

Residential Revalue

2013 Assessment Roll

**Woodinville/Cottage
Lake/Hollywood Hill**

Area 36

King County Department of Assessments

Seattle, Washington



King County

Department of Assessments

Accounting Division

500 Fourth Avenue, ADM-AS-0740
Seattle, WA 98104-2384

(206) 205-0444 FAX (206) 296-0106

Email: assessor.info@kingcounty.gov

<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

Woodinville/Cottage Lake/ Hollywood Hill Housing



Grade 7/ Year Built 1934/Renovate 1980/ Total Living Area 2500



Grade 10/ Year Built 2001/ Total Living Area 3990



Grade 8/ Year Built 1977/Total Living Area 1440



Grade 11/ Year Built 1994/ Total Living Area 3850



Grade 9/ Year Built 1993/ Total Living Area 3620



Grade 12/ Year Built 1988/ Total Living Area 5690

Glossary for Improved Sales

Condition: Relative to Age and Grade

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

Residential Building Grades

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

Summary

Appraisal Date 1/1/2013 - 2013 Assessment Roll

Area Name / Number: Woodinville/Cottage Lake/Hollywood Hill/36

Previous Physical Inspection: 2007

Number of Improved Sales: 439

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	\$184,000	\$256,500	\$440,500			
2013 Value	\$211,900	\$268,500	\$480,400	\$522,500	92.1%	8.84%
Change	+\$27,900	+\$12,000	+\$39,900			
% Change	+15.2%	+4.7%	+9.1%			

*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 8.84% is an improvement from the previous COD of 9.75%. 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	\$185,900	\$244,800	\$430,700
2013 Value	\$213,000	\$243,600	\$456,600
Percent Change	+14.6%	-0.5%	+6.0%

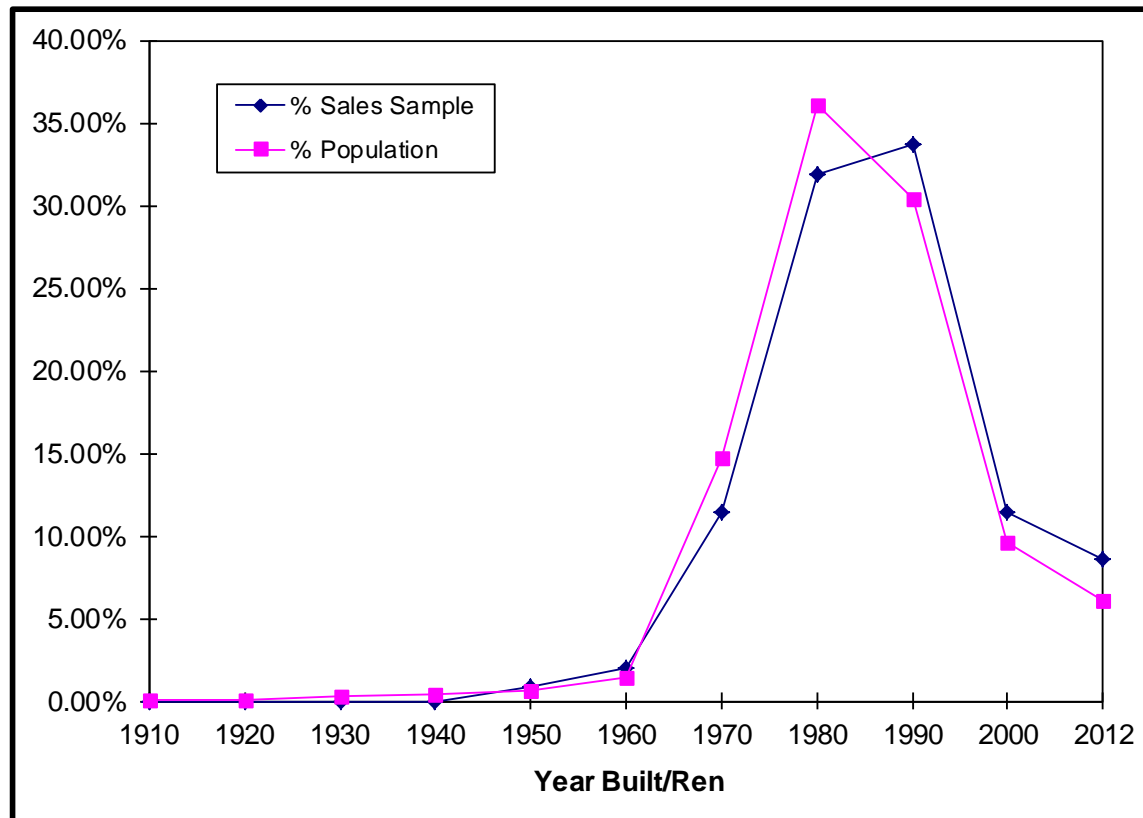
Number of one to three unit residences in the population: 4625

Conclusions and Recommendation: The percentage difference between the sales sample (+9.1%) and the population (+6.0%) is mainly due to characteristic changes to many of the sales that occurred prior to the sale date. These changes were not reflected in the 2012 valuation resulting in larger percentage increases. These sales were considered in the Area 36 modeling process for 2013. Since the values recommended in this report improve uniformity and equity, we recommend posting them 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	0	0.00%
1930	0	0.00%
1940	0	0.00%
1950	4	0.91%
1960	9	2.05%
1970	50	11.39%
1980	140	31.89%
1990	148	33.71%
2000	50	11.39%
2012	38	8.66%
	439	

Population		
Year Built/Ren	Frequency	% Population
1910	2	0.04%
1920	5	0.11%
1930	14	0.30%
1940	19	0.41%
1950	30	0.65%
1960	69	1.49%
1970	679	14.68%
1980	1669	36.09%
1990	1408	30.44%
2000	446	9.64%
2012	284	6.14%
	4625	

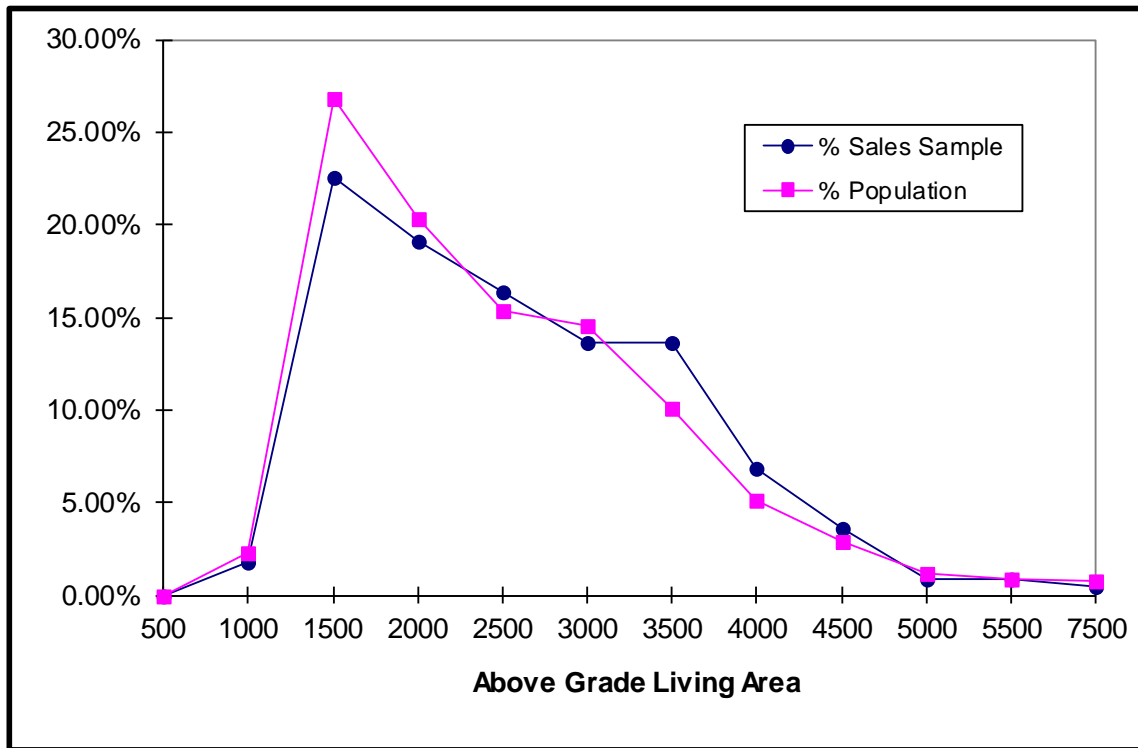


The sales sample frequency distribution follows the population distribution very closely with regard to Year Built/Renovated. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	8	1.82%
1500	99	22.55%
2000	84	19.13%
2500	72	16.40%
3000	60	13.67%
3500	60	13.67%
4000	30	6.83%
4500	16	3.64%
5000	4	0.91%
5500	4	0.91%
7500	2	0.46%
	439	

Population		
AGLA	Frequency	% Population
500	0	0.00%
1000	105	2.27%
1500	1239	26.79%
2000	939	20.30%
2500	710	15.35%
3000	672	14.53%
3500	465	10.05%
4000	235	5.08%
4500	133	2.88%
5000	54	1.17%
5500	40	0.86%
7500+	33	0.71%
	4625	

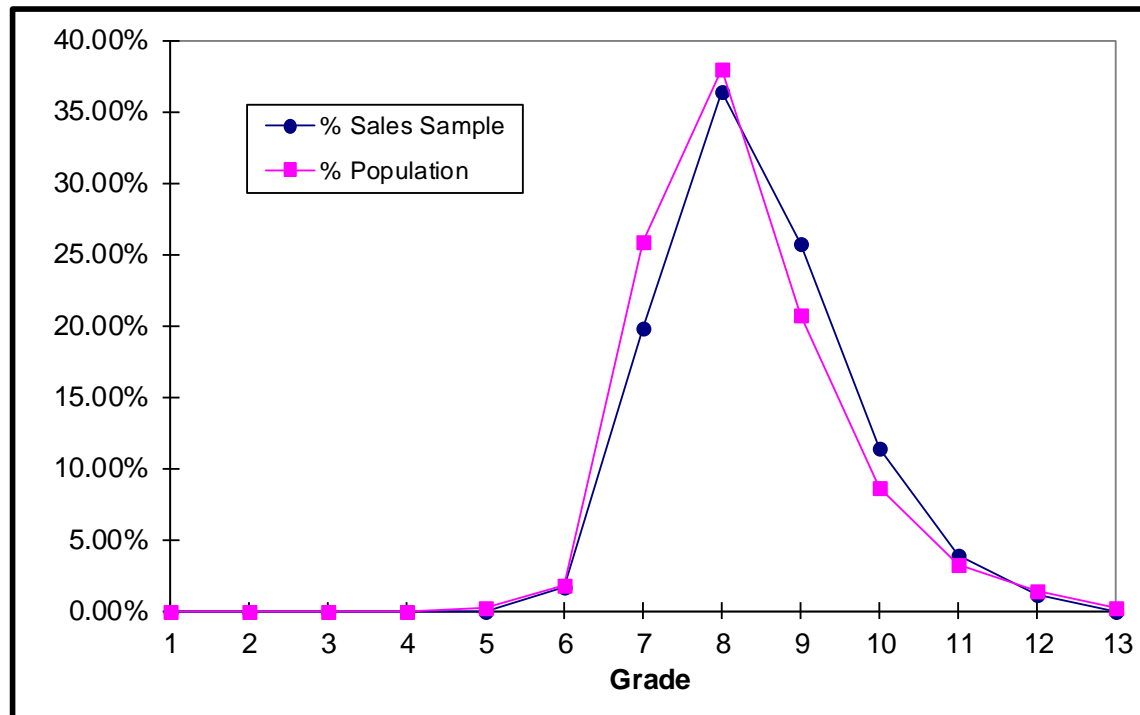


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

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	7	1.59%
7	87	19.82%
8	160	36.45%
9	113	25.74%
10	50	11.39%
11	17	3.87%
12	5	1.14%
13	0	0.00%
439		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	8	0.17%
6	83	1.79%
7	1196	25.86%
8	1757	37.99%
9	961	20.78%
10	399	8.63%
11	151	3.26%
12	62	1.34%
13	8	0.17%
4625		



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.

Physical Inspection Process

Effective Date of Appraisal: January 1, 2013

Date of Appraisal Report: July 7, 2013

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

Identification of the Area

Name or Designation:

Area 36---Woodinville /Cottage Lake/ Hollywood Hill

Boundaries:

The boundaries of Area 36 are defined by city of Woodinville to the East, Snohomish County to the North, Avondale Road to the West, and 124th Avenue to the south.

Maps:

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

Area Description:

Area 36 has four distinct neighborhoods (Sub-Areas), Woodinville proper, Rein Tree, Cottage Lake, and Hollywood Hill. The area is a mixture of single-family platted neighborhoods and homes on larger tax lots. The area amenities include Cottage Lake and Lake Leota, equestrian size properties, an increasing commercial area surrounding wine production. The area's proximity to Bellevue, Redmond, and Microsoft campus is an additional draw.

Sub-Area 1: Cottage Lake is a mixture of platted neighborhoods with some tax lots. The majority of the plats were developed in the mid-1970. The main focal point of the area is Cottage Lake and Cottage Lake Park.

Sub-Area 2: Woodinville includes the neighborhoods and tax lots that are within the City of Woodinville. The main focal point of this area is the growing commercial district and the associated Wineries.

