

Residential Revalue

2013 Assessment Roll

**Inglewood / Finn Hill /
Juanita**

Area 37

King County Department of Assessments

Seattle, Washington



King County

Department of Assessments

Accounting Division

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Lloyd Hara
Assessor

Dear Property Owners:

Property assessments for the 2013 assessment year are being completed by my staff throughout the year and change of value notices are being mailed as neighborhoods are completed. We value property at fee simple, reflecting property at its highest and best use and following the requirement of RCW 84.40.030 to appraise property at true and fair value.

We have worked hard to implement your suggestions to place more information in an e-Environment to meet your needs for timely and accurate information. The following report summarizes the results of the 2013 assessment for this area. (See map within report). It is meant to provide you with helpful background information about the process used and basis for property assessments in your area.

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

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

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

Sincerely,

Lloyd Hara
Assessor

Inglewood / Finn Hill / Juanita Housing



Grade 6/ Year Built 1947/ Total Living Area 1490



Grade 7/ Year Built 1977/ Total Living Area 1650



Grade 8/ Year Built 1994/ Total Living Area 2830



Grade 9/ Year Built 2001/ Total Living Area 3760



Grade 10/ Year Built 1978/ Total Living Area 3520



Grade 11/ Year Built 2003/ Total Living Area 5260

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: Inglewood / Finn Hill / Juanita / 37

Previous Physical Inspection: 2009 (S Kenmore/Finn Hill) 2007 (NE Lake Washington)

Number of Improved Sales: 848

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	\$221,000	\$192,600	\$413,600			
2013 Value	\$215,900	\$228,700	\$444,600	\$479,300	91.9%	9.13%
Change	-\$5,100	+\$36,100	+\$31,000			
% Change	-2.3%	+18.7%	+7.5%			

*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 9.13% is an improvement from the previous COD of 11.72%.* 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	\$212,900	\$164,700	\$377,600
2013 Value	\$210,200	\$179,700	\$389,900
Percent Change	-1.3%	+9.1%	+3.3%

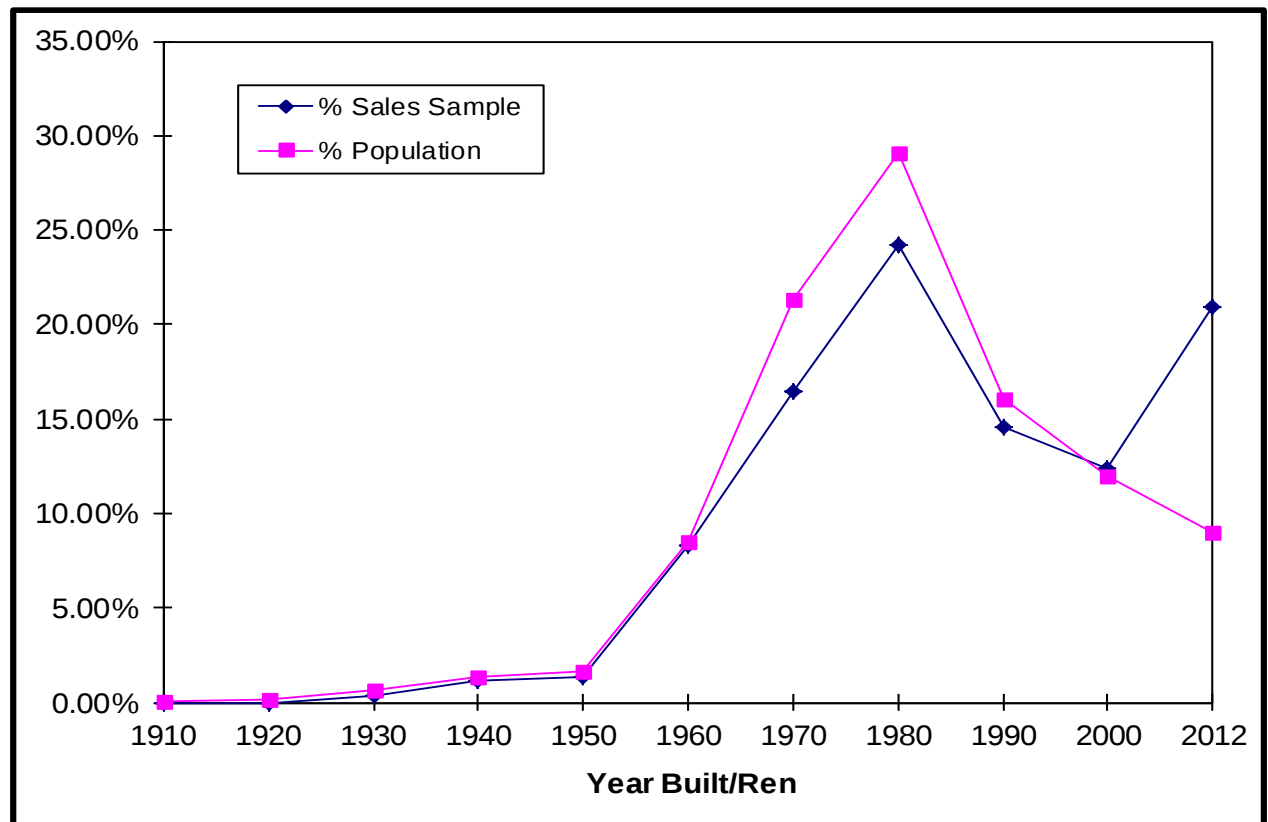
Number of one to three unit residences in the population: **8416**

Conclusions and Recommendation: 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	3	0.35%
1940	10	1.18%
1950	12	1.42%
1960	71	8.37%
1970	140	16.51%
1980	205	24.17%
1990	124	14.62%
2000	105	12.38%
2012	178	20.99%
	848	

Population		
Year Built/Ren	Frequency	% Population
1910	5	0.06%
1920	12	0.14%
1930	55	0.65%
1940	117	1.39%
1950	140	1.66%
1960	718	8.53%
1970	1799	21.38%
1980	2448	29.09%
1990	1354	16.09%
2000	1008	11.98%
2012	760	9.03%
	8416	

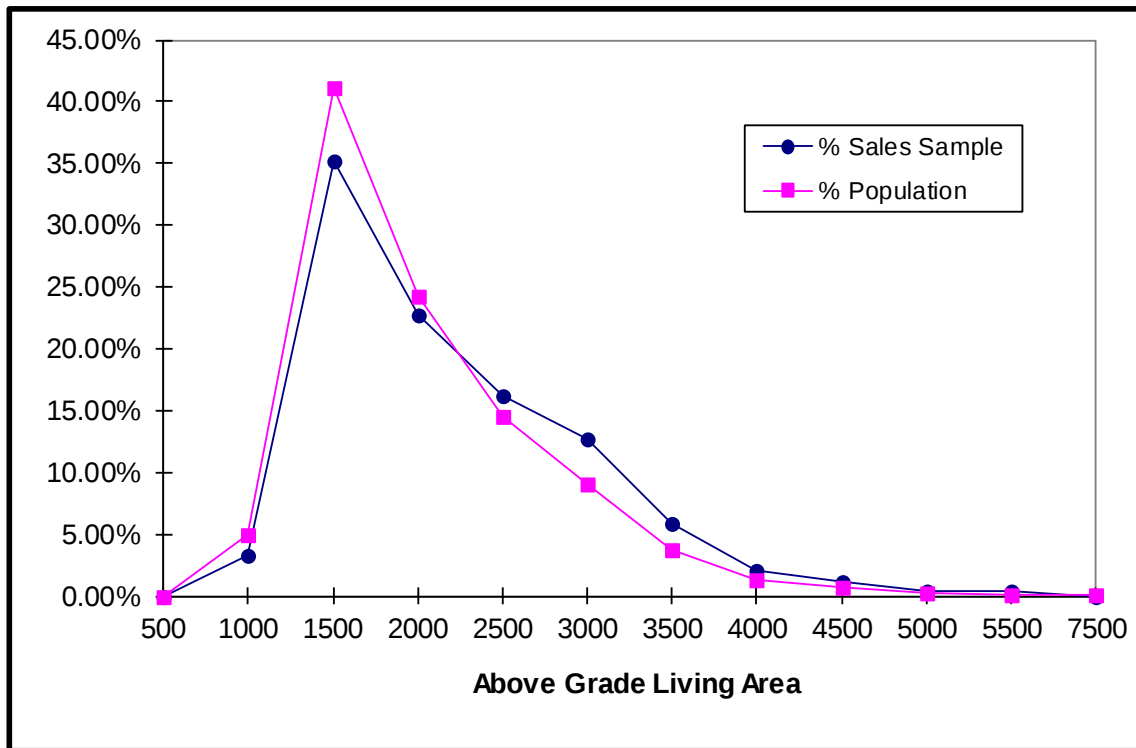


The sales sample frequency distribution follows the population distribution very closely with regard to Year Built/Renovated. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	28	3.30%
1500	298	35.14%
2000	193	22.76%
2500	137	16.16%
3000	108	12.74%
3500	50	5.90%
4000	18	2.12%
4500	10	1.18%
5000	3	0.35%
5500	3	0.35%
7500	0	0.00%
	848	

Population		
AGLA	Frequency	% Population
500	0	0.00%
1000	410	4.87%
1500	3461	41.12%
2000	2041	24.25%
2500	1220	14.50%
3000	759	9.02%
3500	317	3.77%
4000	114	1.35%
4500	57	0.68%
5000	16	0.19%
5500	9	0.11%
7500	12	0.14%
	8416	

