715,000	3,200	9	1984	Avg	201,682	N	N	24015 NE 180TH ST
5	1	102606	9149	09/12/13	\$581,000	\$610,000	3,420	9	1987	Avg	38,495	N	N	18203 236TH AVE NE
5	1	232606	9029	03/12/13	\$707,000	\$792,000	3,440	9	1991	Good	217,800	Y	N	24633 NE 133RD ST
5	1	032606	9013	05/23/13	\$800,000	\$876,000	3,650	9	2000	Avg	207,781	N	N	19015 244TH AVE NE
5	1	022606	9047	09/26/12	\$788,000	\$920,000	3,980	9	2009	Avg	399,881	Y	N	20004 244TH AVE NE
5	1	032606	9163	07/24/12	\$645,000	\$762,000	4,100	9	1999	Avg	45,654	N	N	23506 185TH PL NE
5	1	042606	9069	12/20/13	\$555,000	\$558,000	2,440	10	1985	Avg	43,995	N	N	22524 NE 191ST CT
5	1	429810	0360	09/20/13	\$779,000	\$816,000	2,790	10	1999	Avg	52,758	N	N	18607 213TH AVE NE
5	1	029380	0890	06/22/12	\$645,400	\$766,000	2,990	10	1992	Avg	30,754	N	N	18925 222ND WAY NE
5	1	102606	9075	09/13/13	\$627,000	\$659,000	3,050	10	1991	Avg	36,048	N	N	18109 236TH AVE NE
5	1	029380	0480	06/18/13	\$697,000	\$757,000	3,120	10	1995	Avg	35,737	N	N	19710 222ND AVE NE
5	1	029380	0130	03/14/12	\$574,000	\$691,000	3,140	10	1992	Avg	32,977	N	N	18808 222ND WAY NE
5	1	029380	0920	03/02/12	\$620,000	\$747,000	3,220	10	1992	Avg	37,106	N	N	18729 222ND WAY NE
5	1	029380	0630	08/12/13	\$685,000	\$729,000	3,230	10	1993	Avg	48,505	N	N	21808 NE 198TH ST
5	1	029380	0820	05/28/13	\$710,000	\$776,000	3,260	10	1995	Avg	62,871	N	N	21825 NE 194TH ST
5	1	042606	9062	09/05/12	\$790,000	\$926,000	3,280	10	1996	Avg	164,656	N	N	19621 216TH AVE NE
5	1	029370	0180	02/15/12	\$590,000	\$712,000	3,440	10	1996	Avg	35,978	N	N	21707 NE 203RD ST
5	1	029380	0020	08/03/11	\$700,000	\$853,000	3,580	10	1993	Avg	36,391	N	N	22219 NE 187TH ST
5	1	029370	0100	07/01/11	\$698,000	\$851,000	3,600	10	1996	Avg	31,957	N	N	21806 NE 203RD PL

Improved Sales Used in This Annual Update Analysis

Area 095 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	1	029370	0160	05/21/12	\$550,000	\$656,000	3,640	10	1994	Avg	38,024	N	N	21723 NE 203RD ST
5	1	029380	0460	12/12/11	\$640,000	\$776,000	3,640	10	1995	Avg	28,687	N	N	19608 222ND AVE NE
5	1	102606	9108	12/10/13	\$955,000	\$965,000	3,640	10	1998	Avg	217,800	N	N	17510 233RD PL NE
5	1	029370	0210	08/10/12	\$625,000	\$736,000	3,750	10	1995	Avg	23,862	N	N	21738 NE 201ST CT
5	1	029380	0840	10/03/11	\$690,000	\$840,000	3,800	10	1997	Avg	33,385	N	N	19235 222ND WAY NE
5	1	029370	0050	02/23/11	\$665,000	\$807,000	3,850	10	1994	Avg	23,549	N	N	20130 218TH AVE NE
5	1	029380	0340	11/19/13	\$830,000	\$847,000	4,150	10	1997	Avg	64,903	N	N	19502 223RD AVE NE
5	1	029380	1010	09/20/11	\$888,800	\$1,082,000	4,340	10	1999	Avg	68,396	N	N	19827 223RD AVE NE
5	1	092606	9049	02/03/11	\$1,000,000	\$1,212,000	4,840	10	2000	Avg	290,980	N	N	18433 222ND WAY NE
5	1	112606	9052	04/03/13	\$925,000	\$1,029,000	3,920	11	1999	Avg	266,587	Y	N	16727 W SNOQUALMIE VALLEY RD
5	2	152606	9041	12/27/12	\$510,000	\$583,000	1,310	7	1900	VGood	87,991	N	N	15720 232ND AVE NE
5	2	152606	9051	08/22/13	\$440,000	\$466,000	1,310	7	1969	Avg	41,658	N	N	14915 232ND AVE NE
5	2	162606	9077	08/10/12	\$408,700	\$481,000	1,400	7	1976	Good	55,321	N	N	21616 NE 159TH ST
5	2	162606	9024	07/30/12	\$400,000	\$472,000	1,520	7	1977	Good	51,400	N	N	21210 NE 156TH ST
5	2	949280	0040	09/27/13	\$378,553	\$395,000	1,570	7	1982	Good	41,400	N	N	21721 NE 154TH ST
5	2	172606	9257	11/11/13	\$415,250	\$425,000	1,670	7	1986	Avg	35,050	N	N	14919 210TH AVE NE
5	2	172606	9058	09/02/11	\$363,550	\$443,000	1,720	7	1965	Avg	117,612	N	N	20315 NE 160TH ST
5	2	162606	9245	07/12/11	\$369,950	\$451,000	1,730	7	1989	Avg	35,119	N	N	15207 216TH AVE NE
5	2	102606	9114	04/20/11	\$445,000	\$541,000	1,830	7	1995	Good	189,486	N	N	24136 NE 172ND ST
5	2	172606	9132	08/17/11	\$379,000	\$462,000	1,950	7	1976	Good	109,771	N	N	19900 NE 151ST PL
5	2	082606	9086	06/10/11	\$406,400	\$495,000	2,180	7	1976	Avg	87,120	N	N	16501 MINK RD NE
5	2	222606	9020	10/19/12	\$425,000	\$494,000	2,580	7	1987	Avg	113,256	N	N	22823 NE 145TH ST
5	2	172606	9180	09/30/13	\$455,000	\$475,000	1,070	8	1983	Avg	52,272	N	N	21027 NE 161ST PL
5	2	092606	9060	06/24/13	\$389,000	\$421,000	1,180	8	1978	Good	48,787	N	N	21506 NE 165TH ST
5	2	162606	9065	10/25/13	\$440,000	\$454,000	1,260	8	1979	Good	42,993	N	N	22124 NE 150TH ST
5	2	162606	9192	06/08/11	\$365,000	\$445,000	1,260	8	1980	Good	61,419	N	N	15115 221ST AVE NE
5	2	152606	9054	09/10/13	\$408,000	\$429,000	1,310	8	1983	Avg	51,853	N	N	23021 NE 150TH ST
5	2	162606	9136	09/20/12	\$424,000	\$495,000	1,320	8	1977	Good	48,787	N	N	21820 NE 164TH ST
5	2	082606	9127	01/09/12	\$340,000	\$412,000	1,330	8	1977	Good	43,560	N	N	16919 199TH PL NE
5	2	102606	9039	07/19/13	\$454,950	\$488,000	1,360	8	1977	Avg	25,600	N	N	17410 232ND AVE NE
5	2	102606	9040	06/25/12	\$358,350	\$425,000	1,390	8	1980	Avg	44,431	N	N	17315 232ND AVE NE

Improved Sales Used in This Annual Update Analysis

Area 095 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	2	172606	9149	10/17/13	\$619,950	\$642,000	1,400	8	1979	VGood	79,930	N	N	15411 206TH AVE NE
5	2	162606	9129	07/26/13	\$589,950	\$632,000	1,440	8	1978	Good	101,494	N	N	14810 216TH AVE NE
5	2	082606	9181	04/25/12	\$428,000	\$512,000	1,480	8	1979	Good	57,934	N	N	17119 198TH AVE NE
5	2	162606	9049	11/16/11	\$366,000	\$445,000	1,520	8	1977	Avg	47,044	N	N	21811 NE 156TH ST
5	2	082606	9180	05/29/12	\$372,000	\$443,000	1,550	8	1979	Avg	56,192	N	N	17103 198TH AVE NE
5	2	162870	0195	12/16/13	\$540,000	\$544,000	1,570	8	1977	Avg	87,347	N	N	17215 195TH PL NE
5	2	162606	9064	04/12/13	\$365,000	\$405,000	1,600	8	1977	Good	45,302	N	N	21634 NE 154TH ST
5	2	162606	9153	04/23/13	\$389,000	\$430,000	1,600	8	1978	Avg	49,222	N	N	21824 NE 150TH ST
5	2	162606	9111	05/07/12	\$469,000	\$561,000	1,610	8	1977	Good	115,869	N	N	21225 NE 159TH ST
5	2	092606	9128	03/28/12	\$582,000	\$699,000	1,680	8	1972	Good	153,766	N	N	17130 217TH PL NE
5	2	172606	9146	09/04/13	\$410,000	\$432,000	1,710	8	1984	Good	36,468	N	N	20922 NE 156TH ST
5	2	172606	9291	08/28/12	\$510,000	\$599,000	1,710	8	1997	Avg	41,180	N	N	14923 206TH AVE NE
5	2	082606	9198	09/27/11	\$458,000	\$558,000	1,800	8	1984	Good	75,794	N	N	16603 199TH PL NE
5	2	172606	9013	06/06/11	\$650,000	\$792,000	1,980	8	1979	Good	212,572	N	N	15012 210TH AVE NE
5	2	172606	9233	06/14/12	\$430,000	\$511,000	2,020	8	1985	Good	45,857	N	N	20711 NE 156TH ST
5	2	172606	9154	01/10/11	\$455,500	\$551,000	2,170	8	1980	Avg	86,011	N	N	15310 206TH AVE NE
5	2	162606	9176	05/15/12	\$475,000	\$567,000	2,250	8	1979	Good	46,609	N	N	21810 NE 156TH ST
5	2	082606	9239	03/02/12	\$485,900	\$585,000	2,310	8	1997	Avg	35,149	N	N	20116 NE 168TH PL
5	2	162606	9091	10/25/13	\$625,000	\$645,000	2,400	8	1973	VGood	46,173	N	N	15705 216TH AVE NE
5	2	172606	9262	11/13/12	\$587,500	\$679,000	2,480	8	1986	Good	42,436	N	N	14910 206TH AVE NE
5	2	714600	0070	06/03/13	\$559,000	\$610,000	2,490	8	1998	Avg	64,468	N	N	21827 NE WOODINVILLE-DUVALL RD
5	2	222606	9031	05/15/13	\$650,000	\$714,000	2,580	8	1989	Avg	230,868	N	N	24121 NE 140TH ST
5	2	082606	9238	08/15/12	\$500,000	\$588,000	2,610	8	1998	Avg	36,228	N	N	20103 NE WOODINVILLE-DUVALL RD
5	2	152606	9104	05/29/13	\$655,000	\$716,000	2,730	8	2002	Avg	54,956	N	N	15026 232ND AVE NE
5	2	172606	9243	11/27/13	\$580,000	\$590,000	2,750	8	1985	Good	35,000	N	N	19906 NE 154TH ST
5	2	062620	0050	04/18/12	\$523,000	\$627,000	3,070	8	1984	Good	35,046	N	N	20249 NE 164TH PL
5	2	062620	0200	07/19/12	\$575,000	\$680,000	3,270	8	1984	Good	45,095	N	N	20201 NE 163RD ST
5	2	092606	9085	08/30/13	\$655,000	\$692,000	3,410	8	1998	Avg	188,179	N	N	21340 NE 167TH PL
5	2	082606	9243	09/23/11	\$685,000	\$834,000	3,516	8	1999	Avg	54,014	N	N	21010 NE 165TH ST
5	2	082606	9162	07/05/13	\$599,000	\$646,000	1,710	9	1977	Good	50,094	N	N	17219 197TH AVE NE
5	2	102606	9016	08/16/13	\$748,000	\$794,000	1,950	9	1998	Avg	218,671	N	N	24225 NE 172ND ST

Improved Sales Used in This Annual Update Analysis

Area 095 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	2	172606	9018	05/25/12	\$495,000	\$590,000	2,040	9	1991	Avg	39,689	N	N	16404 199TH CT NE
5	2	172606	9125	10/19/11	\$628,950	\$765,000	2,100	9	1976	Good	229,125	N	N	16035 MINK RD NE
5	2	140070	0040	04/27/11	\$582,000	\$708,000	2,250	9	1993	Avg	35,910	N	N	16712 198TH AVE NE
5	2	092606	9164	12/12/13	\$549,000	\$554,000	2,270	9	1989	Good	86,684	N	N	17335 220TH PL NE
5	2	082606	9208	09/16/13	\$530,000	\$556,000	2,500	9	1987	Avg	76,665	N	N	16626 203RD PL NE
5	2	405471	0030	04/04/12	\$479,000	\$575,000	2,580	9	1998	Avg	26,525	N	N	13839 233RD CT NE
5	2	405472	0170	09/13/11	\$484,000	\$589,000	2,580	9	1998	Avg	36,641	N	N	14333 231ST CT NE
5	2	405470	0350	05/03/13	\$630,000	\$694,000	2,620	9	1998	Avg	46,842	N	N	23511 NE 140TH ST
5	2	405471	0230	04/27/11	\$426,000	\$518,000	2,620	9	1998	Avg	36,152	N	N	23205 NE 138TH WAY
5	2	405472	0040	07/02/13	\$619,500	\$669,000	2,620	9	1998	Avg	27,149	N	N	23311 NE 142ND PL
5	2	172606	9227	07/02/13	\$552,500	\$597,000	2,630	9	1984	Good	38,075	N	N	20519 NE 150TH ST
5	2	324950	0060	05/12/13	\$589,950	\$648,000	2,630	9	1993	Avg	36,489	N	N	16909 237TH PL NE
5	2	324950	0060	07/22/11	\$470,000	\$573,000	2,630	9	1993	Avg	36,489	N	N	16909 237TH PL NE
5	2	324950	0130	05/10/13	\$610,000	\$671,000	2,630	9	1994	Avg	35,599	N	N	23729 NE 170TH ST
5	2	405472	0240	05/14/12	\$505,000	\$603,000	2,650	9	1998	Avg	32,863	N	N	14217 229TH AVE NE
5	2	102606	9011	08/30/12	\$600,000	\$704,000	2,700	9	2000	Avg	66,646	N	N	23029 NE 166TH ST
5	2	405470	0230	11/30/12	\$506,000	\$582,000	2,730	9	1998	Avg	34,167	N	N	23217 NE 141ST PL
5	2	405471	0210	12/18/13	\$619,000	\$623,000	2,730	9	1998	Avg	39,131	N	N	23315 NE 138TH WAY
5	2	172606	9225	09/09/11	\$662,500	\$807,000	2,820	9	1999	Avg	101,833	N	N	15809 210TH AVE NE
5	2	324950	0100	07/03/13	\$630,000	\$680,000	2,840	9	1993	Avg	31,728	N	N	16924 237TH PL NE
5	2	140070	0030	05/23/11	\$670,000	\$816,000	2,870	9	1993	Avg	36,135	N	N	16700 198TH AVE NE
5	2	405470	0290	05/20/13	\$628,200	\$689,000	2,880	9	1998	Avg	42,068	N	N	23436 NE 140TH ST
5	2	405470	0320	11/22/11	\$480,000	\$583,000	2,880	9	1998	Avg	28,344	N	N	23441 NE 140TH ST
5	2	082606	9231	09/05/13	\$735,000	\$774,000	2,920	9	1990	Avg	116,895	N	N	16728 201ST PL NE
5	2	405472	0110	11/09/11	\$575,000	\$699,000	2,950	9	1997	Avg	27,968	N	N	23220 NE 141ST PL
5	2	324950	0220	09/14/12	\$589,000	\$689,000	3,020	9	1995	Avg	31,667	N	N	23730 NE 170TH ST
5	2	082606	9203	06/27/12	\$600,000	\$712,000	3,030	9	1987	Avg	108,046	N	N	20928 NE 169TH ST
5	2	729890	0110	09/09/13	\$615,000	\$647,000	3,100	9	1997	Avg	25,667	N	N	15060 225TH AVE NE
5	2	092606	9014	08/09/13	\$740,000	\$788,000	3,110	9	1985	Good	178,596	N	N	21614 NE 165TH ST
5	2	405470	0130	02/28/11	\$550,000	\$667,000	3,130	9	1997	Avg	35,708	N	N	14034 235TH PL NE
5	2	405472	0160	05/02/13	\$699,900	\$772,000	3,150	9	1998	Good	39,708	N	N	14336 231ST CT NE

