

**Residential Revalue**

**2012 Assessment Roll**

**Newport Shores /  
Kennydale**

**Area 63**

**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



# Newport Shores / Kennydale

## Housing



Grade 6/ Year Built 1934/ Total Living Area 1480



Grade 8/ Year Built 1968/ Total Living Area 3000



Grade 9/ Year Built 1973/ Total Living Area 2040



Grade 10/ Year Built 2002/ Total Living Area 4530



Grade 12/ Year Built 2008/ Total Living Area 3560



Grade 13/ Year Built 2001/ Total Living Area 7560

## ***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:** Newport Shores / Kennydale / Area 63

**Number of Improved Sales:** 174

**Range of Sale Dates:** 1/1/2009 – 1/1/2012

| <b>Sales – Average Improved Valuation Change Summary</b> |             |             |              |                    |              |            |
|--|-------------|-------------|--------------|--------------------|--------------|------------|
|  | <b>Land</b> | <b>Imps</b> | <b>Total</b> | <b>Sale Price*</b> | <b>Ratio</b> | <b>COD</b> |
| <b>2011 Value</b>  | \$326,400   | \$281,900   | \$608,300    |                    |              |            |
| <b>2012 Value</b>  | \$334,300   | \$294,200   | \$628,500    | \$692,900          | 90.7%        | 11.54%     |
| <b>Change</b>  | +\$7,900    | +\$12,300   | +\$20,200    |                    |              |            |
| <b>% Change</b>  | +2.4%       | +4.4%       | +3.3%        |                    |              |            |

\*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.

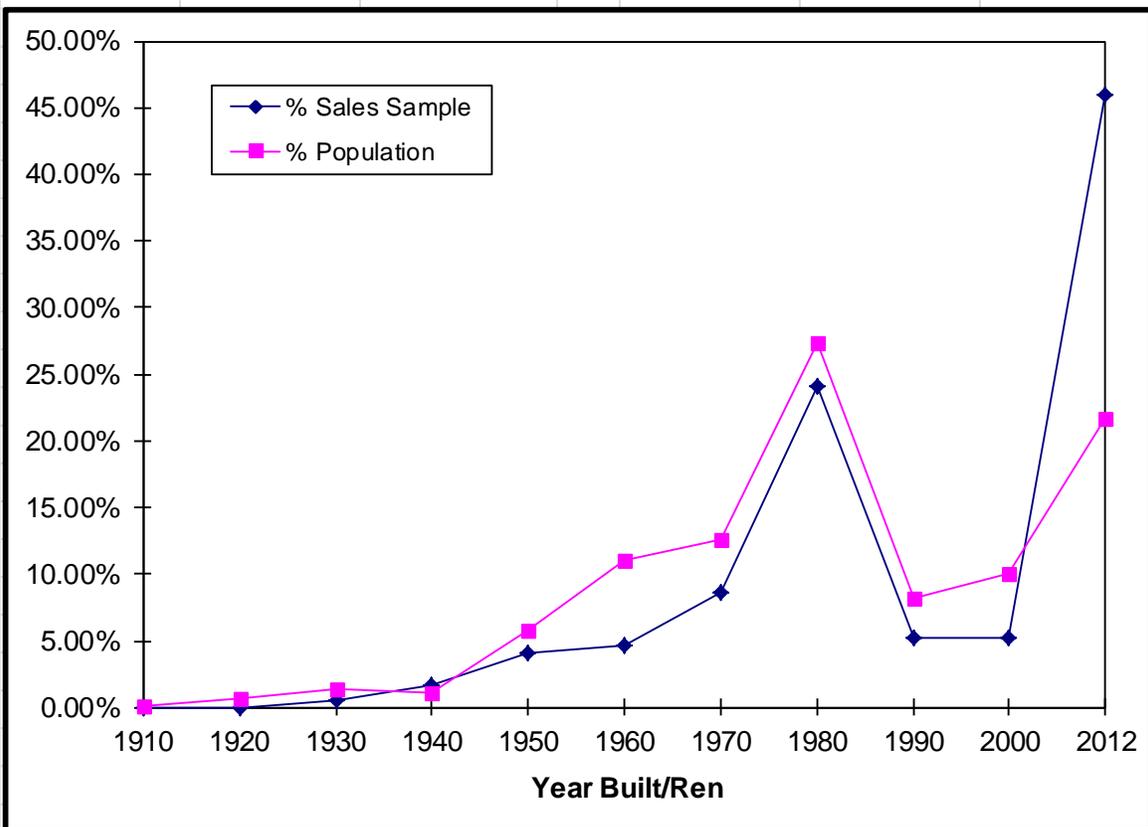
| <b>Population - Improved Parcel Summary:</b> |             |             |              |
|--|-------------|-------------|--------------|
|  | <b>Land</b> | <b>Imps</b> | <b>Total</b> |
| <b>2011 Value</b>                            | \$389,900   | \$266,300   | \$656,200    |
| <b>2012 Value</b>                            | \$399,400   | \$276,200   | \$675,600    |
| <b>Percent Change</b>                        | +2.4%       | +3.7%       | +3.0%        |

Number of one to three unit residences in the population: 1380

**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 several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, non-waterfront homes in subarea 6 were at a lower assessment level than the rest of the population and therefore will receive a greater upward adjustment. Canal water-front homes in subarea 6 were at a higher assessment level than the rest of the population and therefore will receive a downward adjustment. We recommend posting these values for the 2012 Assessment Roll.

### Sales Sample Representation of Population - Year Built / Renovated

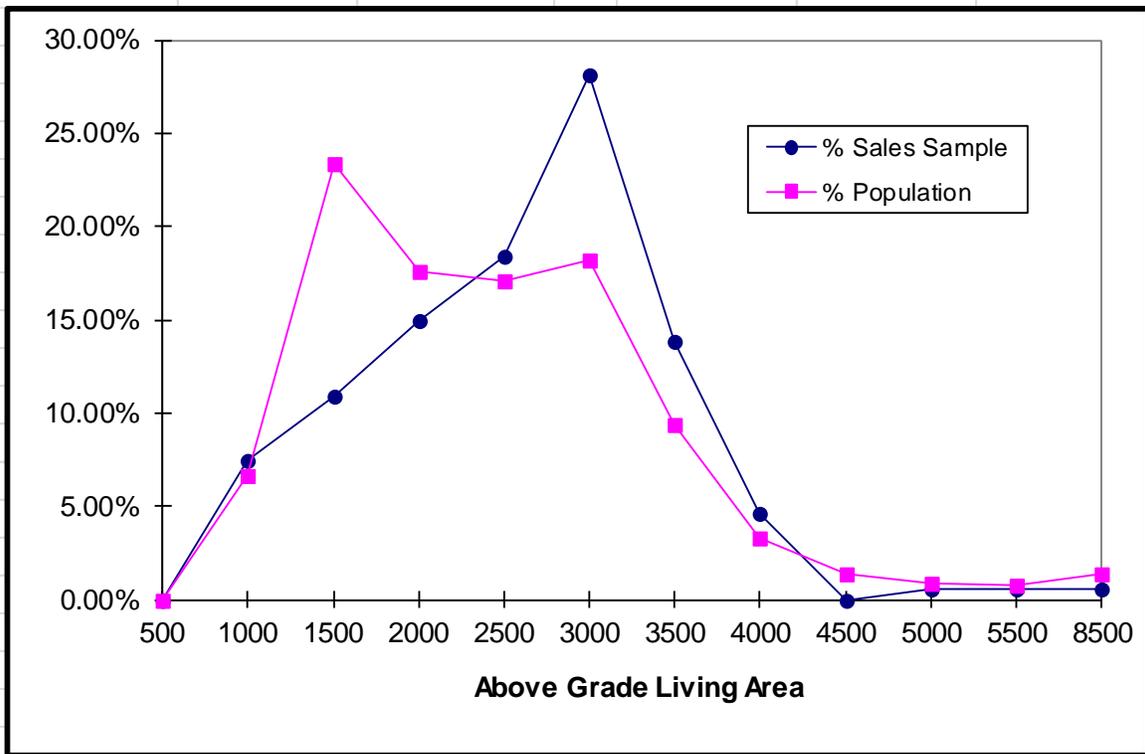
| Sales Sample   |           |                | Population     |           |              |
|----------------|-----------|----------------|----------------|-----------|--------------|
| Year Built/Ren | Frequency | % Sales Sample | Year Built/Ren | Frequency | % Population |
| 1910           | 0         | 0.00%          | 1910           | 2         | 0.14%        |
| 1920           | 0         | 0.00%          | 1920           | 10        | 0.72%        |
| 1930           | 1         | 0.57%          | 1930           | 19        | 1.38%        |
| 1940           | 3         | 1.72%          | 1940           | 15        | 1.09%        |
| 1950           | 7         | 4.02%          | 1950           | 80        | 5.80%        |
| 1960           | 8         | 4.60%          | 1960           | 153       | 11.09%       |
| 1970           | 15        | 8.62%          | 1970           | 174       | 12.61%       |
| 1980           | 42        | 24.14%         | 1980           | 377       | 27.32%       |
| 1990           | 9         | 5.17%          | 1990           | 113       | 8.19%        |
| 2000           | 9         | 5.17%          | 2000           | 138       | 10.00%       |
| 2012           | 80        | 45.98%         | 2012           | 299       | 21.67%       |
|                | 174       |                |                | 1380      |              |



Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

### Sales Sample Representation of Population - Above Grade Living Area

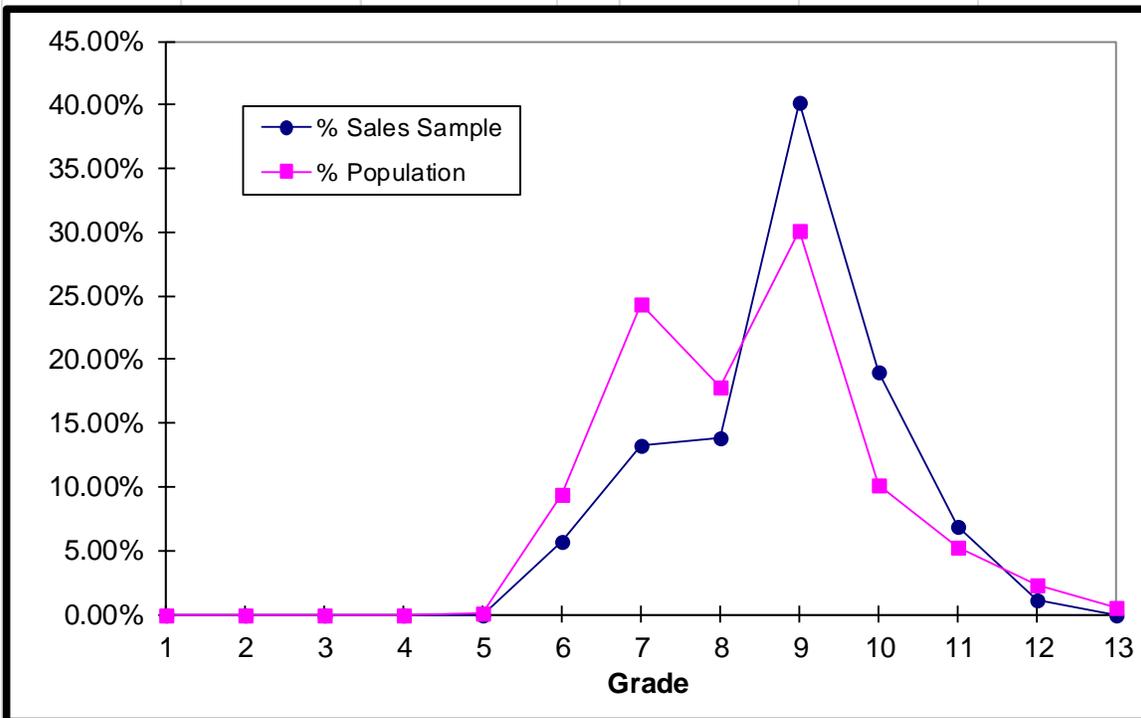
| Sales Sample |           |                | Population |           |              |
|--------------|-----------|----------------|------------|-----------|--------------|
| AGLA         | Frequency | % Sales Sample | AGLA       | Frequency | % Population |
| 500          | 0         | 0.00%          | 500        | 0         | 0.00%        |
| 1000         | 13        | 7.47%          | 1000       | 92        | 6.67%        |
| 1500         | 19        | 10.92%         | 1500       | 323       | 23.41%       |
| 2000         | 26        | 14.94%         | 2000       | 243       | 17.61%       |
| 2500         | 32        | 18.39%         | 2500       | 235       | 17.03%       |
| 3000         | 49        | 28.16%         | 3000       | 251       | 18.19%       |
| 3500         | 24        | 13.79%         | 3500       | 130       | 9.42%        |
| 4000         | 8         | 4.60%          | 4000       | 46        | 3.33%        |
| 4500         | 0         | 0.00%          | 4500       | 19        | 1.38%        |
| 5000         | 1         | 0.57%          | 5000       | 12        | 0.87%        |
| 5500         | 1         | 0.57%          | 5500       | 10        | 0.72%        |
| 8500         | 1         | 0.57%          | 8500       | 19        | 1.38%        |
|              | 174       |                |            | 1380      |              |



Sales for homes above 1000 and below 2200 square feet have low sales representation. This group represents the more average grade homes in the area. The over representation of homes in the 3000 square foot range is where most new home sales occurred. These representations lacked statistical significance during the modeling process.

### **Sales Sample Representation of Population – Grade**

| <b>Sales Sample</b> |           |                | <b>Population</b> |           |              |
|---------------------|-----------|----------------|-------------------|-----------|--------------|
| Grade               | Frequency | % Sales Sample | Grade             | Frequency | % Population |
| 1                   | 0         | 0.00%          | 1                 | 0         | 0.00%        |
| 2                   | 0         | 0.00%          | 2                 | 0         | 0.00%        |
| 3                   | 0         | 0.00%          | 3                 | 0         | 0.00%        |
| 4                   | 0         | 0.00%          | 4                 | 0         | 0.00%        |
| 5                   | 0         | 0.00%          | 5                 | 1         | 0.07%        |
| 6                   | 10        | 5.75%          | 6                 | 129       | 9.35%        |
| 7                   | 23        | 13.22%         | 7                 | 337       | 24.42%       |
| 8                   | 24        | 13.79%         | 8                 | 247       | 17.90%       |
| 9                   | 70        | 40.23%         | 9                 | 415       | 30.07%       |
| 10                  | 33        | 18.97%         | 10                | 139       | 10.07%       |
| 11                  | 12        | 6.90%          | 11                | 72        | 5.22%        |
| 12                  | 2         | 1.15%          | 12                | 32        | 2.32%        |
| 13                  | 0         | 0.00%          | 13                | 8         | 0.58%        |
|                     | 174       |                |                   | 1380      |              |



The homes in the grade 7 category have an under representation of sales. Grade 9 homes have an over representation of sales, this is due to a greater amount of new home sales. These representations were found lacking statistical significance during the modeling process.

## ***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***

Based on the 15 usable land sales available in the area and supplemented by the value increase in sales of improved parcels, a 1.03% overall increase (based on truncation) was made to the land assessment for the 2012 Assessment Year.

## ***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 several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, non-waterfront homes in subarea 6 were at a lower assessment level than the rest of the population and therefore will receive a greater upward adjustment. Canal water-front homes in subarea 6 were at a higher assessment level than the rest of the population and therefore will receive a downward 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 174 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 90.7%. 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 +3.00%. This increase is due partly to market changes over time and the previous assessment levels.

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

## Area 63 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

|                                |  |            |  |  |  |  |  |  |  |  |  |  |  |  |
|--------------------------------|--|------------|--|--|--|--|--|--|--|--|--|--|--|--|
| 3.45%                          |  |            |  |  |  |  |  |  |  |  |  |  |  |  |
| <b>Non-Wft in Sub Area 6</b>   |  | <b>Yes</b> |  |  |  |  |  |  |  |  |  |  |  |  |
| % Adjustment                   |  | 9.53%      |  |  |  |  |  |  |  |  |  |  |  |  |
| <b>Canal Wft in Sub Area 6</b> |  | <b>Yes</b> |  |  |  |  |  |  |  |  |  |  |  |  |
| % Adjustment                   |  | -7.33%     |  |  |  |  |  |  |  |  |  |  |  |  |

Comments :

The percentages listed are total adjustments not additive adjustments.