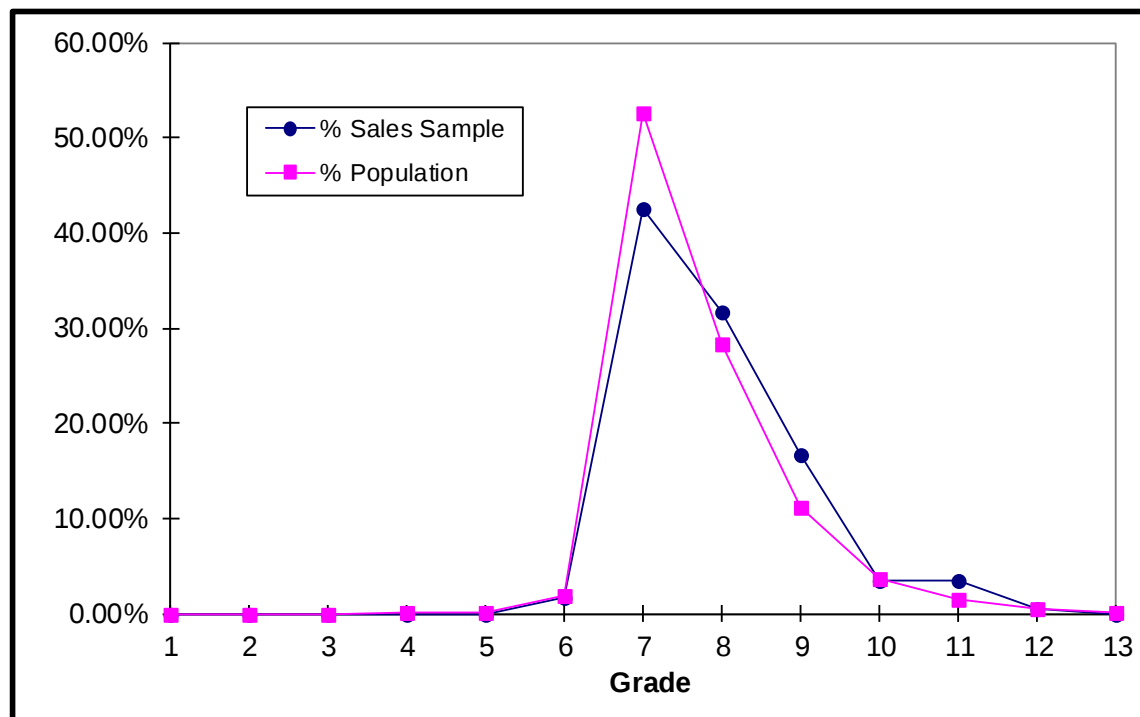


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	15	1.77%
7	360	42.45%
8	268	31.60%
9	142	16.75%
10	30	3.54%
11	29	3.42%
12	4	0.47%
13	0	0.00%
848		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	2	0.02%
5	15	0.18%
6	160	1.90%
7	4422	52.54%
8	2390	28.40%
9	942	11.19%
10	305	3.62%
11	129	1.53%
12	49	0.58%
13	2	0.02%
8416		



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 10, 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 37 Inglewood / Finn Hill / Juanita

Boundaries:

This area is generally bounded on the West by the Northeast shore of Lake Washington, south of NE Bothell Way and the Sammamish Slough, following southerly along the shore of the lake to Juanita Bay. It is additionally bounded on the East by Simonds Rd NE continuing southerly along 100th Ave NE to NE Juanita Dr. at Juanita Bay.

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 37 is located in the Northwestern area of King County. The area is described as Inglewood / Finn Hill / Juanita. It includes a south westerly portion of incorporated Kenmore to the north and a northwesterly portion of incorporated Kirkland to the south. Major attributes in this area are Inglewood Golf Club, St Edwards Park with Bastyr University, Denny Park and the highly desirable proximity to Lake Washington. There are over six miles of Lake Washington shoreline and nearly two miles on the Sammamish Slough. Though the vast majority of the waterfront is privately owned, there are public beaches and boat launches available to the general public. There are also several smaller publicly maintained parks throughout the area. There are numerous shopping centers and restaurants located to the north on NE Bothell Way, on the western border along 100th Ave NE as well as close proximity to the very desirable Market St location just to the south of Juanita Bay. Access to Interstate 405 is also very convenient near its eastern border.

This area comprises 9450 parcels of which 92% are improved. The area is considered to be homogenous with a mix of waterfront location and view properties to the west and the primarily non view upland parcels east of Juanita Dr. NE. The entire area may be described as suburban in nature. The typical house is grade 7 in quality, has 1400 square feet above grade living area; 1700 square feet total living area and is in Average Condition. There are 97 waterfront parcels along length of Sammamish Slough at the most northerly portion of the area and 299 Lake Washington waterfront parcels on the northeast shore continuing southerly to Juanita Bay. Slough waterfront parcels are essentially low bank and inferior to Lake Washington waterfront land which is generally high bank to the north of St Edwards Park and medium to low bank southerly to Juanita Bay

There are many similarly competing neighborhoods that may be identified throughout the area. Though identified by name as separate distinct neighborhoods, many have similar attributes that drive a similar market appeal. Examples of such are the neighborhoods of Arrowhead, Holmes Point and Champagne Point along Lake Washington and Finn Hill and Juanita located upland. All except 29 parcels which are designated for public use are zoned residential in varying degrees of density. There are a total of 215 Townhome parcels. However, there is no trend for additional high density townhouse style homes presently evident within area 37.

Area 37 is divided into five sub areas.

Sub area 1 is generally located upland starting south of NE 170th St, north of NE 123rd St and bordered between Juanita Dr. NE and 84th Ave. NE. It is fairly homogenous within itself and with Sub area 2. There are a total of 2968 parcels of which 93% are improved. Typical houses in this area are Grade 7 in average condition built in the 1960's and 70's. 29 parcels have a lesser view of Lake Washington.

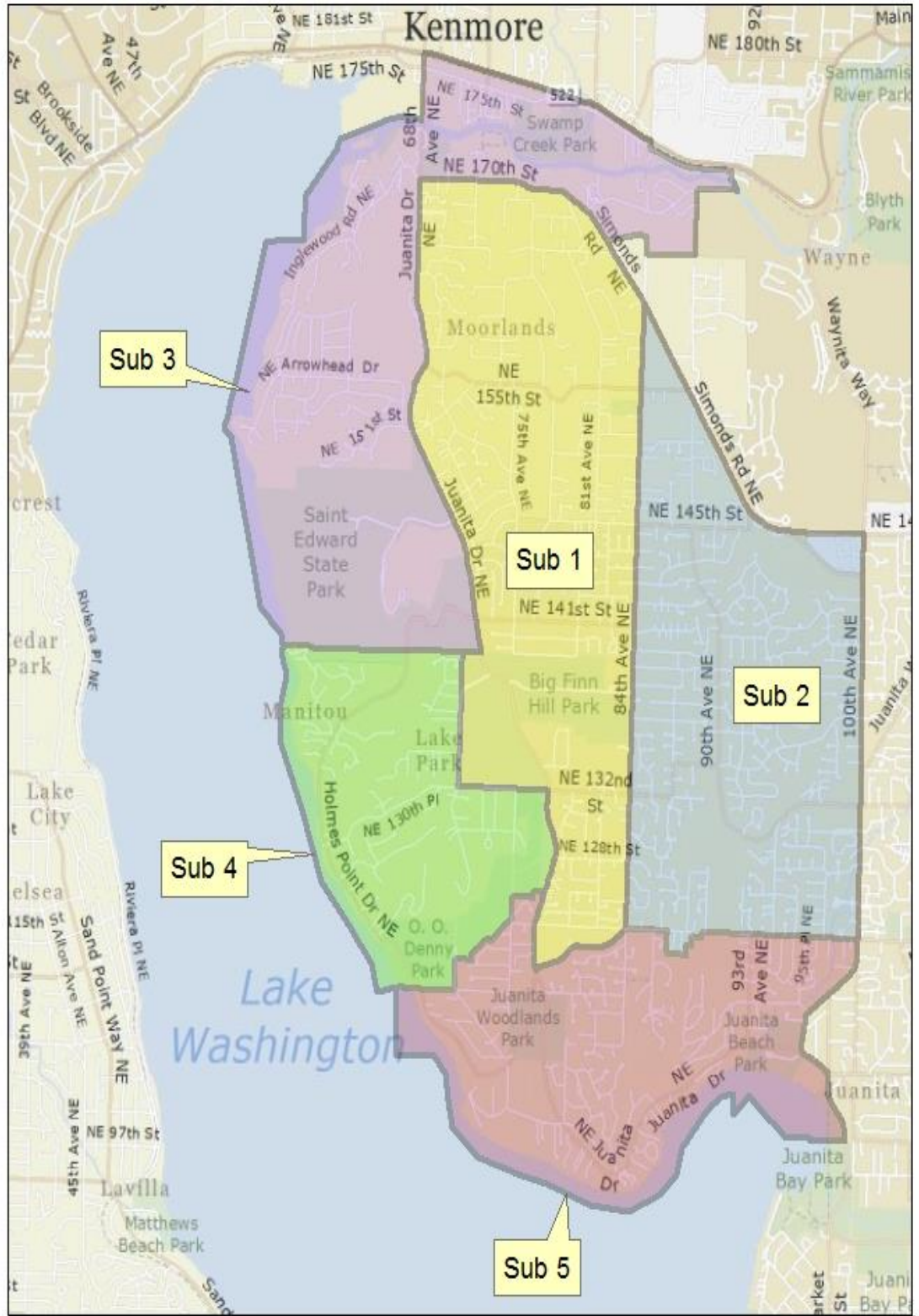
Sub area 2 is generally located upland starting south of Simonds Rd. NE, north of NE 132nd St. and bordered by 84th Ave NE and 100th Ave. NE. It is considered homogenous within itself and with Sub area 1. There are a total of 3159 parcels of which 96% are improved. Typical houses in this area are Grade 7 in average condition built in the 1960's and 70's. 12 parcels have a lesser view of Lake Washington.

