

Residential Revalue

2013 Assessment Roll

Lake Forest Park / West Kenmore

Area 4

King County Department of Assessments

Seattle, Washington



King County

Department of Assessments

Accounting Division

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Lloyd Hara
Assessor

Dear Property Owners:

Property assessments for the 2013 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 2013 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:

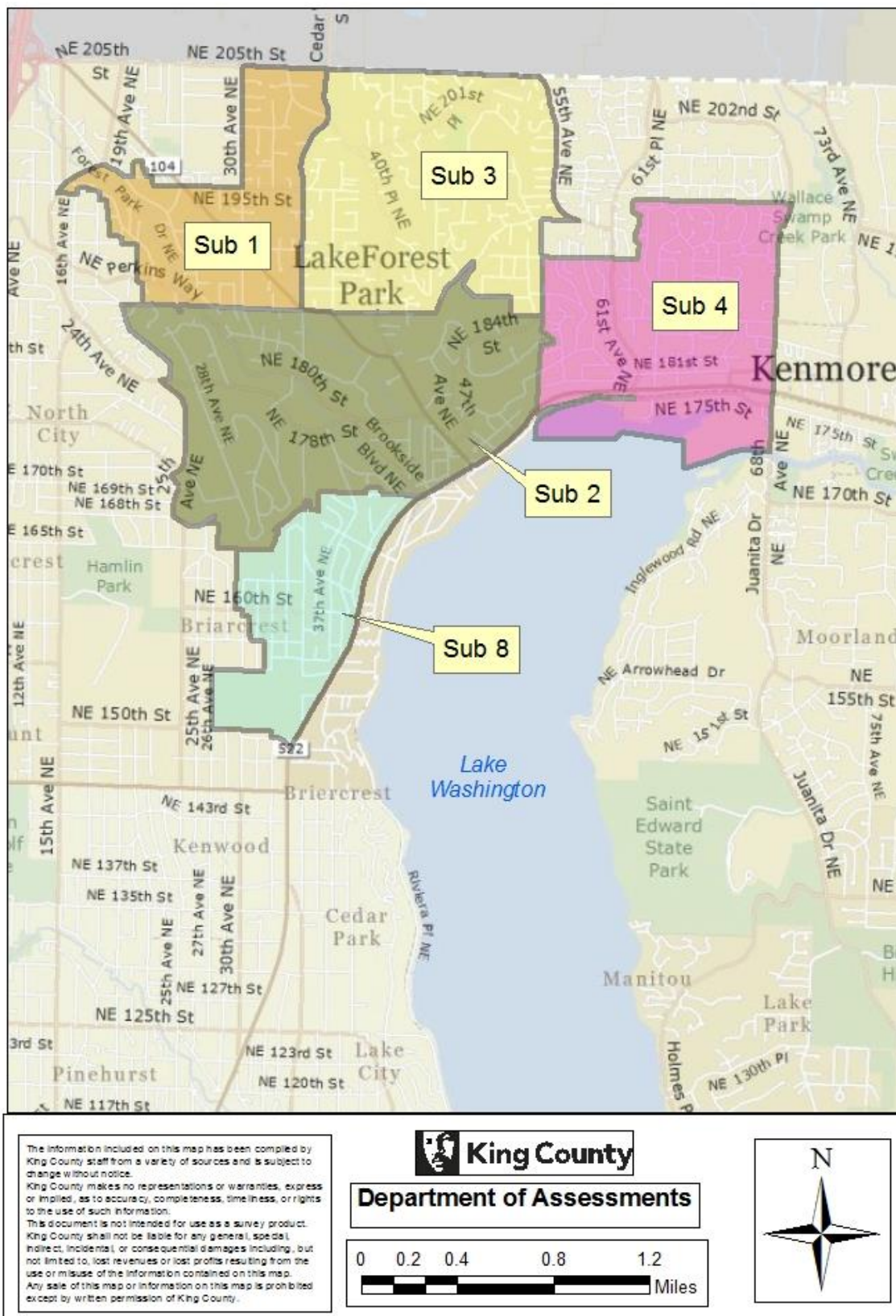
<http://www.kingcounty.gov/Assessor/Reports/AreaReports/~media/Assessor/AreaReports/AppraisalStandard.aspx>

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 4 Sub Areas



Lake Forest Park / West Kenmore

Housing



Grade 5/ Year Built 1947/ Total Living Area 660



Grade 6/ Year Built 1947/ Total Living Area 1310



Grade 7/ Year Built 1975/ Total Living Area 2190



Grade 8/ Year Built 1977/ Total Living Area 3220



Grade 9/ Year Built 1990/ Total Living Area 3340



Grade 10/ Year Built 2004/ Total Living Area 3830

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 2013 Assessment Roll

Area Name / Number: Lake Forest Park / West Kenmore

Previous Physical Inspection: 2011

Number of Improved Sales: 382

Range of Sale Dates: 1/1/2010 – 1/1/2013

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price*	Ratio	COD
2012 Value	\$129,500	\$212,800	\$342,300			
2013 Value	\$129,500	\$226,800	\$356,300	\$394,900	91.8%	10.90%
Change	+\$0	+\$14,000	+\$14,000			
% Change	+0.0%	+6.6%	+4.1%			

*Sales are time adjusted to 1/1/2013.

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. The 2013 COD of 10.9% is an improvement from the previous COD of 11.2%. 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
2012 Value	\$133,300	\$206,400	\$339,700
2013 Value	\$133,300	\$221,600	\$354,900
% Change	+0.0%	+7.4%	+4.5%

Number of one to three unit residences in the population: 4821

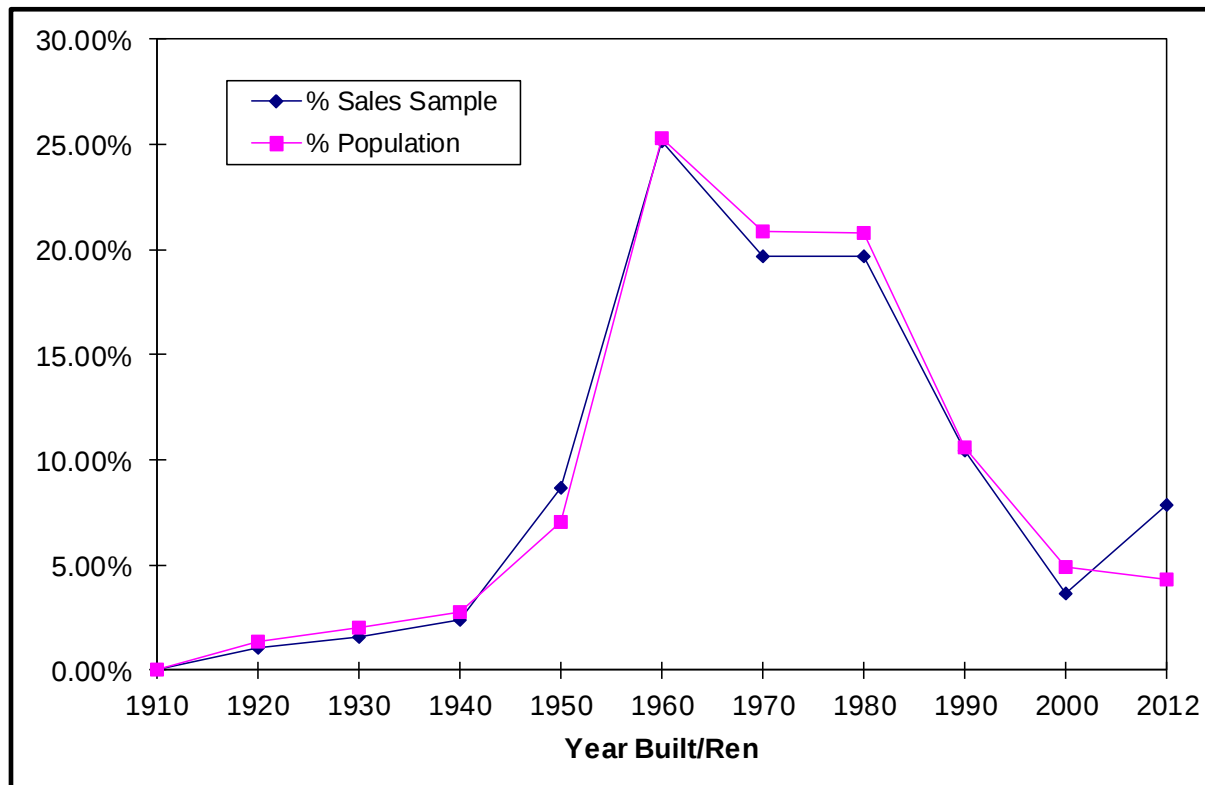
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that two characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, Newer House parcels (built/renovated after 2005) were at a higher assessment level than others and their values were adjusted downward. Parcels located in Sub Area 8 (except Newer House parcels) were at a higher assessment level than others and their values were adjusted upward less than other parcels.

We recommend posting these values for the 2013 Assessment Roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	4	1.05%
1930	6	1.57%
1940	9	2.36%
1950	33	8.64%
1960	96	25.13%
1970	75	19.63%
1980	75	19.63%
1990	40	10.47%
2000	14	3.66%
2012	30	7.85%
	382	

Population		
Year Built/Ren	Frequency	% Population
1910	3	0.06%
1920	65	1.35%
1930	97	2.01%
1940	133	2.76%
1950	341	7.07%
1960	1218	25.26%
1970	1005	20.85%
1980	1003	20.80%
1990	512	10.62%
2000	237	4.92%
2012	207	4.29%
	4821	

