

Residential Revalue

2012 Assessment Roll

Kingsgate/Queensgate

Area 73

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

Kingsgate/Queensgate Housing



Grade 5/ Year Built 1920/ Total Living Area 1050



Grade 6/ Year Built 1952/ Total Living Area 1260



Grade 7/ Year Built 1977/ Total Living Area 1920



Grade 8/ Year Built 1980/ Total Living Area 1780



Grade 9/ Year Built 2005/ Total Living Area 3300



Grade 10/ Year Built/ Total Living Area 3900

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

Appraisal Date 1/1/2012 - 2012 Assessment Roll

Area Name / Number: Kingsgate and Queensgate / 73

Number of Improved Sales: 545

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	\$165,900	\$167,000	\$332,900			
2012 Value	\$97,400	\$220,500	\$317,900	\$344,500	92.3%	5.70%
Change	-\$68,500	+\$53,500	-\$15,000			
% Change	-41.3%	+32.0%	-4.5%			

*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.

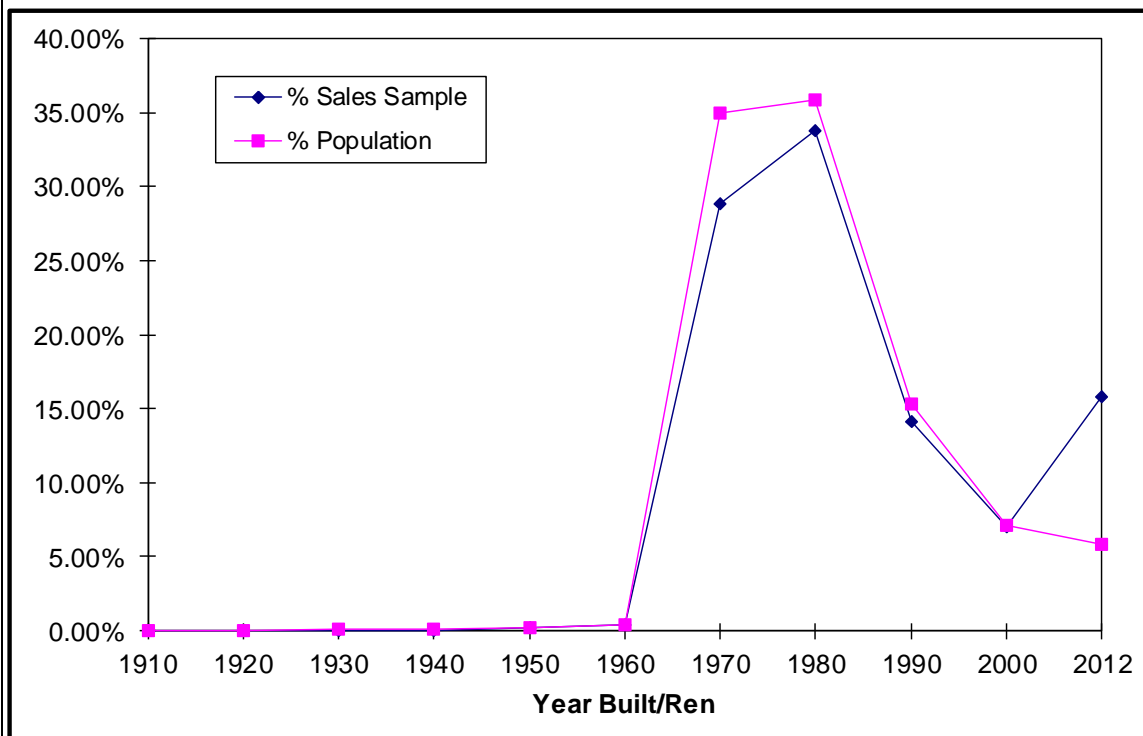
Population - Improved Parcel Summary:			
	Land	Imps	Total
2011 Value	\$168,700	\$149,200	\$317,900
2012 Value	\$98,400	\$192,100	\$290,500
Percent Change	-41.7%	+28.8%	-8.6%

Number of one to three unit residences in the population: 6728

Conclusions and Recommendation: Since the values recommended in this report improve uniformity and equity, we recommend posting them for the 2012 Assessment Roll.

Sales Sample Representation of Population - Year Built / Renovated

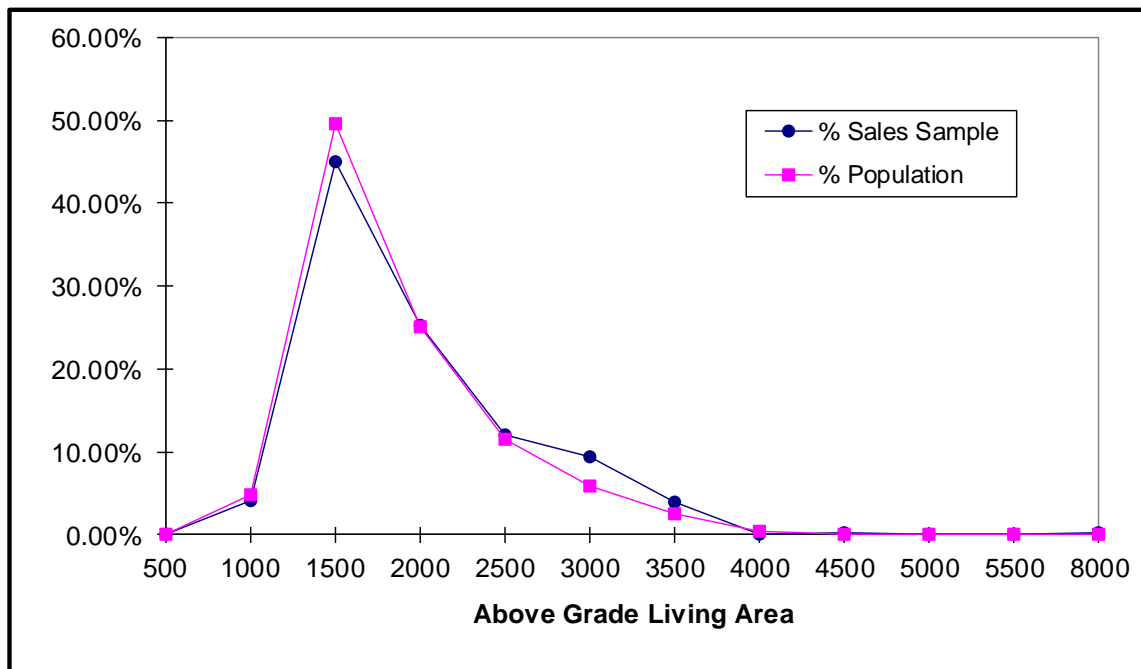
Sales Sample			Population		
Year Built/Ren	Frequency	% Sales Sample	Year Built/Ren	Frequency	% Population
1910	0	0.00%	1910	2	0.03%
1920	0	0.00%	1920	3	0.04%
1930	0	0.00%	1930	4	0.06%
1940	0	0.00%	1940	7	0.10%
1950	1	0.18%	1950	11	0.16%
1960	2	0.37%	1960	28	0.42%
1970	157	28.81%	1970	2356	35.02%
1980	184	33.76%	1980	2413	35.87%
1990	77	14.13%	1990	1029	15.29%
2000	38	6.97%	2000	482	7.16%
2012	86	15.78%	2012	393	5.84%
	545			6728	



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

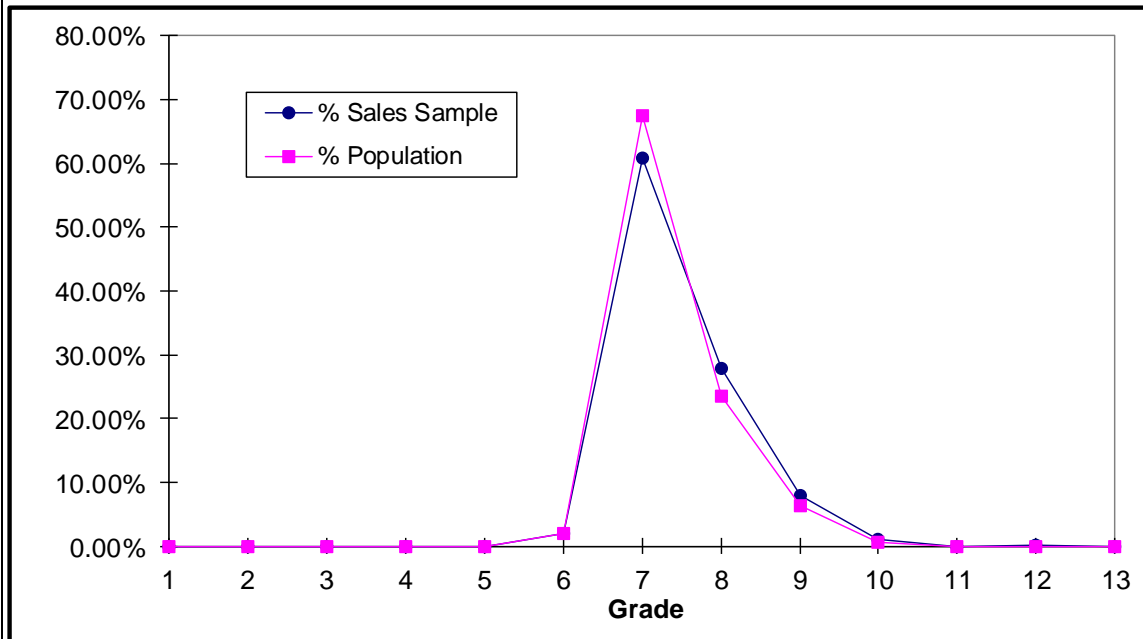
Sales Sample			Population		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	0	0.00%	500	0	0.00%
1000	22	4.04%	1000	320	4.76%
1500	245	44.95%	1500	3341	49.66%
2000	138	25.32%	2000	1687	25.07%
2500	66	12.11%	2500	780	11.59%
3000	51	9.36%	3000	396	5.89%
3500	21	3.85%	3500	168	2.50%
4000	0	0.00%	4000	29	0.43%
4500	1	0.18%	4500	4	0.06%
5000	0	0.00%	5000	1	0.01%
5500	0	0.00%	5500	1	0.01%
8000	1	0.18%	8000	1	0.01%
	545			6728	



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			Population		
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	2	0.03%
6	11	2.02%	6	131	1.95%
7	332	60.92%	7	4532	67.36%
8	152	27.89%	8	1584	23.54%
9	43	7.89%	9	432	6.42%
10	6	1.10%	10	45	0.67%
11	0	0.00%	11	1	0.01%
12	1	0.18%	12	1	0.01%
13	0	0.00%	13	0	0.00%
	545			6728	



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 Physical Inspection Analysis and Improved Sales Removed from this Physical Inspection Analysis for more detailed information)

Identification of the Area

Name or Designation:

Area 73--- Kingsgate / Queensgate

Boundaries:

Area 73's southernmost boundary is NE 116th St (west of I- 405 freeway). The west boundary goes along 100th Ave NE, then the boundaries go east on NE 145th, then north along 105th Ave NE, then east along NE 155th St, then north along I-405 freeway to the Sammamish River, follows SR 522 easterly, then south east along Woodinville-Redmond Rd, then west on NE 145th St, then south on 132nd Ave NE, then west on NE 132nd St, then south on 116th Ave NE.

Maps:

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

Area Description:

Area 73 is located within the jurisdictions of Kirkland, Woodinville, Bothell and unincorporated King County. The area is homogenous with predominantly grade 7 and 8 homes built during the 1960s – 1980s. Some grade 9 homes were built 1987 - 2007. The typical lot is platted and size is approximately 9000 square feet.

Most parcels are improved with detached single family residences. 98% of parcels have residential zoning. Seven parcels are along the Sammamish River are zoned commercial.

There are 172 townhouse parcels, typically on lots averaging 2800 square feet. There are 156 mobile homes in Woodcrest Estates plat and five more located elsewhere. The area has 13 duplexes and two triplexes. 3% of parcels are vacant land.

Few parcels are coded with views, steep topography, or environmental issues. Traffic noise is significant along the I-405 freeway and on various arterials. The I-405 freeway and SR 522 provide access to employment centers in Seattle, Bellevue and nearby suburbs. The area has good access to schools, parks, and shopping areas.

Sub Areas 5 and 6 are mainly the large Kingsgate / Queensgate neighborhoods; these Sub Areas are separated by the I-405 freeway.

4157 parcels in Sub Areas 5 and 6 were formerly in unincorporated King County but were annexed by Kirkland on June 1, 2011. This did not appear to affect sales prices during the current analysis for the assessment date of January 1, 2012.

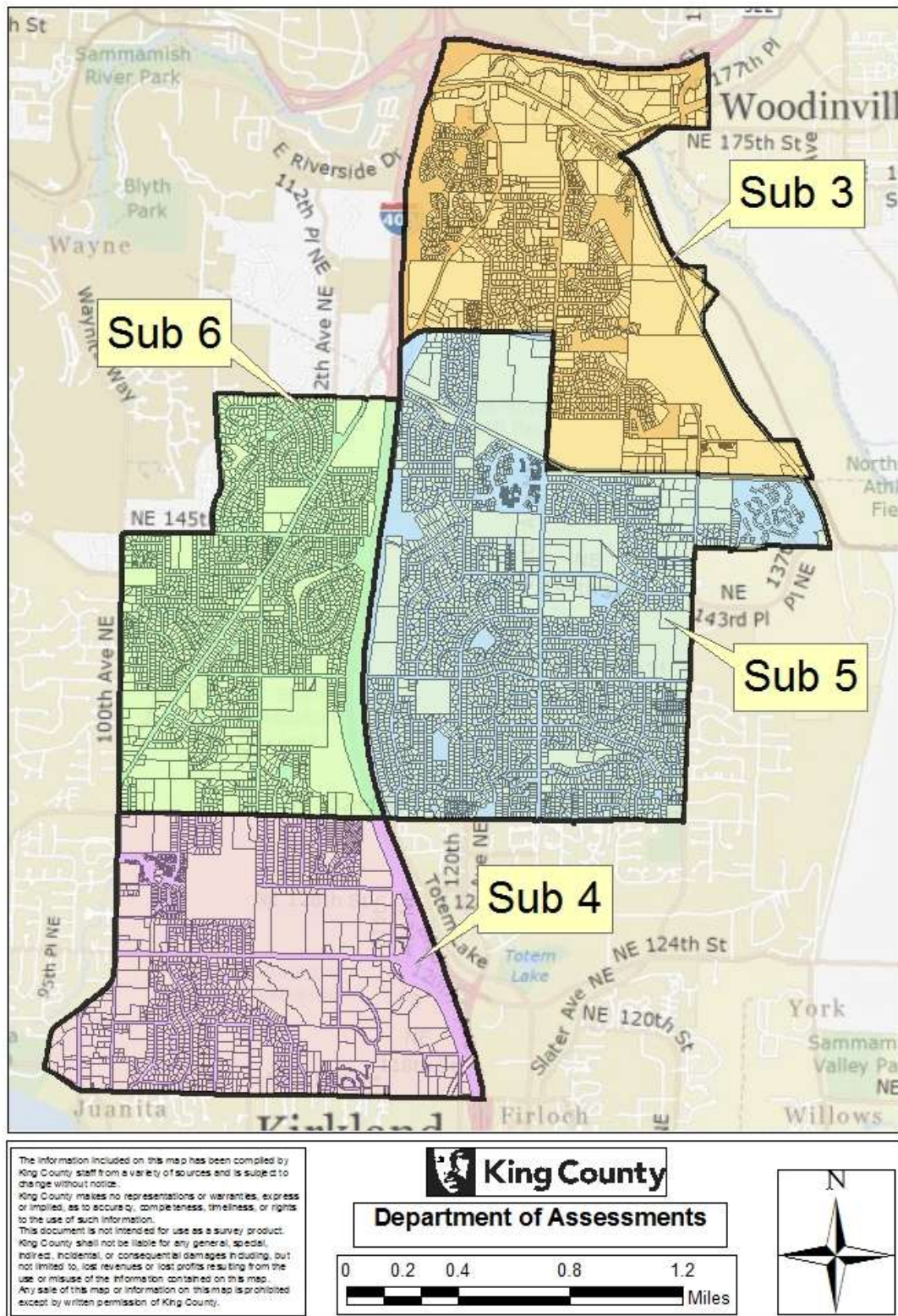
Sub Areas 5 has two unique neighborhoods. **Neighborhood 8** consists of townhouses built 1972-1973 with homes averaging 1420 square feet of total living area. These are older than the other townhouses in Area 73. **Neighborhood 28** detached homes are grade 7, built in 1972 – 1973 with an average total living area of 1500 square feet.