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Area 095 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	2	405472	0190	04/23/11	\$494,700	\$602,000	3,150	9	1998	Avg	49,968	N	N	14343 231ST CT NE
5	2	082606	9022	11/25/13	\$875,000	\$890,000	3,160	9	1979	Good	142,876	N	N	17109 205TH AVE NE
5	2	152606	9085	04/08/13	\$805,000	\$894,000	3,200	9	1979	Avg	193,406	Y	N	15206 232ND AVE NE
5	2	405472	0070	06/12/11	\$520,000	\$634,000	3,250	9	1998	Avg	30,915	N	N	23215 NE 142ND PL
5	2	140070	0090	07/24/13	\$745,000	\$798,000	3,350	9	1991	VGood	34,397	N	N	19722 NE 169TH ST
5	2	405472	0140	01/08/13	\$759,000	\$865,000	3,350	9	1998	Avg	62,310	N	N	23115 NE 144TH ST
5	2	324950	0210	10/28/13	\$620,000	\$639,000	3,390	9	1997	Avg	44,766	N	N	23735 NE 170TH ST
5	2	324950	0210	08/09/12	\$595,000	\$701,000	3,390	9	1997	Avg	44,766	N	N	23735 NE 170TH ST
5	2	152606	9094	04/22/13	\$850,000	\$940,000	3,750	9	2004	Avg	102,801	N	N	22932 NE 150TH ST
5	2	152606	9076	05/03/11	\$720,000	\$876,000	4,340	9	2010	Avg	82,328	N	N	16420 232ND AVE NE
5	2	757491	0190	01/10/11	\$735,000	\$889,000	2,170	10	1994	Avg	52,565	N	N	16217 223RD AVE NE
5	2	757491	0010	08/13/13	\$650,000	\$691,000	2,390	10	1991	Good	42,839	N	N	22018 NE 168TH CT
5	2	757491	0060	10/15/12	\$595,000	\$692,000	2,460	10	1992	Avg	51,853	N	N	16725 SAYBROOK DR NE
5	2	757491	1010	05/16/12	\$705,000	\$842,000	3,060	10	1993	Avg	36,960	N	N	16407 224TH AVE NE
5	2	757491	0100	06/10/13	\$805,000	\$876,000	3,100	10	1991	Avg	58,422	N	N	16621 SAYBROOK DR NE
5	2	757491	0530	11/01/13	\$773,000	\$795,000	3,160	10	1992	Avg	40,938	N	N	16402 SAYBROOK DR NE
5	2	757491	0410	03/24/11	\$660,000	\$802,000	3,180	10	1994	Avg	35,140	N	N	22509 NE 157TH CT
5	2	102606	9131	04/22/13	\$759,950	\$841,000	3,200	10	1998	Avg	87,323	N	N	16735 237TH AVE NE
5	2	757491	0990	12/13/11	\$613,000	\$743,000	3,200	10	1993	Avg	35,522	N	N	16422 224TH AVE NE
5	2	757490	0080	09/01/11	\$580,000	\$707,000	3,210	10	1991	Avg	37,804	N	N	16625 227TH AVE NE
5	2	757490	0070	04/04/11	\$689,950	\$839,000	3,220	10	1991	Good	41,222	N	N	16803 227TH AVE NE
5	2	757491	1240	08/11/11	\$615,000	\$749,000	3,220	10	1998	Avg	48,787	N	N	22205 NE 159TH ST
5	2	757490	0130	04/10/12	\$632,500	\$759,000	3,250	10	1991	Avg	39,236	N	N	16802 227TH AVE NE
5	2	757491	0130	04/02/12	\$720,000	\$864,000	3,340	10	1992	Avg	31,545	N	N	22414 NE 166TH ST
5	2	757491	1160	04/05/12	\$633,500	\$760,000	3,390	10	1997	Avg	45,842	Y	N	16614 SAYBROOK DR NE
5	2	757491	0890	08/24/12	\$743,000	\$873,000	3,420	10	1994	Avg	32,535	N	N	15924 223RD AVE NE
5	2	757491	0360	01/27/12	\$640,000	\$774,000	3,430	10	1997	Avg	35,890	N	N	15611 224TH CT NE
5	2	757491	1030	03/12/12	\$745,000	\$897,000	3,450	10	1993	Avg	36,353	N	N	16207 224TH AVE NE
5	2	102606	9130	06/10/13	\$700,000	\$762,000	3,470	10	1998	Avg	62,244	N	N	16807 238TH AVE NE
5	2	757491	0940	09/19/13	\$775,000	\$812,000	3,490	10	1991	Avg	36,023	N	N	16010 224TH AVE NE
5	2	757491	1150	07/19/13	\$840,000	\$902,000	3,610	10	1992	Good	33,866	Y	N	16608 SAYBROOK DR NE

Improved Sales Used in This Annual Update Analysis

Area 095 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	2	757491	0230	02/11/13	\$772,000	\$872,000	3,630	10	1993	Avg	55,608	N	N	15709 223RD AVE NE
5	2	757491	0960	04/09/12	\$640,000	\$768,000	3,690	10	1993	Avg	35,310	N	N	16208 224TH AVE NE
5	2	102606	9190	03/18/13	\$710,000	\$794,000	3,770	10	1998	Avg	87,122	N	N	16714 237TH AVE NE
5	2	757490	0140	07/18/13	\$840,000	\$902,000	3,800	10	1991	Good	37,324	N	N	16814 227TH AVE NE
5	2	757490	0140	06/02/11	\$739,000	\$900,000	3,800	10	1991	Good	37,324	N	N	16814 227TH AVE NE
5	2	757490	0140	06/06/12	\$710,000	\$845,000	3,800	10	1991	Good	37,324	N	N	16814 227TH AVE NE
5	2	757491	0820	05/24/12	\$717,000	\$855,000	3,860	10	1996	Avg	36,823	N	N	15815 SAYBROOK DR NE
5	2	162870	0181	08/05/11	\$900,000	\$1,097,000	3,980	10	1997	Avg	43,561	N	N	19614 NE 169TH ST
5	2	152606	9049	11/06/12	\$945,000	\$1,093,000	4,030	10	2003	Avg	182,080	Y	N	15316 232ND AVE NE
5	2	757491	0520	04/23/13	\$775,000	\$857,000	4,360	10	1992	Avg	39,027	N	N	16216 SAYBROOK DR NE
5	2	162606	9053	06/27/12	\$805,000	\$955,000	4,510	10	2007	Avg	238,708	N	N	21825 NE 164TH ST
5	2	162870	0186	12/18/12	\$770,000	\$882,000	3,720	11	1990	Good	41,785	N	N	19435 NE 169TH PL
5	2	082606	9226	09/21/12	\$775,300	\$906,000	3,820	11	1991	Avg	161,172	N	N	20917 NE 169TH ST
5	2	162606	9063	04/18/13	\$1,165,000	\$1,290,000	4,760	11	2001	Avg	209,523	N	N	21417 NE 149TH ST
5	2	262606	9030	12/03/12	\$1,890,000	\$2,173,000	6,220	12	2000	Avg	223,462	Y	N	24525 NE 126TH ST
5	3	352606	9045	07/22/13	\$630,000	\$675,000	1,980	8	1986	Good	218,671	N	N	10722 244TH AVE NE
9	3	322606	9019	02/12/13	\$481,000	\$543,000	1,210	6	1930	Good	219,978	N	N	20849 NE 116TH ST
9	3	727310	0126	08/13/13	\$240,000	\$255,000	1,560	6	1932	Avg	39,926	N	N	12009 AVONDALE PL NE
9	3	062510	0050	10/29/12	\$280,000	\$325,000	1,910	6	1989	Avg	56,628	N	N	20011 NE 133RD ST
9	3	192606	9054	06/10/11	\$260,000	\$317,000	1,050	7	1954	Avg	43,560	N	N	13611 BEAR CREEK RD NE
9	3	062510	0067	12/28/12	\$350,000	\$400,000	1,060	7	1933	Good	43,608	N	N	20326 NE 133RD ST
9	3	062610	0006	10/21/13	\$420,000	\$434,000	1,530	7	1975	Good	47,590	N	N	20433 NE 133RD ST
9	3	805350	0160	08/20/13	\$475,000	\$504,000	1,680	7	1978	Good	90,169	N	N	10704 206TH AVE NE
9	3	312606	9136	07/10/12	\$384,000	\$455,000	1,990	7	1983	Avg	43,387	N	N	19114 NE NOVELTY HILL RD
9	3	124310	0193	12/03/13	\$399,000	\$405,000	1,490	8	1969	Good	10,010	N	N	19232 NE REDMOND RD
9	3	292606	9099	11/15/12	\$555,000	\$641,000	1,910	8	1986	Avg	108,900	N	N	12322 196TH AVE NE
9	3	062510	0049	05/15/13	\$580,000	\$637,000	2,160	8	1993	Avg	40,790	N	N	20015 NE 133RD ST
9	3	124310	0201	09/26/12	\$560,000	\$654,000	2,210	8	1964	Good	58,084	N	N	19325 NE REDMOND RD
9	3	322606	9042	07/27/13	\$460,000	\$492,000	2,270	8	1973	Avg	106,286	N	N	11208 204TH AVE NE
9	3	172606	9239	09/26/13	\$545,000	\$569,000	2,470	8	1987	Avg	35,050	N	N	19817 NE 148TH ST
9	3	727310	0015	09/10/13	\$610,000	\$641,000	2,610	8	1976	Avg	109,771	N	N	11808 194TH AVE NE

Improved Sales Used in This Annual Update Analysis

Area 095 -- 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
9	3	124350	0014	07/22/13	\$527,000	\$565,000	2,780	8	1981	Avg	147,232	N	N	19621 NE REDMOND RD
9	3	332606	9031	11/23/13	\$799,500	\$814,000	3,170	8	1985	Good	137,649	N	N	11316 224TH AVE NE
9	3	332606	9041	09/13/12	\$560,000	\$655,000	3,360	8	1985	Avg	52,272	N	N	22109 NE 114TH ST
9	3	062410	0530	09/24/12	\$650,000	\$759,000	1,900	9	1983	Avg	13,498	N	N	14227 209TH AVE NE
9	3	062410	0920	04/26/13	\$562,500	\$621,000	2,070	9	1984	Avg	12,300	N	N	20701 NE 142ND ST
9	3	805350	0300	11/22/13	\$705,000	\$718,000	2,160	9	1978	VGood	116,340	N	N	10332 208TH CT NE
9	3	062411	0780	09/11/13	\$568,000	\$597,000	2,190	9	1992	Avg	15,498	N	N	13903 209TH AVE NE
9	3	062510	0047	07/20/11	\$515,000	\$628,000	2,410	9	1991	Avg	52,272	N	N	20103 NE 133RD ST
9	3	062410	0570	06/12/12	\$615,000	\$731,000	2,470	9	1984	Avg	13,723	N	N	14243 209TH AVE NE
9	3	202606	9072	10/17/13	\$700,000	\$725,000	2,540	9	1989	Good	36,525	N	N	14326 BEAR CREEK RD NE
9	3	062410	0820	01/27/13	\$643,000	\$729,000	2,550	9	1984	Good	12,233	N	N	14216 209TH AVE NE
9	3	202606	9041	12/21/11	\$520,000	\$630,000	2,570	9	1984	Avg	55,385	N	N	14438 BEAR CREEK RD NE
9	3	062410	0220	08/02/13	\$755,000	\$806,000	2,680	9	1986	Good	12,831	N	N	14212 206TH PL NE
9	3	062410	0280	12/18/12	\$580,000	\$664,000	2,750	9	1984	Avg	13,194	N	N	14215 207TH PL NE
9	3	062510	0027	02/24/13	\$806,000	\$907,000	2,830	9	1993	Good	81,457	N	N	19511 NE 133RD ST
9	3	062411	0770	03/16/12	\$635,000	\$764,000	3,000	9	1989	Avg	16,064	Y	N	13849 209TH AVE NE
9	3	081840	0020	03/09/12	\$656,500	\$790,000	3,040	9	1997	Avg	59,241	N	N	9914 197TH CT NE
9	3	062410	0870	03/17/11	\$610,000	\$741,000	3,120	9	1983	Avg	14,677	N	N	20731 NE 142ND ST
9	3	062411	0740	07/11/13	\$690,000	\$743,000	3,140	9	1987	Avg	13,812	Y	N	13829 209TH AVE NE
9	3	062410	0390	11/29/12	\$660,000	\$760,000	3,170	9	1983	Avg	12,624	N	N	14222 207TH PL NE
9	3	062411	1050	07/17/12	\$699,999	\$828,000	3,360	9	1987	Avg	12,592	Y	N	14121 209TH AVE NE
9	3	062410	0100	03/10/11	\$824,416	\$1,001,000	3,560	9	1983	Avg	13,401	N	N	14025 205TH AVE NE
9	3	805350	0302	11/22/13	\$718,000	\$732,000	3,750	9	1979	Good	41,048	N	N	10021 208TH CT NE
9	3	805350	0460	07/16/13	\$765,000	\$822,000	4,010	9	1984	Avg	208,217	N	N	10620 210TH AVE NE
9	3	062410	0210	02/22/12	\$595,000	\$717,000	4,030	9	1983	Avg	12,192	N	N	14209 206TH PL NE
9	3	062410	0430	02/24/12	\$775,000	\$934,000	4,160	9	1983	Good	12,208	N	N	14206 207TH PL NE
9	3	322606	9054	12/20/12	\$822,500	\$942,000	4,310	9	1986	Avg	236,384	N	N	10818 206TH AVE NE
9	3	062410	0780	11/16/12	\$559,730	\$646,000	2,340	10	1988	Avg	12,030	N	N	14232 209TH AVE NE
9	3	405452	0180	07/25/12	\$699,950	\$827,000	2,510	10	1992	Good	54,343	N	N	21533 NE 143RD PL
9	3	062411	0630	10/19/12	\$947,000	\$1,100,000	2,640	10	1986	Good	14,378	Y	N	13719 209TH AVE NE
9	3	062412	0020	04/16/13	\$617,000	\$684,000	2,700	10	1988	Avg	25,200	N	N	13618 212TH DR NE