Sub area 3 is located in the north of area 37 including all of the properties along the Sammamish Slough and the furthest northeastern shore of Lake Washington waterfront and view properties west of Juanita Drive NE south to St. Edwards Park. There are a total of 967 properties of which 92% are improved. Typical non waterfront homes are grade 7 or 8 built in the 1960's and 1970's. Typical Lake Washington waterfront properties are grade 8 thru 9 built prior to 1990, then typically grade 10 or higher subsequently. Typical waterfront Sammamish Slough properties are from grade 7 thru 9 built in the 1970's and 1980's with superior grade homes built subsequently. There are 215 parcels that have varying views of Lake Washington.

Sub area 4 is located along the eastern shore of Lake Washington south of St. Edwards Park, west of Juanita Drive NE and north of Denny Park. There are a total of 759 parcels of which 86% are improved. Typical non waterfront homes are grade 7 or 8 built in the 1960's and 1970's. Typical Lake Washington waterfront properties are grade 8 or 9 built prior to 1990, then typically grade 10 or higher subsequently. There are 324 parcels that have varying views of Lake Washington.

Sub area 5 is located along the south eastern shore of Lake Washington to Juanita Bay, south of Denny Park and NE 124th Street and west of 98th Avenue NE. There are a total of 1597 parcels of which 87% are improved. Typical non waterfront homes are grade 8 built in the 1980's. Typical Lake Washington waterfront properties are grade 8 thru 10 built prior to 1990, then typically grade 11 or higher subsequently. There are 686 parcels that have varying views of Lake Washington.

Area 37 Sub Areas



The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice.

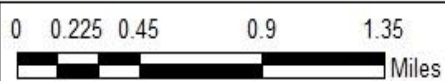
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Department of Assessments



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 22 usable vacant land sales in Area 37. In addition to the market data approach, teardown sales were also analyzed in the determination of land values. However, there was only one useable tear-down sale where the purchaser acquired the property with the intention of removing the existing improvement and constructing a new one. Lastly, an extensive analysis was also performed throughout the various neighborhoods within the area to determine building to land ratios on new homes sales. This appraisal method of applying 30% allocation to the land thus supported the vacant land sales used within the varying neighborhoods.

Land Model

Model Development, Description and Conclusions:

Overall, area 37 is a good example of a Suburban Single Family bedroom community. 9418 of the 9450 parcels are zoned Residential with varying degrees of density. 9335 of these residential parcels are classified as Single Family while 83 are improved with higher density housing such as townhomes, duplexes and triplexes.

The main positive influence in the area, other than neighborhood location, was found to be the Lake Washington view amenity and proximity to such. Parcels with deeded access to Lake Washington received \$40,000 in addition to base land value. Parcels that have deeded access to Lake Washington in neighborhood 3 (Goat Hill / Juanita Beach Camp) received a lesser \$10,000 premium to the base land value because of the difficulty of such access. The majority of the negative influences in the area, other than neighborhood location were found to be topography, sensitive area environmental issues and traffic noise. Traffic noise involving parcels which have direct access issues to arterials were more impacted than those that are affected by traffic noise only. High traffic noise was identified throughout the area such as Simonds Road NE, 100th Avenue NE and NE Juanita Drive. Moderate traffic noise was identified throughout the area such as 84th Ave Ne and NE 145th Street. The degree of all negative and positive adjustments is based on paired sales analysis.

Base land value for Non Waterfront was determined by residential zoning, site square footage and the application of a neighborhood factor. Negative and then Positive adjustments are then applied.

Base land values for Sammamish Slough Waterfront was determined the same way as Non Waterfront parcels with the exception of an additional per waterfront foot value based on the bank characteristic. (For bank description see Lake Washington Waterfront Land Schedule below). No view amenity for Slough waterfront is applied to the calculation.

Lake Washington Waterfront properties are valued by waterfront foot with consideration given for type of bank and overall lot size. The type of bank may be coded High, Medium or Low. A high bank coding would feature a primary improvement dwelling at the top of the lot, usually at street level, with a walk down or tram to the shoreline. A medium bank coding has the improvement partially downhill via a driveway with a stepped access to the shore line. A low bank coding involves a primary improvement at or close to the level of the shoreline. A typical waterfront lot size in area 37 is between 20,000 square feet and an acre. Site adjustments are made according to the Lake Washington Waterfront Land Schedule (see chart below).

There was little sales evidence of the development of larger improved single family sites other than sales to developers. Once in process, a developer site is valued based on the number of sites allowed by zoning and discounted for the cost to develop (refer to Non Waterfront Land Schedule below).

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

Neighborhoods

Though there are numerous separately recognizable neighborhoods within area 37, nine neighborhoods with differing levels of value have been identified and valued following extensive sales analysis. Though commonly described with different legal descriptions, many similar competing neighborhoods were valued at the same level (refer to NBHD 4 in the Non Waterfront Land Schedule below as an example of such).

Neighborhood 1 is located in what may be described geographically as the uplands and considered very homogenous with 5223 parcels. This includes 2524 parcels in sub area 1, 2335 in sub area 2, and 364 parcels in sub area 3 located east of Juanita Drive NE and north of NE 132nd Street. It is convenient to services and shopping and has good access to employment centers in nearby suburbs and Seattle via Hwy 522 and Interstate 405 to the north. In general, homes in this neighborhood are more affordable while being in a desirable location.

Neighborhood 2 is also geographically located in the uplands with 1259 parcels. 443 are located in sub area 1 and 816 in subarea 2 located east of Juanita Drive NE, north of NE 124th Street and south of NE 132nd Street. It is located in the more desirable Juanita and Finn Hill neighborhoods of Kirkland and 20% of the properties have views. It has good access to employment centers, shopping, recreation and access to Interstate 405 via NE 124th Street.

Neighborhood 3 is located upland in sub area 5. It is generally referred to as Goat Hill but legally described as Juanita Beach Camp. Access is only via NE 116th Place off of Juanita Drive NE with no other ingress or outlet. Though much of this neighborhood is coded for topography it is desirable for better Lake Washington views and access to Lake Washington with its own community park at the bottom of 93rd Avenue NE.

Neighborhood 4 may be described geographically as both waterfront and upland. It comprises 2268 parcels. Of the total 592 are located in sub area 3, 759 in sub area 4 and 916 in sub area 5. It is located west of Juanita Drive NE south of the Sammamish Slough down to Juanita Bay. This neighborhood features very desirable Lake Washington water and view influences.

Neighborhood 5 is geographically located in the uplands. It is described as Upper Finn Hill with 143 of the 152 parcels located within sub area 5 and 9 in sub area 2. It is located north and westerly of Goat Hill and Finn Meadows (Neighborhood 7). It features higher quality homes with views.

Neighborhood 6 is geographically located at Juanita Bay and described as such. These parcels are all located on the NE Juanita Drive corridor, all within sub area 5. This neighborhood features Lake Washington water and view influences and is very desirable due to its proximity to the Market area of Kirkland to the south.

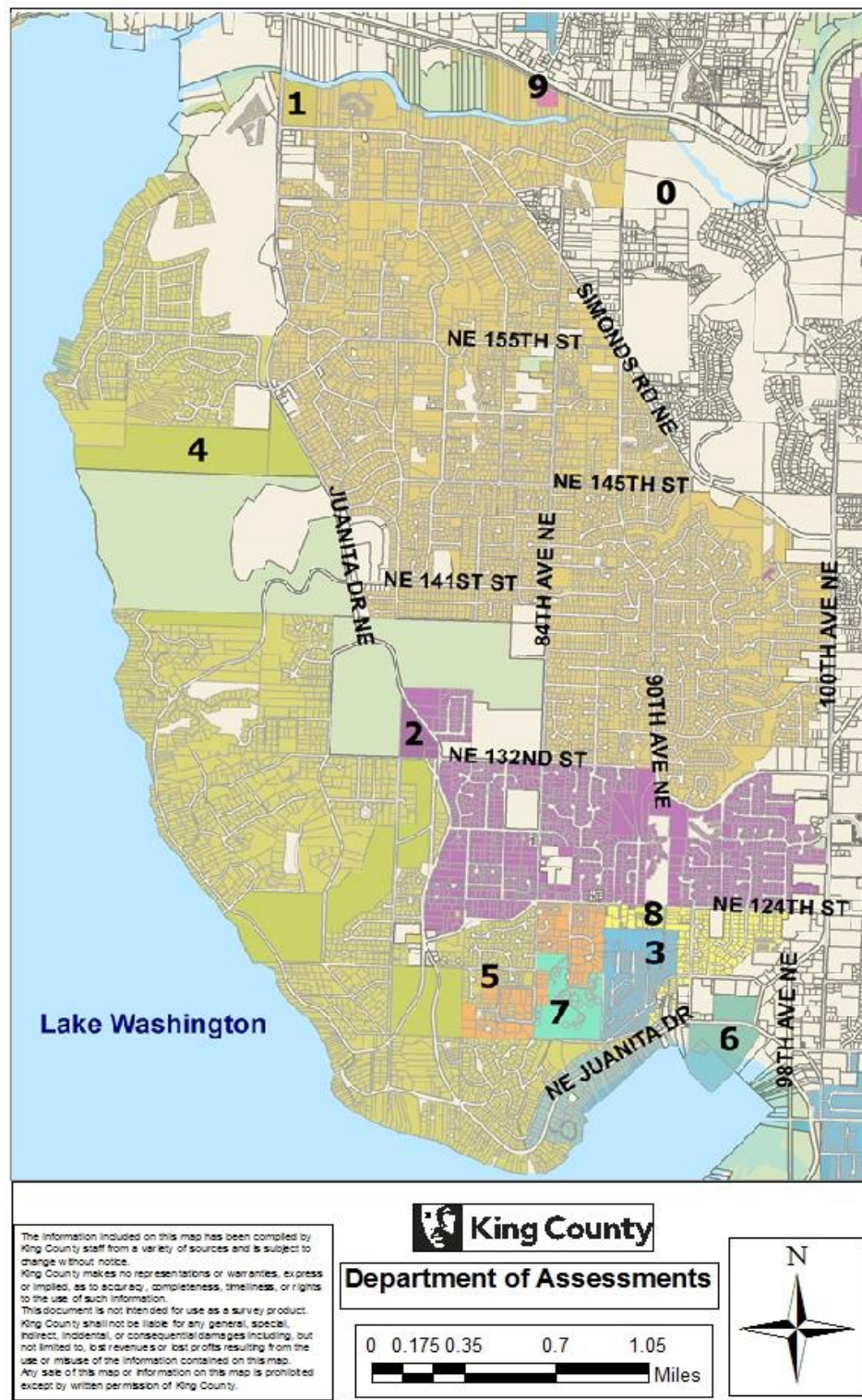
Neighborhood 7 is geographically located upland in sub area 5. It is described as Finn Meadows and comprises just 23 parcels situated in an area surrounded by open space. All parcels have views and feature round lots with higher quality homes. This neighborhood is accessed through 84th Avenue NE south of NE 124th Street upland from Juanita Bay and west of Goat Hill.

