

Residential Revalue

2012 Assessment Roll

Lake Forest Park / West Kenmore

Area 4

King County Department of Assessments

Seattle, Washington



King County

Department of Assessments

Accounting Division

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<http://www.kingcounty.gov/assessor/>

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.

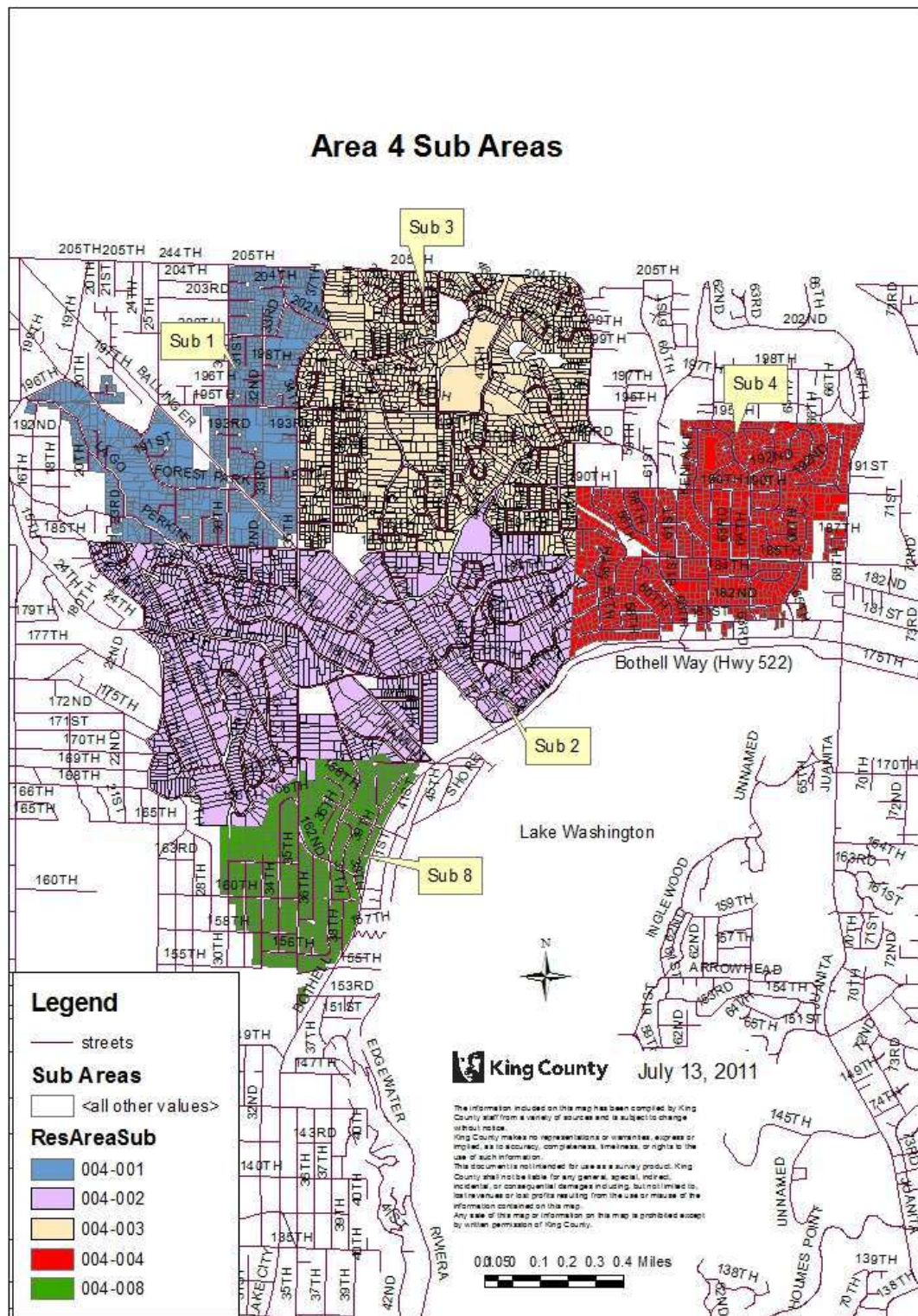
Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you. Assessment Standards information is available on the Assessor's website at:

<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



Lake Forest Park / West Kenmore

Housing



Grade 5/ Year Built 1947/ Total Living Area 660



Grade 6/ Year Built 1947/ Total Living Area 1310



Grade 7/ Year Built 1975/ Total Living Area 2190



Grade 8/ Year Built 1977/ Total Living Area 3220



Grade 9/ Year Built 1990/ Total Living Area 3340



Grade 10/ Year Built 2004/ Total Living Area 3830



Grade 11/ Year Built 2007/ Total Living Area 4260

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: Lake Forest Park / West Kenmore

Number of Improved Sales: 276

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	\$129,300	\$211,100	\$340,400			
2012 Value	\$129,300	\$211,100	\$340,400	\$374,600	90.9%	8.20%
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 than 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	\$133,500	\$205,600	\$339,100
2012 Value	\$133,500	\$205,600	\$339,100
Percent Change	0.0%	0.0%	0.0%

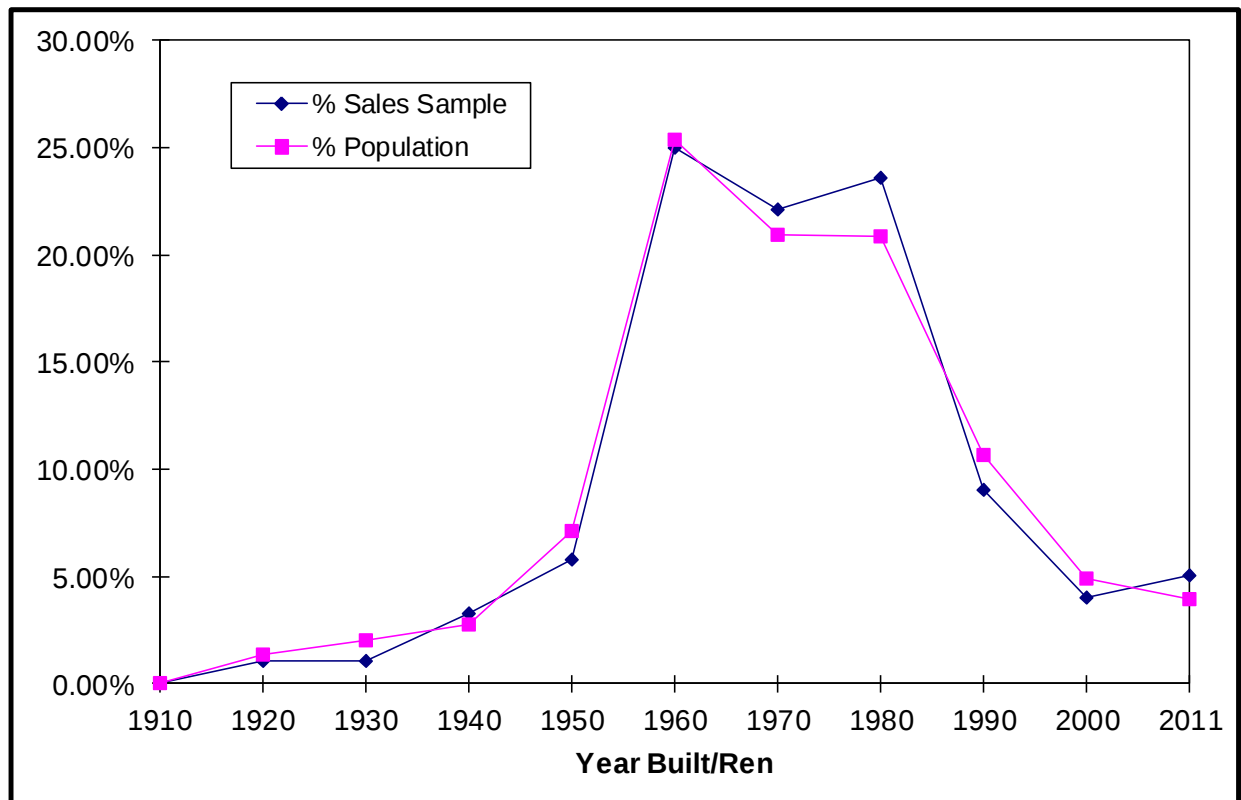
Number of one to three unit residences in the population:

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 the area required a single standard area adjustment.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	3	1.09%
1930	3	1.09%
1940	9	3.26%
1950	16	5.80%
1960	69	25.00%
1970	61	22.10%
1980	65	23.55%
1990	25	9.06%
2000	11	3.99%
2011	14	5.07%
	276	