For instance, a Non-waterfront house in Sub Area 6 would *approximately* receive a 9.53% upward adjustment. 234 parcels in the improved population would receive this adjustment. There were 32 sales.

A Canal Waterfront home in Sub Area 6 would approximately receive a -7.33% downward adjustment. 75 parcels in the improved population would receive this adjustment. There were 7 sales.

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

Generally Non-waterfront parcels in Sub Area 6 were at a lower assessment level than the rest of the population.

Waterfront Canal parcels in Sub Area 6 were at a higher assessment level than the rest of the population. This model corrects for these strata differences.

78% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

### **Area 63 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 0.897, resulting in an adjusted value of \$471,000 ( $\$525,000 \times .897 = \$470,925$ ) – rounded to the nearest \$1,000.*

| Market Adjustment to 1/1/2012 |                                 |                    |
|-------------------------------|---------------------------------|--------------------|
| Sale Date                     | Downward Adjustment<br>(Factor) | Equivalent Percent |
| 1/1/2009                      | 0.872                           | -12.8%             |
| 2/1/2009                      | 0.876                           | -12.4%             |
| 3/1/2009                      | 0.879                           | -12.1%             |
| 4/1/2009                      | 0.883                           | -11.7%             |
| 5/1/2009                      | 0.886                           | -11.4%             |
| 6/1/2009                      | 0.890                           | -11.0%             |
| 7/1/2009                      | 0.893                           | -10.7%             |
| 8/1/2009                      | 0.897                           | -10.3%             |
| 9/1/2009                      | 0.901                           | -9.9%              |
| 10/1/2009                     | 0.904                           | -9.6%              |
| 11/1/2009                     | 0.908                           | -9.2%              |
| 12/1/2009                     | 0.911                           | -8.9%              |
| 1/1/2010                      | 0.915                           | -8.5%              |
| 2/1/2010                      | 0.919                           | -8.1%              |
| 3/1/2010                      | 0.922                           | -7.8%              |
| 4/1/2010                      | 0.925                           | -7.5%              |
| 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                      | 0.943                           | -5.7%              |
| 10/1/2010                     | 0.947                           | -5.3%              |
| 11/1/2010                     | 0.950                           | -5.0%              |
| 12/1/2010                     | 0.954                           | -4.6%              |
| 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                      | 0.979                           | -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 63  
(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      | 334210 | 0325  | 3/10/10   | \$223,800  | \$207,000      | 650                | 6         | 1933            | VGood | 5100     | N    | N           | 3117 BURNETT AVE N |
| 003      | 334210 | 1975  | 2/14/09   | \$272,500  | \$239,000      | 720                | 6         | 1946            | Good  | 5400     | N    | N           | 1002 N 32ND ST     |
| 003      | 334210 | 2410  | 5/5/10    | \$225,000  | \$209,000      | 760                | 6         | 1946            | Avg   | 5400     | N    | N           | 1118 N 33RD PL     |
| 003      | 334210 | 0530  | 9/22/10   | \$300,000  | \$284,000      | 820                | 6         | 1934            | VGood | 5100     | Y    | N           | 2815 BURNETT AVE N |
| 003      | 334210 | 3222  | 7/12/10   | \$220,500  | \$207,000      | 820                | 6         | 1963            | Avg   | 12161    | N    | N           | 1427 N 32ND ST     |
| 003      | 334210 | 0625  | 6/9/09    | \$300,000  | \$267,000      | 860                | 6         | 1948            | Good  | 5100     | N    | N           | 911 N 28TH PL      |
| 003      | 334210 | 0685  | 9/16/10   | \$220,000  | \$208,000      | 890                | 6         | 1954            | Avg   | 8400     | N    | N           | 1109 N 28TH PL     |
| 003      | 334210 | 2140  | 5/14/09   | \$302,000  | \$268,000      | 910                | 6         | 1980            | Avg   | 5100     | N    | N           | 1212 N 33RD ST     |
| 003      | 334210 | 2525  | 2/17/11   | \$250,000  | \$241,000      | 960                | 6         | 1952            | Good  | 8100     | Y    | N           | 913 N 35TH ST      |
| 003      | 334210 | 1745  | 7/9/09    | \$280,000  | \$250,000      | 1300               | 6         | 1971            | VGood | 5100     | N    | N           | 916 N 31ST ST      |
| 003      | 334210 | 1260  | 2/25/10   | \$290,000  | \$267,000      | 820                | 7         | 1980            | Avg   | 5100     | N    | N           | 915 N 31ST ST      |
| 003      | 334210 | 2855  | 7/2/10    | \$307,125  | \$288,000      | 900                | 7         | 1977            | Avg   | 5400     | N    | N           | 1207 N 36TH ST     |
| 003      | 334210 | 2115  | 1/10/11   | \$255,000  | \$244,000      | 960                | 7         | 1970            | Good  | 5100     | N    | N           | 1205 N 33RD PL     |
| 003      | 334210 | 1896  | 9/22/09   | \$295,000  | \$266,000      | 990                | 7         | 1973            | Good  | 5400     | Y    | N           | 1214 N 32ND ST     |
| 003      | 334210 | 1120  | 3/23/11   | \$453,000  | \$438,000      | 1150               | 7         | 2005            | Avg   | 10200    | Y    | N           | 2907 PARK AVE N    |
| 003      | 334210 | 3163  | 12/29/09  | \$390,000  | \$357,000      | 1160               | 7         | 1962            | Good  | 8520     | N    | N           | 1326 N 34TH ST     |
| 003      | 334210 | 2280  | 9/18/09   | \$426,000  | \$385,000      | 1210               | 7         | 1953            | Good  | 8100     | N    | N           | 911 N 34TH ST      |
| 003      | 334210 | 2145  | 7/29/10   | \$350,000  | \$329,000      | 1270               | 7         | 1987            | Good  | 5100     | N    | N           | 1208 N 33RD ST     |
| 003      | 334210 | 3045  | 12/21/11  | \$281,500  | \$281,000      | 1300               | 7         | 1962            | Avg   | 7560     | Y    | N           | 1006 N 36TH ST     |
| 003      | 334210 | 1429  | 3/22/10   | \$290,000  | \$268,000      | 1310               | 7         | 1949            | VGood | 8100     | N    | N           | 1104 N 30TH ST     |
| 003      | 229650 | 0130  | 7/22/09   | \$318,500  | \$285,000      | 1360               | 7         | 1958            | Good  | 12985    | N    | N           | 2419 MEADOW AVE N  |
| 003      | 334210 | 2460  | 6/10/10   | \$387,000  | \$361,000      | 1440               | 7         | 1947            | Good  | 10800    | N    | N           | 1008 N 33RD PL     |
| 003      | 229650 | 0118  | 5/11/11   | \$255,000  | \$248,000      | 1490               | 7         | 1968            | Good  | 7475     | N    | N           | 1412 N 26TH ST     |

