

Residential Revalue

2012 Assessment Roll

**Northeast
Lake Washington**

Area 84

King County Department of Assessments

Seattle, Washington



King County

Department of Assessments

Accounting Division

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Lloyd Hara
Assessor

Dear Property Owners:

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

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

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

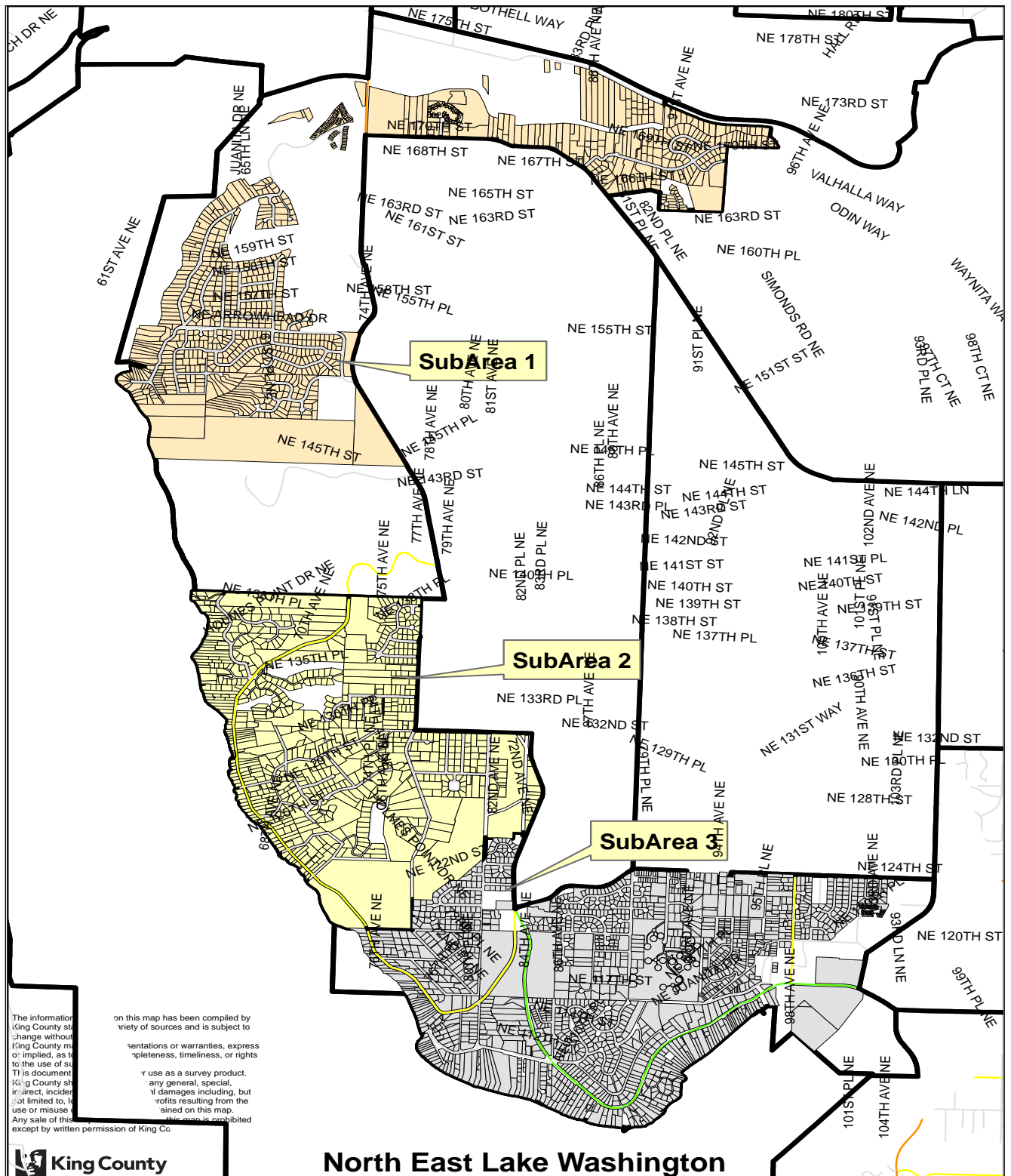
<http://www.kingcounty.gov/Assessor/Reports/AreaReports/~media/Assessor/AreaReports/AppraisalStandard.aspx>

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

Sincerely,

Lloyd Hara
Assessor

Area 84 Sub Areas



Northeast Lake Washington Housing



Grade 7/ Year Built 1956/ Total Living Area 1300



Grade 8/ Year Built 1968/ Total Living Area 2510



Grade 9/ Year Built 1930, Renovated 1988 /
Total Living Area 3610



Grade 10/ Year Built 1998/ Total Living Area 4010



Grade 11/ Year Built 2005/ Total Living Area 3920/



Grade 12/ Year Built 1996/ Total Living Area 4080

Glossary for Improved Sales

Condition: Relative to Age and Grade

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

Residential Building Grades

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

Summary

Characteristics-Based Market Adjustment for 2012 Assessment Roll

Area Name / Number: Northeast Lake Washington / 84

Number of Improved Sales: 263

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	\$323,600	\$287,200	\$610,800			
2012 Value	\$323,600	\$263,500	\$587,100	\$638,800	91.9%	9.19%
Change	\$0	-\$23,700	-\$23,700			
% Change	0.0%	-8.3%	-3.9%			

*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	\$332,100	\$222,100	\$554,200
2012 Value	\$332,100	\$200,700	\$532,800
Percent Change	0.0%	-9.6%	-3.9%

Number of one to three unit residences in the population: 2802

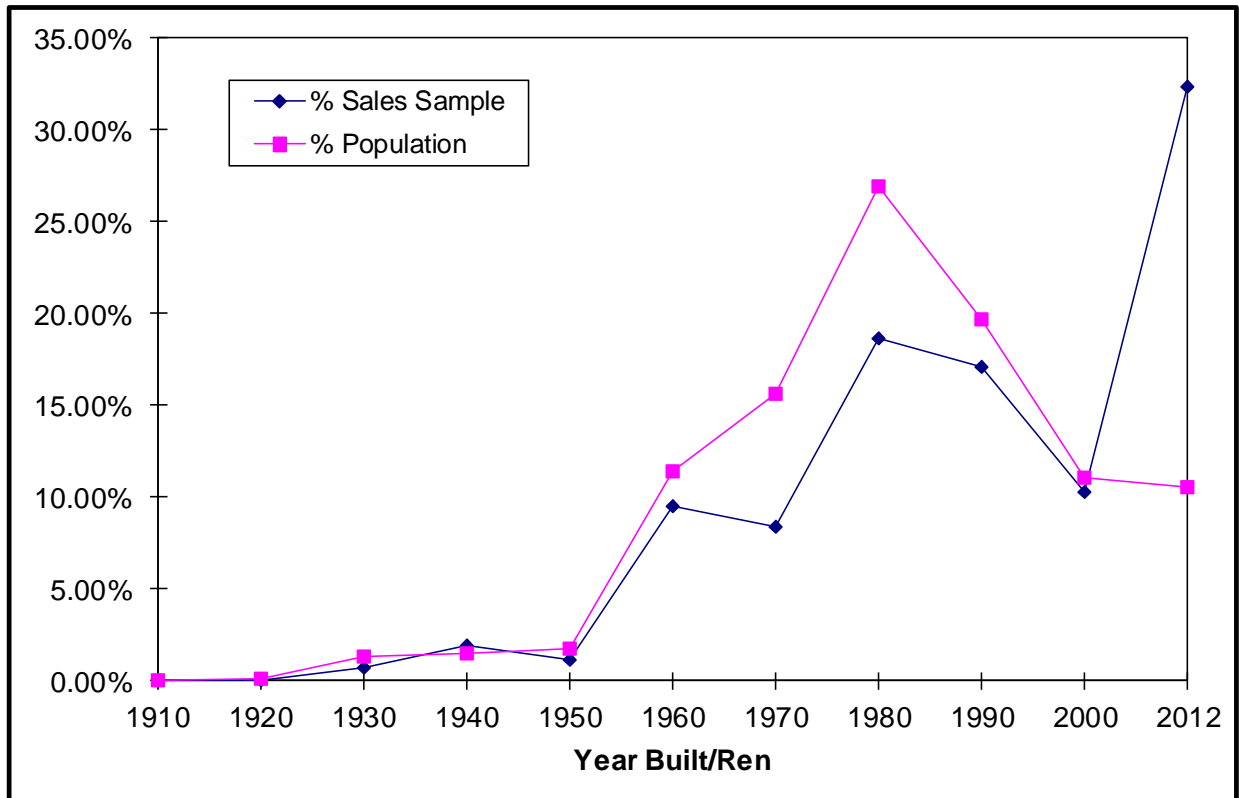
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that one location--based variable needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, parcels located in Sub Area 2 had a higher assessment level than others and their values were adjusted downward more than other parcels.