All of Sub Area 4 is in Kirkland. Here an average house is detached, grade 7 or 8, built in the 1970s on an 8000 square foot lot. Two neighborhoods are different from the rest of Sub Area 4. **Neighborhood 5** (Hamilton Square plat) consists of small townhouses averaging 1160 square

feet of total living area built in 1982 on lots averaging 2300 square feet. **Neighborhood 2** consists of large grade 10 houses built 1999-2004.

Sub Area 3 has a Woodinville influence. Some parcels have larger lot size and steep topography. A unique portion of this sub area is **Neighborhood 22** with large grade 9 homes on lots that average 9800 square feet. These houses and lots are typically larger than surrounding neighborhoods. These are the plats of Winchester Hills Divisions #1 and #2 and Winchester Meadows. The area was built in three stages in the late 1980's and early 1990's.

Area 73 Sub Areas



Land Valuation

Vacant sales from 1/2009 to 1/2012 were given primary consideration for valuing land with emphasis placed on those sales closest to January 1, 2012. Due to insufficient vacant lot sales in Area 73, sales were included from similar nearby areas. The “Vacant Sales Used” section shows three sales in Area 73 and shows 78 sold parcels from other areas.

The sales comparison approach was used to determine land values and was enhanced by using land allocation with improved sales. The land to total value allocation in Area 73 was estimated at 25%. This percentage was determined after analyzing vacant land sales and sales of new improvements in Area 73 and nearby similar areas. The allocation approach results were reasonably consistent with the sale comparison approach.

Paired sales analysis was done to determine adjustments for traffic noise, steep topography, nuisance, power lines, views and other land characteristics.

Properties abutting the Olympic gas pipeline were identified and coded for “Other Problems”. Such sales were analyzed and no significant effect on value was found, therefore there is no value adjustment.

Significant changes in the vacant land market have occurred in recent years. Financial institution re-sales are now common. In the current economy, development of new plats and short plats has slowed considerably. Only 61 new homes were built during 2009 – 2011. Most parcels are already fully developed in Area 73. Just 3% of parcels are vacant land.

Some larger lots exist in the area, often on sites with development challenges such as steep topography. Some of the larger lots have development potential based on available sites according to the zoning minus excess land for roads, easements, drainage tracts or other open space. Since the current market for vacant lots is limited because of the economy and slow construction activity, such sites have been valued conservatively. Multiple-site valuation of larger parcels was only considered if three or more potential sites were possible. Consideration was made for development costs.

The typical building site for detached houses is 9000 square feet and valued at \$105,000. Values were adjusted for traffic noise, steep topography, nuisance, power lines, views and other land characteristics. Townhouse parcels are typically on lots averaging 2800 square feet. Townhouse land values range from \$48,000 for a small lot with traffic noise to \$110,000 for a larger lot with a territorial view.

Neighborhood Map

Area 73 Neighborhoods



***Vacant Sales Used In This Physical Inspection Analysis
Area 73***

Area - Sub	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water- front
36-2	856470	0270	5/11/2010	\$132,000	7,181	N	N
37-1	242604	9055	8/19/2009	\$270,000	20,000	N	N
37-1	364910	0112	11/24/2010	\$145,000	7,559	N	N
37-1	563150	0793	4/28/2011	\$90,000	19,820	N	N
37-1	563150	0797	4/28/2011	\$90,000	25,185	N	N
37-1	563150	0800	4/28/2011	\$90,000	21,977	N	N
37-1	563150	0906	4/7/2009	\$160,000	6,959	N	N
37-1	563150	0907	12/7/2009	\$160,000	5,942	N	N
37-1	731350	0010	4/7/2009	\$160,000	4,824	N	N
37-1	731350	0020	7/15/2009	\$160,000	4,502	N	N
37-1	731350	0030	7/15/2009	\$160,000	4,751	N	N
37-1	731350	0040	4/7/2009	\$160,000	5,051	N	N
37-1	731350	0050	6/25/2009	\$160,000	4,500	N	N
37-1	731350	0060	6/25/2009	\$160,000	4,500	N	N
37-1	731350	0070	7/15/2009	\$160,000	4,655	N	N
37-1	731350	0080	6/25/2009	\$160,000	7,723	N	N
37-1	731350	0090	4/7/2009	\$160,000	7,000	N	N
37-1	731350	0100	4/7/2009	\$160,000	8,667	N	N
37-2	192605	9065	2/2/2010	\$200,000	12,488	N	N
37-2	302605	9098	9/19/2011	\$455,000	54,450	N	N
37-2	302605	9115	3/11/2010	\$775,000	4,659	N	N
37-2	302605	9115	6/27/2011	\$2,800,000	4,659	N	N
37-2	302605	9223	3/11/2010	\$775,000	8,661	Y	N
37-2	302605	9223	6/27/2011	\$2,800,000	8,661	Y	N
37-2	302605	9366	6/27/2011	\$2,800,000	4,148	N	N
37-2	302605	9367	6/27/2011	\$2,800,000	4,556	N	N
37-2	302605	9368	6/27/2011	\$2,800,000	6,899	N	N
37-2	302605	9369	6/27/2011	\$2,800,000	16,214	N	N
37-2	302605	9370	6/27/2011	\$2,800,000	7,737	N	N
37-2	302605	9371	6/27/2011	\$2,800,000	6,372	N	N
37-2	302605	9372	6/27/2011	\$2,800,000	3,809	N	N
37-2	302605	9373	6/27/2011	\$2,800,000	8,398	N	N
37-2	302605	9374	6/27/2011	\$2,800,000	4,783	N	N
37-2	302605	9375	6/27/2011	\$2,800,000	7,618	N	N
37-2	302605	9376	6/27/2011	\$2,800,000	24,200	N	N
37-2	302605	9377	6/27/2011	\$2,800,000	13,194	N	N
37-2	302605	9378	6/27/2011	\$2,800,000	5,999	N	N
37-2	302605	9379	6/27/2011	\$2,800,000	4,400	N	N
37-2	302605	9380	6/27/2011	\$2,800,000	4,399	N	N
37-2	302605	9381	6/27/2011	\$2,800,000	6,203	N	N

***Vacant Sales Used In This Physical Inspection Analysis
Area 73***

Area - Sub	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water- front
38-3	082605	9175	8/1/2011	\$140,000	16,296	N	N
38-3	082605	9198	3/2/2011	\$202,871	9,617	N	N
38-3	563450	0369	12/28/2009	\$75,000	6,015	N	N
38-3	563450	0393	2/2/2011	\$64,000	8,028	N	N
38-3	698050	0010	7/7/2010	\$300,000	5,705	N	N
38-3	698050	0050	7/7/2010	\$300,000	4,819	N	N
38-3	698050	0060	7/7/2010	\$300,000	5,047	N	N
73-4	292605	9211	7/20/2010	\$73,000	12,196	N	N
73-5	162605	9028	10/2/2009	\$350,000	55,321	Y	N
73-5	371550	0300	3/10/2011	\$50,000	10,346	N	N
74-8	123570	0076	6/23/2011	\$273,000	29,837	N	N
74-8	332605	9090	1/25/2011	\$400,000	50,529	N	N
74-8	332605	9264	1/25/2011	\$400,000	8,576	N	N
74-8	332605	9265	1/25/2011	\$400,000	8,576	N	N
74-8	332605	9266	1/25/2011	\$400,000	8,710	N	N
74-8	332605	9267	1/25/2011	\$400,000	9,461	N	N
74-8	375890	0263	11/11/2009	\$200,000	12,500	N	N
74-8	419170	0070	12/11/2010	\$150,000	13,296	N	N
74-8	419170	0071	2/12/2010	\$159,000	11,974	N	N
84-2	254082	0010	9/22/2009	\$551,126	8,641	N	N
84-2	409330	0090	6/8/2011	\$160,000	8,908	N	N
84-3	376050	0590	3/30/2009	\$517,000	36,680	Y	N
93-7	388810	0101	7/6/2011	\$927,300	8,680	N	N
93-7	389510	0038	5/10/2011	\$350,000	4,026	N	N
93-7	389510	0045	5/17/2011	\$475,000	49,754	N	N
93-7	389510	0047	5/10/2011	\$350,000	6,600	N	N
93-7	663990	0011	5/26/2011	\$180,000	15,148	N	N
93-7	674370	0205	1/19/2011	\$280,000	18,816	N	N
93-7	674370	0305	3/31/2010	\$367,500	7,307	N	N
93-7	674370	0309	3/31/2010	\$367,500	7,208	N	N
93-7	674370	0311	6/20/2011	\$190,000	8,774	N	N
93-7	674370	0318	5/11/2010	\$195,000	8,452	N	N
93-7	674370	0358	3/22/2011	\$185,000	7,333	N	N
93-15	042505	9027	6/27/2011	\$1,300,000	17,424	N	N
93-15	042505	9038	6/27/2011	\$1,300,000	38,768	N	N
93-15	042505	9039	6/27/2011	\$1,300,000	34,848	N	N
93-15	042505	9055	6/27/2011	\$1,300,000	13,503	N	N
93-15	092505	9134	5/31/2011	\$235,000	9,100	N	N
93-15	124150	0039	10/29/2010	\$200,000	7,003	N	N
93-15	124150	0066	3/11/2010	\$231,750	7,469	N	N
93-15	640070	0304	4/19/2010	\$130,000	6,708	N	N

Vacant Sales Removed From This Physical Inspection Analysis
Area 73

Area - Sub	Major	Minor	Sale Date	Sale Price	Comments
73-3	302280	0160	2/10/11	\$126,000	CORPORATE AFFILIATES

Improved Parcel Valuation

Improved Parcel Data:

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited.

The analysis of this area consisted of a systematic review of applicable characteristics which influence property values. In addition to standard physical property characteristics, the analysis showed that age, grade, condition and lot size were influential in the market. The analysis also showed that certain locations have a significant influence on sales prices. For example, location within the older area of Kirkland appears to have a positive influence. Location within older townhouse plats, within Woodcrest Estates (an over 55+ mobile home park) and proximity to I-405 and arterials appear to affect final value.

A list of improved sales used and those considered not reflective of market are included in the following sections.

Area 73 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 0.869, resulting in an adjusted value of \$456,000 ($\$525,000 \times 0.869 = \$456,225$ rounded to the nearest \$1,000).

Market Adjustment to 1/1/2012		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2009	0.841	-15.9%
2/1/2009	0.845	-15.5%
3/1/2009	0.848	-15.2%
4/1/2009	0.853	-14.7%
5/1/2009	0.857	-14.3%
6/1/2009	0.861	-13.9%
7/1/2009	0.865	-13.5%
8/1/2009	0.869	-13.1%
9/1/2009	0.874	-12.6%
10/1/2009	0.878	-12.2%
11/1/2009	0.882	-11.8%
12/1/2009	0.886	-11.4%
1/1/2010	0.891	-10.9%
2/1/2010	0.895	-10.5%
3/1/2010	0.899	-10.1%
4/1/2010	0.903	-9.7%
5/1/2010	0.908	-9.2%
6/1/2010	0.912	-8.8%
7/1/2010	0.917	-8.3%
8/1/2010	0.921	-7.9%
9/1/2010	0.926	-7.4%
10/1/2010	0.930	-7.0%
11/1/2010	0.935	-6.5%
12/1/2010	0.939	-6.1%
1/1/2011	0.944	-5.6%
2/1/2011	0.948	-5.2%
3/1/2011	0.953	-4.7%
4/1/2011	0.957	-4.3%
5/1/2011	0.962	-3.8%
6/1/2011	0.967	-3.3%
7/1/2011	0.971	-2.9%
8/1/2011	0.976	-2.4%
9/1/2011	0.981	-1.9%
10/1/2011	0.986	-1.4%
11/1/2011	0.990	-1.0%
12/1/2011	0.995	-0.5%
1/1/2012	1.000	0.0%

Improved Sales Used in this Physical Inspection Analysis
Area 73
(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
3	387680	0550	8/10/2010	\$230,000	\$212,000	770	6	1969	average	7,296	N	N	12627 NE 157TH ST
3	387680	0340	3/23/2010	\$330,000	\$298,000	790	6	1968	very good	7,350	N	N	12424 NE 157TH ST
3	387680	0400	6/3/2009	\$315,000	\$271,000	850	6	1969	average	7,208	N	N	15618 125TH PL NE
3	387680	0370	9/8/2009	\$245,000	\$214,000	1,000	6	1968	average	9,785	N	N	12404 NE 157TH ST
3	387680	0710	6/8/2011	\$214,900	\$208,000	1,000	6	1969	average	8,268	N	N	15671 126TH AVE NE
3	387680	0350	7/28/2009	\$247,000	\$215,000	1,150	6	1968	average	7,350	N	N	12418 NE 157TH ST
3	387680	0180	12/19/2011	\$265,000	\$264,000	1,180	6	1969	good	7,500	N	N	12547 NE 156TH ST
3	387680	0150	7/20/2009	\$233,000	\$202,000	1,220	6	1969	average	7,000	N	N	12525 NE 156TH ST
3	387680	0130	4/4/2009	\$252,500	\$215,000	1,320	6	1970	average	7,000	N	N	12511 NE 156TH ST
3	387681	0160	8/23/2011	\$259,000	\$254,000	1,510	6	1970	good	7,503	N	N	15719 126TH AVE NE
3	387681	0060	5/6/2009	\$325,000	\$279,000	900	7	1970	good	9,469	N	N	15718 126TH PL NE
3	866320	0750	8/15/2011	\$275,000	\$269,000	1,230	7	1977	average	7,210	N	N	16203 121ST AVE NE
3	951320	0150	10/1/2009	\$350,000	\$307,000	1,270	7	1984	average	8,744	N	N	16720 126TH AVE NE
3	951320	0010	12/8/2011	\$265,000	\$264,000	1,280	7	1983	average	7,138	N	N	12403 NE 169TH ST
3	387682	0140	10/20/2009	\$325,000	\$286,000	1,290	7	1976	very good	8,974	N	N	12500 NE 154TH ST
3	387682	0300	10/29/2009	\$242,000	\$213,000	1,290	7	1976	average	7,600	N	N	15400 127TH PL NE
3	025500	0210	3/19/2009	\$415,000	\$353,000	1,320	7	1984	very good	6,265	N	N	12521 NE 166TH ST
3	866320	0440	3/9/2010	\$330,000	\$297,000	1,380	7	1978	average	9,500	N	N	16116 122ND PL NE
3	951320	0300	12/13/2011	\$262,312	\$262,000	1,420	7	1984	average	5,682	N	N	12412 NE 169TH ST
3	155250	0110	12/3/2010	\$356,000	\$334,000	1,500	7	1994	good	10,879	N	N	12220 NE 169TH ST
3	155251	0260	6/20/2011	\$365,000	\$354,000	1,630	7	1995	average	9,153	N	N	12215 NE 165TH PL
3	302280	0320	2/4/2011	\$365,000	\$346,000	1,680	7	2011	average	2,842	N	N	11936 NE 161ST PL
3	302280	0380	10/12/2011	\$362,500	\$358,000	1,680	7	2011	average	2,763	N	N	16024 119TH PL NE
3	162605	9057	3/30/2009	\$339,900	\$290,000	1,700	7	1943	average	10,324	N	N	15748 124TH AVE NE
3	302280	0280	5/11/2011	\$375,000	\$361,000	1,760	7	2011	average	2,880	N	N	16139 120TH AVE NE
3	155251	0270	7/18/2011	\$375,000	\$365,000	1,770	7	1995	average	10,924	N	N	12217 NE 165TH PL
3	951320	0280	7/11/2011	\$288,000	\$280,000	1,810	7	1984	average	6,955	N	N	12420 NE 169TH ST