Neighborhood 8 is geographically located upland in the south eastern portion of area 37 directly north of Juanita Bay. It is referred to as Juanita Parkway and is comprised of 220 parcels in sub area 5. The convenient access to Interstate 405 along the northern-most border of NE 124th Street and proximity to Lake Washington are its major attributes.

Neighborhood 9 is a small community of Mobile Homes geographically located north of the Sammamish Slough. Access is via NE 175th Street and 83rd Court NE at the northern-most border of sub area 3 and is comprised of 11 parcels.

Area 37 has 79 separate homogenous plats that were identified and analyzed via market sales with “plat” base land values ascribed to them (refer to Platted Lot Value Chart below). Values were assigned to each plat independently and lots were equalized independent of lot size within the described plat to maintain homogeneity.

Area 37 Neighborhoods



Land Value Model Calibration

Non Waterfront Land Schedule

NonWF Area Model (Single Site)		Area 37 Neighborhoods			Lake Washington View Adjustments (non WF)	
Lot Size	Value	NBHD (non Lk Wash WF)	NBHD	Adjstmt		
Townhome Lots	\$100,000	General	1	1.00	Fair	+20%
< 3001	\$120,000	Sammamish Slough	1	1.00	Average	+40%
3001-6000	\$130,000	Finn Hill	2	1.20	Good	+70%
6001-8000	\$140,000	Juanita	2	1.20	Excellent	+100%
8001-10000	\$150,000	Goat Hill/Juanita Beach Camp	3	1.30		
10001-12000	\$160,000	Inglewood	4	1.40		
12001-14000	\$170,000	Arrowhead	4	1.40		
14001-16000	\$180,000	Holmes Point	4	1.40		
16001-18000	\$190,000	Holmes Point Highlands	4	1.40		
18001-20000	\$200,000	Eagle Ridge	4	1.40		
20001-22000	\$210,000	Champagne Point	4	1.40		
22001-24000	\$220,000	Juanita Point	4	1.40		
24001-26000	\$230,000	Upper Juanita Point	4	1.40		
26001-28000	\$240,000	Alta Vista	4	1.40		
28001-30000	\$250,000	Upper Holmes Point	4	1.40		
30001-32000	\$260,000	Tree View/Wrenwood	4	1.40		
32001-34000	\$270,000	Denny Park Heights	4	1.40		
34001-36000	\$280,000	Upper Finn Hill	5	1.50		
36001-38000	\$290,000	Juanita Bay	6	1.60		
38001-40000	\$300,000	Finn Meadows	7	1.75		
40001-42000	\$310,000	Juanita Parkway	8	1.25		
42001-44000	\$320,000	Sammamish Slough MH Plat	9	0.80		
44001-46000	\$330,000	(Multiple Codes Indicate Similar Competing NBHD)				
46001-50000	\$340,000	Sammamish Slough Waterfront				
Add \$1 for every 1 sf > 50000		Water Front Area Model				
Additional Adjustments		Use Non WF Area Model : General Neighborhood 1 (no view adjustment) + Waterfront Feet x Bank Schedule			Traffic Adjustments	
Topography	-10% to -40%				Moderate (non Arterial)	-5%
Documented as Unbuildable	-75% to -90%				Moderate Arterial	-10%
Easements/Access	-5 to -10%				High (non Arterial)	-15%
Streams/Wetland	-10% to -40%				High Arterial	-20%
Other Environmental	Up to -50%					
Other Nuisances	-10% or Greater					
		Waterfront Parcels located North and South of Sammamish Slough				
					Amenity Adjustment	
					Adjacent to Golf Fairway	\$40,000
					Adjacent to Green Belt	\$10,000
					Lake Washington Beach Access	\$40,000
					Sammamish Slough Beach Access	\$10,000
					Lake Washinton Beach Access (NBHD 3 Goat Hill)	\$10,000

Potential Development Sites: Total Square Feet x 60-80% (roads, drainage etc.) divided by potential sites = typical lot size. Apply indicated Land Schedule BLV x potential sites x 35% (Development Cost Factor)

View Adjustments are not cumulative. Adjustments are based on the Primary View Only. Mountain and Territorial views in the above schedule are of the Cascade Range looking eastward.

For example: a 5200 square foot lot in NBHD 2 with Moderate Arterial Traffic and a Good Lake Washington View would be calculated as such:

BLV of \$130,000 x 1.2 (NBHD 2) = \$156,000 x .90 (Traffic) = \$140,000 x 1.7 (LW View) = \$238,000
(All calculations are truncated)

Lake Washington Waterfront Land Schedule

Water Front Area Model (Single Site)		Water Front Area Model (Single Site)	
Neighborhood 4		Neighborhood 6 (Juanita Bay)	
Low Bank	\$18,000	Low Bank	\$20,000
Medium Bank	\$14,000	Medium Bank	\$16,000
High Bank	\$10,000	High Bank	\$12,000

Water Front Site Adjustment		Water Front Site Adjustment	
Neighborhood 4		Neighborhood 6 (Juanita Bay)	
> 1 Acre	115%	> 1 Acre	115%
20,001-43,560	100%	20,001-43,560	100%
5,001-20,000	90%	5,001-20,000	90%
3,001-5,000	80%	4,001-5,000	80%
< 3,000	50% or Less	< 3,000	50% or Less

Multiply Water Front Feet by Bank Schedule then multiply by Waterfront Site Adjustment. Sites < 40 WFFT are calculated as if 40 WFFT.	Multiply Water Front Feet by Bank Schedule then multiply by Waterfront Site Adjustment. Sites < 40 WFFT are calculated as if 40 WFFT.
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Waterfront Parcels located in the areas described as Inglewood, Arrowhead, Holmes Point, Champagne Point and Juanita Point	Waterfront Parcels located in the area described as Juanita Bay
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For example: A Low Bank 15,000 square foot waterfront lot in NBHD 4 with 50 waterfront feet would be calculated as such:

50 (waterfront feet) x \$18,000 (Low bank designation) = \$900,000 x 90% (site adjustment) = \$810,000.

(All calculations are truncated)

Platted Lot Values

Plat Name	Major	Sub Area	NBHD	# Lots	Avg Lot Size	Year Built	Grade	Base Land Value
Ashton Lane	029361	001	1	10	6,253	2007	9	\$140,000
Berry Property	077690	002	1	40	5,034	2003-2004	8	\$140,000
Bixby Knoll Div No. 01	083700	001	1	16	8,100	1978-1980	8	\$150,000
Bixby Knoll Div No. 02	083701	001	1	9	8,428	1981-2001	7-9	\$150,000
Bixby Knoll Div No. 03	083702	001	1	22	7,695	1981-1992	8-9	\$150,000
Brookhaven No. 01	113800	002	2	84	7,258	1968-1975	7	\$180,000
Brookhaven No. 02	113801	002	2	69	7,566	1969-1975	7	\$180,000
Brookhaven No. 03	113802	002	2	23	7,051	1969-1970	7	\$180,000
Bryan Park	117270	001	1	17	5,937	1992	7	\$145,000
Carla Hills	135730	001	1	26	7,487	1977	7	\$150,000
Casa Alegre	141970	002	2	30	7,644	1980	7	\$168,000
Cedarlane	147233	001	1	11	5,541	2004	9	\$135,000
Chatham Ridge	153150	005	4	15	5,770	2010-2013	9	\$196,000
Conell	173610	002	2	25	8,028	1969-1970	7	\$174,000
Creekside	182235	005	8	31	8,004	1985-1986	7	\$200,000
Crescent Ridge	182830	002	2	18	8,645	2002-2003	9	\$180,000
Cresta Aleta	183070	002	2	12	9,621	1983-1984	7	\$180,000
Denny Park Heights No. 06	197420	005	4	10	9,895	1964-1967	7-8	\$217,000
Eagle Brook II	214070	001	1	25	8,185	1996-1999	8	\$150,000
Eldorado West	229740	002	2	34	7,636	1975-1976	7	\$168,000
Eldorado West No. 02	229741	002	2	8	10,173	1976	7	\$168,000
Finn Creek	254080	001	2	41	8,272	1977-1978	8	\$174,000
Finn Hill Crest	254085	002	2	38	7,742	1981-1987	7-8	\$174,000
Finn Hill Crest No. 02	254086	002	2	19	8,984	1984-1987	8	\$174,000
Frison Add	265100	002	1	20	8,509	1968-1969	7	\$150,000
Frison Add No. 02	265110	002	1	17	7,885	1968-1969	7	\$150,000
Gowans Meadow Add	285400	002	1	13	9,831	1962	7	\$150,000
Green Park Add	288800	002	1	11	9,693	1963	7	\$150,000
Greenbriar Juanita	289660	002	1	24	7,747	1969-1973	7	\$150,000
Greenbriar Juanita Div No. 02	289661	002	1	24	9,533	1970-1971	7	\$150,000
Hawthorne Glen	317550	003	1	20	6,169	2010	8	\$140,000
Heather Glen	321120	001	1	54	7,817	1969-1973	7	\$150,000
Holiday Lane	339160	004	4	12	12,167	1963-1974	8-9	\$224,000
Inglewood East	357810	002	1	40	7,685	1974-1977	7-8	\$150,000
Inglewood East Div No. 02	357811	002	1	35	8,310	1982-1984	7-8	\$150,000
Inglewood Hills Div No. 01	357970	001	1	23	11,869	1959-1972	7-8	\$160,000
Inglewood Hills Div No. 02	357980	001	1	97	10,655	1958-1962	7	\$160,000
Inglewood Hills Div No. 03	357990	001	1	11	9,554	1962	7	\$160,000
Inglewood Homes Div No. 02	358100	001	1	38	8,017	1963-1966	7	\$150,000
Inglewood Homes Div No. 03	358110	001	1	39	7,439	1966-1967	7	\$150,000
Inglewood Meadows	358210	001	1	9	6,942	1994	7-8	\$150,000