Area 63

2012

**Improved Sales Used in this Annual Update Analysis  
Area 63  
(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      | 334210 | 0400  | 6/16/10   | \$335,500   | \$313,000      | 1520               | 7         | 1943            | VGood | 5100     | Y    | N           | 718 N 30TH ST               |
| 003      | 334210 | 3157  | 3/1/11    | \$295,000   | \$284,000      | 1540               | 7         | 1942            | VGood | 6465     | N    | N           | 1414 N 34TH ST              |
| 003      | 334210 | 2750  | 5/18/11   | \$340,500   | \$331,000      | 1580               | 7         | 2000            | Avg   | 5400     | Y    | N           | 900 N 34TH ST               |
| 003      | 682870 | 0026  | 8/20/11   | \$1,285,000 | \$1,265,000    | 1650               | 7         | 1930            | VGood | 4600     | Y    | Y           | 5465 PLEASURE POINT LN      |
| 003      | 334270 | 0310  | 3/24/09   | \$1,100,000 | \$970,000      | 1780               | 7         | 1963            | Good  | 3703     | Y    | Y           | 3611 LAKE WASHINGTON BLVD N |
| 003      | 334270 | 0540  | 12/28/11  | \$339,000   | \$339,000      | 1970               | 7         | 1965            | Good  | 12839    | N    | N           | 3932 MEADOW AVE N           |
| 003      | 334210 | 2071  | 12/16/11  | \$394,900   | \$394,000      | 2170               | 7         | 1952            | VGood | 7650     | Y    | N           | 1103 N 33RD PL              |
| 003      | 334210 | 2801  | 12/11/09  | \$395,000   | \$360,000      | 2400               | 7         | 1982            | Good  | 8100     | Y    | N           | 1013 N 36TH ST              |
| 003      | 334270 | 0613  | 6/1/11    | \$350,000   | \$341,000      | 2580               | 7         | 2008            | Avg   | 5030     | N    | N           | 3604 MEADOW AVE N           |
| 003      | 334210 | 1480  | 12/21/10  | \$250,000   | \$239,000      | 2700               | 7         | 1967            | Avg   | 9690     | N    | N           | 916 N 30TH ST               |
| 003      | 334210 | 0380  | 6/11/09   | \$600,000   | \$535,000      | 1260               | 8         | 1956            | Good  | 9504     | Y    | N           | 3014 LAKE WASHINGTON BLVD N |
| 003      | 334210 | 0150  | 11/4/09   | \$324,950   | \$295,000      | 1370               | 8         | 1952            | Good  | 5100     | Y    | N           | 807 N 33RD ST               |
| 003      | 334210 | 3143  | 7/27/10   | \$475,000   | \$446,000      | 1500               | 8         | 1953            | Good  | 24220    | N    | N           | 1425 N 36TH ST              |
| 003      | 334210 | 2025  | 10/8/10   | \$313,700   | \$297,000      | 1560               | 8         | 1961            | VGood | 9690     | N    | N           | 909 N 33RD PL               |
| 003      | 334210 | 1425  | 10/3/11   | \$320,000   | \$317,000      | 1600               | 8         | 1990            | Avg   | 5400     | N    | N           | 1112 N 30TH ST              |
| 003      | 362860 | 0040  | 9/9/10    | \$519,000   | \$490,000      | 1610               | 8         | 1962            | VGood | 8788     | Y    | N           | 1202 N 37TH ST              |
| 003      | 334450 | 0236  | 8/17/10   | \$433,750   | \$408,000      | 1640               | 8         | 1979            | Good  | 8083     | Y    | N           | 1405 N 24TH ST              |
| 003      | 334210 | 1840  | 6/13/11   | \$408,000   | \$398,000      | 1730               | 8         | 1988            | Avg   | 5400     | Y    | N           | 1115 N 33RD ST              |
| 003      | 362916 | 0050  | 2/18/09   | \$495,000   | \$435,000      | 1770               | 8         | 1978            | Good  | 7626     | Y    | N           | 1112 N 38TH ST              |
| 003      | 334330 | 2600  | 4/12/10   | \$1,050,000 | \$973,000      | 1930               | 8         | 1938            | Good  | 4937     | Y    | Y           | 6827 RIPLEY LN N            |
| 003      | 334210 | 1150  | 5/31/11   | \$375,000   | \$366,000      | 2070               | 8         | 1981            | Good  | 7650     | N    | N           | 1118 N 29TH ST              |
| 003      | 334270 | 0516  | 12/22/09  | \$410,000   | \$375,000      | 2210               | 8         | 1993            | Avg   | 7594     | N    | N           | 3901 MEADOW AVE N           |
| 003      | 334210 | 3228  | 7/19/11   | \$290,000   | \$284,000      | 2310               | 8         | 2003            | Avg   | 5573     | N    | N           | 3106 MEADOW PL N            |
| 003      | 334330 | 2871  | 10/21/10  | \$1,400,000 | \$1,329,000    | 2340               | 8         | 1977            | Good  | 20021    | Y    | Y           | 5117 RIPLEY LN N            |
| 003      | 334210 | 1275  | 9/14/09   | \$500,000   | \$451,000      | 2340               | 8         | 2001            | Avg   | 5700     | N    | N           | 935 N 31ST ST               |

**Improved Sales Used in this Annual Update Analysis  
Area 63  
(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      | 172405 | 9018  | 7/12/11   | \$1,200,000 | \$1,176,000    | 2350               | 8         | 1968            | Avg   | 23900    | Y    | Y           | 4647 LAKE WASHINGTON BLVD SE |
| 003      | 334210 | 3148  | 10/21/10  | \$339,900   | \$323,000      | 2430               | 8         | 2007            | Avg   | 6168     | N    | N           | 1507 N 36TH ST               |
| 003      | 334210 | 1330  | 9/15/09   | \$490,000   | \$442,000      | 2570               | 8         | 2003            | Avg   | 5370     | N    | N           | 1111 N 31ST ST               |
| 003      | 322405 | 9083  | 7/1/11    | \$560,000   | \$548,000      | 2590               | 8         | 1996            | Avg   | 9603     | N    | N           | 1328 N 40TH ST               |
| 003      | 334210 | 3155  | 12/23/09  | \$359,000   | \$328,000      | 2620               | 8         | 2006            | Avg   | 5992     | N    | N           | 3411 MEADOW AVE N            |
| 003      | 334210 | 3229  | 11/17/09  | \$434,000   | \$395,000      | 2690               | 8         | 2001            | Avg   | 7203     | N    | N           | 3112 MEADOW PL N             |
| 003      | 334270 | 0556  | 4/19/10   | \$399,000   | \$370,000      | 2910               | 8         | 2008            | Avg   | 6140     | N    | N           | 3902 MEADOW AVE N            |
| 003      | 334330 | 2500  | 9/11/09   | \$1,765,000 | \$1,592,000    | 3300               | 8         | 2007            | Avg   | 8302     | Y    | Y           | 6801 RIPLEY LN SE            |
| 003      | 229650 | 0120  | 7/20/11   | \$470,000   | \$461,000      | 3380               | 8         | 2007            | Avg   | 5915     | N    | N           | 2515 MEADOW AVE N            |
| 003      | 413430 | 0055  | 6/15/11   | \$1,270,000 | \$1,240,000    | 1420               | 9         | 1978            | VGood | 5044     | Y    | Y           | 5011 LAKEHURST LN            |
| 003      | 051850 | 0490  | 10/3/11   | \$569,000   | \$563,000      | 1450               | 9         | 2011            | Avg   | 4011     | N    | N           | 4106 WILLIAMS AVE N          |
| 003      | 051850 | 1030  | 3/24/11   | \$554,000   | \$536,000      | 1450               | 9         | 2011            | Avg   | 2958     | Y    | N           | 4053 WELLS AVE N             |
| 003      | 051850 | 1060  | 4/6/11    | \$514,000   | \$498,000      | 1450               | 9         | 2011            | Avg   | 3123     | N    | N           | 4071 WELLS AVE N             |
| 003      | 051850 | 1070  | 12/8/10   | \$515,000   | \$492,000      | 1450               | 9         | 2010            | Avg   | 3145     | N    | N           | 4075 WELLS AVE N             |
| 003      | 051850 | 1100  | 12/2/10   | \$499,000   | \$476,000      | 1450               | 9         | 2011            | Avg   | 3794     | N    | N           | 4103 WELLS AVE N             |
| 003      | 051850 | 0500  | 10/14/11  | \$507,700   | \$503,000      | 1810               | 9         | 2011            | Avg   | 2685     | N    | N           | 4112 WILLIAMS AVE N          |
| 003      | 051850 | 1040  | 8/16/11   | \$489,000   | \$481,000      | 1810               | 9         | 2011            | Avg   | 2071     | N    | N           | 4059 WELLS AVE N             |
| 003      | 051850 | 1050  | 5/17/11   | \$489,000   | \$476,000      | 1810               | 9         | 2011            | Avg   | 2148     | N    | N           | 4065 WELLS AVE N             |
| 003      | 051850 | 1080  | 12/20/10  | \$485,000   | \$464,000      | 1810               | 9         | 2010            | Avg   | 2307     | N    | N           | 4079 WELLS AVE N             |
| 003      | 051850 | 1090  | 12/6/10   | \$475,000   | \$453,000      | 1810               | 9         | 2010            | Avg   | 2472     | N    | N           | 4083 WELLS AVE N             |
| 003      | 334330 | 2860  | 5/6/10    | \$1,595,000 | \$1,483,000    | 1900               | 9         | 1980            | Good  | 39957    | Y    | Y           | 5143 RIPLEY LN N             |
| 003      | 334210 | 3156  | 10/13/10  | \$314,000   | \$298,000      | 1980               | 9         | 2006            | Avg   | 6278     | N    | N           | 3419 MEADOW AVE N            |
| 003      | 164450 | 0440  | 2/19/10   | \$564,000   | \$519,000      | 2320               | 9         | 2004            | Avg   | 8972     | N    | N           | 1140 N 27TH PL               |
| 003      | 164450 | 0030  | 12/6/10   | \$521,250   | \$497,000      | 2370               | 9         | 2003            | Avg   | 4529     | N    | N           | 1205 N 27TH PL               |
| 003      | 334210 | 3134  | 4/23/09   | \$520,000   | \$460,000      | 2470               | 9         | 1996            | Avg   | 7451     | Y    | N           | 1305 N 36TH ST               |