Improved Sales Used in this Physical Inspection Analysis
Area 73
(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
3	155251	0160	12/13/2011	\$290,000	\$289,000	1,820	7	1994	average	9,490	N	N	16421 122ND CT NE
3	025500	0470	9/30/2009	\$370,800	\$325,000	1,850	7	1985	average	7,154	N	N	16632 126TH AVE NE
3	302280	0170	10/28/2010	\$426,400	\$398,000	1,870	7	2010	average	4,555	N	N	16145 119TH PL NE
3	155251	0410	5/17/2010	\$410,000	\$373,000	1,880	7	1994	good	6,780	N	N	12211 NE 168TH PL
3	155251	0030	7/27/2010	\$370,000	\$341,000	1,890	7	1994	average	8,307	N	N	12112 NE 168TH PL
3	302280	0270	5/2/2011	\$374,000	\$360,000	1,900	7	2011	average	3,105	N	N	11935 NE 162ND PL
3	302280	0020	11/10/2011	\$392,000	\$389,000	1,920	7	2010	average	2,869	N	N	16014 120TH AVE NE
3	302280	0100	5/5/2011	\$388,000	\$373,000	1,920	7	2011	average	2,868	N	N	16136 120TH AVE NE
3	302280	0200	5/6/2011	\$408,000	\$393,000	1,920	7	2011	average	3,426	N	N	16115 119TH PL NE
3	302280	0210	3/11/2011	\$410,000	\$391,000	1,920	7	2011	average	3,433	N	N	16033 119TH PL NE
3	155251	0230	8/3/2011	\$430,000	\$420,000	1,930	7	1994	good	9,247	N	N	16423 122ND PL NE
3	025500	0320	5/3/2010	\$395,000	\$359,000	1,990	7	1986	good	12,866	N	N	16512 126TH AVE NE
3	155251	0040	3/24/2010	\$410,000	\$370,000	2,010	7	1994	very good	7,335	N	N	12108 NE 168TH PL
3	951320	0190	2/16/2011	\$366,000	\$348,000	2,030	7	1983	good	11,922	N	N	16822 126TH AVE NE
3	155251	0300	10/15/2010	\$356,000	\$332,000	2,060	7	1994	average	7,844	N	N	12214 NE 165TH PL
3	302280	0030	3/12/2011	\$408,000	\$389,000	2,080	7	2011	average	2,869	N	N	16022 120TH AVE NE
3	025500	0240	4/22/2010	\$375,000	\$340,000	2,170	7	1986	average	7,975	N	N	12533 NE 166TH ST
3	866320	0590	5/6/2009	\$362,950	\$311,000	1,390	8	1977	average	9,901	N	N	16208 122ND AVE NE
3	866320	0600	5/19/2010	\$400,000	\$364,000	1,390	8	1977	good	7,764	N	N	16216 122ND AVE NE
3	866320	0110	8/22/2011	\$356,500	\$349,000	1,400	8	1977	good	7,700	N	N	16106 121ST AVE NE
3	866320	0310	6/16/2011	\$388,000	\$376,000	1,400	8	1978	good	7,350	N	N	12129 NE 162ND PL
3	866320	0390	2/23/2009	\$330,717	\$280,000	1,400	8	1978	average	8,250	N	N	16109 122ND PL NE
3	866320	0290	9/14/2010	\$375,000	\$348,000	1,440	8	1978	good	6,460	N	N	12117 NE 162ND PL
3	866320	0460	12/21/2011	\$340,000	\$339,000	1,460	8	1977	good	12,346	N	N	12207 NE 162ND ST
3	866320	0120	7/31/2009	\$340,000	\$296,000	1,550	8	1977	average	7,200	N	N	16114 121ST AVE NE
3	209580	0660	4/8/2011	\$353,500	\$339,000	1,720	8	1988	good	4,992	N	N	11717 NE 165TH PL
3	209580	0430	8/17/2011	\$349,000	\$341,000	1,900	8	1989	good	8,506	N	N	11705 NE 168TH CT

Improved Sales Used in this Physical Inspection Analysis
Area 73
(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
3	382550	0330	9/23/2010	\$399,000	\$371,000	1,910	8	1990	very good	5,686	N	N	11949 NE 168TH ST
3	152925	0080	3/25/2011	\$465,000	\$445,000	1,930	8	2008	average	2,599	Y	N	13323 NE 152ND ST
3	152925	0090	3/23/2011	\$460,000	\$440,000	1,930	8	2008	average	2,599	Y	N	13325 NE 152ND ST
3	946591	0070	10/14/2010	\$431,000	\$402,000	1,940	8	1994	good	10,035	N	N	12457 NE 160TH ST
3	697997	0090	11/4/2009	\$445,000	\$393,000	1,950	8	2008	average	6,688	N	N	12475 NE 171ST CT
3	697997	0240	6/3/2009	\$450,000	\$388,000	1,950	8	2006	average	3,173	N	N	12409 NE 172ND CT
3	866320	0220	9/30/2011	\$357,500	\$352,000	1,960	8	1977	good	7,456	N	N	16233 122ND AVE NE
3	209580	0420	12/30/2010	\$300,000	\$283,000	1,970	8	1989	average	8,058	N	N	11708 NE 168TH CT
3	697997	0300	7/25/2011	\$361,500	\$352,000	1,970	8	2006	average	4,543	N	N	17203 125TH PL NE
3	152925	0100	12/27/2010	\$475,000	\$448,000	2,060	8	2008	average	2,799	Y	N	13327 NE 152ND ST
3	152925	0110	11/18/2011	\$459,000	\$456,000	2,060	8	2008	average	2,800	Y	N	13383 NE 152ND ST
3	209580	0220	10/11/2010	\$362,000	\$337,000	2,080	8	1988	average	4,500	N	N	16806 118TH AVE NE
3	209580	0090	11/14/2011	\$382,000	\$379,000	2,090	8	1987	good	5,052	N	N	11819 NE 167TH ST
3	209580	0250	11/17/2009	\$360,000	\$318,000	2,120	8	1988	average	4,512	N	N	16818 118TH AVE NE
3	553650	0340	9/16/2009	\$470,000	\$412,000	2,170	8	2004	average	5,000	N	N	12819 NE 154TH ST
3	209580	0370	7/7/2010	\$365,000	\$335,000	2,190	8	1989	average	5,190	N	N	16821 118TH AVE NE
3	697997	0060	5/7/2009	\$453,780	\$389,000	2,210	8	2007	average	3,546	N	N	12459 NE 171ST PL
3	209580	0520	12/20/2010	\$394,000	\$371,000	2,250	8	1988	good	7,752	N	N	11704 NE 166TH CT
3	162605	9166	3/22/2010	\$463,200	\$418,000	2,520	8	1999	good	7,072	N	N	15704 124TH AVE NE
3	162605	9167	5/10/2011	\$404,950	\$390,000	2,610	8	1999	average	7,966	N	N	15710 124TH AVE NE
3	934850	0460	12/14/2011	\$425,000	\$424,000	1,690	9	1988	average	13,421	N	N	12142 NE 166TH PL
3	934850	0080	4/14/2010	\$474,000	\$429,000	1,810	9	1987	good	9,600	N	N	16407 121ST AVE NE
3	868050	0080	5/21/2010	\$455,000	\$414,000	2,100	9	1997	average	6,063	N	N	15506 128TH CT NE
3	868050	0220	10/16/2009	\$455,000	\$400,000	2,100	9	1997	average	12,338	N	N	12802 NE 156TH ST
3	553650	0040	3/16/2011	\$485,000	\$463,000	2,310	9	2004	average	5,158	N	N	15325 128TH AVE NE
3	946590	0670	5/21/2009	\$521,000	\$448,000	2,310	9	1989	average	9,409	N	N	16412 125TH CT NE
3	946590	0650	5/23/2011	\$440,000	\$425,000	2,370	9	1989	average	8,983	N	N	16417 125TH CT NE

Improved Sales Used in this Physical Inspection Analysis
Area 73
(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
3	946590	0710	8/19/2010	\$457,647	\$423,000	2,420	9	1989	average	7,735	N	N	16415 126TH AVE NE
3	946590	0560	2/24/2011	\$456,800	\$435,000	2,430	9	1989	average	6,341	N	N	16317 126TH AVE NE
3	946590	0550	7/13/2011	\$458,000	\$446,000	2,500	9	1989	average	7,122	N	N	16309 126TH AVE NE
3	946591	0320	3/7/2011	\$467,000	\$445,000	2,500	9	1990	average	7,394	N	N	12440 NE 160TH ST
3	553650	0390	11/16/2010	\$485,000	\$454,000	2,585	9	2005	average	7,365	N	N	15320 128TH AVE NE
3	934850	0280	3/24/2011	\$440,000	\$421,000	2,600	9	1987	good	12,800	N	N	12124 NE 164TH ST
3	946670	0010	12/17/2010	\$495,000	\$466,000	2,630	9	1992	good	6,341	N	N	12460 NE 164TH ST
3	946590	0630	8/20/2009	\$507,000	\$442,000	2,640	9	1989	average	7,210	N	N	16407 125TH CT NE
3	946591	0370	9/23/2011	\$495,500	\$488,000	2,660	9	1990	good	7,308	N	N	12432 NE 160TH ST
3	553650	0230	12/3/2009	\$577,000	\$512,000	2,800	9	2005	average	5,178	Y	N	15378 129TH AVE NE
3	946591	0170	5/18/2010	\$560,000	\$510,000	2,820	9	1992	good	9,299	N	N	12552 NE 160TH PL
3	553650	0400	6/16/2009	\$625,000	\$539,000	2,860	9	2009	average	14,557	N	N	15221 132ND AVE NE
3	553650	0350	8/1/2010	\$565,000	\$520,000	3,000	9	2004	average	5,000	N	N	12817 NE 154TH ST
3	610885	0070	12/6/2010	\$564,880	\$531,000	3,080	9	2006	average	6,228	N	N	12450 NE 155TH PL
3	934850	0190	5/6/2010	\$460,850	\$419,000	3,100	9	1988	average	10,959	N	N	12226 NE 164TH ST
3	610885	0120	9/23/2009	\$500,000	\$438,000	3,180	9	2006	average	13,187	N	N	12400 NE 155TH PL
3	946591	0250	4/14/2009	\$522,000	\$446,000	3,280	9	1991	average	8,361	N	N	12504 NE 160TH PL
4	794110	0040	12/1/2009	\$249,000	\$221,000	700	7	1984	good	1,764	N	N	10025 NE 129TH PL
4	143790	0380	12/14/2011	\$315,000	\$314,000	900	7	1972	good	6,771	N	N	13026 111TH PL NE
4	742411	0140	11/16/2009	\$369,000	\$326,000	970	7	1975	good	7,303	N	N	10314 NE 125TH PL
4	375650	0410	2/9/2009	\$410,000	\$347,000	1,010	7	1963	good	9,750	N	N	12828 110TH AVE NE
4	771600	0170	4/1/2010	\$260,000	\$235,000	1,010	7	1966	average	8,000	N	N	11604 110TH AVE NE
4	771600	0230	11/12/2011	\$258,000	\$256,000	1,030	7	1967	average	7,200	N	N	11700 110TH AVE NE
4	375830	0230	8/9/2010	\$326,000	\$301,000	1,050	7	1966	average	9,975	N	N	11858 102ND PL NE
4	257030	0190	5/25/2010	\$325,000	\$296,000	1,060	7	1963	average	9,976	N	N	13028 105TH PL NE
4	305700	0130	3/11/2010	\$212,500	\$191,000	1,120	7	1982	average	3,330	N	N	13147 113TH PL NE
4	375650	0380	2/14/2011	\$260,000	\$247,000	1,140	7	1962	average	9,750	N	N	12850 110TH AVE NE

Improved Sales Used in this Physical Inspection Analysis
Area 73
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	305700	0070	6/24/2011	\$192,000	\$186,000	1,160	7	1982	average	2,158	N	N	11245 NE 131ST LN
4	305700	0450	10/26/2009	\$265,000	\$234,000	1,160	7	1982	average	2,080	N	N	13132 113TH PL NE
4	355890	0150	7/7/2011	\$319,950	\$311,000	1,160	7	1975	average	6,500	N	N	11828 103RD AVE NE
4	794111	0070	6/15/2010	\$270,000	\$247,000	1,180	7	1984	average	1,296	N	N	10235 NE 129TH LN
4	794111	0070	6/27/2011	\$250,000	\$243,000	1,180	7	1984	average	1,296	N	N	10235 NE 129TH LN
4	312720	0043	7/28/2009	\$319,990	\$278,000	1,190	7	1961	average	9,600	N	N	11617 106TH AVE NE
4	355891	0530	8/4/2011	\$275,000	\$269,000	1,190	7	1969	average	7,350	N	N	12202 104TH AVE NE
4	794111	0150	3/25/2010	\$261,000	\$236,000	1,190	7	1984	average	1,152	N	N	10217 NE 129TH LN
4	312670	0081	4/23/2010	\$315,000	\$286,000	1,200	7	1972	average	17,482	N	N	11847 108TH AVE NE
4	771610	0030	6/21/2010	\$308,000	\$282,000	1,200	7	1967	average	9,180	N	N	11915 110TH AVE NE
4	257030	0210	10/8/2010	\$307,500	\$286,000	1,210	7	1976	average	16,778	N	N	13040 105TH PL NE
4	355880	0020	11/8/2011	\$354,000	\$351,000	1,210	7	1974	good	7,475	N	N	10241 NE 120TH ST
4	147165	0010	4/19/2011	\$380,000	\$365,000	1,240	7	1980	good	10,152	N	N	10404 NE 125TH PL
4	312720	0042	9/9/2011	\$262,500	\$258,000	1,250	7	1961	average	9,600	N	N	11605 106TH AVE NE
4	355891	0090	7/8/2010	\$415,000	\$381,000	1,250	7	1975	good	8,630	N	N	12224 102ND PL NE
4	355891	0040	12/17/2009	\$382,000	\$339,000	1,270	7	1972	average	8,316	N	N	10212 NE 122ND ST
4	794111	0120	6/9/2009	\$340,000	\$293,000	1,280	7	1984	good	1,280	N	N	10223 NE 129TH LN
4	794112	0040	9/13/2011	\$258,800	\$254,000	1,280	7	1984	average	1,440	N	N	12809 102ND AVE NE
4	771600	0130	9/25/2009	\$335,200	\$294,000	1,290	7	1967	average	9,042	N	N	10924 NE 117TH PL
4	355890	0230	10/25/2011	\$283,000	\$280,000	1,300	7	1974	average	9,224	N	N	10519 NE 120TH PL
4	355891	0580	9/23/2009	\$413,300	\$362,000	1,300	7	1968	good	8,925	N	N	12207 105TH AVE NE
4	771600	0010	7/28/2011	\$260,000	\$254,000	1,310	7	1965	average	9,600	N	N	10951 NE 116TH PL
4	512840	0040	6/25/2010	\$420,000	\$385,000	1,320	7	1966	good	10,500	N	N	11617 111TH AVE NE
4	742411	0080	4/7/2011	\$322,000	\$309,000	1,320	7	1975	good	7,200	N	N	10313 NE 125TH PL
4	355890	0610	12/27/2010	\$341,378	\$322,000	1,330	7	1968	average	10,518	N	N	12100 105TH PL NE
4	355880	0230	4/10/2009	\$385,000	\$329,000	1,340	7	1967	average	8,690	N	N	10152 NE 116TH PL
4	355885	0050	3/4/2011	\$299,950	\$286,000	1,340	7	1968	average	9,570	N	N	11818 104TH AVE NE