Population		
Year Built/Ren	Frequency	% Population
1910	3	0.06%
1920	66	1.37%
1930	97	2.02%
1940	134	2.79%
1950	341	7.10%
1960	1218	25.35%
1970	1005	20.92%
1980	1003	20.88%
1990	512	10.66%
2000	237	4.93%
2011	188	3.91%
	4804	

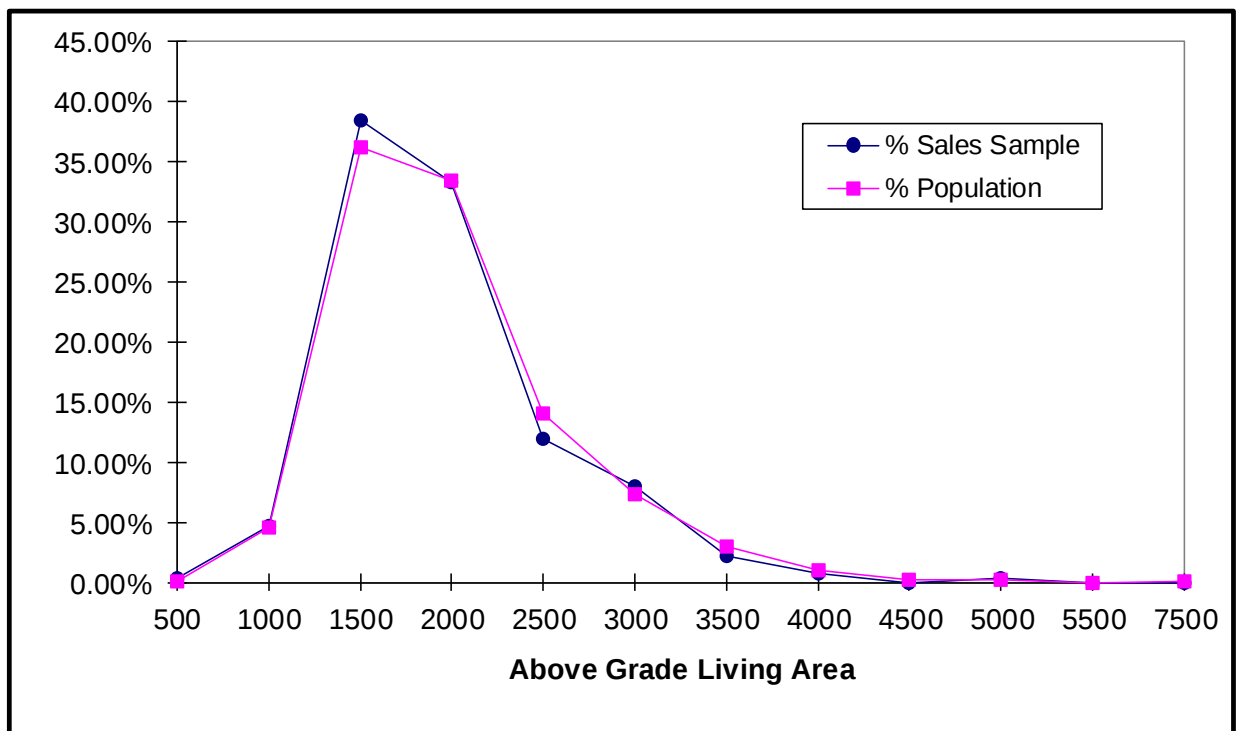


The sales sample frequency distribution follows the population distribution very closely with regard to Year Built/Renovated. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	1	0.36%
1000	13	4.71%
1500	106	38.41%
2000	92	33.33%
2500	33	11.96%
3000	22	7.97%
3500	6	2.17%
4000	2	0.72%
4500	0	0.00%
5000	1	0.36%
5500	0	0.00%
7500	0	0.00%
276		

Population		
AGLA	Frequency	% Population
500	4	0.08%
1000	217	4.52%
1500	1739	36.20%
2000	1607	33.45%
2500	673	14.01%
3000	351	7.31%
3500	142	2.96%
4000	48	1.00%
4500	12	0.25%
5000	8	0.17%
5500	0	0.00%
7500	3	0.06%
4804		

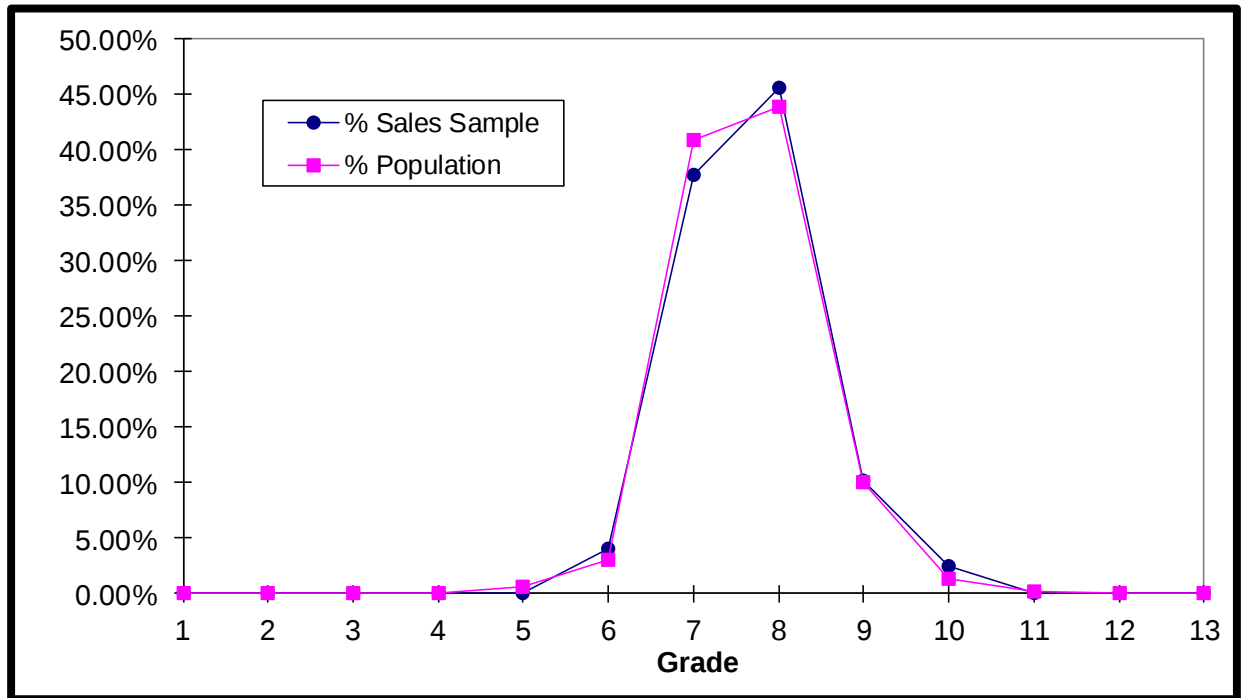


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	11	3.99%
7	104	37.68%
8	126	45.65%
9	28	10.14%
10	7	2.54%
11	0	0.00%
12	0	0.00%
13	0	0.00%
276		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	1	0.02%
4	0	0.00%
5	30	0.62%
6	147	3.06%
7	1967	40.95%
8	2107	43.86%
9	481	10.01%
10	62	1.29%
11	9	0.19%
12	0	0.00%
13	0	0.00%
4804		



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. Multi-Parcel or Multi Building parcels
4. New construction where less than a 100% complete house was assessed for 2011
5. Existing residences where the data for 2011 is significantly different than the data for 2012 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 2011 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

Vacant land in this area is in a holding pattern with a strong lack of development. This results in limited land segregation and permit activity. There were no usable land sales available in the area and supplemented by the static value in sales of improved parcels, there was no overall change made to the land assessment for the 2012 Assessment Year.

2012 Land Value = 2011 Land Value x 1.00 with the result rounded down 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 the area required a single standard area adjustment.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the new recommended values on all improved parcels were based on the analysis of the 276 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.

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

2012 Improvements Value = 2012 Total Value minus 2012 Land Value

Mobile Home Update

There were no sales of Mobile Homes within this area, therefore Mobile Homes received the Total % Change indicated by the sales sample as reflected on the Summary page.

2012 Improvements Value = 2012 Total Value minus 2012 Land Value

Results

The resulting assessment level is 90.9%. 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%. 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 4 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 :

There is no change in the Assessed Value from previous; 100% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 4 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, 2009 would be adjusted by the time trend factor of 0.896, resulting in an adjusted value of \$470,000 (\$525,000 X .896=\$470,400 – rounded to the nearest \$1000).