**Improved Sales Used in this Annual Update Analysis  
Area 63  
(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      | 164450 | 0320  | 6/17/09   | \$665,000   | \$593,000      | 2570               | 9         | 2004            | Avg   | 5250     | Y    | N           | 1008 N 27TH PL     |
| 003      | 334210 | 1590  | 1/19/11   | \$450,000   | \$432,000      | 2610               | 9         | 1994            | Avg   | 5100     | N    | N           | 1115 N 32ND ST     |
| 003      | 334210 | 1687  | 11/5/10   | \$460,000   | \$437,000      | 2610               | 9         | 1992            | Avg   | 5100     | N    | N           | 1100 N 31ST ST     |
| 003      | 334270 | 0533  | 11/2/09   | \$499,999   | \$454,000      | 2680               | 9         | 2009            | Avg   | 6996     | N    | N           | 3923 MEADOW AVE N  |
| 003      | 334330 | 2300  | 11/10/11  | \$1,350,000 | \$1,342,000    | 2710               | 9         | 1991            | Avg   | 8234     | Y    | Y           | 6433 RIPLEY LN SE  |
| 003      | 164450 | 0130  | 7/25/11   | \$504,000   | \$495,000      | 2730               | 9         | 2001            | Avg   | 4861     | Y    | N           | 1011 N 27TH PL     |
| 003      | 413430 | 0277  | 6/21/10   | \$879,000   | \$822,000      | 2770               | 9         | 1978            | VGood | 8950     | Y    | N           | 11221 SE 50TH PL   |
| 003      | 164450 | 0340  | 7/26/11   | \$492,500   | \$483,000      | 2833               | 9         | 2004            | Avg   | 5250     | Y    | N           | 1020 N 27TH PL     |
| 003      | 164450 | 0050  | 10/27/11  | \$625,000   | \$620,000      | 3000               | 9         | 2001            | Avg   | 11453    | N    | N           | 1167 N 27TH PL     |
| 003      | 334270 | 0521  | 7/27/10   | \$605,000   | \$568,000      | 3000               | 9         | 2001            | Avg   | 7248     | N    | N           | 1315 N 39TH ST     |
| 003      | 164451 | 0150  | 2/26/09   | \$579,000   | \$509,000      | 3020               | 9         | 2008            | Avg   | 8710     | N    | N           | 1202 N 26TH ST     |
| 003      | 334210 | 2400  | 8/31/10   | \$527,500   | \$497,000      | 3020               | 9         | 2001            | Avg   | 5400     | Y    | N           | 1120 N 33RD PL     |
| 003      | 334210 | 2195  | 8/24/10   | \$526,300   | \$496,000      | 3120               | 9         | 2003            | Avg   | 5100     | N    | N           | 1028 N 33RD ST     |
| 003      | 164451 | 0030  | 11/22/10  | \$507,500   | \$484,000      | 3150               | 9         | 2005            | Avg   | 8643     | N    | N           | 1300 N 27TH PL     |
| 003      | 334210 | 2442  | 11/23/10  | \$520,000   | \$496,000      | 3180               | 9         | 2004            | Avg   | 5404     | Y    | N           | 1100 NE 33RD PL    |
| 003      | 164451 | 0020  | 9/16/10   | \$475,000   | \$449,000      | 3190               | 9         | 2005            | Avg   | 7222     | N    | N           | 1224 N 27TH PL     |
| 003      | 164451 | 0010  | 12/11/09  | \$490,000   | \$447,000      | 3260               | 9         | 2005            | Avg   | 8285     | N    | N           | 1218 N 27TH PL     |
| 003      | 164451 | 0140  | 4/22/09   | \$615,000   | \$544,000      | 3460               | 9         | 2008            | Avg   | 7258     | N    | N           | 1208 N 26TH ST     |
| 003      | 334210 | 0535  | 1/31/11   | \$750,000   | \$721,000      | 3700               | 9         | 2007            | Avg   | 5100     | Y    | N           | 2811 BURNETT AVE N |
| 003      | 334210 | 3199  | 3/6/09    | \$756,000   | \$665,000      | 3720               | 9         | 2008            | Avg   | 6788     | Y    | N           | 1301 N 34TH ST     |
| 003      | 051850 | 0670  | 9/16/11   | \$595,000   | \$588,000      | 1550               | 10        | 2012            | Avg   | 4878     | N    | N           | 1213 N 41ST PL     |
| 003      | 052305 | 9064  | 6/18/10   | \$875,000   | \$818,000      | 1680               | 10        | 1985            | Good  | 16650    | Y    | N           | 2417 GARDEN CT N   |
| 003      | 051850 | 0700  | 6/1/11    | \$585,000   | \$570,000      | 1720               | 10        | 2011            | Avg   | 5663     | N    | N           | 1231 N 41ST PL     |
| 003      | 051850 | 0720  | 6/12/09   | \$810,000   | \$722,000      | 2210               | 10        | 2008            | Avg   | 3384     | N    | N           | 1235 N 42ND PL     |
| 003      | 051850 | 0750  | 7/28/09   | \$875,000   | \$785,000      | 2210               | 10        | 2008            | Avg   | 3384     | N    | N           | 1217 N 42ND PL     |