Improved Sales Used in This Annual Update Analysis

Area 095 -- 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
9	3	405450	0570	11/08/13	\$700,000	\$718,000	2,780	10	1988	Good	40,166	N	N	13611 218TH AVE NE
9	3	770199	0400	07/20/12	\$628,000	\$742,000	2,790	10	1996	Avg	16,361	N	N	19844 NE 124TH PL
9	3	770199	0520	05/15/13	\$720,000	\$791,000	2,790	10	1995	Good	15,029	N	N	12215 201ST CT NE
9	3	062410	1140	12/06/12	\$560,000	\$643,000	2,860	10	1984	Avg	20,492	N	N	13906 205TH AVE NE
9	3	062411	0060	09/17/12	\$1,072,600	\$1,254,000	2,860	10	1988	Good	12,019	Y	N	14251 212TH DR NE
9	3	770199	0720	12/11/13	\$835,000	\$843,000	2,960	10	1994	Good	15,818	N	N	19841 NE 124TH CT
9	3	062410	1010	06/01/11	\$630,000	\$768,000	2,970	10	1988	Avg	13,020	N	N	14104 205TH AVE NE
9	3	770199	0570	05/04/12	\$704,400	\$842,000	3,000	10	1993	Avg	28,537	N	N	20007 NE 122ND PL
9	3	168580	0040	06/04/13	\$775,000	\$845,000	3,050	10	1995	Avg	18,389	N	N	14233 214TH WAY NE
9	3	168580	0070	12/06/12	\$725,000	\$833,000	3,070	10	1995	Avg	28,902	N	N	14247 214TH WAY NE
9	3	062410	0930	08/12/13	\$860,000	\$915,000	3,100	10	1999	Avg	12,302	N	N	20615 NE 142ND ST
9	3	062410	1020	03/12/13	\$735,000	\$823,000	3,100	10	1988	Good	13,050	N	N	14038 205TH AVE NE
9	3	405454	0110	06/05/13	\$754,500	\$823,000	3,100	10	1994	Avg	30,021	N	N	22010 NE 143RD ST
9	3	062410	0290	06/05/13	\$850,500	\$927,000	3,110	10	1984	Avg	18,794	N	N	14219 207TH PL NE
9	3	770199	0480	11/09/12	\$635,000	\$734,000	3,110	10	1995	Avg	15,374	N	N	20114 NE 122ND PL
9	3	062410	0760	10/22/13	\$714,000	\$738,000	3,140	10	1989	Avg	16,144	N	N	14242 209TH AVE NE
9	3	405452	0210	06/20/12	\$745,000	\$885,000	3,140	10	1991	Good	50,230	N	N	14115 216TH WAY NE
9	3	770199	0410	06/14/11	\$700,000	\$853,000	3,140	10	1996	Avg	15,461	N	N	19849 NE 124TH PL
9	3	770199	0010	12/07/11	\$730,000	\$886,000	3,180	10	1994	Avg	22,759	N	N	12409 198TH AVE NE
9	3	770199	0260	12/10/13	\$780,000	\$788,000	3,180	10	1997	Avg	18,962	N	N	12029 201ST PL NE
9	3	062510	0062	09/23/13	\$635,000	\$664,000	3,210	10	1991	Avg	43,060	N	N	20321 NE 133RD ST
9	3	770199	0430	08/16/12	\$780,000	\$918,000	3,210	10	1994	Good	17,090	N	N	12419 198TH DR NE
9	3	062410	0040	09/10/13	\$722,000	\$759,000	3,250	10	1983	Avg	21,589	N	N	13923 205TH AVE NE
9	3	062411	1010	08/08/13	\$670,000	\$714,000	3,260	10	1986	Avg	14,850	N	N	20816 NE 141ST ST
9	3	168580	0090	07/03/11	\$670,000	\$817,000	3,270	10	1997	Avg	28,318	N	N	14277 214TH WAY NE
9	3	770199	0250	07/30/13	\$870,000	\$930,000	3,280	10	1995	Avg	26,560	N	N	12035 201ST PL NE
9	3	062411	0980	03/15/11	\$620,000	\$753,000	3,300	10	1986	Avg	12,441	N	N	20804 NE 141ST ST
9	3	202606	9042	06/14/13	\$725,000	\$788,000	3,310	10	1990	Avg	47,916	N	N	13323 211TH PL NE
9	3	062411	0910	06/26/12	\$750,000	\$890,000	3,360	10	1986	Avg	15,044	N	N	20821 NE 141ST ST
9	3	062411	0050	11/01/12	\$720,000	\$834,000	3,370	10	1991	Avg	12,447	Y	N	14257 212TH DR NE
9	3	405456	0200	01/27/11	\$665,000	\$805,000	3,370	10	1995	Avg	33,947	N	N	22617 NE 143RD CT

Improved Sales Used in This Annual Update Analysis

Area 095 -- 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
9	3	062411	0450	04/10/12	\$730,000	\$876,000	3,390	10	1987	Avg	16,025	Y	N	13720 209TH AVE NE
9	3	212606	9094	05/31/13	\$850,000	\$928,000	3,400	10	1987	Avg	128,066	N	N	14311 217TH PL NE
9	3	405456	0260	08/08/13	\$902,250	\$961,000	3,440	10	1995	Good	37,192	N	N	22612 NE 142ND PL
9	3	405456	0180	08/23/12	\$770,000	\$905,000	3,460	10	1995	Avg	35,989	N	N	22614 NE 143RD CT
9	3	405500	0020	05/20/13	\$785,000	\$861,000	3,470	10	1994	Avg	27,952	N	N	13501 227TH AVE NE
9	3	405500	0020	08/05/11	\$689,500	\$840,000	3,470	10	1994	Avg	27,952	N	N	13501 227TH AVE NE
9	3	405452	0110	02/21/13	\$759,000	\$855,000	3,500	10	1992	Avg	66,417	N	N	21531 NE 144TH PL
9	3	405453	0230	08/02/11	\$655,000	\$798,000	3,520	10	1993	Avg	51,150	N	N	21713 NE 141ST ST
9	3	405455	0060	04/26/11	\$715,000	\$870,000	3,530	10	1994	Avg	41,595	N	N	13803 217TH PL NE
9	3	292606	9065	03/02/11	\$870,000	\$1,056,000	3,624	10	1999	Avg	87,991	N	N	11925 204TH AVE NE
9	3	062411	0640	11/27/13	\$890,000	\$905,000	3,640	10	1988	Avg	14,827	Y	N	13725 209TH AVE NE
9	3	770199	0270	08/11/11	\$690,000	\$841,000	3,670	10	1994	Avg	44,907	N	N	12028 201ST PL NE
9	3	062410	0130	06/12/13	\$850,000	\$925,000	3,700	10	1983	Good	13,520	N	N	14103 205TH AVE NE
9	3	302606	9078	11/12/13	\$700,000	\$717,000	3,750	10	1986	Avg	82,450	N	N	19220 NE 127TH ST
9	3	062510	0073	11/08/11	\$775,000	\$942,000	3,760	10	1988	Avg	108,900	N	N	13626 202ND AVE NE
9	3	062410	1150	09/02/11	\$720,000	\$877,000	3,810	10	1991	Avg	21,709	N	N	13900 205TH AVE NE
9	3	168581	0030	11/13/13	\$850,000	\$870,000	3,840	10	1996	Avg	31,285	N	N	21458 NE 143RD ST
9	3	062411	0160	01/31/13	\$750,000	\$850,000	3,880	10	1987	Avg	24,015	N	N	20925 NE 142ND ST
9	3	192606	9198	05/31/12	\$926,000	\$1,103,000	3,880	10	1999	Avg	105,415	N	N	19030 NE 133RD CT
9	3	405452	0050	09/23/11	\$760,000	\$925,000	3,960	10	1992	Avg	58,508	N	N	14214 216TH AVE NE
9	3	405450	0330	05/22/12	\$772,000	\$921,000	4,070	10	1987	Avg	65,100	N	N	22116 NE 140TH WAY
9	3	405453	0360	06/14/13	\$873,000	\$949,000	4,130	10	1997	Avg	32,782	N	N	21723 NE 139TH ST
9	3	302606	9097	12/14/11	\$860,000	\$1,043,000	4,400	10	1997	Avg	95,551	N	N	19004 NE 130TH ST
9	3	212606	9005	10/13/11	\$1,155,000	\$1,405,000	4,500	10	2007	Avg	125,017	N	N	13321 220TH CT NE
9	3	062412	0270	06/14/12	\$899,000	\$1,069,000	4,530	10	1987	Avg	24,181	N	N	13809 212TH DR NE
9	3	062412	0270	06/07/11	\$899,000	\$1,095,000	4,530	10	1987	Avg	24,181	N	N	13809 212TH DR NE
9	3	405452	0240	11/13/12	\$908,500	\$1,049,000	4,710	10	1993	Good	40,010	N	N	14019 216TH WAY NE
9	3	202606	9061	10/17/12	\$1,400,000	\$1,627,000	4,770	10	1986	VGood	215,186	N	N	19744 NE 143RD ST
9	3	405450	0220	04/02/13	\$925,000	\$1,030,000	5,150	10	1988	Good	53,247	N	N	22615 NE 140TH WAY
9	3	172606	9079	08/24/12	\$1,380,000	\$1,621,000	5,770	10	2007	Avg	136,343	N	N	14612 BEAR CREEK RD NE
9	3	770196	0930	08/29/13	\$775,000	\$819,000	2,890	11	1990	Avg	22,218	N	N	12813 198TH DR NE

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Area 095 -- 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
9	3	770196	0560	11/10/11	\$686,000	\$834,000	2,960	11	1990	Avg	16,491	N	N	12613 197TH PL NE
9	3	770196	0130	11/16/11	\$675,000	\$820,000	2,980	11	1990	Avg	18,935	N	N	12936 195TH PL NE
9	3	770196	0610	08/08/11	\$735,000	\$896,000	3,050	11	1990	Avg	22,453	N	N	19622 NE 125TH CT
9	3	770196	0530	08/26/13	\$795,900	\$842,000	3,070	11	1990	Avg	15,180	N	N	12709 197TH PL NE
9	3	405450	0290	05/29/13	\$739,000	\$808,000	3,120	11	1988	Avg	43,820	N	N	22524 NE 140TH WAY
9	3	770196	0030	08/19/13	\$850,000	\$902,000	3,120	11	1990	Avg	20,281	N	N	19710 NE 129TH WAY
9	3	770196	0450	11/26/13	\$790,000	\$804,000	3,170	11	1993	Avg	17,497	N	N	12837 197TH PL NE
9	3	770196	0990	01/10/12	\$716,000	\$867,000	3,190	11	1990	Avg	14,565	N	N	12623 198TH DR NE
9	3	770196	1300	10/17/12	\$682,500	\$793,000	3,260	11	1992	Avg	20,561	N	N	12810 197TH PL NE
9	3	770196	0660	11/04/13	\$770,000	\$791,000	3,320	11	1990	Avg	15,835	N	N	19619 NE 125TH CT
9	3	770196	0330	08/28/12	\$775,000	\$910,000	3,380	11	1990	Avg	26,301	N	N	12908 195TH PL NE
9	3	770199	0600	06/04/13	\$900,000	\$982,000	3,420	11	1993	Avg	31,181	N	N	20030 NE 121ST ST
9	3	770196	0040	06/11/12	\$739,900	\$880,000	3,450	11	1990	Avg	19,574	N	N	19624 NE 129TH WAY
9	3	405450	0480	04/12/13	\$1,000,000	\$1,110,000	3,520	11	1988	Good	80,893	N	N	21910 NE 140TH WAY
9	3	405450	0520	08/07/13	\$1,117,500	\$1,191,000	3,520	11	1987	Good	69,086	N	N	21735 NE 140TH PL
9	3	312606	9035	12/15/11	\$720,000	\$873,000	3,550	11	1992	Avg	55,321	N	N	18745 NE 109TH ST
9	3	770196	1100	07/27/11	\$880,000	\$1,073,000	3,550	11	1990	Avg	29,481	N	N	12532 197TH CT NE
9	3	770199	0290	06/14/13	\$889,000	\$966,000	3,550	11	1994	Avg	25,138	N	N	12036 201ST PL NE
9	3	770196	0120	04/10/13	\$878,000	\$975,000	3,580	11	1990	Good	17,672	N	N	19512 NE 129TH WAY
9	3	770199	0350	08/01/13	\$1,050,000	\$1,122,000	3,600	11	1993	Good	36,760	N	N	12214 202ND AVE NE
9	3	405450	0560	12/02/13	\$885,000	\$898,000	3,640	11	1988	Avg	40,166	N	N	13713 218TH AVE NE
9	3	770196	0700	07/01/13	\$805,000	\$870,000	3,660	11	1990	Avg	18,000	N	N	19835 NE 125TH PL
9	3	770199	0310	07/10/12	\$840,000	\$995,000	3,690	11	1996	Avg	22,068	N	N	12112 202ND AVE NE
9	3	062411	0200	04/24/13	\$870,000	\$962,000	3,700	11	1986	Avg	22,588	Y	N	14132 209TH AVE NE
9	3	312606	9138	05/09/12	\$1,100,000	\$1,314,000	3,700	11	1999	Avg	103,139	N	N	19410 NE 113TH ST
9	3	770196	0440	10/07/11	\$705,000	\$858,000	3,750	11	1990	Avg	21,879	N	N	12845 197TH PL NE
9	3	770196	0810	12/20/11	\$690,000	\$836,000	3,820	11	1991	Avg	32,426	N	N	12822 198TH DR NE
9	3	405451	0270	03/28/13	\$1,100,000	\$1,226,000	3,830	11	1990	Good	41,263	N	Y	22135 NE 140TH WAY
9	3	770196	0670	11/21/12	\$840,000	\$969,000	3,840	11	1990	Avg	18,471	N	N	19625 NE 125TH CT
9	3	770196	0740	04/30/13	\$1,050,000	\$1,159,000	4,020	11	1990	Avg	28,456	N	N	12520 198TH DR NE
9	3	062412	0290	09/04/12	\$930,000	\$1,090,000	4,170	11	1988	Avg	25,401	Y	N	13713 212TH DR NE

