

Residential Revalue

2013 Assessment Roll

Madison Park/Leschi

Area 14

King County Department of Assessments

Seattle, Washington



King County

Department of Assessments

Accounting Division

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

Lloyd Hara
Assessor

Dear Property Owners:

Property assessments for the 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.

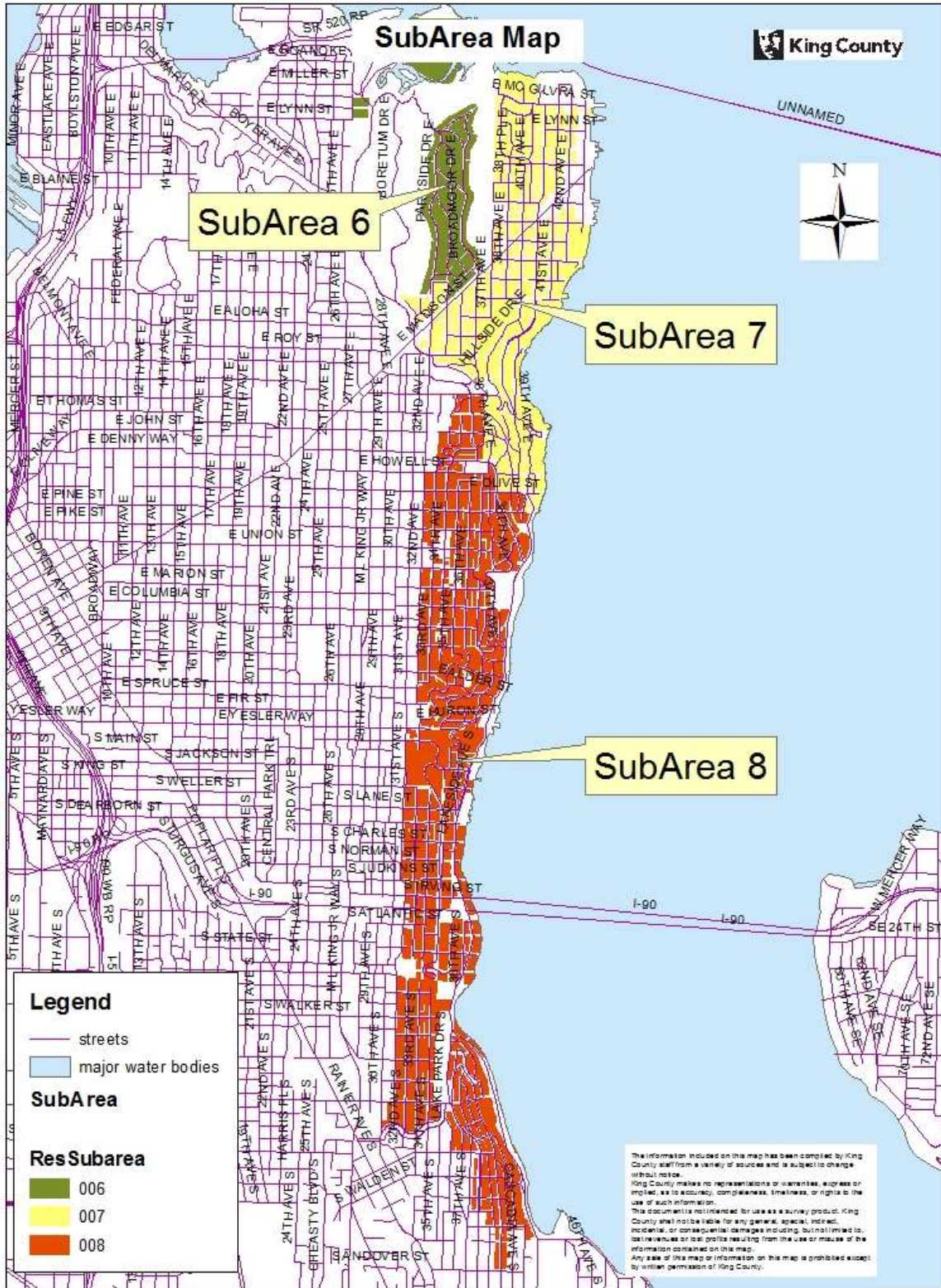
Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you. Assessment Standards information is available on the Assessor's website at:

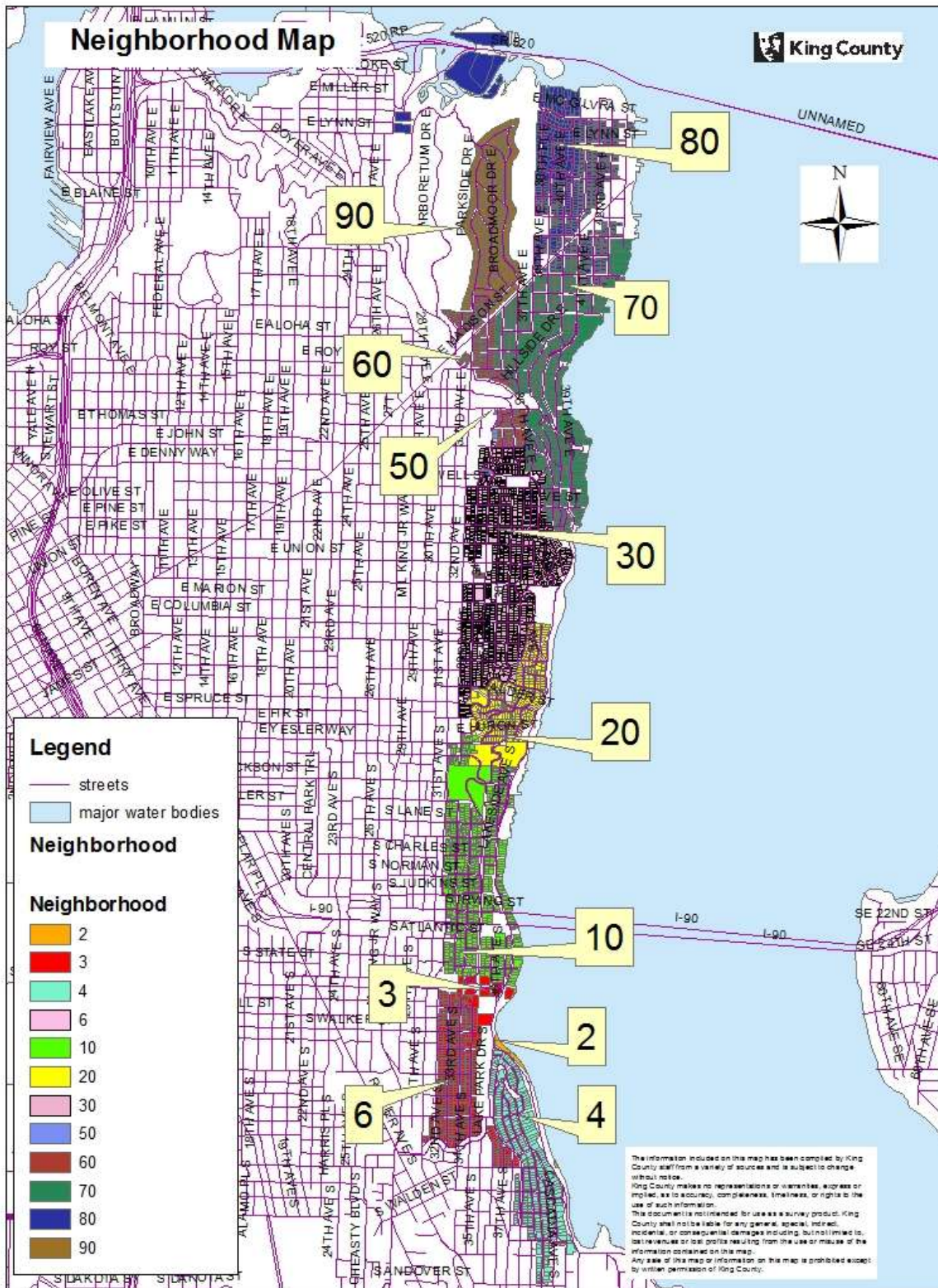
<http://www.kingcounty.gov/Assessor/Reports/AreaReports/~media/Assessor/AreaReports/AppraisalStandard.aspx>

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





Madison Park/Leschi's

Housing



Grade 6/ Year Built 1909/ Total Living Area 1390



Grade 7/ Year Built 1927/Total Living Area 1280



Grade 8/ Year Built 1902/ Total Living Area 1140



Grade 9/ Year Built 1992/Total Living Area 1880
(Townhouse)



Grade 10/ Year Built 1988/ Total Living Area 3420



Grade 12/ Year Built 2009/Total Living Area 8030

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: Madison Park/Leschi

Previous Physical Inspection: 2010

Number of Improved Sales: 490

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	\$519,200	\$462,000	\$981,200			
2013 Value	\$519,200	\$462,000	\$981,200	\$1,083,500	91.2%	11.10%
Change	+\$0	+\$0	+\$0			
% Change	+0.0%	+0.0%	+0.0%			

*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 11.10% is an improvement from the previous COD of 11.54%.* 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	\$544,200	\$439,800	\$984,000
2013 Value	\$544,200	\$441,100	\$985,300
Percent Change	+0.0%	+0.3%	+0.1%

Number of one to three unit residences in the population: 4399

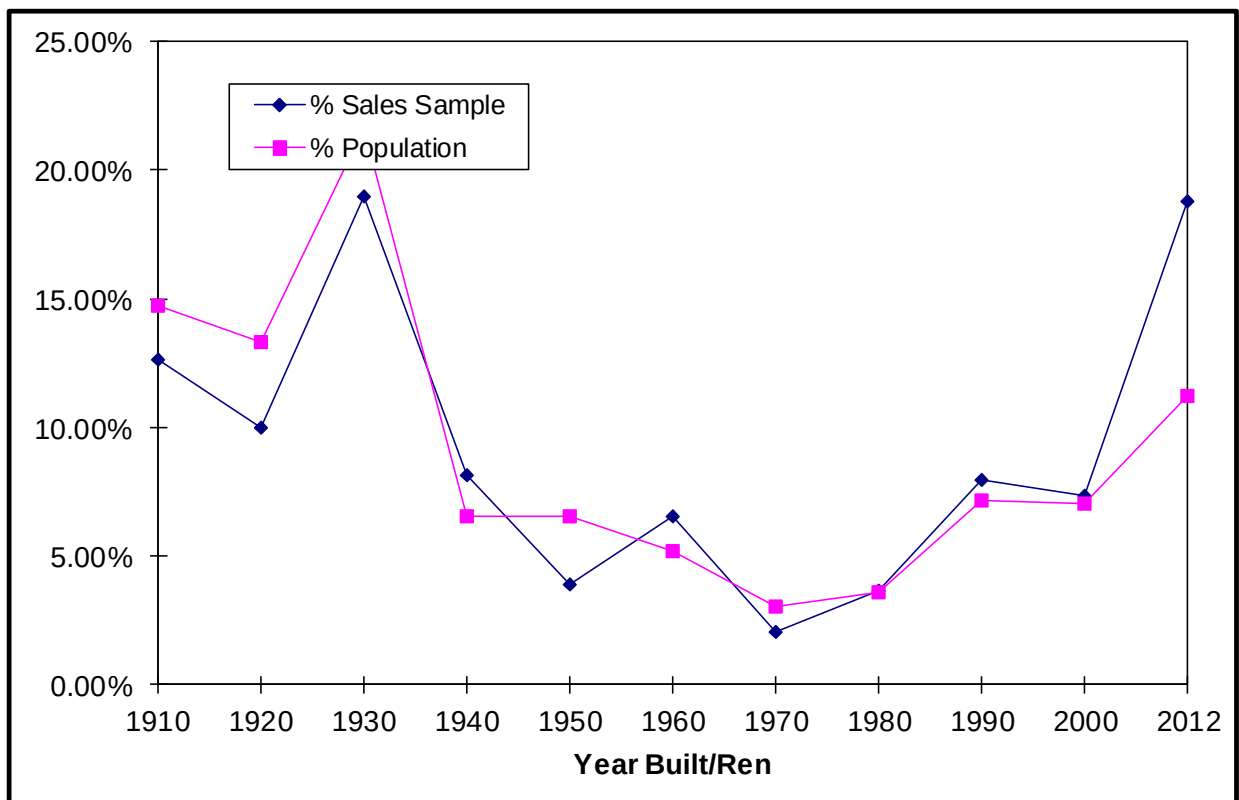
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. A statistical review of 3 years of sales revealed that there was no area wide market movement. Therefore sales were not trended for time. The analysis results showed that several neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance properties located in Neighborhood 6 were at lower assessment ratios compared to the rest of the population which resulted in upward adjustments being applied. Neighborhood 6 was recently added from Area 21 (Rainier Valley) and consists of mostly grade 7 and 8 homes built before 1940. Properties located in Neighborhood 10 (non-waterfront), 20 and 90 were at higher assessment ratios compared to the rest of the population which resulted in downward adjustments being applied. Neighborhood 10 is located near I-90 and experiences traffic noise. Neighborhood 20 is just north of Neighborhood 10 with

a majority of the homes being grade 8's and 9's. Neighborhood 90 is the gated golf course community of Broadmoor which includes grades up to 13. Waterfront parcels received the standard area adjustment. The remainder of the area required a single standard area adjustment.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	62	12.65%
1920	49	10.00%
1930	93	18.98%
1940	40	8.16%
1950	19	3.88%
1960	32	6.53%
1970	10	2.04%
1980	18	3.67%
1990	39	7.96%
2000	36	7.35%
2012	92	18.78%
	490	

Population		
Year Built/Ren	Frequency	% Population
1910	649	14.75%
1920	587	13.34%
1930	952	21.64%
1940	289	6.57%
1950	287	6.52%
1960	228	5.18%
1970	133	3.02%
1980	158	3.59%
1990	314	7.14%
2000	309	7.02%
2012	493	11.21%
	4399	