**Improved Sales Used in this Annual Update Analysis  
Area 63  
(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      | 051850 | 0540  | 12/14/11  | \$825,000   | \$823,000      | 2210               | 10        | 2008            | Avg  | 3685     | N    | N           | 1009 N 41ST PL              |
| 003      | 051850 | 0760  | 2/5/10    | \$810,000   | \$744,000      | 2210               | 10        | 2008            | Avg  | 4236     | N    | N           | 1211 N 42ND PL              |
| 003      | 051850 | 0710  | 9/21/09   | \$740,000   | \$668,000      | 2210               | 10        | 2008            | Avg  | 4510     | N    | N           | 1241 N 42ND PL              |
| 003      | 051850 | 0090  | 6/6/11    | \$634,500   | \$619,000      | 2560               | 10        | 2011            | Avg  | 3852     | N    | N           | 1204 N 42ND ST              |
| 003      | 051850 | 0110  | 8/10/11   | \$630,000   | \$619,000      | 2560               | 10        | 2011            | Avg  | 3865     | N    | N           | 1126 N 42ND PL              |
| 003      | 051850 | 0050  | 3/10/11   | \$618,000   | \$597,000      | 2560               | 10        | 2011            | Avg  | 3828     | N    | N           | 1228 N 42ND ST              |
| 003      | 051850 | 0070  | 2/25/11   | \$614,000   | \$592,000      | 2560               | 10        | 2011            | Avg  | 3840     | N    | N           | 1216 N 42ND PL              |
| 003      | 051850 | 0100  | 6/6/11    | \$651,386   | \$636,000      | 2670               | 10        | 2011            | Avg  | 3858     | N    | N           | 1132 N 42ND PL              |
| 003      | 051850 | 0120  | 11/10/11  | \$635,000   | \$631,000      | 2670               | 10        | 2011            | Avg  | 3871     | N    | N           | 1120 N 42ND PL              |
| 003      | 051850 | 0080  | 1/31/11   | \$629,000   | \$604,000      | 2670               | 10        | 2011            | Avg  | 3846     | N    | N           | 1210 N 42ND PL              |
| 003      | 051850 | 0060  | 12/21/10  | \$622,000   | \$595,000      | 2670               | 10        | 2011            | Avg  | 3834     | N    | N           | 1222 N 42ND ST              |
| 003      | 334270 | 0260  | 12/21/10  | \$1,250,000 | \$1,195,000    | 2870               | 10        | 2005            | Avg  | 4549     | Y    | Y           | 3707 LAKE WASHINGTON BLVD N |
| 003      | 051850 | 0020  | 2/20/10   | \$665,000   | \$612,000      | 2870               | 10        | 2008            | Avg  | 3783     | N    | N           | 1246 N 42ND PL              |
| 003      | 051850 | 0170  | 3/8/10    | \$720,000   | \$664,000      | 2920               | 10        | 2008            | Avg  | 3901     | N    | N           | 1030 N 42ND PL              |
| 003      | 051850 | 0210  | 2/4/10    | \$725,000   | \$666,000      | 2920               | 10        | 2008            | Avg  | 3942     | N    | N           | 1006 N 42ND PL              |
| 003      | 051850 | 0010  | 4/2/10    | \$665,000   | \$615,000      | 2980               | 10        | 2008            | Avg  | 5189     | N    | N           | 1252 N 42ND PL              |
| 003      | 051850 | 0220  | 6/24/09   | \$790,830   | \$706,000      | 3040               | 10        | 2008            | Avg  | 4153     | N    | N           | 1000 N 42ND PL              |
| 003      | 051850 | 0180  | 12/1/09   | \$715,000   | \$652,000      | 3040               | 10        | 2008            | Avg  | 3908     | N    | N           | 1024 N 42ND PL              |
| 003      | 334210 | 4050  | 9/11/10   | \$1,325,000 | \$1,251,000    | 3060               | 10        | 1979            | Avg  | 2750     | Y    | Y           | 2727 MOUNTAIN VIEW AVE N    |
| 003      | 164450 | 0260  | 2/8/10    | \$825,000   | \$758,000      | 3060               | 10        | 2003            | Avg  | 5590     | Y    | N           | 2715 WILLIAMS AVE N         |
| 003      | 334210 | 2805  | 9/24/09   | \$830,000   | \$750,000      | 3380               | 10        | 2008            | Avg  | 5400     | Y    | N           | 1017 N 36TH ST              |
| 003      | 334210 | 3162  | 3/22/10   | \$550,000   | \$508,000      | 3760               | 10        | 2007            | Avg  | 8520     | N    | N           | 1402 N 34TH ST              |
| 003      | 362860 | 0008  | 9/4/09    | \$690,000   | \$622,000      | 3800               | 10        | 2008            | Avg  | 5577     | Y    | N           | 1205 N 37TH ST              |
| 003      | 334210 | 0460  | 7/7/11    | \$620,000   | \$607,000      | 3940               | 10        | 2007            | Avg  | 5016     | Y    | N           | 715 N 30TH ST               |
| 003      | 051850 | 0980  | 7/1/09    | \$1,087,500 | \$972,000      | 2710               | 11        | 2008            | Avg  | 3760     | Y    | N           | 1002 N 41ST PL              |

**Improved Sales Used in this Annual Update Analysis  
Area 63  
(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      | 051850 | 0880  | 6/8/09    | \$850,000   | \$757,000      | 2710               | 11        | 2008            | Avg  | 3616     | N    | N           | 1122 N 41ST PL               |
| 003      | 051850 | 0980  | 12/23/10  | \$1,025,000 | \$980,000      | 2710               | 11        | 2008            | Avg  | 3760     | Y    | N           | 1002 N 41ST PL               |
| 003      | 051850 | 0770  | 2/4/10    | \$1,190,000 | \$1,093,000    | 2710               | 11        | 2008            | Avg  | 3588     | Y    | N           | 1007 N 42ND PL               |
| 003      | 051850 | 0870  | 8/3/09    | \$920,000   | \$826,000      | 2820               | 11        | 2008            | Avg  | 3490     | N    | N           | 1128 N 41ST PL               |
| 003      | 051850 | 0970  | 6/15/09   | \$1,040,000 | \$927,000      | 2820               | 11        | 2008            | Avg  | 4912     | Y    | N           | 1008 N 41ST PL               |
| 003      | 051850 | 0780  | 8/25/09   | \$1,100,000 | \$990,000      | 2820               | 11        | 2008            | Avg  | 4103     | Y    | N           | 1013 N 42ND PL               |
| 003      | 334210 | 4029  | 5/20/09   | \$2,050,000 | \$1,822,000    | 2870               | 11        | 1987            | Avg  | 4300     | Y    | Y           | 2811 MOUNTAIN VIEW AVE N     |
| 003      | 334210 | 0060  | 11/17/09  | \$975,000   | \$887,000      | 3400               | 11        | 2008            | Avg  | 5100     | Y    | N           | 3311 BURNETT AVE N           |
| 003      | 889960 | 0010  | 4/7/09    | \$949,500   | \$839,000      | 3500               | 11        | 2008            | Avg  | 6208     | Y    | N           | 1024 N 37TH ST               |
| 003      | 889960 | 0050  | 4/9/09    | \$924,500   | \$817,000      | 3530               | 11        | 2008            | Avg  | 5300     | Y    | N           | 1000 N 37TH ST               |
| 003      | 172405 | 9024  | 2/8/10    | \$4,050,000 | \$3,723,000    | 2860               | 12        | 2008            | Avg  | 19700    | Y    | Y           | 4425 LAKE WASHINGTON BLVD SE |
| 003      | 334210 | 3924  | 9/12/11   | \$1,750,000 | \$1,727,000    | 6020               | 12        | 2004            | Avg  | 13120    | Y    | Y           | 3009 MOUNTAIN VIEW AVE N     |
| 006      | 606530 | 0520  | 11/2/09   | \$1,350,000 | \$1,226,000    | 1750               | 9         | 1972            | Good | 17235    | Y    | Y           | 9 CRESCENT KY                |
| 006      | 606531 | 0950  | 9/30/11   | \$794,900   | \$786,000      | 1830               | 9         | 1977            | Avg  | 12877    | N    | N           | 78 SKAGIT KY                 |
| 006      | 606530 | 0240  | 5/18/11   | \$719,000   | \$700,000      | 1870               | 9         | 1973            | Good | 14400    | N    | N           | 48 CASCADE KY                |
| 006      | 607280 | 0240  | 11/30/11  | \$1,700,000 | \$1,694,000    | 2030               | 9         | 1994            | Good | 18600    | Y    | Y           | 61 CASCADE KY                |
| 006      | 606530 | 0950  | 5/25/10   | \$715,000   | \$666,000      | 2040               | 9         | 1973            | Good | 14400    | N    | N           | 23 SKAGIT KY                 |
| 006      | 606530 | 1220  | 11/3/10   | \$704,000   | \$669,000      | 2150               | 9         | 1969            | Good | 14050    | N    | N           | 36 CHELAN KY                 |
| 006      | 606530 | 0930  | 6/17/11   | \$710,000   | \$694,000      | 2180               | 9         | 1973            | Good | 17415    | N    | N           | 27 SKAGIT KY                 |
| 006      | 606530 | 1130  | 8/20/09   | \$760,000   | \$683,000      | 2210               | 9         | 1973            | Good | 14850    | N    | N           | 18 SKAGIT KY                 |
| 006      | 606531 | 0690  | 6/3/11    | \$905,000   | \$883,000      | 2220               | 9         | 1975            | Good | 14850    | N    | N           | 33 LUMMI KY                  |
| 006      | 606530 | 0780  | 3/25/10   | \$700,000   | \$647,000      | 2280               | 9         | 1972            | Good | 14200    | N    | N           | 13 COLUMBIA KY               |
| 006      | 606530 | 0620  | 11/15/11  | \$925,000   | \$920,000      | 2330               | 9         | 1973            | Good | 15255    | N    | N           | 21 CASCADE KY                |
| 006      | 606531 | 0520  | 5/22/09   | \$775,000   | \$689,000      | 2370               | 9         | 1975            | Good | 14235    | N    | N           | 26 NEWPORT KY                |
| 006      | 606531 | 1240  | 6/9/11    | \$802,000   | \$783,000      | 2400               | 9         | 1979            | Avg  | 16258    | N    | N           | 8 TULALIP KY                 |