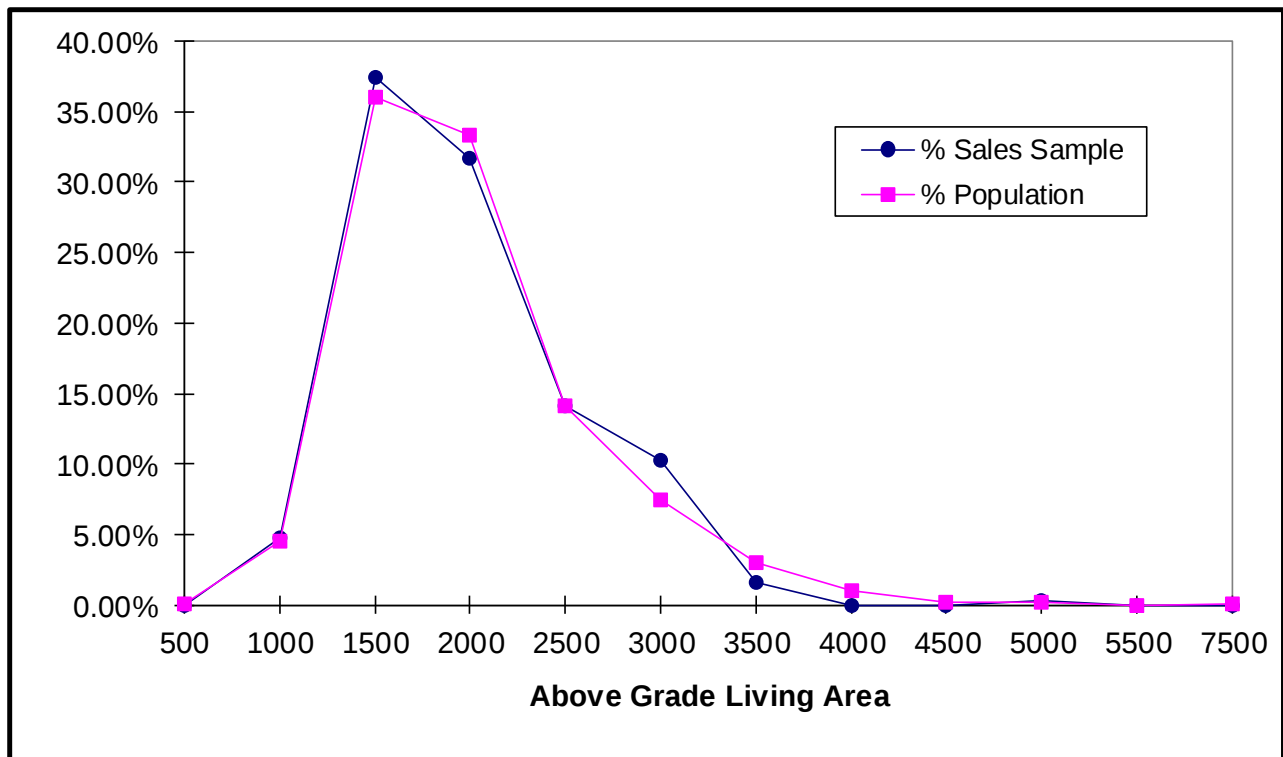


The sales sample frequency distribution follows the population distribution fairly closely with regard to Year Built/Renovated. This distribution is adequate for both accurate analysis and appraisals.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	18	4.71%
1500	143	37.43%
2000	121	31.68%
2500	54	14.14%
3000	39	10.21%
3500	6	1.57%
4000	0	0.00%
4500	0	0.00%
5000	1	0.26%
5500	0	0.00%
7500	0	0.00%
	382	

Population		
AGLA	Frequency	% Population
500	4	0.08%
1000	216	4.48%
1500	1738	36.05%
2000	1610	33.40%
2500	682	14.15%
3000	358	7.43%
3500	142	2.95%
4000	48	1.00%
4500	12	0.25%
5000	8	0.17%
5500	0	0.00%
7500	3	0.06%
	4821	

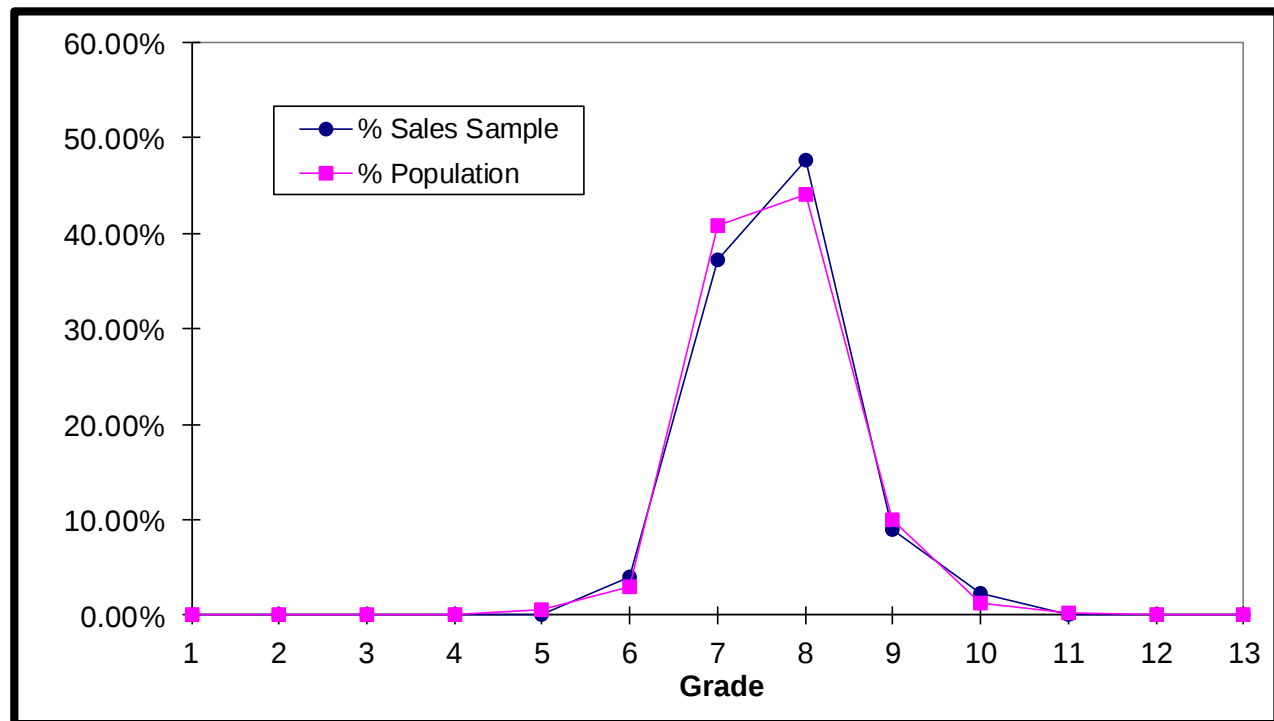


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	15	3.93%
7	142	37.17%
8	182	47.64%
9	34	8.90%
10	9	2.36%
11	0	0.00%
12	0	0.00%
13	0	0.00%
382		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	30	0.62%
6	147	3.05%
7	1966	40.78%
8	2124	44.06%
9	483	10.02%
10	62	1.29%
11	9	0.19%
12	0	0.00%
13	0	0.00%
4821		



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 2012
5. Existing residences where the data for 2012 is significantly different than the data for 2013 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 2012 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 1/1/2013. 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 two characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, Newer House parcels (built/renovated after 2005) were at a higher assessment level than others and their values were adjusted downward. Parcels located in Sub Area 8 (except Newer House parcels) were at a higher assessment level than others and their values were adjusted upward less than other parcels.

With the exception of real property mobile home parcels and parcels with "accessory only" improvements, the new recommended values on all improved parcels were based on the analysis of the 382 useable residential sales in the area.

Sales used in the valuation model were time adjusted to January 1, 2013. The chosen adjustment model was developed using multiple regression. An explanatory adjustment table is included in this report.

Mobile Home Update

There were only two sales of Mobile Homes within this area, therefore Mobile Homes received the 1.041% Change indicated by the sales sample as reflected on the Summary page.

Results

The resulting assessment level is 91.8%. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10.

Application of these recommended values for the 2013 assessment year (taxes payable in 2014) results in an average total change from the 2012 assessments of +4.5%. This increase is due partly to market changes over time and the previous assessment levels.

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

Area 4 Adjustments

2013 Total Value = 2012 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

5.42%

Newer House (Built/Renovated after 2005)	Yes
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% Adjustment	-2.36%
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Sub Area 8 (except Newer Houses)	Yes
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% Adjustment	1.18%
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Comments :

The percentages listed are total adjustments not additive adjustments.

For instance, a Newer House parcel would approximately receive a -2.36% downward adjustment. 96 parcels in the improved population would receive this adjustment. There were 24 sales.

A parcel located in Sub Area 8 (except Newer House parcels) would approximately receive a 1.18% upward adjustment. 587 parcels in the improved population would receive this adjustment. There were 37 sales.

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

Generally Newer House parcels and parcels located in Sub Area 8 were at a higher assessment level than the rest of the population. This model corrects for these strata differences.

86% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 4 Market Value Changes Over Time

In a changing market, recognition of a sales trend to adjust a population of sold properties to a common date is required to allow for value differences over time between a range of sales dates and the assessment date. The following chart shows the % time adjustment required for sales to reflect the indicated market value as of the assessment date, **January 1, 2013**.

For example, a sale of \$525000 which occurred on August 1, 2010 would be adjusted by the time trend factor of 0.988, resulting in an adjusted value of \$519000 (\$525000 X 0.988 = \$518700) rounded to the nearest \$1000.

Market Adjustment to 1/1/2013		
Sale Date	Adjustment (Factor)	Equivalent Percent
1/1/2010	0.936	-6.4%
2/1/2010	0.945	-5.5%
3/1/2010	0.953	-4.7%
4/1/2010	0.960	-4.0%
5/1/2010	0.968	-3.2%
6/1/2010	0.975	-2.5%
7/1/2010	0.981	-1.9%
8/1/2010	0.988	-1.2%
9/1/2010	0.994	-0.6%
10/1/2010	0.999	-0.1%
11/1/2010	1.004	0.4%
12/1/2010	1.009	0.9%
1/1/2011	1.013	1.3%
2/1/2011	1.017	1.7%
3/1/2011	1.020	2.0%
4/1/2011	1.023	2.3%
5/1/2011	1.026	2.6%
6/1/2011	1.028	2.8%
7/1/2011	1.030	3.0%
8/1/2011	1.032	3.2%
9/1/2011	1.033	3.3%
10/1/2011	1.034	3.4%
11/1/2011	1.035	3.5%
12/1/2011	1.035	3.5%
1/1/2012	1.034	3.4%
2/1/2012	1.034	3.4%
3/1/2012	1.032	3.2%
4/1/2012	1.031	3.1%
5/1/2012	1.029	2.9%
6/1/2012	1.027	2.7%
7/1/2012	1.024	2.4%
8/1/2012	1.021	2.1%
9/1/2012	1.018	1.8%
10/1/2012	1.014	1.4%
11/1/2012	1.010	1.0%
12/1/2012	1.005	0.5%
1/1/2013	1.000	0.0%

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

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	418190	0070	4/23/10	\$256,500	\$248,000	1060	6	1950	Good	7200	N	N	18912 32ND AVE NE
1	402290	1310	11/17/10	\$215,000	\$216,000	1110	6	1947	Avg	12530	N	N	19811 32ND AVE NE
1	418190	0075	4/23/10	\$300,000	\$290,000	1390	6	1950	VGood	7506	N	N	18906 32ND AVE NE
1	866590	0031	5/2/11	\$282,950	\$290,000	860	7	1982	Avg	6188	N	N	19236 25TH AVE NE
1	866590	0026	11/14/12	\$299,000	\$301,000	860	7	1982	Avg	5046	N	N	19315 BALLINGER WAY NE
1	319790	0060	11/30/12	\$260,000	\$261,000	890	7	1953	Avg	7273	N	N	18534 29TH AVE NE
1	319790	0055	5/26/10	\$345,000	\$336,000	890	7	1953	Good	7273	N	N	18528 29TH AVE NE
1	402290	1393	8/16/12	\$203,000	\$207,000	940	7	1971	Avg	7200	N	N	3114 NE 195TH ST
1	866590	0295	6/1/11	\$302,500	\$311,000	940	7	1983	Avg	6510	N	N	19040 LAGO PL NE
1	866590	0067	12/21/10	\$221,500	\$224,000	1000	7	1953	Avg	5772	N	N	18917 FOREST PARK DR NE
1	402290	0494	12/7/12	\$195,000	\$196,000	1010	7	1965	Avg	9798	N	N	20424 33RD AVE NE
1	319790	0080	11/16/10	\$296,500	\$298,000	1060	7	1952	Avg	10867	N	N	2830 NE 187TH ST
1	866590	0305	4/27/10	\$260,000	\$251,000	1120	7	1939	Good	13087	N	N	19018 LAGO PL NE
1	942550	0065	7/26/12	\$199,000	\$203,000	1130	7	1954	Avg	15177	N	N	19027 BALLINGER WAY NE
1	402290	1327	11/2/11	\$287,000	\$297,000	1130	7	1976	Avg	10109	N	N	3122 NE 197TH PL
1	615290	0333	4/20/10	\$289,950	\$280,000	1170	7	1949	Good	11481	N	N	18715 BALLINGER WAY NE
1	115562	0050	6/20/11	\$342,300	\$352,000	1170	7	1973	Good	7864	N	N	19502 34TH AVE NE
1	615290	0132	7/19/11	\$350,000	\$361,000	1230	7	1969	Avg	9095	N	N	19024 32ND AVE NE
1	866590	0346	10/7/10	\$285,000	\$285,000	1260	7	1954	Avg	11523	N	N	19038 FOREST PARK DR NE
1	402290	0510	3/22/12	\$258,000	\$266,000	1290	7	1973	Good	15764	N	N	20405 37TH AVE NE
1	115561	0130	5/25/11	\$340,000	\$350,000	1290	7	1970	Good	8027	N	N	3229 NE 204TH ST
1	615290	0402	11/19/10	\$360,000	\$362,000	1320	7	1962	Good	9324	N	N	18528 32ND PL NE
1	615290	0124	1/10/12	\$228,000	\$236,000	1350	7	1949	Good	12150	N	N	3008 NE 190TH ST
1	115560	0050	4/2/12	\$263,000	\$271,000	1400	7	1973	Avg	10876	N	N	19818 31ST AVE NE
1	866590	0240	8/2/12	\$225,000	\$230,000	1420	7	1962	Good	5441	N	N	19017 LAGO PL NE
1	615290	0130	10/23/12	\$339,900	\$344,000	1460	7	1964	Avg	9000	N	N	3204 NE 190TH ST

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

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	866590	0131	10/11/10	\$292,500	\$293,000	1480	7	1935	Good	16250	N	N	18560 26TH AVE NE
1	402290	0571	5/29/12	\$283,500	\$291,000	1480	7	1962	Avg	11750	N	N	20231 37TH AVE NE
1	402290	1390	11/20/12	\$333,900	\$336,000	1490	7	1949	Avg	14380	N	N	3102 NE 195TH ST
1	319790	0030	7/19/12	\$300,000	\$307,000	1530	7	1952	Good	7936	N	N	18543 29TH AVE NE
1	418190	0049	5/2/12	\$240,000	\$247,000	1590	7	1950	Good	8150	N	N	18905 32ND AVE NE
1	402290	1370	2/11/10	\$232,000	\$220,000	1600	7	1955	Fair	24045	N	N	19515 32ND AVE NE
1	115562	0040	11/11/10	\$277,500	\$279,000	1690	7	1974	Good	8225	N	N	19501 35TH AVE NE
1	866590	0019	1/14/10	\$318,000	\$299,000	1700	7	1980	Avg	10023	N	N	19219 BALLINGER WAY NE
1	866590	0019	3/16/12	\$299,950	\$309,000	1700	7	1980	Avg	10023	N	N	19219 BALLINGER WAY NE
1	866590	0324	5/3/12	\$370,000	\$381,000	1920	7	1950	Good	27754	N	N	19243 FOREST PARK DR NE
1	928675	0180	4/12/10	\$335,274	\$323,000	1080	8	1975	Good	7109	N	N	19412 30TH AVE NE
1	928675	0150	1/11/12	\$280,000	\$290,000	1180	8	1975	Avg	7366	N	N	3018 NE 194TH ST
1	401850	0100	12/27/11	\$299,200	\$309,000	1240	8	1976	Avg	7318	N	N	3014 NE 201ST PL
1	402290	1414	5/18/10	\$351,922	\$342,000	1320	8	1977	Avg	14420	N	N	19847 35TH AVE NE
1	267230	0140	4/15/10	\$350,000	\$337,000	1330	8	1978	Avg	7428	N	N	2913 NE 193RD ST
1	267230	0060	8/9/12	\$425,000	\$434,000	1470	8	1979	Avg	7140	N	N	19315 30TH AVE NE
1	397170	1795	7/3/12	\$330,000	\$338,000	1500	8	1967	Avg	7982	N	N	19218 LAGO PL NE
1	115562	0010	6/22/11	\$362,000	\$373,000	1570	8	1973	Good	8746	N	N	19525 35TH AVE NE
1	255730	0050	8/17/12	\$400,000	\$408,000	1600	8	1982	Avg	9942	N	N	2546 NE 191ST ST
1	866590	0209	10/14/10	\$325,000	\$325,000	1610	8	1980	Avg	21272	N	N	18709 23RD AVE NE
1	202700	0110	8/23/11	\$375,000	\$387,000	1870	8	1994	Avg	8734	N	N	20019 33RD AVE NE
1	866590	0250	12/2/10	\$380,000	\$383,000	2020	8	1990	Avg	65775	N	N	18780 23RD AVE NE
1	866590	0098	1/25/11	\$375,000	\$381,000	2040	8	1955	Good	7620	N	N	18965 FOREST PARK DR NE
1	159230	0020	6/19/12	\$340,000	\$349,000	2140	8	1975	Avg	13383	N	N	18714 25TH AVE NE
1	615290	0001	2/27/12	\$359,000	\$371,000	2140	8	1986	Avg	9133	N	N	18815 33RD AVE NE
1	402290	0699	6/13/12	\$340,000	\$349,000	2210	8	1973	Avg	11673	N	N	20113 32ND AVE NE

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

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	866590	0104	4/28/10	\$519,950	\$503,000	2550	8	1978	Avg	35513	N	N	2568 NE 188TH ST
1	402290	0541	8/24/12	\$518,000	\$528,000	2820	8	1983	Avg	13853	N	N	20216 33RD AVE NE
1	159230	0070	7/11/11	\$545,000	\$562,000	2040	9	1978	Avg	30510	N	N	18701 25TH AVE NE
1	856297	0050	6/20/12	\$440,000	\$451,000	2820	9	1999	Avg	8305	N	N	19022 34TH AVE NE
1	402290	1610	8/2/12	\$636,000	\$649,000	3180	9	1942	Good	61433	N	N	19553 35TH AVE NE
2	401990	0100	12/14/12	\$303,000	\$304,000	740	6	1942	Good	12417	N	N	18409 47TH PL NE
2	401930	0440	6/21/11	\$325,000	\$335,000	890	6	1926	Good	20000	N	N	3534 NE 182ND ST
2	402410	1745	9/11/12	\$297,550	\$302,000	990	6	1942	VGood	13423	N	N	18002 25TH AVE NE
2	115410	0285	7/16/12	\$180,000	\$184,000	1000	6	1947	Good	6500	N	N	4075 NE 174TH ST
2	401990	0045	3/28/12	\$177,500	\$183,000	1060	6	1925	Avg	11398	N	N	18453 47TH PL NE
2	401930	0750	6/25/12	\$317,500	\$325,000	1090	6	1918	Avg	27501	N	N	3570 NE 180TH ST
2	115410	0290	6/27/11	\$175,000	\$180,000	1140	6	1947	Avg	6500	N	N	4071 NE 174TH ST
2	402350	1210	4/23/12	\$241,000	\$248,000	1440	6	1950	Fair	66646	N	N	17522 33RD AVE NE
2	401990	0005	3/1/11	\$273,000	\$279,000	1590	6	1916	Good	6930	N	N	18487 47TH PL NE
2	402410	1715	5/13/10	\$253,000	\$246,000	910	7	1955	Avg	8658	N	N	17804 25TH AVE NE
2	402410	1726	3/21/12	\$274,000	\$283,000	1000	7	1961	Avg	14477	N	N	17820 25TH AVE NE
2	928970	0080	6/24/11	\$326,500	\$336,000	1000	7	1955	Good	8555	N	N	18211 29TH PL NE
2	402410	2005	5/20/12	\$285,000	\$293,000	1060	7	1987	Avg	7400	N	N	17849 28TH AVE NE
2	401930	1050	5/16/11	\$299,650	\$308,000	1070	7	1948	Avg	9400	N	N	17846 BALLINGER WAY NE
2	401930	0356	11/15/12	\$270,000	\$272,000	1080	7	1918	Good	18190	N	N	18469 40TH PL NE
2	401930	0393	10/23/12	\$299,950	\$303,000	1100	7	1959	Avg	12000	N	N	18434 BALLINGER WAY NE
2	401930	0210	3/14/12	\$375,000	\$387,000	1100	7	1961	Good	15800	N	N	18403 51ST PL NE
2	401930	0302	10/18/12	\$312,500	\$316,000	1110	7	1950	Good	16586	N	N	18438 40TH PL NE
2	115410	0275	12/21/12	\$220,000	\$220,000	1120	7	1938	Good	15293	N	N	17241 44TH AVE NE
2	928990	0010	2/8/10	\$432,000	\$409,000	1160	7	1958	VGood	11486	N	N	2831 NE 183RD ST
2	558990	0392	9/26/11	\$213,600	\$221,000	1170	7	1958	Avg	8408	N	N	16810 25TH AVE NE

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

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	558990	0391	12/27/11	\$234,900	\$243,000	1170	7	1958	Avg	8130	N	N	2502 NE 168TH ST
2	402350	0595	11/30/11	\$308,500	\$319,000	1180	7	1980	Good	20082	N	N	2924 NE 178TH ST
2	664250	0030	10/19/12	\$244,900	\$248,000	1190	7	1967	Avg	10656	N	N	18222 25TH AVE NE
2	401930	0230	10/27/10	\$310,900	\$312,000	1190	7	1994	Avg	20000	N	N	5120 NE 184TH ST
2	401930	0760	3/27/12	\$225,000	\$232,000	1200	7	1922	Good	32318	N	N	3558 NE 180TH ST
2	402410	1711	10/20/10	\$256,000	\$257,000	1200	7	1955	Good	11342	N	N	17810 25TH AVE NE
2	401930	1220	10/17/11	\$424,000	\$439,000	1220	7	1952	Good	19600	N	N	4714 NE 178TH ST
2	401930	0487	10/24/12	\$299,000	\$302,000	1310	7	1989	Avg	21387	N	N	18423 BALLINGER WAY NE
2	115410	0320	12/18/12	\$219,500	\$220,000	1320	7	1942	Avg	20505	N	N	17411 BROOKSIDE BLVD NE
2	402350	1251	4/29/10	\$290,000	\$280,000	1340	7	1958	Avg	15000	N	N	17140 33RD AVE NE
2	401930	1015	7/18/11	\$344,950	\$356,000	1350	7	1916	VGood	25000	N	N	18220 BALLINGER WAY NE
2	401930	1445	1/4/11	\$650,000	\$659,000	1360	7	2006	Avg	14475	Y	N	17525 BOTHELL WAY NE
2	401930	0241	9/22/10	\$374,000	\$373,000	1370	7	1959	Good	19884	N	N	5212 NE 184TH ST
2	558990	0361	3/2/12	\$275,000	\$284,000	1490	7	1953	Good	7755	N	N	16910 25TH AVE NE
2	402410	0590	11/10/11	\$289,950	\$300,000	1490	7	1938	Avg	16443	N	N	17712 25TH AVE NE
2	401930	1465	5/31/12	\$595,500	\$611,000	1510	7	1959	Good	21410	Y	N	17837 BOTHELL WAY NE
2	553830	0305	9/10/12	\$300,000	\$305,000	1520	7	1958	Avg	18968	N	N	16930 33RD AVE NE
2	402350	0193	3/21/12	\$270,000	\$279,000	1530	7	1962	Avg	10150	N	N	18225 30TH AVE NE
2	402890	0060	8/2/12	\$360,000	\$368,000	1550	7	1960	Good	12800	N	N	3221 NE 181ST ST
2	401930	0425	5/20/11	\$375,000	\$385,000	1570	7	1947	Good	23350	N	N	3510 NE 182ND ST
2	115410	0450	11/11/11	\$310,000	\$321,000	1650	7	1941	Good	20302	N	N	17080 HAMLIN RD NE
2	092604	9025	10/22/12	\$405,000	\$409,000	1720	7	1980	Good	12000	N	N	2651 NE 169TH ST
2	401990	0119	4/3/12	\$339,000	\$349,000	1760	7	1978	Avg	8550	N	N	4942 NE 184TH ST
2	681860	0025	5/5/10	\$415,000	\$402,000	1840	7	1958	Good	9975	N	N	18104 33RD AVE NE
2	402410	0575	1/20/11	\$390,000	\$396,000	1860	7	1979	Avg	15083	N	N	17634 25TH AVE NE
2	401930	0936	7/19/11	\$350,000	\$361,000	1940	7	1946	Good	50105	N	N	17851 BALLINGER WAY NE

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

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	402410	1975	5/30/12	\$319,000	\$328,000	2040	7	1974	Avg	7129	N	N	18025 28TH AVE NE
2	402350	0545	4/26/10	\$400,000	\$387,000	2130	7	1936	VGood	31969	N	N	18004 29TH AVE NE
2	402110	0020	10/18/10	\$349,950	\$351,000	2170	7	1952	Good	28000	N	N	18230 47TH PL NE
2	401930	0725	4/9/10	\$405,000	\$390,000	1210	8	1949	Avg	20311	N	N	3706 NE 180TH ST
2	553830	0280	3/25/10	\$429,900	\$412,000	1280	8	1973	Good	18077	N	N	17023 33RD AVE NE
2	401930	1305	8/5/11	\$418,000	\$431,000	1300	8	1957	Avg	15100	Y	N	5303 NE 178TH ST
2	402350	0822	5/5/10	\$505,000	\$489,000	1320	8	2005	Avg	13080	N	N	2836 NE 178TH ST
2	402350	0455	12/7/11	\$482,500	\$499,000	1460	8	1958	VGood	17863	N	N	3305 NE 180TH ST
2	401930	0145	3/21/11	\$575,000	\$588,000	1480	8	1921	VGood	37405	N	N	5150 NE 180TH ST
2	401930	0051	9/2/11	\$390,000	\$403,000	1490	8	1959	VGood	11371	N	N	5211 NE 184TH ST
2	115410	0555	7/30/12	\$455,000	\$465,000	1500	8	1963	Avg	12626	N	N	3753 NE 170TH PL
2	260020	0260	9/26/12	\$350,000	\$355,000	1510	8	1987	Avg	8274	N	N	2518 NE 184TH PL
2	401990	0190	11/16/10	\$465,000	\$468,000	1520	8	1976	VGood	22064	N	N	18476 47TH PL NE
2	115410	0250	6/21/11	\$389,000	\$401,000	1560	8	1936	VGood	21000	N	N	17074 BROOKSIDE BLVD NE
2	081750	0070	9/30/11	\$266,000	\$275,000	1620	8	1968	Good	7325	N	N	17766 28TH AVE NE
2	553830	0145	11/22/11	\$443,500	\$459,000	1630	8	1958	Good	11371	N	N	3210 NE 167TH ST
2	558990	0366	12/9/11	\$254,250	\$263,000	1640	8	1951	Avg	12725	N	N	16908 25TH AVE NE
2	883290	0265	3/9/12	\$402,000	\$415,000	1710	8	1960	Good	10450	Y	N	5508 NE 180TH ST
2	402350	0293	7/16/12	\$451,600	\$462,000	1710	8	1990	Avg	17882	N	N	3325 NE 181ST ST
2	401930	1404	4/25/11	\$460,000	\$472,000	1770	8	1960	Avg	14850	N	N	4759 NE 178TH ST
2	402290	6491	1/26/11	\$380,000	\$386,000	1830	8	1964	Avg	11949	N	N	5005 NE 187TH ST
2	402350	0227	10/15/12	\$440,000	\$445,000	1850	8	1983	Avg	19895	N	N	2617 NE 185TH ST
2	401990	0150	10/27/10	\$375,000	\$376,000	1910	8	1973	Good	33154	N	N	18434 47TH PL NE
2	401930	0775	1/27/11	\$340,000	\$346,000	1920	8	1964	Good	26754	N	N	3523 NE 182ND ST
2	402410	1965	11/29/11	\$325,000	\$336,000	1920	8	1984	Avg	8134	N	N	18029 28TH AVE NE
2	401930	1130	4/27/12	\$450,250	\$463,000	1930	8	1947	Good	18000	Y	N	5300 NE 178TH ST

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

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	401930	1055	2/1/12	\$385,000	\$398,000	1940	8	1930	Good	15000	N	N	17836 BALLINGER WAY NE
2	402350	0954	7/26/12	\$410,500	\$419,000	1940	8	1993	Avg	6834	N	N	2638 NE 184TH PL
2	260020	0040	8/30/11	\$380,000	\$393,000	1960	8	1986	Avg	9691	N	N	2529 NE 184TH PL
2	260020	0220	1/21/11	\$475,000	\$482,000	1990	8	1988	Avg	12473	N	N	2710 NE 184TH PL
2	115410	0380	12/11/12	\$410,500	\$412,000	2010	8	1941	Good	19800	N	N	17069 BROOKSIDE BLVD NE
2	260020	0160	5/23/11	\$355,500	\$365,000	2150	8	1986	Avg	7202	N	N	2735 NE 184TH PL
2	402350	0640	12/7/10	\$340,000	\$343,000	2260	8	1957	Good	22320	N	N	3047 NE 180TH ST
2	402350	1233	3/30/10	\$600,000	\$576,000	2530	8	1992	Avg	28761	N	N	3369 NE 178TH ST
2	402290	6510	7/28/10	\$450,000	\$444,000	3020	8	1942	Good	36986	N	N	4921 NE 187TH ST
2	401930	1375	6/18/12	\$400,000	\$410,000	1840	9	1929	Good	17841	N	N	4755 NE 178TH ST
2	115410	0541	4/12/12	\$565,000	\$582,000	2390	9	2005	Avg	13132	N	N	17008 37TH AVE NE
2	401930	0475	7/25/12	\$719,000	\$735,000	2700	9	1970	Good	40999	N	N	18235 40TH AVE NE
2	402350	1250	7/18/11	\$595,000	\$614,000	2740	9	1998	Avg	36679	N	N	17133 35TH AVE NE
2	401930	1198	11/14/11	\$507,500	\$525,000	2050	10	1958	Good	14560	N	N	5021 NE 180TH ST
2	401930	1270	9/11/12	\$900,000	\$915,000	2090	10	1968	VGood	51200	Y	N	5030 NE 178TH ST
2	401930	0836	6/6/11	\$850,000	\$875,000	2720	10	2004	Avg	28898	N	N	17885 40TH AVE NE
2	401930	1155	6/1/10	\$1,000,000	\$975,000	2870	10	2007	Avg	32057	N	N	5131 NE 180TH ST
2	402350	1196	5/23/11	\$650,000	\$668,000	2970	10	1991	Avg	23714	N	N	17750 33RD AVE NE
2	401930	0067	2/23/11	\$1,140,000	\$1,162,000	5000	10	2007	Avg	25761	Y	N	5474 NE 180TH ST
3	402770	1251	9/8/10	\$307,475	\$306,000	920	6	1935	Good	8765	N	N	5305 NE 193RD ST
3	267810	0035	10/14/11	\$195,000	\$202,000	1160	6	1953	Good	6055	N	N	18514 36TH PL NE
3	032604	9047	6/14/11	\$199,950	\$206,000	760	7	1949	Avg	10418	N	N	3715 NE 194TH ST
3	928910	0130	11/15/11	\$223,000	\$231,000	1160	7	1963	Avg	10870	N	N	4033 NE 196TH ST
3	032604	9123	5/26/12	\$260,000	\$267,000	1190	7	1984	Avg	8379	N	N	19348 35TH AVE NE
3	402290	2991	9/21/10	\$325,000	\$324,000	1200	7	1959	Avg	9960	N	N	19514 40TH PL NE
3	402290	2991	9/26/12	\$335,000	\$340,000	1200	7	1959	Avg	9960	N	N	19514 40TH PL NE

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

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	342510	0015	5/11/12	\$283,500	\$292,000	1210	7	1957	Avg	18893	Y	N	19620 53RD AVE NE
3	380000	0200	12/7/11	\$308,000	\$319,000	1220	7	1962	Avg	9639	Y	N	4725 NE 203RD ST
3	032604	9092	11/14/11	\$293,000	\$303,000	1240	7	1966	Avg	7800	N	N	3732 NE 193RD ST
3	259320	0080	4/8/10	\$367,000	\$353,000	1250	7	1961	Good	9412	N	N	3751 NE 192ND ST
3	402770	0320	11/12/12	\$375,000	\$378,000	1270	7	2002	Avg	6600	N	N	5425 NE 204TH ST
3	346100	0130	5/23/12	\$382,000	\$393,000	1270	7	1961	Avg	10987	N	N	19131 47TH PL NE
3	032604	9042	4/13/10	\$260,000	\$250,000	1290	7	1962	Avg	11218	N	N	3601 NE 195TH ST
3	402290	2260	7/11/11	\$317,500	\$327,000	1300	7	1961	Avg	19017	N	N	19053 40TH PL NE
3	032604	9118	2/13/12	\$290,000	\$300,000	1340	7	1980	Avg	10797	N	N	3527 NE 190TH PL
3	570870	0020	11/6/12	\$310,000	\$313,000	1350	7	1966	Avg	9671	N	N	20404 55TH PL NE
3	259320	0030	4/4/11	\$342,500	\$351,000	1360	7	1961	VGood	8400	N	N	3717 NE 192ND ST
3	402290	2731	1/28/11	\$255,000	\$259,000	1380	7	1932	Fair	18763	N	N	19552 40TH PL NE
3	402770	0529	8/28/12	\$280,000	\$285,000	1390	7	1967	Good	11000	N	N	5403 NE 195TH ST
3	402770	0499	6/10/10	\$273,000	\$267,000	1420	7	1960	Avg	9600	N	N	19519 55TH AVE NE
3	402290	4750	6/15/10	\$400,000	\$391,000	1460	7	1967	Good	9504	N	N	18744 45TH PL NE
3	402290	2461	6/24/10	\$367,500	\$360,000	1470	7	1973	Good	11172	N	N	18729 40TH PL NE
3	402770	0514	2/24/12	\$307,100	\$317,000	1520	7	1968	Good	8510	N	N	5414 NE 195TH ST
3	402290	6284	9/24/12	\$366,500	\$372,000	1680	7	1959	Avg	9400	N	N	18717 53RD AVE NE
3	386240	0020	10/24/10	\$312,000	\$313,000	2000	7	1964	Avg	12157	N	N	5006 NE 188TH ST
3	402290	0257	8/20/10	\$312,000	\$309,000	1140	8	1981	Avg	9491	N	N	19718 40TH CT NE
3	928900	0040	10/14/11	\$324,900	\$336,000	1150	8	1960	Avg	9950	N	N	19543 38TH AVE NE
3	928900	0010	5/10/12	\$316,500	\$326,000	1210	8	1961	Avg	10900	N	N	19559 38TH AVE NE
3	401711	0330	8/22/12	\$370,500	\$377,000	1210	8	1977	Good	7200	N	N	20319 46TH PL NE
3	885770	0010	2/7/11	\$266,000	\$271,000	1220	8	1966	Avg	8690	N	N	3723 NE 194TH ST
3	392880	0052	11/14/11	\$375,000	\$388,000	1220	8	1977	Good	17316	N	N	5007 NE 197TH ST
3	402290	3070	9/24/12	\$394,000	\$400,000	1230	8	1961	Good	46609	N	N	19216 40TH PL NE

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

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	402290	5391	8/29/11	\$335,000	\$346,000	1260	8	1959	Avg	19199	N	N	18718 40TH PL NE
3	440080	0061	10/1/10	\$329,000	\$329,000	1280	8	1969	Good	10447	N	N	4621 NE 192ND ST
3	402770	0013	6/23/11	\$330,000	\$340,000	1300	8	1979	Good	18318	N	N	4523 NE 201ST PL
3	402770	0013	11/28/12	\$345,000	\$347,000	1300	8	1979	Good	18318	N	N	4523 NE 201ST PL
3	402290	5670	4/11/12	\$425,001	\$438,000	1310	8	1962	Avg	9277	N	N	4734 NE 192ND PL
3	345910	0080	12/16/10	\$317,000	\$320,000	1320	8	1967	Good	7400	N	N	5444 NE 200TH PL
3	345900	0180	8/15/12	\$330,000	\$336,000	1320	8	1965	Avg	10700	Y	N	20147 53RD AVE NE
3	345970	0200	8/12/11	\$400,800	\$414,000	1340	8	1979	Good	10890	N	N	4027 NE 204TH ST
3	073201	0050	10/15/12	\$459,950	\$465,000	1340	8	1983	Avg	17673	N	N	4403 NE 187TH PL
3	402290	4919	12/17/10	\$410,000	\$414,000	1360	8	1973	Good	11320	N	N	18707 45TH CT NE
3	276360	0030	9/7/10	\$405,000	\$403,000	1380	8	1963	VGood	12153	Y	N	5014 NE 194TH PL
3	032604	9112	7/16/12	\$265,000	\$271,000	1410	8	1976	Avg	11829	N	N	3508 NE 189TH PL
3	402770	0396	4/10/12	\$375,000	\$386,000	1410	8	1998	Avg	12000	N	N	19825 55TH AVE NE
3	401760	0070	10/19/10	\$359,950	\$361,000	1420	8	1976	Good	10240	N	N	4011 NE 195TH PL
3	379060	0020	4/5/12	\$387,500	\$399,000	1450	8	1972	Avg	9600	N	N	19736 40TH CT NE
3	736620	0060	10/10/11	\$465,000	\$481,000	1460	8	1981	Avg	13238	Y	N	5324 NE 190TH ST
3	401711	0300	3/4/11	\$380,000	\$388,000	1470	8	1977	Avg	11352	N	N	20332 46TH PL NE
3	032604	9058	6/26/12	\$369,000	\$378,000	1470	8	1955	Avg	13425	N	N	18492 BALLINGER WAY NE
3	402770	0593	3/22/12	\$365,500	\$377,000	1490	8	1983	Good	13461	N	N	5225 NE 193RD PL
3	885770	0030	5/25/11	\$325,000	\$334,000	1520	8	1967	Avg	8840	N	N	3737 NE 194TH ST
3	402290	2000	2/23/11	\$350,000	\$357,000	1530	8	1969	Avg	11800	N	N	19607 40TH PL NE
3	402290	2000	9/4/12	\$395,000	\$402,000	1530	8	1969	Avg	11800	N	N	19607 40TH PL NE
3	345910	0050	3/2/10	\$370,000	\$353,000	1540	8	1976	Avg	9176	N	N	5458 NE 200TH PL
3	032604	9024	4/20/10	\$379,950	\$367,000	1550	8	1968	Avg	11310	N	N	19222 37TH AVE NE
3	771700	0050	2/27/12	\$310,000	\$320,000	1580	8	1961	Avg	9300	N	N	3808 NE 190TH PL
3	345970	0310	4/30/10	\$500,000	\$484,000	1580	8	1978	Good	11720	Y	N	20211 41ST PL NE

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

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	402290	5473	2/23/12	\$450,000	\$465,000	1590	8	2012	Avg	12480	N	N	18900 40TH PL NE
3	402290	2718	3/20/12	\$439,950	\$454,000	1590	8	2012	Avg	9600	N	N	19612 40TH PL NE
3	402290	0125	8/10/12	\$450,000	\$459,000	1590	8	1968	Good	11870	N	N	20307 42ND AVE NE
3	402290	2715	6/22/11	\$390,000	\$402,000	1640	8	1993	VGood	10277	N	N	4033 NE 197TH ST
3	032604	9071	10/13/10	\$300,000	\$300,000	1670	8	1975	Avg	10419	N	N	3528 NE 189TH PL
3	932340	0020	6/11/12	\$422,000	\$433,000	1670	8	1974	Avg	11183	N	N	4014 NE 185TH ST
3	401800	0040	9/2/10	\$375,000	\$373,000	1690	8	1958	Avg	11038	N	N	3721 NE 187TH ST
3	401700	0090	4/25/10	\$476,000	\$460,000	1760	8	1970	Good	9850	N	N	20367 45TH AVE NE
3	259740	0310	6/30/11	\$375,000	\$386,000	1810	8	1977	Avg	9600	N	N	20302 44TH AVE NE
3	402770	0322	11/19/12	\$419,000	\$422,000	1830	8	1977	Avg	16235	Y	N	20304 54TH LN NE
3	345970	0020	6/3/10	\$440,000	\$429,000	1860	8	1978	Good	8050	N	N	4044 NE 204TH ST
3	928898	0110	2/27/12	\$419,990	\$434,000	1910	8	2012	Avg	7213	N	N	5419 NE 197TH PL
3	402290	2100	2/9/10	\$355,000	\$336,000	1930	8	1973	Avg	9580	N	N	3826 NE 195TH PL
3	401711	0460	11/8/11	\$499,000	\$516,000	1940	8	1978	Good	11843	N	N	4518 NE 204TH PL
3	402290	3375	5/25/11	\$420,000	\$432,000	1970	8	1946	Good	11294	N	N	4629 NE 195TH ST
3	402290	3395	5/8/12	\$349,000	\$359,000	2000	8	1965	Avg	12020	N	N	19329 47TH AVE NE
3	402290	2102	9/3/10	\$318,000	\$316,000	2060	8	1966	Avg	10515	N	N	19533 40TH PL NE
3	402290	2245	5/25/10	\$455,000	\$443,000	2090	8	1967	Good	48787	N	N	19211 40TH PL NE
3	402290	2728	3/9/10	\$425,000	\$406,000	2090	8	1993	Avg	11650	N	N	4022 NE 196TH ST
3	932340	0030	5/16/12	\$544,950	\$560,000	2090	8	1974	Avg	17179	N	N	4024 NE 185TH ST
3	259747	0020	4/19/12	\$422,000	\$435,000	2120	8	1985	Avg	9870	N	N	5235 NE 193RD PL
3	401800	0010	11/29/11	\$415,000	\$429,000	2130	8	1960	Good	11245	N	N	3712 NE 187TH ST
3	771810	0065	4/13/10	\$360,000	\$347,000	2170	8	1953	Good	9248	N	N	3514 NE 187TH ST
3	259740	0090	7/7/10	\$515,000	\$506,000	2170	8	1976	Good	10300	N	N	4205 NE 203RD ST
3	402290	4891	9/6/11	\$475,000	\$491,000	2180	8	1976	Good	17212	N	N	18730 45TH PL NE
3	570870	0140	10/6/11	\$285,000	\$295,000	2190	8	1978	Avg	9600	N	N	4728 NE 204TH ST

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

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	402770	1256	9/12/11	\$385,000	\$398,000	2240	8	2000	Avg	9076	N	N	19212 53RD CT NE
3	928898	0030	6/14/12	\$424,990	\$436,000	2300	8	2012	Avg	6416	N	N	5416 NE 197TH PL
3	928898	0090	5/3/12	\$434,990	\$448,000	2300	8	2012	Avg	7184	N	N	5409 NE 197TH PL
3	928898	0020	5/24/12	\$419,990	\$432,000	2300	8	2012	Avg	5584	N	N	5420 NE 197TH PL
3	928898	0010	6/11/12	\$415,990	\$427,000	2300	8	2012	Avg	5872	N	N	5426 NE 197TH PL
3	928898	0050	3/26/12	\$434,990	\$449,000	2320	8	2012	Avg	8000	N	N	5408 NE 197TH PL
3	928898	0040	6/22/12	\$429,990	\$441,000	2320	8	2012	Avg	7408	N	N	5412 NE 197TH PL
3	066200	0005	12/28/12	\$370,000	\$370,000	2410	8	1967	Avg	15515	N	N	5030 NE 197TH ST
3	402290	5472	11/23/11	\$455,000	\$471,000	2500	8	2011	Avg	9604	N	N	18908 40TH PL NE
3	402290	2081	5/17/11	\$348,000	\$358,000	2590	8	1964	Avg	12000	N	N	19524 38TH AVE NE
3	928898	0120	4/24/12	\$449,990	\$463,000	2690	8	2012	Avg	7213	N	N	5425 NE 197TH PL
3	928898	0100	4/24/12	\$457,990	\$472,000	2690	8	2012	Avg	7215	N	N	5413 NE 197TH PL
3	928898	0070	7/10/12	\$459,990	\$471,000	2720	8	2012	Avg	13057	Y	N	5401 NE 197TH PL
3	928898	0080	5/23/12	\$454,990	\$467,000	2720	8	2012	Avg	7251	Y	N	5405 NE 197TH PL
3	440070	0010	8/22/11	\$480,000	\$496,000	3060	8	1961	VGood	9811	N	N	19431 46TH AVE NE
3	402290	5470	5/12/10	\$462,500	\$449,000	1830	9	2007	Avg	11130	N	N	18904 40TH PL NE
3	812860	0030	8/22/12	\$529,000	\$539,000	2030	9	1987	Avg	17903	Y	N	19536 44TH AVE NE
3	402290	7832	12/11/12	\$540,000	\$542,000	2290	9	1998	Avg	10250	Y	N	18516 53RD AVE NE
3	259740	0210	7/8/11	\$505,000	\$521,000	2450	9	1977	Good	12230	N	N	4220 NE 203RD PL
3	402290	2565	12/17/12	\$404,000	\$405,000	2460	9	1970	Avg	19990	N	N	19600 44TH PL NE
3	812860	0100	8/11/11	\$479,000	\$495,000	2460	9	1989	Avg	13320	N	N	19563 44TH AVE NE
3	812860	0120	8/18/10	\$426,000	\$422,000	2520	9	1979	Avg	19375	N	N	19531 44TH AVE NE
3	402290	2931	5/18/11	\$592,000	\$608,000	2530	9	2006	Avg	11250	Y	N	19491 45TH AVE NE
3	402290	2990	6/27/12	\$610,000	\$625,000	2680	9	2010	Avg	10700	N	N	4034 NE 195TH ST
3	402290	6350	5/9/11	\$615,000	\$631,000	2730	9	1956	Good	36730	N	N	5207 NE 187TH ST
3	402290	7712	3/9/10	\$600,000	\$573,000	2790	9	1972	Good	10969	Y	N	5325 NE 190TH ST

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

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	032604	9132	8/24/11	\$540,000	\$558,000	3500	9	1998	Avg	7347	N	N	19021 37TH AVE NE
3	402290	0480	12/10/12	\$455,000	\$457,000	2820	10	2006	Avg	9637	N	N	4240 NE 197TH ST
4	414090	0320	9/15/11	\$186,000	\$192,000	830	7	1977	Fair	10870	N	N	18810 56TH AVE NE
4	618170	0385	2/16/11	\$223,708	\$228,000	1020	7	1952	Avg	7500	Y	N	6531 NE 182ND ST
4	112604	9045	11/22/11	\$385,500	\$399,000	1030	7	1946	Avg	15477	Y	N	6232 NE 182ND ST
4	381870	0015	6/29/11	\$239,950	\$247,000	1230	7	1955	Good	8300	N	N	6120 NE 187TH ST
4	617870	0068	10/5/12	\$305,000	\$309,000	1260	7	1958	Avg	10725	Y	N	6204 NE 185TH ST
4	414090	0335	8/19/11	\$309,950	\$320,000	1330	7	1968	Good	9440	N	N	18830 57TH AVE NE
4	414050	0065	3/25/10	\$290,000	\$278,000	1340	7	1957	Good	9450	N	N	18749 60TH AVE NE
4	670820	0220	3/6/10	\$365,000	\$348,000	1340	7	1973	Avg	13600	N	N	19120 67TH AVE NE
4	414050	0125	12/15/11	\$240,000	\$248,000	1350	7	1958	Avg	9375	N	N	18732 58TH AVE NE
4	112604	9105	7/8/11	\$250,000	\$258,000	1360	7	1955	Avg	13372	N	N	18423 61ST PL NE
4	670810	0060	3/26/12	\$412,500	\$425,000	1370	7	1978	Good	12352	N	N	19108 67TH AVE NE
4	883290	0585	4/7/10	\$457,000	\$440,000	1400	7	1958	Avg	12393	Y	N	5826 NE 181ST ST
4	670810	0015	8/17/10	\$275,000	\$272,000	1420	7	1955	Avg	9750	N	N	6619 NE 191ST ST
4	670820	0120	5/14/12	\$395,000	\$406,000	1460	7	1977	Good	13785	N	N	6624 NE 194TH ST
4	381550	0125	9/28/10	\$267,500	\$267,000	1480	7	1960	Avg	11286	N	N	18255 66TH AVE NE
4	112604	9096	2/18/11	\$272,000	\$277,000	1530	7	1956	Avg	10283	N	N	18429 61ST PL NE
4	670810	0045	2/11/10	\$386,000	\$366,000	1540	7	1955	Good	12400	N	N	6632 NE 191ST ST
4	414090	0165	9/2/10	\$330,000	\$328,000	1550	7	1960	Avg	8665	N	N	18523 57TH AVE NE
4	381630	0105	12/9/10	\$355,000	\$358,000	1560	7	1979	Good	10125	N	N	6175 NE 187TH PL
4	670820	0170	8/24/11	\$359,500	\$371,000	1570	7	1976	Good	13010	N	N	19330 67TH AVE NE
4	883290	0455	12/7/10	\$429,000	\$433,000	1580	7	1958	Good	14413	Y	N	18250 58TH AVE NE
4	618170	0620	8/21/12	\$279,000	\$284,000	1600	7	1983	Avg	6863	Y	N	6234 NE 182ND ST
4	414050	0095	2/15/11	\$253,500	\$258,000	1600	7	1961	Avg	10797	N	N	18701 60TH AVE NE
4	381870	0175	4/25/12	\$265,000	\$273,000	1600	7	1957	Avg	34040	N	N	18515 61ST PL NE

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

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	414050	0180	4/29/12	\$484,500	\$499,000	1660	7	1958	Good	17240	N	N	18709 58TH AVE NE
4	381630	0075	7/30/12	\$306,000	\$313,000	1670	7	1954	Good	8294	N	N	6160 NE 185TH ST
4	414090	0195	7/27/11	\$320,000	\$330,000	1700	7	1964	Avg	12875	N	N	5524 NE 187TH ST
4	670810	0050	1/10/11	\$245,000	\$248,000	1710	7	1955	Avg	13125	N	N	19111 67TH AVE NE
4	381710	0015	11/26/12	\$410,000	\$412,000	1800	7	1955	VGood	9290	N	N	6132 NE 188TH PL
4	414090	0315	10/7/11	\$280,000	\$290,000	1820	7	1977	Avg	10000	N	N	18813 57TH AVE NE
4	414050	0035	12/9/10	\$340,000	\$343,000	1930	7	1989	Good	15900	N	N	18716 60TH AVE NE
4	414050	0150	6/1/12	\$340,000	\$349,000	1950	7	1958	Avg	10235	N	N	18761 58TH AVE NE
4	617870	0140	10/3/12	\$471,000	\$477,000	2520	7	1957	Avg	22500	N	N	18723 64TH AVE NE
4	414090	0110	7/2/12	\$430,000	\$440,000	2780	7	1966	Avg	11900	N	N	5545 NE 187TH ST
4	414090	0280	6/13/11	\$346,000	\$356,000	1250	8	1974	Good	22170	N	N	18559 58TH AVE NE
4	617893	0290	12/7/11	\$371,000	\$384,000	1390	8	1981	Avg	9730	Y	N	6512 NE 188TH ST
4	381550	0040	12/14/11	\$260,000	\$269,000	1410	8	1959	Avg	9900	N	N	6428 NE 184TH ST
4	112604	9095	9/28/12	\$400,000	\$406,000	1410	8	1954	Avg	10208	Y	N	18222 62ND AVE NE
4	381550	0110	8/12/11	\$439,000	\$453,000	1430	8	1959	VGood	13520	N	N	6465 NE 183RD ST
4	883351	0320	6/17/10	\$387,000	\$379,000	1510	8	1977	Avg	10006	Y	N	19327 65TH PL NE
4	670820	0360	5/12/10	\$429,000	\$416,000	1510	8	1962	Good	12490	N	N	6547 NE 192ND ST
4	039700	0230	1/10/11	\$359,000	\$364,000	1560	8	1976	Avg	14600	N	N	18519 64TH PL NE
4	883290	0125	11/8/10	\$420,000	\$422,000	1590	8	1957	Good	12783	Y	N	5674 NE 180TH ST
4	883290	0055	6/28/12	\$390,000	\$400,000	1620	8	1960	Good	12066	Y	N	5735 NE 180TH ST
4	617893	0160	6/12/12	\$470,000	\$482,000	1660	8	1985	Avg	10121	N	N	18822 66TH AVE NE
4	414009	0230	7/30/12	\$385,000	\$393,000	1680	8	1977	Avg	10938	N	N	6145 NE 194TH PL
4	414090	0215	7/1/11	\$517,950	\$534,000	1700	8	1973	Good	10800	Y	N	18714 55TH AVE NE
4	883290	0725	11/18/11	\$515,000	\$533,000	1830	8	1958	Avg	11238	Y	N	18126 60TH AVE NE
4	039700	0030	12/6/11	\$326,000	\$337,000	1840	8	1976	Avg	9660	Y	N	6504 NE 188TH ST
4	883290	0440	6/16/11	\$463,885	\$478,000	1900	8	1959	Good	12509	Y	N	18242 58TH AVE NE

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

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	883140	0061	5/29/12	\$293,100	\$301,000	1920	8	1967	Avg	10415	N	N	18175 60TH PL NE
4	414090	0225	11/4/10	\$575,000	\$578,000	1930	8	1962	Good	12385	Y	N	18726 55TH AVE NE
4	381670	0095	11/16/10	\$399,000	\$402,000	1950	8	1959	Avg	13810	Y	N	18711 KENLAKE PL NE
4	039710	0100	6/12/12	\$417,000	\$428,000	2070	8	1976	Avg	10272	N	N	6416 NE 188TH ST
4	670820	0280	8/23/12	\$407,500	\$415,000	2160	8	1963	Avg	12664	N	N	19331 67TH AVE NE
4	617870	0100	4/29/11	\$320,500	\$329,000	2180	8	1955	Fair	24750	N	N	18722 62ND AVE NE
4	883290	0640	11/5/12	\$455,950	\$460,000	2210	8	1957	Avg	11800	Y	N	5847 NE 181ST ST
4	883290	0120	6/17/10	\$500,000	\$489,000	2300	8	1955	Avg	12682	Y	N	5666 NE 180TH ST
4	617870	0115	4/16/12	\$445,000	\$458,000	2350	8	1985	Avg	24750	N	N	18738 62ND AVE NE
4	689181	0280	6/7/11	\$460,000	\$473,000	2510	8	1986	Avg	10328	N	N	6369 NE 193RD PL
4	617870	0131	9/14/10	\$442,000	\$440,000	2560	8	1967	Good	14420	N	N	18750 63RD AVE NE
4	689180	0180	3/27/12	\$480,000	\$495,000	2560	8	1989	Avg	9886	N	N	19330 63RD AVE NE
4	414009	0080	7/26/12	\$303,000	\$310,000	2580	8	1972	Avg	6900	N	N	19124 KENLAKE PL NE
4	689181	0410	8/24/11	\$570,000	\$589,000	2700	8	1987	Avg	12213	Y	N	6439 NE 192ND PL
4	883290	0325	1/26/10	\$530,000	\$500,000	2720	8	1968	VGood	12011	N	N	18219 58TH AVE NE
4	381630	0020	12/22/12	\$475,000	\$476,000	2780	8	1954	Avg	15172	N	N	6170 NE 185TH ST
4	689180	0090	12/28/10	\$485,000	\$491,000	2820	8	1984	Avg	9722	N	N	6318 NE 192ND CT
4	689182	0180	8/10/12	\$459,900	\$469,000	3060	8	1983	Avg	9841	N	N	6228 NE 193RD ST
4	883290	0565	1/24/10	\$552,000	\$520,000	1790	9	1966	VGood	11217	Y	N	18131 60TH AVE NE
4	883290	0070	12/2/10	\$454,000	\$458,000	1910	9	1963	Avg	13414	Y	N	5711 NE 180TH ST
4	618170	0196	1/25/10	\$605,000	\$571,000	2200	9	2007	Avg	7803	Y	N	6267 NE 182ND ST
4	039710	0220	5/22/12	\$468,950	\$482,000	2480	9	1964	Good	10330	N	N	18535 64TH PL NE
4	689182	0190	6/15/10	\$470,000	\$460,000	2580	9	1989	Avg	9910	N	N	6220 NE 193RD ST
4	689182	0240	8/31/11	\$568,950	\$588,000	2610	9	1987	Avg	9629	N	N	19005 62ND AVE NE
4	381670	0060	9/27/12	\$477,990	\$485,000	2630	9	2002	Avg	13520	N	N	18779 KENLAKE PL NE
4	381670	0050	5/18/11	\$665,000	\$683,000	2660	9	1967	VGood	13028	Y	N	18744 KENLAKE PL NE

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

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	689180	0440	2/15/11	\$600,000	\$611,000	2670	9	1988	Avg	12002	N	N	19401 63RD AVE NE
4	689182	0080	3/26/12	\$413,000	\$426,000	2800	9	1989	Avg	9710	N	N	6233 NE 191ST ST
4	689180	0140	1/5/11	\$547,257	\$555,000	3340	9	1983	Avg	10852	N	N	19300 63RD AVE NE
4	617870	0050	7/11/12	\$648,000	\$663,000	2030	10	1964	Good	18545	Y	N	6303 NE 185TH ST
4	617870	0050	12/1/11	\$642,000	\$664,000	2030	10	1964	Good	18545	Y	N	6303 NE 185TH ST
8	797990	0381	12/16/11	\$229,950	\$238,000	780	6	1951	Avg	6527	N	N	3420 NE 160TH ST
8	553830	0425	7/7/10	\$505,000	\$496,000	1130	7	1955	VGood	16434	N	N	16547 34TH AVE NE
8	797990	0591	3/16/10	\$319,000	\$305,000	1190	7	1951	Good	7150	N	N	3216 NE 158TH ST
8	109610	0010	4/21/10	\$279,000	\$269,000	1210	7	1952	Avg	7040	N	N	16009 30TH AVE NE
8	797990	0341	6/7/10	\$283,500	\$277,000	1220	7	1952	Good	6720	N	N	3311 NE 163RD ST
8	797990	0841	7/28/10	\$375,000	\$370,000	1220	7	1963	Good	7858	N	N	3315 NE 158TH ST
8	774010	0075	11/28/12	\$400,000	\$402,000	1780	7	1947	Avg	9600	Y	N	16294 39TH AVE NE
8	797990	0110	5/12/11	\$285,000	\$293,000	1800	7	1956	Avg	10480	N	N	3224 NE 163RD ST
8	797990	0551	8/9/12	\$325,000	\$332,000	1850	7	1950	Fair	7964	N	N	3321 NE 160TH ST
8	797990	0335	11/15/11	\$319,880	\$331,000	1900	7	1950	Good	11407	N	N	16038 33RD AVE NE
8	674470	0121	7/25/12	\$373,000	\$381,000	2020	7	1945	Avg	18630	Y	N	3604 NE 155TH ST
8	775270	0140	2/18/10	\$367,000	\$349,000	1070	8	1961	Avg	10793	N	N	15847 37TH AVE NE
8	774450	0016	12/5/12	\$256,000	\$257,000	1230	8	1959	Avg	12841	N	N	3529 NE 165TH ST
8	774150	0015	7/27/12	\$495,000	\$506,000	1260	8	1953	Good	11346	N	N	16730 37TH AVE NE
8	774010	0435	5/10/12	\$372,500	\$383,000	1270	8	1950	Avg	11846	N	N	16215 37TH AVE NE
8	774010	0035	9/27/10	\$635,000	\$634,000	1320	8	2010	Avg	9895	Y	N	16226 39TH AVE NE
8	797990	0006	3/11/11	\$330,000	\$337,000	1330	8	1954	Avg	11740	N	N	16359 35TH AVE NE
8	553830	0515	3/26/12	\$549,000	\$566,000	1390	8	1966	Avg	9000	N	N	16509 35TH AVE NE
8	774010	0375	4/15/11	\$340,000	\$348,000	1510	8	1949	Avg	9407	N	N	16025 38TH AVE NE
8	774010	0211	7/24/12	\$493,000	\$504,000	1530	8	1959	Avg	6400	Y	N	3729 NE 165TH ST
8	802670	0115	6/10/10	\$410,000	\$400,000	1570	8	1957	Avg	8479	Y	N	15707 37TH AVE NE

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

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	774050	0090	3/12/12	\$375,000	\$387,000	1650	8	1952	Good	10605	N	N	16744 39TH AVE NE
8	097360	0030	5/24/10	\$599,950	\$584,000	1680	8	1977	VGood	8801	N	N	16045 36TH AVE NE
8	797990	0450	5/13/10	\$589,900	\$572,000	1700	8	1964	Good	13054	Y	N	15805 35TH AVE NE
8	774150	0050	5/24/12	\$489,000	\$502,000	1700	8	1953	Avg	18543	N	N	16534 37TH AVE NE
8	774010	0110	6/16/12	\$490,000	\$503,000	1720	8	1951	Good	9067	Y	N	16252 38TH AVE NE
8	674470	0164	10/22/10	\$500,000	\$501,000	1790	8	1976	Avg	10750	N	N	15711 38TH AVE NE
8	774590	0080	10/6/11	\$430,000	\$445,000	1840	8	1972	Good	9593	N	N	3631 NE 169TH ST
8	802670	0085	7/26/10	\$598,950	\$591,000	1840	8	1956	Avg	7700	Y	N	15602 36TH AVE NE
8	152604	9019	8/10/12	\$620,000	\$632,000	1890	8	1963	Avg	10500	Y	N	16308 35TH AVE NE
8	774350	0030	6/20/12	\$384,950	\$395,000	1940	8	1953	Avg	12940	N	N	3549 NE 165TH ST
8	774590	0100	11/9/11	\$392,500	\$406,000	2010	8	1972	Avg	10206	N	N	3651 NE 169TH ST
8	797990	0050	5/8/12	\$602,000	\$619,000	2060	8	2002	Avg	12002	Y	N	16310 34TH AVE NE
8	774010	0225	9/4/12	\$492,000	\$500,000	2100	8	1957	Avg	6750	N	N	16232 37TH AVE NE
8	774500	0050	4/1/10	\$480,000	\$461,000	2510	8	1983	Avg	7861	N	N	4214 NE 169TH CT
8	370100	0080	2/9/10	\$560,000	\$530,000	1560	9	1970	Good	6950	Y	N	15802 36TH AVE NE
8	102604	9102	7/30/12	\$575,000	\$587,000	2390	9	1999	Avg	9551	N	N	16545 37TH AVE NE
8	774010	0370	6/22/10	\$755,000	\$739,000	2800	9	1939	VGood	9513	Y	N	16041 38TH AVE NE
8	775290	0005	3/13/12	\$650,000	\$671,000	2980	9	2012	Avg	7477	N	N	15856 37TH AVE NE