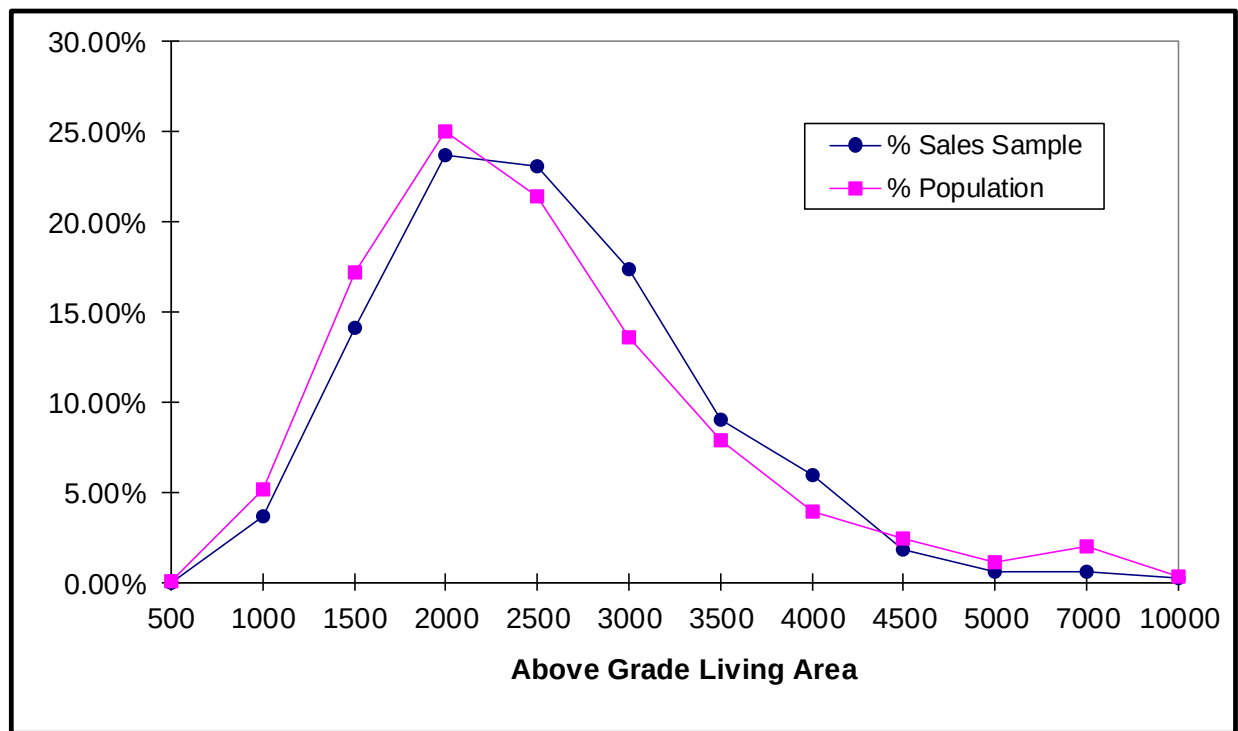


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	18	3.67%
1500	69	14.08%
2000	116	23.67%
2500	113	23.06%
3000	85	17.35%
3500	44	8.98%
4000	29	5.92%
4500	9	1.84%
5000	3	0.61%
7000	3	0.61%
10000	1	0.20%
	490	

Population		
AGLA	Frequency	% Population
500	3	0.07%
1000	227	5.16%
1500	755	17.16%
2000	1099	24.98%
2500	940	21.37%
3000	597	13.57%
3500	345	7.84%
4000	174	3.96%
4500	108	2.46%
5000	48	1.09%
7000	88	2.00%
10000	15	0.34%
	4399	

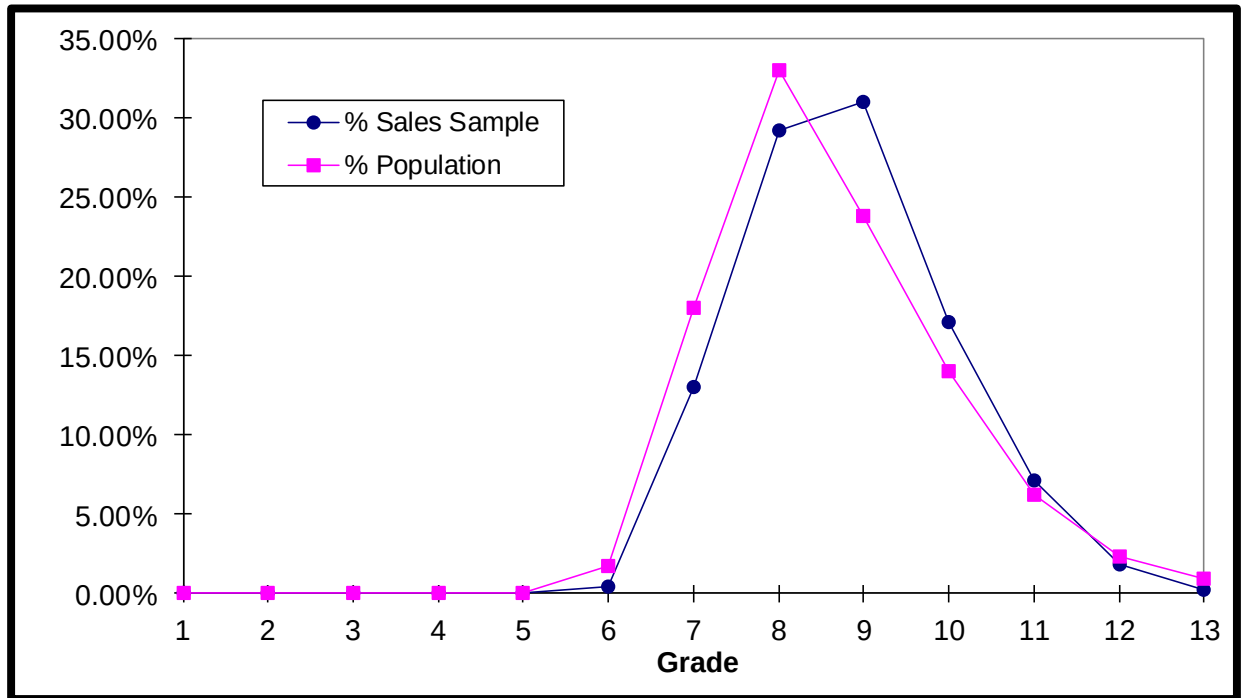


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

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	2	0.41%
7	64	13.06%
8	143	29.18%
9	152	31.02%
10	84	17.14%
11	35	7.14%
12	9	1.84%
13	1	0.20%
490		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	2	0.05%
6	76	1.73%
7	792	18.00%
8	1451	32.98%
9	1049	23.85%
10	616	14.00%
11	273	6.21%
12	101	2.30%
13	39	0.89%
4399		



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. A statistical review of 3 years of sales revealed that there was no area wide market movement. Therefore sales were not trended for time.

The analysis results showed that several neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance properties located in Neighborhood 6 were at lower assessment ratios compared to the rest of the population which resulted in upward adjustments being applied. Neighborhood 6 was recently added from Area 21 (Rainier Valley) and consists of mostly grade 7 and 8 homes built before 1940. Properties located in Neighborhood 10 (non-waterfront) , 20 and 90 were at higher assessment ratios compared to the rest of the population which resulted in downward adjustments being applied. Neighborhood 10 is located near I-90 and experiences traffic noise. Neighborhood 20 is just north of Neighborhood 10 with a majority of the homes being grade 8's and 9's. Neighborhood 90 is the gated golf course community of Broadmoor which includes grades up to 13. Waterfront parcels received the standard area adjustment. The remainder of the area required a single standard area adjustment.

With the exception of real property mobile home parcels & parcels with “accessory only” improvements, the new recommended values on all improved parcels were based on the analysis of the 490 useable residential sales in the area.

A statistical review of 3 years of sales revealed that there was no area wide market movement. Therefore sales were not trended for time.

Mobile Home Update

There were no mobile homes in this area.

Results

The resulting assessment level is 91.2%. 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 a +0.1% change from the 2012 assessments. This 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 14 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

1.51%

Neighborhood6	Yes
% Adjustment	7.36%
Neighborhood10 (non-waterfront)	Yes
% Adjustment	-3.66%
Neighborhood20	Yes
% Adjustment	-8.87%
Neighborhood90	Yes
% Adjustment	-3.26%

Comments :

The percentages listed are total adjustments not additive adjustments.

For instance, a parcel in Neighborhood 6 would approximately receive a 7.36% upward adjustment. 263 parcels in the improved population would receive this adjustment. There were 25 sales.

For instance, a parcel in Neighborhood 10 (non-waterfront) would *approximately* receive a -3.66% downward adjustment. 598 parcels in the improved population would receive this adjustment. There were 70 sales.

For instance, a parcel in Neighborhood 20 would *approximately* receive a -8.87% downward adjustment. 278 parcels in the improved population would receive this adjustment. There were 23 sales.

For instance, a parcel Neighborhood 90 would *approximately* receive a -3.26% downward adjustment. 310 parcels in the improved population would receive this adjustment. There were 45 sales.

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

67% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Improved Sales Used in this Annual Update Analysis
Area 14
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
006	111800	0580	6/21/10	\$1,185,000	\$1,185,000	1740	9	1954	Avg	8550	N	N	2132 BROADMOOR DR E
006	111800	0035	1/7/11	\$840,000	\$840,000	1800	9	1939	Avg	7200	N	N	3337 E SAINT ANDREWS WAY
006	111800	2125	1/20/10	\$1,275,000	\$1,275,000	1870	9	1952	Good	12395	N	N	3414 E SAINT ANDREWS WAY
006	111800	2080	4/29/10	\$985,000	\$985,000	2030	9	1947	Good	7200	N	N	3215 E MORLEY WAY
006	111800	0420	11/9/12	\$1,700,000	\$1,700,000	2080	9	1968	VGood	7268	N	N	3362 E SHORE DR
006	111800	1590	8/22/11	\$900,000	\$900,000	2090	9	1960	Avg	8470	N	N	1660 SHENANDOAH DR E
006	111800	1750	8/24/12	\$970,000	\$970,000	2120	9	1956	Avg	7534	N	N	3216 E MORLEY WAY
006	111800	1745	8/31/11	\$1,214,150	\$1,214,000	2180	9	1955	Good	8049	N	N	1201 SHENANDOAH DR E
006	111800	1485	10/6/12	\$1,800,000	\$1,800,000	2350	9	1957	VGood	7928	N	N	1506 SHENANDOAH DR E
006	111800	1565	5/22/11	\$1,100,000	\$1,100,000	2800	9	1935	Avg	7198	N	N	1630 SHENANDOAH DR E
006	111800	1395	8/10/11	\$1,130,000	\$1,130,000	2840	9	1941	Avg	9831	N	N	1403 BROADMOOR DR E
006	111800	0620	3/29/12	\$1,100,000	\$1,100,000	2860	9	1949	Good	8870	N	N	2135 BROADMOOR DR E
006	111800	1215	3/12/10	\$1,200,000	\$1,200,000	2890	9	1951	Good	8700	N	N	1653 SHENANDOAH DR E
006	111800	2085	6/23/10	\$1,690,000	\$1,690,000	3540	9	2004	Avg	7200	N	N	3221 E MORLEY WAY
006	111800	1175	3/17/10	\$987,500	\$988,000	1990	10	1950	Avg	7884	N	N	1600 WINDERMERE DR E
006	111800	0935	9/20/10	\$1,500,000	\$1,500,000	2260	10	1937	Avg	6513	N	N	1987 SHENANDOAH DR E
006	111800	0745	1/28/11	\$1,965,000	\$1,965,000	2580	10	2003	Avg	7547	N	N	1928 SHENANDOAH DR E
006	111800	1480	11/11/11	\$2,045,000	\$2,045,000	2710	10	1929	VGood	9964	N	N	1414 SHENANDOAH DR E
006	111800	1585	7/5/11	\$1,435,000	\$1,435,000	2720	10	1931	Avg	11293	N	N	1654 SHENANDOAH DR E
006	111800	0120	2/3/11	\$1,050,000	\$1,050,000	2760	10	1980	Good	7023	N	N	1420 BROADMOOR DR E
006	111800	1625	2/9/10	\$1,283,000	\$1,283,000	2830	10	1928	Avg	8400	N	N	1615 WINDERMERE DR E
006	111800	1815	10/22/12	\$1,500,000	\$1,500,000	2930	10	1936	Avg	7523	N	N	1268 PARKSIDE DR E
006	111800	0685	6/24/11	\$1,400,000	\$1,400,000	2980	10	1946	Avg	7500	N	N	1845 BROADMOOR DR E
006	111800	2130	1/9/12	\$1,350,000	\$1,350,000	3040	10	1930	Avg	7741	N	N	3418 E SAINT ANDREWS WAY
006	111800	1805	7/6/10	\$1,348,645	\$1,349,000	3090	10	1941	Avg	7623	N	N	1256 PARKSIDE DR E
006	111800	1560	5/11/10	\$1,675,000	\$1,675,000	3140	10	2007	Avg	6825	N	N	1624 SHENANDOAH DR E