Market Adjustment to 1/1/2012		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2009	0.871	-12.9%
2/1/2009	0.875	-12.5%
3/1/2009	0.878	-12.2%
4/1/2009	0.882	-11.8%
5/1/2009	0.885	-11.5%
6/1/2009	0.889	-11.1%
7/1/2009	0.892	-10.8%
8/1/2009	0.896	-10.4%
9/1/2009	0.900	-10.0%
10/1/2009	0.903	-9.7%
11/1/2009	0.907	-9.3%
12/1/2009	0.910	-9.0%
1/1/2010	0.914	-8.6%
2/1/2010	0.918	-8.2%
3/1/2010	0.921	-7.9%
4/1/2010	0.925	-7.5%
5/1/2010	0.928	-7.2%
6/1/2010	0.932	-6.8%
7/1/2010	0.935	-6.5%
8/1/2010	0.939	-6.1%
9/1/2010	0.943	-5.7%
10/1/2010	0.946	-5.4%
11/1/2010	0.950	-5.0%
12/1/2010	0.953	-4.7%
1/1/2011	0.957	-4.3%
2/1/2011	0.961	-3.9%
3/1/2011	0.964	-3.6%
4/1/2011	0.968	-3.2%
5/1/2011	0.971	-2.9%
6/1/2011	0.975	-2.5%
7/1/2011	0.978	-2.2%
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 4
(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
001	418190	0070	4/23/10	\$256,500	\$238,000	1060	6	1950	Good	7200	N	N	18912 32ND AVE NE
001	402290	1310	11/17/10	\$215,000	\$205,000	1110	6	1947	Avg	12530	N	N	19811 32ND AVE NE
001	418190	0075	4/23/10	\$300,000	\$278,000	1390	6	1950	VGood	7506	N	N	18906 32ND AVE NE
001	866590	0031	5/2/11	\$282,950	\$275,000	860	7	1982	Avg	6188	N	N	19236 25TH AVE NE
001	319790	0055	5/26/10	\$345,000	\$321,000	890	7	1953	Good	7273	N	N	18528 29TH AVE NE
001	866590	0295	6/1/11	\$302,500	\$295,000	940	7	1983	Avg	6510	N	N	19040 LAGO PL NE
001	866590	0067	12/21/10	\$221,500	\$212,000	1000	7	1953	Avg	5772	N	N	18917 FOREST PARK DR NE
001	319790	0080	11/16/10	\$296,500	\$282,000	1060	7	1952	Avg	10867	N	N	2830 NE 187TH ST
001	866590	0305	4/27/10	\$260,000	\$241,000	1120	7	1939	Good	13087	N	N	19018 LAGO PL NE
001	402290	1327	11/2/11	\$287,000	\$285,000	1130	7	1976	Avg	10109	N	N	3122 NE 197TH PL
001	402290	1493	6/24/09	\$300,000	\$267,000	1150	7	1957	Avg	9807	N	N	20008 33RD AVE NE
001	615290	0333	4/20/10	\$289,950	\$269,000	1170	7	1949	Good	11481	N	N	18715 BALLINGER WAY NE
001	115562	0050	6/20/11	\$342,300	\$334,000	1170	7	1973	Good	7864	N	N	19502 34TH AVE NE
001	615290	0132	7/19/11	\$350,000	\$343,000	1230	7	1969	Avg	9095	N	N	19024 32ND AVE NE
001	397170	1780	6/24/09	\$325,000	\$290,000	1250	7	1928	Avg	22328	N	N	19230 LAGO PL NE
001	866590	0346	10/7/10	\$285,000	\$270,000	1260	7	1954	Avg	11523	N	N	19038 FOREST PARK DR NE
001	115561	0130	5/25/11	\$340,000	\$331,000	1290	7	1970	Good	8027	N	N	3229 NE 204TH ST
001	615290	0402	11/19/10	\$360,000	\$343,000	1320	7	1962	Good	9324	N	N	18528 32ND PL NE
001	401850	0010	3/20/09	\$320,000	\$282,000	1470	7	1973	Good	7600	N	N	3012 NE 200TH ST
001	866590	0131	10/11/10	\$292,500	\$277,000	1480	7	1935	Good	16250	N	N	18560 26TH AVE NE
001	115562	0040	11/11/10	\$277,500	\$264,000	1690	7	1974	Good	8225	N	N	19501 35TH AVE NE
001	866590	0019	1/14/10	\$318,000	\$291,000	1700	7	1980	Avg	10023	N	N	19219 BALLINGER WAY NE
001	418190	0005	6/29/09	\$420,000	\$375,000	2270	7	1950	VGood	11628	N	N	18930 BALLINGER WAY NE
001	928675	0180	4/12/10	\$335,274	\$310,000	1080	8	1975	Good	7109	N	N	19412 30TH AVE NE
001	401850	0100	12/27/11	\$299,200	\$299,000	1240	8	1976	Avg	7318	N	N	3014 NE 201ST PL

Improved Sales Used in this Annual Update Analysis
Area 4
(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
001	619150	0080	4/14/09	\$329,000	\$291,000	1240	8	1975	Avg	8440	N	N	19032 32ND AVE NE
001	402290	1414	5/18/10	\$351,922	\$327,000	1320	8	1977	Avg	14420	N	N	19847 35TH AVE NE
001	267230	0140	4/15/10	\$350,000	\$324,000	1330	8	1978	Avg	7428	N	N	2913 NE 193RD ST
001	951300	0030	8/20/09	\$375,000	\$337,000	1340	8	1961	Avg	9750	N	N	2121 NE 195TH PL
001	866590	0209	10/14/10	\$325,000	\$308,000	1610	8	1980	Avg	21272	N	N	18709 23RD AVE NE
001	866590	0103	12/4/09	\$460,000	\$419,000	1610	8	1976	Avg	12177	N	N	18911 26TH AVE NE
001	202700	0110	8/23/11	\$375,000	\$369,000	1870	8	1994	Avg	8734	N	N	20019 33RD AVE NE
001	866590	0250	12/2/10	\$380,000	\$362,000	2020	8	1990	Avg	65775	N	N	18780 23RD AVE NE
001	866590	0098	1/25/11	\$375,000	\$360,000	2040	8	1955	Good	7620	N	N	18965 FOREST PARK DR NE
001	619150	0070	9/4/09	\$370,000	\$333,000	2080	8	1975	Avg	8145	N	N	19033 32ND AVE NE
001	856297	0070	8/11/09	\$430,000	\$386,000	2700	8	1978	Avg	8035	N	N	19015 34TH AVE NE
001	159230	0070	7/11/11	\$545,000	\$534,000	2040	9	1978	Avg	30510	N	N	18701 25TH AVE NE
001	866590	0263	4/8/09	\$650,000	\$574,000	3370	10	2005	Avg	20228	N	N	18978 FOREST PARK DR NE
002	402410	1940	9/2/09	\$224,950	\$202,000	480	6	1931	Good	8357	N	N	18303 28TH AVE NE
002	401930	0440	6/21/11	\$325,000	\$318,000	890	6	1926	Good	20000	N	N	3534 NE 182ND ST
002	402410	2000	9/11/09	\$300,000	\$270,000	980	6	1973	Avg	7400	N	N	17857 28TH AVE NE
002	401990	0005	3/1/11	\$273,000	\$263,000	1590	6	1916	Good	6930	N	N	18487 47TH PL NE
002	402410	1715	5/13/10	\$253,000	\$235,000	910	7	1955	Avg	8658	N	N	17804 25TH AVE NE
002	402410	0702	6/29/09	\$265,000	\$236,000	960	7	1979	Avg	13015	N	N	17218 30TH AVE NE
002	928970	0080	6/24/11	\$326,500	\$319,000	1000	7	1955	Good	8555	N	N	18211 29TH PL NE
002	401930	1050	5/16/11	\$299,650	\$292,000	1070	7	1948	Avg	9400	N	N	17846 BALLINGER WAY NE
002	664250	0070	7/17/09	\$400,000	\$358,000	1120	7	1979	Avg	10880	N	N	18316 25TH AVE NE
002	115410	0535	6/23/09	\$396,000	\$353,000	1150	7	1954	Avg	20250	N	N	17010 37TH AVE NE
002	928990	0010	2/8/10	\$432,000	\$397,000	1160	7	1958	VGood	11486	N	N	2831 NE 183RD ST
002	558990	0391	12/27/11	\$234,900	\$235,000	1170	7	1958	Avg	8130	N	N	2502 NE 168TH ST
002	402350	0595	11/30/11	\$308,500	\$307,000	1180	7	1980	Good	20082	N	N	2924 NE 178TH ST