Platted Lot Values								
Plat Name	Major	Sub Area	NBHD	# Lots	Avg Lot Size	Year Built	Grade	Base Land Value
Inland Park No. 06	358521	002	1	41	8,112	1967	7	\$150,000
Juanita Estates Add	375480	002	1	14	9,785	1963	7	\$160,000
Juanita Estates Div 3	375510	002	1	60	10,155	1964-1967	7-8	\$160,000
Juanita Ridge	376290	005	4	20	7,540	1982-1984	7-8	\$210,000
Kamloops Add	379000	001	1	18	7,707	1966-1967	7	\$150,000
Lake View Estates Add	409330	004	4	32	9,932	1962-1989	7-8	\$217,000
Leopold Addition	427660	001	1	6	6,780	1999-2000	9	\$140,000
Linda Park Add	432600	005	8	22	9,703	1961	7	\$193,000
Maple Lane Estates	509790	002	1	39	8,651	1976-1978	7-8	\$150,000
Marguerite Manor	514500	002	1	46	7,768	1967-1971	7	\$145,000
Marguerite Manor No. 02	514510	002	1	46	7,552	1969-1977	7	\$145,000
Meadowood	542250	002	1	23	7,241	1972-1975	7	\$150,000
Meadowood No. 02	542251	002	1	22	7,045	1973-1976	7	\$150,000
Moorland Crest No. 02	562840	001	1	10	10,765	1952-1974	7	\$160,000
Oak Meadow	630180	002	2	31	8,182	1991-1992	8	\$180,000
Oosterwyk Garden	639600	001	2	52	5,765	1993-1997	7-8	\$162,000
Pacesetter Homes Idlewild	659950	001	1	30	7,603	1973-1975	7	\$150,000
Poplar Lane Add	685500	002	1	16	10,508	1967-1968	7-8	\$160,000
Rainberry Park	712000	001	1	22	5,017	1989-1990	7	\$135,000
Ridgelane	730840	001	1	8	5,506	2002-2003	8	\$140,000
Saarela Div 1	749100	002	1	6	8,314	2000-2001	9-10	\$140,000
Sandburg Crest	753985	001	2	17	7,814	1976-1977	8	\$168,000
Serene Vista No. 02	769630	001	1	38	7,656	1970-1975	7	\$150,000
Shamrock Village	770850	001	1	18	7,454	1969-1982	7	\$150,000
Stafford Hansell	795480	001	1	17	7,911	1969-1970	7	\$150,000
Strawberry Hill	804560	001	1	16	9,392	1950-1979	7-8	\$150,000
Tanglewood Village	856450	002	1	32	10,157	1961-1962	7-8	\$155,000
Tanglewood Village Div No. 02	856460	002	1	25	10,320	1966-1967	7	\$155,000
Taylors Inglewood Park	856870	001	1	12	11,830	1957-1959	7	\$155,000
Thompsons Replat	861530	002	1	11	8,197	1983-1984	7	\$150,000
Timberwood No. 04	865173	002	1	60	8,114	1979-1982	7-8	\$150,000
Timberwood No. 05	865174	002	1	18	7,683	1979	7-8	\$150,000
Vista Lane	895050	001	1	26	10,172	1960-1994	7-8	\$155,000
Vista Moor Add	895190	001	1	13	9,891	1955-1956	7-8	\$155,000
Whitney's Meadow	937900	002	2	6	5,177	2003	9	\$162,000
Willow Glen	942900	002	2	20	8,357	1993-1997	8	\$180,000
Woodland Glen	952235	005	4	9	8,009	1993-1994	9	\$210,000
Wrenwood No. 05	957312	004	4	46	11,407	1969-1989	7	\$217,000

***Vacant Sales Used In This Physical Inspection Analysis
Area 37***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
001	364910	0112	2/1/12	\$130,000	7559	N	N
001	364910	0112	11/24/10	\$145,000	7559	N	N
001	364910	0144	4/17/12	\$125,000	12600	N	N
001	563150	1072	7/27/12	\$115,000	11200	N	N
002	302605	9098	9/19/11	\$455,000	4939	N	N
003	142604	9065	4/18/12	\$525,000	16138*	Y	Y
003	142604	9085	4/18/12	\$525,000	8743*	Y	N
003	358330	0310	5/30/12	\$215,000	7800	N	N
004	376170	0227	9/21/12	\$260,000	7350	Y	N
004	405570	0473	2/27/12	\$325,000	11417	Y	N
004	405570	0474	8/24/12	\$325,000	12737	N	N
004	405570	0476	1/24/12	\$295,000	16448	N	N
004	405570	0477	4/25/12	\$325,000	14874	Y	N
004	405570	0496	7/1/11	\$121,250	37428	N	N
004	405570	0505	6/22/12	\$140,000	17104	N	N
004	405570	0935	6/15/12	\$185,000	103237	N	N
004	405570	0935	3/3/11	\$164,800	103237	N	N
004	409330	0090	10/11/12	\$192,000	9642	N	N
004	409330	0090	6/8/11	\$160,000	9642	N	N
005	033310	0238	3/28/12	\$1,200,000	13689	Y	Y
005	376050	0151	4/23/12	\$399,999	9161	Y	N
005	376050	0476	10/17/12	\$415,000	11906	Y	N
005	376050	0610	7/24/12	\$185,000	16962	Y	N
Tear Down Sales							
Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
001	563150	1240	8/16/12	\$210,000	30492	N	N
*Parcel 142604-9065 and 9085 is a Multi-parcel sale. Parcel account 9065 is non-buildable and provides access to water front parcel 9085.							

***Vacant Sales Removed From This Physical Inspection Analysis
Area 37***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	132604	9014	7/31/2012	\$12,240	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	242604	9047	7/31/2012	\$12,240	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	242604	9056	9/2/2011	\$880,000	SEGREGATION AND/OR MERGER; MULTI-PARCEL SALE
001	242604	9075	3/28/2012	\$1,000	QUIT CLAIM DEED; \$1,000 SALE OR LESS
001	242604	9075	9/2/2011	\$880,000	SEGREGATION AND/OR MERGER; MULTI-PARCEL SALE
001	318280	0010	10/1/2012	\$127,500	CORPORATE AFFILIATES; PARTIAL INTEREST (1/3, 1/2, Etc.)
001	364910	0095	8/9/2011	\$303,719	MULTI-PARCEL SALE
001	364910	0242	5/31/2012	\$90,000	BUILDER OR DEVELOPER SALES
001	364910	0400	7/31/2012	\$12,240	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	563150	0575	7/31/2012	\$24,479	MULTI-PARCEL SALE
001	563150	0576	7/31/2012	\$24,479	MULTI-PARCEL SALE
001	563150	0580	7/27/2011	\$457,000	MULTI-PARCEL SALE
001	563150	0646	12/12/2011	\$27,500	FINANCIAL INSTITUTION RESALE
001	563150	0820	7/1/2011	\$180,000	CORPORATE AFFILIATES; SEGREGATION AND/OR MERGER;
001	563150	0820	4/29/2011	\$131,670	CORPORATE AFFILIATES; FINANCIAL INSTITUTION RESALE
001	563450	0171	2/14/2012	\$137,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
001	563450	0171	10/27/2011	\$166,750	EXEMPT FROM EXCISE TAX
002	192605	9035	5/22/2012	\$855,000	NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES
002	357860	0097	12/12/2011	\$142,715	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
002	357860	0130	8/14/2012	\$650,000	MULTI-PARCEL SALE
002	357860	0131	8/14/2012	\$650,000	MULTI-PARCEL SALE
003	142604	9065	11/22/2011	\$408,796	MULTI-PARCEL SALE
003	142604	9085	11/22/2011	\$408,796	MULTI-PARCEL SALE
004	197370	0030	10/26/2012	\$125,000	NO MARKET EXPOSURE
004	197370	0040	10/19/2012	\$325,000	NO MARKET EXPOSURE; MULTI-PARCEL SALE
004	197370	0050	10/19/2012	\$325,000	NO MARKET EXPOSURE; MULTI-PARCEL SALE
005	279670	0079	8/4/2010	\$31,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	376050	0112	4/29/2011	\$1,190,772	MULTI-PARCEL SALE
005	376050	0112	10/27/2010	\$1,100,000	MULTI-PARCEL SALE; SHORT SALE
005	638997	0010	12/2/2010	\$175,000	CORPORATE AFFILIATES
005	919410	0371	6/30/2011	\$10,000	MULTI-PARCEL SALE
005	919410	0372	6/30/2011	\$10,000	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. In addition to standard physical property characteristics, the analysis showed that the following variables were influential in the market:

1. Location by neighborhoods for properties with Lake Washington waterfront specifically neighborhoods 4 and 6 (See neighborhood descriptions on page 15).
2. Location by neighborhood for properties with Sammamish Slough waterfront in neighborhood 1.
3. Location by neighborhood for properties with difficult access, specifically neighborhood 3 referred to as Goat Hill.
4. Land value.
5. Age of the improvement.
6. Condition.
7. Grade.