Improved Sales Used in this Physical Inspection Analysis
Area 73
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	355890	0670	9/29/2010	\$360,000	\$335,000	1,340	7	1977	average	8,172	N	N	12017 106TH AVE NE
4	771610	0140	6/27/2011	\$243,157	\$236,000	1,360	7	1967	average	7,705	N	N	10922 NE 118TH ST
4	866328	0120	9/11/2009	\$330,000	\$289,000	1,370	7	1981	average	7,210	N	N	10614 NE 123RD ST
4	355890	0190	12/24/2009	\$315,000	\$280,000	1,390	7	1969	average	10,340	N	N	11862 104TH AVE NE
4	355890	0360	7/28/2009	\$379,950	\$330,000	1,400	7	1976	average	9,000	N	N	10706 NE 121ST ST
4	355880	0430	1/12/2009	\$380,000	\$320,000	1,420	7	1973	average	9,200	N	N	11827 104TH AVE NE
4	375830	0250	7/20/2011	\$305,000	\$297,000	1,430	7	1966	average	9,975	N	N	11844 102ND PL NE
4	143790	0130	1/23/2009	\$360,000	\$304,000	1,440	7	1972	average	7,260	N	N	12917 111TH PL NE
4	355885	0070	5/18/2011	\$288,000	\$278,000	1,460	7	1968	average	8,250	N	N	11834 104TH AVE NE
4	292605	9165	9/25/2009	\$290,000	\$254,000	1,470	7	1959	good	12,000	N	N	11104 NE 116TH ST
4	794110	0050	9/26/2011	\$290,000	\$286,000	1,470	7	1984	average	2,016	N	N	10027 NE 129TH PL
4	794111	0260	7/3/2009	\$285,000	\$247,000	1,470	7	1984	average	2,436	N	N	10236 NE 129TH LN
4	257030	0250	6/21/2011	\$355,000	\$344,000	1,480	7	1961	good	10,625	N	N	10404 NE 131ST ST
4	680150	0140	9/22/2011	\$325,000	\$320,000	1,480	7	1983	average	8,631	N	N	13026 103RD PL NE
4	794113	0060	5/17/2011	\$250,000	\$241,000	1,490	7	1985	average	2,357	N	N	12850 103RD PL NE
4	143790	0340	12/16/2010	\$291,000	\$274,000	1,510	7	1972	average	6,700	N	N	12938 111TH PL NE
4	144580	0040	4/6/2011	\$299,888	\$287,000	1,510	7	1974	average	7,336	N	N	10515 NE 124TH CT
4	355891	0360	5/18/2010	\$407,900	\$371,000	1,560	7	1971	good	7,875	N	N	12110 103RD AVE NE
4	680150	0010	4/10/2009	\$380,000	\$324,000	1,560	7	1978	average	9,212	N	N	13119 103RD PL NE
4	302605	9230	3/1/2011	\$450,000	\$429,000	1,620	7	1966	average	10,019	N	N	9912 NE 119TH CT
4	355880	0180	5/19/2010	\$398,880	\$363,000	1,660	7	1975	average	10,286	N	N	11708 103RD AVE NE
4	257030	0310	6/19/2009	\$394,500	\$341,000	1,770	7	1963	average	9,750	N	N	13003 105TH PL NE
4	355891	0300	1/12/2011	\$414,000	\$391,000	2,040	7	1974	good	8,475	N	N	11842 103RD AVE NE
4	292605	9166	6/22/2011	\$342,500	\$332,000	2,070	7	1965	average	7,405	N	N	11930 100TH AVE NE
4	144340	0040	3/3/2011	\$365,000	\$348,000	2,100	7	1980	average	7,700	N	N	12415 106TH PL NE
4	144340	0110	2/20/2010	\$435,000	\$391,000	2,100	7	1980	good	7,104	N	N	10614 NE 125TH PL
4	144340	0130	8/19/2011	\$360,000	\$352,000	2,100	7	1980	average	7,215	N	N	10626 NE 125TH PL

Improved Sales Used in this Physical Inspection Analysis
Area 73
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	355891	0060	10/7/2011	\$381,000	\$376,000	2,430	7	1974	good	8,936	N	N	12212 102ND PL NE
4	143791	0010	10/20/2011	\$336,000	\$332,000	1,100	8	1974	good	7,920	N	N	11330 NE 128TH ST
4	143791	0250	4/13/2010	\$424,000	\$384,000	1,230	8	1974	good	7,004	N	N	11309 NE 129TH CT
4	771600	0160	4/9/2009	\$409,000	\$349,000	1,290	8	1967	very good	8,000	N	N	10940 NE 117TH PL
4	143791	0240	9/20/2011	\$352,000	\$346,000	1,310	8	1974	average	6,750	N	N	12930 113TH PL NE
4	312720	0036	8/10/2011	\$470,000	\$459,000	1,310	8	1997	good	8,325	N	N	11635 106TH AVE NE
4	794070	0190	3/10/2011	\$320,000	\$305,000	1,370	8	1986	average	5,756	N	N	12701 102ND AVE NE
4	794070	0210	6/17/2010	\$328,000	\$300,000	1,370	8	1986	average	5,682	N	N	12713 102ND AVE NE
4	794070	0130	7/13/2011	\$326,000	\$317,000	1,380	8	1987	average	5,094	N	N	10141 NE 126TH PL
4	794071	0020	7/1/2009	\$385,000	\$333,000	1,380	8	1987	average	4,400	N	N	10222 NE 126TH PL
4	143791	0030	4/13/2009	\$439,500	\$375,000	1,450	8	1974	average	6,720	N	N	11316 NE 128TH ST
4	512840	0060	10/22/2009	\$385,000	\$339,000	1,550	8	1966	average	10,500	N	N	11605 111TH AVE NE
4	143791	0170	3/5/2010	\$389,000	\$350,000	1,570	8	1974	average	6,984	N	N	11328 NE 129TH ST
4	144580	0030	10/27/2011	\$360,000	\$356,000	1,630	8	1974	good	9,543	N	N	10509 NE 124TH CT
4	312670	0023	4/15/2010	\$484,000	\$438,000	1,690	8	1996	good	10,187	N	N	10620 NE 116TH ST
4	355891	0390	8/20/2011	\$475,000	\$465,000	1,700	8	1970	very good	7,875	N	N	12125 104TH AVE NE
4	794070	0150	4/5/2011	\$335,000	\$321,000	1,730	8	1986	average	6,975	N	N	10122 NE 126TH ST
4	312670	0029	2/15/2011	\$485,000	\$461,000	1,810	8	1996	good	7,720	N	N	10616 NE 116TH ST
4	794070	0160	9/16/2009	\$417,200	\$365,000	1,920	8	1986	average	4,120	N	N	12621 102ND AVE NE
4	512840	0100	12/14/2010	\$385,000	\$362,000	2,000	8	1969	good	9,600	N	N	11822 111TH AVE NE
4	144340	0100	11/19/2009	\$467,500	\$414,000	2,180	8	1980	good	7,215	N	N	10608 NE 125TH PL
4	312670	0083	3/7/2011	\$449,950	\$429,000	2,200	8	1967	average	20,000	N	N	10615 NE 120TH ST
4	292605	9024	5/20/2011	\$455,000	\$439,000	2,420	8	1977	good	60,548	N	N	11727 112TH AVE NE
4	269545	0210	3/23/2010	\$574,975	\$519,000	2,510	8	2009	average	7,215	N	N	13116 112TH AVE NE
4	269545	0240	3/8/2010	\$569,990	\$513,000	2,580	8	2010	average	7,531	N	N	13134 112TH AVE NE
4	292605	9290	7/15/2009	\$609,245	\$528,000	2,640	8	2009	average	7,306	N	N	12321 102ND LN NE
4	292605	9291	10/23/2009	\$605,000	\$533,000	2,640	8	2009	average	7,306	N	N	12317 102ND LN NE

Improved Sales Used in this Physical Inspection Analysis
Area 73
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	269545	0060	6/1/2009	\$583,000	\$502,000	2,780	8	2009	average	7,215	N	N	13103 112TH AVE NE
4	269545	0090	10/19/2009	\$594,990	\$524,000	2,780	8	2009	average	7,107	N	N	13019 112TH AVE NE
4	269545	0170	1/16/2010	\$589,990	\$527,000	2,780	8	2009	average	7,264	N	N	13026 112TH AVE NE
4	269545	0200	2/22/2010	\$599,990	\$539,000	2,780	8	2009	average	7,491	N	N	13108 112TH AVE NE
4	269545	0230	4/7/2010	\$590,000	\$534,000	2,780	8	2009	average	7,220	N	N	13128 112TH AVE NE
4	292605	9289	8/3/2009	\$598,000	\$520,000	2,800	8	2009	average	8,968	N	N	12325 102ND LN NE
4	269545	0130	12/17/2009	\$599,990	\$533,000	2,840	8	2009	average	6,639	N	N	13002 112TH AVE NE
4	269545	0010	9/22/2009	\$579,990	\$508,000	2,850	8	2009	average	8,848	N	N	13133 112TH AVE NE
4	269545	0030	7/1/2009	\$579,990	\$502,000	2,850	8	2009	average	7,215	N	N	13121 112TH AVE NE
4	269545	0040	6/15/2009	\$579,900	\$500,000	2,850	8	2009	average	7,215	N	N	13115 112TH AVE NE
4	269545	0070	9/15/2009	\$594,990	\$521,000	2,850	8	2009	average	7,215	N	N	13031 112TH AVE NE
4	269545	0120	10/19/2009	\$599,990	\$528,000	2,850	8	2009	average	6,574	N	N	13001 112TH AVE NE
4	269545	0160	2/1/2010	\$600,535	\$538,000	2,850	8	2009	average	6,570	N	N	13020 112TH AVE NE
4	269545	0180	1/27/2010	\$594,990	\$532,000	2,850	8	2009	average	7,209	N	N	13032 112TH AVE NE
4	269545	0100	10/1/2009	\$609,990	\$535,000	2,900	8	2009	average	7,520	N	N	13011 112TH AVE NE
4	292605	9119	3/16/2009	\$640,000	\$544,000	2,900	8	2008	average	8,968	N	N	12329 102ND LN NE
4	269545	0110	9/28/2009	\$609,990	\$535,000	2,910	8	2009	average	7,295	N	N	13005 112TH AVE NE
4	269545	0140	1/6/2010	\$609,990	\$544,000	2,910	8	2009	average	7,322	N	N	13006 112TH AVE NE
4	269545	0020	7/15/2009	\$594,990	\$516,000	3,120	8	2009	average	7,215	N	N	13127 112TH AVE NE
4	269545	0050	6/18/2009	\$604,990	\$522,000	3,120	8	2009	average	7,215	N	N	13107 112TH AVE NE
4	269545	0080	9/24/2009	\$609,990	\$535,000	3,120	8	2009	average	7,209	N	N	13025 112TH AVE NE
4	269545	0150	2/1/2010	\$619,990	\$555,000	3,120	8	2009	average	7,448	N	N	13012 112TH AVE NE
4	269545	0190	1/13/2010	\$609,990	\$544,000	3,120	8	2009	average	7,211	N	N	13104 112TH AVE NE
4	312670	0008	2/17/2011	\$421,000	\$400,000	3,200	8	2001	average	7,737	N	N	11604 106TH AVE NE
4	152520	0100	9/1/2011	\$500,000	\$490,000	2,080	9	1995	good	10,222	N	N	11911 105TH AVE NE
4	292605	9276	12/28/2010	\$419,000	\$395,000	2,140	9	1995	average	7,201	N	N	12511 105TH PL NE
4	292605	9278	10/14/2011	\$394,500	\$390,000	2,150	9	1995	average	7,264	N	N	12425 105TH PL NE

Improved Sales Used in this Physical Inspection Analysis
Area 73
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	312720	0031	6/10/2011	\$570,000	\$552,000	2,510	9	1990	good	10,608	N	N	11643 106TH AVE NE
4	007600	0120	12/13/2011	\$500,000	\$498,000	2,660	10	1999	good	8,725	N	N	11204 NE 117TH ST
4	292605	9284	12/3/2009	\$590,000	\$523,000	2,950	10	2004	average	7,200	N	N	11215 NE 116TH PL
4	312670	0047	10/6/2010	\$825,000	\$768,000	3,230	10	2004	average	8,675	N	N	11712 106TH AVE NE
4	292605	9283	7/27/2010	\$660,373	\$608,000	3,250	10	2004	average	7,200	N	N	11216 NE 116TH PL
4	292605	9203	6/1/2010	\$1,700,000	\$1,551,000	7,920	12	2003	average	20,344	N	N	10603 NE 124TH ST
5	337430	0030	10/6/2009	\$405,000	\$356,000	1,770	6	1993	good	8,155	N	N	13212 125TH AVE NE
5	320550	0350	7/14/2010	\$367,000	\$337,000	760	7	1973	very good	11,820	N	N	11915 NE 133RD PL
5	320550	0390	10/27/2011	\$232,500	\$230,000	910	7	1971	very good	7,475	N	N	12029 NE 133RD PL
5	183991	0260	11/9/2011	\$237,500	\$236,000	970	7	1970	fair	8,190	N	N	12312 NE 134TH ST
5	104900	0580	11/23/2009	\$195,000	\$173,000	980	7	1972	average	2,870	N	N	12303 NE 149TH CT
5	320540	0420	8/17/2011	\$230,000	\$225,000	1,010	7	1968	average	7,323	N	N	13515 121ST AVE NE
5	701620	0470	6/8/2009	\$341,600	\$294,000	1,020	7	1972	good	6,900	N	N	15515 118TH PL NE
5	183991	0430	6/25/2009	\$261,000	\$226,000	1,020	7	1972	good	8,190	N	N	13412 122ND AVE NE
5	320550	0360	8/5/2009	\$290,000	\$252,000	1,030	7	1970	average	9,202	N	N	12005 NE 133RD PL
5	320550	0200	3/20/2009	\$313,000	\$266,000	1,040	7	1969	good	8,640	N	N	13317 121ST AVE NE
5	092720	0330	5/12/2010	\$325,000	\$296,000	1,050	7	1975	average	7,314	N	N	12502 NE 140TH ST
5	104900	0190	7/21/2009	\$350,000	\$304,000	1,060	7	1972	good	3,969	N	N	15016 122ND PL NE
5	092720	0010	9/23/2011	\$365,000	\$359,000	1,080	7	1975	good	7,350	N	N	14002 125TH PL NE
5	320550	0130	7/27/2011	\$339,000	\$331,000	1,080	7	1969	good	7,650	N	N	12114 NE 134TH ST
5	387600	0390	8/18/2010	\$280,000	\$259,000	1,100	7	1967	average	7,980	N	N	11525 NE 140TH ST
5	387631	2610	3/12/2010	\$307,500	\$277,000	1,100	7	1975	average	7,482	N	N	14600 125TH AVE NE
5	866317	0010	10/14/2009	\$339,950	\$299,000	1,100	7	1988	very good	6,719	N	N	13204 128TH AVE NE
5	255867	0290	11/4/2010	\$337,000	\$315,000	1,110	7	1975	good	6,825	N	N	13516 131ST AVE NE
5	255867	0300	3/18/2011	\$344,750	\$329,000	1,110	7	1975	good	6,984	N	N	13522 131ST AVE NE
5	387631	2550	10/1/2010	\$315,000	\$293,000	1,110	7	1975	average	7,200	N	N	12411 NE 146TH PL
5	255874	0100	11/24/2009	\$319,000	\$282,000	1,140	7	1989	good	7,201	N	N	12707 NE 132ND PL