Improved Sales Used in This Annual Update Analysis

Area 095 -- 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
9	3	405456	0270	07/03/11	\$910,000	\$1,109,000	4,210	11	1996	Avg	37,703	N	N	22606 NE 142ND PL
9	3	405453	0110	08/27/13	\$1,285,000	\$1,359,000	4,230	11	1991	Good	35,932	N	N	13943 225TH PL NE
9	3	321650	0450	06/13/12	\$1,325,000	\$1,575,000	4,520	11	2002	Avg	26,896	N	N	21108 NE 129TH CT
9	3	062410	0640	07/01/13	\$995,000	\$1,075,000	4,540	11	1985	Avg	25,828	Y	N	14271 209TH AVE NE
9	3	321650	0160	04/25/12	\$1,325,000	\$1,586,000	4,690	11	2004	Avg	42,866	N	N	20510 NE 126TH CT
9	3	321650	0240	06/24/13	\$1,450,000	\$1,571,000	4,690	11	2005	Avg	20,850	N	N	20529 NE 126TH WAY
9	3	062412	0250	02/15/12	\$945,000	\$1,140,000	4,700	11	1988	Avg	28,478	Y	N	13905 212TH DR NE
9	3	292606	9085	10/17/13	\$1,550,000	\$1,605,000	4,720	11	2001	Avg	225,640	N	N	12827 206TH AVE NE
9	3	062411	0310	06/03/13	\$1,275,000	\$1,391,000	4,820	11	1987	Good	20,130	Y	N	20915 NE 140TH CT
9	3	770198	0090	08/20/13	\$1,200,000	\$1,272,000	4,920	11	1994	Avg	36,626	N	N	12409 203RD AVE NE
9	3	405450	0270	09/25/12	\$1,310,000	\$1,529,000	5,065	11	1988	VGood	58,839	N	N	14017 227TH AVE NE
9	3	321650	0510	06/18/12	\$1,336,000	\$1,587,000	5,210	11	2002	Avg	74,091	N	N	13228 211TH WAY NE
9	3	321650	0290	07/15/11	\$1,375,000	\$1,676,000	5,390	11	2004	Avg	36,681	N	N	12524 208TH PL NE
9	3	405450	0100	11/14/12	\$943,500	\$1,090,000	5,710	11	1988	Avg	56,568	N	N	22107 NE 140TH WAY
9	3	202606	9082	06/22/11	\$1,435,000	\$1,749,000	5,760	11	1998	Avg	114,998	N	N	20934 NE 133RD ST
9	3	062411	0650	10/08/12	\$1,365,000	\$1,589,000	6,130	11	1991	Avg	15,277	Y	N	13731 209TH AVE NE
9	3	770196	0830	01/16/13	\$1,065,000	\$1,211,000	4,030	12	1991	Avg	39,279	N	N	19925 NE 129TH ST
9	3	770196	0880	10/23/13	\$1,133,000	\$1,170,000	4,640	12	1990	Avg	33,434	N	N	19975 NE 129TH ST
9	3	770196	0900	11/14/13	\$1,131,900	\$1,158,000	4,640	12	1991	Avg	38,798	N	N	19995 NE 129TH ST
9	3	405453	0160	08/20/13	\$1,575,000	\$1,670,000	5,020	12	1991	Good	86,986	N	N	22125 NE 141ST PL
9	3	405453	0370	11/22/13	\$1,100,000	\$1,121,000	5,120	12	1991	Avg	34,647	N	N	21729 NE 139TH ST
9	3	770198	0080	09/17/13	\$1,509,950	\$1,583,000	5,250	12	1991	Good	40,344	N	N	12417 203RD AVE NE
9	3	405451	0040	04/22/11	\$1,595,000	\$1,941,000	6,480	12	1991	Avg	50,258	N	Y	22030 NE 137TH ST
9	3	321650	0250	07/30/12	\$2,575,000	\$3,038,000	6,730	12	2001	Avg	55,350	N	N	12535 208TH PL NE
9	3	405450	0160	08/31/12	\$2,255,125	\$2,646,000	6,750	12	1987	Good	60,763	N	Y	22321 NE 140TH WAY
10	0	868230	0960	08/27/13	\$407,500	\$431,000	1,340	8	2008	Avg	5,905	N	N	13334 239TH WAY NE
10	0	868231	0560	04/20/11	\$420,248	\$511,000	1,350	8	2011	Avg	6,008	N	N	12451 243RD TER NE
10	0	868232	0250	08/17/11	\$399,900	\$487,000	1,440	8	2010	Avg	4,858	N	N	23847 NE 124TH TER
10	0	868228	0740	08/12/11	\$425,000	\$518,000	1,555	8	2005	Avg	5,177	N	N	24557 NE 118TH PL
10	0	868229	0740	03/06/13	\$429,000	\$481,000	1,555	8	2007	Avg	6,687	N	N	23023 NE 139TH CT
10	0	868223	1220	05/23/11	\$424,000	\$516,000	1,560	8	2004	Avg	5,580	N	N	12414 231ST AVE NE

Improved Sales Used in This Annual Update Analysis

Area 095 -- 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
10	0	868231	0550	01/17/12	\$380,000	\$460,000	1,560	8	2011	Avg	4,775	N	N	12443 243RD TER NE
10	0	868232	0120	03/21/12	\$407,795	\$490,000	1,560	8	2011	Avg	4,814	N	N	12463 240TH PL NE
10	0	868232	1420	06/14/11	\$448,974	\$547,000	1,560	8	2011	Avg	4,680	N	N	23728 NE 127TH ST
10	0	868226	0320	08/12/13	\$495,000	\$527,000	1,565	8	2005	Avg	4,500	N	N	12939 SUN BREAK WAY NE
10	0	868226	2470	05/30/12	\$440,000	\$524,000	1,565	8	2005	Avg	5,137	N	N	13262 228TH PL NE
10	0	868221	0280	02/21/13	\$478,800	\$539,000	1,570	8	2002	Avg	5,740	N	N	12258 235TH PL NE
10	0	868221	0480	11/05/13	\$480,000	\$493,000	1,570	8	2002	Avg	5,813	N	N	11763 238TH PL NE
10	0	868221	0790	01/06/11	\$425,000	\$514,000	1,570	8	2002	Avg	5,001	N	N	11662 238TH PL NE
10	0	868223	1150	09/10/13	\$479,000	\$504,000	1,570	8	2003	Avg	5,200	N	N	12532 231ST AVE NE
10	0	868230	0460	09/10/12	\$425,000	\$498,000	1,570	8	2008	Avg	4,853	N	N	13027 243RD PL NE
10	0	868231	0040	08/10/11	\$433,500	\$528,000	1,570	8	2010	Avg	4,875	N	N	12759 ADAIR CREEK WAY NE
10	0	868231	0420	05/21/12	\$454,000	\$542,000	1,570	8	2008	Avg	5,151	N	N	12377 243RD PL NE
10	0	868225	0160	05/08/12	\$396,000	\$473,000	1,575	8	2004	Avg	5,027	N	N	13123 234TH CT NE
10	0	868226	0640	12/13/13	\$495,000	\$500,000	1,575	8	2005	Avg	4,675	N	N	22860 NE 129TH PL
10	0	868226	1180	04/13/12	\$389,000	\$466,000	1,575	8	2004	Avg	4,500	N	N	23048 NE 127TH WAY
10	0	868233	0070	12/13/12	\$588,449	\$675,000	1,610	8	2013	Avg	5,000	N	N	23953 NE GREENS CROSSING RD
10	0	868221	0580	09/07/12	\$524,000	\$614,000	1,660	8	2002	Avg	4,616	N	N	11653 238TH PL NE
10	0	868223	0960	05/15/12	\$451,500	\$539,000	1,660	8	2003	Avg	4,500	N	N	23113 NE 124TH PL
10	0	868223	1360	04/23/12	\$377,700	\$452,000	1,660	8	2003	Avg	4,500	N	N	12526 230TH PL NE
10	0	868226	0180	03/12/13	\$479,000	\$537,000	1,660	8	2005	Avg	4,500	N	N	12665 SUN BREAK WAY NE
10	0	868221	0800	10/15/12	\$407,400	\$474,000	1,670	8	2002	Avg	5,000	N	N	11670 238TH PL NE
10	0	868221	1340	09/14/12	\$430,000	\$503,000	1,670	8	2002	Avg	5,121	N	N	12242 235TH PL NE
10	0	868223	0020	03/08/11	\$405,000	\$492,000	1,670	8	2002	Avg	4,830	N	N	23223 NE 123RD ST
10	0	868223	0910	09/20/11	\$504,950	\$615,000	1,670	8	2003	Avg	5,906	N	N	23011 NE 124TH PL
10	0	868225	0170	09/27/11	\$459,750	\$560,000	1,670	8	2004	Avg	6,835	N	N	13115 234TH CT NE
10	0	868225	0360	04/11/11	\$399,900	\$486,000	1,670	8	2004	Avg	6,254	N	N	23280 NE 126TH ST
10	0	868226	0630	03/07/13	\$505,000	\$566,000	1,670	8	2005	Avg	4,675	N	N	22868 NE 129TH PL
10	0	868226	2530	08/22/13	\$495,000	\$524,000	1,670	8	2005	Avg	5,801	N	N	13230 228TH PL NE
10	0	868229	1480	01/18/11	\$518,000	\$627,000	1,670	8	2006	Avg	10,262	N	N	23754 NE SALAL PL
10	0	868229	1650	05/15/13	\$503,000	\$552,000	1,670	8	2006	Avg	4,500	N	N	23726 NE 134TH PL
10	0	868229	1650	03/20/12	\$435,000	\$523,000	1,670	8	2006	Avg	4,500	N	N	23726 NE 134TH PL

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Area 095 -- 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
10	0	868231	0300	11/28/12	\$485,000	\$558,000	1,670	8	2011	Avg	5,267	N	N	12470 243RD TER NE
10	0	868231	0500	08/05/11	\$469,981	\$573,000	1,670	8	2011	Avg	4,592	N	N	12403 243RD TER NE
10	0	868231	0630	12/18/13	\$500,000	\$503,000	1,670	8	2013	Avg	5,623	N	N	12418 ADAIR CREEK WAY NE
10	0	868231	0640	05/03/11	\$477,165	\$581,000	1,670	8	2011	Avg	5,456	N	N	12410 ADAIR CREEK WAY NE
10	0	868232	0880	04/01/12	\$465,000	\$558,000	1,670	8	2011	Avg	5,050	N	N	23919 NE GREENS CROSSING RD
10	0	868233	0050	11/18/12	\$468,082	\$540,000	1,670	8	2013	Avg	4,696	N	N	23971 NE GREENS CROSSING RD
10	0	868221	0980	11/06/13	\$505,000	\$518,000	1,675	8	2002	Avg	6,558	N	N	11627 239TH AVE NE
10	0	868229	0580	08/14/13	\$550,000	\$585,000	1,680	8	2007	Avg	7,170	N	N	23124 NE DEVON WAY
10	0	868231	0360	10/15/13	\$555,000	\$575,000	1,680	8	2008	Avg	4,590	N	N	12422 243RD PL NE
10	0	868232	1090	10/14/12	\$492,357	\$573,000	1,750	8	2012	Avg	4,500	Y	N	23866 NE 126TH PL
10	0	868232	1140	02/04/13	\$507,571	\$574,000	1,750	8	2013	Avg	4,500	Y	N	23836 NE 126TH PL
10	0	868232	1200	07/23/13	\$515,363	\$552,000	1,750	8	2013	Avg	4,773	N	N	23806 NE 126TH PL
10	0	868232	1230	07/30/13	\$576,223	\$616,000	1,750	8	2013	Avg	4,590	N	N	12630 237TH WAY NE
10	0	868232	1300	10/19/13	\$549,000	\$568,000	1,750	8	2013	Avg	4,500	N	N	23815 NE 127TH
10	0	868233	0100	01/29/13	\$548,153	\$621,000	1,750	8	2012	Avg	5,442	Y	N	23828 NE GREENS CROSSING RD
10	0	868221	0170	10/23/13	\$510,000	\$527,000	1,810	8	2002	Avg	5,771	N	N	12283 235TH PL NE
10	0	868221	0830	12/02/11	\$404,000	\$490,000	1,810	8	2002	Avg	5,481	N	N	11732 238TH PL NE
10	0	868223	0310	08/08/13	\$519,000	\$553,000	1,810	8	2002	Avg	5,144	N	N	12315 232ND TER NE
10	0	868229	0250	05/30/13	\$579,000	\$633,000	1,850	8	2007	Avg	4,572	N	N	13841 231ST LN NE
10	0	868231	0520	03/24/11	\$513,552	\$624,000	1,850	8	2011	Avg	5,178	N	N	12419 243RD TER NE
10	0	868225	0080	09/14/11	\$473,000	\$576,000	1,855	8	2004	Avg	7,045	N	N	23428 NE 131ST PL
10	0	868223	1390	10/22/13	\$518,000	\$535,000	1,860	8	2003	Avg	4,648	N	N	12502 230TH PL NE
10	0	868230	1270	04/23/13	\$472,500	\$523,000	1,860	8	2007	Avg	4,757	N	N	13407 MAHONIA PL NE
10	0	868231	0270	06/11/12	\$493,715	\$587,000	1,860	8	2011	Avg	6,378	N	N	12612 ADAIR CREEK WAY NE
10	0	868221	0120	08/14/12	\$540,865	\$637,000	1,870	8	2012	Avg	5,015	N	N	23140 NE 123RD ST
10	0	868221	0820	04/18/12	\$445,000	\$533,000	1,870	8	2002	Avg	4,890	N	N	11716 238TH PL NE
10	0	868223	1210	07/23/13	\$481,500	\$516,000	1,870	8	2004	Avg	5,580	N	N	12422 231ST AVE NE
10	0	868225	0380	01/05/12	\$484,950	\$587,000	1,870	8	2004	Avg	5,189	N	N	23264 NE 126TH ST
10	0	868226	0090	06/19/13	\$590,000	\$640,000	1,870	8	2004	Avg	4,500	N	N	12567 SUN BREAK WAY NE
10	0	868226	1210	03/22/13	\$482,500	\$539,000	1,870	8	2004	Avg	4,524	N	N	23024 NE 127TH WAY
10	0	868226	1430	06/06/13	\$592,000	\$645,000	1,870	8	2004	Avg	4,500	N	N	23033 NE 127TH WAY

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Area 095 -- 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
10	0	868226	1600	05/11/11	\$475,000	\$578,000	1,870	8	2004	Avg	4,500	N	N	23154 NE 128TH PL
10	0	868226	1690	09/08/11	\$545,000	\$664,000	1,870	8	2005	Avg	5,732	N	N	23038 NE 130TH ST
10	0	868229	1660	10/02/12	\$435,000	\$507,000	1,870	8	2006	Avg	4,500	N	N	23732 NE 134TH PL
10	0	868231	0510	03/12/13	\$502,550	\$563,000	1,870	8	2012	Avg	5,100	N	N	12411 243RD TER NE
10	0	868231	0540	03/19/13	\$500,815	\$560,000	1,870	8	2012	Avg	4,989	N	N	12435 243RD TER NE
10	0	868231	0600	12/18/13	\$575,900	\$580,000	1,870	8	2013	Avg	5,152	N	N	12442 ADAIR CREEK WAY NE
10	0	868231	0620	12/17/13	\$555,500	\$560,000	1,870	8	2013	Avg	5,624	N	N	12426 ADAIR CREEK WAY NE
10	0	868232	0180	04/20/11	\$489,411	\$595,000	1,870	8	2011	Avg	6,745	N	N	12421 240TH PL NE
10	0	868232	0360	10/17/11	\$516,387	\$628,000	1,870	8	2011	Avg	4,680	N	N	12474 240TH PL NE
10	0	868232	0870	09/21/11	\$486,778	\$593,000	1,870	8	2011	Avg	5,050	N	N	23925 NE GREENS CROSSING RD
10	0	868232	0890	04/20/11	\$504,566	\$614,000	1,870	8	2011	Avg	5,050	N	N	23913 NE GREENS CROSSING RD
10	0	868232	1150	12/13/12	\$569,467	\$653,000	1,870	8	2013	Avg	4,763	Y	N	23830 NE 126TH PL
10	0	868232	1320	03/21/13	\$540,350	\$604,000	1,870	8	2013	Avg	4,500	Y	N	23827 NE 127TH ST
10	0	868232	1380	10/05/12	\$502,030	\$585,000	1,870	8	2012	Avg	4,680	N	N	23810 NE 127TH ST
10	0	868232	1390	05/06/13	\$586,488	\$646,000	1,870	8	2013	Avg	4,680	N	N	23804 NE 127TH ST
10	0	868232	1400	08/23/11	\$507,315	\$618,000	1,870	8	2011	Avg	4,680	N	N	23744 NE GREENS CROSSING RD
10	0	868232	1410	12/07/12	\$510,006	\$586,000	1,870	8	2012	Avg	4,680	N	N	23736 NE 127TH ST
10	0	868233	0020	05/02/13	\$554,515	\$611,000	1,870	8	2013	Avg	6,354	Y	N	12788 240TH PL NE
10	0	868233	0030	12/06/12	\$597,143	\$686,000	1,870	8	2013	Avg	10,646	Y	N	12794 240TH PL NE
10	0	868233	0080	11/19/12	\$501,555	\$579,000	1,870	8	2013	Avg	5,000	N	N	23945 GREENS CROSSING RD
10	0	868233	0090	04/01/13	\$565,900	\$630,000	1,870	8	2013	Avg	5,000	N	N	23939 NE GREENS CROSSING RD
10	0	868230	0720	08/29/12	\$459,950	\$540,000	1,920	8	2008	Avg	4,750	N	N	24210 NE 131ST TER
10	0	868231	0350	05/31/11	\$543,000	\$662,000	1,920	8	2008	Avg	4,594	N	N	12430 243RD PL NE
10	0	868223	0230	06/07/13	\$542,000	\$591,000	1,930	8	2004	Avg	5,580	N	N	12427 232ND TER NE
10	0	868223	1340	03/02/11	\$483,500	\$587,000	1,930	8	2004	Avg	4,923	N	N	12542 230TH PL NE
10	0	868226	1920	07/09/13	\$530,000	\$571,000	1,930	8	2004	Avg	4,500	N	N	13240 230TH PL NE
10	0	868226	2310	10/21/11	\$470,000	\$572,000	1,930	8	2004	Avg	4,896	N	N	22829 NE 132ND ST
10	0	868226	2460	10/05/12	\$422,500	\$492,000	1,930	8	2005	Avg	5,936	N	N	13270 228TH PL NE
10	0	868228	1910	09/13/11	\$500,000	\$609,000	1,930	8	2006	Avg	7,119	N	N	24112 NE 122ND ST
10	0	868229	0830	06/17/13	\$619,000	\$672,000	1,930	8	2006	Avg	5,718	N	N	23038 NE 139TH CT
10	0	868231	0530	09/10/13	\$667,800	\$702,000	1,960	8	2013	Avg	5,177	N	N	12427 243RD TER NE