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

Area 37 Market Value Changes Over Time

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

For example, a sale of \$525000 which occurred on August 1, 2011 would be adjusted by the time trend factor of 1.041, resulting in an adjusted value of \$547000 ($\$525000 \times 1.041 = \$546,525$ – rounded to the nearest \$1000).

Market Adjustment to 1/1/2013		
Sale Date	Adjustment (Factor)	Equivalent Percent
1/1/2010	0.945	-5.5%
2/1/2010	0.954	-4.6%
3/1/2010	0.961	-3.9%
4/1/2010	0.969	-3.1%
5/1/2010	0.976	-2.4%
6/1/2010	0.983	-1.7%
7/1/2010	0.990	-1.0%
8/1/2010	0.996	-0.4%
9/1/2010	1.002	0.2%
10/1/2010	1.008	0.8%
11/1/2010	1.013	1.3%
12/1/2010	1.018	1.8%
1/1/2011	1.022	2.2%
2/1/2011	1.026	2.6%
3/1/2011	1.030	3.0%
4/1/2011	1.033	3.3%
5/1/2011	1.035	3.5%
6/1/2011	1.038	3.8%
7/1/2011	1.040	4.0%
8/1/2011	1.041	4.1%
9/1/2011	1.042	4.2%
10/1/2011	1.043	4.3%
11/1/2011	1.043	4.3%
12/1/2011	1.043	4.3%
1/1/2012	1.042	4.2%
2/1/2012	1.041	4.1%
3/1/2012	1.039	3.9%
4/1/2012	1.037	3.7%
5/1/2012	1.035	3.5%
6/1/2012	1.032	3.2%
7/1/2012	1.028	2.8%
8/1/2012	1.025	2.5%
9/1/2012	1.021	2.1%
10/1/2012	1.016	1.6%
11/1/2012	1.011	1.1%
12/1/2012	1.006	0.6%
1/1/2013	1.000	0.0%

Improved Sales Used in this Physical Inspection Analysis
Area 37
(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	364910	0075	11/30/2010	\$325,000	\$331,000	1000	6	1946	Avg	31100	N	N	15327 70TH AVE NE
001	242604	9112	5/2/2011	\$289,000	\$299,000	1250	6	1963	Good	15681	N	N	7840 NE 141ST ST
001	563450	0115	7/20/2010	\$334,000	\$332,000	1280	6	1938	Avg	47044	N	N	16506 74TH AVE NE
001	321120	0250	3/26/2012	\$282,000	\$293,000	830	7	1971	Good	9601	N	N	14217 76TH PL NE
001	364910	0060	4/25/2012	\$240,000	\$248,000	840	7	1947	Good	23500	N	N	6852 NE 153RD PL
001	659950	0250	12/6/2012	\$355,000	\$357,000	850	7	1975	Good	6720	N	N	14110 77TH AVE NE
001	321120	0290	5/2/2011	\$260,000	\$269,000	900	7	1972	Good	7500	N	N	7725 NE 143RD ST
001	563150	1018	7/22/2012	\$262,500	\$269,000	920	7	1983	Good	11100	N	N	8316 NE 156TH ST
001	563450	0015	8/10/2011	\$199,950	\$208,000	950	7	1972	Avg	22582	N	N	16734 72ND AVE NE
001	769630	0120	4/23/2012	\$219,000	\$227,000	960	7	1972	Avg	7560	N	N	8126 NE 142ND PL
001	770850	0120	3/2/2010	\$260,500	\$250,000	960	7	1970	Good	7104	N	N	8005 NE 142ND ST
001	563150	0451	8/19/2010	\$392,000	\$392,000	1000	7	2010	Avg	9604	N	N	7805 NE 155TH PL
001	795480	0060	7/19/2012	\$326,000	\$335,000	1010	7	1969	Good	7650	N	N	14258 79TH AVE NE
001	357980	0475	1/5/2011	\$294,000	\$301,000	1020	7	1962	Good	10010	N	N	7426 NE 143RD ST
001	357980	0030	12/3/2012	\$349,950	\$352,000	1040	7	1961	Good	9960	N	N	14610 75TH AVE NE
001	895190	0060	2/9/2012	\$240,000	\$250,000	1040	7	1956	Avg	9600	N	N	15714 83RD AVE NE
001	357980	0240	2/24/2012	\$322,000	\$335,000	1050	7	1962	Vgood	8970	N	N	7425 NE 145TH PL
001	135730	0220	3/22/2012	\$250,000	\$259,000	1080	7	1977	Avg	7703	N	N	14504 78TH AVE NE
001	357980	0380	7/23/2012	\$339,000	\$348,000	1100	7	1961	Vgood	7956	N	N	7481 NE 146TH ST
001	358090	0260	10/9/2012	\$236,000	\$239,000	1120	7	1962	Avg	9022	N	N	14150 75TH AVE NE
001	358270	0050	8/22/2012	\$316,000	\$323,000	1130	7	1960	Good	12235	N	N	6816 NE 159TH ST
001	376800	0410	3/3/2010	\$269,950	\$260,000	1130	7	1967	Good	9090	N	N	8253 NE 145TH ST
001	132604	9176	4/19/2011	\$285,000	\$295,000	1140	7	1976	Avg	10166	N	N	7001 NE 158TH ST
001	357990	0040	1/20/2011	\$304,875	\$312,000	1140	7	1962	Good	9840	N	N	7327 NE 143RD ST
001	563450	0166	5/11/2012	\$260,000	\$269,000	1150	7	1984	Avg	12320	N	N	7713 NE 167TH ST
001	111270	0100	6/20/2011	\$311,500	\$324,000	1150	7	1979	Good	8664	N	N	8119 NE 142ND ST

Improved Sales Used in this Physical Inspection Analysis
Area 37
(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	358110	0050	7/12/2012	\$238,000	\$244,000	1160	7	1966	Avg	7169	N	N	14131 82ND PL NE
001	358110	0120	4/10/2012	\$222,000	\$230,000	1160	7	1967	Avg	7242	N	N	8232 NE 142ND ST
001	357990	0050	4/23/2010	\$361,888	\$353,000	1160	7	1962	Good	9730	N	N	7335 NE 143RD ST
001	357980	0020	7/13/2012	\$295,000	\$303,000	1170	7	1961	Avg	12000	N	N	7470 NE 146TH ST
001	357970	0110	6/15/2010	\$337,000	\$332,000	1170	7	1962	Good	14450	N	N	14307 73RD AVE NE
001	376800	0350	11/8/2012	\$405,000	\$409,000	1190	7	1967	Vgood	7272	N	N	8211 NE 145TH ST
001	135790	0050	1/11/2011	\$350,000	\$358,000	1190	7	1996	Avg	5002	N	N	8228 NE 125TH CT
001	254083	0140	3/23/2012	\$286,000	\$297,000	1200	7	1986	Avg	7172	N	N	8206 NE 140TH PL
001	132604	9196	1/12/2011	\$198,000	\$203,000	1200	7	1955	Avg	7800	N	N	15513 74TH AVE NE
001	254083	0130	5/21/2010	\$399,950	\$392,000	1200	7	1986	Good	7806	N	N	8212 NE 140TH PL
001	364910	0090	2/25/2010	\$300,000	\$288,000	1200	7	1961	Avg	13000	N	N	15349 70TH AVE NE
001	639600	0250	8/22/2012	\$405,000	\$414,000	1210	7	1993	Good	5747	N	N	8135 NE 125TH ST
001	563150	1096	1/13/2012	\$313,000	\$326,000	1210	7	1980	Good	14225	N	N	15918 81ST PL NE
001	562830	0005	5/25/2011	\$341,000	\$354,000	1210	7	1959	Good	9750	N	N	7404 NE 156TH ST
001	563450	0182	5/30/2012	\$277,800	\$287,000	1220	7	1968	Avg	12409	N	N	16545 79TH PL NE
001	357980	0350	8/9/2012	\$352,000	\$360,000	1240	7	1962	Vgood	10125	N	N	7437 NE 146TH ST
001	327573	0220	6/21/2012	\$406,000	\$418,000	1240	7	1974	Vgood	7070	N	N	8007 NE 130TH PL
001	117270	0050	4/6/2011	\$346,500	\$358,000	1240	7	1992	Good	5077	N	N	8134 NE 161ST PL
001	321120	0180	2/16/2012	\$195,900	\$204,000	1250	7	1971	Avg	8038	N	N	14252 76TH PL NE
001	563150	0277	4/19/2011	\$280,000	\$290,000	1250	7	1986	Avg	10300	N	N	8011 NE 147TH ST
001	384070	0456	12/24/2012	\$310,000	\$310,000	1260	7	1983	Good	10986	N	N	12724 83RD CT NE
001	563150	0953	10/20/2010	\$315,000	\$319,000	1260	7	1988	Good	11600	N	N	8309 NE 162ND PL
001	357970	0090	4/27/2012	\$200,000	\$207,000	1270	7	1959	Good	16270	N	N	14337 73RD AVE NE
001	358270	0010	2/17/2010	\$299,969	\$287,000	1270	7	1961	Avg	7689	N	N	6811 NE 160TH ST
001	659950	0160	5/28/2010	\$365,000	\$359,000	1280	7	1974	Good	8000	N	N	14139 76TH PL NE
001	563450	0067	11/20/2012	\$296,500	\$299,000	1290	7	1966	Avg	15353	N	N	16731 74TH AVE NE