Improved Sales Used in this Annual Update Analysis
Area 14
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
006	111800	2050	1/5/11	\$1,587,500	\$1,588,000	3150	10	1936	Avg	11630	N	N	1129 PARKSIDE DR E
006	111800	1635	9/21/12	\$1,450,000	\$1,450,000	3190	10	1932	Avg	7679	N	N	1603 SHENANDOAH DR E
006	111800	1800	7/1/10	\$1,795,000	\$1,795,000	3730	10	1935	Avg	7865	N	N	1250 PARKSIDE DR E
006	111800	0165	6/15/10	\$2,675,000	\$2,675,000	3760	10	1939	Good	13821	N	N	1620 BROADMOOR DR E
006	111800	0150	12/10/12	\$1,550,000	\$1,550,000	3760	10	1940	Avg	6633	N	N	1602 BROADMOOR DR E
006	111800	1700	6/1/10	\$1,610,000	\$1,610,000	3760	10	1940	Avg	13969	N	N	1403 SHENANDOAH DR E
006	111800	1110	7/25/11	\$1,533,153	\$1,533,000	3840	10	1941	Avg	9516	N	N	1933 BLENHEIM DR E
006	111800	1985	4/2/10	\$1,645,000	\$1,645,000	2590	11	1927	Good	7642	N	N	1261 PARKSIDE DR E
006	111800	1156	7/29/11	\$1,790,000	\$1,790,000	2710	11	1928	Avg	11458	N	N	1640 WINDERMERE DR E
006	111800	1195	10/15/10	\$1,640,000	\$1,640,000	2740	11	1928	VGood	7807	N	N	1637 SHENANDOAH DR E
006	111800	0646	11/2/12	\$1,925,000	\$1,925,000	2960	11	1927	Avg	15361	N	N	2021 BROADMOOR DR E
006	111800	1125	5/18/12	\$2,100,000	\$2,100,000	3230	11	1931	Avg	18052	N	N	1818 PARKSIDE DR E
006	111800	0295	10/26/12	\$1,780,000	\$1,780,000	3260	11	1928	Avg	7173	N	N	2002 BROADMOOR DR E
006	111800	1721	2/19/10	\$1,600,000	\$1,600,000	3360	11	1926	Avg	8125	N	N	1233 SHENANDOAH DR E
006	111800	0870	2/15/11	\$2,840,000	\$2,840,000	4090	11	2008	Avg	8667	N	N	1920 BLENHEIM DR E
006	111800	0705	3/23/11	\$1,650,000	\$1,650,000	4260	11	2006	Avg	8935	N	N	1800 BLENHEIM DR E
006	111800	1600	8/5/11	\$2,300,000	\$2,300,000	3590	12	1927	Avg	8617	N	N	1641 WINDERMERE DR E
006	111800	0246	12/12/11	\$2,070,000	\$2,070,000	3900	12	1929	Good	10760	N	N	1818 BROADMOOR DR E
006	111800	0335	3/6/12	\$2,150,000	\$2,150,000	4460	12	1927	Good	16368	N	N	2128 WAVERLY WAY E
007	438570	1083	12/1/10	\$539,000	\$539,000	990	6	2010	Avg	2128	N	N	2330 42ND AVE E
007	438570	1085	8/27/12	\$543,000	\$543,000	1250	6	2011	Avg	2676	N	N	2328 42ND AVE E
007	438570	1500	12/27/12	\$425,000	\$425,000	700	7	1940	Avg	2600	N	N	2333 41ST AVE E
007	660000	0446	7/9/12	\$685,000	\$685,000	760	7	1965	Avg	4137	N	N	457 39TH AVE E
007	531910	0170	3/29/11	\$530,000	\$530,000	840	7	1925	Good	3600	N	N	2016 42ND AVE E
007	438570	0025	6/23/11	\$755,000	\$755,000	960	7	1928	Good	4000	N	N	1848 41ST AVE E
007	531810	1650	9/19/11	\$450,000	\$450,000	960	7	1931	Avg	3840	N	N	1827 39TH AVE E

Improved Sales Used in this Annual Update Analysis
Area 14
(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
007	533220	0320	7/23/10	\$580,000	\$580,000	1000	7	1991	Avg	5000	N	N	1031 32ND AVE E
007	531710	0265	8/26/11	\$1,195,000	\$1,195,000	1290	7	1906	Avg	7800	Y	N	1021 MCGILVRA BLVD E
007	438570	0380	12/18/11	\$685,600	\$686,000	1300	7	1926	Good	4000	N	N	1821 41ST AVE E
007	438570	0525	2/25/10	\$835,000	\$835,000	1340	7	1938	Good	4000	N	N	2012 MCGILVRA BLVD E
007	228890	0115	8/2/11	\$834,950	\$835,000	1390	7	1942	Avg	4100	N	N	2037 MCGILVRA BLVD E
007	501700	0360	5/24/11	\$650,000	\$650,000	1410	7	1957	Avg	5400	N	N	617 33RD AVE E
007	228890	0105	4/28/11	\$680,000	\$680,000	1500	7	1944	Avg	3900	N	N	2025 MCGILVRA BLVD E
007	531810	0980	5/13/10	\$915,500	\$916,000	1700	7	1941	Avg	7200	N	N	1614 39TH AVE E
007	531610	0685	12/13/10	\$1,100,000	\$1,100,000	1980	7	1926	Avg	7200	Y	N	1203 41ST AVE E
007	531810	1379	9/27/10	\$700,000	\$700,000	2320	7	1918	Good	3147	N	N	1601 43RD AVE E
007	438570	0065	2/24/11	\$419,500	\$420,000	720	8	1926	Avg	2520	N	N	1820 41ST AVE E
007	438570	0730	11/16/11	\$440,000	\$440,000	770	8	1926	Avg	2680	N	N	2002 41ST AVE E
007	438570	0580	10/29/12	\$599,000	\$599,000	850	8	1927	Avg	4000	N	N	2029 41ST AVE E
007	438570	0585	7/2/10	\$625,000	\$625,000	890	8	1927	Avg	4000	N	N	2033 41ST AVE E
007	438570	0460	3/11/11	\$807,500	\$808,000	1050	8	1941	Avg	4000	N	N	2060 MCGILVRA BLVD E
007	438570	1265	2/22/10	\$610,000	\$610,000	1140	8	1927	Avg	4000	N	N	2324 41ST AVE E
007	438570	0205	4/14/10	\$721,000	\$721,000	1170	8	1939	Avg	4000	N	N	1864 MCGILVRA BLVD E
007	531610	0270	3/10/10	\$529,000	\$529,000	1200	8	1925	Avg	5061	N	N	3809 E MADISON ST
007	228890	0085	1/6/12	\$910,000	\$910,000	1220	8	1931	VGood	4800	N	N	2341 MCGILVRA BLVD E
007	438570	0215	5/16/12	\$655,000	\$655,000	1280	8	1940	Avg	4000	N	N	1856 MCGILVRA BLVD E
007	438570	1325	2/14/11	\$583,000	\$583,000	1290	8	1928	Avg	4397	N	N	2315 42ND AVE E
007	108400	0095	5/17/12	\$740,000	\$740,000	1290	8	1951	Avg	6000	N	N	1864 40TH AVE E
007	501700	0465	5/23/12	\$559,500	\$560,000	1430	8	2000	Avg	4567	N	N	626 32ND AVE E
007	108400	0006	5/11/12	\$879,000	\$879,000	1440	8	1951	Good	5500	N	N	1871 40TH AVE E
007	531810	1235	8/23/11	\$600,000	\$600,000	1500	8	1981	Avg	2400	N	N	1621 42ND AVE E
007	531810	0005	9/13/12	\$730,000	\$730,000	1520	8	1926	Good	3600	N	N	4101 E GARFIELD ST

Improved Sales Used in this Annual Update Analysis
Area 14
(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
007	501700	0160	6/15/10	\$835,000	\$835,000	1540	8	1906	Good	4396	N	N	1022 32ND AVE E
007	531910	0165	4/3/12	\$780,000	\$780,000	1550	8	1985	Good	3600	N	N	2020 42ND AVE E
007	531610	0279	7/11/11	\$750,000	\$750,000	1570	8	1925	Avg	5900	N	N	3805 E MADISON ST
007	108400	0127	7/16/12	\$780,000	\$780,000	1590	8	1951	Avg	6000	N	N	1818 40TH AVE E
007	438570	0660	8/18/10	\$960,000	\$960,000	1660	8	1927	Avg	4000	N	N	2048 41ST AVE E
007	438570	1450	10/20/11	\$823,500	\$824,000	1660	8	1926	Avg	4000	N	N	2303 41ST AVE E
007	531810	1765	4/11/11	\$920,000	\$920,000	1670	8	1912	Good	5400	N	N	1811 38TH AVE E
007	438570	0020	12/3/12	\$825,000	\$825,000	1680	8	1928	Avg	4000	N	N	1852 41ST AVE E
007	108400	0107	1/19/12	\$950,000	\$950,000	1730	8	1951	VGood	6000	N	N	1852 40TH AVE E
007	660000	0266	9/9/10	\$630,000	\$630,000	1760	8	1946	Avg	7957	N	N	536 LAKE WASHINGTON BLVD E
007	438570	0005	4/20/10	\$895,000	\$895,000	1890	8	1926	Good	4000	N	N	1866 41ST AVE E
007	438570	0270	7/14/11	\$811,000	\$811,000	1930	8	1931	Avg	4000	N	N	1820 MCGILVRA BLVD E
007	438570	0665	10/27/11	\$965,000	\$965,000	1990	8	2009	Avg	4000	N	N	2044 41ST AVE E
007	531810	1683	4/3/12	\$800,000	\$800,000	2020	8	1981	Avg	3600	N	N	1824 37TH AVE E
007	531810	1290	10/18/12	\$969,000	\$969,000	2370	8	1984	Avg	4305	N	N	1628 42ND AVE E
007	438670	0135	10/11/12	\$1,425,000	\$1,425,000	2790	8	1916	Avg	15600	N	N	3800 E MCGILVRA ST
007	531610	0710	12/14/11	\$1,175,000	\$1,175,000	3330	8	2003	Avg	7200	N	N	1227 41ST AVE E
007	438570	1100	10/23/12	\$1,425,000	\$1,425,000	3660	8	2012	Avg	4800	N	N	2316 42ND AVE E
007	660000	0261	3/1/10	\$538,400	\$538,000	1170	9	1956	Avg	5000	Y	N	3306 E FORD PL
007	501700	0440	10/18/12	\$705,000	\$705,000	1310	9	1980	Avg	6975	N	N	3216 E MERCER ST
007	531710	0575	5/10/11	\$1,040,000	\$1,040,000	1460	9	1981	Avg	4202	Y	N	626 HILLSIDE DR E
007	438570	1220	8/25/10	\$930,600	\$931,000	1620	9	1992	Avg	2510	Y	N	2345 43RD AVE E
007	438570	1223	9/13/11	\$835,000	\$835,000	1620	9	1992	Avg	2291	N	N	2339 43RD AVE E
007	501700	0190	8/11/10	\$745,000	\$745,000	1740	9	1907	Avg	6650	N	N	1102 32ND AVE E
007	531810	0930	7/5/11	\$821,500	\$822,000	1770	9	1980	Avg	3600	N	N	1625 39TH AVE E
007	531710	0550	6/8/12	\$980,000	\$980,000	1800	9	1930	Good	5000	N	N	533 MCGILVRA BLVD E

Improved Sales Used in this Annual Update Analysis
Area 14
(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
007	438570	0010	3/15/11	\$1,045,000	\$1,045,000	1840	9	2006	Avg	4000	N	N	1860 41ST AVE E
007	531710	0585	11/28/11	\$1,200,000	\$1,200,000	1940	9	1936	Good	8482	N	N	503 MCGILVRA BLVD E
007	133030	0435	5/13/11	\$1,100,000	\$1,100,000	1950	9	1957	Avg	8000	N	N	2168 38TH AVE E
007	531810	0855	11/10/11	\$1,000,000	\$1,000,000	2030	9	1949	Avg	7200	N	N	1612 38TH AVE E
007	531810	0845	11/6/12	\$1,127,204	\$1,127,000	2050	9	1999	Avg	3600	N	N	1620 38TH AVE E
007	531810	0845	5/13/10	\$975,000	\$975,000	2050	9	1999	Avg	3600	N	N	1620 38TH AVE E
007	531710	0590	6/9/11	\$1,346,700	\$1,347,000	2060	9	1928	Good	11838	N	N	515 MCGILVRA BLVD E
007	531810	0060	10/27/10	\$795,400	\$795,000	2080	9	1986	Avg	3600	N	N	1518 41ST AVE E
007	438670	0010	3/1/10	\$1,171,500	\$1,172,000	2110	9	1951	Good	7313	N	N	1805 MCGILVRA BLVD E
007	531610	0520	10/13/10	\$1,150,000	\$1,150,000	2180	9	1941	Avg	7200	N	N	1232 38TH AVE E
007	531610	0170	10/23/12	\$992,500	\$993,000	2180	9	1984	Avg	3600	N	N	1415 41ST AVE E
007	133030	0255	12/27/12	\$1,020,000	\$1,020,000	2290	9	1959	VGood	8000	N	N	2149 38TH AVE E
007	660000	0246	10/8/12	\$1,026,012	\$1,026,000	2310	9	1996	Avg	4932	Y	N	3324 E FORD PL
007	531710	0530	3/3/10	\$1,050,000	\$1,050,000	2330	9	1926	Good	5518	N	N	529 MCGILVRA BLVD E
007	501700	0060	9/7/12	\$900,000	\$900,000	2370	9	1986	Avg	5000	N	N	1119 33RD AVE E
007	531810	0840	3/5/10	\$975,000	\$975,000	2370	9	1999	Avg	3600	N	N	1622 38TH AVE E
007	531610	0975	8/18/11	\$1,291,000	\$1,291,000	2380	9	1964	Avg	7200	Y	N	1108 38TH AVE E
007	195470	0535	6/28/11	\$1,175,000	\$1,175,000	2400	9	1910	Avg	9300	N	N	3720 E JOHN ST
007	108400	0064	7/26/12	\$1,067,000	\$1,067,000	2400	9	1951	Avg	8800	N	N	1817 40TH AVE E
007	918570	0330	1/20/10	\$1,160,000	\$1,160,000	2420	9	1939	Avg	7200	N	N	1015 34TH AVE E
007	133030	0410	8/30/11	\$1,115,000	\$1,115,000	2440	9	1959	Good	8711	N	N	2128 38TH AVE E
007	133030	0260	11/11/12	\$1,120,000	\$1,120,000	2460	9	1956	Good	9736	N	N	2133 38TH AVE E
007	533220	0418	7/17/12	\$1,105,000	\$1,105,000	2470	9	1996	Avg	3928	N	N	1048 WASHINGTON PL E
007	533220	0418	6/23/10	\$1,065,000	\$1,065,000	2470	9	1996	Avg	3928	N	N	1048 WASHINGTON PL E
007	133030	0401	4/5/12	\$1,225,000	\$1,225,000	2470	9	1959	Good	12427	N	N	2120 38TH AVE E
007	133030	0161	6/4/12	\$1,075,000	\$1,075,000	2540	9	1962	Good	9405	N	N	3830 E MCGRAW ST