Improved Sales Used in this Annual Update Analysis
Area 4
(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
002	401930	0230	10/27/10	\$310,900	\$295,000	1190	7	1994	Avg	20000	N	N	5120 NE 184TH ST
002	402410	1711	10/20/10	\$256,000	\$243,000	1200	7	1955	Good	11342	N	N	17810 25TH AVE NE
002	402290	6580	9/16/09	\$385,000	\$347,000	1220	7	1985	Avg	10150	N	N	4716 NE 187TH ST
002	401930	1220	10/17/11	\$424,000	\$420,000	1220	7	1952	Good	19600	N	N	4714 NE 178TH ST
002	401930	0910	3/12/09	\$300,000	\$264,000	1290	7	1952	Good	8480	N	N	4036 NE 178TH ST
002	402350	0050	6/22/09	\$410,000	\$365,000	1300	7	1973	Good	18750	N	N	18225 35TH AVE NE
002	402350	1251	4/29/10	\$290,000	\$269,000	1340	7	1958	Avg	15000	N	N	17140 33RD AVE NE
002	401930	1445	1/4/11	\$650,000	\$622,000	1360	7	2006	Avg	14475	Y	N	17525 BOTHELL WAY NE
002	401930	0241	9/22/10	\$374,000	\$353,000	1370	7	1959	Good	19884	N	N	5212 NE 184TH ST
002	402410	0590	11/10/11	\$289,950	\$288,000	1490	7	1938	Avg	16443	N	N	17712 25TH AVE NE
002	115410	0375	12/29/09	\$313,000	\$286,000	1500	7	1941	Avg	17000	N	N	17079 BROOKSIDE BLVD NE
002	402350	1150	3/4/09	\$371,500	\$326,000	1500	7	1969	Good	12320	N	N	17521 33RD AVE NE
002	401930	0425	5/20/11	\$375,000	\$365,000	1570	7	1947	Good	23350	N	N	3510 NE 182ND ST
002	115410	0450	11/11/11	\$310,000	\$308,000	1650	7	1941	Good	20302	N	N	17080 HAMLIN RD NE
002	681860	0025	5/5/10	\$415,000	\$385,000	1840	7	1958	Good	9975	N	N	18104 33RD AVE NE
002	401930	1540	6/2/09	\$300,000	\$267,000	1850	7	1928	Avg	21986	N	N	17576 BALLINGER WAY NE
002	402410	0575	1/20/11	\$390,000	\$374,000	1860	7	1979	Avg	15083	N	N	17634 25TH AVE NE
002	401930	0936	7/19/11	\$350,000	\$343,000	1940	7	1946	Good	50105	N	N	17851 BALLINGER WAY NE
002	402350	0545	4/26/10	\$400,000	\$371,000	2130	7	1936	VGood	31969	N	N	18004 29TH AVE NE
002	402110	0020	10/18/10	\$349,950	\$332,000	2170	7	1952	Good	28000	N	N	18230 47TH PL NE
002	401930	0725	4/9/10	\$405,000	\$375,000	1210	8	1949	Avg	20311	N	N	3706 NE 180TH ST
002	553830	0280	3/25/10	\$429,900	\$397,000	1280	8	1973	Good	18077	N	N	17023 33RD AVE NE
002	401930	1305	8/5/11	\$418,000	\$411,000	1300	8	1957	Avg	15100	Y	N	5303 NE 178TH ST
002	402350	0821	7/20/09	\$461,000	\$412,000	1320	8	2005	Avg	9672	N	N	2838 NE 178TH ST
002	402350	0822	5/5/10	\$505,000	\$469,000	1320	8	2005	Avg	13080	N	N	2836 NE 178TH ST
002	401990	0190	11/16/10	\$465,000	\$443,000	1520	8	1976	VGood	22064	N	N	18476 47TH PL NE

Improved Sales Used in this Annual Update Analysis
Area 4
(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
002	081750	0070	9/30/11	\$266,000	\$263,000	1620	8	1968	Good	7325	N	N	17766 28TH AVE NE
002	553830	0145	11/22/11	\$443,500	\$441,000	1630	8	1958	Good	11371	N	N	3210 NE 167TH ST
002	115410	0525	4/19/09	\$495,000	\$437,000	1750	8	1967	Good	16522	N	N	3723 NE 170TH PL
002	401930	1404	4/25/11	\$460,000	\$446,000	1770	8	1960	Avg	14850	N	N	4759 NE 178TH ST
002	402290	6491	1/26/11	\$380,000	\$365,000	1830	8	1964	Avg	11949	N	N	5005 NE 187TH ST
002	401930	1501	4/14/09	\$433,500	\$383,000	1870	8	1959	Good	9173	N	N	17575 47TH AVE NE
002	401930	1371	1/5/09	\$495,000	\$431,000	1880	8	1961	Good	11596	N	N	4767 NE 178TH ST
002	401990	0150	10/27/10	\$375,000	\$356,000	1910	8	1973	Good	33154	N	N	18434 47TH PL NE
002	401930	0775	1/27/11	\$340,000	\$326,000	1920	8	1964	Good	26754	N	N	3523 NE 182ND ST
002	402410	1965	11/29/11	\$325,000	\$324,000	1920	8	1984	Avg	8134	N	N	18029 28TH AVE NE
002	260020	0040	8/30/11	\$380,000	\$374,000	1960	8	1986	Avg	9691	N	N	2529 NE 184TH PL
002	260020	0220	1/21/11	\$475,000	\$456,000	1990	8	1988	Avg	12473	N	N	2710 NE 184TH PL
002	260020	0160	5/23/11	\$355,500	\$346,000	2150	8	1986	Avg	7202	N	N	2735 NE 184TH PL
002	402350	0640	12/7/10	\$340,000	\$324,000	2260	8	1957	Good	22320	N	N	3047 NE 180TH ST
002	401930	0485	6/16/09	\$415,000	\$370,000	2280	8	1920	Good	21299	N	N	18425 BALLINGER WAY NE
002	401930	1072	9/13/10	\$289,377	\$273,000	2560	8	1986	Avg	15000	N	N	4606 NE 178TH ST
002	402290	6510	7/28/10	\$450,000	\$422,000	3020	8	1942	Good	36986	N	N	4921 NE 187TH ST
002	402350	1250	7/18/11	\$595,000	\$583,000	2740	9	1998	Avg	36679	N	N	17133 35TH AVE NE
002	401930	0270	11/18/10	\$560,000	\$533,000	3540	9	2008	Avg	20000	N	N	18464 40TH PL NE
002	401930	0057	9/8/09	\$790,000	\$711,000	3840	9	1957	Good	40485	Y	N	5422 NE 180TH ST
002	401930	1198	11/14/11	\$507,500	\$505,000	2050	10	1958	Good	14560	N	N	5021 NE 180TH ST
002	402350	1196	5/23/11	\$650,000	\$633,000	2970	10	1991	Avg	23714	N	N	17750 33RD AVE NE
002	401930	0067	2/23/11	\$1,140,000	\$1,098,000	5000	10	2007	Avg	25761	Y	N	5474 NE 180TH ST
003	402770	1251	9/8/10	\$307,475	\$290,000	920	6	1935	Good	8765	N	N	5305 NE 193RD ST
003	402770	0525	5/23/09	\$215,000	\$191,000	1080	6	1933	Avg	18450	N	N	19339 55TH AVE NE
003	267810	0035	10/14/11	\$195,000	\$193,000	1160	6	1953	Good	6055	N	N	18514 36TH PL NE