Improved Sales Used in this Physical Inspection Analysis
Area 37
(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	364910	0032	3/19/2011	\$192,000	\$198,000	1290	7	1953	Avg	12000	N	N	15344 JUANITA DR NE
001	563150	0163	10/16/2012	\$297,500	\$302,000	1300	7	1969	Good	9600	N	N	8301 NE 147TH ST
001	515620	0030	7/17/2012	\$234,000	\$240,000	1300	7	1959	Avg	9600	N	N	6834 NE 149TH ST
001	381980	0590	1/25/2012	\$320,000	\$333,000	1300	7	1982	Good	10800	N	N	7820 NE 140TH ST
001	515620	0020	11/14/2011	\$310,000	\$323,000	1300	7	1959	Good	10000	N	N	6827 NE 149TH ST
001	151530	0045	6/9/2011	\$280,000	\$291,000	1300	7	1959	Good	23530	N	N	7810 NE 156TH ST
001	563150	0123	8/26/2010	\$270,000	\$270,000	1300	7	1958	Good	9600	N	N	8123 NE 155TH ST
001	563150	0427	7/11/2012	\$237,000	\$243,000	1310	7	1957	Avg	9828	N	N	15104 78TH AVE NE
001	364910	0129	6/26/2012	\$301,000	\$310,000	1310	7	1987	Good	8995	N	N	15211 71ST PL NE
001	563150	1325	12/1/2012	\$339,000	\$341,000	1320	7	1968	Good	10580	N	N	15505 81ST AVE NE
001	135730	0240	1/21/2010	\$310,000	\$295,000	1320	7	1977	Good	7200	N	N	14520 78TH AVE NE
001	712000	0080	7/30/2012	\$226,000	\$232,000	1340	7	1990	Avg	4347	N	N	7835 NE 150TH ST
001	562830	0060	7/9/2012	\$351,000	\$361,000	1340	7	1959	Vgood	9600	N	N	7431 NE 156TH ST
001	712000	0210	3/11/2010	\$268,700	\$259,000	1340	7	1989	Avg	5995	N	N	14915 81ST AVE NE
001	563150	0634	3/15/2012	\$377,000	\$391,000	1350	7	1959	Good	27480	N	N	15924 76TH PL NE
001	358100	0260	5/31/2011	\$281,000	\$292,000	1350	7	1963	Good	10600	N	N	7325 NE 140TH ST
001	563150	0273	9/21/2010	\$334,950	\$337,000	1350	7	1986	Good	10360	N	N	8002 NE 147TH ST
001	376330	0020	3/11/2010	\$300,000	\$289,000	1350	7	1963	Avg	9900	N	N	12841 81ST AVE NE
001	563150	1181	6/12/2012	\$370,000	\$381,000	1370	7	1970	Good	17960	N	N	16410 76TH CT NE
001	729770	0020	5/3/2012	\$275,000	\$284,000	1370	7	1955	Avg	18748	N	N	7230 NE 158TH ST
001	563450	0310	8/18/2011	\$299,000	\$311,000	1380	7	1953	Good	11932	N	N	16649 SIMONDS RD NE
001	242604	9172	5/9/2011	\$353,000	\$366,000	1380	7	1999	Avg	8269	N	N	14316 79TH PL NE
001	384070	0105	4/17/2012	\$235,000	\$243,000	1410	7	1962	Avg	9680	N	N	8033 NE 132ND ST
001	381980	0140	2/17/2011	\$290,000	\$298,000	1410	7	1962	Vgood	10800	N	N	7621 NE 141ST ST
001	856870	0040	4/20/2010	\$319,950	\$311,000	1420	7	1958	Good	11373	N	N	15823 75TH AVE NE
001	111270	0130	2/15/2012	\$255,000	\$265,000	1440	7	1979	Good	8560	N	N	8128 NE 142ND ST

Improved Sales Used in this Physical Inspection Analysis
Area 37
(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	563450	0301	1/28/2011	\$285,000	\$292,000	1440	7	1955	Good	9025	N	N	16558 79TH PL NE
001	357980	0175	6/25/2012	\$354,000	\$364,000	1450	7	1958	Good	11940	N	N	7419 NE 145TH ST
001	358090	0200	6/13/2011	\$280,000	\$291,000	1450	7	1962	Good	8400	N	N	14114 75TH AVE NE
001	563450	0220	11/7/2012	\$329,888	\$333,000	1460	7	1950	Good	12600	N	N	16606 76TH AVE NE
001	364910	0086	7/6/2012	\$299,900	\$308,000	1460	7	1959	Good	13500	N	N	15341 70TH AVE NE
001	563150	0367	8/25/2011	\$258,500	\$269,000	1460	7	1982	Avg	11566	N	N	15335 81ST AVE NE
001	364910	0010	3/15/2012	\$355,000	\$369,000	1470	7	1977	Good	10018	N	N	6817 NE 154TH ST
001	364910	0094	7/3/2012	\$224,950	\$231,000	1480	7	1963	Good	18100	N	N	15355 70TH AVE NE
001	770850	0170	12/6/2010	\$330,000	\$336,000	1480	7	1970	Good	7548	N	N	8016 NE 142ND ST
001	563150	0840	8/16/2010	\$309,000	\$309,000	1480	7	1971	Good	9840	N	N	7429 NE 158TH ST
001	798090	0022	3/24/2010	\$335,000	\$324,000	1480	7	1967	Good	13125	N	N	8208 NE 123RD ST
001	357980	0215	7/12/2012	\$317,000	\$326,000	1500	7	1959	Good	10710	N	N	7440 NE 145TH ST
001	729770	0015	6/25/2010	\$250,000	\$247,000	1510	7	1961	Avg	18762	N	N	7240 NE 158TH ST
001	132604	9130	10/12/2010	\$510,000	\$515,000	1520	7	1961	Vgood	48788	N	N	15605 72ND AVE NE
001	563150	0740	6/11/2012	\$303,000	\$312,000	1550	7	1968	Good	29100	N	N	15619 76TH PL NE
001	051800	0110	7/25/2011	\$370,000	\$385,000	1550	7	1963	Good	9984	N	N	13303 79TH PL NE
001	563150	0152	3/25/2011	\$330,000	\$341,000	1550	7	1978	Good	9600	N	N	8304 NE 147TH PL
001	563150	0373	10/11/2011	\$295,000	\$308,000	1560	7	1996	Avg	7366	N	N	8035 NE 153RD PL
001	639600	0150	2/1/2011	\$320,000	\$328,000	1570	7	1993	Avg	5710	N	N	8121 NE 126TH ST
001	729770	0060	3/15/2010	\$358,000	\$345,000	1580	7	1955	Good	10500	N	N	7225 NE 158TH ST
001	364910	0434	10/10/2012	\$348,000	\$353,000	1600	7	1986	Good	9170	N	N	14740 72ND PL NE
001	563150	1005	7/14/2011	\$289,000	\$301,000	1600	7	1952	Avg	19500	N	N	15705 84TH AVE NE
001	376800	0150	8/1/2012	\$296,000	\$303,000	1630	7	1967	Good	7000	N	N	14427 83RD PL NE
001	357980	0110	8/4/2010	\$350,000	\$349,000	1670	7	1962	Good	10670	N	N	14310 75TH AVE NE
001	358210	0050	6/20/2012	\$385,000	\$396,000	1680	7	1994	Avg	6193	N	N	7119 NE 165TH PL
001	563450	0312	11/9/2011	\$258,000	\$269,000	1680	7	1953	Avg	12909	N	N	16641 SIMONDS RD NE