Improved Sales Used in this Annual Update Analysis
Area 14
(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
007	133030	0570	10/29/12	\$1,435,000	\$1,435,000	2560	9	1977	Avg	8039	N	N	2260 39TH AVE E
007	228890	0140	8/18/10	\$1,450,000	\$1,450,000	2570	9	2009	Avg	4000	N	N	2053 MCGILVRA BLVD E
007	531610	0580	5/3/12	\$1,595,000	\$1,595,000	2600	9	1923	VGood	7200	N	N	1235 39TH AVE E
007	918570	0390	9/26/11	\$1,380,000	\$1,380,000	2620	9	1935	Good	7200	N	N	1014 34TH AVE E
007	632100	0060	11/16/12	\$1,340,000	\$1,340,000	2650	9	1926	Good	9450	Y	N	1730 EVERGREEN PL
007	531610	0925	5/17/12	\$1,200,000	\$1,200,000	2650	9	1907	VGood	7800	Y	N	1111 MCGILVRA BLVD E
007	531810	1230	9/8/10	\$1,493,750	\$1,494,000	2660	9	2003	Avg	4800	N	N	1619 42ND AVE E
007	133030	0476	11/28/11	\$996,500	\$997,000	2660	9	1962	Avg	8254	N	N	2261 39TH AVE E
007	918570	0356	12/12/12	\$1,345,000	\$1,345,000	2680	9	1928	Good	7800	N	N	1038 34TH AVE E
007	531810	0999	5/30/12	\$1,335,000	\$1,335,000	2700	9	1991	Avg	7200	N	N	3904 E GARFIELD ST
007	133030	0470	4/30/12	\$1,200,000	\$1,200,000	2810	9	1960	Good	9881	N	N	3835 E MCGRAW ST
007	918570	0045	11/15/11	\$1,900,000	\$1,900,000	2840	9	1941	VGood	7200	Y	N	603 34TH AVE E
007	133030	0075	3/26/12	\$1,025,000	\$1,025,000	2840	9	1963	Good	8874	N	N	2116 40TH AVE E
007	133030	0491	4/23/12	\$1,400,000	\$1,400,000	2910	9	2000	Avg	8075	N	N	2235 39TH AVE E
007	918570	0140	9/17/12	\$1,250,000	\$1,250,000	2980	9	1903	Fair	8040	N	N	633 36TH AVE E
007	195470	0590	5/25/10	\$1,250,000	\$1,250,000	3130	9	1925	Avg	9970	N	N	125 MAIDEN LN E
007	531610	1001	11/17/12	\$2,215,000	\$2,215,000	3170	9	1939	Good	10800	Y	N	1121 39TH AVE E
007	632100	0105	4/7/11	\$1,500,000	\$1,500,000	3170	9	1905	VGood	8220	Y	N	1709 39TH AVE
007	531610	0665	11/1/12	\$1,872,500	\$1,873,000	3230	9	1938	Good	10800	N	N	1212 MCGILVRA BLVD E
007	133030	0515	6/20/12	\$1,635,000	\$1,635,000	3250	9	1959	VGood	9641	N	N	2202 38TH PL E
007	531710	0802	9/13/11	\$2,017,000	\$2,017,000	3460	9	1951	VGood	8604	N	N	835 HILLSIDE DR E
007	531610	0145	1/23/12	\$1,800,000	\$1,800,000	3970	9	2009	Avg	5280	N	N	1402 MCGILVRA BLVD E
007	531710	0610	9/26/12	\$1,000,000	\$1,000,000	1690	10	1979	Avg	5140	Y	N	500 HILLSIDE DR E
007	531610	0255	7/12/12	\$769,000	\$769,000	1870	10	1979	Avg	3600	N	N	1419 MCGILVRA BLVD E
007	438570	0860	4/23/10	\$1,300,000	\$1,300,000	2050	10	2007	Avg	4400	N	N	2049 42ND AVE E
007	438570	0385	3/29/10	\$1,266,000	\$1,266,000	2060	10	2008	Avg	4000	N	N	1825 41ST AVE E

Improved Sales Used in this Annual Update Analysis
Area 14
(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
007	531810	0660	6/12/12	\$762,500	\$763,000	2150	10	1990	Avg	3600	N	N	1527 39TH AVE E
007	438570	1090	7/1/10	\$1,050,000	\$1,050,000	2160	10	1994	Avg	4800	N	N	2324 42ND AVE E
007	438570	0425	5/19/12	\$1,155,000	\$1,155,000	2220	10	2000	Avg	4000	N	N	1857 41ST AVE E
007	531810	0635	11/29/11	\$985,000	\$985,000	2300	10	2007	Avg	5850	N	N	1519 39TH AVE E
007	501700	0350	11/11/11	\$1,400,000	\$1,400,000	2460	10	2004	Avg	5400	N	N	621 33RD AVE E
007	133030	0520	3/15/11	\$1,695,000	\$1,695,000	2490	10	2007	Avg	8550	N	N	2216 38TH PL E
007	133030	0675	9/26/12	\$1,231,000	\$1,231,000	2550	10	1963	Good	8313	N	N	3827 E CROCKETT ST
007	438570	1460	8/10/10	\$1,650,000	\$1,650,000	2570	10	2010	Avg	4000	N	N	2311 41ST AVE E
007	438570	1255	8/17/11	\$1,584,375	\$1,584,000	2570	10	2008	Avg	4000	N	N	2334 41ST AVE E
007	531810	0690	3/10/11	\$1,390,000	\$1,390,000	2570	10	2007	Avg	3600	N	N	3701 E GARFIELD ST
007	918570	0540	12/20/11	\$1,147,500	\$1,148,000	2590	10	1930	Good	7200	N	N	1120 36TH AVE E
007	531810	0485	12/14/10	\$1,195,000	\$1,195,000	2590	10	1979	Good	5400	N	N	1515 MCGILVRA BLVD E
007	531810	2020	5/3/10	\$1,550,000	\$1,550,000	2600	10	1930	Avg	6000	N	N	1908 38TH AVE E
007	531810	0822	8/21/12	\$1,480,000	\$1,480,000	2660	10	2002	Avg	4203	N	N	1634 38TH AVE E
007	531610	1070	11/22/10	\$1,465,000	\$1,465,000	2760	10	1928	Good	7200	N	N	1121 38TH AVE E
007	195470	0610	6/5/12	\$1,765,000	\$1,765,000	2770	10	2004	Avg	7108	N	N	115 MAIDEN LN E
007	918570	0310	3/14/12	\$2,025,000	\$2,025,000	2870	10	1904	VGood	7200	N	N	833 34TH AVE E
007	531810	1310	12/30/10	\$1,925,000	\$1,925,000	2870	10	2006	Avg	4920	N	N	1622 42ND AVE E
007	133030	0452	10/20/11	\$1,485,000	\$1,485,000	2970	10	1985	Avg	10386	N	N	3815 E MCGRAW ST
007	531710	0830	4/13/11	\$3,750,000	\$3,750,000	3030	10	1926	Good	17892	Y	N	800 39TH AVE E
007	531610	0230	10/10/12	\$1,365,000	\$1,365,000	3070	10	1922	VGood	7200	Y	N	3904 E LEE ST
007	195470	0530	6/22/11	\$2,000,000	\$2,000,000	3220	10	1904	VGood	8794	N	N	3722 E JOHN ST
007	531610	1045	9/12/11	\$2,662,000	\$2,662,000	3550	10	2008	Avg	9600	N	N	1103 38TH AVE E
007	438570	1240	5/3/10	\$1,875,000	\$1,875,000	3720	10	2005	Avg	6000	N	N	2342 41ST AVE E
007	531810	1805	7/25/11	\$1,942,000	\$1,942,000	3730	10	2011	Avg	5400	N	N	1827 38TH AVE E
007	195470	0706	7/23/10	\$2,600,000	\$2,600,000	3766	10	2005	Avg	9009	Y	N	153 MADRONA PL E

Improved Sales Used in this Annual Update Analysis
Area 14
(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
007	195470	0706	6/13/11	\$2,125,000	\$2,125,000	3766	10	2005	Avg	9009	Y	N	153 MADRONA PL E
007	531710	0270	6/15/10	\$1,650,000	\$1,650,000	3840	10	1907	Good	15600	Y	N	1031 MCGILVRA BLVD E
007	531810	0785	5/5/10	\$2,700,000	\$2,700,000	3900	10	2010	Avg	7200	N	N	1523 38TH AVE E
007	918570	0545	6/4/12	\$2,150,000	\$2,150,000	4120	10	1912	VGood	7200	N	N	1116 36TH AVE E
007	531710	0240	2/14/12	\$1,833,000	\$1,833,000	1660	11	1992	Avg	7800	Y	N	1010 39TH AVE E
007	531710	0730	2/28/12	\$1,750,000	\$1,750,000	2800	11	1998	Avg	3244	Y	N	605 39TH AVE E
007	918570	0355	11/14/12	\$1,487,966	\$1,488,000	2820	11	2000	Avg	6600	N	N	1044 34TH AVE E
007	411460	0360	9/21/11	\$1,175,000	\$1,175,000	2870	11	1985	Avg	6300	N	N	2525 39TH AVE E
007	531610	0250	12/24/12	\$1,350,000	\$1,350,000	3100	11	1994	Avg	3600	N	N	1423 MCGILVRA BLVD E
007	918570	0200	7/18/11	\$2,000,000	\$2,000,000	3170	11	1903	Avg	10800	N	N	815 36TH AVE E
007	531610	0305	3/23/12	\$1,705,000	\$1,705,000	3180	11	2009	Avg	4758	Y	N	1406 38TH AVE E
007	195470	0430	6/26/12	\$1,725,000	\$1,725,000	3340	11	1984	Avg	6825	Y	N	129 DORFFEL DR E
007	981970	0020	10/17/11	\$2,300,000	\$2,300,000	3350	11	1994	VGood	7200	Y	N	1712 LAKE WASHINGTON BLVD
007	918570	0555	7/22/11	\$2,000,000	\$2,000,000	3630	11	1991	Avg	7200	N	N	3602 E PROSPECT ST
007	531610	0815	11/29/11	\$1,525,000	\$1,525,000	3720	11	2007	Avg	3600	N	N	1231 42ND AVE E
007	918570	0095	7/6/11	\$1,945,000	\$1,945,000	3790	11	1981	Good	7200	N	N	608 34TH AVE E
007	660000	0217	4/28/11	\$1,431,000	\$1,431,000	3855	11	2006	Avg	7757	Y	N	576 LAKE WASHINGTON BLVD E
007	531810	0790	5/30/12	\$2,100,000	\$2,100,000	3970	11	2011	Avg	7200	N	N	1529 38TH AVE E
007	918570	0100	9/21/10	\$2,600,000	\$2,600,000	4310	11	2009	Avg	7200	N	N	602 34TH AVE E
007	918570	0115	7/23/12	\$2,850,000	\$2,850,000	4340	11	1987	Avg	8400	N	N	615 36TH AVE E
007	531610	0945	12/15/10	\$2,800,000	\$2,800,000	4500	11	1928	VGood	13650	N	N	1133 MCGILVRA BLVD E
007	918570	0195	5/11/11	\$2,800,000	\$2,800,000	4510	11	1900	Good	10800	N	N	803 36TH AVE E
007	531710	0825	9/9/11	\$3,988,400	\$3,988,000	4730	11	1939	VGood	19110	Y	N	821 MCGILVRA BLVD E
007	531610	0565	5/25/11	\$3,250,000	\$3,250,000	5130	11	2009	Avg	7200	N	N	1217 39TH AVE E
007	531710	0806	10/25/12	\$6,325,000	\$6,325,000	5380	11	1908	Avg	20285	Y	N	3731 E PROSPECT ST
007	918570	0155	9/19/12	\$3,200,000	\$3,200,000	3230	12	1987	Avg	16407	Y	N	602 36TH AVE E

Improved Sales Used in this Annual Update Analysis
Area 14
(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
007	918570	0300	7/20/11	\$2,750,000	\$2,750,000	3370	12	2009	Avg	7601	N	N	821 34TH AVE E
007	195470	0245	2/11/10	\$3,505,000	\$3,505,000	3680	12	1999	Avg	17730	Y	N	280 MAIDEN LN E
007	918570	0190	10/19/11	\$3,025,000	\$3,025,000	4050	12	2004	Good	7200	N	N	3404 E VALLEY ST
007	411460	0376	2/24/12	\$1,850,000	\$1,850,000	4970	12	2000	Avg	12581	N	N	2530 39TH AVE E
007	195470	0021	7/30/12	\$5,680,000	\$5,680,000	7780	12	1913	Avg	30417	Y	N	200 40TH AVE E
007	195470	0280	6/1/10	\$6,250,000	\$6,250,000	5130	13	2001	Avg	23066	Y	N	210 MAIDEN LN E
008	982920	0360	8/27/10	\$490,000	\$490,000	700	7	1951	Avg	6300	Y	N	329 RANDOLPH AVE
008	042404	9039	7/6/12	\$500,000	\$500,000	820	7	1924	Avg	2808	Y	N	3207 S CHARLES ST
008	125020	1995	6/23/11	\$377,000	\$377,000	860	7	2007	Avg	2490	Y	N	1111 33RD AVE S
008	427890	0060	4/20/10	\$345,800	\$346,000	890	7	1917	Avg	2750	N	N	406 32ND AVE
008	808340	0025	1/15/10	\$390,000	\$390,000	960	7	1905	Good	5000	N	N	512 32ND AVE
008	757570	0085	8/19/10	\$435,000	\$435,000	990	7	1909	VGood	3300	Y	N	1713 33RD AVE
008	910300	0480	8/8/11	\$397,950	\$398,000	1030	7	1915	Good	4070	N	N	1812 33RD AVE
008	034200	0570	3/31/11	\$295,000	\$295,000	1080	7	1922	Avg	3600	N	N	632 32ND AVE
008	535120	0219	3/19/10	\$580,000	\$580,000	1080	7	1909	VGood	2000	Y	N	1528 GRAND AVE
008	034500	0485	8/2/10	\$622,000	\$622,000	1180	7	1927	Avg	3790	Y	N	707 37TH AVE
008	034500	0485	7/20/12	\$517,000	\$517,000	1180	7	1927	Avg	3790	Y	N	707 37TH AVE
008	125070	0040	6/9/11	\$540,000	\$540,000	1240	7	1900	VGood	3200	Y	N	3412 S DEARBORN ST
008	982920	0230	7/8/11	\$675,000	\$675,000	1240	7	1955	VGood	5491	Y	N	3802 E TERRACE ST
008	757620	0210	6/29/11	\$625,000	\$625,000	1260	7	1911	VGood	3933	Y	N	1631 33RD AVE
008	125020	2160	8/1/12	\$475,000	\$475,000	1260	7	1942	Avg	4100	N	N	1540 32ND AVE S
008	982920	0450	6/28/12	\$792,500	\$793,000	1280	7	1940	Good	6000	Y	N	328 RANDOLPH AVE
008	125020	3000	4/27/12	\$560,000	\$560,000	1290	7	1925	Good	5775	N	N	539 LAKE WASHINGTON BLVD S
008	211020	0180	5/8/12	\$461,000	\$461,000	1380	7	1920	Good	3000	N	N	728 33RD AVE
008	808340	0010	8/21/12	\$409,000	\$409,000	1390	7	1986	Good	2500	N	N	506 32ND AVE
008	808340	0010	3/11/10	\$361,000	\$361,000	1390	7	1986	Good	2500	N	N	506 32ND AVE

Improved Sales Used in this Annual Update Analysis
Area 14
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
008	427890	0140	5/21/12	\$569,500	\$570,000	1400	7	2006	Avg	2430	N	N	406 33RD AVE
008	570000	2440	3/14/11	\$492,254	\$492,000	1420	7	1924	Avg	4954	N	N	2946 36TH AVE S
008	715220	0465	7/8/11	\$415,000	\$415,000	1430	7	1926	Good	3600	N	N	1423 33RD AVE
008	125020	2350	5/12/11	\$540,000	\$540,000	1440	7	1921	Avg	6300	N	N	1527 LAKE WASHINGTON BLVD S
008	570000	0675	8/10/10	\$391,800	\$392,000	1500	7	1922	Avg	5000	N	N	2532 31ST AVE S
008	570000	0515	9/1/10	\$520,000	\$520,000	1510	7	1922	Good	5000	N	N	2837 32ND AVE S
008	042404	9004	8/8/12	\$490,000	\$490,000	1540	7	1906	Avg	4522	Y	N	911 32ND AVE S
008	570000	1195	3/23/11	\$516,905	\$517,000	1570	7	1916	Avg	5000	N	N	2841 33RD AVE S
008	009700	0120	9/19/11	\$472,000	\$472,000	1590	7	1907	Good	4000	N	N	1511 34TH AVE
008	757570	0130	7/11/12	\$405,000	\$405,000	1650	7	1919	Avg	2550	N	N	1733 34TH AVE
008	125020	3850	10/26/11	\$600,000	\$600,000	1720	7	1920	Avg	7200	Y	N	1709 36TH AVE S
008	570000	0730	5/16/12	\$375,000	\$375,000	1750	7	1914	Avg	5000	N	N	2308 31ST AVE S
008	125020	2315	12/20/11	\$610,000	\$610,000	1780	7	1976	Avg	7200	Y	N	1502 33RD AVE S
008	674570	0080	3/19/12	\$333,000	\$333,000	1850	7	1918	Avg	5000	N	N	2220 31ST AVE S
008	570000	1540	10/10/12	\$577,500	\$578,000	1860	7	1921	Good	5000	N	N	2811 34TH AVE S
008	570000	1730	5/23/12	\$650,000	\$650,000	1890	7	1919	VGood	5000	N	N	2312 33RD AVE S
008	142220	0295	7/9/12	\$603,000	\$603,000	1920	7	1924	Avg	6305	Y	N	719 RANDOLPH PL
008	414180	0300	4/25/12	\$649,950	\$650,000	1950	7	1928	Avg	4000	Y	N	1514 36TH AVE
008	918470	0125	5/30/12	\$455,000	\$455,000	1970	7	1909	Fair	5000	N	N	911 33RD AVE
008	570000	1645	4/30/12	\$617,500	\$618,000	1990	7	1922	Good	5000	N	N	2512 33RD AVE S
008	673870	0120	5/23/11	\$523,750	\$524,000	2120	7	1912	Avg	4000	N	N	2110 31ST AVE S
008	570000	1665	10/26/10	\$719,000	\$719,000	2160	7	1921	Good	5000	N	N	2534 33RD AVE S
008	570000	1560	7/25/12	\$605,000	\$605,000	2160	7	1909	Avg	5000	N	N	2706 33RD AVE S
008	570000	2485	3/15/11	\$565,000	\$565,000	2170	7	1918	Avg	6000	N	N	3135 37TH PL S
008	570000	2420	1/10/11	\$470,000	\$470,000	2170	7	1924	Avg	8142	N	N	2847 MOUNT RAINIER DR S
008	570000	0870	11/3/10	\$599,000	\$599,000	2200	7	1913	Avg	5000	N	N	2336 32ND AVE S

Improved Sales Used in this Annual Update Analysis
Area 14
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
008	570000	1105	10/26/11	\$495,000	\$495,000	2270	7	1911	Avg	5000	N	N	2806 32ND AVE S
008	673870	0235	6/7/12	\$425,000	\$425,000	2280	7	1922	Avg	4000	N	N	2015 33RD AVE S
008	125020	1950	10/30/12	\$640,000	\$640,000	2400	7	1925	Avg	4920	Y	N	833 33RD AVE S
008	535120	0240	4/6/11	\$760,000	\$760,000	990	8	1907	Good	5313	Y	N	1534 GRAND AVE
008	125020	3747	10/21/11	\$549,900	\$550,000	1060	8	1951	VGood	6000	N	N	1505 35TH AVE S
008	515770	0220	7/27/11	\$435,000	\$435,000	1090	8	2002	Avg	1189	N	N	834 34TH AVE E
008	142220	0028	6/6/11	\$575,000	\$575,000	1120	8	1919	Avg	4711	Y	N	601 FULLERTON AVE
008	194730	0025	11/9/11	\$625,000	\$625,000	1150	8	1978	Avg	7241	Y	N	270 LAKE DELL AVE
008	910300	0380	6/10/11	\$647,200	\$647,000	1180	8	1999	Avg	4000	N	N	3410 E DENNY WAY
008	910300	0180	3/21/12	\$771,500	\$772,000	1310	8	1910	Good	4155	N	N	135 34TH AVE E
008	194730	0200	3/20/12	\$470,000	\$470,000	1330	8	1978	Avg	7249	N	N	3503 E ALDER ST
008	535120	0070	3/28/12	\$800,000	\$800,000	1340	8	1908	VGood	3416	Y	N	1412 GRAND AVE
008	341660	0210	8/24/10	\$462,000	\$462,000	1350	8	1931	Good	3000	N	N	112 32ND AVE
008	400300	0130	7/12/12	\$450,000	\$450,000	1360	8	1985	Avg	2824	N	N	3516 E SPRUCE ST
008	125020	3920	3/7/11	\$450,000	\$450,000	1380	8	1961	Avg	4800	Y	N	1515 36TH AVE S
008	757570	0150	4/20/10	\$615,000	\$615,000	1400	8	2009	Avg	5000	N	N	1717 34TH AVE
008	535020	0005	11/3/11	\$760,000	\$760,000	1410	8	1923	VGood	2988	Y	N	1519 38TH AVE
008	812110	0410	2/23/11	\$513,000	\$513,000	1450	8	1931	Good	4120	N	N	3853 CASCADIA AVE S
008	009700	0220	5/24/10	\$645,000	\$645,000	1470	8	2002	Avg	3000	N	N	1523 33RD AVE
008	571200	0015	7/23/10	\$525,000	\$525,000	1470	8	1929	Good	2400	Y	N	406 35TH AVE S
008	009700	0015	6/20/11	\$588,000	\$588,000	1480	8	1911	Good	3300	N	N	1522 34TH AVE
008	125020	4883	2/24/10	\$595,000	\$595,000	1500	8	1952	Good	4500	Y	N	1420 36TH AVE S
008	569900	0170	12/13/10	\$645,050	\$645,000	1500	8	2007	Avg	4590	Y	N	3207 S NORMAN ST
008	515770	0223	11/2/12	\$649,000	\$649,000	1500	8	2002	Avg	2063	N	N	3407 E MARION ST
008	982920	0030	6/19/12	\$726,900	\$727,000	1520	8	1936	VGood	4532	N	N	3702 E JEFFERSON ST
008	535120	0103	8/6/10	\$725,000	\$725,000	1530	8	1904	Good	4146	Y	N	1415 NEWPORT WAY

Improved Sales Used in this Annual Update Analysis
Area 14
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
008	125020	1745	10/25/12	\$720,000	\$720,000	1540	8	1926	VGood	4800	Y	N	514 32ND AVE S
008	341660	0490	8/9/10	\$383,800	\$384,000	1540	8	1989	Avg	4252	N	N	3111 S WASHINGTON ST
008	125020	2195	11/8/12	\$715,000	\$715,000	1560	8	1991	Avg	5160	N	N	3211 S MASSACHUSETTS ST
008	427890	0120	12/12/10	\$595,000	\$595,000	1570	8	1981	Avg	4977	N	N	422 33RD AVE
008	341660	0465	2/10/10	\$602,000	\$602,000	1610	8	2001	Avg	4000	N	N	3119 S WASHINGTON ST
008	757670	0131	1/20/12	\$789,000	\$789,000	1620	8	1919	Good	3710	Y	N	1715 37TH AVE
008	570000	1115	10/11/10	\$523,000	\$523,000	1640	8	1910	Good	5000	N	N	2816 32ND AVE S
008	177850	0240	6/14/11	\$825,000	\$825,000	1650	8	1938	Good	6000	N	N	229 35TH AVE E
008	125020	1710	2/18/11	\$787,000	\$787,000	1660	8	2010	Avg	6240	N	N	509 32ND AVE S
008	125020	4822	5/12/11	\$555,100	\$555,000	1690	8	1947	Avg	2600	Y	N	1710 36TH AVE S
008	757620	0100	7/6/10	\$735,000	\$735,000	1690	8	1908	Good	4360	N	N	1626 34TH AVE
008	910300	0540	7/27/11	\$738,500	\$739,000	1690	8	1977	Good	6725	N	N	3415 E DENNY WAY
008	125020	3985	10/8/12	\$580,555	\$581,000	1700	8	1948	Avg	7200	Y	N	1421 36TH AVE S
008	042404	9027	1/27/10	\$665,000	\$665,000	1720	8	1936	Good	4635	Y	N	835 32ND AVE S
008	502690	0075	12/20/12	\$635,000	\$635,000	1720	8	1909	Avg	2014	N	N	3803 E OLIVE ST
008	066900	0190	11/18/11	\$480,000	\$480,000	1730	8	1955	Avg	5000	Y	N	1911 32ND AVE S
008	757570	0121	7/29/11	\$439,000	\$439,000	1730	8	1910	Avg	3162	Y	N	3311 E HOWELL ST
008	177850	0285	5/10/10	\$712,500	\$713,000	1740	8	1939	Good	6000	N	N	3410 E JOHN ST
008	400350	0025	5/23/12	\$649,000	\$649,000	1760	8	1908	Good	8843	N	N	212 32ND AVE
008	757570	0020	1/17/12	\$632,000	\$632,000	1760	8	1984	Avg	4000	Y	N	1718 32ND AVE
008	177850	0500	10/31/12	\$852,850	\$853,000	1760	8	2005	Avg	4200	N	N	186 36TH AVE E
008	502690	0035	8/22/12	\$800,000	\$800,000	1760	8	1908	Avg	4560	Y	N	1618 37TH AVE
008	125020	2055	3/28/11	\$557,000	\$557,000	1780	8	1929	Avg	3780	Y	N	1321 33RD AVE S
008	570000	2030	6/14/10	\$570,000	\$570,000	1790	8	1918	Good	5000	N	N	3440 S MOUNT BAKER BLVD
008	910300	0320	9/29/11	\$565,000	\$565,000	1790	8	1915	Avg	6158	N	N	120 34TH AVE E
008	715320	0020	11/9/12	\$988,000	\$988,000	1820	8	1926	VGood	4000	N	N	1419 35TH AVE

Improved Sales Used in this Annual Update Analysis
Area 14
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
008	981970	0105	11/1/12	\$812,500	\$813,000	1820	8	1922	Good	3355	Y	N	1523 38TH AVE
008	211020	0110	6/5/12	\$600,000	\$600,000	1840	8	1902	Good	5000	N	N	720 32ND AVE
008	125020	3135	11/16/10	\$685,000	\$685,000	1860	8	1959	Good	6000	Y	N	3450 S KING ST
008	125020	3255	4/26/10	\$550,500	\$551,000	1870	8	1999	Avg	4050	N	N	523 35TH AVE S
008	535020	0630	6/28/10	\$650,000	\$650,000	1880	8	1982	Good	4339	N	N	1109 NEWPORT WAY
008	715170	0085	7/18/12	\$662,500	\$663,000	1910	8	1901	Good	5100	N	N	1115 35TH AVE
008	570000	2880	5/30/12	\$855,000	\$855,000	1930	8	1914	VGood	4000	N	N	3233 HUNTER BLVD S
008	632100	0150	9/7/10	\$969,000	\$969,000	1930	8	2003	Avg	4609	N	N	1714 37TH AVE
008	570000	1850	7/7/10	\$725,000	\$725,000	1940	8	1907	Good	6000	N	N	2338 34TH AVE S
008	570000	0930	5/26/11	\$625,000	\$625,000	1950	8	1911	Avg	5000	N	N	2307 33RD AVE S
008	125020	3050	7/13/12	\$639,000	\$639,000	1950	8	2006	Avg	2400	Y	N	3416 S JACKSON ST
008	570000	1740	5/19/10	\$762,000	\$762,000	1960	8	1920	Good	5000	N	N	2320 33RD AVE S
008	982920	0590	4/3/12	\$644,000	\$644,000	1960	8	1900	Good	6390	Y	N	3808 E SUPERIOR ST
008	757620	0105	3/15/10	\$746,000	\$746,000	1960	8	1910	Good	4360	N	N	1622 34TH AVE
008	808340	0210	6/2/11	\$745,000	\$745,000	1980	8	1906	Avg	5000	N	N	515 34TH AVE
008	320090	0255	9/18/12	\$1,060,000	\$1,060,000	1990	8	1905	Good	3000	Y	N	626 36TH AVE
008	570000	1060	4/26/12	\$655,000	\$655,000	2000	8	1922	VGood	5500	N	N	2737 33RD AVE S
008	125020	3865	5/10/12	\$518,000	\$518,000	2000	8	1940	Avg	7200	Y	N	1508 35TH AVE S
008	660000	0326	5/19/11	\$842,500	\$843,000	2000	8	2005	Avg	3475	N	N	3607 E HARRISON ST
008	125020	3725	3/1/12	\$777,000	\$777,000	2040	8	1979	Avg	7200	Y	N	1533 35TH AVE S
008	125020	3725	1/8/10	\$650,000	\$650,000	2040	8	1979	Avg	7200	Y	N	1533 35TH AVE S
008	918470	0635	8/6/12	\$815,000	\$815,000	2050	8	1910	Avg	6500	N	N	809 37TH AVE
008	812110	0415	2/23/11	\$665,000	\$665,000	2060	8	1931	VGood	4120	N	N	3849 CASCADIA AVE S
008	982920	0960	3/12/12	\$850,000	\$850,000	2060	8	2010	Avg	5580	Y	N	169 POWER AVE
008	535120	0190	6/22/10	\$675,900	\$676,000	2060	8	1978	Good	7000	Y	N	1515 MADRONA DR
008	400350	0005	3/10/10	\$426,000	\$426,000	2070	8	1981	Good	5528	N	N	226 32ND AVE