Improved Sales Used in this Annual Update Analysis
Area 4
(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
003	032604	9047	6/14/11	\$199,950	\$195,000	760	7	1949	Avg	10418	N	N	3715 NE 194TH ST
003	402290	0269	11/30/09	\$287,500	\$262,000	960	7	1992	Avg	10575	N	N	19717 40TH CT NE
003	346100	0182	4/7/09	\$370,000	\$326,000	1170	7	1961	Good	11235	N	N	4918 NE 193RD ST
003	402290	2991	9/21/10	\$325,000	\$307,000	1200	7	1959	Avg	9960	N	N	19514 40TH PL NE
003	380000	0200	12/7/11	\$308,000	\$307,000	1220	7	1962	Avg	9639	Y	N	4725 NE 203RD ST
003	032604	9092	11/14/11	\$293,000	\$291,000	1240	7	1966	Avg	7800	N	N	3732 NE 193RD ST
003	259320	0080	4/8/10	\$367,000	\$340,000	1250	7	1961	Good	9412	N	N	3751 NE 192ND ST
003	402770	0320	7/7/09	\$410,000	\$366,000	1270	7	2002	Avg	6600	N	N	5425 NE 204TH ST
003	032604	9042	4/13/10	\$260,000	\$241,000	1290	7	1962	Avg	11218	N	N	3601 NE 195TH ST
003	402290	2260	7/11/11	\$317,500	\$311,000	1300	7	1961	Avg	19017	N	N	19053 40TH PL NE
003	259330	0060	11/13/09	\$365,500	\$332,000	1310	7	1961	Avg	7800	N	N	19230 38TH PL NE
003	259320	0030	4/4/11	\$342,500	\$332,000	1360	7	1961	VGood	8400	N	N	3717 NE 192ND ST
003	402290	4890	5/19/09	\$374,999	\$333,000	1360	7	1958	Avg	20910	N	N	18734 45TH PL NE
003	402290	2731	1/28/11	\$255,000	\$245,000	1380	7	1932	Fair	18763	N	N	19552 40TH PL NE
003	402770	0499	6/10/10	\$273,000	\$255,000	1420	7	1960	Avg	9600	N	N	19519 55TH AVE NE
003	402290	4750	6/15/10	\$400,000	\$373,000	1460	7	1967	Good	9504	N	N	18744 45TH PL NE
003	402290	2461	6/24/10	\$367,500	\$343,000	1470	7	1973	Good	11172	N	N	18729 40TH PL NE
003	032604	9101	12/22/09	\$300,000	\$274,000	1480	7	1968	Avg	8062	N	N	18805 37TH AVE NE
003	402290	2105	5/15/09	\$363,800	\$323,000	1500	7	1966	Avg	9800	N	N	19531 40TH PL NE
003	731190	0010	8/10/09	\$324,950	\$292,000	1520	7	1975	Avg	9000	N	N	3936 NE 199TH ST
003	267810	0015	11/18/09	\$299,000	\$272,000	1540	7	1954	Good	6264	N	N	18515 36TH PL NE
003	267810	0030	3/24/09	\$320,000	\$282,000	1580	7	1954	Avg	8911	N	N	18520 36TH PL NE
003	386240	0020	10/24/10	\$312,000	\$296,000	2000	7	1964	Avg	12157	N	N	5006 NE 188TH ST
003	402290	0257	8/20/10	\$312,000	\$294,000	1140	8	1981	Avg	9491	N	N	19718 40TH CT NE
003	928900	0040	10/14/11	\$324,900	\$322,000	1150	8	1960	Avg	9950	N	N	19543 38TH AVE NE
003	032604	9117	11/16/09	\$377,000	\$343,000	1170	8	1980	Good	11000	N	N	3519 NE 190TH PL

Improved Sales Used in this Annual Update Analysis
Area 4
(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
003	885770	0010	2/7/11	\$266,000	\$256,000	1220	8	1966	Avg	8690	N	N	3723 NE 194TH ST
003	392880	0052	11/14/11	\$375,000	\$373,000	1220	8	1977	Good	17316	N	N	5007 NE 197TH ST
003	402290	5391	8/29/11	\$335,000	\$330,000	1260	8	1959	Avg	19199	N	N	18718 40TH PL NE
003	928900	0050	11/13/09	\$380,000	\$345,000	1260	8	1960	Good	9950	N	N	19535 38TH AVE NE
003	440080	0061	10/1/10	\$329,000	\$311,000	1280	8	1969	Good	10447	N	N	4621 NE 192ND ST
003	402770	0013	6/23/11	\$330,000	\$323,000	1300	8	1979	Good	18318	N	N	4523 NE 201ST PL
003	345910	0080	12/16/10	\$317,000	\$303,000	1320	8	1967	Good	7400	N	N	5444 NE 200TH PL
003	345970	0200	8/12/11	\$400,800	\$394,000	1340	8	1979	Good	10890	N	N	4027 NE 204TH ST
003	402290	4919	12/17/10	\$410,000	\$392,000	1360	8	1973	Good	11320	N	N	18707 45TH CT NE
003	276360	0030	9/7/10	\$405,000	\$382,000	1380	8	1963	VGood	12153	Y	N	5014 NE 194TH PL
003	401760	0070	10/19/10	\$359,950	\$341,000	1420	8	1976	Good	10240	N	N	4011 NE 195TH PL
003	259740	0010	10/6/09	\$425,950	\$385,000	1440	8	1977	Good	12680	N	N	20119 44TH AVE NE
003	736620	0060	10/10/11	\$465,000	\$460,000	1460	8	1981	Avg	13238	Y	N	5324 NE 190TH ST
003	401711	0300	3/4/11	\$380,000	\$366,000	1470	8	1977	Avg	11352	N	N	20332 46TH PL NE
003	928910	0110	5/5/09	\$448,000	\$397,000	1490	8	1962	Avg	24100	N	N	4021 NE 196TH ST
003	885770	0030	5/25/11	\$325,000	\$317,000	1520	8	1967	Avg	8840	N	N	3737 NE 194TH ST
003	402290	2000	2/23/11	\$350,000	\$337,000	1530	8	1969	Avg	11800	N	N	19607 40TH PL NE
003	345910	0050	3/2/10	\$370,000	\$341,000	1540	8	1976	Avg	9176	N	N	5458 NE 200TH PL
003	032604	9024	4/20/10	\$379,950	\$352,000	1550	8	1968	Avg	11310	N	N	19222 37TH AVE NE
003	345970	0310	4/30/10	\$500,000	\$464,000	1580	8	1978	Good	11720	Y	N	20211 41ST PL NE
003	402290	2052	3/27/09	\$380,000	\$335,000	1590	8	1964	Avg	11200	N	N	19534 38TH AVE NE
003	402290	2715	6/22/11	\$390,000	\$381,000	1640	8	1993	Avg	10277	N	N	4033 NE 197TH ST
003	032604	9071	10/13/10	\$300,000	\$284,000	1670	8	1975	Avg	10419	N	N	3528 NE 189TH PL
003	402290	0150	2/24/09	\$497,000	\$436,000	1680	8	1968	Good	10850	Y	N	20215 42ND AVE NE
003	401800	0040	9/2/10	\$375,000	\$354,000	1690	8	1958	Avg	11038	N	N	3721 NE 187TH ST
003	401700	0090	4/25/10	\$476,000	\$441,000	1760	8	1970	Good	9850	N	N	20367 45TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 4
(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
003	259740	0310	6/30/11	\$375,000	\$367,000	1810	8	1977	Avg	9600	N	N	20302 44TH AVE NE
003	402290	2083	2/9/09	\$375,000	\$328,000	1860	8	1964	Avg	16800	N	N	19528 38TH AVE NE
003	345970	0020	6/3/10	\$440,000	\$410,000	1860	8	1978	Good	8050	N	N	4044 NE 204TH ST
003	401800	0020	11/20/09	\$445,000	\$405,000	1880	8	1959	Good	12557	N	N	3730 NE 187TH ST
003	402290	2100	2/9/10	\$355,000	\$326,000	1930	8	1973	Avg	9580	N	N	3826 NE 195TH PL
003	401711	0460	11/8/11	\$499,000	\$496,000	1940	8	1978	Good	11843	N	N	4518 NE 204TH PL
003	570680	0020	6/11/09	\$446,000	\$397,000	1950	8	1963	Avg	10350	N	N	19012 53RD AVE NE
003	402290	3375	5/25/11	\$420,000	\$409,000	1970	8	1946	Good	11294	N	N	4629 NE 195TH ST
003	402290	2102	9/3/10	\$318,000	\$300,000	2060	8	1966	Avg	10515	N	N	19533 40TH PL NE
003	032604	9127	8/28/09	\$514,000	\$462,000	2060	8	1986	Good	10000	N	N	18944 37TH AVE NE
003	402290	2245	5/25/10	\$455,000	\$424,000	2090	8	1967	Good	48787	N	N	19211 40TH PL NE
003	402290	2728	3/9/10	\$425,000	\$392,000	2090	8	1993	Avg	11650	N	N	4022 NE 196TH ST
003	401800	0010	11/29/11	\$415,000	\$413,000	2130	8	1960	Good	11245	N	N	3712 NE 187TH ST
003	771810	0065	4/13/10	\$360,000	\$333,000	2170	8	1953	Good	9248	N	N	3514 NE 187TH ST
003	259740	0090	7/7/10	\$515,000	\$482,000	2170	8	1976	Good	10300	N	N	4205 NE 203RD ST
003	402290	4891	9/6/11	\$475,000	\$468,000	2180	8	1976	Good	17212	N	N	18730 45TH PL NE
003	402770	1256	9/12/11	\$385,000	\$380,000	2240	8	2000	Avg	9076	N	N	19212 53RD CT NE
003	402770	1257	6/9/09	\$432,000	\$384,000	2260	8	1998	Avg	9276	N	N	19206 53RD CT NE
003	402770	0242	7/13/09	\$480,000	\$429,000	2500	8	1966	Avg	19932	Y	N	19852 47TH AVE NE
003	345970	0240	1/8/09	\$440,000	\$384,000	2580	8	1978	Good	8770	N	N	4039 NE 204TH ST
003	402290	2081	5/17/11	\$348,000	\$339,000	2590	8	1964	Avg	12000	N	N	19524 38TH AVE NE
003	440070	0010	8/22/11	\$480,000	\$473,000	3060	8	1961	VGood	9811	N	N	19431 46TH AVE NE
003	032604	9080	6/17/09	\$428,000	\$381,000	1780	9	1961	Good	9270	N	N	3825 NE 189TH PL
003	402290	5470	5/12/10	\$462,500	\$430,000	1830	9	2007	Avg	11130	N	N	18904 40TH PL NE
003	414090	0045	10/7/09	\$462,500	\$418,000	1860	9	1962	Avg	12062	Y	N	5325 NE 187TH ST
003	570680	0090	6/23/09	\$475,500	\$424,000	1890	9	1979	Avg	13416	N	N	19025 53RD AVE NE

Improved Sales Used in this Annual Update Analysis
Area 4
(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
003	771810	0015	11/5/09	\$382,500	\$347,000	2300	9	1966	Avg	8200	N	N	3547 NE 187TH ST
003	259740	0210	7/8/11	\$505,000	\$494,000	2450	9	1977	Good	12230	N	N	4220 NE 203RD PL
003	812860	0100	8/11/11	\$479,000	\$471,000	2460	9	1989	Avg	13320	N	N	19563 44TH AVE NE
003	402290	4994	7/14/09	\$524,950	\$469,000	2500	9	1998	Avg	8915	N	N	4416 NE 189TH PL
003	812860	0120	8/18/10	\$426,000	\$401,000	2520	9	1979	Avg	19375	N	N	19531 44TH AVE NE
003	402290	2931	5/18/11	\$592,000	\$576,000	2530	9	2006	Avg	11250	Y	N	19491 45TH AVE NE
003	402290	6350	5/9/11	\$615,000	\$598,000	2730	9	1956	Good	36730	N	N	5207 NE 187TH ST
003	402290	7712	3/9/10	\$600,000	\$553,000	2790	9	1972	Good	10969	Y	N	5325 NE 190TH ST
003	032604	9132	8/24/11	\$540,000	\$532,000	3500	9	1998	Avg	7347	N	N	19021 37TH AVE NE
003	402290	5450	3/16/09	\$760,000	\$669,000	2780	10	2007	Avg	19188	N	N	18902 40TH PL NE
004	112604	9045	11/22/11	\$385,500	\$384,000	1030	7	1946	Avg	15477	Y	N	6232 NE 182ND ST
004	381870	0006	7/15/09	\$358,000	\$320,000	1030	7	1953	Good	10228	N	N	6115 NE 190TH ST
004	617893	0070	3/12/09	\$297,500	\$262,000	1120	7	1979	Avg	8450	N	N	18614 66TH AVE NE
004	381870	0015	6/29/11	\$239,950	\$235,000	1230	7	1955	Good	8300	N	N	6120 NE 187TH ST
004	414090	0335	8/19/11	\$309,950	\$305,000	1330	7	1968	Good	9440	N	N	18830 57TH AVE NE
004	414050	0065	3/25/10	\$290,000	\$268,000	1340	7	1957	Good	9450	N	N	18749 60TH AVE NE
004	670820	0220	3/6/10	\$365,000	\$336,000	1340	7	1973	Avg	13600	N	N	19120 67TH AVE NE
004	414050	0125	12/15/11	\$240,000	\$240,000	1350	7	1958	Avg	9375	N	N	18732 58TH AVE NE
004	112604	9105	7/8/11	\$250,000	\$245,000	1360	7	1955	Avg	13372	N	N	18423 61ST PL NE
004	381550	0130	11/30/10	\$280,000	\$267,000	1380	7	1960	Avg	11497	N	N	18247 66TH AVE NE
004	883290	0585	4/7/10	\$457,000	\$423,000	1400	7	1958	Avg	12393	Y	N	5826 NE 181ST ST
004	670810	0015	8/17/10	\$275,000	\$259,000	1420	7	1955	Avg	9750	N	N	6619 NE 191ST ST
004	381550	0125	9/28/10	\$267,500	\$253,000	1480	7	1960	Avg	11286	N	N	18255 66TH AVE NE
004	112604	9096	2/18/11	\$272,000	\$262,000	1530	7	1956	Avg	10283	N	N	18429 61ST PL NE
004	883190	0010	2/4/09	\$399,000	\$349,000	1530	7	1962	VGood	7435	N	N	18415 60TH PL NE
004	414090	0340	2/20/09	\$310,000	\$272,000	1540	7	1967	VGood	9552	N	N	5711 NE 190TH ST

Improved Sales Used in this Annual Update Analysis
Area 4
(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
004	670810	0045	2/11/10	\$386,000	\$355,000	1540	7	1955	Good	12400	N	N	6632 NE 191ST ST
004	414090	0165	9/2/10	\$330,000	\$311,000	1550	7	1960	Avg	8665	N	N	18523 57TH AVE NE
004	381630	0105	12/9/10	\$355,000	\$339,000	1560	7	1979	Good	10125	N	N	6175 NE 187TH PL
004	670820	0170	8/24/11	\$359,500	\$354,000	1570	7	1976	Good	13010	N	N	19330 67TH AVE NE
004	883290	0455	12/7/10	\$429,000	\$409,000	1580	7	1958	Good	14413	Y	N	18250 58TH AVE NE
004	414050	0095	2/15/11	\$253,500	\$244,000	1600	7	1961	Avg	10797	N	N	18701 60TH AVE NE
004	414090	0195	7/27/11	\$320,000	\$314,000	1700	7	1964	Avg	12875	N	N	5524 NE 187TH ST
004	670810	0050	1/10/11	\$245,000	\$235,000	1710	7	1955	Avg	13125	N	N	19111 67TH AVE NE
004	414050	0035	12/9/10	\$340,000	\$324,000	1930	7	1989	Good	15900	N	N	18716 60TH AVE NE
004	414090	0280	6/13/11	\$346,000	\$338,000	1250	8	1974	Good	22170	N	N	18559 58TH AVE NE
004	617893	0290	12/7/11	\$371,000	\$370,000	1390	8	1981	Avg	9730	Y	N	6512 NE 188TH ST
004	381550	0040	12/14/11	\$260,000	\$259,000	1410	8	1959	Avg	9900	N	N	6428 NE 184TH ST
004	883351	0320	6/17/10	\$387,000	\$361,000	1510	8	1977	Avg	10006	Y	N	19327 65TH PL NE
004	670820	0360	5/12/10	\$429,000	\$399,000	1510	8	1962	Good	12490	N	N	6547 NE 192ND ST
004	039700	0230	1/10/11	\$359,000	\$344,000	1560	8	1976	Avg	14600	N	N	18519 64TH PL NE
004	883290	0125	11/8/10	\$420,000	\$399,000	1590	8	1957	Good	12783	Y	N	5674 NE 180TH ST
004	883351	0100	9/22/09	\$351,000	\$317,000	1590	8	1977	Avg	10355	N	N	19416 65TH PL NE
004	414090	0215	7/1/11	\$517,950	\$507,000	1700	8	1973	Good	10800	Y	N	18714 55TH AVE NE
004	039700	0030	12/6/11	\$326,000	\$325,000	1840	8	1976	Avg	9660	Y	N	6504 NE 188TH ST
004	883290	0440	6/16/11	\$463,885	\$453,000	1900	8	1959	Good	12509	Y	N	18242 58TH AVE NE
004	414090	0225	11/4/10	\$575,000	\$546,000	1930	8	1962	Good	12385	Y	N	18726 55TH AVE NE
004	381670	0095	11/16/10	\$399,000	\$380,000	1950	8	1959	Avg	13810	Y	N	18711 KENLAKE PL NE
004	883350	0090	11/23/09	\$543,000	\$494,000	1950	8	1976	Good	11006	Y	N	6514 NE 191ST ST
004	617893	0380	7/30/09	\$425,000	\$381,000	2040	8	1979	Good	8815	N	N	18619 66TH AVE NE
004	617870	0100	4/29/11	\$320,500	\$311,000	2180	8	1955	Fair	24750	N	N	18722 62ND AVE NE
004	883290	0120	6/17/10	\$500,000	\$467,000	2300	8	1955	Avg	12682	Y	N	5666 NE 180TH ST

Improved Sales Used in this Annual Update Analysis
Area 4
(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
004	689181	0280	6/7/11	\$460,000	\$449,000	2510	8	1986	Avg	10328	N	N	6369 NE 193RD PL
004	617870	0131	9/14/10	\$442,000	\$417,000	2560	8	1967	Good	14420	N	N	18750 63RD AVE NE
004	689181	0410	8/24/11	\$570,000	\$561,000	2700	8	1987	Avg	12213	Y	N	6439 NE 192ND PL
004	883290	0325	1/26/10	\$530,000	\$486,000	2720	8	1968	VGood	12011	N	N	18219 58TH AVE NE
004	689180	0090	12/28/10	\$485,000	\$464,000	2820	8	1984	Avg	9722	N	N	6318 NE 192ND CT
004	883290	0565	1/24/10	\$552,000	\$506,000	1790	9	1966	VGood	11217	Y	N	18131 60TH AVE NE
004	883290	0135	11/16/09	\$700,000	\$636,000	1900	9	1964	Good	13138	Y	N	18007 57TH AVE NE
004	883290	0070	12/2/10	\$454,000	\$433,000	1910	9	1963	Avg	13414	Y	N	5711 NE 180TH ST
004	618170	0196	1/25/10	\$605,000	\$555,000	2200	9	2007	Avg	7803	Y	N	6267 NE 182ND ST
004	689182	0190	6/15/10	\$470,000	\$439,000	2580	9	1989	Avg	9910	N	N	6220 NE 193RD ST
004	689182	0240	8/31/11	\$568,950	\$561,000	2610	9	1987	Avg	9629	N	N	19005 62ND AVE NE
004	381670	0050	5/18/11	\$665,000	\$647,000	2660	9	1967	VGood	13028	Y	N	18744 KENLAKE PL NE
004	689180	0440	2/15/11	\$600,000	\$577,000	2670	9	1988	Avg	12002	N	N	19401 63RD AVE NE
004	689180	0140	1/5/11	\$547,257	\$524,000	3340	9	1983	Avg	10852	N	N	19300 63RD AVE NE
008	797990	0381	12/16/11	\$229,950	\$230,000	780	6	1951	Avg	6527	N	N	3420 NE 160TH ST
008	797990	0591	3/16/10	\$319,000	\$294,000	1190	7	1951	Good	7150	N	N	3216 NE 158TH ST
008	109610	0010	4/21/10	\$279,000	\$259,000	1210	7	1952	Avg	7040	N	N	16009 30TH AVE NE
008	797990	0841	7/28/10	\$375,000	\$352,000	1220	7	1963	Good	7858	N	N	3315 NE 158TH ST
008	797990	0592	4/21/09	\$331,500	\$293,000	1370	7	1954	Avg	8392	N	N	15815 33RD AVE NE
008	774010	0485	4/13/09	\$488,669	\$432,000	1750	7	1951	Good	9900	N	N	16289 37TH AVE NE
008	797990	0625	11/16/09	\$440,000	\$400,000	1920	7	1953	VGood	11407	N	N	15848 32ND AVE NE
008	674470	0163	10/26/09	\$499,950	\$453,000	2070	7	1916	Good	11500	N	N	15719 38TH AVE NE
008	775270	0140	2/18/10	\$367,000	\$338,000	1070	8	1961	Avg	10793	N	N	15847 37TH AVE NE
008	774010	0035	9/27/10	\$635,000	\$601,000	1320	8	2010	Avg	9895	Y	N	16226 39TH AVE NE
008	797990	0006	3/11/11	\$330,000	\$319,000	1330	8	1954	Avg	11740	N	N	16359 35TH AVE NE
008	797990	0920	5/5/11	\$467,000	\$454,000	1410	8	1968	Good	15588	N	N	3329 NE 156TH ST

Improved Sales Used in this Annual Update Analysis
Area 4
(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
008	774010	0375	4/15/11	\$340,000	\$330,000	1510	8	1949	Avg	9407	N	N	16025 38TH AVE NE
008	802670	0115	6/10/10	\$410,000	\$382,000	1570	8	1957	Avg	8479	Y	N	15707 37TH AVE NE
008	774500	0070	9/11/09	\$485,000	\$437,000	1600	8	1983	Avg	7205	N	N	4201 NE 169TH CT
008	774500	0140	8/18/09	\$487,950	\$438,000	1680	8	1985	Avg	10944	N	N	4237 NE 169TH CT
008	097360	0030	5/24/10	\$599,950	\$558,000	1680	8	1977	VGood	8801	N	N	16045 36TH AVE NE
008	797990	0450	5/13/10	\$589,900	\$548,000	1700	8	1964	Good	13054	Y	N	15805 35TH AVE NE
008	774590	0030	6/19/09	\$435,000	\$388,000	1760	8	1973	Avg	9304	N	N	3626 NE 169TH ST
008	674470	0164	10/22/10	\$500,000	\$474,000	1790	8	1976	Avg	10750	N	N	15711 38TH AVE NE
008	774590	0080	10/6/11	\$430,000	\$426,000	1840	8	1972	Good	9593	N	N	3631 NE 169TH ST
008	802670	0085	7/26/10	\$598,950	\$562,000	1840	8	1956	Avg	7700	Y	N	15602 36TH AVE NE
008	774010	0050	1/19/11	\$500,000	\$480,000	1890	8	1954	Good	9000	Y	N	16252 39TH AVE NE
008	774590	0100	11/9/11	\$392,500	\$390,000	2010	8	1972	Avg	10206	N	N	3651 NE 169TH ST
008	774500	0050	4/1/10	\$480,000	\$444,000	2510	8	1983	Avg	7861	N	N	4214 NE 169TH CT
008	370100	0080	2/9/10	\$560,000	\$514,000	1560	9	1970	Good	6950	Y	N	15802 36TH AVE NE
008	774010	0370	6/22/10	\$755,000	\$705,000	2800	9	1939	VGood	9513	Y	N	16041 38TH AVE NE
008	102604	9103	6/9/09	\$767,500	\$683,000	2480	10	2007	Avg	7328	N	N	16777 39TH AVE NE
008	102604	9044	2/16/09	\$725,000	\$635,000	3020	10	2007	Avg	7272	N	N	16789 39TH AVE NE

Improved Sales Removed in this Annual Update Analysis
Area 4
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	115561	0010	7/12/11	\$165,000	DIAGNOSTIC OUTLIER
001	115562	0010	6/22/11	\$362,000	DATA DOES NOT MATCH SALE
001	319790	0065	11/2/09	\$232,939	IMP.CHAR CHGD SINCE SALE
001	397170	1870	11/8/11	\$166,216	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
001	402290	0556	2/7/11	\$359,000	OBSOL; PREVIMP<=\$25K
001	402290	1370	2/11/10	\$232,000	DIAGNOSTIC OUTLIER
001	418190	0045	5/5/11	\$185,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	418190	0049	12/5/11	\$232,830	EXEMPT FROM EXCISE TAX;FINANCIAL INSTITUTION RESALE
001	604200	0060	10/29/10	\$210,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	615290	0402	10/17/09	\$290,000	DIAGNOSTIC OUTLIER
001	866590	0104	4/28/10	\$519,950	DATA DOES NOT MATCH SALE
001	866590	0390	6/17/09	\$509,500	DATA DOES NOT MATCH SALE
002	115410	0075	5/25/11	\$325,000	GOVERNMENT AGENCY
002	115410	0250	6/21/11	\$389,000	DATA DOES NOT MATCH SALE
002	115410	0290	6/27/11	\$175,000	DATA DOES NOT MATCH SALE
002	115410	0625	9/28/09	\$460,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	401930	0015	2/5/10	\$355,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	401930	0051	9/2/11	\$390,000	DATA DOES NOT MATCH SALE
002	401930	0145	3/21/11	\$575,000	DATA DOES NOT MATCH SALE
002	401930	0160	9/28/10	\$329,000	IMPROVEMENT COUNT GREATER THAN 1
002	401930	0455	6/2/11	\$765,000	DATA DOES NOT MATCH SALE
002	401930	0745	8/24/10	\$470,000	IMPROVEMENT COUNT GREATER THAN 1
002	401930	0780	8/4/09	\$715,000	DATA DOES NOT MATCH SALE
002	401930	0836	6/6/11	\$850,000	DIAGNOSTIC OUTLIER
002	401930	0950	9/21/11	\$440,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	401930	0975	3/11/11	\$425,000	IMPROVEMENT COUNT GREATER THAN 1; OBSOLESCENCE
002	401930	1015	7/18/11	\$344,950	DATA DOES NOT MATCH SALE
002	401930	1155	6/1/10	\$1,000,000	DIAGNOSTIC OUTLIER
002	401930	1305	8/5/11	\$418,000	RELOCATION - SALE TO SERVICE
002	401930	1470	9/28/09	\$275,000	UNFINISHED AREA; STATEMENT TO DOR
002	401930	1470	9/28/09	\$275,000	UNFINISHED AREA; STATEMENT TO DOR
002	401930	1500	2/4/09	\$147,500	DOR RATIO;
002	401990	0176	4/14/09	\$215,000	PREVIOUS IMPROVEMENT <=\$25K; TEAR DOWN
002	402350	0035	9/13/10	\$265,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	402350	0327	8/31/09	\$385,000	IMPROVEMENT COUNT GREATER THAN 1
002	402350	0455	12/7/11	\$482,500	DATA DOES NOT MATCH SALE
002	402350	0595	9/14/11	\$308,500	RELOCATION - SALE TO SERVICE
002	402350	0757	8/19/10	\$275,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	402350	1233	3/30/10	\$600,000	DATA DOES NOT MATCH SALE

Improved Sales Removed in this Annual Update Analysis
Area 4
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	402350	1251	2/10/09	\$251,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	402410	0790	8/26/10	\$129,075	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
002	402410	1680	10/17/11	\$165,000	DIAGNOSTIC OUTLIER
002	402410	1680	10/17/11	\$60,000	DOR RATIO
002	402410	1680	4/8/11	\$133,000	FINANCIAL INSTITUTION RESALE
002	402410	1760	11/19/10	\$285,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	402410	1771	6/9/10	\$387,600	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	553830	0180	3/9/11	\$130,000	TEAR DOWN
002	558990	0366	12/9/11	\$254,250	DIAGNOSTIC OUTLIER
002	558990	0392	9/26/11	\$213,600	DATA DOES NOT MATCH SALE
003	032604	9099	1/10/11	\$662,500	DATA DOES NOT MATCH SALE
003	259700	0090	5/13/09	\$410,000	DATA DOES NOT MATCH SALE
003	259740	0060	5/17/10	\$29,649	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
003	276360	0060	11/30/09	\$275,000	DIAGNOSTIC OUTLIER
003	380000	0050	7/9/10	\$387,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	380000	0050	7/9/10	\$364,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	380000	0150	8/13/09	\$690,000	DATA DOES NOT MATCH SALE
003	402290	2715	7/9/10	\$266,000	DATA DOES NOT MATCH SALE
003	402290	2990	2/4/10	\$200,000	DOR RATIO
003	402290	5471	7/21/09	\$737,100	DIAGNOSTIC OUTLIER
003	402290	5472	11/23/11	\$455,000	DOR RATIO; PREVIMP<=\$25K
003	402770	0245	12/10/09	\$350,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	402770	1256	9/12/11	\$385,000	RELOCATION - SALE TO SERVICE
003	561100	0060	1/7/09	\$420,000	DATA DOES NOT MATCH SALE
003	570870	0140	10/6/11	\$285,000	DIAGNOSTIC OUTLIER
003	771810	0045	10/29/10	\$255,200	NO MARKET EXPOSURE; QUIT CLAIM DEED
003	928910	0130	11/15/11	\$223,000	DIAGNOSTIC OUTLIER
003	932340	0060	6/11/10	\$330,000	DIAGNOSTIC OUTLIER
004	091250	0090	5/12/10	\$190,972	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
004	091250	0110	1/14/11	\$171,733	DOR RATIO; QUIT CLAIM DEED
004	112604	9088	3/14/11	\$40,000	DOR RATIO; QUIT CLAIM DEED
004	112604	9089	4/14/09	\$350,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	381550	0110	8/12/11	\$439,000	DATA DOES NOT MATCH SALE
004	381550	0165	11/29/10	\$283,560	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
004	381630	0070	1/14/09	\$148,500	DOR RATIO
004	414050	0155	7/24/09	\$341,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	414090	0175	10/12/09	\$490,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	414090	0315	10/7/11	\$280,000	DIAGNOSTIC OUTLIER
004	414090	0320	9/15/11	\$186,000	FINANCIAL INSTITUTION RESALE

Improved Sales Removed in this Annual Update Analysis
Area 4
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
004	617870	0050	12/1/11	\$642,000	DATA DOES NOT MATCH SALE
004	617890	0070	3/23/09	\$305,000	DIAGNOSTIC OUTLIER
004	617893	0300	10/13/09	\$304,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	617893	0400	2/3/10	\$500,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	618170	0196	11/20/09	\$809,076	BANKRUPTCY-RECEIVER-TRUSTEE; NO MARKET EXPOSURE
004	618170	0385	2/16/11	\$223,708	OBSOLESCENCE
004	670820	0020	1/8/09	\$435,000	NO MARKET EXPOSURE
004	670820	0190	7/24/09	\$357,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	670820	0320	4/27/09	\$493,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	689180	0440	5/18/11	\$600,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	794630	0310	7/20/11	\$141,225	OBSOLESCENCE
004	794730	0035	4/16/10	\$282,000	IMPROVEMENT COUNT GREATER THAN 1
004	883140	0070	5/23/11	\$350,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	883290	0090	8/12/10	\$479,000	RELATED PARTY, FRIEND, OR NEIGHBOR; SHORT SALE
004	883290	0170	7/21/11	\$665,000	UNFINISHED AREA
004	883290	0560	10/20/10	\$435,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	883290	0630	9/21/10	\$475,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	883290	0715	11/16/09	\$447,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	883290	0725	11/18/11	\$515,000	DATA DOES NOT MATCH SALE
008	102604	9091	12/22/10	\$520,573	NON-REPRESENTATIVE SALE
008	553830	0425	7/7/10	\$505,000	DATA DOES NOT MATCH SALE
008	674470	0130	8/22/11	\$65,102	DOR RATIO; CORPORATE AFFILIATES
008	674470	0130	7/6/11	\$65,102	RELATED PARTY, FRIEND, OR NEIGHBOR
008	674470	0201	9/28/10	\$200,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
008	774010	0015	7/6/11	\$73,429	RELATED PARTY, FRIEND, NEIGHBOR
008	774010	0015	8/22/11	\$73,429	RELATED PARTY, FRIEND, NEIGHBOR
008	774010	0035	10/15/09	\$360,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	774010	0285	9/15/11	\$319,000	NO MARKET EXPOSURE
008	774010	0315	7/10/09	\$750,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	774010	0325	12/10/10	\$650,000	OBSOLESCENCE; RELATED PARTY, FRIEND, OR NEIGHBOR
008	774050	0110	5/18/11	\$400,000	DIAGNOSTIC OUTLIER
008	774150	0030	4/25/11	\$362,000	FINANCIAL INSTITUTION RESALE; FORCLOSURE
008	774500	0070	9/11/09	\$485,000	RELOCATION - SALE TO SERVICE;
008	775270	0050	6/22/10	\$598,950	RELATED PARTY, FRIEND, OR NEIGHBOR
008	775290	0005	1/31/11	\$309,000	TEAR DOWN
008	775290	0006	5/5/11	\$190,000	PREVIMP<=\$25K
008	797990	0110	5/12/11	\$285,000	DIAGNOSTIC OUTLIER
008	797990	0170	11/11/11	\$310,000	DIAGNOSTIC OUTLIER
008	797990	0175	10/27/09	\$162,500	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed in this Annual Update Analysis
Area 4
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	797990	0185	7/28/09	\$324,950	IMPROVEMENT COUNT GREATER THAN 1
008	797990	0335	11/15/11	\$319,880	DATA DOES NOT MATCH SALE
008	797990	0341	6/7/10	\$283,500	DATA DOES NOT MATCH SALE
008	797990	0551	11/30/11	\$263,857	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
008	797990	0630	7/20/11	\$204,000	NO MARKET EXPOSURE
008	797990	0841	10/26/09	\$257,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	797990	0875	12/14/09	\$314,900	TEAR DOWN; RELATED PARTY, FRIEND, OR NEIGHBOR
008	797990	0920	4/20/11	\$467,000	RELOCATION - SALE TO SERVICE
008	802670	0045	7/6/11	\$80,242	RELATED PARTY, FRIEND, NEIGHBOR; PARTIAL INTEREST
008	802670	0045	8/22/11	\$199,091	RELATED PARTY, FRIEND, NEIGHBOR
008	925790	0020	12/28/09	\$330,000	DIAGNOSTIC OUTLIER

Vacant Sales Used in this Annual Update Analysis
Area 4
(1 to 3 Unit Residences)

There were no good vacant land sales available to use.

Vacant Sales Removed in this Annual Update Analysis
Area 4
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	401990	0176	4/14/2009	\$215,000	PREVIMP<=\$25K;TEAR DOWN; RELATED PARTY
008	775290	0006	5/5/2011	\$190,000	PREVIMP<=\$25K; TEAR DOWN