**Improved Sales Used in this Annual Update Analysis  
Area 63  
(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  |
|----------|--------|-------|-----------|-------------|----------------|--------------------|-----------|-----------------|-------|----------|------|-------------|----------------|
| 006      | 606530 | 1080  | 4/12/11   | \$1,135,000 | \$1,100,000    | 2410               | 9         | 1969            | Good  | 14500    | N    | N           | 8 SKAGIT KY    |
| 006      | 606530 | 1190  | 12/7/09   | \$835,000   | \$762,000      | 2460               | 9         | 1972            | VGood | 12750    | N    | N           | 30 CHELAN KY   |
| 006      | 606530 | 1140  | 8/4/10    | \$735,500   | \$691,000      | 2470               | 9         | 1973            | Good  | 14770    | N    | N           | 20 SKAGIT KY   |
| 006      | 606530 | 1440  | 10/26/09  | \$950,000   | \$862,000      | 2500               | 9         | 1971            | VGood | 14400    | N    | N           | 17 VASHON KY   |
| 006      | 606531 | 0070  | 12/22/10  | \$910,000   | \$870,000      | 2520               | 9         | 1974            | Good  | 14065    | N    | N           | 28 GLACIER KY  |
| 006      | 606531 | 0110  | 4/26/10   | \$817,000   | \$758,000      | 2540               | 9         | 1974            | Good  | 15240    | N    | N           | 50 GLACIER KY  |
| 006      | 606531 | 0110  | 4/26/10   | \$817,000   | \$758,000      | 2540               | 9         | 1974            | Good  | 15240    | N    | N           | 50 GLACIER KY  |
| 006      | 606530 | 0850  | 4/19/10   | \$700,000   | \$649,000      | 2600               | 9         | 1967            | Good  | 19780    | N    | N           | 43 SKAGIT KY   |
| 006      | 606531 | 1030  | 11/25/09  | \$900,000   | \$820,000      | 2600               | 9         | 1978            | Good  | 13500    | N    | N           | 9 TULALIP KY   |
| 006      | 606531 | 0800  | 11/2/11   | \$645,000   | \$640,000      | 2630               | 9         | 1974            | Avg   | 13620    | N    | N           | 13 LOPEZ KY    |
| 006      | 606531 | 0540  | 3/29/11   | \$1,011,000 | \$978,000      | 2850               | 9         | 1975            | Good  | 16600    | N    | N           | 30 NEWPORT KY  |
| 006      | 606531 | 1200  | 7/20/10   | \$925,000   | \$868,000      | 2860               | 9         | 1978            | Good  | 17382    | N    | N           | 28 LOPEZ KY    |
| 006      | 606531 | 0780  | 4/29/09   | \$1,000,000 | \$886,000      | 2900               | 9         | 1974            | Good  | 15426    | N    | N           | 5 LUMMI KY     |
| 006      | 606530 | 0770  | 1/6/10    | \$782,000   | \$716,000      | 2930               | 9         | 1972            | Good  | 14260    | N    | N           | 11 COLUMBIA KY |
| 006      | 606530 | 0180  | 9/4/09    | \$722,000   | \$651,000      | 3170               | 9         | 1978            | VGood | 13348    | N    | N           | 36 DECATUR KY  |
| 006      | 606531 | 0200  | 8/2/10    | \$1,017,000 | \$956,000      | 3210               | 9         | 1974            | Good  | 18600    | N    | N           | 39 ORCAS KY    |
| 006      | 606531 | 1190  | 10/29/09  | \$842,000   | \$764,000      | 3290               | 9         | 1978            | Good  | 14950    | N    | N           | 26 LOPEZ KY    |
| 006      | 606531 | 1020  | 9/2/11    | \$1,110,000 | \$1,094,000    | 3350               | 9         | 1977            | Good  | 13500    | N    | N           | 11 TULALIP KY  |
| 006      | 606531 | 0550  | 4/22/11   | \$1,135,000 | \$1,101,000    | 3440               | 9         | 1976            | Good  | 14700    | N    | N           | 32 NEWPORT KY  |
| 006      | 606530 | 1050  | 2/22/10   | \$1,112,500 | \$1,025,000    | 3540               | 9         | 1973            | VGood | 15400    | N    | N           | 2 SKAGIT KY    |
| 006      | 606530 | 0500  | 8/2/11    | \$1,642,500 | \$1,613,000    | 5140               | 9         | 1984            | VGood | 19030    | Y    | Y           | 13 CRESCENT KY |
| 006      | 606530 | 0400  | 6/23/10   | \$1,782,000 | \$1,666,000    | 2030               | 10        | 1973            | VGood | 22500    | Y    | Y           | 26 COLUMBIA KY |
| 006      | 606531 | 1000  | 6/23/11   | \$1,050,000 | \$1,027,000    | 3140               | 10        | 1981            | Avg   | 13500    | N    | N           | 19 TULALIP KY  |
| 006      | 606530 | 0560  | 6/1/09    | \$2,250,000 | \$2,002,000    | 3480               | 10        | 2001            | Avg   | 24400    | Y    | Y           | 1 CRESCENT KY  |
| 006      | 607280 | 0220  | 12/29/10  | \$2,540,000 | \$2,431,000    | 4600               | 10        | 1968            | VGood | 18000    | Y    | Y           | 73 CASCADE KY  |

**Improved Sales Used in this Annual Update Analysis  
Area 63  
(1 to 3 Unit Residences)**

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Adj Sale Price</b> | <b>Above Grade Living</b> | <b>Bld Grade</b> | <b>Year Built/ Ren</b> | <b>Cond</b> | <b>Lot Size</b> | <b>View</b> | <b>Water-front</b> | <b>Situs Address</b> |
|-----------------|--------------|--------------|------------------|-------------------|-----------------------|---------------------------|------------------|------------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 006             | 607280       | 0160         | 1/3/11           | \$2,090,000       | \$2,002,000           | 3510                      | 11               | 1995                   | Avg         | 23100           | Y           | Y                  | 105 CASCADE KY       |