Improved Sales Used in this Physical Inspection Analysis
Area 73
(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
5	259770	0050	11/5/2009	\$290,000	\$256,000	1,150	7	1968	average	7,210	N	N	14433 120TH PL NE
5	701620	0320	8/17/2010	\$314,900	\$291,000	1,150	7	1972	good	7,200	N	N	15608 118TH AVE NE
5	104901	0510	4/22/2011	\$268,099	\$258,000	1,150	7	1973	good	4,599	N	N	14704 121ST CT NE
5	255865	0120	10/21/2010	\$376,000	\$351,000	1,160	7	1976	good	7,700	N	N	13029 NE 134TH PL
5	255860	0040	5/3/2011	\$417,000	\$401,000	1,170	7	1972	very good	7,272	N	N	12423 NE 137TH PL
5	701620	0150	3/17/2010	\$280,000	\$252,000	1,170	7	1971	average	7,210	N	N	15619 119TH AVE NE
5	255864	0280	7/8/2011	\$282,500	\$275,000	1,180	7	1974	average	7,819	N	N	13629 128TH AVE NE
5	255865	0260	3/13/2010	\$429,500	\$387,000	1,180	7	1974	very good	7,764	N	N	12930 NE 136TH ST
5	278793	0170	6/1/2010	\$240,000	\$219,000	1,180	7	1974	average	6,862	N	N	13231 129TH PL NE
5	387631	0710	11/15/2010	\$359,950	\$337,000	1,180	7	1970	good	9,200	N	N	14271 131ST AVE NE
5	638620	0150	2/22/2011	\$330,000	\$314,000	1,180	7	1987	average	7,806	N	N	13010 NE 137TH PL
5	092720	0280	9/11/2009	\$335,000	\$293,000	1,190	7	1976	good	9,132	N	N	12455 NE 141ST ST
5	387631	0240	9/28/2010	\$360,000	\$335,000	1,190	7	1972	average	9,450	N	N	12639 NE 141ST WAY
5	387631	3360	2/9/2010	\$344,000	\$308,000	1,190	7	1976	good	7,200	N	N	12424 NE 149TH ST
5	701620	0350	7/8/2010	\$339,000	\$311,000	1,190	7	1971	good	7,579	N	N	11817 NE 157TH ST
5	104900	0230	8/17/2011	\$217,000	\$212,000	1,210	7	1972	average	1,334	N	N	15007 123RD AVE NE
5	670660	0230	10/21/2010	\$384,000	\$358,000	1,210	7	1977	very good	8,000	N	N	12209 NE 138TH PL
5	092720	0370	7/6/2011	\$262,000	\$255,000	1,220	7	1969	average	10,360	N	N	12402 NE 140TH ST
5	255866	0220	3/14/2011	\$369,000	\$352,000	1,230	7	1976	good	7,650	N	N	13422 128TH PL NE
5	278793	0140	8/13/2009	\$357,900	\$312,000	1,230	7	1973	very good	10,560	N	N	13307 129TH PL NE
5	255867	0140	1/2/2009	\$378,500	\$318,000	1,240	7	1975	good	9,939	N	N	13500 131ST PL NE
5	255871	0010	4/7/2011	\$280,900	\$269,000	1,240	7	1977	average	8,008	N	N	13202 130TH PL NE
5	387631	1530	9/30/2009	\$349,000	\$306,000	1,240	7	1975	average	8,694	N	N	12854 NE 145TH PL
5	387631	2660	3/23/2011	\$344,950	\$330,000	1,240	7	1975	good	9,213	N	N	12517 NE 147TH PL
5	387648	0210	4/21/2010	\$310,000	\$281,000	1,240	7	1979	average	7,098	N	N	12931 NE 147TH PL
5	701600	0420	5/21/2010	\$330,000	\$301,000	1,240	7	1968	average	7,644	N	N	15205 117TH PL NE
5	701610	0020	9/23/2009	\$335,000	\$294,000	1,240	7	1969	good	7,632	N	N	11911 NE 151ST PL

Improved Sales Used in this Physical Inspection Analysis
Area 73
(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
5	701620	0210	9/20/2009	\$385,000	\$337,000	1,250	7	1970	good	7,549	N	N	11815 NE 156TH ST
5	701631	0250	4/23/2009	\$312,000	\$267,000	1,250	7	1973	average	7,150	N	N	15915 118TH PL NE
5	104901	0250	6/1/2011	\$210,000	\$203,000	1,260	7	1972	fair	5,550	N	N	12109 NE 150TH ST
5	255867	0050	4/16/2009	\$330,000	\$282,000	1,260	7	1975	average	8,250	N	N	13533 131ST AVE NE
5	104900	0060	9/16/2010	\$285,000	\$264,000	1,260	7	1972	good	5,612	N	N	12202 NE 149TH PL
5	104901	0330	3/23/2009	\$297,500	\$253,000	1,260	7	1972	good	7,369	N	N	12106 NE 149TH ST
5	320550	0240	3/19/2009	\$434,000	\$369,000	1,260	7	2008	average	6,864	N	N	12012 NE 133RD PL
5	701631	0270	8/20/2009	\$355,250	\$310,000	1,270	7	1973	average	7,210	N	N	15901 118TH PL NE
5	320540	0110	4/16/2010	\$349,900	\$317,000	1,270	7	1968	good	7,712	N	N	12023 NE 134TH PL
5	255861	0120	10/5/2010	\$357,000	\$332,000	1,280	7	1973	average	8,112	N	N	13544 127TH AVE NE
5	320540	0450	6/5/2009	\$325,000	\$280,000	1,280	7	1968	average	8,254	N	N	13431 121ST AVE NE
5	371550	0090	3/29/2011	\$250,000	\$239,000	1,290	7	1969	average	8,085	N	N	12546 NE 138TH PL
5	371550	0110	11/11/2011	\$329,000	\$326,000	1,290	7	1969	good	8,610	N	N	12533 NE 138TH PL
5	670660	0090	10/1/2009	\$355,000	\$312,000	1,290	7	1977	good	8,000	N	N	12203 NE 139TH PL
5	255865	0230	8/24/2009	\$406,300	\$354,000	1,300	7	1976	good	6,000	N	N	13002 NE 136TH ST
5	320540	0130	4/5/2011	\$272,500	\$261,000	1,300	7	1968	average	7,290	N	N	13412 121ST AVE NE
5	328820	0160	3/4/2011	\$369,000	\$352,000	1,300	7	1968	good	9,450	N	N	11751 NE 143RD ST
5	328830	0750	10/13/2009	\$278,900	\$245,000	1,300	7	1969	fair	7,875	N	N	14827 116TH PL NE
5	701620	0220	4/23/2010	\$329,950	\$299,000	1,300	7	1971	good	8,034	N	N	11823 NE 156TH ST
5	104900	0570	6/13/2011	\$230,000	\$223,000	1,300	7	1972	good	2,580	N	N	12325 NE 149TH ST
5	866337	0030	1/23/2009	\$350,000	\$295,000	1,300	7	1988	good	6,323	N	N	12249 NE 133RD PL
5	104901	0740	4/29/2011	\$179,900	\$173,000	1,310	7	1973	average	1,968	N	N	14707 122ND PL NE
5	104901	0820	5/28/2010	\$225,000	\$205,000	1,310	7	1973	good	2,150	N	N	12217 NE 148TH CT
5	328830	0620	10/6/2009	\$340,000	\$299,000	1,310	7	1974	good	9,030	N	N	11746 NE 149TH ST
5	183990	0030	5/22/2009	\$340,000	\$292,000	1,340	7	1968	good	6,930	N	N	13212 118TH AVE NE
5	255872	0070	9/13/2011	\$378,000	\$371,000	1,360	7	1977	very good	8,450	N	N	12523 NE 134TH PL
5	387631	1020	1/13/2009	\$363,000	\$306,000	1,370	7	1973	average	7,815	N	N	14409 130TH AVE NE

Improved Sales Used in this Physical Inspection Analysis
Area 73
(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
5	509830	0030	5/1/2009	\$310,500	\$266,000	1,380	7	1987	average	7,908	N	N	14025 127TH PL NE
5	255863	0400	1/2/2009	\$395,000	\$332,000	1,390	7	1974	good	9,699	N	N	13825 128TH AVE NE
5	255864	0210	8/12/2011	\$309,900	\$303,000	1,390	7	1975	average	8,004	N	N	12822 NE 136TH ST
5	387631	1500	4/17/2010	\$315,000	\$285,000	1,390	7	1975	average	9,338	N	N	14515 129TH AVE NE
5	371550	0060	8/26/2010	\$325,000	\$301,000	1,400	7	1969	average	7,600	N	N	12523 NE 138TH PL
5	387631	0470	12/31/2010	\$305,000	\$288,000	1,400	7	1973	good	7,350	N	N	12820 NE 142ND PL
5	638620	0100	6/9/2011	\$321,000	\$311,000	1,400	7	1987	good	7,508	N	N	13009 NE 137TH PL
5	212605	9262	11/16/2010	\$312,000	\$292,000	1,400	7	1988	good	7,762	N	N	12024 NE 145TH ST
5	371550	0140	8/26/2009	\$325,000	\$284,000	1,410	7	1969	average	7,980	N	N	13804 125TH AVE NE
5	371550	0150	4/1/2011	\$272,000	\$260,000	1,410	7	1969	average	8,250	N	N	13814 125TH AVE NE
5	255870	0100	6/16/2011	\$375,000	\$363,000	1,420	7	1978	good	7,770	N	N	12703 NE 133RD PL
5	371550	0120	11/20/2009	\$338,000	\$299,000	1,430	7	1969	average	8,025	N	N	12522 NE 138TH PL
5	371550	0240	1/12/2010	\$349,000	\$311,000	1,430	7	1969	good	10,420	N	N	13813 125TH AVE NE
5	255861	0030	5/10/2011	\$314,000	\$302,000	1,440	7	1973	good	6,992	N	N	13551 127TH AVE NE
5	255863	0270	2/23/2010	\$313,500	\$282,000	1,440	7	1973	average	7,350	N	N	13904 129TH PL NE
5	387600	0710	7/18/2011	\$325,000	\$317,000	1,440	7	1965	good	7,425	N	N	13820 116TH PL NE
5	328830	0190	9/27/2010	\$317,000	\$295,000	1,440	7	1969	good	11,390	N	N	14835 119TH PL NE
5	320540	0080	2/25/2009	\$315,000	\$267,000	1,450	7	1968	very good	8,462	N	N	12001 NE 134TH PL
5	387631	0930	3/9/2010	\$282,000	\$254,000	1,460	7	1974	average	7,884	N	N	14408 130TH AVE NE
5	255870	0240	11/15/2010	\$350,000	\$328,000	1,470	7	1978	good	7,350	N	N	13209 126TH PL NE
5	387631	2390	6/18/2009	\$349,500	\$302,000	1,490	7	1975	good	7,114	N	N	14615 125TH AVE NE
5	387630	0770	1/25/2011	\$380,000	\$360,000	1,500	7	1968	good	9,364	N	N	12132 NE 141ST PL
5	104901	0190	7/22/2010	\$272,000	\$250,000	1,510	7	1972	average	6,014	N	N	12118 NE 150TH ST
5	255863	0100	9/3/2010	\$305,000	\$282,000	1,510	7	1974	average	7,384	N	N	12901 NE 139TH ST
5	387620	1500	10/6/2010	\$325,000	\$303,000	1,510	7	1968	good	7,843	N	N	11832 NE 140TH ST
5	255863	0230	7/12/2011	\$375,000	\$365,000	1,520	7	1973	good	7,350	N	N	13804 129TH PL NE
5	183991	0470	11/24/2009	\$360,000	\$319,000	1,540	7	1971	very good	7,490	N	N	13440 122ND AVE NE

Improved Sales Used in this Physical Inspection Analysis
Area 73
(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
5	701620	0440	9/28/2010	\$310,000	\$288,000	1,570	7	1971	good	7,210	N	N	15611 118TH AVE NE
5	255861	0290	1/6/2009	\$379,000	\$319,000	1,590	7	1973	good	7,380	N	N	13822 127TH AVE NE
5	327500	0180	10/18/2010	\$360,000	\$336,000	1,590	7	1978	good	7,840	N	N	13939 127TH PL NE
5	328810	0740	3/19/2009	\$360,000	\$306,000	1,630	7	1966	good	12,310	N	N	14212 118TH AVE NE
5	328810	0750	7/17/2009	\$375,000	\$325,000	1,640	7	1966	good	12,482	N	N	14206 118TH AVE NE
5	387600	0780	4/19/2011	\$329,000	\$316,000	1,640	7	1965	good	8,000	N	N	13720 117TH AVE NE
5	328810	0330	11/13/2009	\$440,000	\$389,000	1,650	7	2009	average	9,076	N	N	11814 NE 143RD ST
5	387600	1610	10/25/2011	\$358,000	\$354,000	1,650	7	1966	very good	7,475	N	N	11610 NE 135TH ST
5	866317	0020	11/4/2009	\$392,000	\$346,000	1,670	7	1958	very good	10,465	N	N	13212 128TH AVE NE
5	104901	0630	7/8/2009	\$227,888	\$197,000	1,720	7	1973	average	1,968	N	N	12207 NE 147TH PL
5	212605	9264	10/22/2009	\$387,000	\$341,000	1,730	7	1988	good	9,298	N	N	12039 NE 145TH ST
5	866317	0210	4/15/2011	\$303,000	\$291,000	1,730	7	1988	average	7,832	N	N	12728 NE 133RD PL
5	387630	0950	4/14/2009	\$345,000	\$295,000	1,740	7	1968	good	8,680	N	N	14208 123RD AVE NE
5	162605	9157	2/7/2011	\$415,000	\$394,000	1,800	7	1997	good	8,360	N	N	12946 NE 149TH PL
5	328830	0200	9/21/2009	\$375,000	\$329,000	1,820	7	1969	good	8,874	N	N	14829 119TH PL NE
5	328820	0540	11/1/2011	\$360,000	\$357,000	1,840	7	1967	good	8,580	N	N	14206 117TH AVE NE
5	387600	1500	2/18/2009	\$375,000	\$318,000	1,840	7	1965	good	7,300	N	N	11611 NE 135TH ST
5	701610	0560	3/3/2010	\$409,000	\$368,000	1,840	7	1970	very good	7,210	N	N	11719 NE 150TH PL
5	255867	0310	1/20/2010	\$380,000	\$339,000	1,900	7	1975	good	7,220	N	N	13528 131ST AVE NE
5	387631	1400	9/2/2011	\$290,000	\$284,000	1,960	7	1975	average	8,156	N	N	12947 NE 145TH PL
5	387610	0570	11/2/2010	\$365,000	\$341,000	1,980	7	1966	good	7,992	N	N	13804 119TH AVE NE
5	387631	1000	7/24/2009	\$379,000	\$329,000	2,030	7	1974	average	7,350	N	N	14421 130TH AVE NE
5	387631	0160	12/13/2010	\$380,000	\$358,000	2,080	7	1973	good	6,745	N	N	14112 126TH PL NE
5	670660	0110	2/15/2011	\$366,000	\$348,000	2,110	7	1977	very good	7,000	N	N	12211 NE 139TH PL
5	255874	0130	7/25/2011	\$410,000	\$400,000	2,170	7	1961	good	17,697	N	N	12660 NE 132ND ST
5	387600	2153	7/27/2010	\$330,000	\$304,000	2,210	7	1965	average	6,900	N	N	13306 117TH AVE NE
5	255869	0080	2/2/2009	\$435,000	\$368,000	2,240	7	1977	very good	9,450	N	N	12719 NE 135TH ST

Improved Sales Used in this Physical Inspection Analysis
Area 73
(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
5	387630	0650	9/22/2011	\$409,000	\$403,000	2,980	7	1968	very good	8,895	N	N	12148 NE 141ST ST
5	701610	0380	10/19/2010	\$359,950	\$336,000	1,160	8	1970	good	8,947	N	N	15206 118TH AVE NE
5	152920	0480	3/23/2009	\$445,000	\$379,000	1,210	8	1994	good	3,500	N	N	13450 NE 148TH ST
5	153090	0360	12/16/2011	\$310,000	\$309,000	1,380	8	1990	average	4,410	N	N	13336 NE 147TH PL
5	153090	0480	3/1/2010	\$354,950	\$319,000	1,420	8	1987	average	3,500	N	N	14614 136TH PL NE
5	328820	0150	9/15/2009	\$335,900	\$294,000	1,440	8	1966	good	7,650	N	N	14304 117TH PL NE
5	328830	0970	7/28/2011	\$368,000	\$359,000	1,450	8	1975	good	13,875	N	N	14543 119TH AVE NE
5	387600	0540	6/23/2011	\$251,000	\$243,000	1,460	8	1968	fair	7,910	N	N	13716 115TH AVE NE
5	153090	0110	6/1/2010	\$435,000	\$397,000	1,470	8	1988	good	4,200	N	N	14616 134TH AVE NE
5	153090	0390	6/21/2010	\$475,500	\$435,000	1,520	8	1990	good	4,060	N	N	13432 NE 148TH ST
5	153090	0450	8/22/2011	\$318,000	\$311,000	1,520	8	1988	average	3,710	N	N	13516 NE 148TH ST
5	378700	0300	10/12/2009	\$425,000	\$374,000	1,520	8	1986	good	8,512	N	N	14143 129TH AVE NE
5	328830	1120	4/26/2011	\$277,500	\$267,000	1,540	8	1974	average	9,130	N	N	11624 NE 145TH ST
5	103645	0390	12/20/2010	\$402,000	\$379,000	1,600	8	2001	average	3,711	N	N	13247 120TH AVE NE
5	866326	0060	9/27/2010	\$352,000	\$327,000	1,650	8	1986	good	6,704	N	N	13306 122ND PL NE
5	866326	0250	12/14/2009	\$405,500	\$360,000	1,700	8	1986	good	5,727	N	N	13343 122ND PL NE
5	387600	2130	4/7/2010	\$420,000	\$380,000	1,730	8	1965	very good	11,091	N	N	13620 116TH AVE NE
5	387600	0320	5/3/2011	\$250,000	\$241,000	1,800	8	1965	fair	8,117	N	N	11502 NE 139TH PL
5	701600	0320	12/16/2010	\$440,000	\$414,000	1,800	8	1968	very good	7,200	N	N	15214 117TH PL NE
5	378700	0130	7/15/2010	\$397,000	\$365,000	1,810	8	1985	average	7,298	N	N	14130 129TH AVE NE
5	378700	0160	6/16/2009	\$419,900	\$362,000	1,810	8	1986	good	8,422	N	N	14142 129TH AVE NE
5	387600	0450	3/12/2010	\$335,000	\$302,000	1,840	8	1965	average	8,784	N	N	11517 NE 139TH PL
5	103645	0300	4/27/2009	\$435,000	\$372,000	1,860	8	2001	average	3,150	N	N	13239 119TH AVE NE
5	153090	0330	5/18/2010	\$375,000	\$341,000	1,880	8	1991	average	3,500	N	N	14711 134TH CT NE
5	387630	0030	1/14/2011	\$345,000	\$326,000	1,900	8	1968	average	9,149	N	N	13915 120TH AVE NE
5	387630	0530	11/11/2009	\$413,000	\$365,000	1,940	8	1968	good	7,313	N	N	12127 NE 141ST ST
5	153090	0300	10/12/2011	\$335,000	\$331,000	2,000	8	1991	average	3,710	N	N	14702 134TH CT NE

Improved Sales Used in this Physical Inspection Analysis
Area 73
(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
5	387500	0100	11/19/2010	\$438,000	\$411,000	2,040	8	2005	average	5,224	N	N	13242 124TH CT NE
5	103645	0150	12/9/2009	\$459,000	\$407,000	2,050	8	2001	average	3,194	N	N	13257 119TH AVE NE
5	103645	0470	9/11/2009	\$490,500	\$429,000	2,050	8	2001	average	3,150	N	N	13224 120TH AVE NE
5	378650	0020	9/1/2010	\$437,004	\$405,000	2,110	8	1990	good	8,131	N	N	12831 NE 140TH CT
5	328830	0390	1/8/2009	\$525,000	\$442,000	2,140	8	1991	very good	10,919	N	N	11704 NE 148TH PL
5	387610	0790	5/19/2011	\$378,000	\$365,000	2,160	8	1965	average	10,798	N	N	11822 NE 138TH ST
5	103645	0030	9/24/2009	\$480,000	\$421,000	2,260	8	2001	average	3,228	N	N	11939 NE 132ND PL
5	387600	0800	4/11/2011	\$399,900	\$383,000	2,270	8	1966	good	8,154	N	N	13704 117TH AVE NE
5	387600	2120	2/4/2010	\$489,000	\$438,000	2,330	8	2006	average	8,576	N	N	13624 116TH AVE NE
5	103645	0230	7/9/2010	\$384,900	\$353,000	2,400	8	2001	average	4,020	N	N	11954 NE 132ND LN
5	701610	0340	12/13/2011	\$315,000	\$314,000	2,430	8	1969	average	7,980	N	N	15211 118TH AVE NE
5	387630	0450	9/10/2009	\$410,000	\$359,000	2,510	8	1968	average	9,590	N	N	12108 NE 140TH ST
5	104153	0030	7/27/2010	\$495,000	\$456,000	2,530	8	2003	average	5,616	N	N	13113 NE 133RD CT
5	387630	0910	3/31/2011	\$349,999	\$335,000	2,580	8	1968	good	12,364	N	N	14150 123RD AVE NE
5	387630	0170	8/26/2011	\$390,000	\$382,000	2,630	8	1968	good	9,137	N	N	13907 121ST AVE NE
5	701620	0040	9/29/2011	\$435,000	\$429,000	2,640	8	1970	very good	7,307	N	N	11912 NE 155TH ST
5	328820	0910	5/11/2009	\$309,900	\$266,000	2,720	8	1980	fair	9,360	N	N	11612 NE 140TH ST
5	387600	0820	3/22/2010	\$414,500	\$374,000	2,730	8	1965	good	7,000	N	N	13612 117TH AVE NE
5	387620	0340	12/16/2009	\$438,000	\$389,000	2,790	8	1967	good	12,848	N	N	14355 121ST AVE NE
5	387600	1470	6/23/2011	\$499,950	\$485,000	2,820	8	1966	very good	7,300	N	N	11635 NE 135TH ST
5	387610	0560	6/10/2010	\$439,950	\$402,000	2,820	8	1966	very good	8,658	N	N	13800 119TH AVE NE
5	328820	0480	5/24/2010	\$417,350	\$380,000	3,040	8	1966	good	12,070	N	N	11709 NE 141ST PL
5	328810	0500	5/15/2009	\$485,000	\$416,000	3,170	8	1966	good	9,176	N	N	14424 118TH AVE NE
5	328820	0870	9/23/2009	\$523,000	\$458,000	3,220	8	1968	very good	10,000	N	N	14019 117TH PL NE
5	328830	0660	11/9/2009	\$475,000	\$420,000	3,220	8	1974	good	7,560	N	N	11714 NE 149TH ST
5	328810	0290	6/26/2009	\$480,000	\$415,000	3,230	8	1966	good	9,576	N	N	14316 118TH AVE NE
5	815960	0170	7/14/2010	\$409,000	\$376,000	1,820	9	2003	average	3,417	N	N	13131 NE 138TH PL

Improved Sales Used in this Physical Inspection Analysis
Area 73
(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
5	815960	0110	11/17/2011	\$397,000	\$394,000	1,830	9	2002	average	3,644	N	N	13866 131ST PL NE
5	815960	0300	8/15/2011	\$428,000	\$419,000	1,830	9	2002	average	3,714	N	N	13045 NE 139TH PL
5	815960	0030	10/1/2009	\$500,000	\$439,000	2,190	9	2002	average	3,530	N	N	13111 NE 139TH CT
5	815960	0370	11/9/2010	\$480,000	\$449,000	2,190	9	2003	average	3,878	N	N	13141 NE 139TH ST
5	103645	0170	4/17/2009	\$600,000	\$513,000	2,190	9	2001	average	3,785	N	N	11918 NE 132ND LN
5	815960	0050	1/16/2009	\$499,500	\$421,000	2,260	9	2002	average	4,612	N	N	13106 NE 139TH PL
5	162560	0030	1/13/2010	\$550,000	\$491,000	2,560	9	2008	average	4,843	N	N	13967 127TH PL NE
5	162560	0040	2/19/2010	\$539,900	\$485,000	2,560	9	2007	average	3,740	N	N	13961 127TH PL NE
5	162560	0050	11/3/2009	\$550,000	\$485,000	2,630	9	2007	average	4,349	N	N	13953 127TH PL NE
5	162560	0010	7/31/2009	\$550,000	\$478,000	2,640	9	2006	average	4,745	N	N	12639 NE 140TH ST
5	212605	9279	1/12/2011	\$650,000	\$615,000	3,130	10	2003	average	11,505	N	N	13025 NE 144TH PL
5	212605	9280	12/28/2010	\$699,000	\$659,000	4,370	10	2002	average	14,950	N	N	13017 NE 144TH PL
6	138730	0470	1/6/2009	\$320,000	\$269,000	820	7	1976	good	7,488	N	N	15409 110TH PL NE
6	920620	0080	8/23/2010	\$276,000	\$255,000	920	7	1963	average	11,100	N	N	13260 108TH AVE NE
6	376530	0140	5/20/2009	\$290,000	\$249,000	940	7	1962	average	10,125	N	N	10306 NE 137TH PL
6	376540	0170	4/26/2011	\$240,000	\$231,000	940	7	1962	average	9,000	N	N	10323 NE 136TH PL
6	376550	0090	8/12/2011	\$267,000	\$261,000	950	7	1962	good	12,375	N	N	10610 NE 137TH PL
6	947720	1220	6/28/2011	\$212,000	\$206,000	950	7	1977	average	7,400	N	N	14325 113TH AVE NE
6	947720	0460	6/8/2009	\$297,500	\$256,000	950	7	1977	good	9,451	N	N	14326 113TH AVE NE
6	375470	0490	10/22/2009	\$303,500	\$267,000	960	7	1972	good	8,400	N	N	13811 108TH AVE NE
6	376480	0270	2/25/2011	\$219,900	\$209,000	960	7	1966	average	7,275	N	N	14228 105TH AVE NE
6	814300	0090	11/10/2011	\$270,000	\$268,000	1,010	7	1968	good	8,400	N	N	14134 104TH PL NE
6	138730	1250	10/14/2009	\$345,000	\$303,000	1,040	7	1976	good	7,848	N	N	10910 NE 151ST ST
6	947720	1230	7/27/2009	\$282,500	\$245,000	1,080	7	1976	average	8,146	N	N	14317 113TH AVE NE
6	814300	0230	8/18/2011	\$240,000	\$235,000	1,100	7	1967	good	7,200	N	N	10426 NE 142ND ST
6	814300	0070	2/4/2009	\$289,000	\$244,000	1,120	7	1968	average	8,400	N	N	14122 104TH PL NE
6	947720	1670	9/9/2011	\$334,950	\$329,000	1,120	7	1975	good	8,190	N	N	14104 111TH AVE NE

Improved Sales Used in this Physical Inspection Analysis
Area 73
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	375470	0370	6/23/2011	\$283,000	\$275,000	1,140	7	1972	average	8,000	N	N	13934 106TH PL NE
6	814310	0230	8/25/2009	\$311,500	\$272,000	1,140	7	1968	average	9,494	N	N	14057 102ND CT NE
6	330323	0030	9/28/2009	\$356,000	\$312,000	1,140	7	1972	good	7,150	N	N	14014 109TH AVE NE
6	691871	0200	7/22/2010	\$305,000	\$281,000	1,150	7	1976	average	5,920	N	N	10229 NE 143RD ST
6	138730	1350	12/16/2010	\$346,000	\$326,000	1,160	7	1969	good	7,704	N	N	15011 110TH AVE NE
6	321160	0160	9/15/2010	\$290,000	\$269,000	1,180	7	1972	average	7,210	N	N	10618 NE 140TH ST
6	321160	0150	4/10/2009	\$355,000	\$303,000	1,190	7	1972	average	7,210	N	N	10624 NE 140TH ST
6	321160	0390	4/15/2009	\$342,000	\$292,000	1,190	7	1972	average	7,210	N	N	14124 107TH AVE NE
6	691873	0170	3/2/2010	\$350,000	\$315,000	1,200	7	1975	average	8,120	N	N	10133 NE 144TH PL
6	814310	0030	9/14/2011	\$245,000	\$241,000	1,200	7	1968	average	6,480	N	N	10352 NE 141ST ST
6	814310	0070	7/29/2009	\$299,250	\$260,000	1,200	7	1968	average	6,300	N	N	10328 NE 141ST ST
6	814300	0270	5/27/2010	\$300,000	\$273,000	1,210	7	1976	average	8,373	N	N	14207 104TH AVE NE
6	376480	0540	1/5/2009	\$300,000	\$252,000	1,220	7	1966	average	7,876	N	N	14340 104TH AVE NE
6	795505	0220	4/22/2011	\$270,000	\$259,000	1,220	7	1973	average	7,244	N	N	10722 NE 144TH CT
6	947720	0100	7/28/2010	\$342,000	\$315,000	1,220	7	1977	good	8,378	N	N	11221 NE 141ST ST
6	947720	1030	4/12/2011	\$287,000	\$275,000	1,220	7	1975	average	6,825	N	N	14238 112TH AVE NE
6	947720	0080	3/8/2010	\$392,500	\$353,000	1,220	7	1977	very good	8,200	N	N	11205 NE 141ST ST
6	321160	0660	9/21/2009	\$300,000	\$263,000	1,230	7	1969	average	7,475	N	N	10715 NE 142ND ST
6	814310	0130	9/27/2011	\$270,000	\$266,000	1,230	7	1970	good	7,280	N	N	10206 NE 142ND ST
6	947700	0190	7/25/2009	\$335,000	\$291,000	1,240	7	1977	good	7,200	N	N	11134 NE 145TH ST
6	947720	1350	1/29/2009	\$325,000	\$274,000	1,240	7	1977	good	8,220	N	N	11224 NE 141ST PL
6	947720	1380	7/15/2009	\$370,000	\$321,000	1,270	7	1977	good	8,611	N	N	11204 NE 141ST PL
6	947720	1630	4/5/2011	\$320,000	\$307,000	1,270	7	1977	good	7,280	N	N	11206 NE 141ST ST
6	814310	0420	5/14/2009	\$284,000	\$244,000	1,280	7	1969	good	7,482	N	N	10205 NE 139TH ST
6	814310	0730	6/23/2009	\$326,500	\$282,000	1,280	7	1968	good	11,914	N	N	14040 102ND PL NE
6	620441	0210	8/9/2010	\$323,500	\$298,000	1,280	7	1978	good	14,911	N	N	10530 NE 148TH CT
6	947700	0920	5/4/2011	\$329,000	\$317,000	1,290	7	1967	very good	7,830	N	N	11345 NE 149TH ST

Improved Sales Used in this Physical Inspection Analysis
Area 73
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	321160	0070	10/13/2009	\$330,500	\$291,000	1,300	7	1969	good	7,210	N	N	14045 108TH AVE NE
6	321160	0080	4/18/2011	\$225,000	\$216,000	1,300	7	1969	average	7,210	N	N	14037 108TH AVE NE
6	947700	1200	12/17/2009	\$277,000	\$246,000	1,300	7	1967	average	8,250	N	N	14704 112TH AVE NE
6	947710	0720	3/20/2009	\$350,000	\$298,000	1,300	7	1968	good	7,350	N	N	14312 112TH AVE NE
6	947710	1120	11/18/2011	\$292,500	\$290,000	1,300	7	1968	very good	8,000	N	N	14241 110TH AVE NE
6	376550	0160	5/19/2011	\$285,000	\$275,000	1,310	7	1964	average	10,125	N	N	10565 NE 137TH PL
6	947700	1120	5/11/2011	\$317,000	\$305,000	1,320	7	1967	good	7,875	N	N	14822 113TH AVE NE
6	376480	0620	11/9/2009	\$335,000	\$296,000	1,330	7	1965	good	8,100	N	N	14384 104TH AVE NE
6	138730	1380	1/12/2009	\$360,000	\$303,000	1,340	7	1976	good	7,493	N	N	14907 110TH AVE NE
6	138730	1380	10/21/2011	\$272,000	\$269,000	1,340	7	1976	good	7,493	N	N	14907 110TH AVE NE
6	321160	0620	4/19/2011	\$250,500	\$240,000	1,360	7	1969	average	7,566	N	N	14158 105TH AVE NE
6	691871	0470	8/10/2010	\$280,000	\$258,000	1,360	7	1975	average	8,156	N	N	14306 102ND AVE NE
6	795500	0050	12/15/2009	\$318,000	\$282,000	1,360	7	1969	good	9,172	N	N	10614 NE 143RD ST
6	138730	0380	10/13/2011	\$299,500	\$296,000	1,370	7	1969	good	7,315	N	N	15405 111TH AVE NE
6	330323	0160	5/15/2009	\$342,000	\$294,000	1,380	7	1971	good	8,211	N	N	14011 109TH AVE NE
6	620440	0460	6/25/2009	\$345,888	\$299,000	1,390	7	1976	good	10,494	N	N	10630 NE 145TH PL
6	795506	0090	7/21/2009	\$349,950	\$304,000	1,390	7	1973	average	7,252	N	N	10506 NE 144TH ST
6	620440	0050	10/3/2011	\$345,000	\$340,000	1,410	7	1978	good	8,176	N	N	10714 NE 145TH PL
6	947720	1060	12/9/2010	\$278,000	\$261,000	1,410	7	1971	good	7,854	N	N	14264 112TH AVE NE
6	947700	0580	7/8/2010	\$260,000	\$239,000	1,420	7	1967	good	7,200	N	N	14526 114TH AVE NE
6	376530	0130	7/27/2009	\$345,000	\$300,000	1,440	7	1962	good	10,125	N	N	10312 NE 137TH PL
6	376550	0050	5/3/2011	\$255,000	\$245,000	1,440	7	1963	average	10,125	N	N	10550 NE 137TH PL
6	138730	1320	12/13/2010	\$385,000	\$362,000	1,450	7	1975	very good	7,330	N	N	10937 NE 151ST ST
6	664740	0200	8/19/2009	\$330,000	\$288,000	1,490	7	1983	good	7,200	N	N	11011 NE 135TH PL
6	321160	0210	6/8/2010	\$345,000	\$315,000	1,500	7	1971	good	7,210	N	N	10524 NE 140TH ST
6	795506	0190	6/5/2009	\$360,000	\$310,000	1,500	7	1974	good	6,868	N	N	10511 NE 144TH ST
6	138730	0050	9/29/2010	\$336,000	\$312,000	1,510	7	1974	good	8,229	N	N	11015 NE 150TH ST

Improved Sales Used in this Physical Inspection Analysis
Area 73
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	620440	0210	8/11/2011	\$348,950	\$341,000	1,510	7	1976	good	10,400	N	N	10622 NE 149TH ST
6	947710	0830	8/2/2011	\$345,000	\$337,000	1,510	7	1967	very good	7,996	N	N	11023 NE 143RD ST
6	947710	1300	4/20/2009	\$360,000	\$308,000	1,510	7	1967	very good	8,171	N	N	11105 NE 145TH ST
6	947710	1320	2/24/2011	\$270,000	\$257,000	1,510	7	1967	good	7,313	N	N	11121 NE 145TH ST
6	947720	0560	5/7/2010	\$355,000	\$323,000	1,530	7	1984	good	7,245	N	N	11230 NE 143RD PL
6	620442	0060	12/5/2011	\$293,000	\$292,000	1,540	7	1979	good	7,150	N	N	14928 106TH AVE NE
6	947700	0250	7/20/2009	\$286,000	\$248,000	1,540	7	1967	average	7,000	N	N	11215 NE 146TH ST
6	620441	0040	4/8/2009	\$340,000	\$290,000	1,540	7	1977	good	10,209	N	N	10613 NE 146TH ST
6	620442	0090	8/18/2009	\$359,950	\$314,000	1,540	7	1979	good	8,400	N	N	15016 106TH AVE NE
6	138730	1750	8/25/2011	\$322,000	\$315,000	1,550	7	1969	good	8,585	N	N	15327 111TH AVE NE
6	138730	0360	2/13/2009	\$355,000	\$300,000	1,550	7	1969	very good	9,639	N	N	15412 111TH AVE NE
6	779655	0140	9/24/2009	\$380,000	\$333,000	1,560	7	1985	good	4,344	N	N	10113 NE 144TH CT
6	620442	0070	5/19/2009	\$339,000	\$291,000	1,570	7	1979	average	8,268	N	N	14934 106TH AVE NE
6	947700	0140	4/9/2010	\$348,950	\$316,000	1,570	7	1967	very good	7,396	N	N	14615 112TH AVE NE
6	947700	0230	4/8/2009	\$370,000	\$316,000	1,570	7	1967	good	7,920	N	N	14518 112TH AVE NE
6	620442	0040	2/8/2010	\$345,000	\$309,000	1,600	7	1979	average	9,500	N	N	14916 106TH AVE NE
6	795506	0180	3/10/2010	\$384,000	\$346,000	1,600	7	1974	average	6,650	N	N	10505 NE 144TH ST
6	620441	0080	6/22/2010	\$340,000	\$311,000	1,600	7	1977	good	9,025	N	N	14604 106TH AVE NE
6	947710	0390	7/23/2009	\$403,650	\$350,000	1,600	7	1968	good	8,250	N	N	14040 110TH AVE NE
6	138730	0410	8/3/2010	\$245,000	\$226,000	1,610	7	1976	average	7,320	N	N	15420 110TH PL NE
6	330323	0220	1/20/2009	\$320,000	\$270,000	1,620	7	1972	average	7,210	N	N	14032 108TH AVE NE
6	795505	0240	3/23/2010	\$363,000	\$327,000	1,620	7	1973	good	7,221	N	N	10708 NE 144TH CT
6	779655	0110	11/2/2011	\$315,000	\$312,000	1,630	7	1986	average	6,714	N	N	10125 NE 144TH CT
6	947700	0030	6/22/2010	\$335,000	\$307,000	1,630	7	1967	good	7,200	N	N	14526 111TH AVE NE
6	947710	1200	4/2/2010	\$285,000	\$258,000	1,630	7	1967	average	7,344	N	N	14336 109TH AVE NE
6	947710	0180	10/30/2009	\$400,000	\$353,000	1,630	7	1968	very good	8,480	N	N	10812 NE 143RD ST
6	947710	0900	5/10/2011	\$338,000	\$326,000	1,630	7	1967	very good	8,075	N	N	14328 110TH AVE NE

Improved Sales Used in this Physical Inspection Analysis
Area 73
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	947700	0650	3/23/2010	\$220,000	\$198,000	1,640	7	1967	fair	11,730	N	N	14720 114TH AVE NE
6	947710	1020	2/24/2011	\$332,000	\$316,000	1,790	7	1967	very good	7,416	N	N	14317 110TH AVE NE
6	664740	0140	8/17/2010	\$300,000	\$277,000	1,820	7	1983	average	7,286	N	N	13416 110TH PL NE
6	664740	0160	3/8/2011	\$375,000	\$358,000	1,890	7	1983	very good	8,013	N	N	13438 110TH PL NE
6	947720	0630	3/9/2010	\$392,000	\$353,000	1,890	7	1976	very good	6,868	N	N	14267 111TH AVE NE
6	664720	0040	12/3/2010	\$380,000	\$357,000	1,960	7	1979	average	13,113	N	N	13236 111TH CT NE
6	947710	1280	6/17/2009	\$304,000	\$262,000	2,090	7	1967	average	7,505	N	N	14384 109TH AVE NE
6	947710	0140	3/19/2010	\$420,000	\$379,000	2,130	7	1968	very good	9,490	N	N	14317 109TH AVE NE
6	144180	0140	9/21/2009	\$335,000	\$294,000	1,180	8	1976	average	7,700	N	N	13537 105TH AVE NE
6	144180	0230	11/11/2009	\$349,950	\$309,000	1,190	8	1976	average	11,200	N	N	10520 NE 136TH PL
6	144180	0210	6/11/2009	\$367,000	\$316,000	1,230	8	1976	good	10,656	N	N	10521 NE 136TH PL
6	085570	0010	5/21/2010	\$436,500	\$398,000	1,250	8	1978	good	7,939	N	N	10132 NE 141ST PL
6	085570	0080	5/19/2010	\$332,500	\$303,000	1,250	8	1979	average	7,000	N	N	14216 101ST PL NE
6	056530	0100	8/9/2010	\$310,100	\$286,000	1,430	8	1978	average	7,518	N	N	11002 NE 140TH ST
6	101550	0240	10/12/2011	\$360,000	\$355,000	1,430	8	1980	average	7,700	N	N	10013 NE 141ST ST
6	620443	0060	10/26/2010	\$410,000	\$383,000	1,590	8	1979	very good	12,117	N	N	10601 NE 152ND ST
6	056530	0140	11/13/2009	\$300,000	\$265,000	1,600	8	1978	fair	6,960	N	N	14021 110TH PL NE
6	376465	0130	3/6/2009	\$380,000	\$323,000	1,710	8	1998	average	3,619	N	N	14442 108TH PL NE
6	620441	0150	6/23/2009	\$395,000	\$341,000	1,750	8	1977	good	7,957	N	N	14720 106TH AVE NE
6	620443	0150	4/13/2011	\$375,000	\$360,000	1,760	8	1980	average	16,430	N	N	10652 NE 154TH PL
6	001130	0150	9/23/2010	\$366,000	\$340,000	1,960	8	2003	average	4,134	N	N	10061 NE 142ND PL
6	202605	9180	7/24/2009	\$410,000	\$356,000	2,010	8	1991	average	11,444	N	N	10601 NE 143RD ST
6	376465	0020	9/16/2009	\$365,000	\$320,000	2,010	8	1998	average	4,307	N	N	14441 108TH PL NE
6	101551	0130	2/10/2009	\$395,000	\$334,000	2,110	8	1980	average	6,692	N	N	13919 101ST PL NE
6	376465	0110	4/25/2011	\$371,000	\$357,000	2,300	8	1998	average	5,872	N	N	14430 108TH PL NE
6	376465	0200	5/28/2011	\$345,000	\$333,000	2,300	8	1998	average	4,833	N	N	14456 108TH PL NE
6	202555	0210	11/8/2011	\$415,000	\$411,000	2,360	8	1994	good	5,220	N	N	14419 113TH PL NE

Improved Sales Used in this Physical Inspection Analysis
Area 73
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	202555	0270	6/17/2011	\$442,000	\$428,000	2,450	8	1993	very good	5,220	N	N	14426 113TH AVE NE
6	202555	0010	7/12/2010	\$536,500	\$493,000	2,260	9	1994	good	6,386	N	N	14427 113TH AVE NE
6	202605	9081	5/18/2009	\$585,000	\$503,000	3,150	9	2009	average	6,950	N	N	13945 105TH CT NE
6	202605	9190	6/2/2009	\$640,000	\$551,000	3,410	9	2008	average	6,500	N	N	13933 105TH CT NE
6	202605	9192	6/22/2011	\$560,000	\$543,000	3,410	9	2007	average	5,199	N	N	13921 105TH CT NE

Improved Sales Removed in this Physical Inspection Analysis
Area 73
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	155251	0100	9/28/2010	345,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	155251	0100	4/22/2010	270,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	162605	9174	6/23/2011	395,000	FINANCIAL INSTITUTION RESALE
3	302280	0070	12/6/2011	399,950	NEW CONSTRUCTION DOLLARS>0
3	302280	0080	9/21/2011	377,000	NEW CONSTRUCTION DOLLARS>0
3	302280	0090	8/1/2011	374,000	NEW CONSTRUCTION DOLLARS>0
3	302280	0110	12/6/2011	409,000	NEW CONSTRUCTION DOLLARS>0
3	302280	0180	11/15/2011	402,000	NEW CONSTRUCTION DOLLARS>0
3	302280	0190	9/20/2011	398,000	NEW CONSTRUCTION DOLLARS>0
3	302280	0230	10/26/2011	380,000	NEW CONSTRUCTION DOLLARS>0
3	302280	0240	10/4/2011	370,000	NEW CONSTRUCTION DOLLARS>0
3	302280	0370	9/21/2011	358,950	NEW CONSTRUCTION DOLLARS>0
3	553650	0350	6/21/2010	565,000	RELOCATION - SALE TO SERVICE
3	697997	0150	4/22/2011	324,900	FINANCIAL INSTITUTION RESALE
3	866320	0540	11/4/2011	440,208	GOVERNMENT AGENCY
3	894640	0030	8/22/2011	305,000	SHORT SALE
3	934850	0430	1/26/2011	251,430	QUIT CLAIM DEED
3	946590	0470	11/13/2009	515,000	NEW CONSTRUCTION DOLLARS>0
3	946590	0480	10/22/2010	520,000	QUIT CLAIM DEED
3	946590	0670	5/21/2009	521,000	RELOCATION - SALE TO SERVICE
3	951810	0059	10/27/2011	158,000	PREVIOUS IMPROVEMENT VALUE <= \$25,000
4	143790	0420	6/30/2009	352,000	SHORT SALE
4	143791	0140	12/22/2011	425,128	GOVERNMENT AGENCY
4	143791	0290	7/22/2009	335,000	SHORT SALE
4	144580	0070	4/22/2009	280,500	BANKRUPTCY - RECEIVER OR TRUSTEE
4	257030	0020	12/7/2011	251,000	GOVERNMENT AGENCY
4	269545	0130	8/21/2009	13,824	MULTIPLE PARCEL SALE
4	269545	0140	8/21/2009	13,824	MULTIPLE PARCEL SALE
4	269545	0150	8/21/2009	13,824	MULTIPLE PARCEL SALE
4	269545	0160	8/21/2009	13,824	MULTIPLE PARCEL SALE
4	269545	0170	8/21/2009	13,824	MULTIPLE PARCEL SALE
4	269545	0180	8/21/2009	13,824	MULTIPLE PARCEL SALE
4	269545	0190	8/21/2009	13,824	MULTIPLE PARCEL SALE
4	269545	0200	8/21/2009	13,824	MULTIPLE PARCEL SALE
4	269545	0210	8/21/2009	13,824	MULTIPLE PARCEL SALE
4	269545	0220	8/21/2009	13,824	MULTIPLE PARCEL SALE
4	269545	0230	8/21/2009	13,824	MULTIPLE PARCEL SALE
4	269545	0240	8/21/2009	13,824	MULTIPLE PARCEL SALE
4	292605	9160	6/1/2010	350,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	355890	0190	10/2/2009	415,000	BANKRUPTCY - RECEIVER OR TRUSTEE

Improved Sales Removed in this Physical Inspection Analysis
Area 73
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
4	355891	0060	10/18/2011	31,062	QUIT CLAIM DEED
4	355891	0070	10/18/2011	31,062	QUIT CLAIM DEED
4	375650	0340	4/8/2010	270,000	SHORT SALE
4	375650	0460	4/6/2009	250,000	NO MARKET EXPOSURE
4	375660	0090	10/21/2011	222,000	SHORT SALE
4	375830	0060	5/11/2010	310,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	771610	0120	3/15/2010	270,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	771610	0150	10/30/2010	246,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	794110	0300	10/12/2009	225,000	SHORT SALE
4	794111	0020	1/27/2010	250,000	MULTIPLE PARCEL SALE
4	794111	0110	3/18/2009	271,000	QUIT CLAIM DEED
4	794114	0080	11/9/2011	212,157	GOVERNMENT AGENCY
4	866328	0170	7/20/2009	146,458	QUIT CLAIM DEED
5	092720	0110	12/9/2011	283,600	FORCED SALE
5	092720	0120	11/18/2011	280,433	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	103645	0030	5/7/2009	300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	104901	0760	8/4/2011	193,000	SHORT SALE
5	152920	0200	3/30/2010	100,000	QUIT CLAIM DEED
5	162560	0020	12/7/2009	340,000	MORE THAN 1 HOUSE
5	162605	9144	11/11/2011	191,000	GOVERNMENT AGENCY
5	183991	0120	9/10/2010	275,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	183991	0300	12/8/2009	173,400	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	183991	0440	9/4/2009	270,000	FINANCIAL INSTITUTION RESALE
5	255863	0270	9/8/2011	123,472	QUIT CLAIM DEED
5	255866	0310	7/21/2010	320,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	255868	0100	8/26/2010	370,276	GOVERNMENT AGENCY
5	255870	0220	11/10/2011	395,000	NEW CONSTRUCTION DOLLARS>0
5	255872	0140	12/16/2011	458,535	BANKRUPTCY - RECEIVER OR TRUSTEE
5	278793	0170	1/28/2010	260,000	BANKRUPTCY - RECEIVER OR TRUSTEE
5	278793	0200	2/24/2011	466,723	BANKRUPTCY - RECEIVER OR TRUSTEE
5	320540	0170	7/21/2010	355,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	320550	0240	3/17/2009	434,000	NEW CONSTRUCTION DOLLARS>0
5	320550	0340	10/22/2009	290,000	SHORT SALE
5	328810	0120	9/15/2009	340,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	328810	0120	6/10/2009	240,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	328820	0090	3/2/2009	432,000	BANKRUPTCY - RECEIVER OR TRUSTEE
5	328830	0030	11/6/2009	332,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	328830	0670	1/27/2011	265,000	SHORT SALE
5	328830	1100	12/7/2011	282,921	NO MARKET EXPOSURE
5	328830	1200	12/8/2011	331,200	NO MARKET EXPOSURE

Improved Sales Removed in this Physical Inspection Analysis
Area 73
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
5	387600	0020	3/4/2010	270,000	FINANCIAL INSTITUTION RESALE
5	387600	0170	8/4/2011	220,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	387600	0210	3/22/2010	240,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	387600	0740	3/12/2009	320,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	387600	0860	5/23/2011	435,000	NO MARKET EXPOSURE
5	387600	0870	10/25/2011	230,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	387600	1170	12/14/2009	320,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	387600	1280	10/10/2011	365,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	387600	1850	3/9/2011	329,500	CORPORATE AFFILIATES
5	387600	2050	9/21/2009	398,000	CORPORATE AFFILIATES
5	387610	0320	11/5/2010	355,590	FINANCIAL INSTITUTION RESALE
5	387610	0320	3/2/2011	233,500	FINANCIAL INSTITUTION RESALE
5	387610	0340	12/15/2010	330,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	387620	1090	8/5/2010	285,250	SHORT SALE
5	387630	0050	12/19/2011	261,500	GOVERNMENT AGENCY
5	387630	0860	3/5/2010	295,000	NEW CONSTRUCTION DOLLARS>0
5	387631	1800	12/7/2009	153,200	PARTIAL INTEREST (1/3, 1/2, Etc.)
5	670660	0010	5/5/2009	332,500	SHORT SALE
5	670660	0270	5/20/2011	250,000	NO MARKET EXPOSURE
5	701600	0080	5/20/2011	230,000	SHORT SALE
5	701600	0270	7/23/2010	250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	701610	0080	4/1/2009	329,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	701620	0150	10/28/2009	163,814	RELATED PARTY, FRIEND, OR NEIGHBOR
5	701630	0050	2/11/2010	222,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	085570	0130	8/21/2009	315,000	BANKRUPTCY - RECEIVER OR TRUSTEE
6	124230	0031	6/18/2010	385,000	NEW CONSTRUCTION DOLLARS>0
6	138730	0280	4/12/2010	299,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	138730	0360	2/20/2009	355,000	RELOCATION - SALE TO SERVICE
6	138730	0400	11/13/2009	347,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	138730	0400	5/21/2009	252,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	138730	0980	5/16/2011	317,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	138730	0980	7/21/2009	230,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	138730	1360	2/1/2011	339,000	CORPORATE AFFILIATES
6	138730	1360	11/14/2010	195,000	CORPORATE AFFILIATES
6	138730	1760	1/6/2009	190,742	QUIT CLAIM DEED
6	138730	1820	6/9/2011	319,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	139550	0200	10/5/2009	200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	202555	0010	7/1/2009	529,720	SHORT SALE
6	202555	0110	6/21/2010	500,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	202605	9021	11/11/2011	746,000	AUCTION SALE

Improved Sales Removed in this Physical Inspection Analysis
Area 73
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
6	202605	9120	4/18/2011	232,000	PREVIOUS IMPROVEMENT VALUE <= \$25,000
6	202605	9148	11/23/2011	462,200	SHORT SALE
6	202605	9175	1/26/2009	345,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	289570	0010	2/3/2011	370,000	SHORT SALE
6	289570	0150	11/10/2011	342,000	CORPORATE AFFILIATES
6	321160	0420	7/20/2011	233,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	330323	0330	9/16/2011	270,000	SHORT SALE
6	375470	0040	7/6/2010	297,677	GOVERNMENT AGENCY
6	375470	0220	5/3/2011	210,000	SHORT SALE
6	376480	0240	12/28/2010	132,732	QUIT CLAIM DEED
6	376540	0110	11/30/2011	190,000	GOVERNMENT AGENCY
6	620440	0370	6/1/2009	134,902	QUIT CLAIM DEED
6	620441	0100	6/24/2010	77,300	QUIT CLAIM DEED
6	620442	0280	6/25/2010	318,000	SHORT SALE
6	664740	0110	6/6/2011	416,000	SHORT SALE
6	664740	0220	8/7/2009	322,000	BANKRUPTCY - RECEIVER OR TRUSTEE
6	691871	0050	3/31/2009	400,000	MULTIPLE PARCEL SALE
6	779655	0060	1/31/2011	249,900	FINANCIAL INSTITUTION RESALE
6	779655	0140	9/19/2009	380,000	RELOCATION - SALE TO SERVICE
6	810660	0020	9/1/2009	310,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	810660	0150	11/29/2011	247,500	GOVERNMENT AGENCY
6	814300	0150	10/28/2011	389,456	FORCED SALE
6	814310	0040	1/28/2010	312,242	GOVERNMENT AGENCY
6	814310	0380	3/9/2011	190,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	947700	0440	5/11/2010	277,000	SHORT SALE
6	947700	0650	11/11/2009	325,000	NO MARKET EXPOSURE
6	947700	1130	2/23/2010	320,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	947700	1230	5/5/2011	325,000	SHORT SALE
6	947710	0280	11/23/2011	251,300	GOVERNMENT AGENCY
6	947710	0520	2/25/2011	265,000	FINANCIAL INSTITUTION RESALE
6	947710	0550	8/3/2011	200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	947710	0600	1/16/2009	250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	947710	1200	11/11/2009	350,000	FINANCIAL INSTITUTION RESALE
6	947710	1290	12/5/2011	285,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	947710	1320	2/24/2011	270,000	NEW CONSTRUCTION DOLLARS>0
6	947720	0280	7/8/2011	150,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	947720	0320	4/13/2010	145,350	QUIT CLAIM DEED
6	947720	1220	2/11/2011	208,000	FINANCIAL INSTITUTION RESALE
6	947720	1270	4/27/2010	329,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	947720	1590	8/13/2009	280,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Results

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The appraiser determines which available value estimate may be appropriate. This value estimate may be adjusted based on particular characteristics and conditions as they occur in the valuation area.

The resulting assessment level is 92.3%. 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 -8.6%. This decrease is due partly to market changes over time and the previous assessment levels.

Note: More details and information regarding aspects of the valuations and the report are retained in the working files kept in the appropriate district office.

Mobile Home Valuation

Mobile Home Data:

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited.

The analysis of this area consisted of a systematic review of applicable characteristics which influence property values.

Most of the mobile homes in Area 73 are in the Woodcrest Estates mobile home plat (Major 951120). One mobile home is located elsewhere in Area 73, (also there are four other parcels with a mobile home plus a conventionally built house). Woodcrest Estates is an age 55+ community with well-maintained homes. It features a community center with a pool, party room, and outdoor lawn area.

There are 155 parcels in Area 73 improved with a mobile home (not including four parcels with multiple buildings) and 15 sales used in the valuation. Sales used were from 1/1/2009 to 1/1/2012.

Mobile Home Sales Used In This Physical Inspection Analysis
Area 73

Sub Area	Major	Minor	SaleDate	Sale Price	Adj Sale Price	Living Area	Class	Year Built	Cond	Lot Size	View	Situs Address
3	951120	0010	4/23/2010	\$204,000	\$185,000	1152	good	1978	average	8011	N	17322 119TH AVE NE
3	951120	0330	1/20/2011	\$200,000	\$189,000	1680	good	1978	good	5658	N	17005 118TH CT NE
3	951120	0350	9/25/2009	\$172,750	\$151,000	1344	good	1979	good	6534	N	17017 118TH CT NE
3	951120	0440	5/10/2010	\$181,500	\$165,000	1512	good	1984	good	5033	N	17201 WOODCREST DR NE
3	951120	0450	6/14/2010	\$210,000	\$192,000	1620	good	1980	very good	5332	N	17207 WOODCREST DR NE
3	951120	0510	9/22/2009	\$207,000	\$181,000	1344	average	1981	average	6138	N	17102 117TH CT NE
3	951120	0520	5/3/2011	\$173,500	\$167,000	1408	average	1985	average	6880	N	17101 117TH CT NE
3	951120	0860	6/1/2010	\$181,500	\$166,000	1248	average	1982	average	5732	N	11713 NE 172ND ST
3	951120	0910	12/21/2009	\$249,000	\$221,000	1890	good	1988	good	7942	Y	11718 NE 172ND ST
3	951120	1070	3/1/2010	\$212,500	\$191,000	1710	average	1983	average	7634	Y	17340 WOODCREST DR NE
3	951120	1080	3/30/2011	\$199,649	\$191,000	1404	good	1982	average	6777	Y	17336 WOODCREST DR NE
3	951120	1160	10/1/2009	\$189,000	\$166,000	1440	average	1978	good	6376	Y	17310 WOODCREST DR NE
3	951120	1310	10/24/2011	\$218,000	\$216,000	1782	good	1986	good	4273	N	17321 WOODCREST DR NE
3	951120	1450	6/3/2010	\$166,500	\$152,000	1296	average	1989	average	7582	N	17359 WOODCREST DR NE
3	951120	1520	10/14/2009	\$159,950	\$141,000	1440	average	1978	average	4490	N	17405 WOODCREST DR NE

Mobile Home Sales Removed From This Physical Inspection Analysis
Area 73

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	951120	0110	4/19/2010	\$5,000	QUIT CLAIM DEED
3	951120	0220	9/1/2011	\$120,000	NO MARKET EXPOSURE
3	951120	1070	8/6/2009	\$87,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	951120	1470	10/14/2009	\$182,000	SHORT SALE
3	951120	0810	5/10/2011	\$160,000	ESTATE SALE

Mobile Home Results

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field-reviewed and a value is selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The appraiser determines which available value estimate may be appropriate. This value estimate may be adjusted based on particular characteristics and conditions as they occur in the valuation area.

The resulting assessment level is 91.7%. 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 +7.6%. This increase is due partly to market changes over time and the previous assessment levels.

Note: More details and information regarding aspects of the valuations and the report are retained in the working files kept in the appropriate district office.