Sub-Area 3: Hollywood Hill is an established community of acreage lots. The focal point of the area is the estate lots, which allow for equestrian type properties included riding arenas and horse stables. An additional draw to the area is the Tolt trail that accommodates equestrian activities.

Sub-Area 11: Rein Tree is an established community of plats ranging from the 1970's to present. The focal point of the area is its access to Redmond via Avondale Road. The mature landscaping and privacy of the established neighborhoods also lends to the desirability of the area.

 King County

Land Valuation

Vacant sales from 1/2010 to 1/2013 were given primary consideration for valuing land with emphasis placed on those sales closest to January 1, 2013. There were 14 vacant land sales that were utilized to establish reliable land values for Area 36. Of the 14 vacant land sales 2 were waterfront. Varying land valuation methods were also used for valuing parcels. Plats in which the lot sizes were similar had a single base land value applied. In plats where there was a large range of lot sizes a base lot range was used. Tax lots were valued by lot size rather than per site value. Townhome lots were generally valued based on typical lot size. Adjustments were considered for views, traffic, and topography. A more detailed list of adjustments can be viewed on pages 45-47. The valuation methodology used for waterfront was based on front foot value and location with no additional value added for the view amenity.

Land Model

Model Development, Description and Conclusions:

There are 5309 parcels in area 36, Most of which are located in plats.

Vacant sales from 1/2010 to 1/2013 were given primary consideration for valuing land. From the 14 lands sales and the improved sales, we were able to establish reliable land values.

A number of parcels in Area 36 have Territorial, Cascade or Olympic mountain view. Paired sales analysis used to determine the positive adjustment for these properties. Paired sales analysis was used to measure environmental impacts from; topography, wet areas, streams, sensitive areas, landside hazard, steep slope hazard, poor quality waterfront . Through Paired sales adjustment for nuisances such as; traffic, egress, commercial influence, restricted access, easements, restricted size, and non-perc lots were derived. The adjustments for both negative and positive impacts were applied to those properties.

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

Land Value Model Calibration

Area 36 Land Model for single building site parcels in Residential Zones			
Lot Size Range	West Woodinville	East Woodinville Nbh3	Hollywood Hill Nbh4
1000-5000	\$125,000	\$81,000	\$125,000
5001-7000	\$135,000	\$87,000	\$135,000
7001-9000	\$145,000	\$94,000	\$145,000
9001-14000	\$165,000	\$100,000	\$155,000
14001-20000	\$175,000	\$130,000	\$200,000
20001-24000	\$200,000	\$146,000	\$225,000
24001-28000	\$220,000	\$162,000	\$250,000
28001-36000	\$240,000	\$178,000	\$275,000
36001-1.0AC	\$260,000	\$195,000	\$300,000
>1.0 -1.25AC	\$275,000	\$208,000	\$325,000
>1.25-1.5AC	\$290,000	\$221,000	\$350,000
>1.5-1.75AC	\$305,000	\$234,000	\$375,000
>1.75-2AC	\$320,000	\$247,000	\$400,000
>2.0-2.25AC	\$335,000	\$260,000	\$425,000
>2.25-2.5AC	\$350,000	\$273,000	\$450,000
>2.5-2.75AC	\$365,000	\$286,000	\$475,000
>2.75-3AC	\$380,000	\$299,000	\$500,000
>3.0-3.25AC	\$395,000	\$312,000	\$510,000
>3.25-3.5AC	\$410,000	\$325,000	\$520,000
>3.5-3.75AC	\$425,000	\$338,000	\$530,000
>3.75-4AC	\$440,000	\$351,000	\$540,000
>4.0-4.25AC	\$455,000	\$364,000	\$550,000
>4.25-4.5AC	\$470,000	\$377,000	\$560,000
>4.5-4.75AC	\$485,000	\$390,000	\$570,000
>4.75-5AC	\$500,000	\$403,000	\$580,000
>5AC-5.5	\$528,000	\$423,000	\$615,000
>5.5AC-6AC	\$556,000	\$443,000	\$650,000
>6AC-6.5AC	\$584,000	\$463,000	\$685,000
>6.5AC-7AC	\$612,000	\$483,000	\$720,000

Lot Size Range	West Woodinville	East Woodinville Nb3	Hollywood Hill Nb4
>7AC-7.5AC	\$640,000	\$503,000	\$755,000
>7.5AC-8AC	\$668,000	\$523,000	\$790,000
>8AC-8.5AC	\$696,000	\$543,000	\$825,000
>8.5AC-9AC	\$724,000	\$563,000	\$860,000
>9AC-9.5AC	\$752,000	\$583,000	\$895,000
>9.5AC-10AC	\$780,000	\$603,000	\$930,000
>10AC	Plus \$25,000 for additional Sqft to next 1/2AC	Plus \$17,000 for additional Sqft to next 1/2	Plus \$32,000 for additional Sqft to next 1/2 AC
>20AC	Plus \$35,000 for additional Sqft to next AC	Plus \$23,000 for additional Sqft to next AC	Plus \$44,000 for additional Sqft to next AC
Waterfront Adjustment			
		Cottage Lake Waterfront	Lake Leota Waterfront
		<75 Front feet (Base Lot + \$3,000 per front foot	<85 Front feet (Base Lot + \$2,000 per front foot)
		75-100 Front feet (Base Lot + \$222,000) + \$800 per for additional Wft over 74ft	85-100 Front feet (Base Lot + \$168,000) + \$800 per for additional Wft over 84ft
		>100 Front feet (Base Lot + \$242,800) + \$400 per for additional Wft over 100ft	>100 Front feet (Base Lot + \$180,800) + \$400 per for additional Wft over 100ft

Land Adjustments

Views	Average	Good
Olympic	+ 10%	+ 15%
Cascade	+ 10%	+ 15%
Territorial	+ 5%	+ 10%
WaterFront		
Poor Quality	- 50%	
Environmental Impacts		Unbuildable
Wetland	- 0%-70%	- 85%
Stream	- 0%-70%	- 85%

Land Adjustments

Landslide Hazard	- 0%-70%	- 85%
Erosion Hazard	- 0%-70%	- 85%
Sensitive Area Tract	- 0%-70%	- 85%
Steep Slope Hazard	- 0%-70%	- 85%
Nuisance		Unbuildable
Topography	- 0%-70%	- 85%
Other Nuisance		
Egress	- 5%	
Commercial	- 10%	
Problems		Unbuildable
Water	- 0-50%	- 85%
Traffic Noise		
Moderate	- 5%	
High	- 15%	
Designations		Unbuildable
Deed Restrictions	- 0%-70%	- 85%
Easements	- 0-70%	- 85%
Native Protection Growth Easement	- 0-70%	- 85%
Land Characteristic		
Restrict Size&Shape	- 5%-70%	- 85%
Access=Restricted	- 5%-70%	- 85%
Unbuildable	- 85%	
Water System=Restricted	- 85%	
Sewer System =Restricted	- 85%	

PLAT SCHEDULE	MAJOR #	PLAT BASELAND VALUE	EXCEPTIONS
REINTREE DIV 2	721471	\$195,000	>67,975 sf=Land Schedule
REINTREE DIV 3	721472	\$195,000	>53,083 sf=Land Schedule
REINTREE DIV 4	721473	\$208,000	>47,543 sf=Land Schedule
REINTREE DIV 9	721478	\$195,000	>46,631 sf=Land Schedule
TANGLIN RIDGE	856470	\$142,000	>44,744 sf=Land Schedule
WILDFLOWER	940830	\$260,000	>44,503 sf=Land Schedule
ROLLING WOOD	739980	\$260,000	>44,063 sf=Land Schedule
COTTAGE LAKE BRIDLE TRAILS 2	177421	\$178,000	>43,750 sf=Land Schedule
COTTAGE LAKE BRIDLE TRAILS 3	177422	\$178,000	>42,383 sf=Land Schedule
EVERGREEN VISTA	242610	\$178,000	>42,230 sf=Land Schedule
SERENA EAST	769546	\$195,000	>40,000 sf=\$300,000
SERENA ESTATES	769547	\$195,000	>36,0000 sf=Land Schedule
LEOTA PLACE	427750	\$221,000	>15,000 sf=Land Schedule
FARM THE DIV 03	248162	\$300,000	>1 AC=Land Schedule
COTTAGE BROOK DIV A	177000	\$130,000	> 80,834 sf=Land Schedule
CANTERTWOOD ESTATES	133190	\$275,000	> 68950 sf=Land Schedule
COTTAGE LAKE RANCH SITES #4-B	177593	\$100,000	> 67,475 sf=\$425,000
WHITE OAKS	935930	\$195,000	> 14,000 sf=Land Schedule
COTTAGE LAKE BRIDLE TRAILS	177420	\$178,000	<40,673 sf - >67,789 sf=Land Schedule
REINTREE	721470	\$195,000	<36,590 sf=Land Schedule
REINTREE DIV 10	721479	\$195,000	<32,606 sf or >54,343 sf=Land Schedule
PARADISE LAKE ESTATES	662610	\$178,000	<31,268 sf - >52,113=Land Schedule
HUNTINGTON HIGHLANDS DIV 2	353021	\$195,000	<31,097 sf - >51,828 sf =Land Schedule
REINTREE DIV 8	721477	\$208,000	<30,631 sf=Land Schedule
COTTAGE LAKE BRIDLE TRAILS 4	177423	\$208,000	<29,963 sf - >49,939 sf=Land Schedule
DEER RUN ESTATES	193908	\$178,000	<28,838 sf - >48,063 sf=Land Schedule
HUNTINGTON HIGHLANDS DIV 1	353020	\$195,000	<27,953 sf - >46,589 sf=Land Schedule
NOLAN WOODS	610400	\$315,000	
BEVERLY HILLS ESTATES	Nbh1	\$310,000	
NEIGHBORHOOD 1	079280	\$310,000	
LAKE LEOTA MEADOWS	Nbh2	\$302,000	
NEIGHBORHOOD 2	427700	\$302,000	
FARM DIVISION 2 THE	248161	\$300,000	
FARM THE DIV. 04	248163	\$300,000	
HOLLYBROOK HEIGHTS	339535	\$285,000	
STONEGATE	803100	\$285,000	
FARM DIVISION 1 THE	248160	\$275,000	
OLDE HICKORY PLACE THE	635400	\$275,000	
LAUREL HILLS	421525	\$252,000	
WOODWARD COUNTY ESTATES	Nbh5	\$250,000	
NEIGHBORHOOD 5	956220	\$250,000	
HAWTHORNE ESTATES	317540	\$221,000	

PLAT SCHEDULE	MAJOR #	PLAT BASELAND VALUE	EXCEPTIONS
CAMBORNE ACRES	131037	\$221,000	
CAMBORNE	131035	\$221,000	
BONTERRA	093730	\$215,000	
COTTAGE LAKE HEIGHTS	177435	\$195,000	
REINWOOD DIV 1	721480	\$162,000	
REINWOOD DIV 2	721481	\$162,000	
REINWOOD DIV 3	721482	\$162,000	
WOODINVILLE HEIGHTS	951720	\$162,000	
WOODINVILLE HIGHLANDS	951730	\$162,000	
WOODVIEW CREST	956080	\$162,000	
STAFFORD-HANSELL # 5	795502	\$155,000	
BROOKSIDE ESTATES ADD	115500	\$130,000	
COTTAGE BROOK DIV # B	177001	\$130,000	
COTTAGE LAKE BEACH CLUB ADD	177400	\$130,000	
NORTH GLEN DIV # 1	613980	\$130,000	
GREENBRIER HEIGHTS	289640	\$125,000	
COTTAGE GLEN ADD #2	177110	\$100,000	
COTTAGE GLEN ADD #3	177111	\$100,000	
COTTAGE GLEN ADD	177100	\$100,000	
COTTAGE LAKE RANCH SITES #2	177590	\$100,000	
COTTAGE LAKE RANCH SITES # 4-A	177592	\$100,000	
COTTAGE PARK ESTATES ADD	177600	\$100,000	
MUNN SUBDIV	572250	\$100,000	

***Vacant Sales Used In This Physical Inspection Analysis
Area 36***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
001	072606	9091	3/4/2011	\$185,000	42,566	N	N
001	177592	0130	1/5/2012	\$52,636	10,500	N	N
001	177592	0130	12/8/2010	\$25,000	10,500	N	N
002	012605	9314	1/14/2010	\$175,000	34,994	N	N
002	560630	0030	11/9/2011	\$169,000	5,339	N	N
002	803100	0010	6/27/2011	\$425,000	178,617	N	N
003	112605	9005	9/1/2011	\$410,000	59,677	N	N
003	112605	9026	8/23/2010	\$405,000	51,400	N	N
003	112605	9026	3/30/2010	\$391,000	51,400	N	N
003	340170	0276	1/10/2011	\$225,000	43,560	N	N
003	340470	0094	1/6/2010	\$215,000	26,922	Y	N
MULTI-PARCEL*							
001	163070	0200	7/3/2012	\$150,000	45,738	Y	Y
001	163070	0195	7/3/2012	\$150,000	47,045	Y	Y
001	177450	0086	1/25/2011	\$200,000	13,000	N	N
001	177450	0087	1/25/2011	\$200,000	13,000	N	N
003	951600	0050	5/2/2012	\$304,000	3,540	Y	N
003	951600	0200	5/2/2012	\$304,000	6,011	N	N

- **Multi-parcels are vacant land sales that involve more than one parcel as part of the transaction. When considered arms- length transactions they are good indicators of market value and are used to support the land model.*

***Vacant Sales Removed From This Physical Inspection Analysis
Area 36***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	177111	0720	10/12	\$75,000	FORCED SALE
001	177592	0130	12/10	\$25,000	NO MARKET EXPOSURE
002	022605	9169	12/11	\$95,000	BUILDER OR DEVELOPER SALES
003	340470	0043	11/10	\$210,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	951600	0010	07/12	\$912,000	NO MARKET EXPOSURE; MULTI-PARCEL SALE
003	951600	0020	07/12	\$912,000	NO MARKET EXPOSURE; MULTI-PARCEL SALE
003	951600	0030	07/12	\$912,000	NO MARKET EXPOSURE; MULTI-PARCEL SALE
003	951600	0040	07/12	\$912,000	NO MARKET EXPOSURE; MULTI-PARCEL SALE
003	951600	0060	41092	\$912,000	NO MARKET EXPOSURE; MULTI-PARCEL SALE
003	951600	0190	07/12	\$912,000	NO MARKET EXPOSURE; MULTI-PARCEL SALE

Improved Parcel Valuation

Improved Parcel Data:

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

The analysis of this area consisted of a systematic review of applicable characteristics which influence property values. Characteristics that indicated possible significance in the marketplace were determined to be Base Land value, Sub-area 11, Age, and Condition. In addition to standard physical property characteristics, the analysis showed the plat of Green Brier and homes located on Cottage Lake or Lake Leota were influential in the market.

A single value model was developed for this area. It is a multiplicative model calibrated using market sales. Exception parcels parameters are listed under the Total Value Parcel Model in the section. The multiplicative model excludes parcels where the Base land exceeds the total value calculated by the model. Other exceptions include grades greater than 10, multiple improvements, and percent complete/Obsolescence/net condition. These properties were valued utilizing alternative methodologies and using sales a indicators.

Under all circumstances, appraiser judgment was used to determine the applicability of the model to any particular parcel.

Area 36 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 \$525,000 which occurred on August 1, 2011 would be adjusted by the time trend factor of 1.067, resulting in an adjusted value of \$560,000 ($\$525,000 \times 1.067 = \$560,000$ – rounded to the nearest \$1000).

Market Adjustment to 1/1/2013		
Sale Date	Adjustment (Factor)	Equivalent Percent
1/1/2010	.941	-5.9%
2/1/2010	.953	-4.7%
3/1/2010	.962	-3.8%
4/1/2010	.973	-2.7%
5/1/2010	.983	-1.7%
6/1/2010	.992	-.8%
7/1/2010	1.001	0.1%
8/1/2010	1.009	0.9%
9/1/2010	1.017	1.7%
10/1/2010	1.025	2.5%
11/1/2010	1.032	3.2%
12/1/2010	1.038	3.8%
1/1/2011	1.043	4.3%
2/1/2011	1.049	4.9%
3/1/2011	1.053	5.3%
4/1/2011	1.057	5.7%
5/1/2011	1.060	6.0%
6/1/2011	1.063	6.3%
7/1/2011	1.065	6.5%
8/1/2011	1.067	6.7%
9/1/2011	1.067	6.7%
10/1/2011	1.068	6.8%
11/1/2011	1.067	6.7%
12/1/2011	1.066	6.6%
1/1/2012	1.065	6.5%
2/1/2012	1.063	6.3%
3/1/2012	1.060	6.0%
4/1/2012	1.057	5.7%
5/1/2012	1.053	5.3%
6/1/2012	1.048	4.8%
7/1/2012	1.043	4.3%
8/1/2012	1.037	3.7%
9/1/2012	1.031	3.1%
10/1/2012	1.024	2.4%
11/1/2012	1.016	1.6%
12/1/2012	1.009	0.9%
1/1/2013	1.000	0.0%

Improved Sales Used in this Physical Inspection Analysis
Area 36
(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
001	177450	0021	11/7/11	\$186,000	\$198,000	970	6	1945	VGood	28,000	N	N	16210 AVONDALE RD NE
001	163070	0270	2/12/10	\$270,000	\$258,000	990	6	1943	Good	25,190	N	N	18435 NE WOODINVILLE-DUVALL RD
001	177100	0380	4/19/12	\$209,500	\$220,000	940	7	1968	Avg	11,416	N	N	15837 199TH AVE NE
001	177111	0180	6/15/10	\$292,000	\$290,000	940	7	1969	VGood	11,845	N	N	17630 197TH AVE NE
001	177111	0700	3/30/11	\$245,000	\$258,000	960	7	1969	Good	10,010	N	N	19650 NE 176TH ST
001	177593	0310	6/15/10	\$279,000	\$277,000	1030	7	2003	Avg	13,225	N	N	17409 NE 160TH ST
001	177580	1180	10/18/10	\$283,250	\$291,000	1050	7	1968	Good	20,000	N	N	18061 NE 155TH PL
001	177591	0615	6/15/10	\$334,111	\$332,000	1070	7	1979	Avg	15,453	N	N	16342 177TH PL NE
001	177593	0220	4/16/10	\$285,000	\$278,000	1080	7	1977	Avg	8,050	N	N	15849 174TH AVE NE
001	177110	0270	8/29/12	\$320,000	\$330,000	1120	7	1969	Good	10,164	N	N	17630 199TH PL NE
001	177110	0380	5/21/10	\$280,000	\$276,000	1120	7	1969	Good	10,000	N	N	19922 NE 177TH ST
001	952240	0100	4/29/10	\$335,620	\$329,000	1130	7	1971	Good	11,520	N	N	18209 NE 176TH ST
001	177580	0170	5/23/12	\$235,000	\$246,000	1150	7	1969	Good	13,920	N	N	18424 NE 156TH ST
001	177580	1220	9/24/12	\$224,000	\$229,000	1150	7	1970	VGood	11,660	N	N	18029 NE 155TH PL
001	177100	0090	11/1/10	\$250,000	\$257,000	1160	7	1967	Good	9,196	N	N	19625 NE 156TH PL
001	177100	0190	6/2/11	\$215,000	\$228,000	1160	7	1967	Avg	8,928	N	N	19761 NE 156TH PL
001	177100	0410	8/17/10	\$300,000	\$304,000	1160	7	1968	Good	10,836	N	N	15821 199TH AVE NE
001	177100	0430	3/30/12	\$235,000	\$248,000	1160	7	1968	Avg	9,180	N	N	15804 198TH PL NE
001	177100	0430	2/18/10	\$290,000	\$277,000	1160	7	1968	Avg	9,180	N	N	15804 198TH PL NE
001	177580	0670	7/6/10	\$288,700	\$289,000	1180	7	1970	Good	17,340	N	N	17903 NE 160TH ST
001	572250	0005	12/3/12	\$135,000	\$136,000	1210	7	1953	Avg	10,340	N	N	17015 185TH AVE NE
001	177110	0100	4/23/10	\$230,000	\$225,000	1220	7	1968	Good	8,925	N	N	17518 199TH PL NE
001	177111	0140	6/30/11	\$237,950	\$253,000	1220	7	1970	Good	9,680	N	N	17611 197TH PL NE
001	177592	0160	8/30/11	\$210,000	\$224,000	1220	7	1971	Good	8,400	N	N	17400 NE 156TH ST
001	177570	0015	12/8/11	\$292,300	\$311,000	1250	7	1958	Good	89,298	N	N	19525 NE 159TH ST
001	177591	0500	11/21/11	\$250,000	\$266,000	1250	7	1970	Good	15,200	N	N	16013 177TH PL NE
001	177580	0950	8/4/10	\$265,500	\$268,000	1270	7	1968	Good	12,800	N	N	15808 182ND AVE NE
001	177580	1300	10/25/11	\$229,500	\$245,000	1280	7	1967	Avg	13,197	N	N	18011 NE 156TH ST
001	177591	0310	7/7/11	\$314,000	\$334,000	1300	7	1968	Good	16,275	N	N	16005 179TH PL NE
001	132605	9003	9/5/12	\$300,000	\$308,000	1330	7	1977	Good	60,112	N	N	17407 NE 156TH ST
001	172606	9066	6/12/12	\$402,000	\$420,000	1330	7	1978	Good	89,298	N	N	16041 200TH AVE NE

Improved Sales Used in this Physical Inspection Analysis
Area 36
(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
001	177580	0110	6/18/10	\$340,000	\$339,000	1330	7	1976	Good	19,250	N	N	15600 185TH AVE NE
001	177580	0530	10/27/11	\$315,000	\$336,000	1330	7	1977	Good	14,280	N	N	15904 181ST PL NE
001	177580	0730	11/14/12	\$405,000	\$410,000	1330	7	1976	Good	11,931	N	N	15834 180TH AVE NE
001	177592	0010	7/22/10	\$410,000	\$412,000	1330	7	1976	Good	9,450	N	N	17536 NE 156TH ST
001	177592	0080	8/25/11	\$315,000	\$336,000	1330	7	1976	Good	13,500	N	N	15621 175TH AVE NE
001	177000	0450	4/13/10	\$365,000	\$356,000	1430	7	1982	Good	17,600	N	N	15524 187TH AVE NE
001	177592	0110	4/19/10	\$332,000	\$324,000	1430	7	1985	Good	11,900	N	N	17440 NE 156TH ST
001	163070	0105	9/26/11	\$350,000	\$373,000	1440	7	1955	Good	27,470	Y	Y	17422 185TH AVE NE
001	177000	0100	4/11/12	\$319,000	\$336,000	1460	7	1977	Good	17,250	N	N	18617 NE 159TH ST
001	613980	0500	10/26/11	\$289,000	\$308,000	1460	7	1978	Good	9,744	N	N	19613 NE 162ND ST
001	177580	1050	11/2/11	\$275,000	\$293,000	1470	7	1977	Good	15,903	N	N	15817 182ND AVE NE
001	177100	0680	12/2/11	\$250,000	\$266,000	1530	7	1967	Good	9,100	N	N	15803 197TH PL NE
001	177580	0510	3/30/10	\$265,000	\$257,000	1750	7	1967	Avg	12,528	N	N	15911 182ND PL NE
001	172606	9102	6/11/12	\$309,000	\$323,000	1940	7	1968	Good	14,810	N	N	15515 MINK RD NE
001	177400	0970	8/12/12	\$285,000	\$294,000	2010	7	1975	Avg	10,912	N	N	18806 NE 165TH PL
001	073750	0060	7/20/11	\$275,000	\$293,000	2040	7	1970	Good	10,875	N	N	19311 NE 172ND ST
001	072606	9026	7/10/12	\$355,000	\$369,000	2110	7	1987	Good	16,217	N	N	18525 NE 183RD ST
001	177110	0450	8/3/11	\$169,500	\$180,000	2450	7	1968	Avg	10,000	N	N	17531 199TH AVE NE
001	177110	0140	8/29/12	\$435,000	\$448,000	3050	7	1989	Good	9,000	N	N	17517 199TH PL NE
001	162870	0125	5/17/10	\$399,950	\$394,000	1080	8	1954	Good	19,445	N	N	17350 191ST AVE NE
001	952240	0260	7/23/12	\$365,000	\$379,000	1140	8	1972	Avg	14,725	N	N	18130 NE 175TH PL
001	162870	0163	6/15/12	\$330,500	\$345,000	1190	8	1978	Avg	34,848	N	N	16615 194TH AVE NE
001	177592	0130	10/17/12	\$340,000	\$346,000	1240	8	2012	Avg	10,500	N	N	17426 NE 156TH ST
001	177593	0420	6/3/11	\$274,500	\$291,000	1270	8	1978	Avg	9,100	N	N	15971 176TH AVE NE
001	177400	0870	6/1/10	\$390,000	\$386,000	1320	8	1976	Avg	9,900	N	N	16559 189TH AVE NE
001	613980	0080	12/23/11	\$373,000	\$397,000	1320	8	1978	Good	8,968	N	N	16411 198TH AVE NE
001	613980	0420	8/23/12	\$268,000	\$276,000	1320	8	1978	Avg	8,880	N	N	16315 197TH AVE NE
001	177400	0750	5/18/12	\$320,000	\$336,000	1340	8	1977	Avg	8,690	N	N	16562 189TH AVE NE
001	177001	0180	7/21/10	\$395,000	\$397,000	1380	8	1975	Good	22,400	N	N	15938 187TH AVE NE
001	177435	0110	8/17/11	\$415,000	\$442,000	1380	8	1978	Good	34,760	N	N	16118 195TH PL NE
001	177435	0110	2/25/11	\$400,000	\$420,000	1380	8	1978	Good	34,760	N	N	16118 195TH PL NE

Improved Sales Used in this Physical Inspection Analysis
Area 36
(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
001	182606	9065	4/15/10	\$529,900	\$517,000	1380	8	1977	VGood	106,286	N	N	16411 187TH AVE NE
001	952240	0110	5/31/12	\$326,000	\$341,000	1380	8	1972	Good	7,800	N	N	18215 NE 176TH ST
001	177400	0580	6/29/12	\$300,000	\$312,000	1390	8	1975	Avg	9,514	N	N	19002 NE 167TH ST
001	177435	0250	2/16/10	\$344,165	\$329,000	1400	8	1977	Avg	34,960	N	N	19529 NE 165TH ST
001	177580	0660	3/16/12	\$312,500	\$330,000	1420	8	1976	Good	13,600	N	N	15827 180TH AVE NE
001	952240	0190	10/25/12	\$310,000	\$315,000	1420	8	1972	Good	10,350	N	N	18218 NE 176TH ST
001	177580	0480	4/27/12	\$331,650	\$349,000	1450	8	1967	Good	9,310	N	N	15910 182ND PL NE
001	177435	0140	11/13/12	\$380,000	\$385,000	1470	8	1977	Avg	33,000	N	N	16218 195TH PL NE
001	613980	0010	6/22/11	\$349,950	\$372,000	1480	8	1978	Avg	9,728	N	N	19601 NE 165TH ST
001	613980	0100	4/19/12	\$385,000	\$405,000	1510	8	1978	Good	9,200	N	N	19710 NE 164TH ST
001	177580	0540	8/17/11	\$231,500	\$247,000	1550	8	1968	Good	12,935	N	N	15910 181ST PL NE
001	177400	0660	4/6/10	\$365,000	\$355,000	1580	8	1976	Avg	10,701	N	N	16505 190TH AVE NE
001	132605	9139	2/1/12	\$350,000	\$371,000	1590	8	1981	Good	53,578	N	N	15925 179TH PL NE
001	177400	0830	11/19/10	\$310,000	\$320,000	1610	8	1966	Avg	10,000	N	N	19103 NE 168TH ST
001	177594	0040	8/13/10	\$499,000	\$505,000	1720	8	1988	Avg	38,500	N	N	17450 NE 163RD PL
001	177550	0240	7/17/12	\$267,000	\$277,000	1750	8	1957	Avg	56,192	N	N	19057 NE 162ND PL
001	177590	0140	12/23/11	\$272,000	\$289,000	1760	8	1967	Good	6,875	N	N	15515 184TH PL NE
001	177594	0150	6/21/11	\$415,000	\$441,000	1840	8	1976	Good	42,625	N	N	16050 175TH AVE NE
001	177450	0100	6/16/10	\$360,000	\$358,000	1920	8	1969	Good	18,000	N	N	15540 AVONDALE RD NE
001	177400	0650	8/29/12	\$350,000	\$360,000	1940	8	1968	Avg	9,176	N	N	16513 190TH AVE NE
001	177591	0380	10/12/10	\$411,000	\$422,000	2020	8	1985	Avg	15,756	N	N	16036 177TH PL NE
001	177595	0040	10/25/11	\$335,000	\$357,000	2180	8	1977	Avg	11,100	N	N	18221 NE 179TH ST
001	177400	0330	11/1/11	\$331,500	\$353,000	2220	8	1967	Good	17,568	N	N	16510 191ST AVE NE
001	177400	0340	11/8/12	\$369,000	\$374,000	2220	8	1983	Good	13,630	N	N	16516 191ST AVE NE
001	177450	0086	8/1/11	\$439,950	\$469,000	2220	8	2011	Avg	13,000	N	N	19241 NE 159TH ST
001	177450	0087	8/10/11	\$439,950	\$469,000	2220	8	2011	Avg	13,000	N	N	19243 NE 159TH ST
001	177400	0210	6/10/11	\$365,199	\$388,000	2250	8	1968	Good	9,600	N	N	16528 191ST PL NE
001	613980	0160	6/21/11	\$415,000	\$441,000	2280	8	1979	Good	11,040	N	N	16309 198TH AVE NE
001	177550	0195	8/31/12	\$399,950	\$412,000	2320	8	1980	Avg	38,250	N	N	16214 190TH AVE NE
001	162870	0085	6/1/11	\$642,500	\$682,000	2340	8	1972	Avg	51,836	Y	Y	17005 191ST AVE NE
001	379110	0010	9/7/10	\$510,000	\$519,000	2820	8	1986	Good	58,853	N	N	16300 198TH AVE NE

Improved Sales Used in this Physical Inspection Analysis
Area 36
(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
001	177400	1140	4/24/12	\$471,370	\$496,000	3090	8	1976	Good	16,830	Y	N	18904 NE 168TH ST
001	177000	0400	11/30/11	\$490,000	\$522,000	3520	8	1972	Good	17,250	N	N	15525 188TH AVE NE
001	177580	0680	9/21/12	\$300,000	\$307,000	1520	9	1983	Avg	19,488	N	N	17901 NE 160TH ST
001	177595	0090	12/14/12	\$417,000	\$419,000	1730	9	1970	Good	9,075	N	N	17721 184TH AVE NE
001	182606	9047	11/8/11	\$500,000	\$533,000	1880	9	1974	VGood	138,085	N	N	16214 183RD PL NE
001	177090	0020	11/14/12	\$540,000	\$547,000	3060	9	1994	Good	36,502	N	N	18219 189TH PL NE
001	177090	0020	5/15/12	\$579,500	\$608,000	3060	9	1994	Good	36,502	N	N	18219 189TH PL NE
001	163070	0400	2/10/11	\$710,000	\$745,000	4080	11	1995	Avg	38,190	N	N	18206 190TH PL NE
002	022605	9073	11/30/11	\$289,900	\$309,000	1440	6	1947	Avg	37,318	N	N	16056 NE 185TH ST
002	012605	9078	5/5/10	\$361,500	\$355,000	1540	6	1959	Good	74,923	N	N	20364 166TH AVE NE
002	102605	9160	3/30/10	\$295,000	\$286,000	1580	6	1983	Avg	11,788	N	N	14335 NE WOODINVILLE-DUVALL RD
002	951720	0210	3/17/10	\$300,500	\$290,000	1100	7	1983	Good	16,891	N	N	18206 146TH AVE NE
002	721482	0410	5/7/10	\$350,000	\$344,000	1110	7	1981	Avg	8,077	N	N	14538 NE 180TH ST
002	721481	0520	9/10/12	\$285,000	\$293,000	1130	7	1983	Avg	8,800	N	N	14506 NE 178TH ST
002	951720	0530	9/10/12	\$270,000	\$277,000	1170	7	1983	Avg	15,686	N	N	18313 146TH AVE NE
002	951720	0200	5/9/12	\$285,000	\$299,000	1190	7	1983	Good	9,663	N	N	18112 146TH AVE NE
002	721482	0450	1/21/10	\$406,000	\$385,000	1230	7	1979	Good	10,960	N	N	14514 NE 180TH ST
002	721481	0060	6/22/12	\$354,950	\$370,000	1280	7	1979	Avg	11,500	N	N	17710 143RD AVE NE
002	923850	0050	6/27/11	\$363,000	\$386,000	1300	7	1967	Good	25,608	N	N	15367 NE 202ND ST
002	951720	0380	5/18/12	\$245,000	\$257,000	1340	7	1984	Fair	15,059	N	N	14714 NE 184TH PL
002	721482	0650	7/16/12	\$357,000	\$371,000	1360	7	1979	Avg	11,040	N	N	14521 178TH PL NE
002	162280	0050	11/6/12	\$328,000	\$332,000	1380	7	1968	Avg	14,020	N	N	15823 NE 195TH ST
002	289640	0480	9/20/12	\$260,000	\$266,000	1390	7	2002	Avg	2,582	N	N	18826 144TH AVE NE
002	162280	0130	12/5/12	\$328,000	\$330,000	1400	7	1976	Good	14,020	N	N	15615 NE 195TH ST
002	162280	0140	9/27/12	\$310,000	\$317,000	1400	7	1976	Good	14,187	N	N	19414 156TH AVE NE
002	404590	0035	3/21/12	\$330,000	\$349,000	1410	7	1959	Avg	22,950	N	N	16614 NE 180TH ST
002	951720	0080	7/26/12	\$312,500	\$324,000	1410	7	1983	Good	9,600	N	N	18120 145TH PL NE
002	324450	0017	7/1/12	\$300,000	\$312,000	1570	7	1988	Good	44,249	N	N	19109 156TH AVE NE
002	289640	0010	6/25/12	\$314,350	\$328,000	1610	7	2003	Avg	3,574	N	N	14325 NE 186TH CT
002	923850	0090	12/12/12	\$445,000	\$447,000	1630	7	1967	VGood	23,427	N	N	15338 NE 202ND ST
002	012605	9156	6/8/11	\$360,000	\$382,000	1660	7	1966	Good	56,628	N	N	16812 NE 195TH ST

Improved Sales Used in this Physical Inspection Analysis
Area 36
(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
002	112605	9056	8/1/11	\$319,000	\$340,000	1660	7	1948	Good	43,500	N	N	18409 160TH AVE NE
002	289640	0280	11/30/12	\$295,000	\$297,000	1670	7	2003	Avg	2,607	N	N	18809 143RD CT NE
002	102605	9117	11/9/11	\$358,000	\$382,000	1740	7	1968	Good	19,166	N	N	14205 NE 171ST ST
002	012605	9069	3/1/12	\$255,000	\$270,000	2030	7	1963	Good	17,160	N	N	20310 166TH AVE NE
002	012605	9068	11/8/11	\$500,000	\$533,000	2480	7	1986	Good	234,788	N	N	20332 166TH AVE NE
002	324450	0007	4/6/11	\$380,000	\$401,000	1100	8	1975	Good	35,053	N	N	19337 156TH AVE NE
002	923843	0030	11/21/12	\$412,337	\$416,000	1330	8	1987	Avg	31,815	N	N	15720 NE 203RD PL
002	923843	0490	3/30/12	\$425,000	\$449,000	1330	8	1988	Avg	43,166	N	N	15718 NE 198TH ST
002	327670	0130	4/24/12	\$410,000	\$431,000	1360	8	1979	Good	18,900	N	N	15347 NE 201ST ST
002	721480	0070	8/25/11	\$360,000	\$384,000	1380	8	1979	Avg	10,000	N	N	17307 145TH AVE NE
002	022605	9123	4/27/11	\$410,000	\$434,000	1400	8	1978	Good	77,972	N	N	19545 161ST PL NE
002	112605	9167	7/28/11	\$466,000	\$496,000	1490	8	1977	Good	35,719	N	N	17515 156TH PL NE
002	721480	0230	9/27/12	\$350,000	\$358,000	1570	8	1978	Avg	11,760	N	N	17306 145TH AVE NE
002	923850	0280	6/1/10	\$471,200	\$467,000	1570	8	1968	VGood	29,700	N	N	20215 149TH PL NE
002	022605	9108	1/9/12	\$350,000	\$372,000	1580	8	1977	Avg	58,230	N	N	18613 160TH AVE NE
002	721480	0390	6/18/12	\$380,000	\$397,000	1590	8	1978	Avg	15,500	N	N	14643 NE 174TH ST
002	721480	0450	8/25/10	\$348,500	\$353,000	1630	8	1978	Avg	23,100	N	N	14532 NE 174TH ST
002	956080	0160	6/8/12	\$397,000	\$415,000	1730	8	1987	Avg	18,094	Y	N	17830 151ST WAY NE
002	721480	0120	2/5/10	\$365,000	\$348,000	1780	8	1979	Avg	25,175	N	N	14429 NE 173RD ST
002	956080	0140	2/22/12	\$321,000	\$340,000	1810	8	1987	Avg	8,873	N	N	17812 151ST WAY NE
002	721480	0280	6/14/12	\$460,000	\$481,000	1870	8	1979	Good	10,500	N	N	17331 146TH PL NE
002	923851	0200	4/22/10	\$425,000	\$416,000	1880	8	1986	Avg	41,628	N	N	15127 NE 198TH ST
002	923850	0210	7/5/11	\$416,500	\$443,000	1890	8	1984	Good	21,669	N	N	14930 NE 204TH ST
002	951730	0140	4/13/11	\$375,000	\$396,000	1890	8	1985	Good	17,810	N	N	18446 146TH AVE NE
002	012605	9240	7/9/12	\$390,000	\$406,000	1980	8	1980	Good	45,738	N	N	19107 170TH AVE NE
002	856470	0210	11/15/11	\$380,000	\$405,000	2030	8	2004	Avg	6,520	N	N	14965 NE 18TH ST
002	022605	9023	7/6/11	\$352,000	\$374,000	2100	8	1984	Avg	24,583	N	N	19818 156TH AVE NE
002	112605	9093	3/9/10	\$382,000	\$368,000	2120	8	1965	Good	42,275	N	N	17501 164TH AVE NE
002	324450	0083	8/8/11	\$398,150	\$424,000	2220	8	1979	Avg	35,135	N	N	15100 NE WOODINVILLE-DUVALL RD
002	951730	0150	5/16/12	\$392,500	\$412,000	2220	8	1987	Avg	21,050	N	N	18450 146TH AVE NE
002	923849	0060	4/20/11	\$385,000	\$407,000	2230	8	1979	Avg	28,282	N	N	15523 NE 198TH ST

Improved Sales Used in this Physical Inspection Analysis
Area 36
(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
002	923843	0460	11/9/10	\$485,000	\$501,000	2260	8	1983	Good	35,287	N	N	15617 NE 198TH ST
002	951730	0230	10/16/12	\$435,000	\$443,000	2300	8	1987	Good	23,147	N	N	18409 146TH AVE NE
002	923843	0190	3/17/11	\$465,000	\$490,000	2310	8	1984	Good	31,850	N	N	16332 NE 198TH ST
002	923843	0520	10/19/11	\$435,000	\$464,000	2330	8	1984	Avg	35,261	N	N	15908 NE 198TH ST
002	324450	0095	10/11/12	\$575,000	\$587,000	2410	8	1996	Avg	79,279	Y	N	19122 148TH AVE NE
002	856470	0010	10/18/12	\$410,000	\$418,000	2410	8	2004	Avg	7,311	N	N	18680 151ST AVE NE
002	856470	0230	3/9/10	\$481,000	\$464,000	2480	8	2004	Avg	7,301	N	N	15025 NE 185TH ST
002	856470	0240	6/9/10	\$477,500	\$474,000	2610	8	2004	Avg	7,301	N	N	15045 NE 185TH ST
002	951730	0120	2/8/12	\$413,000	\$438,000	2610	8	1986	Good	16,920	N	N	18434 146TH AVE NE
002	923851	0190	7/18/12	\$498,800	\$518,000	2640	8	1986	Good	35,001	N	N	15021 NE 198TH ST
002	112605	9022	11/6/12	\$549,000	\$557,000	2660	8	1977	Good	40,312	N	N	15008 NE 173RD ST
002	856470	0100	6/28/10	\$435,000	\$435,000	2710	8	2004	Avg	7,351	N	N	18535 151ST AVE NE
002	923851	0110	10/28/11	\$487,500	\$520,000	2830	8	1986	Good	34,999	N	N	14830 NE 198TH ST
002	923851	0170	2/24/10	\$525,000	\$504,000	2890	8	1986	Avg	28,435	N	N	14919 NE 198TH ST
002	022605	9095	8/22/12	\$687,000	\$709,000	3140	8	1977	Good	74,052	N	N	15822 NE 191ST ST
002	721482	0120	3/2/12	\$497,000	\$526,000	3220	8	1980	Good	9,234	Y	N	17835 147TH PL NE
002	012605	9192	4/27/12	\$500,000	\$526,000	3300	8	1973	Good	45,603	N	N	19709 170TH AVE NE
002	012605	9259	8/18/10	\$575,000	\$582,000	3500	8	1984	Good	52,060	N	N	19620 164TH AVE NE
002	951730	0030	8/25/12	\$423,500	\$437,000	1360	9	1984	Good	15,500	Y	N	18541 148TH AVE NE
002	951730	0030	5/5/10	\$420,000	\$413,000	1360	9	1984	Good	15,500	Y	N	18541 148TH AVE NE
002	421525	0540	10/25/12	\$570,000	\$580,000	2130	9	1987	Avg	35,268	N	N	18016 159TH AVE NE
002	721480	0380	10/31/12	\$365,000	\$371,000	2270	9	1978	Avg	16,000	N	N	14633 NE 174TH ST
002	022605	9164	6/16/12	\$510,000	\$533,000	2330	9	1988	Good	38,042	N	N	16310 NE 196TH ST
002	247470	0010	11/19/12	\$500,000	\$505,000	2650	9	1996	Avg	64,899	N	N	19203 148TH AVE NE
002	427700	0100	10/13/11	\$545,000	\$581,000	2730	9	1998	Avg	37,107	N	N	19340 162ND AVE NE
002	247470	0060	6/26/12	\$712,625	\$743,000	2760	9	1998	Avg	68,407	Y	N	19131 148TH AVE NE
002	956220	0220	12/30/11	\$422,500	\$449,000	2780	9	1989	Avg	37,847	N	N	14928 NE 177TH DR
002	247470	0020	12/10/10	\$587,000	\$610,000	2790	9	1997	Avg	51,697	N	N	19199 148TH AVE NE
002	421525	0090	9/20/12	\$620,000	\$636,000	2900	9	1983	Good	42,069	N	N	18213 157TH AVE NE
002	560630	0010	10/27/10	\$719,500	\$741,000	3000	9	2009	Avg	5,509	N	N	17040 140TH CT NE
002	421525	0010	8/8/11	\$490,000	\$522,000	3060	9	1988	Avg	27,855	N	N	15914 NE 183RD ST

Improved Sales Used in this Physical Inspection Analysis
Area 36
(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
002	560630	0020	3/7/11	\$651,140	\$686,000	3160	9	2009	Avg	7,028	N	N	17044 140TH CT NE
002	956220	0140	5/19/12	\$555,000	\$582,000	3360	9	1986	Avg	57,585	N	N	15232 NE 177TH DR
002	560630	0080	5/5/10	\$628,700	\$618,000	3385	9	2008	Avg	5,876	N	N	17066 140TH CT NE
002	856470	0270	6/17/11	\$576,594	\$613,000	3390	9	2011	Avg	7,181	N	N	18485 151ST AVE NE
002	022605	9174	10/10/11	\$714,000	\$762,000	3402	9	1997	Avg	43,561	N	N	19125 162ND AVE NE
002	560630	0050	2/24/10	\$615,000	\$590,000	3440	9	2008	Avg	5,719	N	N	17056 140TH CT NE
002	560630	0100	5/10/11	\$624,200	\$662,000	3440	9	2008	Avg	5,710	N	N	17076 140TH CT NE
002	093730	0020	2/24/10	\$775,000	\$744,000	3450	9	2008	Avg	37,726	N	N	18775 157TH PL NE
002	956220	0250	10/11/12	\$575,000	\$587,000	3460	9	1987	Good	42,803	N	N	14919 NE 177TH DR
002	012605	9307	9/6/11	\$810,000	\$864,000	3580	9	2003	Avg	36,594	N	N	19732 166TH AVE NE
002	022605	9173	6/7/12	\$655,000	\$685,000	3580	9	1996	Good	38,638	N	N	16218 NE 195TH ST
002	560630	0060	2/22/10	\$601,000	\$576,000	3600	9	2008	Avg	5,719	N	N	17060 140TH CT NE
002	022605	9182	6/8/10	\$820,000	\$815,000	3620	9	2003	Avg	35,850	N	N	19225 162ND AVE NE
002	012605	9135	10/14/10	\$711,500	\$731,000	3710	9	2004	Avg	51,836	N	N	20012 166TH AVE NE
002	404590	0103	12/12/12	\$530,000	\$532,000	2380	10	1989	Avg	22,530	N	N	16040 NE 184TH PL
002	421525	0050	8/27/10	\$525,000	\$533,000	2430	10	1987	Avg	35,924	N	N	15710 NE 183RD ST
002	956220	0100	9/19/12	\$740,000	\$759,000	3300	10	1983	Avg	31,174	N	N	17726 154TH CT NE
002	421525	0130	11/14/12	\$856,000	\$867,000	3400	10	1983	Good	35,000	N	N	18017 157TH AVE NE
002	404590	0045	6/29/11	\$1,200,000	\$1,277,000	3460	10	2008	Avg	54,885	Y	Y	16400 NE 180TH ST
002	093730	0030	3/24/10	\$719,950	\$698,000	3570	10	2008	Avg	32,512	N	N	18787 157TH PL SE
002	093730	0070	4/12/10	\$718,500	\$701,000	3570	10	2008	Avg	26,713	N	N	18626 157TH PL NE
002	956220	0340	9/2/11	\$706,000	\$753,000	3640	10	1985	Good	44,155	N	N	15414 NE 176TH PL
002	421525	0430	10/9/12	\$772,000	\$789,000	4030	10	1983	Avg	27,872	Y	N	15822 NE 180TH PL
002	421525	0170	10/5/12	\$705,000	\$721,000	4120	10	1984	Avg	35,492	N	N	15541 NE 179TH ST
002	324450	0090	5/23/11	\$700,000	\$743,000	2850	11	1997	Avg	28,012	Y	N	14825 NE 192ND ST
002	803100	0030	7/19/11	\$920,000	\$980,000	4019	11	2002	Avg	23,768	N	N	18775 164TH AVE NE
002	404590	0090	6/14/12	\$1,075,000	\$1,124,000	4180	11	1996	Good	37,668	Y	Y	18056 160TH PL NE
002	112605	9023	2/21/12	\$1,150,000	\$1,220,000	4490	11	2000	Avg	106,038	N	N	15228 NE 173RD ST
002	112605	9193	6/16/10	\$965,000	\$961,000	4730	11	1990	Avg	47,044	N	N	17407 155TH PL NE
002	610400	0040	7/23/12	\$1,290,250	\$1,340,000	4840	12	2005	Avg	35,510	N	N	19360 163RD CT NE
002	610400	0020	6/13/11	\$1,490,000	\$1,585,000	5110	12	2005	Avg	35,510	N	N	19410 163RD CT NE

Improved Sales Used in this Physical Inspection Analysis
Area 36
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	012605	9124	1/11/11	\$305,000	\$318,000	960	6	1954	Avg	82,328	N	N	17227 NE 195TH ST
003	113610	0109	10/21/10	\$357,500	\$367,000	1344	6	1962	Good	30,759	N	N	15532 156TH AVE NE
003	795502	0110	8/10/11	\$275,000	\$293,000	820	7	1969	Good	10,064	N	N	17068 142ND PL NE
003	795503	0080	3/21/11	\$200,000	\$211,000	910	7	1970	Good	19,964	N	N	16810 172ND PL NE
003	404590	0146	5/25/12	\$285,000	\$298,000	1250	7	1961	VGood	13,095	N	N	18044 167TH AVE NE
003	132605	9156	1/11/11	\$395,000	\$412,000	1280	7	1981	Good	69,696	N	N	17014 NE 158TH ST
003	122605	9138	1/4/12	\$399,000	\$424,000	1330	7	1977	Good	43,855	N	N	17557 174TH AVE NE
003	012605	9003	8/3/11	\$378,000	\$403,000	1490	7	1979	Goo	35,006	N	N	17308 NE 195TH ST
003	132605	9002	6/25/10	\$390,000	\$389,000	1690	7	1984	Good	57,499	N	N	16316 173RD AVE NE
003	113610	0107	6/7/12	\$385,500	\$403,000	1700	7	1974	Avg	45,000	N	N	15509 NE 160TH ST
003	012605	9199	9/1/10	\$277,000	\$281,000	1720	7	1974	Avg	24,437	N	N	18911 176TH AVE NE
003	012605	9184	3/14/12	\$361,000	\$382,000	1910	7	1970	Good	25,357	N	N	18919 176TH AVE NE
003	012605	9089	5/13/10	\$424,000	\$418,000	1960	7	1988	Avg	48,602	N	N	20358 170TH AVE NE
003	340170	0277	12/4/12	\$433,000	\$436,000	2270	7	1992	Avg	43,560	N	N	14021 162ND AVE NE
003	242605	9020	10/6/11	\$520,000	\$555,000	2350	7	1991	Avg	41,776	N	N	14458 168TH AVE NE
003	012605	9214	5/26/10	\$564,000	\$558,000	2720	7	1975	Avg	81,698	N	N	19708 170TH AVE NE
003	340170	0136	10/29/12	\$450,000	\$457,000	1300	8	1978	Good	54,450	N	N	15202 164TH AVE NE
003	112605	9178	11/26/12	\$415,000	\$419,000	1320	8	1979	Avg	47,916	N	N	16021 NE 169TH PL
003	112605	9176	11/27/12	\$505,000	\$509,000	1410	8	1979	Good	47,916	N	N	16017 NE 169TH PL
003	340170	0036	12/16/11	\$430,000	\$458,000	1520	8	1971	Good	41,175	N	N	15352 158TH AVE NE
003	739980	0010	2/15/11	\$480,000	\$504,000	1550	8	1985	Good	31,500	N	N	16723 171ST PL NE
003	404590	0148	5/7/12	\$428,000	\$450,000	1580	8	1987	VGood	15,205	N	N	18050 167TH AVE NE
003	955680	0020	9/7/12	\$566,000	\$582,000	1630	8	1977	Avg	36,800	N	N	16425 NE 170TH PL
003	132605	9057	7/7/12	\$339,500	\$353,000	1690	8	1968	Good	16,988	N	N	16704 NE 158TH ST
003	242605	9050	11/1/10	\$550,000	\$567,000	1700	8	1968	Good	35,100	N	N	14134 168TH AVE NE
003	940830	0090	12/7/10	\$417,500	\$433,000	1750	8	1981	Avg	44,866	N	N	17112 NE 160TH CT
003	339535	0220	7/19/12	\$485,000	\$504,000	1770	8	1981	Avg	42,954	N	N	16729 NE 138TH CT
003	404590	0144	7/27/11	\$606,000	\$646,000	1780	8	1972	VGood	82,764	Y	N	16623 NE 180TH PL
003	142605	9035	5/27/11	\$1,273,000	\$1,352,000	1810	8	1959	VGood	415,562	Y	N	16020 NE 145TH ST
003	340170	0039	1/10/11	\$465,000	\$485,000	1820	8	1976	Avg	31,160	N	N	15820 NE 153RD ST
003	340170	0100	10/7/11	\$395,000	\$421,000	1860	8	1972	Avg	47,916	N	N	15025 159TH AVE NE

Improved Sales Used in this Physical Inspection Analysis
Area 36
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	340170	0192	6/4/11	\$510,000	\$542,000	1870	8	1973	Avg	43,560	N	N	16125 NE 145TH ST
003	012605	9178	11/23/10	\$515,000	\$533,000	1950	8	1983	Avg	98,445	N	N	19806 174TH AVE NE
003	242605	9138	8/19/10	\$497,000	\$504,000	2070	8	1995	Avg	33,748	N	N	14225 168TH AVE NE
003	940830	0120	1/19/11	\$475,000	\$497,000	2090	8	1985	Good	35,620	N	N	17126 NE 163RD PL
003	940830	0120	2/23/10	\$410,000	\$393,000	2090	8	1985	Good	35,620	N	N	17126 NE 163RD PL
003	112605	9177	4/20/12	\$457,000	\$481,000	2170	8	1979	Good	47,916	N	N	16019 NE 169TH PL
003	812342	0040	12/7/12	\$529,500	\$533,000	2260	8	1987	Good	35,001	N	N	19308 170TH AVE NE
003	340170	0101	7/15/10	\$582,500	\$585,000	2300	8	1972	Avg	47,916	N	N	15823 NE 153RD ST
003	113610	0062	4/16/12	\$500,000	\$527,000	2400	8	1982	Good	29,252	N	N	15610 NE 159TH ST
003	012605	9212	9/26/11	\$455,000	\$485,000	2410	8	1989	Avg	37,430	N	N	19714 170TH AVE NE
003	142605	9098	6/7/11	\$488,500	\$519,000	2450	8	1978	Good	45,302	N	N	16220 NE 145TH ST
003	940830	0070	6/14/12	\$465,000	\$486,000	2450	8	1986	Good	36,104	N	N	17128 NE 160TH CT
003	112605	9011	4/19/12	\$525,000	\$553,000	2660	8	1988	Good	58,806	N	N	17324 155TH PL NE
003	112605	9165	6/13/12	\$501,000	\$524,000	2700	8	1977	Good	48,787	N	N	16109 NE 169TH PL
003	122605	9164	4/26/12	\$629,000	\$662,000	2760	8	1993	Avg	41,206	N	N	16631 NE 172ND PL
003	773310	0110	11/2/12	\$575,000	\$584,000	3120	8	1998	Avg	35,685	N	N	20125 178TH AVE NE
003	955680	0030	7/1/11	\$545,000	\$580,000	3190	8	1977	Good	48,787	N	N	16441 NE 170TH PL
003	281725	0070	9/21/10	\$447,500	\$457,000	3240	8	1974	Avg	22,500	N	N	14725 NE 169TH ST
003	112605	9126	10/5/12	\$615,000	\$629,000	3340	8	1974	Good	75,358	N	N	16050 NE 165TH ST
003	132605	9116	3/23/11	\$594,000	\$627,000	1390	9	1978	Good	108,900	N	N	15819 165TH PL NE
003	132605	9119	2/24/11	\$456,000	\$479,000	1430	9	1978	Good	52,272	N	N	15724 168TH AVE NE
003	132605	9118	9/2/11	\$557,000	\$594,000	1580	9	1978	Good	43,560	N	N	15812 168TH AVE NE
003	340620	0170	6/23/10	\$465,000	\$464,000	1750	9	1979	Avg	49,188	N	N	14949 NE 147TH PL
003	340620	0220	11/12/12	\$573,950	\$581,000	1750	9	1979	Good	31,682	N	N	14910 NE 147TH PL
003	132605	9167	5/1/12	\$499,000	\$525,000	1860	9	1985	Good	65,073	N	N	15227 166TH PL NE
003	940830	0140	9/26/12	\$485,000	\$497,000	1940	9	1983	Good	31,654	N	N	17110 NE 163RD PL
003	113610	0157	2/17/10	\$450,000	\$431,000	1960	9	1977	Avg	54,805	N	N	15337 NE 163RD ST
003	940830	0330	5/30/12	\$529,000	\$554,000	2000	9	1981	Good	30,017	N	N	16215 171ST PL NE
003	281730	0050	5/25/11	\$437,500	\$464,000	2310	9	1976	Good	37,000	N	N	16033 147TH PL NE
003	112605	9164	8/23/11	\$500,000	\$533,000	2440	9	1988	Avg	63,162	N	N	16626 160TH PL NE
003	635400	0030	4/2/12	\$452,000	\$477,000	2480	9	1985	Avg	32,546	N	N	16710 NE 137TH ST

Improved Sales Used in this Physical Inspection Analysis
Area 36
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	132605	9186	7/24/12	\$635,000	\$659,000	2490	9	1992	Good	52,272	N	N	16859 NE 159TH PL
003	340470	0094	6/6/12	\$625,000	\$654,000	2490	9	2011	Avg	26,922	Y	N	14011 156TH PL NE
003	340170	0019	12/4/12	\$550,000	\$554,000	2580	9	1986	Good	36,170	N	N	15312 162ND AVE NE
003	340170	0129	5/14/12	\$550,000	\$577,000	2600	9	1986	Good	36,300	N	N	15200 163RD PL NE
003	317540	0090	11/3/10	\$580,000	\$598,000	2620	9	1998	Avg	35,153	N	N	17037 NE 181ST ST
003	940830	0170	4/13/12	\$555,000	\$585,000	2800	9	1984	Avg	37,895	N	N	16417 171ST PL NE
003	113610	0158	7/16/12	\$443,000	\$460,000	2820	9	1977	Avg	37,800	N	N	16103 154TH AVE NE
003	122605	9172	2/8/10	\$760,000	\$725,000	2890	9	1993	Avg	304,048	N	N	16622 178TH AVE NE
003	242605	9118	8/30/12	\$610,000	\$628,000	2910	9	1987	Avg	43,066	N	N	16630 NE 143RD ST
003	232605	9098	3/10/11	\$675,000	\$711,000	2940	9	2001	Avg	42,847	N	N	15706 NE 136TH PL
003	132605	9064	7/13/11	\$545,000	\$580,000	2960	9	1978	Good	57,934	N	N	16424 164TH AVE NE
003	366300	0010	5/18/11	\$629,000	\$667,000	3120	9	1976	Good	50,094	N	N	16709 NE 179TH ST
003	132605	9180	8/25/10	\$619,950	\$629,000	3160	9	1987	Good	39,968	N	N	16418 167TH AVE NE
003	340170	0112	5/3/11	\$610,000	\$646,000	3160	9	1984	Good	45,302	N	N	16017 NE 153RD ST
003	122605	9152	3/8/12	\$633,000	\$670,000	3260	9	1979	VGood	47,916	N	N	16504 164TH AVE NE
003	317540	0160	7/9/12	\$629,000	\$655,000	3280	9	1999	Avg	42,852	N	N	17116 NE 183RD PL
003	113610	0076	5/7/12	\$541,000	\$569,000	3600	9	1968	Avg	65,775	N	N	16319 158TH AVE NE
003	242605	9023	5/12/10	\$940,000	\$926,000	3650	9	1971	Good	169,448	N	N	14343 168TH AVE NE
003	012605	9256	8/11/11	\$730,000	\$778,000	3730	9	2002	Avg	74,835	N	N	19201 173RD AVE NE
003	012605	9256	3/16/10	\$780,000	\$754,000	3730	9	2002	Avg	74,835	N	N	19201 173RD AVE NE
003	242605	9121	3/18/11	\$710,000	\$749,000	3750	9	1990	Avg	35,089	N	N	16924 NE 141ST PL
003	317540	0020	10/11/12	\$663,750	\$678,000	3860	9	2003	Avg	35,004	N	N	18233 171ST AVE NE
003	122605	9167	8/6/12	\$649,000	\$672,000	3870	9	2003	Avg	35,200	N	N	18311 171ST AVE NE
003	142605	9026	5/9/12	\$620,000	\$651,000	3990	9	1978	Good	54,885	N	N	16224 NE 145TH ST
003	142605	9073	4/14/10	\$690,000	\$674,000	4100	9	1991	Avg	35,190	N	N	16322 NE 160TH ST
003	317540	0110	10/5/12	\$625,000	\$639,000	4470	9	2001	Avg	28,932	N	N	18022 171ST AVE NE
003	132605	9050	1/24/11	\$945,000	\$989,000	4680	9	1994	Avg	108,900	Y	N	16620 NE 162ND CT
003	427750	0060	7/14/10	\$699,000	\$702,000	5120	9	1998	Avg	36,989	N	N	17006 NE 179TH ST
003	132605	9041	10/19/11	\$668,500	\$713,000	1920	10	1979	Good	58,370	N	N	15524 165TH PL NE
003	340170	0029	8/26/11	\$950,000	\$1,013,000	2410	10	1998	Avg	106,653	N	N	16040 NE 153RD ST
003	248162	0240	11/22/10	\$625,000	\$647,000	2660	10	1984	Avg	39,640	N	N	14230 157TH PL NE

Improved Sales Used in this Physical Inspection Analysis
Area 36
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	112605	9216	12/29/10	\$498,000	\$519,000	2730	10	1991	Avg	52,272	Y	N	15311 NE 173RD ST
003	248160	0060	4/22/10	\$645,000	\$631,000	2760	10	1981	Avg	43,200	Y	N	15070 NE 144TH ST
003	113610	0049	7/7/10	\$575,000	\$576,000	2770	10	1987	Avg	59,030	N	N	15611 NE 157TH ST
003	340170	0053	4/17/12	\$572,000	\$603,000	2810	10	1987	Avg	49,222	N	N	15624 NE 153RD ST
003	340770	0034	7/22/10	\$705,000	\$709,000	2850	10	1994	Avg	35,231	N	N	14924 NE 163RD ST
003	133190	0210	8/28/12	\$610,000	\$629,000	2990	10	1989	Avg	35,017	N	N	16908 NE 166TH ST
003	248161	0060	3/24/10	\$585,000	\$567,000	3140	10	1983	Avg	35,568	N	N	14432 156TH AVE NE
003	248161	0170	11/8/10	\$749,000	\$773,000	3160	10	1981	Good	34,560	N	N	14455 156TH AVE NE
003	248162	0210	7/7/10	\$636,275	\$637,000	3390	10	1984	Avg	28,525	N	N	14243 157TH PL NE
003	133190	0250	10/13/11	\$635,000	\$677,000	3420	10	1986	Good	35,073	N	N	16640 168TH PL NE
003	132605	9182	6/23/10	\$900,000	\$898,000	3440	10	1988	Avg	107,157	N	N	14630 178TH AVE NE
003	205000	0080	9/26/12	\$870,000	\$891,000	3500	10	1994	Avg	35,362	N	N	14819 163RD CT NE
003	248162	0170	6/13/11	\$665,000	\$707,000	3500	10	1984	Avg	53,129	N	N	14267 157TH PL NE
003	242605	9108	10/18/10	\$622,750	\$640,000	3520	10	1988	Avg	35,038	N	N	16409 NE 143RD ST
003	068770	0060	10/12/11	\$615,000	\$656,000	3540	10	1989	Avg	53,531	N	N	15033 NE 167TH ST
003	133190	0150	11/16/11	\$659,500	\$703,000	3560	10	1989	Good	34,013	N	N	16729 NE 166TH ST
003	940830	0410	2/24/12	\$735,000	\$779,000	3780	10	1981	Avg	81,457	Y	N	16804 NE 160TH PL
003	012605	9181	7/22/10	\$640,000	\$644,000	3830	10	1990	Good	105,850	N	N	19920 174TH AVE NE
003	340170	0154	6/9/11	\$797,500	\$848,000	3860	10	1984	Good	44,417	Y	N	14717 168TH AVE NE
003	248162	0090	5/6/11	\$785,000	\$832,000	3920	10	1984	Good	35,903	N	N	15726 NE 143RD PL
003	248163	0030	5/17/12	\$765,000	\$803,000	3920	10	1988	Good	41,206	N	N	15430 NE 144TH PL
003	132605	9160	6/28/10	\$1,163,000	\$1,163,000	4000	10	1983	Good	103,838	N	N	17017 NE 152ND ST
003	248163	0170	4/28/11	\$650,000	\$688,000	4080	10	1985	Good	36,420	N	N	15403 NE 144TH PL
003	132605	9175	6/14/11	\$800,000	\$851,000	4160	10	1986	Good	70,567	N	N	15513 164TH PL NE
003	340170	0150	6/7/11	\$899,995	\$957,000	5530	10	1994	Avg	38,816	Y	N	14729 168TH AVE NE
003	248162	0030	11/9/11	\$620,000	\$661,000	3070	11	1984	Avg	45,276	N	N	15735 NE 144TH PL
003	248163	0070	11/13/12	\$763,750	\$773,000	3180	11	1985	Avg	80,837	N	N	15318 NE 144TH PL
003	242605	9127	7/5/11	\$866,000	\$922,000	3210	11	1991	Avg	59,241	N	N	14045 170TH LN NE
003	242605	9123	8/3/10	\$775,000	\$782,000	3380	11	1991	Good	56,628	N	N	14118 168TH AVE NE
003	361200	0070	6/28/11	\$870,000	\$926,000	3660	11	1998	Avg	31,967	Y	N	16719 NE 151ST PL
003	242605	9107	10/14/11	\$1,040,000	\$1,110,000	4080	11	2000	Avg	35,004	N	N	14137 165TH AVE NE

Improved Sales Used in this Physical Inspection Analysis
Area 36
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	242605	9124	9/25/12	\$690,000	\$707,000	4160	11	1995	Avg	47,480	N	N	14040 168TH AVE NE
003	152605	9002	4/21/11	\$1,305,000	\$1,382,000	4500	11	2004	Avg	670,388	N	N	15535 148TH AVE NE
003	340770	0053	1/31/12	\$839,000	\$891,000	4500	11	1993	Avg	45,235	N	N	15032 NE 167TH ST
003	242605	9120	11/17/11	\$1,200,000	\$1,280,000	4560	11	2006	Avg	35,089	N	N	16908 NE 141ST PL
003	242605	9142	10/21/11	\$985,000	\$1,051,000	5030	11	2000	Avg	63,162	N	N	14009 166TH AVE NE
003	340170	0088	11/7/12	\$1,258,888	\$1,277,000	4340	12	1989	Good	55,353	N	N	15414 NE 152ND PL
003	112605	9221	9/9/10	\$1,049,000	\$1,069,000	5240	12	1991	Avg	263,538	Y	N	15207 NE 167TH PL
003	132605	9100	9/27/11	\$1,399,000	\$1,493,000	6180	12	1987	Good	92,782	Y	N	17503 NE 152ND ST
011	721470	0470	11/13/12	\$434,875	\$440,000	1300	8	1977	Good	36,864	N	N	18319 199TH PL NE
011	177420	0110	12/2/11	\$423,000	\$451,000	1370	8	1975	Good	32,438	N	N	18221 NE 189TH ST
011	721471	0230	10/2/12	\$430,000	\$440,000	1370	8	1978	Good	35,206	N	N	19728 NE 189TH ST
011	177421	0340	8/6/12	\$467,000	\$483,000	1470	8	1976	Good	35,191	N	N	19122 181ST AVE NE
011	721471	1240	8/31/10	\$370,000	\$376,000	1480	8	1977	Avg	37,891	N	N	18816 195TH CT NE
011	721471	1040	5/6/10	\$405,000	\$398,000	1520	8	1977	Good	31,899	N	N	19311 196TH AVE NE
011	721471	0170	12/10/12	\$430,000	\$432,000	1580	8	1976	Good	40,895	N	N	19819 NE 189TH ST
011	721471	0640	7/5/12	\$487,000	\$507,000	1610	8	1977	Good	43,524	N	N	19419 200TH AVE NE
011	721470	0090	1/21/11	\$281,022	\$294,000	1630	8	1976	Avg	41,800	N	N	19407 NE 181ST ST
011	721470	0680	6/22/11	\$459,000	\$488,000	1630	8	1976	Good	30,315	N	N	18127 195TH PL NE
011	721470	0300	7/13/12	\$410,000	\$426,000	1640	8	1975	Good	40,901	N	N	19906 NE 185TH ST
011	721470	0900	5/3/12	\$435,000	\$457,000	1660	8	1977	Good	30,780	N	N	17801 194TH AVE NE
011	721470	0910	9/10/10	\$413,000	\$421,000	1720	8	1977	Good	37,275	N	N	17619 194TH AVE NE
011	177420	0330	4/20/12	\$327,000	\$344,000	1790	8	1976	Good	34,384	N	N	18515 182ND AVE NE
011	177420	0030	10/21/10	\$524,000	\$539,000	1800	8	1975	Good	38,979	N	N	18201 NE 186TH ST
011	721470	0060	11/14/12	\$440,000	\$445,000	1810	8	1977	Good	39,000	N	N	19426 NE 179TH ST
011	721471	0360	9/17/12	\$495,000	\$508,000	1820	8	1978	Good	51,637	N	N	20030 NE 192ND ST
011	721471	1230	2/24/10	\$484,615	\$465,000	1850	8	1977	Good	35,842	N	N	19512 NE 188TH ST
011	177421	0100	12/20/12	\$424,905	\$426,000	1960	8	1976	Good	34,128	N	N	18304 NE 191ST CT
011	177423	0160	3/25/10	\$450,000	\$436,000	1980	8	1979	Good	39,738	N	N	18637 186TH AVE NE
011	721470	0020	10/16/12	\$408,000	\$416,000	2000	8	1976	Good	38,192	N	N	17622 194TH AVE NE
011	721472	0065	8/15/12	\$432,000	\$446,000	2090	8	1983	Avg	156,816	N	N	20002 194TH AVE NE
011	721470	0330	7/21/10	\$572,000	\$575,000	2160	8	1976	Good	38,066	N	N	19704 NE 185TH ST

Improved Sales Used in this Physical Inspection Analysis
Area 36
(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
011	163070	0365	11/9/11	\$409,950	\$437,000	2170	8	1978	Good	54,014	N	N	18324 189TH AVE NE
011	721473	0010	5/29/12	\$468,000	\$490,000	2190	8	1978	Good	30,625	N	N	17609 194TH AVE NE
011	177420	0091	6/22/12	\$530,000	\$553,000	2230	8	1998	Avg	38,550	N	N	18622 182ND AVE NE
011	721470	0720	2/22/12	\$460,000	\$487,000	2250	8	1976	Good	54,014	N	N	18210 194TH AVE NE
011	721470	0790	3/4/11	\$449,950	\$473,000	2480	8	1977	Good	36,340	N	N	18319 194TH AVE NE
011	721470	0790	2/16/10	\$479,950	\$459,000	2480	8	1977	Good	36,340	N	N	18319 194TH AVE NE
011	177421	0270	10/26/11	\$453,000	\$483,000	2680	8	1976	Good	36,673	N	N	19307 183RD AVE NE
011	177421	0330	10/20/10	\$335,000	\$344,000	2680	8	1976	Avg	33,840	N	N	18112 NE 191ST ST
011	177422	0340	6/19/12	\$494,000	\$516,000	2930	8	1978	Avg	41,921	N	N	18115 NE 197TH PL
011	177422	0370	9/3/10	\$542,000	\$551,000	2930	8	1978	Good	37,452	N	N	18105 NE 197TH PL
011	721471	0200	11/1/12	\$482,500	\$490,000	3020	8	1977	Avg	40,005	N	N	19814 NE 189TH ST
011	177422	0440	1/7/10	\$488,500	\$460,000	3100	8	1977	Good	35,424	N	N	18008 NE 196TH ST
011	721471	0870	10/11/11	\$518,000	\$553,000	3270	8	1978	Good	96,754	N	N	19311 NE 190TH ST
011	721471	0890	5/16/12	\$516,500	\$542,000	3270	8	1978	Good	47,271	N	N	18911 194TH AVE NE
011	721471	0050	3/28/12	\$370,000	\$391,000	1620	9	1978	Good	57,409	N	N	19513 NE 188TH ST
011	769546	0040	10/13/12	\$475,000	\$485,000	1660	9	1987	Avg	47,226	N	N	19524 189TH PL NE
011	721471	0850	7/5/12	\$680,000	\$708,000	2010	9	1979	Good	106,974	N	N	19322 NE 190TH ST
011	721472	0244	8/18/10	\$459,000	\$465,000	2040	9	1985	Avg	43,995	N	N	19829 194TH AVE NE
011	935930	0210	12/30/11	\$401,000	\$427,000	2040	9	1988	Avg	49,552	N	N	20124 186TH PL NE
011	769547	0030	10/16/11	\$415,000	\$443,000	2240	9	1985	Avg	39,292	N	N	18929 NE 186TH PL
011	721472	0290	6/8/10	\$538,000	\$534,000	2310	9	1987	Avg	35,390	N	N	19022 NE 198TH ST
011	935930	0320	3/16/10	\$480,000	\$464,000	2330	9	1989	Avg	33,925	N	N	18330 NE 201ST DR
011	769547	0380	6/18/12	\$479,000	\$500,000	2370	9	1986	Avg	35,037	N	N	18401 NE 192ND ST
011	935930	0160	3/21/12	\$494,000	\$522,000	2390	9	1990	Avg	30,800	N	N	18601 NE 201ST DR
011	769547	0160	2/27/12	\$529,000	\$560,000	2410	9	1986	Good	33,345	N	N	18908 189TH AVE NE
011	769546	0100	4/15/11	\$510,000	\$539,000	2420	9	1987	Avg	35,002	N	N	19501 189TH PL NE
011	353021	0240	5/30/11	\$529,000	\$562,000	2480	9	1987	Avg	47,249	N	N	19902 184TH PL NE
011	769547	0390	5/25/10	\$537,000	\$531,000	2490	9	1985	Good	35,379	N	N	18409 NE 192ND ST
011	935930	0520	1/3/11	\$490,000	\$511,000	2520	9	1988	Good	37,633	N	N	18136 NE 201ST DR
011	721472	0370	10/18/11	\$495,000	\$528,000	2570	9	1987	Good	38,400	N	N	19940 190TH AVE NE
011	721477	0010	3/26/12	\$435,000	\$459,000	2570	9	1983	Avg	87,629	N	N	19225 NE 202ND ST

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Area 36
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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
011	353020	0290	6/7/10	\$582,000	\$578,000	2620	9	1986	Good	36,761	N	N	18442 NE 194TH ST
011	721472	0630	10/19/10	\$544,000	\$559,000	2620	9	1987	Good	35,391	N	N	19235 NE 198TH ST
011	721472	0570	6/4/12	\$500,000	\$523,000	2640	9	1987	Good	35,336	N	N	19718 192ND AVE NE
011	769547	0020	8/16/12	\$530,000	\$548,000	2660	9	1987	Good	36,234	N	N	18909 NE 186TH PL
011	769547	0020	1/26/11	\$525,000	\$550,000	2660	9	1987	Good	36,234	N	N	18909 NE 186TH PL
011	353020	0310	1/30/12	\$620,000	\$658,000	2670	9	1986	Good	37,289	N	N	18346 NE 194TH ST
011	721478	0010	10/8/11	\$475,000	\$507,000	2730	9	1990	Good	43,216	N	N	19522 NE 202ND PL
011	935930	0250	5/2/12	\$545,000	\$573,000	2770	9	1989	Avg	45,514	N	N	18630 NE 202ND ST
011	721479	0110	2/22/12	\$409,903	\$434,000	2790	9	1989	Avg	43,091	N	N	20324 194TH PL NE
011	769547	0500	4/26/12	\$510,000	\$537,000	2800	9	1986	Good	30,938	N	N	19003 189TH AVE NE
011	721471	0490	3/12/12	\$829,000	\$877,000	2820	9	1978	Good	141,603	N	N	20050 NE 196TH ST
011	935930	0460	6/22/10	\$575,000	\$574,000	2870	9	1988	Good	41,927	N	N	18223 NE 205TH ST
011	769547	0210	12/21/10	\$559,000	\$582,000	2890	9	1985	Good	98,881	N	N	19116 189TH PL NE
011	935930	0280	5/10/12	\$600,000	\$630,000	2940	9	1988	Avg	45,916	N	N	20135 186TH PL NE
011	935930	0110	6/1/12	\$580,000	\$607,000	3020	9	1988	Avg	43,018	N	N	18319 NE 201ST DR
011	769547	0100	6/13/12	\$545,000	\$570,000	3110	9	1985	Good	47,044	N	N	18914 NE 186TH PL
011	721472	0280	9/8/11	\$585,000	\$624,000	3160	9	1987	Good	31,972	N	N	19036 NE 198TH ST
011	935930	0540	3/17/10	\$530,000	\$512,000	3170	9	1988	Good	45,978	N	N	18116 NE 201ST DR
011	353020	0220	4/28/11	\$605,000	\$641,000	3230	9	1987	Good	37,604	N	N	18642 NE 194TH ST
011	353020	0210	1/7/11	\$542,000	\$566,000	3270	9	1987	Avg	36,613	N	N	18904 NE 194TH ST
011	353021	0030	2/8/12	\$604,000	\$641,000	3290	9	1987	Good	33,655	N	N	18441 NE 196TH PL
011	353021	0090	5/19/11	\$635,000	\$674,000	3380	9	1987	Good	41,443	N	N	18460 NE 196TH PL
011	353020	0360	3/9/10	\$700,000	\$675,000	3460	9	1987	Good	70,620	N	N	19435 184TH PL NE
011	353021	0190	8/3/10	\$742,500	\$749,000	4010	9	1987	Good	42,125	N	N	18456 NE 199TH ST
011	662610	0080	4/18/11	\$491,950	\$520,000	2570	10	1993	Good	28,718	N	N	20027 NE 190TH CT
011	193908	0030	7/18/12	\$750,000	\$779,000	2620	10	1996	Avg	35,000	N	N	20115 NE 186TH CT
011	662610	0290	11/19/12	\$805,000	\$814,000	2980	10	2000	Good	39,351	N	N	18902 203RD AVE NE
011	662610	0160	3/22/11	\$595,000	\$628,000	3090	10	1993	Good	30,031	N	N	20029 NE 188TH PL
011	662610	0070	3/24/11	\$585,000	\$617,000	3120	10	1992	Good	26,199	Y	N	20023 NE 190TH CT
011	662610	0180	11/26/12	\$684,500	\$691,000	3210	10	1994	Good	31,688	N	N	18708 201ST AVE NE
011	193908	0100	4/1/10	\$695,000	\$676,000	3250	10	1997	Avg	36,939	Y	N	18605 201ST AVE NE

Improved Sales Used in this Physical Inspection Analysis
Area 36
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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
011	662610	0120	5/31/11	\$627,000	\$666,000	3270	10	1994	Avg	29,708	N	N	20028 NE 188TH PL
011	662610	0220	11/14/11	\$558,000	\$595,000	3400	10	1994	Good	32,321	N	N	18820 201ST AVE NE
011	052606	9059	6/12/12	\$679,500	\$710,000	3510	10	1998	Avg	57,499	N	N	19125 201ST AVE NE
011	052606	9064	1/13/11	\$585,000	\$611,000	3660	10	1998	Good	83,199	N	N	19033 203RD PL NE
011	769546	0070	11/16/10	\$835,000	\$863,000	3720	10	1986	Good	41,956	N	N	19548 189TH PL NE

Improved Sales Removed in this Physical Inspection Analysis
Area 36
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	162870	0050	5/24/12	\$375,000	NO MARKET EXPOSURE
001	163070	0145	1/18/11	\$332,000	QUIT CLAIM DEED
001	163070	0210	12/4/12	\$250,000	TEAR DOWN
001	163070	0230	12/8/11	\$429,900	IMP COUNT
001	163070	0302	2/15/12	\$270,100	NO MARKET EXPOSURE
001	177100	0150	7/27/10	\$215,000	NO MARKET EXPOSURE
001	177100	0460	1/4/11	\$175,000	NO MARKET EXPOSURE
001	177100	0890	11/11/11	\$155,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	177110	0050	12/15/10	\$210,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	177400	0940	9/5/12	\$396,129	GOVERNMENT AGENCY
001	177400	1100	4/30/12	\$340,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	177580	0060	11/8/11	\$102,443	NO MARKET EXPOSURE
001	177580	0530	1/12/11	\$214,198	NO MARKET EXPOSURE
001	177580	1010	6/5/12	\$336,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	177591	0050	9/19/12	\$345,000	IMP COUNT;NO MARKET EXPOSURE
001	177591	0060	9/20/12	\$5,000	DOR RATIO;NO MARKET EXPOSURE
001	177592	0210	8/8/11	\$122,884	QUIT CLAIM DEED
001	177593	0270	2/13/12	\$250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	182606	9047	11/8/11	\$500,000	RELOCATION - SALE TO SERVICE
001	572250	0020	10/3/11	\$160,000	NO MARKET EXPOSURE
001	613980	0100	12/27/11	\$240,000	FORCED SALE
001	952241	0140	10/30/12	\$403,200	NO MARKET EXPOSURE
001	952241	0140	11/6/12	\$369,518	NO MARKET EXPOSURE
002	012605	9088	1/20/10	\$141,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	012605	9106	7/29/11	\$250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	112605	9060	2/17/11	\$311,100	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	112605	9068	3/30/10	\$359,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	112605	9199	8/19/11	\$720,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	112605	9240	6/6/11	\$625,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	162280	0070	4/22/10	\$293,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	289640	0140	12/11/12	\$250,000	AFFORDABLE HOUSING SALES
002	289640	0290	12/31/12	\$288,613	AFFORDABLE HOUSING SALES
002	289640	0660	1/11/12	\$166,299	GOVERNMENT AGENCY
002	289640	0660	8/10/12	\$103,000	GOVERNMENT AGENCY
002	289640	0670	6/21/11	\$157,000	AFFORDABLE HOUSING SALES
002	289640	0680	12/3/10	\$150,000	AFFORDABLE HOUSING SALES
002	324450	0008	11/26/12	\$415,000	NO MARKET EXPOSURE
002	324450	0060	3/8/10	\$1,500,000	NO MARKET EXPOSURE
002	324450	0083	6/25/10	\$391,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	324450	0165	4/10/10	\$550,000	NO MARKET EXPOSURE
002	324450	0171	8/2/12	\$238,718	GOVERNMENT AGENCY
002	404590	0020	3/23/10	\$640,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	404590	0028	12/6/12	\$97,000	NO MARKET EXPOSURE
002	404590	0055	10/13/11	\$379,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed in this Physical Inspection Analysis
Area 36
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	404590	0135	9/22/10	\$85,039	QUIT CLAIM DEED
002	421525	0100	6/23/11	\$509,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	421525	0260	6/28/12	\$848,000	OBSOLESCENCE
002	421525	0420	4/20/10	\$755,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	560630	0060	2/4/10	\$648,000	NO MARKET EXPOSURE
002	560630	0090	4/20/10	\$477,000	NON-REPRESENTATIVE SALE
002	560630	0100	4/20/10	\$487,000	NON-REPRESENTATIVE SALE
002	721480	0290	7/30/10	\$295,000	NO MARKET EXPOSURE
002	721481	0380	11/1/11	\$330,000	SHORT SALE
002	721482	0030	10/4/10	\$180,000	QUIT CLAIM DEED
002	803100	0030	7/19/11	\$920,000	RELOCATION - SALE TO SERVICE
002	951720	0090	11/29/11	\$231,000	GOVERNMENT AGENCY
002	956080	0040	3/31/10	\$414,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	956220	0240	9/21/12	\$265,000	NO MARKET EXPOSURE
003	012605	9018	10/24/12	\$330,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	012605	9018	5/10/12	\$180,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	012605	9046	10/12/12	\$292,000	%COMPLETE
003	012605	9091	6/11/10	\$339,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	012605	9091	9/10/12	\$349,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	012605	9180	8/27/10	\$685,000	IMP COUNT
003	012605	9227	7/20/12	\$425,000	NO MARKET EXPOSURE
003	012605	9227	11/12/12	\$425,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	012605	9237	1/24/12	\$743,500	IMP COUNT
003	102605	9145	6/7/10	\$337,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	112605	9014	10/25/11	\$800,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	112605	9016	3/28/11	\$1,128,000	NO MARKET EXPOSURE
003	112605	9106	12/8/10	\$425,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	112605	9113	2/16/12	\$1,100,000	NO MARKET EXPOSURE
003	112605	9170	5/31/11	\$251,000	QUIT CLAIM DEED
003	112605	9170	5/31/11	\$251,000	QUIT CLAIM DEED
003	112605	9217	5/16/11	\$2,350,000	NO MARKET EXPOSURE
003	112605	9239	6/21/10	\$1,725,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	113610	0133	5/3/11	\$596,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	122605	9004	12/14/10	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	122605	9026	3/2/11	\$249,999	REAL MOBILE HOME
003	122605	9072	3/19/10	\$309,000	NO MARKET EXPOSURE
003	122605	9137	12/12/12	\$790,000	IMP COUNT
003	122605	9140	5/16/11	\$349,900	DOR RATIO
003	132605	9014	4/18/12	\$246,420	QUIT CLAIM DEED
003	132605	9048	3/14/12	\$795,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	132605	9073	7/22/11	\$495,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	132605	9097	9/5/12	\$1,075,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	132605	9099	5/4/11	\$565,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	133190	0200	4/20/10	\$525,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	133190	0350	5/23/12	\$519,001	NO MARKET EXPOSURE

Improved Sales Removed in this Physical Inspection Analysis
Area 36
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	133190	0350	10/11/12	\$645,000	NO MARKET EXPOSURE
003	142605	9032	10/28/11	\$1,470,000	BUILDER OR DEVELOPER SALES
003	142605	9074	9/12/12	\$735,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	142605	9089	6/29/12	\$525,000	UNFIN AREA;NO MARKET EXPOSURE
003	152605	9043	6/27/11	\$160,368	GOVERNMENT AGENCY
003	232605	9044	3/23/12	\$625,000	TEAR DOWN; MULTI-PARCEL SALE
003	232605	9090	5/12/11	\$935,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	232605	9104	1/11/10	\$649,900	NON-REPRESENTATIVE SALE
003	242605	9071	12/7/12	\$292,000	NO MARKET EXPOSURE
003	248162	0070	1/12/10	\$475,000	NON-REPRESENTATIVE SALE
003	248162	0180	7/6/10	\$645,000	UNFIN AREA
003	248162	0180	4/17/10	\$645,000	UNFIN AREA;RELOCATION - SALE TO SERVICE
003	281726	0040	8/21/12	\$390,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	281726	0050	3/20/12	\$390,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	317540	0110	3/1/12	\$640,000	NO MARKET EXPOSURE
003	339535	0060	11/22/10	\$408,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	340170	0165	7/13/12	\$1,311,940	BANKRUPTCY - RECEIVER OR TRUSTEE
003	340620	0270	10/13/10	\$524,550	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	340770	0045	7/13/11	\$417,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	366300	0100	10/26/12	\$580,000	SHORT SALE
003	404590	0144	6/2/10	\$236,150	NON-REPRESENTATIVE SALE
003	739980	0040	12/12/12	\$1,395,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	739980	0160	4/22/10	\$299,500	NON-REPRESENTATIVE SALE
003	773310	0120	6/18/12	\$541,000	NO MARKET EXPOSURE
003	856500	0010	7/10/12	\$442,956	GOVERNMENT AGENCY
003	930630	0070	5/25/11	\$455,000	OBSOLESCENCE
003	940830	0330	6/14/11	\$322,000	NO MARKET EXPOSURE
003	951600	0200	10/19/12	\$599,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	955680	0020	5/11/12	\$400,000	BUILDER OR DEVELOPER SALES
011	052606	9061	3/25/11	\$579,900	NON-REPRESENTATIVE SALE
011	177422	0120	5/20/10	\$515,000	NO MARKET EXPOSURE
011	177422	0460	8/11/10	\$500,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	721470	0010	10/28/10	\$542,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	721470	0300	8/25/11	\$200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	721471	0070	7/13/11	\$270,000	PARTIAL INTEREST
011	721471	0410	10/4/11	\$485,000	RELATED PARTY, FRIEND, OR NEIGHBOR
011	721472	0280	9/8/11	\$585,000	RELOCATION - SALE TO SERVICE
011	721472	0290	5/10/10	\$538,000	RELOCATION - SALE TO SERVICE
011	721472	0410	10/8/10	\$15,000	QUIT CLAIM DEED
011	721472	0570	5/30/12	\$500,000	RELOCATION - SALE TO SERVICE
011	721472	0580	3/13/12	\$420,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	769547	0180	11/15/12	\$393,000	NO MARKET EXPOSURE
011	769547	0470	11/29/12	\$615,440	NO MARKET EXPOSURE

Results

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

The resulting assessment level is 92.1%. 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 +6.0%. This increase is due partly to market changes over time and the previous assessment levels.

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

Mobile Home Valuation

Mobile Home Data:

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

For Mobile Homes the Assessor uses residential costs from Marshall & Swift, from the September prior to the Assessment year (i.e. Marshall & Swift's September 2012 update for the 2013 Assessment Year). The cost model specifies physical characteristics of the mobile home such as length, width, living area, class, condition, size, year built. Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, class, and condition, resulting in Reconstruction Cost New less Depreciation (RCNLD). The appraiser can also apply a net condition for Mobile Homes that have depreciated beyond the normal percent good for their age and condition.

Model Development, Description and Conclusions:

Most sales were field verified and characteristics updated prior to model development. Sales were time adjusted to 1/1/2013.

There are 32 parcels in Area 36 that are improved with a Mobile Home and only 1 sale. This is not enough for a separate analysis of Mobile Homes.

Mobile Home Total Value Model Calibration

Due to lack of Mobile Home sales in area 36, Mobile Homes were valued using Total cost calculator. Appraiser judgment prevails in all decisions regarding individual parcels valuation. Each parcel is field-inspected and a value is selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The appraiser determined if the value estimate is appropriate for the individual property characteristics.

Application of these recommended values for the 2013 assessment year (taxes payable in 2014) results in an average total change from 2012 assessments of +19.5%. This increase is due to the overall increase of properties in area 36 from the previous assessment level.

The Appraisal Team recommends application of the Appraiser selected values for mobile homes, as indicated by the appropriate model or method.

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



King County

Department of Assessments

King County Administration Bldg.
500 Fourth Avenue, ADM-AS-0708
Seattle, WA 98104-2384
(206) 296-5195 FAX (206) 296-0595
Email: assessor.info@kingcounty.gov

Lloyd Hara

Assessor

As we start preparations for the 2013 property assessments, it is helpful to remember that the mission and work of the Assessor's Office sets the foundation for efficient and effective government and is vital to ensure adequate funding for services in our communities. Maintaining the public's confidence in our property tax system requires that we build on a track record of fairness, equity, and uniformity in property assessments. Though we face ongoing economic challenges, I challenge each of us to seek out strategies for continuous improvement in our business processes.

Please follow these standards as you perform your tasks.

- Use all appropriate mass appraisal techniques as stated in Washington State Laws, Washington State Administrative Codes, Uniform Standards of Professional Appraisal Practice (USPAP), and accepted International Association of Assessing Officers (IAAO) standards and practices.
- Work with your supervisor on the development of the annual valuation plan and develop the scope of work for your portion of appraisal work assigned, including physical inspections and statistical updates of properties;
- Where applicable, validate correctness of physical characteristics and sales of all vacant and improved properties.
- Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total in compliance with applicable laws, codes and DOR guidelines. The Jurisdictional Exception is applied in cases where Federal, State or local laws or regulations preclude compliance with USPAP;
- Develop and validate valuation models as delineated by IAAO standards: Standard on Mass Appraisal of Real Property and Standard on Ratio Studies. Apply models uniformly to sold and unsold properties, so that ratio statistics can be accurately inferred to the entire population.
- Time adjust sales to January 1, 2013 in conformance with generally accepted appraisal practices.
- Prepare written reports in compliance with USPAP Standard 6 for Mass Appraisals. The intended users of your appraisals and the written reports include the public, Assessor, the Boards of Equalization and Tax Appeals, and potentially other governmental jurisdictions. The intended use of the appraisals and the written reports is the administration of ad valorem property taxation.

Lloyd Hara
King County Assessor