**Improved Sales Removed in this Annual Update Analysis**  
**Area 63**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price  | Comments                                    |
|----------|--------|-------|-----------|-------------|---|
| 003      | 051850 | 0030  | 11/19/10  | \$589,000   | %COMPL                                      |
| 003      | 051850 | 0040  | 11/2/10   | \$604,000   | %COMPL                                      |
| 003      | 051850 | 0150  | 8/6/10    | \$630,000   | %COMPL                                      |
| 003      | 051850 | 0160  | 8/3/10    | \$625,000   | %COMPL                                      |
| 003      | 051850 | 0370  | 10/5/09   | \$2,100,000 | DIAGNOSTIC OUTLIER                          |
| 003      | 051850 | 0380  | 10/26/10  | \$1,600,000 | DIAGNOSTIC OUTLIER                          |
| 003      | 051850 | 0400  | 9/13/10   | \$1,450,000 | DIAGNOSTIC OUTLIER                          |
| 003      | 051850 | 0410  | 12/31/09  | \$2,050,000 | DIAGNOSTIC OUTLIER                          |
| 003      | 051850 | 0420  | 1/12/09   | \$2,684,000 | DIAGNOSTIC OUTLIER                          |
| 003      | 051850 | 0430  | 10/31/11  | \$1,530,855 | ACTIVE PERMIT BEFORE SALE>25K;%COMPL        |
| 003      | 051850 | 0440  | 11/2/11   | \$1,450,000 | ACTIVE PERMIT BEFORE SALE>25K;%COMPL        |
| 003      | 051850 | 0730  | 12/14/10  | \$555,000   | %COMPL                                      |
| 003      | 051850 | 0740  | 11/29/10  | \$560,000   | %COMPL                                      |
| 003      | 051850 | 0890  | 12/6/11   | \$675,000   | PREVIMP<=25K                                |
| 003      | 051850 | 0900  | 11/30/11  | \$688,000   | PREVIMP<=25K                                |
| 003      | 051850 | 1110  | 10/20/10  | \$500,000   | %COMPL                                      |
| 003      | 051850 | 1120  | 11/2/10   | \$470,000   | %COMPL                                      |
| 003      | 051850 | 1130  | 10/28/10  | \$460,000   | %COMPL                                      |
| 003      | 051850 | 1140  | 11/3/10   | \$510,000   | %COMPL                                      |
| 003      | 052305 | 9060  | 12/1/10   | \$235,000   | NON-REPRESENTATIVE SALE                     |
| 003      | 164451 | 0080  | 5/19/09   | \$552,500   | FORCED SALE; SHORT SALE                     |
| 003      | 172405 | 9018  | 12/21/10  | \$1,050,000 | ESTATE ADMINISTRATOR; PARTIAL INTEREST      |
| 003      | 229650 | 0107  | 12/29/11  | \$192,000   | NON-REPRESENTATIVE SALE                     |
| 003      | 229650 | 0124  | 6/8/11    | \$404,250   | NON-REPRESENTATIVE SALE                     |
| 003      | 322405 | 9046  | 11/22/11  | \$394,611   | NO MARKET EXPOSURE                          |
| 003      | 334210 | 0449  | 8/4/10    | \$174,774   | QUIT CLAIM DEED; RELATED PARTY              |
| 003      | 334210 | 1190  | 3/24/11   | \$302,000   | PREVIMP<=25K                                |
| 003      | 334210 | 1460  | 4/23/09   | \$286,000   | OBSOL;PREVIMP<=25K                          |
| 003      | 334210 | 1520  | 8/20/09   | \$286,000   | OBSOL;PREVIMP<=25K                          |
| 003      | 334210 | 1775  | 3/26/10   | \$220,000   | OBSOL;PREVIMP<=25K                          |
| 003      | 334210 | 1945  | 1/5/11    | \$236,000   | OBSOL;PREVIMP<=25K                          |
| 003      | 334210 | 2165  | 10/11/11  | \$475,000   | NEW IMPROVEMENT                             |
| 003      | 334210 | 2740  | 4/28/10   | \$235,000   | OBSOL;PREVIMP<=25K                          |
| 003      | 334210 | 3185  | 3/6/09    | \$97,500    | CORPORATE AFFILIATES; PARTIAL INTEREST      |
| 003      | 334210 | 3222  | 3/30/10   | \$153,800   | NO MARKET EXPOSURE                          |
| 003      | 334210 | 3226  | 4/21/10   | \$98,531    | QUIT CLAIM DEED; RELATED PARTY              |
| 003      | 334210 | 3280  | 4/15/11   | \$165,000   | OBSOL;PREVIMP<=25K                          |
| 003      | 334210 | 3985  | 9/27/10   | \$2,200,000 | IMP COUNT                                   |
| 003      | 334270 | 0360  | 3/29/11   | \$242,822   | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 003      | 334270 | 0465  | 7/21/09   | \$129,600   | CORPORATE AFFILIATES; QUIT CLAIM DEED       |
| 003      | 334270 | 0466  | 7/21/09   | \$83,764    | PREVIMP<=25K;CORPORATE AFFILIATES           |
| 003      | 334270 | 0478  | 8/29/11   | \$264,000   | RELATED PARTY, FRIEND, OR NEIGHBOR          |
| 003      | 334270 | 0552  | 3/19/11   | \$2,553     | QUIT CLAIM DEED; RELATED PARTY              |
| 003      | 334330 | 3000  | 9/18/09   | \$1,400,000 | %NETCOND                                    |

**Improved Sales Removed in this Annual Update Analysis**  
**Area 63**  
**(1 to 3 Unit Residences)**

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Comments</b>                            |
|-----------------|--------------|--------------|------------------|-------------------|--|
| 003             | 362860       | 0040         | 3/1/10           | \$485,226         | NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX |
| 003             | 362860       | 0040         | 4/28/10          | \$371,102         | NO MARKET EXPOSURE                         |
| 003             | 682810       | 0020         | 10/6/09          | \$680,000         | OBSOL;PREVIMP<=25K                         |
| 006             | 606531       | 0280         | 8/16/10          | \$2,675,000       | IMP. CHARACTERISTICS CHANGED SINCE SALE    |
| 006             | 606531       | 1110         | 2/26/10          | \$500,000         | ESTATE ADMINISTRATOR; RELATED PARTY        |
| 006             | 606531       | 1200         | 8/4/10           | \$915,000         | RELOCATION - SALE TO SERVICE               |
| 006             | 607280       | 0105         | 4/14/10          | \$6,400,000       | LACK OF REPRESENTATION                     |
| 006             | 607280       | 0115         | 9/3/10           | \$3,980,000       | LACK OF REPRESENTATION                     |

**Vacant Sales Used in this Annual Update Analysis  
Area 63  
(1 to 3 Unit Residences)**

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Lot Size</b> | <b>View</b> | <b>Water-front</b> |
|-----------------|--------------|--------------|------------------|-------------------|-----------------|-------------|--------------------|
| 3               | 164451       | 0110         | 11/15/10         | \$209,000         | 11041           | N           | N                  |
| 3               | 334210       | 0010         | 11/20/09         | \$325,000         | 3780            | Y           | N                  |
| 3               | 334210       | 0155         | 6/8/09           | \$155,000         | 5100            | Y           | N                  |
| 3               | 334210       | 1464         | 10/21/09         | \$132,000         | 5400            | N           | N                  |
| 3               | 334210       | 2090         | 11/9/09          | \$155,000         | 5100            | N           | N                  |
| 3               | 334330       | 2385         | 6/13/11          | \$2,400,000       | 5673            | Y           | Y                  |
| 3               | 889960       | 0020         | 3/19/09          | \$220,000         | 5839            | Y           | N                  |
| 3               | 889960       | 0030         | 9/23/10          | \$260,000         | 5840            | Y           | N                  |
| 3               | 889960       | 0030         | 3/19/09          | \$220,000         | 5840            | Y           | N                  |
| 3               | 889960       | 0040         | 3/13/09          | \$199,950         | 5841            | Y           | N                  |
| 3               | 889960       | 0060         | 3/26/09          | \$200,000         | 5295            | Y           | N                  |
| 3               | 889960       | 0080         | 5/13/09          | \$199,950         | 4725            | Y           | N                  |
| 3               | 889960       | 0090         | 5/13/09          | \$199,950         | 4725            | Y           | N                  |
| 3               | 889960       | 0100         | 5/27/09          | \$199,950         | 4950            | Y           | N                  |
| 6               | 606530       | 0800         | 6/16/09          | \$800,000         | 15550           | N           | N                  |

**Vacant Sales Removed in this Annual Update Analysis**  
**Area 63**  
**(1 to 3 Unit Residences)**

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Comments</b>                             |
|-----------------|--------------|--------------|------------------|-------------------|---|
| 3               | 092405       | 9144         | 3/11/11          | \$702,000         | SEGREGATION                                 |
| 3               | 322405       | 9109         | 8/2/11           | \$250,000         | GOVERNMENT AGENCY                           |
| 3               | 334210       | 0034         | 8/11/11          | \$90,000          | NON-REPRESENTATIVE                          |
| 3               | 334210       | 0036         | 7/16/10          | \$265,000         | NO MARKET EXPOSURE                          |
| 3               | 334210       | 2175         | 12/21/09         | \$160,000         | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 3               | 334270       | 0529         | 3/15/10          | \$90,000          | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |