

Residential Revalue

2012 Assessment Roll

West Shoreline

Area 1

King County Department of Assessments

Seattle, Washington



King County

Department of Assessments

Accounting Division

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Lloyd Hara
Assessor

Dear Property Owners:

Property assessments for the 2012 assessment year are being completed by my staff throughout the year and change of value notices are being mailed as neighborhoods are completed. We value property at fee simple, reflecting property at its highest and best use and following the requirement of RCW 84.40.030 to appraise property at true and fair value.

We have worked hard to implement your suggestions to place more information in an e-Environment to meet your needs for timely and accurate information. The following report summarizes the results of the 2012 assessment for this area. (See map within report). It is meant to provide you with helpful background information about the process used and basis for property assessments in your area.

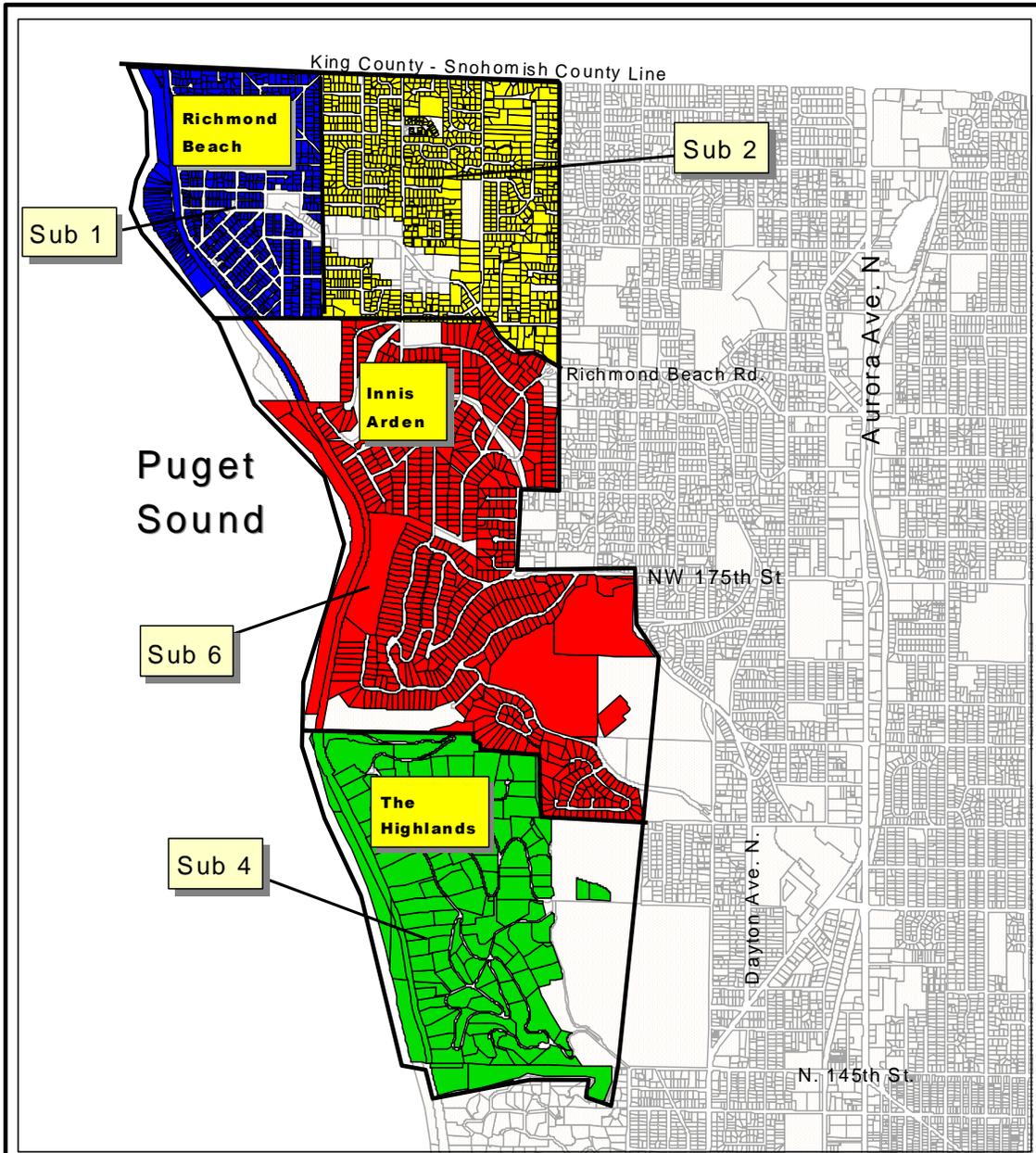
Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you. Assessment Standards information is available on the Assessor's website at:

<http://www.kingcounty.gov/Assessor/Reports/AreaReports/~media/Assessor/AreaReports/AppraisalStandard.aspx>

Please feel welcome to call my staff if you have questions about the property assessment process and how it relates to your property.

Sincerely,

Lloyd Hara
Assessor



Area 1 Subareas

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.



0 0.1 0.2 0.3 0.4 Miles

Department of Assessments



King County

West Shoreline

Housing



Grade 6/ Year Built 1925/ Total Living Area 770



Grade 7/ Year Built 1967/ Total Living Area 1,630



Grade 8/ Year Built 1968/ Total Living Area 2,000



Grade 9/ Year Built 2008/ Total Living Area 2,590



Grade 10/ Year Built 2002/ Total Living Area 4,670



Grade 11/ Year Built 1931/ Total Living Area 7,520

Glossary for Improved Sales

Condition: Relative to Age and Grade

| | |
|--------------|---|
| 1= Poor | Many repairs needed. Showing serious deterioration |
| 2= Fair | Some repairs needed immediately. Much deferred maintenance. |
| 3= Average | Depending upon age of improvement; normal amount of upkeep for the age of the home. |
| 4= Good | Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain |
| 5= Very Good | Excellent maintenance and updating on home. Not a total renovation. |

Residential Building Grades

| | |
|--------------|--|
| Grades 1 - 3 | Falls short of minimum building standards. Normally cabin or inferior structure. |
| Grade 4 | Generally older low quality construction. Does not meet code. |
| Grade 5 | Lower construction costs and workmanship. Small, simple design. |
| Grade 6 | Lowest grade currently meeting building codes. Low quality materials, simple designs. |
| Grade 7 | Average grade of construction and design. Commonly seen in plats and older subdivisions. |
| Grade 8 | Just above average in construction and design. Usually better materials in both the exterior and interior finishes. |
| Grade 9 | Better architectural design, with extra exterior and interior design and quality. |
| Grade 10 | Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage. |
| Grade 11 | Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options. |
| Grade 12 | Custom design and excellent builders. All materials are of the highest quality and all conveniences are present. |
| Grade 13 | Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries. |

Summary
Characteristics-Based Market Adjustment for 2012 Assessment Roll

Area Name / Number: West Shoreline / 1
Number of Improved Sales: 181
Range of Sale Dates: 1/1/2009 – 1/1/2012

| Sales – Average Improved Valuation Change Summary | | | | | | |
|--|-------------|-------------|--------------|--------------------|--------------|------------|
| | Land | Imps | Total | Sale Price* | Ratio | COD |
| 2011 Value | \$317,300 | \$279,200 | \$596,500 | | | |
| 2012 Value | \$317,300 | \$279,200 | \$596,500 | \$656,900 | 90.8% | 11.34% |
| Change | \$0 | \$0 | \$0 | | | |
| % Change | 0.0% | 0.0% | 0.0% | | | |

*Sales are time adjusted to 1/1/2012.

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. 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 that 20%.

In the face of smaller overall sales volume, an unstable real property market and an increasing number of financial institution re-sales, the resulting COD meets or exceeds the industry assessment standards.

| Population - Improved Parcel Summary: | | | |
|--|-------------|-------------|--------------|
| | Land | Imps | Total |
| 2011 Value | \$312,700 | \$238,200 | \$550,900 |
| 2012 Value | \$312,700 | \$238,200 | \$550,900 |
| Percent Change | 0.0% | 0.0% | 0.0% |

Number of one to three unit residences in the population: 2,395

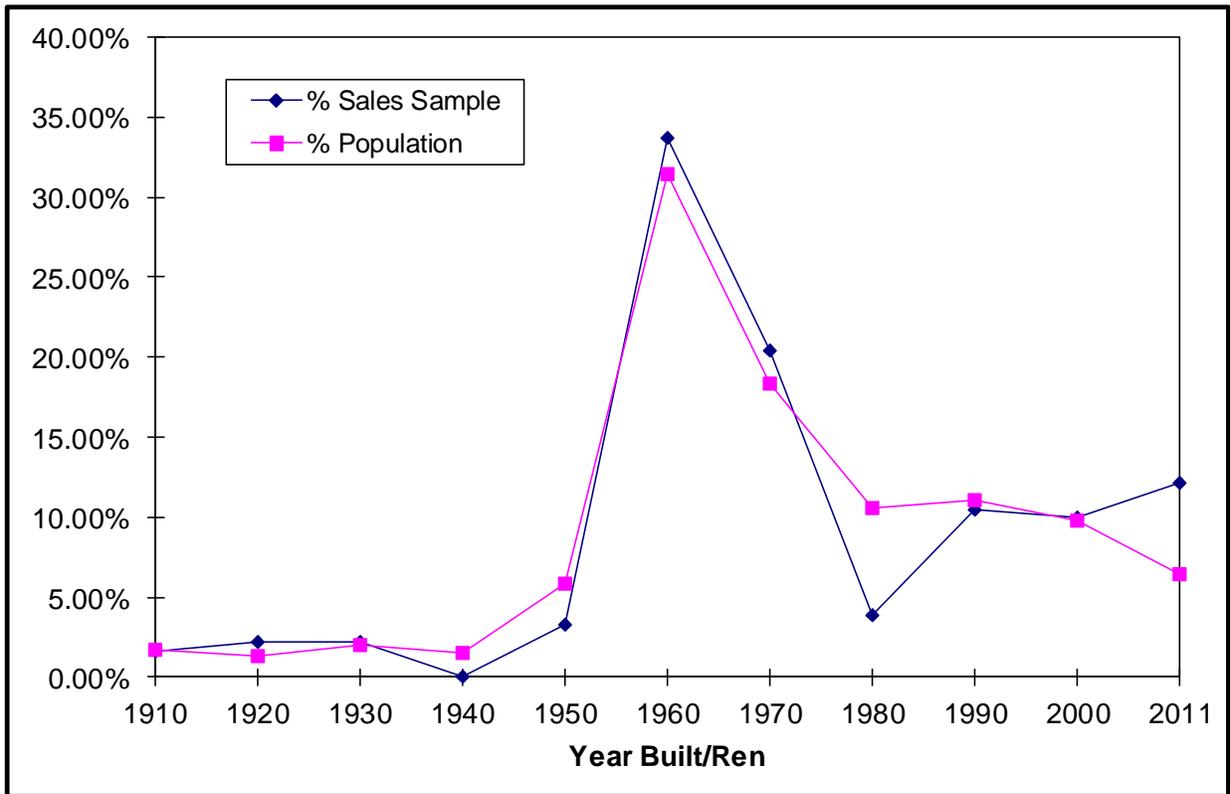
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that no further adjustment was necessary.

Appr II Sr. Appraiser Division Director Assessor Date

Sales Sample Representation of Population - Year Built / Renovated

| Sales Sample | | |
|---------------------|-----------|----------------|
| Year Built/Ren | Frequency | % Sales Sample |
| 1910 | 3 | 1.66% |
| 1920 | 4 | 2.21% |
| 1930 | 4 | 2.21% |
| 1940 | 0 | 0.00% |
| 1950 | 6 | 3.31% |
| 1960 | 61 | 33.70% |
| 1970 | 37 | 20.44% |
| 1980 | 7 | 3.87% |
| 1990 | 19 | 10.50% |
| 2000 | 18 | 9.94% |
| 2011 | 22 | 12.15% |
| | 181 | |

| Population | | |
|-------------------|-----------|--------------|
| Year Built/Ren | Frequency | % Population |
| 1910 | 41 | 1.71% |
| 1920 | 31 | 1.29% |
| 1930 | 48 | 2.00% |
| 1940 | 36 | 1.50% |
| 1950 | 140 | 5.85% |
| 1960 | 754 | 31.48% |
| 1970 | 440 | 18.37% |
| 1980 | 253 | 10.56% |
| 1990 | 264 | 11.02% |
| 2000 | 235 | 9.81% |
| 2011 | 153 | 6.39% |
| | 2395 | |

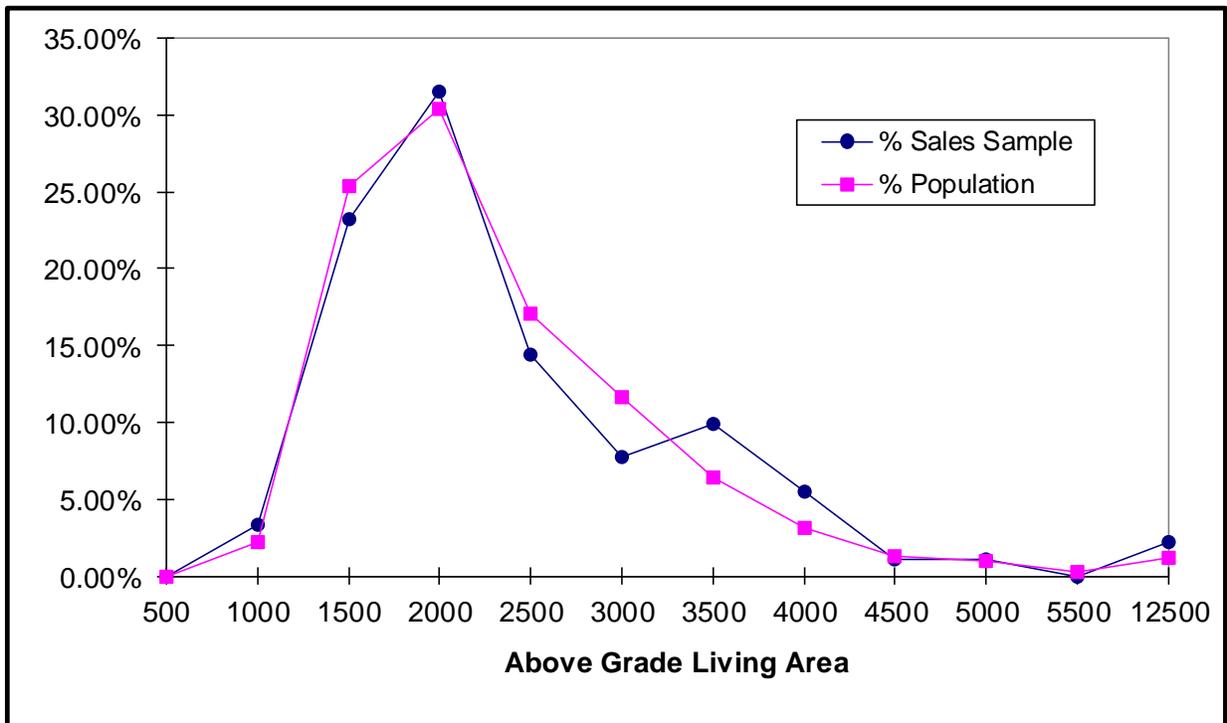


The sales sample frequency distribution follows the population distribution fairly closely with regard to Year Built/Renovated. This distribution is adequate for both accurate analysis and appraisals.

Sales Sample Representation of Population - Above Grade Living Area

| Sales Sample | | |
|---------------------|------------|----------------|
| AGLA | Frequency | % Sales Sample |
| 500 | 0 | 0.00% |
| 1000 | 6 | 3.31% |
| 1500 | 42 | 23.20% |
| 2000 | 57 | 31.49% |
| 2500 | 26 | 14.36% |
| 3000 | 14 | 7.73% |
| 3500 | 18 | 9.94% |
| 4000 | 10 | 5.52% |
| 4500 | 2 | 1.10% |
| 5000 | 2 | 1.10% |
| 5500 | 0 | 0.00% |
| 12500 | 4 | 2.21% |
| | 181 | |

| Population | | |
|-------------------|-------------|--------------|
| AGLA | Frequency | % Population |
| 500 | 0 | 0.00% |
| 1000 | 52 | 2.17% |
| 1500 | 608 | 25.39% |
| 2000 | 728 | 30.40% |
| 2500 | 409 | 17.08% |
| 3000 | 278 | 11.61% |
| 3500 | 153 | 6.39% |
| 4000 | 75 | 3.13% |
| 4500 | 32 | 1.34% |
| 5000 | 24 | 1.00% |
| 5500 | 7 | 0.29% |
| 12500 | 29 | 1.21% |
| | 2395 | |

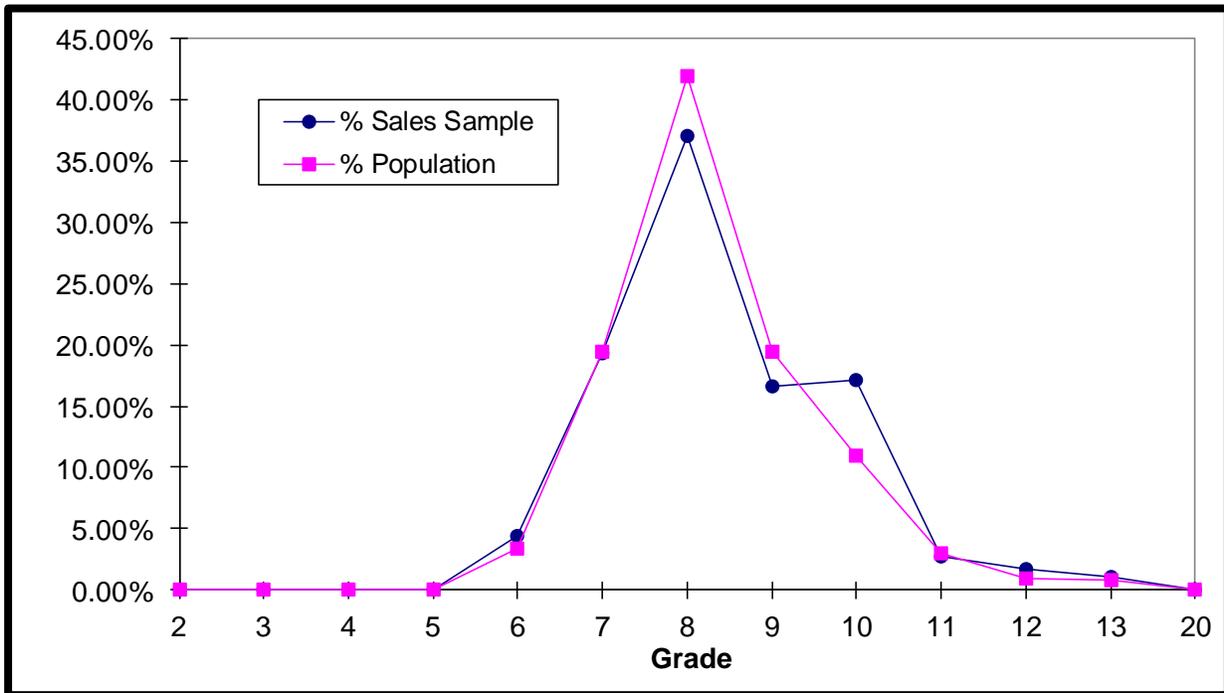


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

| Sales Sample | | |
|--------------|-----------|----------------|
| Grade | Frequency | % Sales Sample |
| 2 | 0 | 0.00% |
| 3 | 0 | 0.00% |
| 4 | 0 | 0.00% |
| 5 | 0 | 0.00% |
| 6 | 8 | 4.42% |
| 7 | 35 | 19.34% |
| 8 | 67 | 37.02% |
| 9 | 30 | 16.57% |
| 10 | 31 | 17.13% |
| 11 | 5 | 2.76% |
| 12 | 3 | 1.66% |
| 13 | 2 | 1.10% |
| 20 | 0 | 0.00% |
| | 181 | |

| Population | | |
|------------|-----------|--------------|
| Grade | Frequency | % Population |
| 2 | 0 | 0.00% |
| 3 | 0 | 0.00% |
| 4 | 0 | 0.00% |
| 5 | 1 | 0.04% |
| 6 | 81 | 3.38% |
| 7 | 467 | 19.50% |
| 8 | 1003 | 41.88% |
| 9 | 465 | 19.42% |
| 10 | 264 | 11.02% |
| 11 | 72 | 3.01% |
| 12 | 23 | 0.96% |
| 13 | 18 | 0.75% |
| 20 | 1 | 0.04% |
| | 2395 | |



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

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. New construction where less than a 100% complete house was assessed for 2011
4. Existing residences where the data for 2011 is significantly different than the data for 2012 due to remodeling
5. Parcels with improvement values, but no characteristics
6. Parcels with either land or improvement values of \$25,000 or less posted for the 2011 Assessment Roll
7. Short sales, financial institution re-sales and foreclosure sales verified or appearing to be not at market
8. 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

Analysis indicates land values are at or below current market levels as of 1/1/2012. No additional adjustment to land value is required.

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 no further adjustment was necessary.

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 181 useable residential sales in the area.

Sales used in the valuation model were time adjusted to January 1, 2012. The chosen adjustment model was developed using multiple regression. An explanatory adjustment table is included in this report.

Mobile Home Update

There were no mobile homes in this area.

Results

The resulting assessment level is 90.8%. 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 2012 assessment year (taxes payable in 2013) results in an average total change from the 2011 assessments of 0.0%. This no change 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, Assessor's "field" maps, Revalue Plan, separate studies, and statutes.

Area 1 Adjustments

2012 Total Value = 2011 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of 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.

Standard Area Adjustment

0.00%

Comments :

No adjustments required.

Area 1 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, 2012**.

For example, a sale of \$525,000 which occurred on August 1, 2010 would be adjusted by the time trend factor of 0.940, resulting in an adjusted value of \$494,000 ($\$525,000 \times .940 = \$493,500$ – rounded to the nearest \$1,000).

| Market Adjustment to 1/1/2012 | | |
|--------------------------------------|---------------------------------|--------------------|
| Sale Date | Downward Adjustment (Factor) | Equivalent Percent |
| 1/1/2009 | 0.873 | -12.7% |
| 2/1/2009 | 0.877 | -12.3% |
| 3/1/2009 | 0.880 | -12.0% |
| 4/1/2009 | 0.884 | -11.6% |
| 5/1/2009 | 0.887 | -11.3% |
| 6/1/2009 | 0.891 | -10.9% |
| 7/1/2009 | 0.894 | -10.6% |
| 8/1/2009 | 0.898 | -10.2% |
| 9/1/2009 | 0.901 | -9.9% |
| 10/1/2009 | 0.905 | -9.5% |
| 11/1/2009 | 0.908 | -9.2% |
| 12/1/2009 | 0.912 | -8.8% |
| 1/1/2010 | 0.916 | -8.4% |
| 2/1/2010 | 0.919 | -8.1% |
| 3/1/2010 | 0.922 | -7.8% |
| 4/1/2010 | 0.926 | -7.4% |
| 5/1/2010 | 0.929 | -7.1% |
| 6/1/2010 | 0.933 | -6.7% |
| 7/1/2010 | 0.936 | -6.4% |
| 8/1/2010 | 0.940 | -6.0% |
| 9/1/2010 | 0.944 | -5.6% |
| 10/1/2010 | 0.947 | -5.3% |
| 11/1/2010 | 0.951 | -4.9% |
| 12/1/2010 | 0.954 | -4.6% |
| 1/1/2011 | 0.958 | -4.2% |
| 2/1/2011 | 0.961 | -3.9% |
| 3/1/2011 | 0.965 | -3.5% |
| 4/1/2011 | 0.968 | -3.2% |
| 5/1/2011 | 0.972 | -2.8% |
| 6/1/2011 | 0.975 | -2.5% |
| 7/1/2011 | 0.979 | -2.1% |
| 8/1/2011 | 0.982 | -1.8% |
| 9/1/2011 | 0.986 | -1.4% |
| 10/1/2011 | 0.989 | -1.1% |
| 11/1/2011 | 0.993 | -0.7% |
| 12/1/2011 | 0.996 | -0.4% |
| 1/1/2012 | 1.000 | 0.0% |

Improved Sales Used in this Annual Update Analysis
Area 1
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Adj Sale Price | Above Grade Living | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|-----------------|-------|----------|------|-------------|-------------------|
| 1 | 727710 | 0616 | 7/13/11 | \$305,000 | \$299,000 | 820 | 6 | 1960 | Avg | 6840 | Y | N | 2534 NW 194TH PL |
| 1 | 728490 | 0815 | 11/29/10 | \$297,500 | \$284,000 | 840 | 6 | 1961 | Avg | 6221 | N | N | 2021 NW 195TH ST |
| 1 | 727810 | 0615 | 12/1/09 | \$350,000 | \$319,000 | 880 | 6 | 1959 | Good | 3150 | Y | N | 19501 26TH AVE NW |
| 1 | 728030 | 0220 | 9/21/09 | \$310,000 | \$280,000 | 880 | 6 | 1907 | Good | 7540 | Y | N | 20240 21ST AVE NW |
| 1 | 728030 | 0135 | 9/3/10 | \$325,000 | \$307,000 | 890 | 6 | 1946 | Avg | 15600 | N | N | 20130 23RD AVE NW |
| 1 | 727810 | 0700 | 4/7/11 | \$300,000 | \$291,000 | 940 | 6 | 1912 | Good | 4680 | Y | N | 2536 NW 194TH PL |
| 1 | 727710 | 0680 | 7/7/10 | \$486,000 | \$455,000 | 1090 | 7 | 1955 | Avg | 7200 | Y | N | 19320 25TH AVE NW |
| 1 | 727710 | 0701 | 5/12/10 | \$520,000 | \$484,000 | 1200 | 7 | 1956 | VGood | 9700 | Y | N | 2329 NW 194TH PL |
| 1 | 022603 | 9226 | 5/11/11 | \$315,000 | \$306,000 | 1200 | 7 | 1903 | Avg | 7776 | Y | N | 2330 NW 199TH ST |
| 1 | 728030 | 0076 | 3/29/10 | \$471,000 | \$436,000 | 1260 | 7 | 1954 | Good | 6627 | Y | N | 20220 21ST PL NW |
| 1 | 022603 | 9264 | 8/10/10 | \$442,500 | \$416,000 | 1260 | 7 | 1963 | Good | 7750 | Y | N | 2002 NW 199TH ST |
| 1 | 728490 | 0130 | 5/6/09 | \$504,000 | \$447,000 | 1470 | 7 | 1917 | Good | 7200 | Y | N | 2508 NW 192ND PL |
| 1 | 727710 | 0045 | 3/11/10 | \$285,000 | \$263,000 | 1500 | 7 | 1962 | Avg | 7680 | N | N | 2402 NW 197TH ST |
| 1 | 727710 | 0045 | 3/3/11 | \$295,000 | \$285,000 | 1500 | 7 | 1962 | Avg | 7680 | N | N | 2402 NW 197TH ST |
| 1 | 727710 | 0156 | 3/3/09 | \$584,000 | \$514,000 | 1660 | 7 | 1928 | Good | 7200 | Y | N | 19620 24TH AVE NW |
| 1 | 727710 | 0075 | 2/1/10 | \$630,000 | \$579,000 | 2050 | 7 | 1906 | Good | 16320 | Y | N | 19708 26TH AVE NW |
| 1 | 022603 | 9014 | 3/25/10 | \$420,000 | \$389,000 | 1350 | 8 | 1960 | Avg | 11287 | Y | N | 2312 NW 199TH ST |
| 1 | 728030 | 0361 | 8/13/10 | \$511,000 | \$481,000 | 1390 | 8 | 1963 | Good | 7800 | Y | N | 20215 23RD AVE NW |
| 1 | 728030 | 0196 | 2/4/11 | \$429,000 | \$413,000 | 1400 | 8 | 1965 | Good | 7750 | N | N | 2010 NW 204TH ST |
| 1 | 728030 | 0505 | 4/12/11 | \$446,800 | \$433,000 | 1400 | 8 | 1957 | Good | 12488 | Y | N | 19905 24TH AVE NW |
| 1 | 727870 | 0142 | 9/8/10 | \$479,000 | \$452,000 | 1450 | 8 | 1973 | Avg | 8833 | N | N | 19507 21ST PL NW |
| 1 | 728030 | 0510 | 12/21/10 | \$309,000 | \$296,000 | 1520 | 8 | 1956 | Avg | 12488 | Y | N | 19915 24TH AVE NW |
| 1 | 022603 | 9208 | 5/10/09 | \$460,000 | \$409,000 | 1550 | 8 | 1956 | Avg | 12062 | Y | N | 20109 24TH AVE NW |
| 1 | 727870 | 0070 | 11/19/09 | \$519,000 | \$473,000 | 1560 | 8 | 1964 | Avg | 6474 | Y | N | 2148 NW 197TH ST |

**Improved Sales Used in this Annual Update Analysis
Area 1
(1 to 3 Unit Residences)**

| Sub Area | Major | Minor | Sale Date | Sale Price | Adj Sale Price | Above Grade Living | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|--------|-------|-----------|-------------|----------------|--------------------|-----------|-----------------|-------|----------|------|-------------|----------------------------|
| 1 | 022603 | 9009 | 3/23/11 | \$425,000 | \$411,000 | 1580 | 8 | 1957 | Good | 10973 | Y | N | 2018 NW 199TH ST |
| 1 | 727810 | 0050 | 12/21/09 | \$479,000 | \$438,000 | 1600 | 8 | 1966 | Avg | 7200 | Y | N | 2617 NW 198TH ST |
| 1 | 022603 | 9259 | 10/6/11 | \$400,000 | \$396,000 | 1610 | 8 | 1962 | Avg | 7176 | Y | N | 2325 NW 199TH ST |
| 1 | 728030 | 0377 | 11/30/09 | \$525,000 | \$479,000 | 1640 | 8 | 1966 | Good | 11100 | Y | N | 2311 NW 204TH ST |
| 1 | 022603 | 9187 | 12/27/10 | \$712,000 | \$682,000 | 1670 | 8 | 1955 | Good | 10593 | Y | N | 20420 RICHMOND BEACH DR NW |
| 1 | 115880 | 0040 | 6/18/09 | \$530,000 | \$473,000 | 1700 | 8 | 1969 | Good | 7215 | Y | N | 20228 23RD PL NW |
| 1 | 728030 | 0021 | 12/8/10 | \$700,000 | \$668,000 | 1750 | 8 | 1965 | Good | 13810 | Y | N | 20200 21ST PL NW |
| 1 | 727710 | 0316 | 10/15/10 | \$603,500 | \$573,000 | 1750 | 8 | 1993 | Avg | 7800 | Y | N | 2437 NW 196TH ST |
| 1 | 728030 | 0336 | 6/8/10 | \$610,000 | \$570,000 | 1760 | 8 | 1971 | Avg | 12402 | Y | N | 2317 NW 201ST ST |
| 1 | 727810 | 0340 | 8/12/10 | \$925,000 | \$871,000 | 1770 | 8 | 1993 | Good | 14026 | Y | Y | 19535 27TH AVE NW |
| 1 | 728030 | 0183 | 5/16/11 | \$684,000 | \$666,000 | 2230 | 8 | 2002 | Avg | 5914 | Y | N | 2124 NW 204TH ST |
| 1 | 727710 | 0290 | 2/11/11 | \$779,000 | \$750,000 | 2430 | 8 | 2008 | Avg | 7200 | Y | N | 2426 NW 196TH ST |
| 1 | 022603 | 9024 | 7/15/10 | \$560,000 | \$525,000 | 2540 | 8 | 1964 | VGood | 9330 | Y | N | 19739 20TH AVE NW |
| 1 | 738550 | 0060 | 11/4/10 | \$500,000 | \$476,000 | 1820 | 9 | 1962 | Avg | 24461 | Y | N | 2508 NW 202ND ST |
| 1 | 715420 | 0060 | 7/27/09 | \$737,000 | \$661,000 | 1950 | 9 | 1982 | Good | 8242 | Y | N | 20207 21ST PL NW |
| 1 | 727710 | 0027 | 6/12/09 | \$851,000 | \$759,000 | 2400 | 9 | 1997 | Avg | 4800 | Y | N | 2419 NW 198TH ST |
| 1 | 022603 | 9373 | 6/17/10 | \$760,000 | \$710,000 | 3630 | 9 | 2004 | Avg | 7210 | Y | N | 2022 NW 199TH ST |
| 1 | 022603 | 9373 | 10/13/11 | \$693,000 | \$687,000 | 3630 | 9 | 2004 | Avg | 7210 | Y | N | 2022 NW 199TH ST |
| 1 | 727810 | 0370 | 3/12/09 | \$1,300,000 | \$1,146,000 | 2270 | 10 | 1997 | Avg | 17124 | Y | Y | 19557 27TH AVE NE |
| 1 | 728490 | 0420 | 5/18/11 | \$1,148,500 | \$1,118,000 | 2540 | 10 | 2001 | Avg | 5010 | Y | N | 19341 22ND AVE NW |
| 1 | 727710 | 0197 | 1/12/11 | \$770,000 | \$738,000 | 2550 | 10 | 1989 | Avg | 7200 | Y | N | 2314 NW 196TH ST |
| 1 | 815530 | 0020 | 6/1/11 | \$850,000 | \$829,000 | 2610 | 10 | 1993 | Avg | 6999 | Y | N | 2644 NW 204TH ST |
| 1 | 727810 | 0225 | 5/24/11 | \$1,025,000 | \$999,000 | 3350 | 10 | 2006 | Avg | 7200 | Y | N | 2611 NW 197TH ST |
| 1 | 727710 | 0225 | 7/10/09 | \$1,500,000 | \$1,343,000 | 3410 | 10 | 2005 | Avg | 7200 | Y | N | 2445 NW 197TH ST |
| 1 | 727710 | 0225 | 2/5/10 | \$1,400,000 | \$1,287,000 | 3410 | 10 | 2005 | Avg | 7200 | Y | N | 2445 NW 197TH ST |
| 1 | 728490 | 0225 | 6/18/09 | \$900,000 | \$803,000 | 3420 | 10 | 2007 | Avg | 7200 | Y | N | 2536 NW 191ST PL |

Improved Sales Used in this Annual Update Analysis
Area 1
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Adj Sale Price | Above Grade Living | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|--------|-------|-----------|-------------|----------------|--------------------|-----------|-----------------|-------|----------|------|-------------|-------------------|
| 1 | 728490 | 0220 | 7/21/11 | \$955,000 | \$937,000 | 3480 | 10 | 2007 | Avg | 7200 | Y | N | 2530 NW 191ST PL |
| 1 | 728490 | 0562 | 12/15/10 | \$1,080,000 | \$1,032,000 | 3620 | 10 | 2005 | Avg | 7680 | Y | N | 19019 21ST AVE NW |
| 1 | 728030 | 0351 | 7/13/09 | \$1,065,000 | \$954,000 | 3650 | 10 | 2008 | Avg | 13650 | Y | N | 20121 23RD AVE NW |
| 1 | 728490 | 0245 | 8/8/11 | \$850,000 | \$836,000 | 3650 | 10 | 1993 | Avg | 7200 | Y | N | 2535 NW 191ST PL |
| 1 | 728490 | 0230 | 8/3/11 | \$1,100,000 | \$1,081,000 | 3580 | 11 | 2007 | Avg | 7200 | Y | N | 2542 NW 191ST PL |
| 1 | 728490 | 0230 | 8/1/11 | \$1,100,000 | \$1,081,000 | 3580 | 11 | 2007 | Avg | 7200 | Y | N | 2542 NW 191ST PL |
| 2 | 761870 | 0090 | 4/29/09 | \$315,000 | \$279,000 | 1070 | 6 | 1983 | Good | 10166 | Y | N | 19071 11TH AVE NW |
| 2 | 664990 | 0220 | 11/22/11 | \$251,500 | \$250,000 | 1210 | 6 | 1941 | Avg | 10340 | N | N | 19815 8TH AVE NW |
| 2 | 012603 | 9283 | 5/31/11 | \$222,500 | \$217,000 | 1190 | 7 | 1952 | Avg | 7686 | N | N | 19440 15TH AVE NW |
| 2 | 012603 | 9028 | 3/17/10 | \$329,600 | \$305,000 | 1200 | 7 | 1962 | Good | 9790 | N | N | 1240 NW 195TH ST |
| 2 | 022603 | 9217 | 7/21/11 | \$293,000 | \$287,000 | 1260 | 7 | 1958 | Avg | 7610 | N | N | 20136 17TH AVE NW |
| 2 | 189190 | 0030 | 9/13/10 | \$419,000 | \$396,000 | 1270 | 7 | 1964 | Avg | 7555 | N | N | 19835 19TH AVE NW |
| 2 | 012603 | 9472 | 9/22/11 | \$377,900 | \$373,000 | 1270 | 7 | 1962 | Avg | 10135 | N | N | 19508 14TH AVE NW |
| 2 | 189190 | 0030 | 8/10/09 | \$302,000 | \$271,000 | 1270 | 7 | 1964 | Avg | 7555 | N | N | 19835 19TH AVE NW |
| 2 | 729170 | 0025 | 12/4/09 | \$349,000 | \$318,000 | 1280 | 7 | 1955 | Good | 9047 | N | N | 1824 NW 197TH ST |
| 2 | 275950 | 0095 | 6/28/10 | \$335,000 | \$314,000 | 1360 | 7 | 1958 | Good | 8272 | N | N | 19833 18TH AVE NW |
| 2 | 012603 | 9454 | 7/15/09 | \$325,000 | \$291,000 | 1530 | 7 | 2008 | Avg | 1504 | N | N | 19224 15TH AVE NW |
| 2 | 012603 | 9687 | 7/21/09 | \$325,000 | \$291,000 | 1530 | 7 | 2008 | Avg | 1813 | N | N | 19226 15TH AVE NW |
| 2 | 012603 | 9206 | 3/24/10 | \$345,000 | \$319,000 | 1530 | 7 | 1959 | Avg | 9800 | N | N | 1283 NW 191ST ST |
| 2 | 012603 | 9332 | 6/23/09 | \$410,000 | \$366,000 | 1540 | 7 | 1958 | Avg | 11070 | N | N | 1425 NW 195TH ST |
| 2 | 012603 | 9665 | 9/18/09 | \$370,000 | \$334,000 | 1560 | 7 | 1999 | Avg | 5208 | N | N | 800 NW 195TH ST |
| 2 | 022603 | 9318 | 7/20/10 | \$399,000 | \$375,000 | 1630 | 7 | 1953 | VGood | 7906 | N | N | 19709 15TH AVE NW |
| 2 | 550010 | 0070 | 11/23/10 | \$294,000 | \$280,000 | 1630 | 7 | 1965 | Avg | 7875 | N | N | 20410 14TH AVE NW |
| 2 | 311110 | 0065 | 6/16/09 | \$385,000 | \$344,000 | 1700 | 7 | 1955 | Good | 7474 | N | N | 1843 NW 201ST ST |
| 2 | 022603 | 9293 | 9/24/09 | \$384,000 | \$347,000 | 1730 | 7 | 1968 | Avg | 8330 | N | N | 1717 NW 200TH LN |
| 2 | 729170 | 0055 | 12/1/09 | \$313,000 | \$285,000 | 1800 | 7 | 1955 | Good | 11400 | N | N | 1845 NW 197TH ST |

Improved Sales Used in this Annual Update Analysis
Area 1
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Adj Sale Price | Above Grade Living | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|-----------------|------|----------|------|-------------|-------------------|
| 2 | 012603 | 9689 | 7/7/09 | \$347,000 | \$311,000 | 2070 | 7 | 2008 | Avg | 1644 | N | N | 19230 15TH AVE NW |
| 2 | 012603 | 9688 | 7/13/09 | \$360,000 | \$322,000 | 2120 | 7 | 2008 | Avg | 1888 | N | N | 19232 15TH AVE NW |
| 2 | 664990 | 0230 | 2/23/11 | \$364,000 | \$351,000 | 2450 | 7 | 1975 | Avg | 10755 | N | N | 19803 8TH AVE NW |
| 2 | 275970 | 0015 | 5/24/11 | \$430,000 | \$419,000 | 1200 | 8 | 1958 | Avg | 9361 | N | N | 1828 NW 204TH ST |
| 2 | 275980 | 0075 | 5/12/10 | \$384,000 | \$357,000 | 1260 | 8 | 1958 | Good | 8222 | N | N | 1670 NW 204TH ST |
| 2 | 422720 | 0040 | 10/18/10 | \$309,000 | \$293,000 | 1290 | 8 | 1960 | Avg | 11455 | N | N | 1433 NW 191ST ST |
| 2 | 183730 | 0140 | 6/7/10 | \$367,500 | \$343,000 | 1300 | 8 | 1968 | Good | 7200 | N | N | 1301 NW 200TH ST |
| 2 | 727760 | 0110 | 3/21/11 | \$320,950 | \$310,000 | 1320 | 8 | 1967 | Avg | 7200 | N | N | 1203 NW 201ST ST |
| 2 | 275980 | 0080 | 4/14/09 | \$375,000 | \$332,000 | 1340 | 8 | 1959 | Good | 7274 | N | N | 20309 17TH AVE NW |
| 2 | 078450 | 0065 | 8/9/10 | \$359,000 | \$338,000 | 1380 | 8 | 1959 | Good | 8567 | N | N | 1817 NW 204TH ST |
| 2 | 022603 | 9225 | 6/8/09 | \$420,000 | \$374,000 | 1400 | 8 | 1957 | Good | 10500 | N | N | 1703 NW 201ST ST |
| 2 | 509630 | 0190 | 9/4/09 | \$351,000 | \$317,000 | 1460 | 8 | 1996 | Avg | 4155 | N | N | 1414 NW 202ND LN |
| 2 | 022603 | 9260 | 12/23/11 | \$375,000 | \$375,000 | 1470 | 8 | 1962 | Good | 7768 | N | N | 20305 15TH AVE NW |
| 2 | 275980 | 0025 | 9/21/11 | \$525,000 | \$519,000 | 1480 | 8 | 1961 | Good | 8141 | Y | N | 20427 16TH PL NW |
| 2 | 262180 | 0040 | 3/29/10 | \$429,000 | \$397,000 | 1500 | 8 | 1969 | Good | 8638 | N | N | 1701 NW 199TH ST |
| 2 | 550030 | 0060 | 5/6/09 | \$390,000 | \$346,000 | 1500 | 8 | 1966 | Avg | 8118 | N | N | 1234 NW 203RD ST |
| 2 | 638430 | 0030 | 7/20/09 | \$403,700 | \$362,000 | 1510 | 8 | 1975 | Good | 7345 | N | N | 1214 NW 199TH PL |
| 2 | 638430 | 0020 | 10/4/10 | \$435,000 | \$412,000 | 1540 | 8 | 1973 | Good | 7345 | N | N | 1208 NW 199TH PL |
| 2 | 078450 | 0040 | 9/9/09 | \$384,950 | \$347,000 | 1570 | 8 | 1958 | Avg | 10150 | N | N | 1818 NW 202ND ST |
| 2 | 761870 | 0150 | 10/9/09 | \$640,000 | \$580,000 | 1570 | 8 | 1956 | Avg | 28571 | Y | N | 19060 11TH AVE NW |
| 2 | 509630 | 0140 | 12/1/09 | \$341,500 | \$311,000 | 1630 | 8 | 1996 | Avg | 1971 | N | N | 1402 NW 202ND LN |
| 2 | 183702 | 0010 | 6/21/11 | \$462,500 | \$452,000 | 1640 | 8 | 1973 | Avg | 7225 | N | N | 817 NW 193RD ST |
| 2 | 262180 | 0070 | 9/13/11 | \$400,000 | \$395,000 | 1670 | 8 | 1969 | Avg | 7228 | N | N | 1714 NW 199TH ST |
| 2 | 509630 | 0250 | 3/5/09 | \$410,000 | \$361,000 | 1680 | 8 | 1996 | Avg | 2855 | N | N | 1432 NW 202ND LN |
| 2 | 509630 | 0260 | 8/3/10 | \$334,000 | \$314,000 | 1680 | 8 | 1996 | Avg | 2855 | N | N | 1436 NW 202ND LN |
| 2 | 022603 | 9283 | 9/10/09 | \$369,000 | \$333,000 | 1750 | 8 | 1968 | Avg | 9720 | N | N | 19823 15TH AVE NW |

Improved Sales Used in this Annual Update Analysis
Area 1
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Adj Sale Price | Above Grade Living | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|--------|-------|-----------|-------------|----------------|--------------------|-----------|-----------------|-------|----------|------|-------------|--------------------|
| 2 | 022603 | 9251 | 6/19/11 | \$399,000 | \$390,000 | 1830 | 8 | 1961 | Avg | 7964 | N | N | 19845 19TH AVE NW |
| 2 | 278200 | 0035 | 12/2/10 | \$400,000 | \$382,000 | 1890 | 8 | 1958 | Good | 8008 | N | N | 1604 NW 191ST ST |
| 2 | 664990 | 0040 | 9/22/11 | \$445,000 | \$440,000 | 1930 | 8 | 1917 | Good | 28350 | N | N | 20061 8TH AVE NW |
| 2 | 183701 | 0130 | 10/12/09 | \$538,000 | \$488,000 | 1940 | 8 | 1970 | Good | 10006 | Y | N | 827 NW 193RD ST |
| 2 | 638870 | 0010 | 12/21/10 | \$365,000 | \$349,000 | 2210 | 8 | 1972 | Avg | 10456 | N | N | 1459 NW 198TH ST |
| 2 | 078450 | 0029 | 4/21/10 | \$447,500 | \$415,000 | 2270 | 8 | 1997 | Avg | 5606 | N | N | 1836 NW 202ND ST |
| 2 | 311130 | 0005 | 7/24/09 | \$439,950 | \$395,000 | 2300 | 8 | 1957 | Avg | 9174 | N | N | 20122 18TH AVE NW |
| 2 | 928670 | 0010 | 1/12/09 | \$416,000 | \$364,000 | 2350 | 8 | 1969 | Avg | 9050 | N | N | 1145 NW 200TH ST |
| 2 | 275950 | 0075 | 10/18/10 | \$409,000 | \$388,000 | 2400 | 8 | 1958 | Avg | 7671 | N | N | 19805 18TH AVE NW |
| 2 | 422720 | 0050 | 8/19/09 | \$500,000 | \$450,000 | 3300 | 8 | 1960 | Good | 10200 | N | N | 1447 NW 191ST ST |
| 2 | 022603 | 9128 | 5/26/09 | \$715,000 | \$636,000 | 2050 | 9 | 2007 | Avg | 9207 | N | N | 19827 15TH AVE NW |
| 2 | 664990 | 0213 | 7/16/09 | \$535,000 | \$479,000 | 2360 | 9 | 2000 | Avg | 7387 | N | N | 19827 8TH AVE NW |
| 2 | 664990 | 0320 | 8/17/10 | \$1,029,000 | \$969,000 | 2580 | 9 | 1948 | Good | 61504 | Y | N | 20065 10TH AVE NW |
| 2 | 012603 | 9476 | 5/26/10 | \$575,000 | \$536,000 | 2870 | 9 | 1997 | Avg | 10875 | N | N | 1448 NW 198TH PL |
| 2 | 012603 | 9248 | 11/18/10 | \$658,000 | \$627,000 | 3170 | 9 | 2007 | Avg | 41416 | N | N | 19407 12TH AVE NW |
| 2 | 012603 | 9037 | 8/23/11 | \$600,000 | \$591,000 | 3460 | 9 | 1981 | Avg | 13153 | Y | N | 19025 9TH PL NW |
| 2 | 012603 | 9233 | 1/11/11 | \$665,000 | \$638,000 | 3750 | 9 | 2007 | Avg | 39928 | N | N | 19323 12TH AVE NW |
| 2 | 664990 | 0365 | 9/13/11 | \$499,900 | \$494,000 | 2840 | 10 | 1984 | Avg | 16300 | Y | N | 1118 NW 201ST ST |
| 2 | 664990 | 0313 | 10/11/10 | \$532,000 | \$504,000 | 3210 | 10 | 1991 | Avg | 17511 | N | N | 20218 12TH AVE NW |
| 2 | 801970 | 0060 | 11/2/09 | \$1,455,000 | \$1,322,000 | 4620 | 11 | 1949 | VGood | 53549 | Y | N | 825 NW 197TH ST |
| 4 | 330470 | 0300 | 3/15/11 | \$1,635,000 | \$1,580,000 | 3120 | 10 | 1926 | Good | 88868 | Y | N | 33 NW CHERRY LOOP |
| 4 | 330470 | 0391 | 11/16/10 | \$1,497,000 | \$1,426,000 | 3130 | 10 | 1963 | Good | 38421 | Y | N | 87 OLYMPIC DR NW |
| 4 | 330470 | 0021 | 11/10/10 | \$1,200,000 | \$1,142,000 | 3420 | 10 | 1966 | Avg | 83199 | N | N | 164 BOUNDARY LN NW |
| 4 | 330470 | 0140 | 1/11/11 | \$1,375,000 | \$1,319,000 | 3490 | 10 | 1956 | Good | 63597 | N | N | 114 NW HIGHLAND DR |
| 4 | 330470 | 0310 | 9/17/09 | \$2,493,000 | \$2,252,000 | 4360 | 11 | 1985 | Avg | 109335 | Y | N | 37 NW CHERRY LOOP |
| 4 | 330470 | 0030 | 10/28/11 | \$1,550,000 | \$1,538,000 | 4850 | 11 | 1989 | Avg | 57063 | N | N | 159 NW HIGHLAND DR |