Improved Sales Removed in this Annual Update Analysis

Area 4

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	115561	0010	7/12/11	\$165,000	DIAGNOSTIC OUTLIER; SCATTER PLOT
1	397170	1870	11/8/11	\$166,216	FORCED SALE
1	402290	0494	3/27/12	\$207,516	FORCED SALE
1	402290	0494	3/27/12	\$180,222	FORCED SALE
1	402290	0556	2/7/11	\$359,000	OBSOLESCENCE > 0
1	402290	0571	5/3/12	\$283,500	RELOCATION - SALE TO SERVICE
1	402290	1390	7/9/12	\$286,565	FORCED SALE
1	402290	1450	7/13/12	\$120,000	SEGREGATION AND/OR MERGER
1	418190	0045	5/5/11	\$185,000	NO MARKET EXPOSURE
1	418190	0049	12/5/11	\$232,830	FORCED SALE
1	604200	0060	10/29/10	\$210,000	NO MARKET EXPOSURE
1	615290	0124	1/10/12	\$228,000	QUIT CLAIM DEED
1	615290	0449	12/26/12	\$437,000	MORE THAN ONE HOUSE
1	741710	0150	12/11/12	\$217,883	FORCED SALE
2	115410	0075	5/25/11	\$325,000	NO MARKET EXPOSURE
2	115410	0110	11/29/12	\$235,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	401930	0015	2/5/10	\$355,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	401930	0160	9/28/10	\$329,000	MORE THAN ONE HOUSE
2	401930	0270	11/18/10	\$560,000	FINANCIAL INSTITUTION RESALE; OBSERVATION OUTSIDE THE NORM
2	401930	0356	6/26/12	\$99,000	DOR RATIO
2	401930	0455	6/2/11	\$765,000	MORE THAN ONE HOUSE
2	401930	0690	2/29/12	\$237,000	EXEMPT FROM EXCISE TAX
2	401930	0745	8/24/10	\$470,000	MORE THAN ONE HOUSE
2	401930	0750	5/31/12	\$12,000	DOR RATIO
2	401930	0900	10/29/12	\$443,249	UNFINISHED AREA > 0
2	401930	0950	9/21/11	\$440,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	401930	0975	3/11/11	\$425,000	MORE THAN ONE HOUSE
2	401930	1072	9/13/10	\$289,377	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	401930	1150	6/20/12	\$503,500	MORE THAN ONE HOUSE
2	401930	1305	8/5/11	\$418,000	RELOCATION - SALE TO SERVICE
2	401930	1380	10/22/12	\$732,601	DATA DOES NOT MATCH SALE
2	402350	0035	9/13/10	\$265,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	402350	0585	9/20/12	\$185,000	DIAGNOSTIC OUTLIER; SCATTER PLOT
2	402350	0595	9/14/11	\$308,500	RELOCATION - SALE TO SERVICE
2	402350	0740	7/27/10	\$210,000	HOUSE + MOBILE HOME
2	402350	0757	8/19/10	\$275,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	402410	0790	8/26/10	\$129,075	QUIT CLAIM DEED
2	402410	1680	4/8/11	\$133,000	FINANCIAL INSTITUTION RESALE; SCATTER PLOT
2	402410	1680	10/17/11	\$165,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
2	402410	1680	10/17/11	\$60,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
2	402410	1760	11/19/10	\$285,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	402410	1771	6/9/10	\$387,600	IMP. CHARACTERISTICS CHANGED SINCE SALE

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

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	553830	0155	12/18/12	\$210,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	553830	0180	3/9/11	\$130,000	TEAR DOWN
3	032604	9099	1/10/11	\$662,500	DATA DOES NOT MATCH SALE
3	032604	9099	6/25/12	\$680,000	DATA DOES NOT MATCH SALE
3	115563	0080	10/16/12	\$402,157	FORCED SALE
3	259740	0060	5/17/10	\$29,649	QUIT CLAIM DEED
3	259740	0080	5/23/12	\$595,000	DIAGNOSTIC OUTLIER; SCATTER PLOT
3	259740	0330	11/26/12	\$565,000	DIAGNOSTIC OUTLIER; SCATTER PLOT
3	346100	0051	1/5/12	\$171,000	DIAGNOSTIC OUTLIER; SCATTER PLOT
3	380000	0050	7/9/10	\$364,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	380000	0050	7/9/10	\$387,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	402290	2715	7/9/10	\$266,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	402290	2990	2/4/10	\$200,000	DOR RATIO
3	402290	3080	1/30/12	\$221,000	SHORT SALE
3	402770	0525	8/22/12	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	402770	1256	9/12/11	\$385,000	RELOCATION - SALE TO SERVICE
3	440080	0080	9/6/12	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	771810	0045	10/29/10	\$255,200	QUIT CLAIM DEED
3	812860	0060	10/2/12	\$691,800	FORCED SALE
3	812860	0090	7/18/12	\$690,000	DIAGNOSTIC OUTLIER; SCATTER PLOT
3	928898	0060	8/15/12	\$464,990	DATA DOES NOT MATCH SALE
3	928910	0130	9/20/12	\$420,000	DATA DOES NOT MATCH SALE
3	932340	0060	6/11/10	\$330,000	DIAGNOSTIC OUTLIER; SCATTER PLOT
4	091250	0090	5/12/10	\$190,972	QUIT CLAIM DEED
4	091250	0110	1/14/11	\$171,733	QUIT CLAIM DEED
4	112604	9088	3/14/11	\$40,000	QUIT CLAIM DEED
4	381550	0130	11/30/10	\$280,000	SELLING OR BUYING COSTS AFFECTING SALE PRICE
4	381550	0165	11/29/10	\$283,560	FORCED SALE
4	381670	0060	2/27/12	\$284,900	FINANCIAL INSTITUTION RESALE; SCATTER PLOT
4	617870	0081	3/26/12	\$870,000	DIAGNOSTIC OUTLIER; SCATTER PLOT
4	617893	0400	2/3/10	\$500,000	NO MARKET EXPOSURE
4	689180	0440	5/18/11	\$600,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	689182	0180	3/14/12	\$447,000	SHERIFF / TAX SALE
4	794630	0310	7/20/11	\$141,225	SELLING OR BUYING COSTS AFFECTING SALE PRICE
4	794630	0311	10/30/12	\$341,500	DIAGNOSTIC OUTLIER; SCATTER PLOT
4	794730	0035	4/16/10	\$282,000	MORE THAN ONE HOUSE
4	883140	0070	5/23/11	\$350,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	883190	0020	2/15/12	\$306,400	RELATED PARTY, FRIEND, OR NEIGHBOR
4	883290	0090	8/12/10	\$479,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	883290	0170	7/21/11	\$665,000	UNFINISHED AREA > 0
4	883290	0290	2/7/12	\$430,000	APPEAL / NEW VALUE
4	883290	0560	10/20/10	\$435,000	NO MARKET EXPOSURE

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

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
4	883290	0630	9/21/10	\$475,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	102604	9091	12/22/10	\$520,573	NON-REPRESENTATIVE SALE
8	109610	0030	4/6/12	\$185,000	DIAGNOSTIC OUTLIER; SCATTER PLOT
8	553830	0390	5/4/12	\$240,000	SHORT SALE
8	674470	0130	8/22/11	\$65,102	CORPORATE AFFILIATES
8	674470	0130	7/6/11	\$65,102	PARTIAL INTEREST (1/3, 1/2, Etc.)
8	674470	0201	9/28/10	\$200,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
8	774010	0015	7/6/11	\$73,429	PARTIAL INTEREST (1/3, 1/2, Etc.)
8	774010	0015	8/22/11	\$73,429	PARTIAL INTEREST (1/3, 1/2, Etc.)
8	774010	0025	8/29/12	\$344,448	FORCED SALE
8	774010	0045	6/21/12	\$1,022,719	FORCED SALE
8	774010	0050	1/19/11	\$500,000	QUIT CLAIM DEED
8	774010	0150	7/31/12	\$380,990	BANKRUPTCY - RECEIVER OR TRUSTEE
8	774010	0285	9/15/11	\$319,000	NO MARKET EXPOSURE
8	774010	0325	12/10/10	\$650,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	774050	0110	5/18/11	\$400,000	FINANCIAL INSTITUTION RESALE; OBSERVATION OUTSIDE THE NORM
8	774150	0030	4/25/11	\$362,000	FINANCIAL INSTITUTION RESALE; SCATTER PLOT
8	774590	0100	10/22/12	\$595,000	DATA DOES NOT MATCH SALE
8	775270	0050	6/22/10	\$598,950	RELATED PARTY, FRIEND, OR NEIGHBOR
8	775290	0005	1/31/11	\$309,000	DOR RATIO
8	797990	0086	10/3/12	\$425,000	SEGREGATION AND/OR MERGER
8	797990	0170	11/11/11	\$310,000	APPEAL / NEW VALUE
8	797990	0551	1/30/12	\$155,800	DOR RATIO
8	797990	0551	11/30/11	\$263,857	SHERIFF / TAX SALE
8	797990	0630	7/20/11	\$204,000	NO MARKET EXPOSURE
8	797990	0920	5/5/11	\$467,000	MORE THAN ONE HOUSE
8	797990	0920	4/20/11	\$467,000	RELOCATION - SALE TO SERVICE
8	802670	0045	7/6/11	\$80,242	PARTIAL INTEREST (1/3, 1/2, Etc.)
8	802670	0045	8/22/11	\$199,091	PARTIAL INTEREST (1/3, 1/2, Etc.)

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

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
2	115410	0315	6/27/11	\$210,000	12545	N	N
2	401930	1145	8/23/12	\$85,000	20000	Y	N
2	401930	1380	6/11/12	\$95,000	16013	N	N
2	401930	1575	11/12/12	\$200,000	14012	N	N
3	402290	2718	7/27/10	\$125,000	9600	N	N
3	402290	4755	6/25/10	\$38,000	9600	N	N
3	402290	5472	8/5/10	\$80,000	9604	N	N
3	402290	5473	7/29/10	\$130,000	12480	N	N
4	381870	0180	9/14/12	\$50,000	22795	N	N
8	775290	0006	5/5/11	\$190,000	7610	N	N

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

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	402290	4755	3/22/10	\$47,733	FORCED SALE
3	402290	5550	2/9/10	\$235,000	TEAR DOWN
8	674470	0132	8/22/11	\$21,196	PARTIAL INTEREST (1/3, 1/2, Etc.)
8	674470	0132	7/6/11	\$21,196	PARTIAL INTEREST (1/3, 1/2, Etc.)
8	775290	0005	5/5/11	\$128,193	RELATED PARTY, FRIEND, OR NEIGHBOR

**Mobile Home Sales Used in this Annual Update Analysis
Area 4**

Sub Area	Major	Minor	SaleDate	Sale Price	Living Area	Class	Year Built	Cond	Lot Size	View	Situs Address
2	402350	0850	5/10/2010	\$208,000	960	Average	1976	Good	8955	N	17804 28TH AVE NE
3	402770	0327	6/19/2012	\$260,000	1915	Excellent	1996	Excellent	8530	N	20330 54TH LN NE

Mobile Home Sales Removed in this Annual Update Analysis Area 4

No mobile home sales were removed.