We recommend posting these values for the 2012 Assessment Roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	2	0.76%
1940	5	1.90%
1950	3	1.14%
1960	25	9.51%
1970	22	8.37%
1980	49	18.63%
1990	45	17.11%
2000	27	10.27%
2012	85	32.32%
	263	

Population		
Year Built/Ren	Frequency	% Population
1910	2	0.07%
1920	3	0.11%
1930	38	1.36%
1940	42	1.50%
1950	48	1.71%
1960	320	11.42%
1970	437	15.60%
1980	755	26.95%
1990	551	19.66%
2000	311	11.10%
2012	295	10.53%
	2802	

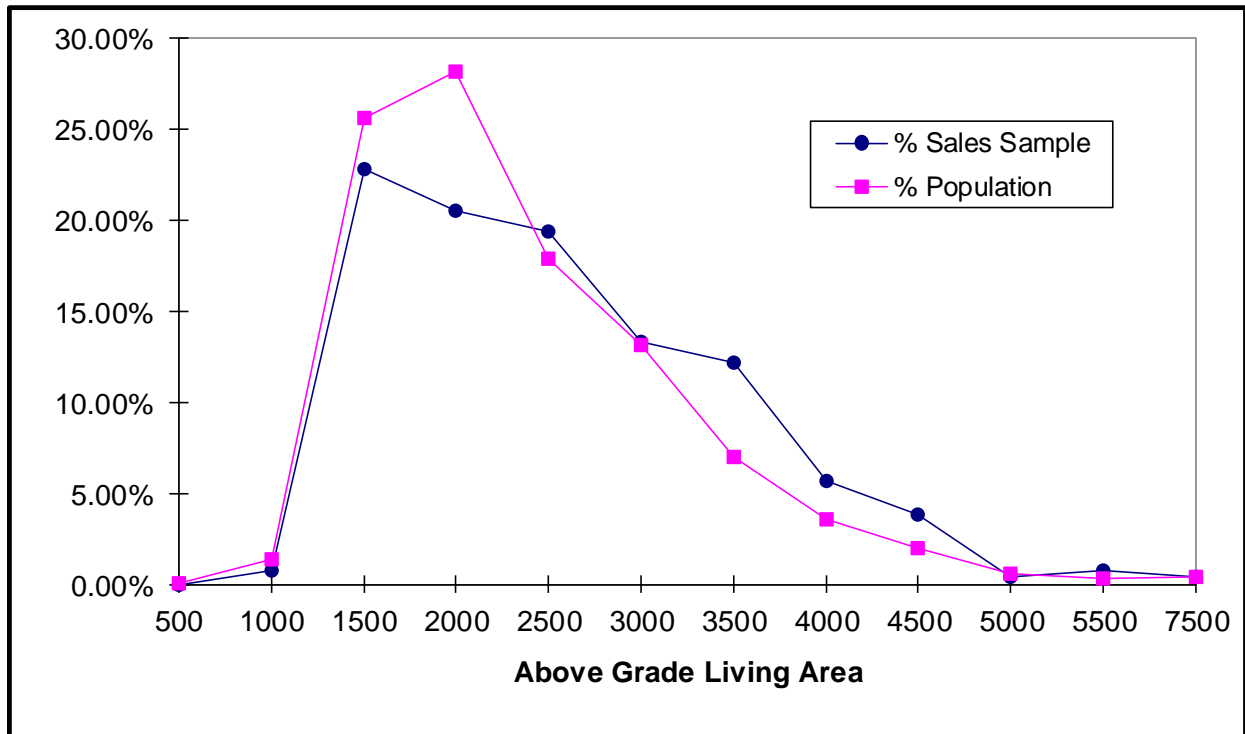


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	2	0.76%
1500	60	22.81%
2000	54	20.53%
2500	51	19.39%
3000	35	13.31%
3500	32	12.17%
4000	15	5.70%
4500	10	3.80%
5000	1	0.38%
5500	2	0.76%
7500	1	0.38%
	263	

Population		
AGLA	Frequency	% Population
500	1	0.04%
1000	38	1.36%
1500	717	25.59%
2000	788	28.12%
2500	501	17.88%
3000	369	13.17%
3500	196	7.00%
4000	99	3.53%
4500	55	1.96%
5000	17	0.61%
5500	9	0.32%
7500	12	0.43%
	2802	

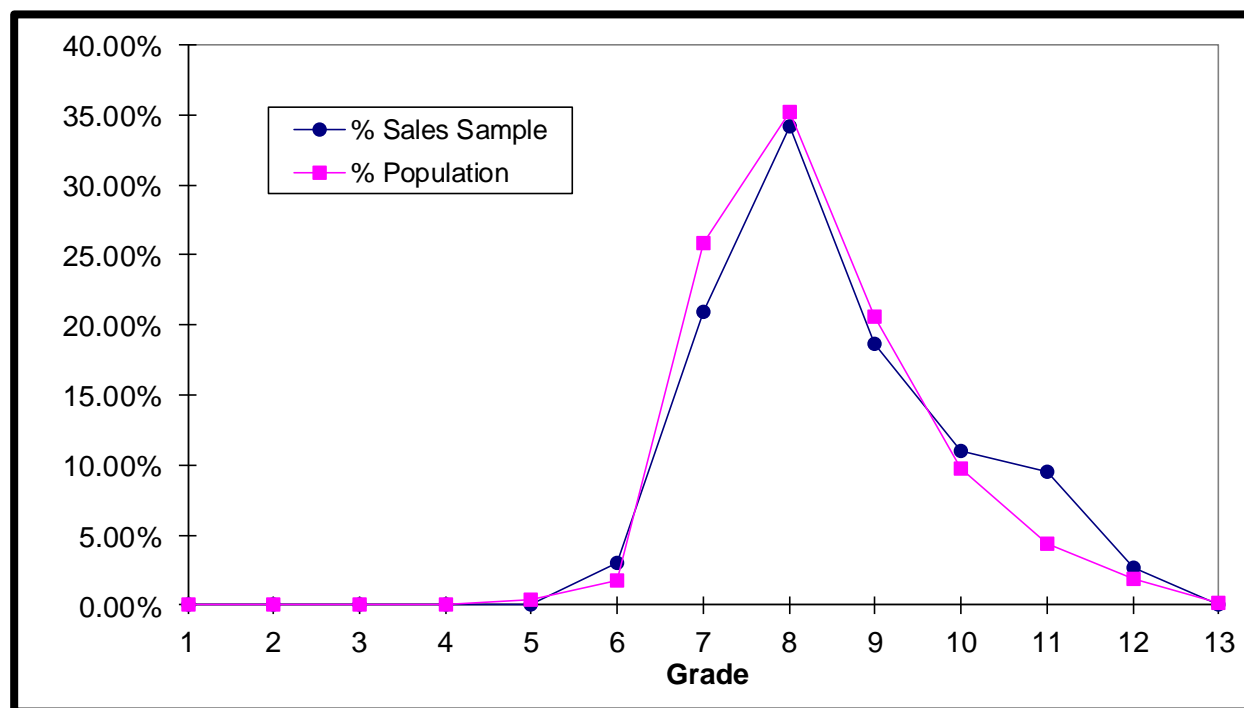


The sales sample frequency distribution follows the population distribution fairly closely with regard to Above Grade Living Area. This distribution is adequate for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	8	3.04%
7	55	20.91%
8	90	34.22%
9	49	18.63%
10	29	11.03%
11	25	9.51%
12	7	2.66%
13	0	0.00%
263		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	1	0.04%
4	0	0.00%
5	10	0.36%
6	49	1.75%
7	725	25.87%
8	988	35.26%
9	577	20.59%
10	272	9.71%
11	124	4.43%
12	52	1.86%
13	4	0.14%
2802		



The sales sample frequency distribution follows the population distribution fairly closely with regard to Building Grade. This distribution is adequate 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 land values of \$25,000 or less posted for the 2011 Assessment Roll
8. Short sales, financial institution re-sales and foreclosure sales verified or appearing to be not at market
9. Others as identified in the sales removed list

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

Land Update

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

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that one location--based variable needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, parcels located in Sub Area 2 had a higher assessment level than others and their values were adjusted downward more than other parcels.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the new recommended values on all improved parcels were based on the analysis of the 263 useable residential sales in the area.

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

Mobile Home Update

There were no valid market sales of the 13 Mobile Homes within this area, therefore Mobile Homes received the -3.9 % change indicated by the sales sample as reflected on the Summary page.

Results

The resulting assessment level is 91.9%. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10.

Application of these recommended values for the 2012 assessment year (taxes payable in 2013) results in an average total change from the 2011 assessments of -3.9%. This decrease is due partly to market changes over time and the previous assessment levels.

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

Area 84 Adjustments

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

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

Standard Area Adjustment

-2.70%

Sub Area 2	Yes
% Adjustment	-7.19%

Comments :

The percentages listed are total adjustments not additive adjustments.

For instance, a parcel located in Sub Area 2 would *approximately* receive a -7.19% downward adjustment. 612 parcels in the improved population would receive this adjustment. There were 52 sales.

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

Generally parcels located in Sub Area 2 were at a higher assessment level than the rest of the population. This model corrects for this stratum difference.

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

Area 84 Market Value Changes Over Time

In a changing market, recognition of a sales trend to adjust a population of sold properties to a common date is required to allow for value differences over time between a range of sales dates and the assessment date. The following chart shows the % time adjustment required for sales to reflect the indicated market value as of the assessment date, **January 1, 2012**.

For example, a sale of \$525,000 which occurred on August 1, 2010 would be adjusted by the time trend factor of 0.884, resulting in an adjusted value of \$464,000 ($\$525,000 \times 0.884 = \$464,100$) – rounded to the nearest \$1,000.

Market Adjustment to 1/1/2012		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2009	0.808	-19.2%
2/1/2009	0.812	-18.8%
3/1/2009	0.816	-18.4%
4/1/2009	0.820	-18.0%
5/1/2009	0.824	-17.6%
6/1/2009	0.828	-17.2%
7/1/2009	0.832	-16.8%
8/1/2009	0.836	-16.4%
9/1/2009	0.840	-16.0%
10/1/2009	0.844	-15.6%
11/1/2009	0.848	-15.2%
12/1/2009	0.852	-14.8%
1/1/2010	0.856	-14.4%
2/1/2010	0.860	-14.0%
3/1/2010	0.864	-13.6%
4/1/2010	0.868	-13.2%
5/1/2010	0.872	-12.8%
6/1/2010	0.876	-12.4%
7/1/2010	0.880	-12.0%
8/1/2010	0.884	-11.6%
9/1/2010	0.888	-11.2%
10/1/2010	0.892	-10.8%
11/1/2010	0.896	-10.4%
12/1/2010	0.900	-10.0%
1/1/2011	0.904	-9.6%
2/1/2011	0.908	-9.2%
3/1/2011	0.912	-8.8%
4/1/2011	0.916	-8.4%
5/1/2011	0.920	-8.0%
6/1/2011	0.924	-7.6%
7/1/2011	0.928	-7.2%
8/1/2011	0.932	-6.8%
9/1/2011	0.936	-6.4%
10/1/2011	0.940	-6.0%
11/1/2011	0.944	-5.6%
12/1/2011	0.948	-5.2%
1/1/2012	1.000	0.0%

Improved Sales Used in this Annual Update Analysis
Area 84
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	563450	0440	8/5/11	\$252,000	\$247,000	670	6	1935	Avg	36000	N	N	16636 SIMONDS RD NE
1	563450	0510	2/2/11	\$275,000	\$263,000	1190	6	1939	Avg	23676	N	N	8310 NE 166TH ST
1	701800	0410	4/26/10	\$325,000	\$299,000	1030	7	1976	Avg	10500	N	N	8429 NE 169TH PL
1	940650	0220	7/10/09	\$225,000	\$198,000	1068	7	1990	Avg	1132	N	N	7140 171ST LN NE
1	940650	0130	5/22/09	\$235,000	\$206,000	1078	7	1990	Avg	1284	N	N	7120 171ST LN NE
1	940650	0390	11/20/11	\$205,000	\$204,000	1078	7	1990	Avg	1294	N	N	7244 171ST LN NE
1	072605	9173	10/19/10	\$384,900	\$363,000	1120	7	1964	Avg	11983	Y	Y	8909 NE BOTHELL WAY
1	871850	0610	1/22/10	\$327,500	\$297,000	1140	7	1956	Good	9144	N	N	6601 NE 153RD PL
1	871850	0585	7/17/09	\$289,000	\$255,000	1190	7	1956	Good	10164	N	N	6626 NE 153RD PL
1	871850	0495	5/28/09	\$335,000	\$293,000	1250	7	1959	VGood	9225	N	N	6410 NE 153RD ST
1	563450	0951	3/22/11	\$262,000	\$252,000	1270	7	1952	Avg	9600	N	N	17004 72ND AVE NE
1	871850	0075	5/27/09	\$347,000	\$304,000	1300	7	1956	VGood	8280	N	N	15406 64TH AVE NE
1	330080	0010	9/30/10	\$399,991	\$376,000	1300	7	1979	VGood	15916	N	N	15225 64TH PL NE
1	330080	0020	6/8/09	\$360,000	\$316,000	1330	7	1979	VGood	8772	N	N	15219 64TH PL NE
1	940650	0420	7/30/10	\$260,000	\$242,000	1378	7	1990	Avg	1892	N	N	7250 171ST LN NE
1	701800	0280	7/1/09	\$435,000	\$383,000	1380	7	1975	VGood	28800	N	N	8609 NE 169TH ST
1	871850	0025	9/7/10	\$319,000	\$299,000	1620	7	1955	Good	9600	N	N	6613 NE ARROWHEAD DR
1	701800	0390	1/10/11	\$245,000	\$234,000	1730	7	1976	Avg	12900	N	N	8448 NE 169TH ST
1	871850	0310	12/10/09	\$367,525	\$331,000	1810	7	1957	VGood	8224	N	N	15429 63RD AVE NE
1	871850	0320	2/25/10	\$324,500	\$296,000	1880	7	1958	Good	7881	N	N	15413 63RD AVE NE
1	701800	0450	9/1/11	\$357,000	\$351,000	2070	7	1987	Avg	12515	N	N	8407 NE 169TH PL
1	871850	0155	11/1/10	\$357,500	\$337,000	2110	7	1955	Avg	12472	N	N	6653 NE ARROWHEAD DR
1	871850	0215	7/6/09	\$382,000	\$336,000	2500	7	1957	Good	9266	N	N	15414 63RD AVE NE
1	701800	0060	2/25/10	\$355,000	\$323,000	1300	8	1976	Avg	16400	N	N	8429 NE 170TH ST
1	701800	0350	2/12/10	\$379,500	\$345,000	1550	8	1980	Avg	14200	N	N	8405 NE 169TH ST
1	358290	0255	7/21/11	\$647,000	\$633,000	1600	8	1966	Good	25650	Y	N	15531 62ND AVE NE

Improved Sales Used in this Annual Update Analysis
Area 84
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	701800	0040	11/17/11	\$337,975	\$336,000	1630	8	1968	Avg	10500	N	N	8445 NE 170TH ST
1	358275	0070	8/1/11	\$394,500	\$387,000	1680	8	1974	VGood	2128	N	N	17054 66TH PL NE
1	358276	0200	3/19/10	\$395,000	\$361,000	1852	8	1982	Good	2240	N	N	16964 65TH LN NE
1	358276	0110	10/13/11	\$320,000	\$317,000	1852	8	1982	Avg	2240	N	N	16955 65TH LN NE
1	358276	0260	9/15/11	\$319,000	\$314,000	1852	8	1982	Avg	2240	N	N	16976 65TH LN NE
1	358276	0020	12/3/09	\$340,000	\$306,000	1852	8	1982	Avg	2240	N	N	16973 65TH LN NE
1	358330	0050	6/15/11	\$355,000	\$346,000	1880	8	1957	VGood	12295	N	N	6314 NE 156TH ST
1	142604	9067	2/4/11	\$500,000	\$478,000	1910	8	1959	Good	9500	N	N	16314 INGLEWOOD LN NE
1	530240	0630	3/16/10	\$540,000	\$493,000	1960	8	1985	VGood	38069	Y	N	6213 NE 152ND ST
1	317550	0120	5/2/11	\$429,950	\$416,000	2010	8	2011	Avg	5821	N	N	16510 85TH PL NE
1	317550	0010	5/20/10	\$449,950	\$415,000	2140	8	2010	Avg	5971	Y	N	16448 84TH AVE NE
1	317550	0170	6/15/10	\$435,950	\$404,000	2160	8	2010	Avg	4633	N	N	8420 NE 166TH PL
1	317550	0060	12/21/10	\$450,311	\$428,000	2170	8	2010	Avg	8917	Y	N	8410 NE 165TH ST
1	317550	0140	12/21/10	\$485,574	\$462,000	2280	8	2010	Avg	4929	N	N	16518 85TH PL NE
1	317550	0150	11/3/10	\$466,201	\$440,000	2280	8	2010	Avg	4891	N	N	16522 85TH PL NE
1	317550	0180	2/11/11	\$452,500	\$433,000	2280	8	2010	Avg	4502	N	N	8416 NE 166TH PL
1	317550	0040	10/21/10	\$479,485	\$452,000	2280	8	2010	Avg	8140	N	N	8413 NE 165TH ST
1	317550	0110	11/10/10	\$534,385	\$505,000	2280	8	2010	Avg	7266	N	N	16506 85TH PL NE
1	317550	0070	6/25/10	\$457,950	\$425,000	2280	8	2010	Avg	5967	N	N	16514 84TH AVE NE
1	317550	0100	11/3/10	\$445,108	\$420,000	2290	8	2010	Avg	10695	N	N	8411 NE 166TH PL
1	317550	0080	4/13/11	\$458,819	\$443,000	2300	8	2011	Avg	4931	N	N	16520 84TH AVE NE
1	317550	0020	2/11/11	\$456,979	\$438,000	2300	8	2010	Avg	4502	N	N	8407 NE 165TH ST
1	317550	0050	1/21/11	\$471,313	\$450,000	2300	8	2010	Avg	8744	N	N	8414 NE 165TH ST
1	317550	0030	9/1/10	\$461,141	\$432,000	2300	8	2010	Avg	9010	N	N	8409 NE 165TH ST
1	317550	0190	11/3/10	\$452,742	\$428,000	2300	8	2010	Avg	5295	N	N	8414 NE 166TH PL
1	317550	0200	6/8/10	\$449,950	\$416,000	2300	8	2010	Avg	6442	N	N	8412 NE 166TH PL

Improved Sales Used in this Annual Update Analysis
Area 84
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	317550	0130	1/13/11	\$457,436	\$436,000	2320	8	2010	Avg	4504	N	N	16512 85TH PL NE
1	317550	0160	1/7/11	\$441,638	\$421,000	2320	8	2010	Avg	4509	N	N	16526 85TH PL NE
1	317550	0090	6/6/11	\$449,510	\$437,000	2380	8	2011	Avg	4580	N	N	16524 84TH AVE NE
1	358290	0100	8/5/10	\$570,000	\$531,000	2840	8	1956	Avg	16000	Y	N	15609 62ND PL NE
1	530240	0350	7/15/11	\$453,000	\$443,000	1440	9	1989	Avg	35582	N	N	15115 64TH CT NE
1	358340	0080	8/6/09	\$650,000	\$575,000	1550	9	1978	Good	13034	N	N	15519 65TH PL NE
1	358200	0080	7/29/09	\$588,000	\$520,000	1660	9	1978	VGood	12102	Y	N	15420 62ND AVE NE
1	357760	0080	8/27/10	\$610,000	\$571,000	1730	9	1970	Good	11626	Y	N	6135 NE 154TH ST
1	357700	0122	3/8/11	\$1,075,000	\$1,033,000	1750	9	1991	Avg	20000	Y	Y	16301 INGLEWOOD RD NE
1	357760	0130	8/28/09	\$685,000	\$608,000	1810	9	1977	VGood	12717	Y	N	15407 61ST PL NE
1	357700	0150	3/5/09	\$900,000	\$778,000	1870	9	1988	Good	12350	Y	N	16005 INGLEWOOD RD NE
1	530240	0120	3/4/09	\$500,750	\$433,000	2210	9	1986	Avg	15041	N	N	15021 66TH CT NE
1	142604	9048	6/2/09	\$1,488,000	\$1,304,000	2280	9	1991	Good	32839	Y	Y	5912 NE ARROWHEAD DR
1	357700	0076	4/2/10	\$615,000	\$563,000	2470	9	1998	Good	11118	N	N	16515 INGLEWOOD RD NE
1	530240	0590	4/23/09	\$580,000	\$505,000	2530	9	1988	Good	21711	N	N	6628 NE 151ST ST
1	028110	0030	8/27/09	\$1,485,000	\$1,318,000	2560	9	1956	VGood	12096	Y	Y	5822 NE ARROWHEAD DR
1	563450	0695	10/20/11	\$875,000	\$867,000	2690	9	1989	Avg	30030	Y	Y	8006 NE 169TH PL
1	530240	0050	8/3/10	\$540,000	\$503,000	2700	9	1987	Avg	15046	N	N	15028 66TH CT NE
1	530240	0360	3/25/09	\$450,000	\$390,000	2790	9	1988	Avg	35363	N	N	15120 64TH CT NE
1	701800	0510	7/8/11	\$686,000	\$670,000	2870	9	1976	Avg	18646	Y	Y	8416 NE 170TH ST
1	357700	0110	4/6/11	\$800,000	\$772,000	3000	9	2003	Avg	11627	Y	N	16331 INGLEWOOD RD NE
1	530240	0500	6/24/09	\$585,000	\$514,000	3380	9	1983	Good	15225	N	N	15134 65TH AVE NE
1	563450	0694	1/11/10	\$741,000	\$671,000	3128	10	2007	Avg	14129	N	N	16910 NE 80TH PL
1	415670	0052	8/16/10	\$697,760	\$652,000	3130	10	2003	Avg	17962	N	N	17415 82ND CT NE
1	871850	0362	6/29/09	\$1,050,000	\$924,000	3840	10	2007	Avg	9283	Y	N	15210 62ND AVE NE
1	028110	0015	4/21/09	\$1,655,000	\$1,441,000	3900	10	1995	Avg	12177	Y	Y	5900 NE ARROWHEAD DR

Improved Sales Used in this Annual Update Analysis
Area 84
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	563450	0710	10/26/09	\$2,035,000	\$1,822,000	4490	11	1999	VGood	44350	Y	Y	7966 NE 170TH ST
2	405570	0437	10/11/10	\$340,000	\$320,000	1870	6	1949	Avg	40972	N	N	12413 68TH AVE NE
2	957312	0050	7/9/09	\$395,000	\$348,000	1210	7	1977	VGood	11875	N	N	13806 70TH AVE NE
2	957312	0390	11/11/09	\$396,000	\$355,000	1220	7	1977	Avg	8448	N	N	13847 70TH AVE NE
2	376170	0226	1/7/10	\$363,000	\$328,000	1350	7	1979	Avg	9876	Y	N	13843 62ND AVE NE
2	405700	0010	9/6/11	\$359,000	\$353,000	1550	7	1958	Avg	16904	N	N	12947 72ND AVE NE
2	405570	0777	10/18/11	\$318,450	\$315,000	1550	7	1952	Good	12075	N	N	7428 NE 129TH ST
2	384070	0415	10/29/10	\$492,000	\$464,000	1680	7	1960	Avg	37800	N	N	12912 76TH AVE NE
2	867790	0404	10/18/11	\$318,000	\$315,000	1700	7	1955	Avg	15500	N	N	6926 NE 134TH ST
2	867790	0004	12/4/09	\$375,000	\$338,000	1230	8	1960	Avg	12240	N	N	13235 68TH PL NE
2	197370	0120	7/8/11	\$655,000	\$640,000	1350	8	1962	VGood	20578	N	N	12972 64TH AVE NE
2	938810	0069	2/25/11	\$458,000	\$439,000	1430	8	1976	Avg	14400	Y	N	13606 62ND AVE NE
2	405570	0397	7/7/10	\$550,000	\$511,000	1600	8	1965	Good	11232	Y	N	12416 HOLMES POINT DR NE
2	957300	0010	9/6/11	\$461,689	\$455,000	1610	8	1988	Avg	16605	Y	N	13245 67TH AVE NE
2	405570	0296	10/5/10	\$610,000	\$574,000	1620	8	1950	VGood	14000	Y	N	12704 HOLMES POINT DR NE
2	197370	0251	2/10/10	\$540,000	\$491,000	1660	8	1961	Good	10419	Y	N	6435 NE 129TH PL
2	197370	0010	2/24/10	\$425,000	\$387,000	1820	8	1960	Avg	14182	N	N	6628 NE 129TH ST
2	405570	0539	7/13/10	\$439,000	\$408,000	1850	8	1963	Good	28404	N	N	12433 68TH AVE NE
2	405570	0141	4/1/11	\$405,000	\$390,000	1940	8	1966	Good	14295	N	N	6320 NE 130TH PL
2	405570	1365	3/2/10	\$1,525,000	\$1,391,000	2030	8	1951	Good	14319	Y	Y	12505 HOLMES POINT DR NE
2	867790	0202	8/26/09	\$490,000	\$435,000	2330	8	1977	VGood	14514	N	N	13304 70TH PL NE
2	405570	0779	7/31/09	\$531,800	\$470,000	2340	8	1978	Good	22431	N	N	12971 76TH AVE NE
2	254082	0050	11/19/11	\$578,000	\$575,000	2740	8	2010	Avg	8141	N	N	7135 NE 132ND LN
2	254082	0010	10/17/11	\$560,000	\$554,000	2930	8	2010	Avg	8641	N	N	7134 NE 132ND LN
2	500340	0020	5/7/09	\$620,000	\$541,000	2960	8	1969	Avg	20840	N	N	12609 72ND AVE NE
2	405570	0728	4/11/11	\$775,000	\$748,000	3050	8	2009	Avg	15700	N	N	6808 NE 129TH ST

Improved Sales Used in this Annual Update Analysis
Area 84
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	405570	0654	12/3/10	\$725,000	\$687,000	3160	8	2002	Avg	30402	N	N	6608 NE 130TH LN
2	867790	0401	1/26/11	\$439,000	\$419,000	4080	8	1955	Avg	98010	N	N	6914 NE 134TH ST
2	197370	0200	10/4/10	\$720,000	\$677,000	1550	9	2007	Avg	21490	N	N	6604 NE 129TH PL
2	197370	0200	3/27/09	\$675,000	\$585,000	1550	9	2007	Avg	21490	N	N	6604 NE 129TH PL
2	405570	0166	6/2/09	\$725,000	\$635,000	1720	9	1956	VGood	10500	Y	N	12927 63RD AVE NE
2	330391	0210	5/17/11	\$432,000	\$419,000	1800	9	1985	Avg	14000	N	N	6430 NE 135TH PL
2	938810	0068	10/27/11	\$450,000	\$446,000	2100	9	1978	Avg	15750	Y	N	13608 62ND AVE NE
2	405570	0531	10/28/11	\$625,000	\$620,000	2170	9	1966	Good	18825	Y	N	12438 68TH AVE NE
2	376170	0252	11/10/10	\$525,000	\$496,000	2280	9	1982	Avg	12295	N	N	13525 62ND AVE NE
2	376170	0058	6/14/10	\$1,695,000	\$1,569,000	2520	9	2007	Avg	9522	Y	Y	13253 HOLMES POINT DR NE
2	405570	0253	11/12/09	\$770,000	\$691,000	2660	9	2000	Good	7720	N	N	6310 NE 129TH ST
2	197380	0194	6/19/09	\$750,000	\$659,000	3240	9	2007	Avg	9200	N	N	12958 74TH PL NE
2	405570	1325	1/27/11	\$2,550,000	\$2,436,000	2450	10	2003	Avg	11849	Y	Y	12705 HOLMES POINT DR NE
2	376170	0258	4/30/09	\$736,000	\$642,000	2930	10	2007	Avg	20257	N	N	13517 HOLMES POINT DR NE
2	405570	0245	12/23/10	\$770,000	\$732,000	3230	10	2002	Avg	9333	N	N	12949 64TH AVE NE
2	405570	0435	11/4/09	\$775,000	\$695,000	3470	10	2008	Avg	12450	N	N	12411 68TH AVE NE
2	938810	0030	12/9/11	\$712,500	\$710,000	3720	10	1992	Avg	24393	Y	N	6303 NE 138TH PL
2	376170	0081	12/7/10	\$805,000	\$764,000	4130	10	1999	Avg	13518	Y	N	6053 NE 135TH ST
2	500340	0050	6/24/11	\$1,325,000	\$1,292,000	5040	10	1975	VGood	38130	Y	N	7167 NE 126TH ST
2	376170	0260	7/25/11	\$925,000	\$906,000	2320	11	1989	Avg	7440	Y	N	13869 62ND AVE NE
2	330390	0210	5/9/11	\$1,114,000	\$1,079,000	3250	11	2004	Avg	20000	Y	N	13436 64TH TER NE
2	376170	0060	4/27/09	\$1,201,000	\$1,046,000	3430	11	2007	Avg	10453	Y	N	13259 HOLMES POINT DR NE
2	938810	0043	12/17/09	\$788,000	\$711,000	3700	11	1989	Avg	17350	Y	N	6325 NE 138TH PL
2	938810	0031	3/15/11	\$1,125,000	\$1,082,000	3800	11	2003	Avg	22651	Y	N	6317 NE 138TH PL
2	376170	0050	12/8/09	\$2,600,000	\$2,342,000	6730	11	2005	Avg	29400	Y	Y	13245 HOLMES POINT DR NE
2	376170	0054	5/19/09	\$1,500,000	\$1,311,000	4010	12	2007	Avg	11342	Y	N	13249 HOLMES POINT DR NE

Improved Sales Used in this Annual Update Analysis
Area 84
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	376170	0096	6/27/11	\$4,500,000	\$4,389,000	5210	12	2007	Avg	23300	Y	Y	6029 NE 135TH ST
3	376050	0460	7/13/11	\$470,000	\$459,000	780	6	1977	Good	15720	Y	N	8319 NE 110TH PL
3	252604	9019	12/18/09	\$420,000	\$379,000	1130	6	1947	Avg	43560	N	N	11610 80TH AVE NE
3	919410	0148	8/11/11	\$369,950	\$363,000	1380	6	1963	VGood	13098	N	N	12345 93RD AVE NE
3	919410	1387	1/13/10	\$285,000	\$258,000	1400	6	1960	Avg	11052	N	N	12115 93RD AVE NE
3	375450	0655	8/27/10	\$340,000	\$318,000	1680	6	1936	Good	7500	Y	N	11849 89TH PL NE
3	376000	0025	2/24/10	\$355,000	\$323,000	1010	7	1960	Good	10392	N	N	9375 NE 120TH PL
3	376010	0410	3/4/09	\$365,000	\$315,000	1050	7	1961	VGood	9747	N	N	12115 95TH PL NE
3	376010	0250	5/9/11	\$250,000	\$242,000	1050	7	1962	Avg	9541	N	N	12213 94TH PL NE
3	376010	0020	4/24/09	\$482,500	\$420,000	1080	7	1962	VGood	9350	N	N	12238 95TH PL NE
3	510450	0070	8/13/09	\$262,500	\$232,000	1088	7	1983	Good	1360	N	N	9617 NE 121ST LN
3	510450	0020	8/11/09	\$252,000	\$223,000	1088	7	1983	Avg	1360	N	N	9605 NE 121ST LN
3	510450	0250	6/4/09	\$249,000	\$218,000	1098	7	1983	Avg	1530	N	N	9630 NE 121ST LN
3	510450	0300	6/21/11	\$205,000	\$200,000	1100	7	1983	Avg	1469	N	N	9616 NE 121ST LN
3	510450	0270	4/5/11	\$226,200	\$218,000	1136	7	1983	Avg	1312	N	N	9624 NE 121ST LN
3	432600	0020	1/27/10	\$300,000	\$272,000	1150	7	1961	VGood	9519	N	N	12326 97TH PL NE
3	376050	0342	5/27/10	\$540,000	\$499,000	1150	7	1929	Good	17324	Y	N	10933 80TH PL NE
3	182235	0310	9/9/09	\$285,000	\$253,000	1150	7	1985	Avg	7200	N	N	9329 NE 124TH ST
3	376010	0440	11/10/10	\$313,000	\$296,000	1160	7	1962	Avg	9605	N	N	12215 95TH PL NE
3	376010	0120	10/12/11	\$294,000	\$291,000	1160	7	1961	Avg	17171	N	N	9477 NE 121ST PL
3	376010	0270	1/13/10	\$331,000	\$300,000	1180	7	1962	Avg	9609	N	N	12229 94TH PL NE
3	376010	0480	4/20/09	\$431,950	\$376,000	1190	7	1962	Good	10528	N	N	12247 95TH PL NE
3	376050	0310	4/8/11	\$630,000	\$608,000	1200	7	1936	Good	13503	Y	N	8185 NE JUANITA DR
3	376010	0230	3/16/10	\$250,000	\$228,000	1290	7	1961	Avg	8541	N	N	12115 94TH PL NE
3	376050	0445	6/16/11	\$505,654	\$492,000	1300	7	1972	VGood	10713	Y	N	11006 83RD AVE NE
3	376290	0060	2/23/11	\$359,000	\$344,000	1480	7	1983	Good	8438	N	N	11934 80TH PL NE

Improved Sales Used in this Annual Update Analysis
Area 84
(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	405570	1450	4/29/10	\$975,000	\$897,000	1500	7	1926	VGood	10650	Y	Y	11837 HOLMES POINT DR NE
3	376050	0645	11/10/10	\$405,000	\$383,000	1540	7	1976	Avg	16022	Y	N	11306 83RD PL NE
3	376290	0140	8/17/10	\$360,000	\$336,000	1620	7	1984	Good	7354	N	N	11915 80TH PL NE
3	182235	0100	6/10/10	\$400,000	\$370,000	1760	7	1986	Good	7946	N	N	9318 NE 121ST CT
3	919410	2420	9/14/09	\$447,000	\$398,000	1840	7	2000	Good	5375	Y	N	12009 89TH PL NE
3	376290	0010	5/18/10	\$414,950	\$383,000	2180	7	1982	Good	7200	N	N	8101 NE 120TH ST
3	375450	0830	5/13/11	\$459,950	\$446,000	2200	7	1995	Avg	6000	Y	N	8926 NE 118TH PL
3	952701	0270	6/21/10	\$317,000	\$294,000	1170	8	1989	Avg	7488	N	N	8137 NE 121ST ST
3	376050	0370	3/26/09	\$495,500	\$430,000	1180	8	1977	VGood	7351	Y	N	8023 NE 112TH ST
3	952700	0100	1/12/11	\$366,000	\$349,000	1230	8	1977	VGood	7980	N	N	8204 NE 122ND PL
3	952700	0540	3/4/10	\$365,000	\$333,000	1270	8	1976	Avg	7500	N	N	8325 NE 120TH PL
3	952700	0010	10/14/10	\$350,000	\$330,000	1270	8	1976	Avg	8000	N	N	12247 84TH AVE NE
3	302605	9145	11/23/09	\$500,000	\$449,000	1270	8	1979	Avg	10117	Y	N	9002 NE 116TH PL
3	952701	0070	10/24/11	\$350,000	\$347,000	1290	8	1977	Good	7000	N	N	8150 NE 121ST ST
3	952701	0350	10/12/11	\$340,000	\$336,000	1290	8	1977	Good	8140	N	N	8114 NE 120TH ST
3	952700	0110	3/23/10	\$320,000	\$293,000	1340	8	1977	Good	8925	N	N	8134 NE 122ND PL
3	326102	0010	12/7/10	\$399,200	\$379,000	1380	8	1978	Good	10434	N	N	8235 NE 115TH WAY
3	326101	0330	7/13/11	\$510,000	\$498,000	1420	8	1977	Good	10000	Y	N	8127 NE 115TH CT
3	376050	0360	6/29/11	\$340,000	\$332,000	1420	8	1979	Avg	5778	Y	N	8015 NE 112TH ST
3	197390	0020	12/8/09	\$410,000	\$369,000	1430	8	1963	Avg	11700	N	N	7450 NE 122ND ST
3	326102	0090	12/9/11	\$445,000	\$444,000	1540	8	1978	Avg	8550	N	N	11219 83RD PL NE
3	326101	0290	8/11/10	\$480,000	\$448,000	1550	8	1977	Good	14244	Y	N	8226 NE 115TH PL
3	326102	0370	11/17/10	\$412,500	\$390,000	1610	8	1979	Good	9750	N	N	8236 NE 115TH WAY
3	376290	0160	11/23/09	\$375,000	\$337,000	1630	8	1983	Avg	7350	N	N	11927 80TH PL NE
3	405570	1035	5/26/11	\$390,000	\$379,000	1680	8	1975	Avg	10000	N	N	11733 76TH AVE NE
3	033310	0136	5/25/10	\$450,000	\$415,000	1690	8	1977	Avg	18172	Y	N	7830 NE 112TH ST

Improved Sales Used in this Annual Update Analysis
Area 84
(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	376050	0157	6/2/10	\$638,000	\$590,000	1810	8	1982	Good	10880	Y	N	8541 NE JUANITA DR
3	326101	0130	2/14/11	\$450,000	\$431,000	1810	8	1976	Avg	11228	Y	N	8221 NE 115TH WAY
3	375450	0562	11/4/11	\$535,000	\$531,000	1900	8	2008	Avg	2944	Y	N	11830 89TH AVE NE
3	033310	0156	3/28/11	\$411,000	\$396,000	1920	8	1973	Avg	16200	N	N	11214 CHAMPAGNE POINT RD NE
3	326102	0150	11/20/10	\$395,000	\$374,000	2090	8	1979	Avg	10200	N	N	11240 82ND PL NE
3	302605	9327	7/7/11	\$355,000	\$347,000	2100	8	1984	Avg	9372	N	N	8635 NE 124TH ST
3	254111	0080	5/19/10	\$446,250	\$412,000	2110	8	1993	Good	6400	N	N	7650 NE 125TH ST
3	375450	0564	6/21/11	\$605,000	\$590,000	2290	8	2008	Avg	2892	Y	N	11831 89TH PL NE
3	376230	0105	1/22/10	\$800,000	\$725,000	2351	8	2009	Avg	7760	N	N	11259 CHAMPAGNE POINT LN NE
3	375450	0377	2/22/11	\$550,000	\$527,000	2370	8	1996	Avg	8813	Y	N	11725 90TH AVE NE
3	540600	0040	10/22/09	\$492,000	\$440,000	2390	8	1995	Avg	10804	N	N	8422 NE 121ST PL
3	029391	0090	4/28/09	\$557,750	\$486,000	2460	8	2002	Good	4964	N	N	11910 82ND PL NE
3	302605	9360	6/9/10	\$500,000	\$462,000	2520	8	2007	Avg	5112	N	N	12316 87TH CT NE
3	029391	0100	10/16/09	\$595,000	\$532,000	2570	8	2003	Avg	3808	N	N	11914 82ND PL NE
3	029391	0190	11/24/10	\$536,000	\$508,000	2570	8	2001	Avg	5470	N	N	11952 82ND PL NE
3	540600	0090	1/26/11	\$433,000	\$414,000	2760	8	1995	Avg	9355	N	N	8425 NE 121ST PL
3	376050	0092	3/14/11	\$950,000	\$913,000	2870	8	1976	Avg	11707	Y	Y	8855 NE JUANITA LN
3	153150	0070	7/25/11	\$659,950	\$646,000	2960	8	2011	Avg	6835	N	N	8180 NE 117TH PL
3	153150	0150	4/13/11	\$749,950	\$724,000	3030	8	2010	Avg	6517	N	N	8149 NE 117TH PL
3	375450	0280	3/5/09	\$865,000	\$748,000	1800	9	1995	Avg	11619	Y	N	11870 89TH PL NE
3	033310	0225	4/26/10	\$1,000,000	\$919,000	1900	9	1938	VGood	18958	Y	N	7935 NE 112TH ST
3	375450	0566	5/24/10	\$625,000	\$577,000	2080	9	2008	Avg	2971	Y	N	11825 89TH PL NE
3	894990	0065	5/20/10	\$500,000	\$461,000	2120	9	1972	Good	11700	N	N	11436 80TH AVE NE
3	952235	0020	10/20/09	\$430,888	\$385,000	2190	9	1994	Avg	11014	N	N	8032 NE 122ND PL
3	375450	1020	3/23/10	\$737,000	\$674,000	2200	9	2009	Avg	7549	Y	N	8822 NE 118TH PL
3	405570	1001	9/30/10	\$580,000	\$545,000	2310	9	1974	Good	25000	N	N	11650 73RD PL NE

Improved Sales Used in this Annual Update Analysis
Area 84
(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	033310	0135	8/19/09	\$749,000	\$664,000	2380	9	1977	VGood	27036	Y	N	7836 NE 112TH ST
3	919410	1677	6/3/11	\$597,000	\$580,000	2450	9	1990	VGood	8284	N	N	12015 93RD PL NE
3	865030	0060	11/7/11	\$535,000	\$531,000	2530	9	2000	Avg	4367	N	N	11435 79TH WAY NE
3	687000	0100	7/15/10	\$568,000	\$528,000	2540	9	2004	Avg	3596	N	N	8660 NE 123RD PL
3	279670	0160	8/26/10	\$469,900	\$439,000	2740	9	1976	Avg	16769	Y	N	11623 73RD PL NE
3	687000	0050	10/21/10	\$530,000	\$500,000	2770	9	2004	Avg	5821	N	N	8667 NE 123RD PL
3	687000	0010	9/24/10	\$535,000	\$502,000	2820	9	2004	Avg	5216	N	N	8605 NE 123RD PL
3	376050	0670	7/7/11	\$789,900	\$771,000	2820	9	2004	Avg	13365	Y	N	11208 83RD PL NE
3	279670	0180	10/10/11	\$497,000	\$492,000	2870	9	1978	VGood	15628	N	N	11611 73RD PL NE
3	376050	0326	9/18/09	\$880,000	\$783,000	2910	9	1986	Avg	9018	Y	N	10931 81ST CT NE
3	376730	0033	10/8/10	\$639,000	\$601,000	2990	9	1995	Avg	15929	N	N	11748 82ND AVE NE
3	376050	0730	3/9/09	\$875,000	\$757,000	3010	9	1980	Good	10830	Y	N	8122 NE 110TH PL
3	390260	0050	4/13/11	\$629,800	\$608,000	3490	9	2011	Avg	4268	N	N	8428 NE 123RD LN
3	390260	0040	7/27/11	\$629,800	\$617,000	3510	9	2011	Avg	4294	N	N	8424 NE 123RD PL
3	252604	9040	11/3/11	\$880,000	\$873,000	2640	10	1998	Avg	22104	Y	N	11625 82ND AVE NE
3	376050	0510	4/27/10	\$1,030,000	\$947,000	2920	10	2001	Good	10043	Y	N	8501 NE 110TH PL
3	376110	0096	4/15/10	\$2,125,000	\$1,950,000	2970	10	2003	Avg	8415	Y	Y	11069 CHAMPAGNE POINT RD NE
3	390260	0140	2/9/11	\$649,000	\$621,000	3050	10	2008	Avg	4171	N	N	8431 NE 123RD PL
3	033310	0229	5/31/11	\$1,000,000	\$972,000	3080	10	2004	Avg	7909	Y	N	7949 NE 112TH ST
3	376050	0336	7/22/09	\$1,450,000	\$1,280,000	3190	10	1982	Good	17366	Y	N	10906 80TH PL NE
3	376050	0341	11/2/09	\$1,150,000	\$1,031,000	3210	10	2006	Avg	9834	Y	N	10934 80TH PL NE
3	390260	0160	2/24/09	\$884,215	\$763,000	3250	10	2008	Avg	4138	N	N	8423 NE 123RD PL
3	390260	0080	9/8/09	\$785,000	\$698,000	3290	10	2009	Avg	4379	N	N	8508 NE 123RD PL
3	390260	0120	12/15/10	\$630,000	\$598,000	3310	10	2008	Avg	4169	N	N	8505 NE 123RD PL
3	375450	0245	7/12/11	\$955,000	\$933,000	3330	10	2008	Avg	6562	Y	N	11904 89TH PL NE
3	390260	0070	4/21/11	\$634,800	\$614,000	3440	10	2009	Avg	4505	N	N	8438 NE 123RD PL

Improved Sales Used in this Annual Update Analysis
Area 84
(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	390260	0060	8/11/11	\$615,000	\$603,000	3500	10	2009	Avg	4268	N	N	8432 NE 123RD PL
3	390260	0090	12/15/10	\$629,800	\$598,000	3550	10	2009	Avg	4147	N	N	8514 NE 123RD PL
3	279670	0133	6/20/09	\$880,000	\$773,000	3690	10	2006	Avg	15181	N	N	7231 NE 118TH ST
3	376050	0312	4/28/09	\$1,225,000	\$1,068,000	3710	10	2002	Avg	11325	Y	N	8183 NE JUANITA DR
3	375450	1105	9/2/09	\$1,200,000	\$1,066,000	3870	10	2007	Avg	8087	Y	N	8821 NE 118TH PL
3	279670	0040	8/17/11	\$2,363,000	\$2,320,000	4000	10	1996	Avg	18630	Y	Y	11665 HOLMES POINT DR NE
3	376050	0573	7/7/11	\$820,000	\$801,000	2605	11	1989	Avg	15085	Y	N	8911 NE 116TH PL
3	254090	0030	12/7/11	\$1,140,000	\$1,136,000	2620	11	1992	Avg	11310	Y	N	11910 87TH PL NE
3	254090	0200	5/6/09	\$1,475,000	\$1,287,000	3140	11	2001	Avg	11310	Y	N	12008 85TH PL NE
3	376050	0705	12/8/09	\$2,067,500	\$1,863,000	3340	11	2008	Avg	11045	Y	N	8222 NE 110TH ST
3	376050	0570	6/7/10	\$842,000	\$779,000	3390	11	1989	Avg	15380	Y	N	8907 NE 116TH PL
3	376050	0717	9/17/09	\$1,195,000	\$1,064,000	3400	11	2005	Avg	6545	Y	N	8128 NE 110TH PL
3	033310	0237	12/28/10	\$1,050,000	\$999,000	3410	11	1998	Avg	9728	Y	N	11128 79TH PL NE
3	375450	0640	6/6/11	\$862,000	\$838,000	3420	11	2009	Avg	4500	Y	N	11837 89TH PL NE
3	033310	0236	5/26/11	\$1,538,000	\$1,494,000	3440	11	2000	Avg	10120	Y	N	11136 79TH PL NE
3	375450	0235	9/14/11	\$1,050,000	\$1,035,000	3490	11	2008	Avg	6562	Y	N	11908 89TH PL NE
3	254090	0210	12/28/10	\$1,200,000	\$1,142,000	3580	11	2005	Avg	11310	Y	N	12012 85TH PL NE
3	033310	0230	10/21/11	\$2,995,000	\$2,967,000	3710	11	1998	Avg	17085	Y	Y	11122 79TH PL NE
3	376050	0163	11/18/11	\$1,600,000	\$1,591,000	3720	11	1993	Avg	11025	Y	Y	8547 NE JUANITA DR
3	376730	0005	12/16/09	\$950,000	\$857,000	4065	11	2004	Avg	9450	Y	N	11821 84TH AVE NE
3	254090	0010	4/29/10	\$1,000,000	\$920,000	4200	11	1991	Avg	12593	Y	N	11916 87TH PL NE
3	638997	0100	2/23/11	\$1,700,000	\$1,630,000	4330	11	2006	Avg	13011	Y	N	7323 NE 120TH PL
3	376730	0075	6/24/09	\$1,100,000	\$967,000	4500	11	2004	Avg	7783	Y	N	8206 NE 117TH ST
3	638997	0120	10/12/11	\$1,560,000	\$1,543,000	4990	11	2005	Avg	11035	Y	N	7312 NE 120TH PL
3	302605	9324	12/21/10	\$1,240,000	\$1,179,000	2680	12	1990	Avg	18295	Y	N	11806 84TH AVE NE
3	254090	0080	11/15/11	\$1,550,000	\$1,540,000	3200	12	2001	Avg	11310	Y	N	11818 86TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 84
(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	952230	0080	9/30/09	\$2,150,000	\$1,917,000	3740	12	1989	Good	9425	Y	Y	8431 NE WOODLAND COVE DR
3	952230	0150	5/17/11	\$1,000,000	\$970,000	4080	12	1996	Avg	10008	Y	N	8422 NE WOODLAND COVE DR
3	952230	0090	7/1/09	\$2,200,000	\$1,936,000	4320	12	1989	Avg	9689	Y	Y	8437 NE WOODLAND COVE DR

Improved Sales Removed in this Annual Update Analysis
Area 84
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	028061	0170	10/8/09	\$840,000	DATA DOES NOT MATCH SALE
1	028061	0170	3/30/09	\$510,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	072605	9168	10/22/10	\$250,000	FINANCIAL INSTITUTION RESALE
1	072605	9456	9/7/11	\$665,000	DATA DOES NOT MATCH SALE
1	142604	9053	7/1/11	\$284,288	DIAGNOSTIC OUTLIER
1	142604	9068	10/5/10	\$215,000	LACK OF REPRESENTATION
1	330080	0010	6/14/10	\$180,000	NO MARKET EXPOSURE
1	357700	0153	12/13/11	\$590,333	PARTIAL INTEREST (1/3, 1/2, Etc.)
1	358275	0220	11/26/10	\$235,000	DIAGNOSTIC OUTLIER
1	358275	0230	10/22/10	\$220,000	DIAGNOSTIC OUTLIER
1	358276	0230	12/8/11	\$335,250	QUIT CLAIM DEED
1	358290	0055	7/21/10	\$520,000	DATA DOES NOT MATCH SALE
1	358330	0305	5/4/11	\$810,000	DATA DOES NOT MATCH SALE
1	358330	0305	4/22/09	\$625,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	358340	0070	4/7/11	\$535,000	DATA DOES NOT MATCH SALE
1	415670	0050	3/6/09	\$287,000	FORCED SALE
1	563450	0620	6/11/10	\$550,000	DIAGNOSTIC OUTLIER
1	563450	0630	12/7/09	\$997,500	DATA DOES NOT MATCH SALE
1	563450	0770	5/5/11	\$335,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	563450	0780	11/18/11	\$1,174,000	DIAGNOSTIC OUTLIER
1	701800	0100	3/26/10	\$399,500	DATA DOES NOT MATCH SALE
1	701800	0160	7/29/09	\$399,950	DATA DOES NOT MATCH SALE
1	701800	0200	12/8/10	\$327,500	DATA DOES NOT MATCH SALE
1	701800	0300	6/9/09	\$405,000	DATA DOES NOT MATCH SALE
1	701800	0322	12/16/09	\$495,000	DIAGNOSTIC OUTLIER
1	740320	0040	12/8/11	\$1,200,000	DIAGNOSTIC OUTLIER
1	871850	0075	5/3/09	\$347,000	RELOCATION - SALE TO SERVICE
1	871850	0260	6/1/11	\$381,000	DATA DOES NOT MATCH SALE
1	940650	0570	5/24/11	\$80,000	QUIT CLAIM DEED
2	197370	0180	8/3/11	\$181,000	DIAGNOSTIC OUTLIER
2	197370	0251	10/30/09	\$540,000	RELOCATION - SALE TO SERVICE
2	254082	0040	10/13/11	\$589,000	DATA DOES NOT MATCH SALE
2	330390	0030	8/17/09	\$925,000	DATA DOES NOT MATCH SALE
2	330390	0100	1/26/10	\$700,000	DATA DOES NOT MATCH SALE
2	330391	0010	2/19/10	\$529,900	DATA DOES NOT MATCH SALE
2	330391	0070	6/9/11	\$521,000	DATA DOES NOT MATCH SALE
2	376170	0058	6/14/10	\$1,695,000	RELOCATION - SALE TO SERVICE
2	376170	0067	7/2/10	\$940,000	DIAGNOSTIC OUTLIER
2	376170	0253	9/21/11	\$705,000	DATA DOES NOT MATCH SALE
2	405570	0155	6/28/09	\$390,000	SEGREGATION AND/OR MERGER
2	405570	0167	8/22/11	\$486,150	DIAGNOSTIC OUTLIER
2	405570	0181	2/7/11	\$950,000	DATA DOES NOT MATCH SALE

Improved Sales Removed in this Annual Update Analysis
Area 84
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	405570	0265	10/19/11	\$478,750	DIAGNOSTIC OUTLIER
2	405570	0290	9/13/10	\$500,000	TEAR DOWN
2	405570	0722	7/5/11	\$417,000	DIAGNOSTIC OUTLIER
2	405570	0733	8/18/11	\$240,000	SHELL
2	405570	0921	8/24/09	\$1,000,000	DATA DOES NOT MATCH SALE
2	409330	0050	2/11/10	\$635,000	DATA DOES NOT MATCH SALE
2	867790	0121	8/1/11	\$59,036	QUIT CLAIM DEED
2	938810	0014	5/4/09	\$1,050,000	DATA DOES NOT MATCH SALE
2	957300	0110	3/25/10	\$315,000	BANKRUPTCY - RECEIVER OR TRUSTEE
2	957312	0210	1/26/10	\$425,000	DATA DOES NOT MATCH SALE
3	033310	0105	8/22/11	\$467,902	MORE THAN 1 HOUSE
3	033310	0105	10/21/09	\$676,096	MORE THAN 1 HOUSE
3	033310	0138	3/2/10	\$535,000	DATA DOES NOT MATCH SALE
3	033310	0255	3/25/11	\$2,650,000	MORE THAN 1 HOUSE
3	033310	0285	7/22/10	\$2,250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	127000	0170	11/5/09	\$325,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	153150	0060	12/1/10	\$570,000	NO MARKET EXPOSURE
3	197430	0010	5/5/11	\$418,000	DATA DOES NOT MATCH SALE
3	197430	0050	8/3/09	\$360,000	CORPORATE AFFILIATES
3	252604	9019	12/18/09	\$420,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	254111	0140	5/6/10	\$490,000	DATA DOES NOT MATCH SALE
3	279670	0055	12/5/11	\$1,000,000	FINANCIAL INSTITUTION RESALE
3	279670	0133	6/12/09	\$880,000	RELOCATION - SALE TO SERVICE
3	302605	9331	2/2/10	\$639,900	DATA DOES NOT MATCH SALE
3	326100	0370	11/15/10	\$475,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	326101	0130	2/10/11	\$159,197	QUIT CLAIM DEED
3	375450	0562	3/8/11	\$425,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	375450	0564	3/8/11	\$425,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	375450	1120	7/12/10	\$525,000	DIAGNOSTIC OUTLIER
3	375450	1270	3/26/10	\$302,000	DATA DOES NOT MATCH SALE
3	376000	0010	7/24/09	\$425,000	DATA DOES NOT MATCH SALE
3	376010	0040	10/26/11	\$330,000	UNFINISHED AREA > 0
3	376010	0170	12/16/11	\$277,922	FORCED SALE
3	376010	0270	9/18/09	\$383,193	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	376050	0030	3/6/09	\$900,000	TEAR DOWN
3	376050	0030	2/25/10	\$1,052,965	TEAR DOWN
3	376050	0121	5/28/10	\$545,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	376050	0166	11/30/10	\$689,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	376050	0225	3/5/09	\$3,150,000	DATA DOES NOT MATCH SALE
3	376050	0290	9/15/09	\$850,000	BANKRUPTCY - RECEIVER OR TRUSTEE
3	376050	0717	9/10/09	\$800,000	FORCED SALE
3	376110	0045	6/29/11	\$1,620,000	DIAGNOSTIC OUTLIER

Improved Sales Removed in this Annual Update Analysis
Area 84
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	376110	0145	5/24/11	\$725,000	DIAGNOSTIC OUTLIER
3	376110	0195	1/20/09	\$610,000	DATA DOES NOT MATCH SALE
3	376110	0255	11/18/10	\$400,000	TEAR DOWN
3	376110	0340	5/11/11	\$950,000	NO MARKET EXPOSURE
3	376730	0033	10/8/10	\$639,000	RELOCATION - SALE TO SERVICE
3	384070	0858	5/5/11	\$415,000	DATA DOES NOT MATCH SALE
3	390260	0030	11/22/11	\$621,000	DATA DOES NOT MATCH SALE
3	390260	0110	4/17/09	\$189,975	PARTIAL INTEREST (1/3, 1/2, Etc.)
3	432600	0140	9/15/11	\$300,000	DATA DOES NOT MATCH SALE
3	510450	0170	9/26/11	\$229,124	GOVERNMENT AGENCY
3	510450	0210	7/21/10	\$148,050	FINANCIAL INSTITUTION RESALE
3	607650	0420	12/18/09	\$318,000	LACK OF REPRESENTATION
3	607650	0421	2/2/10	\$250,000	MORE THAN 1 HOUSE
3	607650	0423	4/4/11	\$455,000	DIAGNOSTIC OUTLIER
3	919410	0149	9/21/11	\$196,000	DIAGNOSTIC OUTLIER
3	919410	1820	4/1/11	\$350,000	DIAGNOSTIC OUTLIER
3	919410	1850	12/9/10	\$550,000	DATA DOES NOT MATCH SALE
3	919410	2320	3/9/10	\$485,000	DATA DOES NOT MATCH SALE
3	952230	0120	12/12/11	\$1,905,000	QUIT CLAIM DEED
3	952700	0430	12/29/11	\$240,000	DIAGNOSTIC OUTLIER
3	952701	0120	6/1/09	\$114,000	QUIT CLAIM DEED
3	952701	0160	12/9/11	\$247,000	DIAGNOSTIC OUTLIER
3	952701	0210	11/28/09	\$193,000	RELATED PARTY, FRIEND, OR NEIGHBOR

Mobile Home Sales Used in this Annual Update Analysis Area 84

There were no valid market sales of the 13 mobile homes in the area.

Mobile Home Sales Removed in this Annual Update Analysis
Area 84

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	415670	0056	4/30/2009	\$160,000	GOVERNMENT AGENCY

Vacant Sales Used in this Annual Update Analysis
Area 84

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
2	197370	0091	11/8/2011	\$225,000	10,062	N	N
2	405570	0496	7/1/2011	\$121,250	37,428	N	N
2	405570	0510	8/6/2009	\$100,000	35,933	N	N
2	405570	0935	3/3/2011	\$164,800	103,237	N	N
2	409330	0090	6/8/2011	\$160,000	8,908	N	N
3	376050	0590	3/30/2009	\$517,000	36,680	Y	N

Vacant Sales Removed in this Annual Update Analysis
Area 84

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	638997	0010	12/2/2010	175,000	CORPORATE AFFILIATES
3	376050	0303	3/1/2010	1,500	QUIT CLAIM DEED