Improved Sales Used in this Annual Update Analysis
Area 1
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Adj Sale Price | Above Grade Living | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|--------|-------|-----------|-------------|----------------|--------------------|-----------|-----------------|-------|----------|------|-------------|------------------------|
| 4 | 330470 | 0010 | 4/11/11 | \$3,550,000 | \$3,441,000 | 6170 | 12 | 1994 | Avg | 144183 | Y | N | 196 BOUNDARY LN NW |
| 4 | 330470 | 0231 | 9/8/10 | \$3,650,000 | \$3,447,000 | 7200 | 12 | 1920 | Good | 140698 | Y | N | 3 NW SCENIC DR |
| 4 | 330470 | 0350 | 11/30/11 | \$3,000,000 | \$2,989,000 | 7200 | 12 | 1981 | Good | 86248 | Y | N | 59 SPRING DR NW |
| 4 | 330470 | 0244 | 9/14/10 | \$1,000,000 | \$945,000 | 4410 | 13 | 1922 | Fair | 90169 | Y | N | 8 NW SCENIC DR |
| 4 | 330470 | 0255 | 3/9/11 | \$3,000,000 | \$2,897,000 | 5950 | 13 | 1989 | Avg | 96703 | Y | N | 11 OLYMPIC DR NW |
| 6 | 619070 | 0667 | 5/10/10 | \$589,500 | \$548,000 | 1680 | 7 | 1949 | VGood | 12408 | Y | N | 1033 NW 178TH ST |
| 6 | 358530 | 0210 | 2/11/10 | \$490,000 | \$451,000 | 1770 | 7 | 1948 | Avg | 28500 | Y | N | 1055 NW INNIS ARDEN DR |
| 6 | 358590 | 0905 | 8/18/09 | \$567,000 | \$510,000 | 1970 | 7 | 1952 | Good | 20242 | N | N | 1516 NW 186TH ST |
| 6 | 358590 | 0910 | 6/10/10 | \$520,000 | \$486,000 | 1980 | 7 | 1952 | Avg | 20242 | N | N | 1530 NW 186TH ST |
| 6 | 358530 | 0255 | 5/26/10 | \$470,000 | \$438,000 | 1290 | 8 | 1952 | Avg | 27979 | N | N | 18532 SPRINGDALE CT NW |
| 6 | 358530 | 0260 | 6/3/11 | \$560,000 | \$546,000 | 1300 | 8 | 1955 | Avg | 28000 | Y | N | 18542 SPRINGDALE CT NW |
| 6 | 244750 | 0015 | 12/27/10 | \$460,750 | \$441,000 | 1430 | 8 | 1951 | Avg | 11200 | Y | N | 1022 NW 177TH PL |
| 6 | 358650 | 0745 | 2/10/11 | \$399,000 | \$384,000 | 1460 | 8 | 1955 | Avg | 28925 | N | N | 17211 10TH AVE NW |
| 6 | 358650 | 0045 | 12/15/11 | \$436,000 | \$435,000 | 1580 | 8 | 1952 | Good | 41390 | Y | N | 1212 NW 175TH ST |
| 6 | 358590 | 0730 | 6/29/11 | \$405,000 | \$396,000 | 1600 | 8 | 1952 | Avg | 19807 | N | N | 1420 NW 186TH ST |
| 6 | 358650 | 0690 | 4/24/09 | \$750,000 | \$665,000 | 1690 | 8 | 1961 | Good | 25095 | N | N | 851 NW 175TH ST |
| 6 | 358530 | 0245 | 8/18/11 | \$650,000 | \$640,000 | 1880 | 8 | 1951 | VGood | 34800 | N | N | 18525 SPRINGDALE CT NW |
| 6 | 358650 | 0235 | 4/5/10 | \$640,000 | \$593,000 | 2040 | 8 | 1956 | Good | 18000 | Y | N | 16732 16TH AVE NW |
| 6 | 358650 | 0790 | 7/7/09 | \$700,000 | \$626,000 | 2070 | 8 | 1951 | VGood | 25900 | N | N | 17035 10TH AVE NW |
| 6 | 358650 | 0705 | 12/7/09 | \$689,950 | \$630,000 | 2140 | 8 | 1929 | VGood | 20700 | N | N | 811 NW 175TH ST |
| 6 | 358590 | 0680 | 8/15/11 | \$780,000 | \$767,000 | 2650 | 8 | 1954 | VGood | 19831 | Y | N | 18012 17TH AVE NW |
| 6 | 358650 | 0615 | 7/10/09 | \$840,000 | \$752,000 | 3310 | 8 | 1992 | Avg | 24398 | Y | N | 17110 12TH AVE NW |
| 6 | 358590 | 0550 | 7/18/11 | \$960,000 | \$941,000 | 1300 | 9 | 1953 | Good | 21660 | Y | N | 17767 15TH AVE NW |
| 6 | 358590 | 0375 | 1/4/10 | \$633,000 | \$580,000 | 1410 | 9 | 1952 | Avg | 23621 | Y | N | 18249 14TH AVE NW |
| 6 | 358650 | 0180 | 5/20/11 | \$850,000 | \$828,000 | 1680 | 9 | 1959 | Avg | 21965 | Y | N | 16765 15TH AVE NW |
| 6 | 358590 | 0135 | 12/4/11 | \$760,000 | \$758,000 | 1730 | 9 | 1955 | Avg | 25700 | Y | N | 18211 RIDGEFIELD RD NW |

Improved Sales Used in this Annual Update Analysis
Area 1
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Adj Sale Price | Above Grade Living | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|--------|-------|-----------|-------------|----------------|--------------------|-----------|-----------------|-------|----------|------|-------------|--------------------------|
| 6 | 358590 | 0415 | 11/28/11 | \$762,000 | \$759,000 | 1780 | 9 | 1961 | Good | 18164 | Y | N | 1456 NW SPRINGDALE PL |
| 6 | 358590 | 0440 | 8/17/11 | \$739,000 | \$727,000 | 1900 | 9 | 1961 | VGood | 20000 | Y | N | 18113 14TH AVE NW |
| 6 | 358590 | 0155 | 6/1/11 | \$1,496,000 | \$1,459,000 | 1950 | 9 | 1958 | VGood | 22800 | Y | N | 18251 13TH AVE NW |
| 6 | 358650 | 0975 | 4/2/10 | \$770,000 | \$713,000 | 1950 | 9 | 1959 | Avg | 40651 | Y | N | 16767 16TH AVE NW |
| 6 | 358650 | 0250 | 9/22/09 | \$750,000 | \$678,000 | 2040 | 9 | 1960 | Avg | 32964 | Y | N | 16768 16TH AVE NW |
| 6 | 244750 | 0025 | 12/1/10 | \$672,500 | \$642,000 | 2130 | 9 | 1956 | Avg | 35750 | Y | N | 1050 NW 177TH PL |
| 6 | 358530 | 0371 | 12/29/10 | \$675,000 | \$646,000 | 2140 | 9 | 1994 | Good | 22185 | Y | N | 905 NW RICHMOND BEACH RD |
| 6 | 358650 | 0515 | 5/2/11 | \$1,230,000 | \$1,195,000 | 2180 | 9 | 2005 | Avg | 17450 | Y | N | 17144 13TH AVE NW |
| 6 | 358650 | 0430 | 5/26/10 | \$750,000 | \$699,000 | 2340 | 9 | 1951 | Avg | 16900 | Y | N | 1235 NW 175TH ST |
| 6 | 358650 | 1055 | 12/16/09 | \$765,000 | \$699,000 | 2620 | 9 | 1961 | Good | 27700 | N | N | 1505 NW 167TH ST |
| 6 | 358530 | 0150 | 9/27/11 | \$944,500 | \$934,000 | 2660 | 9 | 1958 | Good | 22864 | Y | N | 18384 RIDGEFIELD RD NW |
| 6 | 358530 | 0300 | 11/2/11 | \$800,000 | \$794,000 | 2950 | 9 | 1959 | Avg | 45302 | Y | N | 18747 RIDGEFIELD RD NW |
| 6 | 358590 | 0925 | 8/19/11 | \$650,000 | \$640,000 | 3130 | 9 | 1988 | Avg | 15969 | N | N | 1521 NW 190TH ST |
| 6 | 358650 | 0220 | 9/3/09 | \$1,062,500 | \$958,000 | 3970 | 9 | 1957 | VGood | 21800 | N | N | 16704 16TH AVE NW |
| 6 | 358590 | 1060 | 6/6/11 | \$1,317,000 | \$1,285,000 | 1770 | 10 | 1956 | Good | 15325 | Y | N | 18365 17TH PL NW |
| 6 | 358650 | 0280 | 11/4/09 | \$1,300,000 | \$1,181,000 | 1980 | 10 | 1954 | VGood | 18031 | Y | N | 17221 13TH AVE NW |
| 6 | 358590 | 0255 | 5/30/10 | \$1,200,000 | \$1,119,000 | 2000 | 10 | 1958 | Good | 20464 | Y | N | 17700 14TH AVE NW |
| 6 | 778536 | 0020 | 3/30/09 | \$609,000 | \$538,000 | 2200 | 10 | 1984 | Avg | 16056 | N | N | 908 NW 165TH PL |
| 6 | 358590 | 0610 | 11/18/09 | \$1,160,000 | \$1,056,000 | 2240 | 10 | 1954 | Avg | 25680 | Y | N | 17707 17TH AVE NW |
| 6 | 778535 | 0710 | 5/2/11 | \$485,000 | \$471,000 | 2340 | 10 | 1981 | Avg | 15488 | N | N | 532 NW 162ND ST |
| 6 | 358650 | 0095 | 2/18/09 | \$1,105,000 | \$971,000 | 2550 | 10 | 1983 | Avg | 35282 | Y | N | 17291 15TH AVE NW |
| 6 | 778535 | 0490 | 1/25/10 | \$525,000 | \$482,000 | 2770 | 10 | 1982 | Avg | 15886 | N | N | 414 NW 163RD ST |
| 6 | 358590 | 0175 | 5/17/09 | \$1,341,000 | \$1,192,000 | 2860 | 10 | 1985 | Avg | 27400 | Y | N | 18229 13TH AVE NW |
| 6 | 778536 | 0230 | 8/17/11 | \$635,000 | \$625,000 | 3260 | 10 | 1987 | Avg | 15900 | N | N | 826 NW 165TH PL |
| 6 | 778536 | 0140 | 7/17/09 | \$828,000 | \$742,000 | 3360 | 10 | 1986 | Avg | 54298 | N | N | 839 NW 165TH ST |
| 6 | 778535 | 0720 | 10/19/10 | \$725,000 | \$688,000 | 3430 | 10 | 1982 | Good | 14730 | N | N | 16218 6TH AVE NW |

**Improved Sales Used in this Annual Update Analysis
Area 1
(1 to 3 Unit Residences)**

| Sub Area | Major | Minor | Sale Date | Sale Price | Adj Sale Price | Above Grade Living | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|-----------------------|---------------------------|------------------|------------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 6 | 778535 | 0320 | 7/21/09 | \$731,000 | \$655,000 | 3980 | 10 | 1981 | Good | 15000 | N | N | 609 NW 162ND ST |

Improved Sales Removed in this Annual Update Analysis
Area 1
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Comments |
|----------|--------|-------|-----------|-------------|---|
| 1 | 115880 | 0090 | 11/23/09 | \$390,000 | SHORT SALE |
| 1 | 727710 | 0115 | 6/22/10 | \$700,000 | DATA DID NOT MATCH SALE |
| 1 | 727710 | 0155 | 2/5/10 | \$425,000 | NON-REPRESENTATIVE SALE |
| 1 | 727710 | 0225 | 10/30/09 | \$1,500,000 | RELOCATION - SALE TO SERVICE |
| 1 | 728030 | 0120 | 6/22/11 | \$395,000 | TEARDOWN SALE |
| 1 | 728030 | 0301 | 12/29/10 | \$288,000 | TEARDOWN SALE |
| 1 | 728490 | 0025 | 10/27/09 | \$550,000 | TEARDOWN SALE |
| 1 | 728490 | 0055 | 8/27/09 | \$1,400,000 | DIAGNOSTIC OUTLIER |
| 1 | 728490 | 0130 | 3/27/09 | \$535,000 | RELOCATION - SALE TO SERVICE |
| 1 | 728490 | 0270 | 8/19/09 | \$550,000 | TEARDOWN SALE |
| 1 | 728490 | 0500 | 8/4/09 | \$842,065 | UNFINISHED AREA>0 |
| 1 | 728490 | 0515 | 12/30/09 | \$8,950 | DOR RATIO |
| 1 | 728490 | 0515 | 12/30/09 | \$8,950 | DOR RATIO |
| 1 | 728490 | 0562 | 5/25/10 | \$1,080,000 | RELOCATION - SALE TO SERVICE |
| 2 | 012603 | 9586 | 4/27/09 | \$300,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 2 | 012603 | 9588 | 8/10/10 | \$160,000 | DOR RATIO |
| 2 | 012603 | 9588 | 9/7/10 | \$160,000 | DOR RATIO |
| 2 | 022603 | 9140 | 10/28/09 | \$233,299 | QUIT CLAIM DEED |
| 2 | 022603 | 9221 | 6/7/10 | \$285,000 | NO MARKET EXPOSURE |
| 2 | 022603 | 9260 | 8/9/11 | \$245,000 | NO MARKET EXPOSURE |
| 2 | 275950 | 0135 | 1/21/11 | \$220,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 2 | 275950 | 0135 | 8/8/11 | \$463,000 | DATA DID NOT MATCH SALE |
| 2 | 275980 | 0095 | 8/31/11 | \$254,100 | NON-REPRESENTATIVE SALE |
| 2 | 422720 | 0040 | 6/16/10 | \$309,614 | EXEMPT FROM EXCISE TAX |
| 2 | 550010 | 0020 | 12/12/11 | \$257,356 | FINANCIAL INSTITUTION RESALE |
| 2 | 761750 | 0010 | 11/21/11 | \$218,500 | NON-REPRESENTATIVE SALE |
| 2 | 801970 | 0050 | 4/26/11 | \$459,000 | FINANCIAL INSTITUTION RESALE |
| 4 | 330470 | 0161 | 10/26/11 | \$962,500 | DIAGNOSTIC OUTLIER |
| 4 | 330470 | 0205 | 7/1/11 | \$2,500,000 | DIAGNOSTIC OUTLIER |
| 4 | 330470 | 0231 | 6/19/10 | \$3,717,600 | RELOCATION - SALE TO SERVICE |
| 4 | 330470 | 0246 | 3/31/11 | \$850,000 | DIAGNOSTIC OUTLIER |
| 4 | 330470 | 0266 | 5/2/11 | \$745,500 | FINANCIAL INSTITUTION RESALE |
| 4 | 330470 | 0290 | 6/8/11 | \$2,100,000 | DIAGNOSTIC OUTLIER |
| 4 | 330470 | 0390 | 6/2/10 | \$4,725,000 | UNFINISHED AREA>0 |
| 6 | 244750 | 0025 | 11/9/10 | \$30,000 | DOR RATIO |
| 6 | 358530 | 0400 | 12/15/09 | \$635,000 | SHORT SALE |
| 6 | 358590 | 0405 | 4/30/10 | \$899,000 | NO MARKET EXPOSURE |
| 6 | 358590 | 0650 | 7/29/09 | \$880,000 | NON-REPRESENTATIVE SALE |
| 6 | 358650 | 0235 | 4/13/10 | \$715,000 | RELOCATION - SALE TO SERVICE |

**Improved Sales Removed in this Annual Update Analysis
Area 1
(1 to 3 Unit Residences)**

| Sub Area | Major | Minor | Sale Date | Sale Price | Comments |
|-----------------|--------------|--------------|------------------|-------------------|------------------------------------|
| 6 | 358650 | 0500 | 6/17/09 | \$450,000 | TEARDOWN SALE |
| 6 | 358650 | 0595 | 10/12/09 | \$275,000 | DOR RATIO |
| 6 | 619070 | 0661 | 9/15/09 | \$500,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 6 | 778535 | 0560 | 12/22/11 | \$550,000 | EXEMPT FROM EXCISE TAX |
| 6 | 778536 | 0140 | 7/17/09 | \$828,000 | RELOCATION - SALE TO SERVICE |
| 6 | 778536 | 0210 | 1/21/11 | \$700,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 6 | 778536 | 0300 | 8/26/10 | \$855,000 | NON-REPRESENTATIVE SALE |

**Vacant Sales Used in this Annual Update Analysis
Area 1
(1 to 3 Unit Residences)**

| Sub Area | Major | Minor | Sale Date | Sale Price | Lot Size | View | Water-front |
|-----------------|--------------|--------------|------------------|-------------------|-----------------|-------------|--------------------|
| 1 | 728030 | 0302 | 4/1/10 | \$288,000 | 7210 | N | N |

**Vacant Sales Removed in this Annual Update Analysis
Area 1
(1 to 3 Unit Residences)**

| Sub Area | Major | Minor | Sale Date | Sale Price | Comments |
|-----------------|--------------|--------------|------------------|-------------------|-----------------|
| 1 | 727810 | 0301 | 9/30/09 | \$8,000 | QUIT CLAIM DEED |