Improved Sales Used in This Annual Update Analysis

Area 095 -- 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
10	0	868232	0860	02/12/13	\$607,382	\$686,000	1,960	8	2013	Avg	6,569	N	N	23931 NE GREENS CROSSING RD
10	0	868232	0950	12/07/12	\$615,518	\$707,000	1,960	8	2013	Avg	6,584	N	N	23841 NE GREENS CROSSING RD
10	0	868232	1100	11/08/13	\$593,514	\$609,000	1,960	8	2013	Avg	4,500	N	N	23860 NE 126TH PL
10	0	868232	1110	10/09/13	\$705,907	\$733,000	1,960	8	2013	Avg	4,500	N	N	23854 NE 126TH PL
10	0	868232	1120	11/07/12	\$607,426	\$703,000	1,960	8	2012	Avg	4,500	Y	N	23848 NE 126TH PL
10	0	868232	1130	02/21/13	\$550,657	\$620,000	1,960	8	2013	Avg	4,500	Y	N	23842 NE 126TH PL
10	0	868232	1280	11/01/13	\$609,867	\$627,000	1,960	8	2013	Avg	4,500	N	N	23803 NE 127TH ST
10	0	868232	1290	09/27/13	\$535,588	\$559,000	1,960	8	2013	Avg	4,500	N	N	23809 NE 127TH ST
10	0	868232	1310	12/02/13	\$609,465	\$618,000	1,960	8	2013	Avg	4,500	N	N	23821 NE 127TH ST
10	0	868232	1330	09/03/13	\$563,359	\$594,000	1,960	8	2013	Avg	4,497	Y	N	23833 NE 127TH ST
10	0	868233	0010	09/17/12	\$584,732	\$684,000	1,960	8	2012	Avg	5,696	Y	N	12780 240TH PL NE
10	0	868233	0040	08/14/12	\$533,514	\$628,000	1,960	8	2012	Avg	5,511	Y	N	23977 NE GREENS CROSSING RD
10	0	868233	0060	10/14/12	\$538,181	\$626,000	1,960	8	2012	Avg	5,000	N	N	23963 NE GREENS CROSSING RD
10	0	868233	0110	10/31/12	\$663,900	\$769,000	1,960	8	2012	Avg	5,132	Y	N	23834 NE GREENS CROSSING RD
10	0	868231	0720	04/04/13	\$669,950	\$745,000	2,150	8	2011	Avg	6,638	N	N	12433 ADAIR CREEK WAY NE
10	0	868231	0720	08/05/11	\$603,260	\$735,000	2,150	8	2011	Avg	6,638	N	N	12433 ADAIR CREEK WAY NE
10	0	868221	1210	06/11/13	\$667,500	\$726,000	2,155	8	2002	Avg	6,638	N	N	11812 239TH AVE NE
10	0	868222	0020	08/08/11	\$520,000	\$634,000	2,155	8	2002	Avg	5,788	N	N	12325 235TH PL NE
10	0	868230	0810	02/28/13	\$673,000	\$756,000	2,160	8	2007	Avg	6,338	N	N	24132 NE 131ST TER
10	0	868221	0190	06/11/13	\$630,650	\$686,000	2,165	8	2002	Avg	5,752	N	N	12299 235TH PL NE
10	0	868222	0080	06/06/13	\$610,000	\$665,000	2,165	8	2002	Avg	5,747	N	N	12431 235TH PL NE
10	0	868225	0250	10/30/13	\$650,000	\$669,000	2,165	8	2004	Avg	6,232	N	N	23418 NE 129TH CT
10	0	868226	1360	11/06/12	\$619,000	\$716,000	2,165	8	2005	Avg	6,225	N	N	22871 NE 127TH WAY
10	0	868226	1810	07/18/13	\$675,000	\$725,000	2,165	8	2004	Avg	6,752	N	N	22840 NE 130TH ST
10	0	868223	0260	07/31/12	\$614,888	\$725,000	2,170	8	2003	Avg	5,580	N	N	12403 232ND TER NE
10	0	868223	0730	11/04/13	\$706,000	\$725,000	2,170	8	2004	Avg	5,562	N	N	22930 NE 126TH ST
10	0	868225	0420	08/19/11	\$585,000	\$713,000	2,170	8	2004	Avg	6,519	N	N	23241 NE 126TH ST
10	0	868226	0650	02/11/13	\$580,000	\$655,000	2,170	8	2005	Avg	6,838	N	N	22852 NE 129TH PL
10	0	868226	1700	06/01/11	\$628,000	\$765,000	2,170	8	2004	Avg	6,200	N	N	23030 NE 130TH ST
10	0	868228	0910	08/29/11	\$567,500	\$691,000	2,170	8	2005	Avg	5,837	N	N	11858 BIG LEAF WAY NE
10	0	868228	1390	07/16/13	\$720,000	\$774,000	2,170	8	2006	Avg	5,617	N	N	12216 243RD PL NE

Improved Sales Used in This Annual Update Analysis

Area 095 -- 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
10	0	868228	2110	07/09/13	\$700,000	\$754,000	2,170	8	2005	Avg	7,672	N	N	23836 NE ADAIR RD
10	0	868228	2190	01/09/12	\$535,000	\$648,000	2,170	8	2006	Avg	7,176	N	N	23938 NE ADAIR RD
10	0	868229	0230	12/13/12	\$635,000	\$728,000	2,170	8	2007	Avg	8,560	N	N	13859 231ST LN NE
10	0	868229	0500	06/13/11	\$521,500	\$635,000	2,170	8	2007	Avg	11,445	N	N	23176 NE DEVON WAY
10	0	868229	0530	09/19/11	\$620,000	\$755,000	2,170	8	2007	Avg	6,602	N	N	23158 NE DEVON WAY
10	0	868230	0060	09/21/12	\$673,217	\$787,000	2,170	8	2012	Avg	8,008	N	N	23677 NE TWINBERRY WAY
10	0	868230	0240	07/18/12	\$605,000	\$715,000	2,170	8	2008	Avg	7,006	N	N	13149 ADAIR CREEK WAY NE
10	0	868230	0680	06/18/13	\$602,955	\$654,000	2,170	8	2013	Avg	5,890	N	N	24242 NE 131ST TER
10	0	868230	0700	11/01/13	\$679,000	\$698,000	2,170	8	2011	Avg	5,890	N	N	24226 NE 131ST TER
10	0	868230	0700	07/18/11	\$609,160	\$742,000	2,170	8	2011	Avg	5,890	N	N	24226 NE 131ST TER
10	0	868230	1670	08/27/12	\$599,999	\$704,000	2,170	8	2008	Avg	6,300	N	N	13306 ADAIR CREEK WAY NE
10	0	868230	1690	11/15/12	\$635,000	\$733,000	2,170	8	2007	Avg	6,564	N	N	13316 ADAIR CREEK WAY NE
10	0	868231	0220	11/14/12	\$675,346	\$780,000	2,170	8	2012	Avg	6,750	N	N	12652 ADAIR CREEK WAY NE
10	0	868231	0750	01/09/13	\$617,790	\$704,000	2,170	8	2013	Avg	6,792	N	N	12457 ADAIR CREEK WAY NE
10	0	868231	0760	05/11/12	\$604,000	\$722,000	2,170	8	2012	Avg	6,792	N	N	12607 ADAIR CREEK WAY NE
10	0	868232	0060	08/14/12	\$709,222	\$835,000	2,170	8	2012	Avg	6,750	Y	N	23864 NE 124TH TER
10	0	868232	0170	11/09/11	\$553,065	\$672,000	2,170	8	2011	Avg	7,535	N	N	12429 240TH PL NE
10	0	868232	0420	06/20/11	\$685,000	\$835,000	2,170	8	2009	Avg	6,361	Y	N	12610 240TH PL NE
10	0	868232	0610	07/17/13	\$715,000	\$768,000	2,170	8	2011	Avg	7,153	Y	N	23958 NE 127TH ST
10	0	868232	0610	08/03/11	\$664,151	\$809,000	2,170	8	2011	Avg	7,153	Y	N	23958 NE 127TH ST
10	0	868232	0640	07/22/13	\$593,648	\$636,000	2,170	8	2013	Avg	7,665	Y	N	23939 NE 127TH ST
10	0	868232	0730	12/07/11	\$653,923	\$793,000	2,170	8	2011	Avg	7,100	Y	N	23950 NE GREENS CROSSING RD
10	0	868232	1460	11/07/11	\$745,391	\$906,000	2,170	8	2011	Avg	5,973	N	N	12635 237TH WAY NE
10	0	868232	0440	12/12/12	\$684,103	\$785,000	2,172	8	2013	Avg	7,419	Y	N	12626 240TH PL NE
10	0	868221	0550	12/12/12	\$619,000	\$710,000	2,280	8	2002	Avg	5,584	N	N	11707 238TH PL NE
10	0	868229	0240	02/25/11	\$445,000	\$540,000	2,280	8	2007	Avg	6,739	N	N	13847 231ST LN NE
10	0	868229	1420	08/21/12	\$585,000	\$688,000	2,280	8	2006	Avg	6,172	N	N	23640 NE 135TH WAY
10	0	868231	0770	03/21/12	\$585,000	\$703,000	2,280	8	2011	Avg	6,753	N	N	12615 ADAIR CREEK WAY NE
10	0	868232	0430	05/28/12	\$641,636	\$765,000	2,280	8	2012	Avg	6,782	Y	N	12618 240TH PL NE
10	0	868226	1730	02/20/13	\$660,000	\$743,000	2,290	8	2004	Avg	6,200	N	N	23006 NE 130TH ST
10	0	868231	0260	08/12/11	\$658,442	\$802,000	2,290	8	2011	Avg	6,971	N	N	12620 ADAIR CREEK WAY NE

Improved Sales Used in This Annual Update Analysis

Area 095 -- 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
10	0	868221	0040	10/29/12	\$656,445	\$761,000	2,300	8	2012	Avg	5,580	N	N	23133 NE 123RD ST
10	0	868221	0620	10/15/13	\$653,000	\$677,000	2,300	8	2002	Avg	5,603	N	N	23752 NE 116TH PL
10	0	868221	0670	12/07/12	\$633,314	\$727,000	2,300	8	2012	Avg	8,827	N	N	23712 NE 116TH PL
10	0	868222	0120	10/25/11	\$609,000	\$741,000	2,300	8	2002	Avg	6,750	N	N	12450 235TH PL NE
10	0	868223	0070	11/21/13	\$830,000	\$846,000	2,300	8	2003	Avg	6,750	N	N	12334 232ND TER NE
10	0	868223	0890	04/13/12	\$625,000	\$749,000	2,300	8	2003	Avg	6,659	N	N	12409 230TH PL NE
10	0	868225	0200	06/07/13	\$669,000	\$729,000	2,300	8	2004	Avg	5,580	N	N	23425 NE 129TH CT
10	0	868228	0840	10/24/12	\$680,000	\$789,000	2,300	8	2005	Avg	9,294	N	N	11810 BIG LEAF WAY NE
10	0	868228	1380	05/09/13	\$699,900	\$770,000	2,300	8	2006	Avg	5,580	N	N	12224 243RD PL NE
10	0	868229	0880	08/02/13	\$725,000	\$774,000	2,300	8	2007	Avg	7,275	N	N	13938 MORGAN DR NE
10	0	868229	0970	05/22/13	\$560,000	\$613,000	2,300	8	2007	Avg	8,559	N	N	13933 MORGAN DR NE
10	0	868229	1590	09/13/13	\$679,900	\$714,000	2,300	8	2007	Avg	6,200	N	N	23735 NE 134TH PL
10	0	868230	0820	08/12/12	\$629,000	\$740,000	2,300	8	2009	Avg	9,203	N	N	24124 NE 131ST TER
10	0	868230	1020	11/15/12	\$669,000	\$772,000	2,300	8	2007	Avg	6,400	N	N	13424 MAHONIA PL NE
10	0	868230	1070	02/23/11	\$680,000	\$825,000	2,300	8	2007	Avg	7,202	N	N	13454 MAHONIA PL NE
10	0	868232	0340	06/14/11	\$590,000	\$719,000	2,300	8	2011	Avg	5,690	N	N	12460 240TH PL NE
10	0	868232	0680	03/13/12	\$777,340	\$935,000	2,300	8	2012	Avg	6,182	Y	N	12614 239TH PL NE
10	0	868232	0690	12/06/12	\$674,137	\$775,000	2,300	8	2013	Avg	6,711	Y	N	23912 NE GREENS CROSSING RD
10	0	868232	0720	02/17/12	\$650,786	\$785,000	2,300	8	2012	Avg	7,100	Y	N	23940 NE GREENS CROSSING RD
10	0	868226	0200	08/30/12	\$610,000	\$716,000	2,305	8	2005	Avg	5,580	N	N	12711 SUN BREAK WAY NE
10	0	868228	1360	06/07/13	\$704,000	\$767,000	2,305	8	2006	Avg	5,697	N	N	12240 243RD PL NE
10	0	868228	1470	02/14/13	\$689,000	\$777,000	2,305	8	2006	Avg	6,309	N	N	12247 243RD PL NE
10	0	868228	2000	07/26/13	\$772,600	\$827,000	2,305	8	2005	Avg	6,361	N	N	23923 NE ADAIR RD
10	0	868229	0770	04/10/13	\$630,000	\$700,000	2,310	8	2007	Avg	8,566	N	N	23057 NE 139TH CT
10	0	868229	1410	09/20/12	\$599,000	\$700,000	2,310	8	2006	Avg	5,580	N	N	23634 NE 135TH WAY
10	0	868230	0660	06/06/13	\$590,000	\$643,000	2,310	8	2008	Avg	5,976	N	N	24258 NE 131ST TER
10	0	868231	0700	03/12/12	\$602,824	\$725,000	2,310	8	2011	Avg	6,641	N	N	12417 ADAIR CREEK WAY NE
10	0	868231	0710	12/07/12	\$629,359	\$723,000	2,310	8	2013	Avg	6,640	N	N	12425 ADAIR CREEK WAY NE
10	0	868232	0500	11/09/11	\$674,221	\$819,000	2,310	8	2011	Avg	5,780	Y	N	12746 240TH PL NE
10	0	868232	0590	12/09/12	\$693,166	\$796,000	2,310	8	2012	Avg	6,891	Y	N	23938 NE 12TH ST
10	0	868232	0700	02/05/13	\$690,249	\$781,000	2,310	8	2013	Avg	6,626	Y	N	23920 NE GREENS CROSSING RD

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Area 095 -- 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
10	0	868232	0740	09/21/12	\$738,351	\$863,000	2,310	8	2012	Avg	7,075	Y	N	23960 NE GREENS CROSSING RD
10	0	868232	1240	12/03/13	\$758,489	\$769,000	2,310	8	2013	Avg	6,108	Y	N	12636 NE 127TH ST
10	0	868232	1430	05/22/12	\$675,981	\$806,000	2,310	8	2012	Avg	5,850	N	N	23720 NE 127TH ST
10	0	868222	0030	09/20/13	\$634,000	\$664,000	2,315	8	2002	Avg	5,788	N	N	12333 235TH PL NE
10	0	868228	1690	06/08/12	\$607,500	\$723,000	2,315	8	2006	Avg	6,130	N	N	12303 ADAIR CREEK WAY NE
10	0	868229	0780	08/06/13	\$619,000	\$660,000	2,315	8	2006	Avg	8,833	N	N	23068 NE 139TH CT
10	0	868223	0010	05/02/13	\$610,000	\$673,000	2,320	8	2002	Avg	6,825	N	N	23215 NE 123RD ST
10	0	868225	0120	07/01/11	\$615,000	\$750,000	2,370	8	2004	Avg	8,199	N	N	13155 234TH CT NE
10	0	868223	0740	05/06/11	\$625,000	\$761,000	2,380	8	2004	Avg	5,562	N	N	22922 NE 126TH ST
10	0	868229	0860	10/23/13	\$725,000	\$749,000	2,380	8	2006	Avg	7,704	N	N	23020 NE 139TH CT
10	0	868229	1380	01/07/11	\$538,000	\$650,000	2,380	8	2007	Avg	5,748	N	N	23616 NE 135TH WAY
10	0	868232	0630	09/06/13	\$628,127	\$662,000	2,380	8	2013	Avg	8,185	Y	N	23947 NE 127TH ST
10	0	868223	0720	02/03/12	\$605,900	\$732,000	2,390	8	2004	Avg	5,562	N	N	23004 NE 126TH ST
10	0	868230	1000	06/07/12	\$650,000	\$774,000	2,410	8	2007	Avg	8,367	N	N	13412 MAHONIA PL NE
10	0	868228	1670	08/07/13	\$745,000	\$794,000	2,520	8	2006	Avg	5,673	N	N	12319 ADAIR CREEK WAY NE
10	0	868232	1470	12/07/12	\$674,359	\$775,000	2,520	8	2013	Avg	6,762	N	N	12627 237TH WAY NE
10	0	868232	1370	09/01/11	\$631,677	\$770,000	2,580	8	2011	Avg	5,850	N	N	23818 NE GREENS CROSSING RD
10	0	868230	0670	04/04/11	\$602,676	\$733,000	2,590	8	2010	Avg	5,890	N	N	24250 NE 131ST TER
10	0	868232	1250	06/16/13	\$719,044	\$781,000	2,590	8	2013	Avg	5,916	Y	N	23729 NE 127TH ST
10	0	868228	0350	08/15/12	\$560,000	\$659,000	2,615	8	2005	Avg	6,022	N	N	24518 NE VINE MAPLE WAY
10	0	868228	1090	09/05/12	\$580,000	\$680,000	2,615	8	2005	Avg	5,912	N	N	12125 BIG LEAF WAY NE
10	0	868229	0910	12/18/13	\$699,950	\$705,000	2,630	8	2007	Avg	6,764	N	N	13952 MORGAN DR NE
10	0	868228	1710	11/12/12	\$580,000	\$670,000	2,765	8	2006	Avg	7,781	N	N	24180 NE 122ND ST
10	0	868230	0040	06/14/11	\$638,454	\$778,000	2,510	9	2011	Avg	8,393	N	N	23649 NE TWINBERRY WAY
10	0	868229	1060	07/12/12	\$659,000	\$780,000	2,675	9	2007	Avg	9,616	N	N	13823 MORGAN DR NE
10	0	868221	0680	05/23/13	\$698,847	\$765,000	2,680	9	2013	Avg	7,697	N	N	23713 NE 116TH PL
10	0	868222	0440	07/14/13	\$729,000	\$784,000	2,680	9	2003	Avg	7,220	N	N	23774 NE GREENS CROSSING RD
10	0	868232	0090	12/21/11	\$751,168	\$911,000	2,680	9	2011	Avg	9,374	Y	N	23884 NE 124TH TER
10	0	868232	0520	12/18/12	\$840,431	\$963,000	2,680	9	2012	Avg	8,467	Y	N	12762 240TH PL NE
10	0	868232	0530	04/05/13	\$891,891	\$992,000	2,680	9	2013	Avg	7,949	Y	N	12770 240TH PL NE
10	0	868226	1550	05/24/12	\$717,001	\$855,000	2,685	9	2004	Avg	12,189	N	N	12714 232ND PL NE

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Area 095 -- 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
10	0	868221	0070	06/19/12	\$675,500	\$802,000	2,690	9	2002	Avg	7,525	N	N	23109 NE 123RD ST
10	0	868230	0010	12/03/12	\$750,000	\$862,000	2,690	9	2007	Avg	10,443	N	N	23613 NE TWINBERRY WAY
10	0	868232	0080	08/14/12	\$900,287	\$1,059,000	2,690	9	2012	Avg	7,289	Y	N	23878 NE 124TH TER
10	0	868232	0510	06/19/13	\$819,954	\$890,000	2,690	9	2013	Avg	7,783	Y	N	12754 240TH PL NE
10	0	868223	0110	06/20/13	\$800,000	\$868,000	2,695	9	2004	Avg	6,750	N	N	12428 232ND TER NE
10	0	868223	0130	05/10/12	\$710,000	\$848,000	2,695	9	2004	Avg	6,750	N	N	12504 232ND TER NE
10	0	868228	2030	10/21/13	\$979,000	\$1,012,000	2,695	9	2006	Avg	7,694	N	N	23837 NE ADAIR RD
10	0	868229	1230	09/19/11	\$715,000	\$871,000	2,695	9	2007	Avg	12,691	N	N	13685 MORGAN DR NE
10	0	868221	1230	02/22/13	\$717,000	\$807,000	2,700	9	2002	Avg	7,192	N	N	11828 239TH AVE NE
10	0	868228	0880	01/26/11	\$616,500	\$746,000	2,700	9	2005	Avg	12,398	N	N	11834 BIG LEAF WAY NE
10	0	868229	2190	04/19/12	\$697,443	\$836,000	2,700	9	2012	Avg	9,854	N	N	23583 NE TWINBERRY WAY
10	0	868221	0690	09/21/11	\$555,000	\$676,000	2,800	9	2002	Avg	6,821	N	N	23721 NE 116TH PL
10	0	868226	0020	10/19/11	\$780,000	\$949,000	2,800	9	2004	Avg	6,728	N	N	22906 NE 126TH PL
10	0	868228	2070	08/16/11	\$765,000	\$932,000	2,800	9	2005	Avg	7,694	N	N	23808 NE ADAIR RD
10	0	868229	0950	09/11/13	\$824,000	\$866,000	2,800	9	2007	Avg	8,437	N	N	13945 MORGAN DR NE
10	0	868232	0670	05/03/12	\$837,018	\$1,001,000	2,800	9	2012	Avg	8,585	Y	N	12628 239TH PL NE
10	0	868221	0450	10/24/12	\$745,000	\$864,000	2,865	9	2002	Avg	7,282	N	N	11829 239TH AVE NE
10	0	868221	0470	04/15/13	\$850,000	\$942,000	3,105	9	2002	Avg	8,711	N	N	11813 239TH AVE NE
10	0	868221	0060	07/10/12	\$790,000	\$935,000	3,360	9	2010	Avg	10,707	N	N	23117 123RD AVE NE
10	0	868222	0180	08/27/12	\$825,000	\$969,000	3,360	9	2002	Avg	6,750	N	N	12406 235TH PL NE
10	0	868229	1010	04/18/11	\$630,000	\$766,000	3,360	9	2007	Avg	9,292	N	N	22850 NE 138TH CT
10	0	868231	0320	11/01/13	\$933,987	\$961,000	3,360	9	2013	Avg	6,840	N	N	12454 243RD TER NE
10	0	868232	0470	06/10/13	\$1,048,474	\$1,141,000	3,360	9	2013	Avg	10,741	Y	N	12720 240TH PL NE
10	0	868232	0480	09/18/12	\$1,075,000	\$1,257,000	3,360	9	2011	Avg	11,139	Y	N	12730 240TH PL NE
10	0	868232	0480	12/14/11	\$933,742	\$1,132,000	3,360	9	2011	Avg	11,139	Y	N	12730 240TH PL NE
10	0	868229	1070	10/05/12	\$795,000	\$926,000	3,370	9	2007	Avg	10,027	N	N	13815 MORGAN DR NE
10	0	868230	0100	01/10/12	\$740,000	\$896,000	3,370	9	2008	Avg	14,196	N	N	23747 NE TWINBERRY WAY
10	0	868232	1480	05/23/13	\$862,082	\$944,000	3,540	9	2013	Avg	6,750	N	N	12619 237TH WAY NE
10	0	868225	0110	02/21/13	\$755,000	\$850,000	3,560	9	2004	Avg	9,746	N	N	13158 234TH CT NE
10	1	868226	2210	11/28/11	\$290,000	\$352,000	1,200	8	2004	Avg	4,220	N	N	13259 228TH PL NE
10	1	868221	0940	12/28/12	\$329,900	\$377,000	1,210	8	2002	Avg	3,900	N	N	11663 239TH AVE NE

Improved Sales Used in This Annual Update Analysis

Area 095 -- 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
10	1	868226	0130	12/20/13	\$390,000	\$392,000	1,300	8	2004	Avg	2,983	N	N	12625 SUN BREAK WAY NE
10	1	868226	1020	10/25/11	\$250,000	\$304,000	1,300	8	2005	Avg	3,642	N	N	23147 NE 128TH PL
10	1	868226	2020	01/24/12	\$285,000	\$345,000	1,300	8	2005	Avg	3,025	N	N	22936 NE 132ND PL
10	1	868226	2100	05/02/11	\$285,000	\$347,000	1,300	8	2005	Avg	3,107	N	N	22842 NE 132ND PL
10	1	868226	2120	03/04/13	\$330,000	\$370,000	1,300	8	2005	Avg	2,984	N	N	22826 NE 132ND PL
10	1	868228	0040	05/31/11	\$325,000	\$396,000	1,300	8	2005	Avg	4,030	N	N	24421 NE VINE MAPLE WAY
10	1	868228	1110	11/13/12	\$325,000	\$375,000	1,300	8	2005	Avg	4,796	N	N	12106 BIG LEAF WAY NE
10	1	868229	0010	04/16/12	\$300,000	\$360,000	1,300	8	2006	Avg	4,748	N	N	13702 231ST LN NE
10	1	868229	0040	08/21/13	\$257,925	\$273,000	1,300	8	2007	Avg	3,073	N	N	13720 231ST LN NE
10	1	868229	0050	10/24/13	\$293,504	\$303,000	1,300	8	2007	Avg	3,073	N	N	13726 231ST LN NE
10	1	868229	1130	11/12/12	\$359,000	\$415,000	1,300	8	2007	Avg	3,609	N	N	13747 MORGAN DR NE
10	1	868229	1260	12/09/13	\$430,000	\$435,000	1,300	8	2007	Avg	5,823	N	N	13667 MORGAN DR NE
10	1	868229	1970	05/06/11	\$289,000	\$352,000	1,300	8	2006	Avg	3,865	N	N	13495 ADAIR CREEK WAY NE
10	1	868229	2040	07/25/13	\$339,950	\$364,000	1,300	8	2007	Avg	4,769	N	N	13537 ADAIR CREEK WAY NE
10	1	868231	0070	08/16/11	\$332,900	\$406,000	1,300	8	2008	Avg	4,441	N	N	12735 ADAIR CREEK WAY NE
10	1	868232	0110	07/18/12	\$322,400	\$381,000	1,300	8	2012	Avg	3,809	N	N	12471 240TH PL NE
10	1	868232	0290	12/13/12	\$367,870	\$422,000	1,300	8	2012	Avg	3,334	N	N	12432 240TH PL NE
10	1	868232	0300	03/21/12	\$371,732	\$447,000	1,300	8	2012	Avg	3,527	N	N	12436 240TH PL NE
10	1	868232	0910	12/02/11	\$339,000	\$411,000	1,300	8	2011	Avg	3,432	N	N	23865 NE GREENS CROSSING RD
10	1	868232	1160	05/23/13	\$399,900	\$438,000	1,300	8	2013	Avg	4,040	N	N	23824 NE 126TH PL
10	1	868232	1190	04/29/13	\$376,400	\$415,000	1,300	8	2013	Avg	3,120	N	N	23812 NE 126TH PL
10	1	868229	2230	10/13/11	\$390,000	\$475,000	1,330	8	2006	Avg	6,207	N	N	23517 NE TWINBERRY WAY
10	1	868230	1990	08/17/11	\$310,000	\$378,000	1,330	8	2007	Avg	4,014	N	N	23644 NE TWINBERRY WAY
10	1	868228	1830	01/28/13	\$389,000	\$441,000	1,335	8	2006	Avg	5,140	N	N	24133 NE 122ND ST
10	1	868229	1830	10/10/12	\$325,000	\$378,000	1,335	8	2006	Avg	3,900	N	N	23629 NE 135TH WAY
10	1	868226	0360	07/13/12	\$290,000	\$343,000	1,340	8	2005	Avg	5,196	N	N	22833 NE 130TH ST
10	1	868226	0470	06/26/13	\$369,950	\$400,000	1,340	8	2005	Avg	4,225	N	N	23023 NE 130TH ST
10	1	868226	0790	06/26/12	\$295,000	\$350,000	1,340	8	2005	Avg	4,411	N	N	22827 NE 128TH PL
10	1	868226	2220	05/23/12	\$299,000	\$357,000	1,340	8	2004	Avg	4,231	N	N	13235 228TH PL NE
10	1	868230	1610	07/23/13	\$390,000	\$418,000	1,340	8	2008	Avg	4,257	N	N	13213 239TH WAY NE
10	1	868230	1610	06/14/11	\$349,500	\$426,000	1,340	8	2008	Avg	4,257	N	N	13213 239TH WAY NE

Improved Sales Used in This Annual Update Analysis

Area 095 -- 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
10	1	868221	1020	09/17/12	\$357,500	\$418,000	1,350	8	2002	Avg	3,900	N	N	11616 239TH AVE NE
10	1	868223	0360	03/25/13	\$352,000	\$393,000	1,350	8	2003	Avg	3,672	N	N	12344 232ND WAY NE
10	1	868223	0400	05/08/12	\$348,000	\$416,000	1,350	8	2003	Avg	3,900	N	N	12376 232ND WAY NE
10	1	868226	0490	12/27/11	\$330,000	\$400,000	1,350	8	2005	Avg	6,931	N	N	23039 NE 130TH ST
10	1	868226	2330	02/25/13	\$350,000	\$394,000	1,350	8	2004	Avg	4,286	N	N	22830 NE 132ND ST
10	1	868226	2360	09/20/12	\$337,000	\$394,000	1,350	8	2004	Avg	4,204	N	N	13217 SUN BREAK WAY NE
10	1	868226	2410	06/05/13	\$393,750	\$429,000	1,350	8	2004	Avg	4,131	N	N	13257 SUN BREAK WAY NE
10	1	868226	2580	04/12/11	\$330,000	\$401,000	1,350	8	2004	Avg	3,992	N	N	13218 SUN BREAK WAY NE
10	1	868228	0110	05/15/12	\$315,000	\$376,000	1,350	8	2005	Avg	4,939	N	N	24253 NE VINE MAPLE WAY
10	1	868229	1780	08/22/13	\$409,950	\$434,000	1,350	8	2007	Avg	4,319	N	N	23724 NE SALAL PL
10	1	868229	1860	12/09/13	\$387,000	\$391,000	1,350	8	2006	Avg	7,624	N	N	23617 NE 135TH WAY
10	1	868230	1850	06/15/12	\$330,000	\$392,000	1,350	8	2007	Avg	4,644	N	N	23734 NE TWINBERRY WAY
10	1	868232	0140	07/05/13	\$429,000	\$463,000	1,350	8	2010	Avg	4,595	N	N	12449 240TH PL NE
10	1	868232	0220	11/21/13	\$397,600	\$405,000	1,350	8	2010	Avg	4,097	N	N	23867 NE 124TH TER
10	1	868228	0620	08/18/11	\$335,000	\$408,000	1,360	8	2005	Avg	4,740	N	N	24540 NE 118TH PL
10	1	868228	0620	04/06/11	\$325,000	\$395,000	1,360	8	2005	Avg	4,740	N	N	24540 NE 118TH PL
10	1	868221	0950	09/11/11	\$330,000	\$402,000	1,365	8	2002	Avg	3,900	N	N	11667 239TH AVE NE
10	1	868223	0330	03/26/12	\$322,500	\$387,000	1,440	8	2003	Avg	5,122	N	N	12304 232ND WAY NE
10	1	868223	0450	06/12/13	\$379,567	\$413,000	1,440	8	2003	Avg	3,900	N	N	12402 232ND WAY NE
10	1	868226	0830	07/25/13	\$412,500	\$442,000	1,440	8	2005	Avg	4,544	N	N	22859 NE 128TH PL
10	1	868226	2340	09/06/12	\$349,000	\$409,000	1,440	8	2004	Avg	4,839	N	N	13201 SUN BREAK WAY NE
10	1	868226	2430	09/18/12	\$359,000	\$420,000	1,440	8	2004	Avg	5,049	N	N	13273 SUN BREAK WAY NE
10	1	868229	1440	05/23/11	\$365,000	\$445,000	1,440	8	2006	Avg	5,253	N	N	23652 NE 135TH WAY
10	1	868229	1760	03/08/13	\$325,000	\$364,000	1,440	8	2006	Avg	4,800	N	N	23712 NE SALAL PL
10	1	868229	2130	06/03/13	\$355,000	\$387,000	1,440	8	2007	Avg	4,225	N	N	23548 NE TWINBERRY WAY
10	1	868230	0990	09/17/12	\$365,000	\$427,000	1,440	8	2008	Avg	7,295	N	N	13350 239TH WAY NE
10	1	868230	1200	04/18/12	\$325,000	\$389,000	1,440	8	2007	Avg	4,231	N	N	23823 NE SALAL PL
10	1	868230	1870	08/08/12	\$322,500	\$380,000	1,440	8	2007	Avg	4,075	N	N	23722 NE TWINBERRY WAY
10	1	868232	0130	11/27/13	\$420,000	\$427,000	1,440	8	2010	Avg	4,378	N	N	12455 240TH PL NE
10	1	868232	0230	08/29/13	\$410,000	\$433,000	1,440	8	2011	Avg	4,090	N	N	23863 NE 124TH TER
10	1	868232	0230	01/07/11	\$390,283	\$472,000	1,440	8	2011	Avg	4,090	N	N	23863 NE 124TH TER

Improved Sales Used in This Annual Update Analysis

Area 095 -- 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
10	1	868232	0240	02/17/11	\$390,000	\$473,000	1,440	8	2010	Avg	4,234	N	N	23855 NE 124TH TER
10	1	868232	1170	02/05/13	\$366,045	\$414,000	1,509	8	2013	Avg	4,295	N	N	23820 NE 126TH PL
10	1	868226	0120	07/11/12	\$419,900	\$497,000	1,510	8	2004	Avg	3,567	N	N	12617 SUN BREAK WAY NE
10	1	868226	0990	03/04/11	\$325,000	\$395,000	1,510	8	2005	Avg	3,721	N	N	23123 NE 128TH PL
10	1	868226	1010	07/26/13	\$369,000	\$395,000	1,510	8	2005	Avg	4,555	N	N	23139 NE 128TH PL
10	1	868226	1010	06/10/11	\$310,000	\$378,000	1,510	8	2005	Avg	4,555	N	N	23139 NE 128TH PL
10	1	868226	2030	12/04/13	\$435,000	\$441,000	1,510	8	2005	Avg	3,904	N	N	22928 NE 132ND PL
10	1	868228	0020	12/22/11	\$293,000	\$355,000	1,510	8	2005	Avg	4,442	N	N	24437 NE VINE MAPLE WAY
10	1	868228	0240	07/10/13	\$464,000	\$500,000	1,510	8	2006	Good	3,876	N	N	24248 NE VINE MAPLE WAY
10	1	868228	0690	05/28/13	\$439,950	\$481,000	1,510	8	2005	Avg	4,918	N	N	25497 NE 118TH PL
10	1	868228	1270	06/25/13	\$455,000	\$493,000	1,510	8	2006	Good	4,011	N	N	12316 BIG LEAF WAY NE
10	1	868228	1280	02/26/13	\$315,000	\$354,000	1,510	8	2006	Avg	3,966	N	N	12324 BIG LEAF WAY NE
10	1	868228	2200	12/05/13	\$484,950	\$491,000	1,510	8	2005	Avg	5,077	N	N	24004 NE ADAIR RD
10	1	868229	1610	06/24/13	\$451,000	\$488,000	1,510	8	2007	Avg	4,174	N	N	23721 NE 134TH PL
10	1	868229	1610	09/02/11	\$355,000	\$432,000	1,510	8	2007	Avg	4,174	N	N	23721 NE 134TH PL
10	1	868229	1910	09/05/13	\$395,000	\$416,000	1,510	8	2006	Avg	4,658	N	N	13459 ADAIR CREEK WAY NE
10	1	868229	1950	07/29/11	\$335,000	\$408,000	1,510	8	2006	Avg	5,145	N	N	13483 ADAIR CREEK WAY NE
10	1	868229	1980	03/16/12	\$407,000	\$490,000	1,510	8	2006	Avg	5,134	N	N	13501 ADAIR CREEK WAY NE
10	1	868230	0410	04/11/12	\$399,900	\$480,000	1,510	8	2007	Avg	4,472	N	N	24233 NE 131ST TER
10	1	868230	0440	06/08/12	\$400,000	\$476,000	1,510	8	2007	Avg	4,472	N	N	24245 NE 131ST TER
10	1	868230	1370	04/24/13	\$410,000	\$453,000	1,510	8	2007	Avg	3,567	N	N	23781 NE 134TH ST
10	1	868230	1420	08/02/13	\$341,112	\$364,000	1,510	8	2007	Avg	3,759	N	N	13422 238TH PL NE
10	1	868231	0570	02/18/11	\$333,167	\$404,000	1,510	8	2010	Avg	4,865	N	N	12473 243RD TER NE
10	1	868232	0270	08/24/11	\$404,075	\$492,000	1,510	8	2011	Avg	3,949	N	N	12420 240TH PL NE
10	1	868232	0280	06/14/12	\$406,005	\$483,000	1,510	8	2012	Avg	3,765	N	N	12426 240TH PL NE
10	1	868232	0310	05/02/12	\$424,214	\$507,000	1,510	8	2012	Avg	3,962	N	N	12442 240TH PL NE
10	1	868232	0920	10/04/11	\$392,571	\$478,000	1,510	8	2011	Avg	4,328	N	N	23859 NE GREENS CROSSING RD
10	1	868232	0930	09/01/11	\$384,138	\$468,000	1,510	8	2011	Avg	4,028	N	N	23853 NE GREENS CROSSING RD
10	1	868232	1060	12/20/11	\$332,745	\$403,000	1,510	8	2011	Avg	4,095	Y	N	23862 NE GREENS CROSSING RD
10	1	868232	1180	12/19/12	\$367,366	\$421,000	1,510	8	2013	Avg	4,203	N	N	23816 NE 126TH PL
10	1	868226	2250	06/01/12	\$394,000	\$469,000	1,640	8	2005	Avg	5,178	N	N	13219 228TH PL NE

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Area 095 -- 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
10	1	868228	0030	04/09/13	\$420,000	\$466,000	1,640	8	2005	Avg	4,307	N	N	24429 NE VINE MAPLE WAY
10	1	868232	0100	12/20/11	\$435,080	\$527,000	1,640	8	2012	Avg	8,872	Y	N	12479 240TH PL NE
10	1	868229	1190	01/31/11	\$413,000	\$500,000	1,790	8	2007	Avg	4,503	N	N	13711 MORGAN DR NE
10	1	868221	0960	05/09/11	\$365,000	\$444,000	1,810	8	2002	Avg	4,550	N	N	23824 NE 116TH PL
10	1	868221	1060	10/31/13	\$470,000	\$484,000	1,810	8	2003	Avg	3,900	N	N	11640 239TH AVE NE
10	1	868221	1060	05/13/11	\$375,000	\$457,000	1,810	8	2003	Avg	3,900	N	N	11640 239TH AVE NE
10	1	868223	0520	12/23/13	\$432,000	\$434,000	1,810	8	2003	Good	3,900	N	N	12514 232ND WAY NE
10	1	868226	2630	12/06/13	\$505,000	\$511,000	1,810	8	2004	Avg	3,992	N	N	13258 SUN BREAK WAY NE
10	1	868228	0540	03/16/12	\$351,500	\$423,000	1,810	8	2005	Avg	4,740	N	N	24523 NE VINE MAPLE WAY
10	1	868228	0640	05/25/12	\$407,500	\$486,000	1,810	8	2005	Avg	4,740	N	N	24556 NE 118TH PL
10	1	868229	1790	07/24/12	\$405,000	\$478,000	1,810	8	2006	Avg	3,600	N	N	23718 NE SALAL PL
10	1	868230	2010	12/24/12	\$405,000	\$463,000	1,810	8	2007	Avg	4,058	N	N	23632 NE TWINBERRY WAY
10	1	868226	0100	01/24/13	\$405,000	\$460,000	1,900	8	2004	Avg	2,984	N	N	12601 SUN BREAK WAY NE
10	1	868226	0720	06/13/11	\$331,500	\$404,000	1,900	8	2005	Avg	4,044	N	N	12811 230TH AVE NE
10	1	868226	2000	03/27/13	\$375,000	\$418,000	1,900	8	2005	Avg	3,133	N	N	22952 NE 132ND PL
10	1	868226	2000	03/22/11	\$321,900	\$391,000	1,900	8	2005	Avg	3,133	N	N	22952 NE 132ND PL
10	1	868228	0230	05/03/11	\$344,000	\$419,000	1,900	8	2006	Avg	3,316	N	N	24240 NE VINE MAPLE WAY
10	1	868228	1140	12/14/12	\$355,000	\$407,000	1,900	8	2005	Avg	5,097	N	N	12130 BIG LEAF WAY NE
10	1	868228	1250	11/13/13	\$459,950	\$471,000	1,900	8	2006	Avg	3,306	N	N	12300 BIG LEAF WAY NE
10	1	868229	0630	09/05/13	\$459,500	\$484,000	1,900	8	2007	Avg	3,973	N	N	13784 MORGAN DR NE
10	1	868229	0630	01/05/11	\$365,000	\$441,000	1,900	8	2007	Avg	3,973	N	N	13784 MORGAN DR NE
10	1	868230	1770	05/02/13	\$385,000	\$425,000	1,900	8	2007	Avg	4,039	N	N	13335 ADAIR CREEK WAY NE
10	1	868232	0260	09/27/12	\$392,000	\$457,000	1,900	8	2011	Avg	3,434	N	N	12416 240TH PL NE
10	1	868232	0260	02/22/12	\$385,000	\$464,000	1,900	8	2011	Avg	3,434	N	N	12416 240TH PL NE
10	1	868232	0330	02/21/12	\$390,000	\$470,000	1,900	8	2010	Avg	3,282	N	N	12456 240TH PL NE
10	1	868232	0940	03/21/12	\$390,000	\$469,000	1,900	8	2011	Avg	3,733	N	N	23847 NE GREENS CROSSING RD
10	1	868232	1040	11/28/12	\$419,900	\$483,000	1,900	8	2010	Avg	3,418	Y	N	23850 NE GREENS CROSSING RD
10	1	868232	1070	12/22/11	\$509,238	\$617,000	1,900	8	2011	Avg	3,838	Y	N	23868 NE GREENS CROSSING RD
10	1	868230	0600	07/12/13	\$495,000	\$533,000	1,910	8	2007	Avg	3,754	N	N	24271 NE 130TH PL

Improved Sales Removed in This Annual Update Analysis

Area 095 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	1	029380	0430	08/22/11	\$826,000	DIAGNOSTIC OUTLIER SAS 1, MODEL DEVELOPMENT EXCLUSION
5	1	029380	0580	09/05/13	\$860,000	DIAGNOSTIC OUTLIER SAS 1, MODEL DEVELOPMENT EXCLUSION
5	1	029380	0430	08/22/11	\$826,000	RELOCATION - SALE TO SERVICE
5	1	032606	9151	02/11/11	\$750,000	BOX PLOT OUTLIER
5	1	032606	9032	07/12/11	\$417,000	DIAGNOSTIC OUTLIER SAS 1, MODEL DEVELOPMENT EXCLUSION
5	1	032606	9114	02/24/12	\$595,000	DIAGNOSTIC OUTLIER SAS 1, MODEL DEVELOPMENT EXCLUSION
5	1	032606	9104	07/24/13	\$135,000	DOR RATIO; EASEMENT OR RIGHT-OF-WAY
5	1	032606	9110	08/24/12	\$206,250	DOR RATIO; NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
5	1	032606	9144	03/20/12	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
5	1	032606	9036	09/20/11	\$435,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
5	1	032606	9019	07/26/11	\$285,000	PREVIMP<=25K
5	1	032606	9057	07/30/13	\$197,000	REAL MH
5	1	042606	9052	05/05/11	\$580,000	DIAGNOSTIC OUTLIER SAS 1, MODEL DEVELOPMENT EXCLUSION
5	1	042606	9058	07/09/13	\$575,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
5	1	042606	9075	03/20/13	\$448,000	BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHARACTERISTICS CHANGED SINCE SALE
5	1	092606	9173	06/12/13	\$599,000	OBSOLESCENCE
5	1	102606	9063	01/27/12	\$725,800	DIAGNOSTIC OUTLIER SAS 1, MODEL DEVELOPMENT EXCLUSION
5	1	102606	9158	09/05/12	\$351,545	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE
5	1	102606	9084	02/18/13	\$316,100	BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHARACTERISTICS CHANGED SINCE SALE
5	1	102606	9100	04/15/13	\$320,000	BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHARACTERISTICS CHANGED SINCE SALE
5	1	102606	9024	02/08/12	\$265,500	NON-REPRESENTATIVE SALE
5	1	112606	9006	02/12/13	\$250,088	DIAGNOSTIC OUTLIER SAS 1, MODEL DEVELOPMENT EXCLUSION
5	1	112606	9039	12/05/13	\$730,000	REAL MH
5	1	232606	9029	10/24/12	\$515,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE
5	1	429810	0450	08/16/13	\$600,000	RELOCATION - SALE TO SERVICE
5	2	082606	9226	01/27/12	\$548,386	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AUCTION SALE
5	2	082606	9053	06/21/12	\$308,000	IMP COUNT; % NET CONDITION; PREVIMP<=25K; TEAR DOWN
5	2	092606	9022	02/22/12	\$500,000	% NET CONDITION; IMP. CHARACTERISTICS CHANGED SINCE SALE
5	2	092606	9059	08/14/12	\$1,140,000	IMP COUNT; UNFINISHED AREA
5	2	092606	9059	08/11/12	\$1,140,000	IMP COUNT; UNFINISHED AREA; RELOCATION - SALE TO SERVICE; MOBILE HOME

Improved Sales Removed in This Annual Update Analysis

Area 095 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	2	102606	9117	12/12/11	\$290,000	NON-REPRESENTATIVE SALE; SHORT SALE
5	2	104120	0040	11/30/11	\$505,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
5	2	152606	9061	12/10/12	\$280,000	NON-REPRESENTATIVE SALE; SHORT SALE
5	2	152606	9032	07/25/13	\$1,148,078	UNFINISHED AREA
5	2	162606	9018	11/30/12	\$474,750	DIAGNOSTIC OUTLIER SAS 1, MODEL DEVELOPMENT EXCLUSION
5	2	162606	9154	07/25/12	\$365,000	DIAGNOSTIC OUTLIER SAS 1, MODEL DEVELOPMENT EXCLUSION
5	2	162606	9097	10/07/13	\$79,971	DOR RATIO; QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
5	2	162606	9144	07/09/13	\$625,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	2	162606	9185	02/17/12	\$275,000	NON-REPRESENTATIVE SALE
5	2	162870	0186	12/18/12	\$770,000	RELOCATION - SALE TO SERVICE
5	2	172606	9248	11/19/12	\$1,445,500	DIAGNOSTIC OUTLIER SAS 1, MODEL DEVELOPMENT EXCLUSION
5	2	172606	9134	04/30/12	\$408,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
5	2	172606	9261	04/20/12	\$498,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	2	172606	9134	07/23/12	\$400,000	NON-REPRESENTATIVE SALE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
5	2	172606	9009	08/27/12	\$590,000	OPEN SPACE DESIGNATION CONTINUED/OK'D AFTER SALE
5	2	172606	9024	03/16/11	\$1,000,000	OPEN SPACE/ IMP. CHARACTERISTICS CHANGED SINCE SALE
5	2	172606	9143	07/22/11	\$325,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	2	222606	9042	03/30/11	\$611,000	DIAGNOSTIC OUTLIER SAS 1, MODEL DEVELOPMENT EXCLUSION
5	2	222606	9049	10/01/13	\$465,600	NON-REPRESENTATIVE SALE; SHORT SALE
5	2	262606	9025	03/22/13	\$1,306,481	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
5	2	324950	0060	04/29/13	\$589,950	RELOCATION - SALE TO SERVICE
5	2	324950	0210	09/13/13	\$620,000	RELOCATION - SALE TO SERVICE
5	2	405470	0160	03/07/11	\$435,500	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
5	2	405472	0070	06/10/11	\$520,000	RELOCATION - SALE TO SERVICE
5	2	405472	0110	11/05/11	\$575,000	RELOCATION - SALE TO SERVICE
5	2	662730	0100	11/04/11	\$130,000	PREVIMP<=25K; CONTRACT OR CASH SALE; FINANCIAL INSTITUTION RESALE
5	2	714600	0070	06/02/13	\$559,000	RELOCATION - SALE TO SERVICE
5	2	757491	0930	02/23/12	\$520,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	2	757491	0400	04/08/11	\$200,000	PREVIMP<=25K
5	2	757491	0010	07/17/13	\$650,000	RELOCATION - SALE TO SERVICE

Improved Sales Removed in This Annual Update Analysis

Area 095 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	2	757491	0190	01/10/11	\$735,000	RELOCATION - SALE TO SERVICE
5	2	757491	0230	02/05/13	\$772,000	RELOCATION - SALE TO SERVICE
5	2	757491	1150	07/19/13	\$840,000	RELOCATION - SALE TO SERVICE
9	3	062410	0240	09/18/12	\$890,000	DIAGNOSTIC OUTLIER SAS 1, MODEL DEVELOPMENT EXCLUSION
9	3	062410	0370	06/25/12	\$530,000	SHORT SALE
9	3	062411	0810	07/20/11	\$817,000	DIAGNOSTIC OUTLIER SAS 1, MODEL DEVELOPMENT EXCLUSION
9	3	062411	0390	11/09/11	\$650,000	SHORT SALE
9	3	062411	0380	01/28/13	\$920,000	UNFINISHED AREA
9	3	062412	0300	05/20/13	\$955,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
9	3	062510	0181	07/19/13	\$336,000	BANKRUPTCY - RECEIVER OR TRUSTEE
9	3	062510	0170	11/21/13	\$612,052	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
9	3	062610	0030	10/24/11	\$180,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
9	3	062610	0030	11/27/12	\$400,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	3	081840	0060	08/10/12	\$590,000	DIAGNOSTIC OUTLIER SAS 1, MODEL DEVELOPMENT EXCLUSION
9	3	124310	0193	01/25/11	\$307,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	3	124350	0014	01/10/13	\$661,307	NO MARKET EXPOSURE; CORRECTION DEED; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
9	3	168581	0030	11/26/12	\$433,125	EXEMPT FROM EXCISE TAX; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
9	3	172606	9211	10/04/11	\$195,000	DIAGNOSTIC OUTLIER SAS 1, MODEL DEVELOPMENT EXCLUSION
9	3	172606	9048	04/29/13	\$415,000	IMP COUNT
9	3	202606	9031	11/16/12	\$360,000	DOR RATIO; IMP COUNT; GOVERNMENT AGENCY
9	3	202606	9028	08/06/12	\$2,528,988	IMP COUNT
9	3	202606	9008	11/28/12	\$617,500	IMP COUNT; PERS MH; OPEN SPACE/ UNFINISHED AREA
9	3	202606	9017	02/24/11	\$895,000	OBSOLESCENCE; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
9	3	212606	9094	05/30/13	\$850,000	RELOCATION - SALE TO SERVICE
9	3	212606	9111	08/09/12	\$2,733,375	UNFINISHED AREA
9	3	292606	9102	09/30/11	\$710,000	DIAGNOSTIC OUTLIER SAS 1, MODEL DEVELOPMENT EXCLUSION
9	3	292606	9111	09/19/13	\$308,000	UNFINISHED AREA; NO MARKET EXPOSURE; QCD; RELATED PARTY, FRIEND, OR NEIGHBOR
9	3	292606	9096	01/11/11	\$390,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
9	3	292606	9015	06/17/11	\$425,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
9	3	292606	9044	08/13/12	\$502,000	SHORT SALE

Improved Sales Removed in This Annual Update Analysis

Area 095 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
9	3	292606	9073	12/26/12	\$449,200	SHORT SALE
9	3	302606	9075	08/23/12	\$410,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	3	312606	9037	12/17/12	\$367,400	GOVERNMENT AGENCY
9	3	312606	9006	08/08/13	\$300,547	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
9	3	322606	9059	02/03/12	\$550,000	DIAGNOSTIC OUTLIER SAS 1, MODEL DEVELOPMENT EXCLUSION
9	3	322606	9044	07/13/12	\$481,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AUCTION SALE
9	3	322606	9059	11/10/11	\$612,500	RELOCATION - SALE TO SERVICE
9	3	332606	9030	09/08/11	\$465,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
9	3	332606	9036	02/13/12	\$430,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
9	3	405450	0350	08/09/13	\$895,000	DIAGNOSTIC OUTLIER SAS 1, MODEL DEVELOPMENT EXCLUSION
9	3	405450	0310	07/20/11	\$700,000	QUESTIONABLE PER APPRAISAL; SHORT SALE
9	3	405450	0310	09/23/11	\$700,000	SHORT SALE
9	3	405451	0010	01/24/13	\$2,025,000	DIAGNOSTIC OUTLIER SAS 1, MODEL DEVELOPMENT EXCLUSION
9	3	405451	0300	06/27/11	\$1,275,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	3	405451	0310	01/11/11	\$720,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
9	3	405452	0180	07/25/12	\$694,950	RELOCATION - SALE TO SERVICE
9	3	405453	0440	04/26/12	\$815,000	SHORT SALE
9	3	405456	0200	01/27/11	\$665,000	RELOCATION - SALE TO SERVICE; NON-REPRESENTATIVE SALE
9	3	727310	0040	10/22/13	\$525,000	DIAGNOSTIC OUTLIER SAS 1, MODEL DEVELOPMENT EXCLUSION
9	3	727310	0210	05/28/13	\$250,000	DOR RATIO; IMP COUNT; NO MARKET EXPOSURE
9	3	727310	0220	01/17/12	\$350,000	OPEN SPACE/ OPEN SPACE DESIGNATION CONTINUED/OK'D AFTER SALE
9	3	770196	0500	08/04/11	\$610,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	3	770199	0350	07/12/13	\$1,050,000	RELOCATION - SALE TO SERVICE
9	3	770199	0570	05/04/12	\$704,400	RELOCATION - SALE TO SERVICE
9	3	805350	0282	03/28/13	\$222,000	DIAGNOSTIC OUTLIER SAS 1, MODEL DEVELOPMENT EXCLUSION
9	3	805350	0041	01/26/12	\$153,000	REAL MH; PREVIMP<=25K; MOBILE HOME; FINANCIAL INSTITUTION RESALE
10	0	868221	0070	10/12/11	\$875,000	FORCED SALE; EXEMPT FROM EXCISE TAX
10	0	868221	0440	05/09/12	\$612,500	NON-REPRESENTATIVE SALE
10	0	868226	1080	02/21/11	\$177,500	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
10	0	868226	0460	05/26/11	\$311,000	NON-REPRESENTATIVE SALE

Improved Sales Removed in This Annual Update Analysis

Area 095 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
10	0	868226	0140	12/18/13	\$688,700	PREVIMP<=25K
10	0	868226	0550	02/09/12	\$320,000	SHORT SALE
10	0	868228	1920	12/08/11	\$327,500	DIAGNOSTIC OUTLIER SAS 1, MODEL DEVELOPMENT EXCLUSION
10	0	868228	0880	01/26/11	\$616,500	RELOCATION - SALE TO SERVICE
10	0	868228	0560	06/06/12	\$435,000	SHORT SALE
10	0	868229	0400	05/07/12	\$385,000	DIAGNOSTIC OUTLIER SAS 1, MODEL DEVELOPMENT EXCLUSION
10	0	868229	0500	04/20/11	\$577,500	RELOCATION - SALE TO SERVICE
10	0	868230	0080	08/23/13	\$723,394	DIAGNOSTIC OUTLIER SAS 1, MODEL DEVELOPMENT EXCLUSION
10	0	868230	1270	02/20/13	\$340,070	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
10	0	868231	0590	11/07/13	\$553,377	DIAGNOSTIC OUTLIER SAS 2, MODEL DEVELOPMENT EXCLUSION
10	0	868232	0660	11/29/11	\$366,449	DIAGNOSTIC OUTLIER SAS 1, MODEL DEVELOPMENT EXCLUSION
10	0	868232	1210	07/22/13	\$444,453	DIAGNOSTIC OUTLIER SAS 1, MODEL DEVELOPMENT EXCLUSION
10	0	868232	1260	12/13/12	\$439,898	DIAGNOSTIC OUTLIER SAS 1, MODEL DEVELOPMENT EXCLUSION
10	0	868232	1270	12/13/12	\$410,244	DIAGNOSTIC OUTLIER SAS 1, MODEL DEVELOPMENT EXCLUSION
10	0	868232	0450	12/18/13	\$990,662	ACTIVE PERMIT BEFORE SALE>25K; PREVIMP<=25K;
10	0	868232	0650	08/15/13	\$479,818	NO MARKET EXPOSURE
10	0	868232	1220	08/21/13	\$627,567	PREVIMP<=25K;
10	0	868233	0120	12/23/13	\$592,386	PREVIMP<=25K;
10	1	868223	1010	03/25/11	\$294,900	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
10	1	868226	0360	01/24/12	\$260,000	DIAGNOSTIC OUTLIER SAS 1, MODEL DEVELOPMENT EXCLUSION
10	1	868226	1970	08/06/12	\$272,000	DIAGNOSTIC OUTLIER SAS 1, MODEL DEVELOPMENT EXCLUSION
10	1	868226	2380	04/03/12	\$260,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE
10	1	868228	0780	11/26/13	\$384,406	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
10	1	868229	0130	07/24/12	\$315,000	AFFORDABLE HOUSING SALES
10	1	868229	0160	08/23/11	\$277,000	AFFORDABLE HOUSING SALES
10	1	868229	0200	03/08/12	\$256,000	AFFORDABLE HOUSING SALES
10	1	868229	2110	09/11/12	\$295,000	AFFORDABLE HOUSING SALES
10	1	868229	0040	07/21/11	\$250,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; AFFORDABLE HOUSING SALES
10	1	868229	1090	02/09/11	\$299,900	GOVERNMENT AGENCY; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
10	1	868229	2170	08/10/12	\$276,000	NON-REPRESENTATIVE SALE

Improved Sales Removed in This Annual Update Analysis

Area 095 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
10	1	868229	1870	07/07/11	\$288,000	SHORT SALE
10	1	868229	2180	04/04/12	\$260,000	SHORT SALE
10	1	868230	0500	07/31/12	\$251,500	AFFORDABLE HOUSING SALES
10	1	868230	1430	07/26/12	\$250,000	AFFORDABLE HOUSING SALES
10	1	868230	2070	04/10/12	\$265,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
10	1	868230	1310	10/14/11	\$299,900	GOVERNMENT AGENCY; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
10	1	868230	1410	12/24/13	\$294,000	NO MARKET EXPOSURE
10	1	868230	1410	01/28/11	\$294,000	NO MARKET EXPOSURE; AFFORDABLE HOUSING SALES
10	1	868230	2040	04/13/11	\$272,125	NON-REPRESENTATIVE SALE
10	1	868230	2070	01/09/12	\$373,341	QUESTIONABLE PER APPRAISAL; GOVERNMENT AGENCY; AND OTHER WARNINGS
10	1	868232	0050	08/04/11	\$334,000	NON-REPRESENTATIVE SALE

Vacant Sales Used in this Annual Update Analysis

Area 095

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
5	1	032606	9057	10/23/13	\$310,000	43,560	N	N
5	1	032606	9126	08/10/12	\$160,000	216,493	N	N
5	1	042606	9002	12/26/12	\$280,000	217,837	N	N
5	1	112606	9043	04/03/13	\$165,000	304,048	Y	N
5	2	172606	9050	11/04/13	\$200,000	67,953	N	N
5	2	172606	9250	09/27/11	\$83,000	57,063	N	N
5	2	222606	9017	11/04/13	\$220,000	113,256	N	N
5	3	262606	9039	06/03/13	\$302,500	436,507	N	N
9	3	062610	0005	12/17/12	\$261,000	134,039	N	N
9	3	124350	0012	08/19/13	\$225,000	90,169	N	N
9	3	202606	9077	07/09/12	\$271,750	353,271	N	N
9	3	292606	9072	05/24/11	\$55,000	71,002	N	N
9	3	322606	9064	06/08/11	\$180,000	127,591	N	N
9	3	405456	0350	04/22/11	\$250,000	76,230	N	N

Vacant Sales Removed in this Annual Update Analysis Area 095

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	2	554780	0060	06/06/13	\$12,000	NO MARKET EXPOSURE;
9	3	124350	0012	08/10/12	\$182,273	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX

Mobile Home Sales Used in this Annual Update Analysis Area 095

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Living Area	Class	Year Built	Cond	Lot Size	View	Situs Address
5	1	102606	9160	05/21/13	\$201,000	\$201,000	1,232	4	1987	6	105,415	N	23519 NE 180TH PL
5	2	092606	9034	08/24/12	\$150,000	\$150,000	1,344	3	1979	4	63,597	N	22210 NE 170TH PL
5	2	112606	9044	12/01/11	\$410,000	\$410,000	1,792	3	1982	4	467,398	Y	16808 246TH AVE NE
9	3	312606	9112	06/27/11	\$168,000	\$168,000	924	1	1980	3	77,536	N	11026 AVONDALE RD NE

Mobile Home Sales Removed in this Annual Update Analysis Area 095

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	1	092606	9112	11/01/12	\$600,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARACTERISTICS CHANGED SINCE SALE
5	2	152606	9090	09/05/13	\$229,000	NO MARKET EXPOSURE
5	2	152606	9035	06/22/11	\$275,000	TEAR DOWN

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:

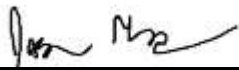
- The statements of fact contained in this report are true and correct
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present 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 service regarding the subject area performed by me within the prior three years, as an appraiser or in any other capacity is listed below:

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

- Annual Update Model Development and Report Preparation
- Data Collection
- Sales Verification



Appraiser II

6/25/2014

Date