Improved Sales Used in this Annual Update Analysis
Area 14
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
008	570000	3221	1/11/10	\$875,000	\$875,000	2090	8	1923	Good	7400	N	N	3615 BELLA VISTA AVE S
008	981970	0115	6/25/11	\$808,000	\$808,000	2100	8	2011	Avg	2925	N	N	1520 37TH AVE
008	632100	0141	10/15/12	\$699,950	\$700,000	2100	8	1924	Good	5806	N	N	1718 37TH AVE
008	034200	0085	6/22/12	\$810,000	\$810,000	2120	8	1921	Good	6000	N	N	608 34TH AVE
008	118600	0015	9/29/10	\$700,000	\$700,000	2120	8	1918	Good	5437	N	N	1612 34TH AVE
008	208770	0075	2/16/11	\$605,000	\$605,000	2130	8	1916	Avg	7050	N	N	2124 31ST AVE S
008	570000	2465	4/28/10	\$565,000	\$565,000	2130	8	2000	Avg	4954	N	N	2970 36TH AVE S
008	570000	2970	8/8/11	\$849,000	\$849,000	2160	8	1913	Good	4500	N	N	3323 HUNTER BLVD S
008	125020	3810	4/2/12	\$560,000	\$560,000	2160	8	1960	Avg	7200	Y	N	1708 35TH AVE S
008	674570	0135	12/4/12	\$645,000	\$645,000	2180	8	1920	Avg	5000	N	N	2226 32ND AVE S
008	570000	3310	11/6/12	\$659,000	\$659,000	2200	8	1913	Avg	5000	N	N	3312 HUNTER BLVD S
008	535020	0230	4/12/11	\$1,125,000	\$1,125,000	2200	8	1907	Good	5880	Y	N	1421 38TH AVE
008	125020	2916	5/3/12	\$495,000	\$495,000	2220	8	1981	Avg	4620	N	N	517 LAKE WASHINGTON BLVD S
008	570000	0775	8/6/12	\$710,000	\$710,000	2240	8	1922	Good	5000	N	N	3116 S BAYVIEW ST
008	690920	0230	6/8/12	\$676,000	\$676,000	2240	8	1914	Good	3280	Y	N	3205 S JUDKINS ST
008	570000	3025	10/4/12	\$880,000	\$880,000	2250	8	1914	VGood	5000	N	N	3403 HUNTER BLVD S
008	082300	0100	12/19/12	\$765,000	\$765,000	2310	8	1977	Avg	8034	Y	N	824 31ST AVE S
008	142220	0490	12/13/11	\$845,000	\$845,000	2360	8	1928	Good	4780	N	N	907 38TH AVE
008	673870	0270	7/29/11	\$757,500	\$758,000	2370	8	1914	Good	4000	N	N	2012 33RD AVE S
008	570000	2875	11/14/11	\$618,000	\$618,000	2380	8	1913	Avg	4000	N	N	3237 HUNTER BLVD S
008	981970	0230	5/11/11	\$850,000	\$850,000	2420	8	1984	Avg	8400	Y	N	809 38TH AVE
008	570000	0885	12/13/12	\$875,000	\$875,000	2450	8	1921	VGood	5000	N	N	2349 33RD AVE S
008	690970	0235	5/23/11	\$600,000	\$600,000	2450	8	1913	Avg	6000	Y	N	3108 S MASSACHUSETTS ST
008	208770	0116	3/14/11	\$629,950	\$630,000	2490	8	1916	Avg	4400	N	N	3107 S DOSE TER
008	570000	1870	9/19/12	\$850,000	\$850,000	2500	8	1908	Good	6500	N	N	2508 34TH AVE S
008	910300	0420	3/24/11	\$1,150,000	\$1,150,000	2540	8	1915	VGood	4000	N	N	3433 E FLORENCE CT

Improved Sales Used in this Annual Update Analysis
Area 14
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
008	125020	1645	9/1/10	\$879,000	\$879,000	2548	8	1905	Good	7200	Y	N	532 31ST AVE S
008	414180	0005	5/4/11	\$780,000	\$780,000	2630	8	1922	Avg	5000	N	N	1619 35TH AVE
008	570000	3350	8/24/11	\$832,500	\$833,000	2680	8	1917	Avg	5000	N	N	3329 BELLA VISTA AVE S
008	570000	1505	3/23/12	\$475,000	\$475,000	2740	8	1926	Avg	6050	N	N	3300 S MOUNT BAKER BLVD
008	535020	0605	10/1/12	\$1,400,000	\$1,400,000	2780	8	1910	Good	9721	Y	N	1134 38TH AVE
008	428990	0040	1/23/12	\$840,000	\$840,000	2820	8	2005	Avg	13300	Y	N	1555 GRAND AVE
008	570000	0376	1/30/12	\$439,950	\$440,000	2870	8	2011	Avg	4300	N	N	3000 S MOUNT BAKER BLVD
008	715170	0285	9/12/12	\$855,000	\$855,000	3580	8	1905	Avg	7500	N	N	1127 36TH AVE
008	341660	0361	2/23/12	\$425,000	\$425,000	1120	9	2010	Avg	1470	N	N	106 31ST AVE S
008	341660	0362	3/1/12	\$350,000	\$350,000	1120	9	2010	Avg	1611	N	N	102 31ST AVE S
008	341660	0360	3/1/12	\$362,500	\$363,000	1150	9	2010	Avg	1621	N	N	100 31ST AVE S
008	125020	3092	5/18/12	\$665,000	\$665,000	1210	9	1913	VGood	3420	N	N	301 35TH AVE S
008	125020	2934	12/12/12	\$712,200	\$712,000	1330	9	2001	Avg	5170	N	N	535 LAKE WASHINGTON BLVD S
008	009700	0140	11/9/11	\$621,000	\$621,000	1350	9	1980	VGood	6000	N	N	3314 E PIKE ST
008	535020	0010	3/28/11	\$900,000	\$900,000	1390	9	1922	VGood	3060	Y	N	1516 37TH AVE
008	982920	0575	1/12/12	\$525,000	\$525,000	1410	9	1979	Avg	5048	Y	N	220 ERIE AVE
008	125020	3484	10/12/12	\$1,256,500	\$1,257,000	1540	9	2012	Avg	5985	Y	N	1124 LAKE WASHINGTON BLVD
008	125020	4130	4/12/10	\$632,500	\$633,000	1590	9	1983	Avg	2680	Y	N	3500 S KING ST
008	690920	0630	5/12/11	\$477,500	\$478,000	1590	9	1926	Avg	3192	Y	N	1424 32ND AVE S
008	910300	0720	12/2/10	\$760,000	\$760,000	1600	9	1949	Avg	7672	N	N	122 37TH AVE E
008	125020	3305	7/30/10	\$652,600	\$653,000	1640	9	1994	Avg	3150	Y	N	816 LAKE WASHINGTON BLVD S
008	982920	0205	4/16/12	\$760,000	\$760,000	1690	9	1907	Good	6600	Y	N	3807 E JEFFERSON ST
008	034500	0375	3/1/10	\$1,170,000	\$1,170,000	1690	9	1925	Good	5300	Y	N	728 36TH AVE
008	009700	0190	7/6/10	\$793,000	\$793,000	1710	9	1907	VGood	4500	N	N	1522 33RD AVE
008	125020	4100	12/11/11	\$700,000	\$700,000	1720	9	1978	Avg	4800	Y	N	515 LAKESIDE AVE S
008	570050	0150	5/17/11	\$1,300,000	\$1,300,000	1770	9	1920	Good	7000	Y	N	2334 SHORELAND DR S

Improved Sales Used in this Annual Update Analysis
Area 14
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
008	982920	0250	11/7/12	\$850,000	\$850,000	1770	9	1970	Avg	6600	Y	N	411 ERIE AVE
008	211020	0175	10/11/11	\$685,000	\$685,000	1800	9	2007	Avg	3000	N	N	732 33RD AVE
008	742470	0051	7/22/10	\$795,000	\$795,000	1820	9	1985	VGood	5292	N	N	1703 37TH AVE
008	142220	0335	12/9/11	\$895,000	\$895,000	1830	9	1997	Avg	3250	Y	N	3761 E COLUMBIA ST
008	082300	0115	7/7/11	\$790,000	\$790,000	1840	9	1988	Avg	4120	Y	N	818 31ST AVE S
008	715320	0160	7/30/10	\$1,175,000	\$1,175,000	1860	9	1905	Good	6360	N	N	1413 36TH AVE
008	034500	0325	4/30/10	\$1,248,000	\$1,248,000	1880	9	1927	VGood	4240	Y	N	3602 E CHERRY ST
008	034500	0365	7/12/10	\$1,203,000	\$1,203,000	1890	9	1925	Good	5300	Y	N	724 36TH AVE
008	042404	9028	7/1/10	\$1,060,000	\$1,060,000	1920	9	2006	Avg	4635	Y	N	831 32ND AVE S
008	447340	0210	10/6/11	\$719,000	\$719,000	1950	9	1929	VGood	4000	Y	N	3202 S DEARBORN ST
008	515770	0060	11/17/10	\$780,000	\$780,000	2020	9	2005	Avg	1729	N	N	3405 E SPRING ST
008	515770	0058	12/15/10	\$625,000	\$625,000	2020	9	2005	Avg	1718	N	N	3401 E SPRING ST
008	570000	4115	9/8/11	\$890,000	\$890,000	2030	9	1925	Avg	7380	Y	N	3353 LAKEWOOD AVE S
008	414180	0200	12/1/10	\$935,000	\$935,000	2070	9	1926	VGood	4000	N	N	3514 E PINE ST
008	982920	0356	3/23/11	\$625,000	\$625,000	2110	9	1985	Avg	5030	N	N	327 RANDOLPH AVE
008	400350	0015	12/7/12	\$860,000	\$860,000	2120	9	1908	VGood	8775	Y	N	220 32ND AVE
008	673870	0135	5/6/11	\$1,007,000	\$1,007,000	2140	9	2003	Avg	4000	N	N	2027 32ND AVE S
008	447340	0155	9/14/10	\$900,000	\$900,000	2180	9	1999	Avg	4200	Y	N	710 31ST AVE S
008	125020	2030	8/25/10	\$739,000	\$739,000	2200	9	1910	VGood	3818	Y	N	1303 33RD AVE S
008	690920	0150	10/25/10	\$725,000	\$725,000	2210	9	1905	Avg	8500	N	N	3104 S IRVING ST
008	918470	0820	12/26/12	\$730,000	\$730,000	2230	9	1931	Good	4500	N	N	833 35TH AVE
008	570000	0980	6/12/12	\$860,000	\$860,000	2280	9	1929	Good	6000	N	N	3210 S LANDER ST
008	125020	1785	3/2/12	\$1,132,750	\$1,133,000	2320	9	1910	Good	7200	Y	N	534 32ND AVE S
008	125020	3170	3/2/10	\$1,000,000	\$1,000,000	2350	9	1915	VGood	8400	Y	N	415 35TH AVE S
008	414180	0285	1/4/10	\$1,300,000	\$1,300,000	2360	9	2002	Avg	8000	N	N	1526 36TH AVE
008	428990	0145	6/4/10	\$1,450,000	\$1,450,000	2370	9	1924	Good	7810	Y	N	1522 40TH AVE

Improved Sales Used in this Annual Update Analysis
Area 14
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
008	205860	0105	3/22/11	\$775,000	\$775,000	2380	9	1915	Avg	6000	N	N	303 33RD AVE
008	125020	2918	3/21/11	\$821,500	\$822,000	2390	9	1988	Avg	5415	N	N	525 LAKE WASHINGTON BLVD S
008	982920	0685	6/9/11	\$915,000	\$915,000	2400	9	1983	Avg	6720	N	N	207 ERIE AVE
008	910300	0410	11/18/10	\$1,175,000	\$1,175,000	2450	9	2008	Avg	3865	N	N	3425 E FLORENCE CT
008	174470	0005	5/17/12	\$1,298,000	\$1,298,000	2450	9	1951	Good	12771	Y	N	3515 E CONOVER CT
008	910300	0215	11/9/11	\$1,400,000	\$1,400,000	2480	9	2005	Avg	4198	N	N	149 34TH AVE E
008	570000	3720	4/29/10	\$1,404,000	\$1,404,000	2490	9	2010	Avg	7800	N	N	3017 CASCADIA AVE S
008	570000	1515	4/19/10	\$784,000	\$784,000	2510	9	1930	Good	7530	N	N	3320 S MOUNT BAKER BLVD
008	570000	3926	1/11/10	\$1,545,000	\$1,545,000	2530	9	1919	Good	7200	Y	N	3448 CASCADIA AVE S
008	715170	0025	7/7/10	\$1,150,000	\$1,150,000	2580	9	1905	VGood	5500	N	N	1139 35TH AVE
008	400300	0110	6/24/11	\$695,000	\$695,000	2630	9	1990	Avg	4069	N	N	3508 E SPRUCE ST
008	570000	2715	8/9/12	\$1,040,000	\$1,040,000	2640	9	1936	Good	7200	N	N	2825 MOUNT SAINT HELENS PL S
008	715320	0205	3/23/10	\$802,000	\$802,000	2650	9	1905	Avg	6500	Y	N	1435 37TH AVE
008	125020	2025	6/28/11	\$1,135,000	\$1,135,000	2670	9	2010	Avg	4980	Y	N	3220 S JUDKINS ST
008	570000	2035	3/1/12	\$646,000	\$646,000	2680	9	1914	Good	6487	N	N	3415 S MCCLELLAN ST
008	570000	3920	3/30/12	\$1,225,000	\$1,225,000	2740	9	1920	Avg	7500	Y	N	3438 CASCADIA AVE S
008	570000	1095	5/10/10	\$735,000	\$735,000	2750	9	1936	Avg	5500	N	N	2701 33RD AVE S
008	570000	3775	8/4/11	\$1,096,850	\$1,097,000	2760	9	1909	Good	5445	Y	N	3247 CASCADIA AVE S
008	174470	0030	2/25/11	\$1,025,000	\$1,025,000	2780	9	1960	Good	25374	Y	N	3519 E CONOVER CT
008	742470	0185	3/10/10	\$1,369,000	\$1,369,000	2870	9	1903	VGood	5000	Y	N	1629 36TH AVE
008	715320	0180	3/28/12	\$1,307,000	\$1,307,000	2970	9	2004	Avg	5000	Y	N	1412 36TH AVE
008	428990	0165	2/6/12	\$1,130,500	\$1,131,000	2970	9	1920	Avg	7220	Y	N	1510 40TH AVE
008	757620	0165	1/4/12	\$775,000	\$775,000	2990	9	1908	Good	4000	N	N	1635 34TH AVE
008	177850	0275	2/14/12	\$1,125,000	\$1,125,000	3010	9	1940	Good	6000	N	N	209 35TH AVE E
008	570000	3480	1/3/11	\$1,575,000	\$1,575,000	3170	9	1923	Good	7410	Y	N	3115 CASCADIA AVE S
008	812110	0480	5/12/10	\$1,250,000	\$1,250,000	3190	9	2000	Avg	6180	Y	N	3815 CASCADIA AVE S

Improved Sales Used in this Annual Update Analysis
Area 14
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
008	174470	0160	4/7/11	\$1,300,000	\$1,300,000	3240	9	2006	Avg	11585	Y	N	3419 E TERRACE ST
008	742470	0205	11/1/12	\$1,100,000	\$1,100,000	3330	9	1908	Good	5000	N	N	3517 E OLIVE ST
008	570000	4351	6/14/11	\$1,481,250	\$1,481,000	3370	9	1990	Good	16500	Y	N	2820 CASCADIA AVE S
008	125020	1795	8/25/11	\$840,000	\$840,000	3380	9	1910	Avg	6000	Y	N	536 32ND AVE S
008	535020	0775	5/17/11	\$1,298,000	\$1,298,000	3380	9	1999	Good	6063	Y	N	3804 E PIKE ST
008	125020	3190	2/24/12	\$1,000,000	\$1,000,000	3430	9	2001	Avg	14400	N	N	3401 S KING ST
008	715170	0585	6/15/12	\$975,000	\$975,000	3440	9	1901	VGood	5000	Y	N	3617 E UNION ST
008	570000	3765	9/9/11	\$1,125,000	\$1,125,000	3540	9	1912	Good	9417	Y	N	3243 CASCADIA AVE S
008	570000	0790	4/24/12	\$900,000	\$900,000	3590	9	2010	Avg	5000	N	N	2333 32ND AVE S
008	918470	0545	1/4/10	\$1,361,270	\$1,361,000	3660	9	1998	Avg	10000	Y	N	822 36TH AVE
008	177850	0471	5/17/10	\$1,500,000	\$1,500,000	3790	9	1909	VGood	8000	N	N	219 37TH AVE E
008	177850	0460	8/11/10	\$1,400,000	\$1,400,000	4230	9	1909	VGood	6000	N	N	225 37TH AVE E
008	177850	0530	12/7/10	\$550,000	\$550,000	1320	10	1968	VGood	4000	N	N	187 37TH AVE E
008	125120	0260	9/27/10	\$735,500	\$736,000	1670	10	1939	Good	7875	Y	N	1326 LAKE WASHINGTON BLVD S
008	660000	0335	7/22/10	\$1,340,000	\$1,340,000	1900	10	2007	Avg	8320	N	N	320 36TH AVE E
008	125020	3070	3/30/11	\$730,000	\$730,000	2110	10	1981	Avg	7200	Y	N	316 LAKE WASHINGTON BLVD S
008	742470	0165	5/25/10	\$1,100,000	\$1,100,000	2230	10	1999	Avg	5000	N	N	1622 35TH AVE
008	194730	0100	8/11/10	\$962,500	\$963,000	2300	10	1988	Avg	5438	N	N	317 35TH AVE
008	673870	0165	9/15/11	\$870,000	\$870,000	2400	10	2011	Avg	4100	N	N	2001 32ND AVE S
008	174470	0200	8/17/10	\$1,455,000	\$1,455,000	2400	10	1926	Good	6360	N	N	429 35TH AVE
008	570000	4440	6/13/12	\$1,492,000	\$1,492,000	2490	10	1924	Good	7800	Y	N	3118 LAKEWOOD AVE S
008	982920	0295	6/29/12	\$1,390,000	\$1,390,000	2500	10	1989	VGood	8250	Y	N	402 RANDOLPH AVE
008	600650	0005	12/14/10	\$1,200,000	\$1,200,000	2540	10	1909	Good	5400	Y	N	3303 S DEARBORN ST
008	125020	3445	12/16/10	\$983,150	\$983,000	2550	10	1991	Avg	7324	Y	N	903 LAKESIDE AVE S
008	570000	3675	10/12/12	\$1,025,000	\$1,025,000	2560	10	1923	Avg	8100	N	N	2809 CASCADIA AVE S
008	570150	0045	9/18/12	\$1,000,000	\$1,000,000	2710	10	2003	Avg	3768	N	N	1920 33RD AVE S

Improved Sales Used in this Annual Update Analysis
Area 14
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
008	570000	3985	6/28/10	\$1,775,000	\$1,775,000	2820	10	1922	VGood	8000	Y	N	3226 CASCADIA AVE S
008	982920	0245	3/16/12	\$955,000	\$955,000	2840	10	1992	Avg	8580	Y	N	3716 E TERRACE ST
008	910300	0688	9/28/11	\$1,335,000	\$1,335,000	2860	10	2005	Avg	5096	N	N	3708 E DENNY WAY
008	535020	1365	3/8/10	\$1,525,000	\$1,525,000	2880	10	1991	Avg	5090	Y	N	1448 MADRONA DR
008	341660	0110	3/16/12	\$795,000	\$795,000	2910	10	2009	Avg	7200	N	N	3206 S WASHINGTON ST
008	341660	0110	9/1/10	\$760,000	\$760,000	2910	10	2009	Avg	7200	N	N	3206 S WASHINGTON ST
008	414180	0010	1/12/10	\$1,260,000	\$1,260,000	2940	10	2008	Avg	4000	N	N	1615 35TH AVE
008	570000	2640	3/8/11	\$965,000	\$965,000	3020	10	1924	Avg	7200	Y	N	2619 MOUNT SAINT HELENS PL S
008	981970	0200	3/19/12	\$975,000	\$975,000	3030	10	1931	Avg	7200	N	N	3701 E MARION ST
008	177850	0270	2/8/11	\$1,300,000	\$1,300,000	3050	10	2009	Avg	4000	N	N	211 35TH AVE E
008	910300	0710	6/7/12	\$1,300,000	\$1,300,000	3100	10	2005	Avg	5536	N	N	110 37TH AVE E
008	063500	0160	5/13/12	\$907,000	\$907,000	3110	10	1988	Avg	3032	Y	N	3509 S LESCHI PL
008	570000	3259	3/29/12	\$1,340,000	\$1,340,000	3170	10	2009	Avg	5384	N	N	3418 HUNTER BLVD S
008	570150	0055	6/14/11	\$1,250,000	\$1,250,000	3260	10	2003	Avg	13006	Y	N	1912 33RD AVE S
008	570000	2695	1/19/10	\$1,380,000	\$1,380,000	3370	10	1928	Good	9600	N	N	2803 MOUNT SAINT HELENS PL S
008	125020	3270	12/8/10	\$1,100,000	\$1,100,000	3420	10	2008	Avg	7200	N	N	515 35TH AVE S
008	125020	2546	3/16/10	\$1,300,000	\$1,300,000	3660	10	2002	Avg	8400	Y	N	1383 LAKE WASHINGTON BLVD S
008	982920	0565	12/6/12	\$825,000	\$825,000	1660	11	1990	Avg	5506	Y	N	3811 E ALDER ST
008	427890	0210	6/6/12	\$1,260,000	\$1,260,000	2410	11	1981	Avg	5985	Y	N	416 34TH AVE
008	082300	0065	3/10/10	\$1,350,000	\$1,350,000	2440	11	2005	Avg	3770	Y	N	807 32ND AVE S
008	125020	3360	7/26/12	\$1,900,000	\$1,900,000	2520	11	2008	Avg	6300	Y	N	801 LAKESIDE AVE S
008	982920	0145	4/25/11	\$1,660,000	\$1,660,000	2750	11	2007	Avg	4050	Y	N	401 LAKE WASHINGTON BLVD

Improved Sales Removed in this Annual Update Analysis
Area 14
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	111800	0012	6/27/2012	\$745,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
006	111800	0205	7/25/2011	\$2,806,750	%COMPL
006	111800	0263	4/28/2011	\$3,367,500	IMP CHARS DON'T MATCH SALES CHARS
006	111800	0290	2/3/2012	\$1,650,000	NON-REPRESENTATIVE SALE
006	111800	0295	10/26/2012	\$1,780,000	RELOCATION - SALE to SERVICE;
006	111800	0531	8/11/2011	\$650,000	PREVIMP<=25K;FINANCIAL INSTITUTION RESALE
006	111800	0830	3/23/2011	\$3,900,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
006	111800	0845	6/14/2011	\$1,050,000	DOR RATIO
006	111800	0935	12/16/2010	\$1,200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	111800	1180	3/11/2010	\$1,245,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	111800	1231	6/3/2010	\$1,600,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
006	111800	1595	2/7/2012	\$841,750	NON-REPRESENTATIVE SALE
006	111800	1710	3/2/2011	\$4,700,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
006	111800	1725	1/28/2012	\$600,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	111800	1860	1/25/2012	\$1,037,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	111800	1865	9/15/2011	\$905,000	PREVIMP<=25K;ESTATE ADMINISTRATOR
006	111800	1880	9/12/2012	\$843,250	QUIT CLAIM DEED
006	111800	1955	9/16/2010	\$1,900,000	NO MARKET EXPOSURE
006	111800	1966	11/29/2010	\$1,260,030	%COMPL
006	111800	2020	12/17/2012	\$2,222,500	IMP CHARS DON'T MATCH SALES CHARS
007	133030	0010	4/12/2012	\$1,370,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	133030	0435	4/20/2011	\$1,100,000	RELOCATION - SALE to SERVICE;
007	195470	0010	6/14/2011	\$3,650,000	NON-REPRESENTATIVE SALE
007	195470	0050	7/11/2011	\$9,000,000	IMP COUNT
007	195470	0185	2/11/2011	\$3,228,000	NON-REPRESENTATIVE SALE
007	195470	0200	11/29/2010	\$1,375,000	UNFIN AREA
007	195470	0205	6/7/2011	\$694,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
007	195470	0420	12/14/2010	\$2,700,000	UNFIN AREA;ESTATE ADMINISTRATOR, GUARDIAN
007	195470	0455	10/21/2011	\$627,500	DOR RATIO
007	195470	0455	10/24/2011	\$627,500	DOR RATIO;QUIT CLAIM DEED
007	195470	0704	4/23/2010	\$3,490,359	%COMPL
007	195720	0026	3/15/2011	\$3,250,000	PREVIMP<=25K;ESTATE ADMINISTRATOR
007	411460	0312	4/29/2010	\$2,675,000	LACK OF REPRESENTATION WATERFRONT
007	411460	0336	9/18/2012	\$1,850,000	NON-REPRESENTATIVE SALE
007	411460	0395	11/14/2011	\$1,578,250	LACK OF REPRESENTATION WATERFRONT
007	411460	0395	12/31/2012	\$24,314	DOR RATIO
007	411460	0660	11/8/2010	\$2,050,000	IMP CHARS DON'T MATCH SALES CHARS
007	411460	0685	8/3/2011	\$4,400,000	LACK OF REPRESENTATION WATERFRONT
007	419990	0005	2/28/2012	\$3,700,000	PREVIMP<=25K;RELATED PARTY, FRIEND, OR NEIGHBOR
007	438570	0220	11/16/2012	\$600,000	ACTIVE PERMIT BEFORE SALE>25K

Improved Sales Removed in this Annual Update Analysis
Area 14
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	438570	0430	11/16/2010	\$773,796	NON-REPRESENTATIVE SALE; FIN. INSTITUTION RESALE
007	438570	0610	10/23/2012	\$998,000	IMP CHARS DON'T MATCH SALES CHARS
007	438570	0655	12/13/2011	\$1,445,000	ASSUMPTION OF MORTGAGE W/NO ADDL CONSID. PD
007	438570	0680	8/29/2011	\$475,000	DOR RATIO
007	438570	1100	6/24/2011	\$400,000	DOR RATIO; NO MARKET EXPOSURE
007	438570	1250	8/21/2012	\$1,625,000	IMP COUNT;BUILDER OR DEVELOPER SALES
007	438570	1395	1/20/2012	\$910,100	BANKRUPTCY; NO MARKET EXP; EXEMPT FROM EXCISE TAX
007	438670	0115	12/14/2012	\$999,000	IMP CHARS DON'T MATCH SALES CHARS
007	501700	0290	10/21/2011	\$601,750	QUIT CLAIM DEED
007	501700	0470	9/13/2010	\$1,180,000	NON-REPRESENTATIVE SALE; FIN. INSTITUTION RESALE
007	501700	0605	2/26/2010	\$3,000	DOR RATIO
007	502690	0240	2/14/2011	\$701,000	OBSOL;FINANCIAL INSTITUTION RESALE
007	531610	0015	8/26/2011	\$1,420,000	UNFIN AREA
007	531610	0350	3/9/2010	\$1,225,000	%COMPL;RELOCATION - SALE BY SERVICE
007	531610	0350	3/2/2010	\$1,225,000	%COMPL;RELOCATION - SALE TO SERVICE
007	531610	0480	5/10/2011	\$2,500,000	IMP CHARS DON'T MATCH SALES CHARS
007	531610	0505	8/15/2012	\$1,625,000	IMP COUNT
007	531610	0810	6/7/2011	\$410,000	PREVIMP<=25K;TEAR DOWN
007	531610	0915	11/10/2011	\$2,600,000	NO MARKET EXPOSURE
007	531610	0930	5/10/2011	\$805,000	PREVIMP<=25K;FINANCIAL INSTITUTION RESALE
007	531610	0995	4/11/2012	\$950,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	531710	0010	8/29/2012	\$1,400,000	NO MARKET EXPOSURE
007	531710	0019	9/28/2011	\$3,950,000	PREVIMP<=25K
007	531710	0033	10/19/2010	\$6,700,000	LACK OF REPRESENTATION WATERFRONT
007	531710	0130	6/14/2010	\$1,500,000	IMP. CHARS CHANGED SINCE SALE; STATEMENT TO DOR;
007	531710	0245	7/27/2011	\$4,200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	531710	0655	9/26/2012	\$7,650,000	NO MARKET EXPOSURE
007	531710	0755	3/14/2011	\$1,950,000	%COMPL
007	531710	0785	11/23/2010	\$836,000	IMP. CHARS CHANGED SINCE SALE; NON-REP SALE
007	531810	0810	12/28/2012	\$2,160,000	%COMPL
007	531810	1100	11/27/2012	\$717,500	NO MARKET EXP; RELATED PARTY, NEIGHBOR
007	531810	1535	12/11/2012	\$1,180,000	SEGREGATION/MERGER
007	531810	1688	10/27/2010	\$940,000	IMP CHARS DON'T MATCH SALES CHARS
007	531810	1795	4/10/2012	\$1,825,000	IMP CHARS DON'T MATCH SALES CHARS
007	531810	1905	4/13/2010	\$1,835,000	IMP CHARS DON'T MATCH SALES CHARS
007	533220	0315	11/5/2012	\$432,000	IMP CHARS DON'T MATCH SALES CHARS
007	632100	0100	5/4/2012	\$875,000	PREVIMP<=25K;ESTATE ADMINISTRATOR
007	660000	0251	6/1/2012	\$412,500	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
007	660000	0265	11/22/2010	\$1,280,000	IMP CHARS DON'T MATCH SALES CHARS
007	918570	0315	6/28/2010	\$2,685,000	IMP CHARS DON'T MATCH SALES CHARS

Improved Sales Removed in this Annual Update Analysis
Area 14
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	918570	0480	2/25/2010	\$2,490,000	NO MARKET EXPOSURE
007	918570	0606	2/23/2010	\$1,430,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	981970	0010	4/30/2012	\$1,600,000	NON-REPRESENTATIVE SALE
008	009700	0170	3/14/2011	\$715,000	IMP CHARS DON'T MATCH SALES CHARS
008	082300	0160	5/27/2011	\$640,000	PREVIMP<=25K
008	102404	9014	8/14/2012	\$887,000	OBSOL
008	125020	1955	4/27/2010	\$280,000	DOR RATIO
008	125020	2020	8/17/2012	\$390,000	TEARDOWN
008	125020	2020	7/10/2012	\$285,000	TEARDOWN
008	125020	2200	6/14/2012	\$385,000	IMP CHARS DON'T MATCH SALES CHARS
008	125020	2400	7/30/2012	\$97,461	DOR RATIO;QUIT CLAIM DEED
008	125020	3105	8/18/2010	\$1,636,000	IMP CHARS DON'T MATCH SALES CHARS
008	125020	3155	11/18/2011	\$320,000	DOR RATIO;FINANCIAL INSTITUTION RESALE
008	125020	3180	9/21/2011	\$652,000	NON-REPRESENTATIVE SALE; FIN. INSTITUTION RESALE
008	125020	3475	12/19/2011	\$585,000	NON-REP SALE; STATEMENT TO DOR; FIN INSTIT. RESALE
008	125020	3640	3/15/2012	\$629,900	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
008	125020	3735	6/11/2010	\$685,000	DOR RATIO
008	125020	3740	6/29/2010	\$349,900	DOR RATIO
008	125020	3800	8/26/2011	\$670,000	IMP CHARS DON'T MATCH SALES CHARS
008	125020	4560	5/23/2012	\$1,150,000	LACK OF REPRESENTATION WATERFRONT
008	125020	4565	8/4/2010	\$1,325,000	LACK OF REPRESENTATION WATERFRONT
008	125020	4675	12/5/2012	\$1,764,072	LACK OF REPRESENTATION WATERFRONT
008	125020	4675	7/9/2012	\$1,540,000	BANKRUPTCY; NO MARKET EXP; EXEMPT FROM EXCISE TAX
008	125020	4795	9/13/2010	\$2,385,000	IMP CHARS DON'T MATCH SALES CHARS
008	125120	0155	11/19/2012	\$692,153	BANKRUPTCY; NO MARKET EXP; EXEMPT FROM EXCISE TAX
008	142220	0105	9/18/2012	\$1,385,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
008	177850	0580	10/19/2011	\$816,500	%COMPL
008	205860	0065	6/7/2012	\$665,000	IMP CHARS DON'T MATCH SALES CHARS
008	205860	0065	11/23/2011	\$399,021	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
008	208770	0105	8/17/2011	\$853,000	NO MARKET EXPOSURE
008	211020	0075	11/12/2012	\$699,950	IMP CHARS DON'T MATCH SALES CHARS
008	211020	0075	11/9/2010	\$685,000	IMP CHARS DON'T MATCH SALES CHARS
008	211020	0100	3/30/2011	\$711,500	IMP CHARS DON'T MATCH SALES CHARS
008	320090	0005	6/15/2012	\$880,000	IMP CHARS DON'T MATCH SALES CHARS
008	320090	0255	9/17/2012	\$1,060,000	RELOCATION - SALE to SERVICE;
008	341660	0451	11/8/2010	\$460,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
008	400300	0140	8/16/2011	\$255,000	NO MARKET EXPOSURE;STATEMENT TO DOR
008	411460	1510	9/10/2012	\$2,138,000	IMP CHARS DON'T MATCH SALES CHARS
008	411460	1515	6/23/2011	\$2,380,000	LACK OF REPRESENTATION WATERFRONT
008	411460	1525	6/28/2011	\$3,485,000	LACK OF REPRESENTATION WATERFRONT

Improved Sales Removed in this Annual Update Analysis
Area 14
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	411460	1535	6/30/2010	\$2,625,000	LACK OF REPRESENTATION WATERFRONT
008	411460	1545	9/5/2012	\$825,000	LACK OF REPRESENTATION WATERFRONT
008	411460	1550	4/2/2010	\$1,510,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
008	427890	0003	1/10/2012	\$370,500	NO MARKET EXPOSURE
008	427890	0175	3/23/2012	\$750,000	NON-REPRESENTATIVE SALE
008	428990	0040	1/23/2012	\$907,000	RELOCATION - SALE TO SERVICE
008	447340	0120	7/18/2012	\$440,000	NON-REPRESENTATIVE SALE; SHORT SALE
008	447340	0195	11/2/2012	\$385,000	BANKRUPTCY; NO MARKET EXP; EXEMPT FROM EXCISE TAX
008	502690	0145	7/25/2012	\$1,210,000	OBSOL
008	515770	0058	12/3/2010	\$625,000	RELOCATION - SALE TO SERVICE
008	535020	0340	6/10/2011	\$560,000	IMP CHARACTERISTICS CHANGED SINCE SALE
008	535020	0645	12/4/2012	\$525,000	NON-REPRESENTATIVE SALE
008	535020	1283	3/23/2010	\$800,000	DOR RATIO;%COMPL
008	535120	0190	4/21/2010	\$725,000	RELOCATION - SALE TO SERVICE;
008	569900	0035	1/24/2012	\$625,000	IMP CHARS DON'T MATCH SALES CHARS
008	569900	0098	1/12/2012	\$375,000	BANKRUPTCY; NO MARKET EXP; EXEMPT FROM EXCISE TAX
008	569900	0098	10/16/2012	\$320,000	IMP CHARS DON'T MATCH SALES CHARS
008	570000	0375	1/26/2010	\$230,000	DOR RATIO
008	570000	0375	4/22/2011	\$359,000	NON-REPRESENTATIVE SALE
008	570000	0890	10/29/2012	\$825,950	IMP CHARS DON'T MATCH SALES CHARS
008	570000	1670	8/23/2011	\$1,000,000	IMP CHARS DON'T MATCH SALES CHARS
008	570000	1670	8/23/2011	\$1,000,000	RELOCATION - SALE TO SERVICE
008	570000	1835	9/27/2011	\$1,270,000	IMP CHARS DON'T MATCH SALES CHARS
008	570000	2795	4/27/2011	\$835,000	QUESTIONABLE PER APPRAISAL
008	570000	2795	4/22/2011	\$835,000	QUESTIONABLE PER APPRAISAL
008	570000	3635	7/18/2012	\$1,900,000	NO MARKET EXPOSURE
008	570000	4095	12/11/2012	\$1,195,000	IMP CHARS DON'T MATCH SALES CHARS
008	571200	0105	6/24/2011	\$365,000	IMP CHARS DON'T MATCH SALES CHARS
008	632100	0160	1/12/2010	\$499,000	DOR RATIO
008	673870	0165	8/2/2010	\$300,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
008	673870	0225	10/9/2012	\$949,000	ACTIVE PERMIT BEFORE SALE>25K;OBSOL
008	673870	0225	2/7/2012	\$435,000	OBSOL;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	673870	0235	12/13/2012	\$999,950	ACTIVE PERMIT BEFORE SALE>25K
008	674570	0085	6/29/2010	\$232,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	690920	0205	1/23/2012	\$578,000	NON-REPRESENTATIVE SALE; FIN. INSTITUTION RESALE
008	690920	0575	8/20/2010	\$266,117	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
008	690970	0225	1/10/2012	\$280,000	IMP CHARS DON'T MATCH SALES CHARS
008	715170	0170	12/12/2011	\$503,000	TEAR DOWN; SEGREGATION AND/OR MERGER
008	715220	0040	12/14/2012	\$500,000	PREVIMP<=25K
008	715220	0295	2/26/2012	\$428,000	UNFIN AREA

Improved Sales Removed in this Annual Update Analysis
Area 14
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	715220	0295	8/15/2011	\$235,000	UNFIN AREA
008	742470	0045	12/6/2011	\$1,725,000	IMP CHARS DON'T MATCH SALES CHARS
008	742470	0095	12/27/2012	\$205,000	DOR RATIO;QUIT CLAIM DEED
008	742470	0125	5/1/2010	\$750,000	IMP CHARACTERISTICS CHANGED SINCE SALE
008	757570	0085	3/4/2010	\$240,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
008	757670	0141	7/26/2011	\$550,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	910300	0296	8/25/2010	\$285,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	910300	0296	1/27/2011	\$500,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
008	910300	0420	3/24/2011	\$1,150,000	RELOCATION - SALE TO SERVICE
008	910300	0425	6/17/2010	\$615,000	IMP CHARACTERISTICS CHANGED SINCE SALE
008	918470	0075	6/21/2011	\$330,000	IMP CHARACTERISTICS CHANGED SINCE SALE
008	982920	0260	3/21/2012	\$577,000	OBSOL;FINANCIAL INSTITUTION RESALE
008	982920	0280	9/29/2012	\$510,000	NON REPRESENTATIVE SALE
008	982920	0295	6/29/2012	\$1,390,000	RELOCATION - SALE TO SERVICE
008	982920	0415	3/30/2011	\$508,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
008	982920	0435	10/12/2011	\$414,000	PREVIMP<=25K
008	982920	0500	7/27/2012	\$166,493	DOR RATIO;QUIT CLAIM DEED
008	982920	0550	8/31/2010	\$450,000	DOR RATIO
008	982920	0580	5/4/2010	\$675,000	IMP CHARACTERISTICS CHANGED SINCE SALE
008	982920	0590	12/2/2010	\$400,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	982920	0690	5/8/2012	\$798,500	ACTIVE PERMIT BEFORE SALE>25K
008	982920	1110	4/7/2011	\$762,500	IMP CHARS DON'T MATCH SALES CHARS

Vacant Sales Used in this Annual Update Analysis
Area 14
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
004	531710	0286	7/9/2011	\$180,000	7129	N	N
006	111800	0256	7/22/2010	\$1,712,500	10739	N	N
006	111800	0531	8/11/2011	\$650,000	7209	N	N
008	125020	3740	6/29/2010	\$349,900	5563	Y	N
008	125120	0170	6/18/2012	\$400,000	4200	Y	N
008	570000	2034	3/5/2012	\$225,000	5497	N	N
008	570000	4470	10/29/2012	\$575,000	7612	Y	N
008	742470	0050	12/1/2011	\$320,000	5300	N	N

Vacant Sales Removed in this Annual Update Analysis
Area 14
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	111800	0701	10/3/2011	\$1,525,000	MULTI-PARCEL SALE;
006	111800	0703	10/3/2011	\$1,525,000	MULTI-PARCEL SALE;
007	228890	0087	8/28/2012	\$1,003,000	MULTI-PARCEL SALE;
007	438670	0147	6/26/2012	\$10,000	NO MARKET EXPOSURE
007	531610	0810	6/7/2011	\$410,000	TEAR DOWN;
007	531610	0930	5/10/2011	\$805,000	TEAR DOWN;
007	531710	0670	2/19/2010	\$3,200,000	TEAR DOWN;
008	034500	0245	5/6/2011	\$2,600,000	MULTI-PARCEL SALE;
008	102404	9032	6/3/2011	\$1,254,500	MULTI-PARCEL SALE;
008	102404	9047	3/12/2012	\$810,000	MULTI-PARCEL SALE;
008	125020	2150	3/31/2010	\$1,175,000	MULTI-PARCEL SALE;
008	125020	4070	8/18/2010	\$100,000	NO MARKET EXPOSURE
008	531710	0416	6/19/2012	\$1,075,000	MULTI-PARCEL SALE;
008	982920	0345	10/9/2012	\$830,000	MULTI-PARCEL SALE;