Improved Sales Used in this Physical Inspection Analysis
Area 37
(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	358090	0220	5/1/2011	\$265,000	\$274,000	1700	7	1962	Good	7440	N	N	14126 75TH AVE NE
001	083701	0040	7/20/2011	\$392,000	\$408,000	1710	7	1984	Good	12670	N	N	14802 72ND PL NE
001	327574	0200	6/28/2012	\$380,000	\$391,000	1730	7	1977	Good	6825	N	N	12916 79TH PL NE
001	639600	0120	3/5/2010	\$375,000	\$361,000	1750	7	1993	Avg	7026	N	N	12528 81ST PL NE
001	563450	0068	2/23/2010	\$290,000	\$278,000	1790	7	1964	Avg	12337	N	N	16725 74TH AVE NE
001	563150	0600	7/29/2010	\$310,000	\$309,000	1850	7	1956	Avg	9948	N	N	7904 NE 155TH ST
001	563150	1176	4/27/2010	\$389,950	\$380,000	1860	7	1965	Vgood	24276	N	N	7619 NE 165TH ST
001	242604	9142	12/6/2012	\$430,000	\$432,000	1870	7	1930	Vgood	17424	N	N	8023 NE 141ST ST
001	357970	0050	8/9/2010	\$342,000	\$341,000	1880	7	1968	Avg	10131	N	N	14530 73RD AVE NE
001	358220	0200	6/19/2011	\$278,500	\$289,000	1890	7	1940	Vgood	17239	N	N	16713 72ND AVE NE
001	132604	9156	5/26/2010	\$399,999	\$393,000	1890	7	1992	Avg	22344	N	N	15520 70TH PL NE
001	358210	0080	9/2/2012	\$326,000	\$333,000	1920	7	1994	Avg	7307	N	N	7133 NE 165TH PL
001	358210	0030	2/25/2011	\$350,000	\$360,000	1920	7	1994	Avg	6014	N	N	7122 NE 165TH PL
001	242604	9140	4/5/2011	\$400,000	\$413,000	1980	7	1979	Good	8276	N	N	14056 80TH AVE NE
001	357980	0220	7/29/2010	\$358,000	\$356,000	2000	7	1959	Vgood	10922	N	N	7448 NE 145TH ST
001	563150	1022	7/13/2011	\$309,000	\$321,000	2010	7	1979	Avg	13000	N	N	15523 84TH AVE NE
001	381980	0270	5/20/2011	\$345,000	\$358,000	2040	7	1984	Good	10800	N	N	7818 NE 140TH PL
001	364910	0005	12/13/2012	\$440,000	\$442,000	2090	7	1977	Vgood	18295	N	N	6816 NE 154TH CT
001	562830	0035	8/9/2011	\$260,000	\$271,000	2100	7	1959	Good	18300	N	N	7452 NE 156TH ST
001	364910	0158	8/17/2012	\$318,500	\$326,000	2220	7	1953	Avg	20095	N	N	7218 NE 150TH ST
001	364910	0469	11/11/2011	\$328,000	\$342,000	2270	7	1966	Avg	10925	N	N	14847 74TH PL NE
001	639600	0020	11/26/2012	\$424,042	\$427,000	2290	7	1995	Vgood	7361	N	N	12521 80TH PL NE
001	639600	0100	6/23/2011	\$304,000	\$316,000	2290	7	1993	Avg	5762	N	N	12520 81ST PL NE
001	730840	0020	1/25/2012	\$305,000	\$317,000	3050	7	1950	Good	9559	N	N	15516 73RD PL NE
001	563150	0950	4/6/2012	\$305,000	\$316,000	3100	7	1961	Avg	50094	N	N	16221 SIMONDS RD NE
001	660025	0010	12/21/2012	\$364,500	\$365,000	880	8	1981	Good	10611	Y	N	7126 NE 159TH ST

Improved Sales Used in this Physical Inspection Analysis
Area 37
(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	381980	0330	10/25/2012	\$370,000	\$375,000	1120	8	1983	Good	11475	N	N	7857 NE 140TH PL
001	358280	0080	9/20/2012	\$258,000	\$263,000	1380	8	1956	Avg	11100	N	N	15508 70TH AVE NE
001	364910	0647	5/21/2010	\$341,950	\$335,000	1390	8	1976	Avg	15000	N	N	14845 72ND PL NE
001	025120	0320	7/19/2012	\$450,000	\$462,000	1400	8	1980	Good	6700	N	N	8100 NE 140TH PL
001	357730	0050	8/18/2010	\$340,000	\$340,000	1420	8	1996	Avg	11522	N	N	7025 NE 165TH ST
001	364910	0626	11/8/2012	\$299,000	\$302,000	1440	8	1978	Avg	10000	N	N	7028 NE 148TH PL
001	358280	0025	12/2/2010	\$335,000	\$341,000	1460	8	1960	Avg	10360	Y	N	7007 NE 155TH PL
001	364910	0651	9/26/2012	\$307,300	\$312,000	1520	8	1964	Avg	12000	N	N	14851 72ND PL NE
001	357900	0670	6/21/2011	\$270,000	\$281,000	1520	8	1987	Avg	7262	N	N	6804 NE 163RD ST
001	364910	0651	2/16/2011	\$326,000	\$335,000	1520	8	1964	Avg	12000	N	N	14851 72ND PL NE
001	083700	0090	4/6/2010	\$350,000	\$340,000	1600	8	1989	Avg	7055	N	N	7204 NE 149TH PL
001	364910	0612	5/10/2012	\$345,000	\$357,000	1630	8	1977	Avg	10890	N	N	7126 NE 147TH PL
001	083700	0130	3/13/2012	\$375,000	\$389,000	1730	8	1978	Good	7410	N	N	7211 NE 150TH ST
001	025120	0330	12/10/2012	\$425,000	\$427,000	1790	8	1980	Good	7254	N	N	8018 NE 140TH PL
001	025120	0300	12/27/2011	\$307,500	\$320,000	1790	8	1980	Avg	7169	N	N	8112 NE 140TH PL
001	357900	0370	6/22/2011	\$345,000	\$358,000	1830	8	1985	Avg	7943	N	N	6914 NE 163RD ST
001	254080	0080	11/4/2011	\$365,000	\$381,000	1850	8	1978	Good	8404	N	N	13429 78TH PL NE
001	639600	0357	9/21/2012	\$442,000	\$450,000	1860	8	1997	Vgood	5301	N	N	7847 NE 125TH ST
001	357820	0080	5/3/2012	\$372,000	\$385,000	1860	8	1998	Avg	5285	N	N	7862 NE 148TH ST
001	381980	0190	9/12/2011	\$327,500	\$341,000	1920	8	1965	Avg	10800	N	N	7620 NE 140TH PL
001	357900	0700	3/24/2011	\$345,000	\$356,000	1930	8	1984	Avg	9402	N	N	6901 NE 163RD ST
001	639600	0355	8/23/2010	\$367,500	\$368,000	1930	8	1997	Avg	5154	N	N	7841 NE 125TH ST
001	214070	0220	12/17/2010	\$395,000	\$403,000	1940	8	1997	Avg	6809	N	N	7211 NE 147TH PL
001	051800	0020	5/17/2010	\$445,000	\$436,000	1940	8	1961	Vgood	10200	N	N	7727 NE 133RD PL
001	563450	0926	4/7/2010	\$350,000	\$340,000	1990	8	1972	Avg	9568	N	N	16910 70TH AVE NE
001	381980	0570	6/29/2010	\$415,000	\$411,000	2000	8	2004	Avg	10800	N	N	7804 NE 140TH ST

Improved Sales Used in this Physical Inspection Analysis
Area 37
(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	185320	0040	6/14/2011	\$462,000	\$480,000	2010	8	1999	Good	5281	N	N	8239 NE 124TH PL
001	357900	0410	9/9/2010	\$319,000	\$320,000	2010	8	1985	Avg	7447	N	N	6919 NE 164TH ST
001	563150	1137	3/23/2011	\$339,000	\$350,000	2020	8	1999	Avg	7766	N	N	8140 NE 161ST PL
001	730840	0010	9/29/2010	\$345,000	\$348,000	2050	8	2002	Avg	4505	N	N	15504 73RD PL NE
001	563150	1083	7/5/2011	\$340,000	\$354,000	2080	8	1994	Avg	8100	N	N	8134 NE 158TH PL
001	357820	0050	6/14/2012	\$363,000	\$374,000	2090	8	1999	Avg	3636	N	N	7847 NE 148TH ST
001	730840	0070	4/6/2012	\$385,000	\$399,000	2170	8	2002	Avg	4502	N	N	15511 73RD PL NE
001	384070	0201	3/7/2011	\$440,000	\$453,000	2180	8	2004	Avg	13894	N	N	8004 NE 128TH ST
001	214070	0145	8/23/2012	\$422,000	\$431,000	2240	8	1999	Avg	5250	N	N	14709 75TH AVE NE
001	358270	0150	10/4/2010	\$510,000	\$514,000	2250	8	1960	Vgood	16040	N	N	15816 70TH AVE NE
001	357900	0440	8/31/2010	\$400,000	\$401,000	2280	8	1987	Good	8798	N	N	7001 NE 164TH ST
001	357900	0650	10/12/2012	\$399,950	\$406,000	2290	8	1984	Good	7264	N	N	16311 69TH AVE NE
001	563150	0795	4/23/2012	\$445,000	\$461,000	2290	8	1994	Good	16250	N	N	16041 76TH PL NE
001	563450	0289	4/12/2010	\$379,950	\$369,000	2300	8	2010	Avg	5734	N	N	16720 79TH PL NE
001	563150	0973	4/25/2011	\$414,000	\$428,000	2320	8	1996	Avg	11565	N	N	8316 NE 161ST PL
001	113761	0140	3/15/2012	\$403,000	\$418,000	2340	8	1995	Avg	5957	N	N	7815 NE 147TH ST
001	364910	0166	3/18/2010	\$417,900	\$403,000	2350	8	2003	Avg	4638	N	N	7244 NE 150TH CT
001	358210	0070	11/26/2012	\$494,950	\$498,000	2360	8	1994	Good	6545	N	N	7127 NE 165TH PL
001	563150	1307	2/3/2010	\$406,000	\$387,000	2420	8	1989	Good	9232	N	N	15615 81ST AVE NE
001	214070	0140	5/22/2012	\$427,500	\$441,000	2460	8	1997	Avg	6156	N	N	14711 75TH AVE NE
001	563450	0247	5/10/2012	\$435,000	\$450,000	2470	8	2002	Avg	12052	N	N	7709 NE 170TH ST
001	358210	0010	12/27/2011	\$375,000	\$391,000	2480	8	1990	Avg	10272	N	N	16525 72ND AVE NE
001	563150	0907	5/17/2010	\$369,950	\$363,000	2480	8	2010	Avg	5942	N	N	16412 82ND LN NE
001	731350	0070	4/14/2010	\$401,895	\$391,000	2480	8	2010	Avg	4655	N	N	16324 82ND LN NE
001	731350	0050	3/29/2010	\$349,950	\$339,000	2480	8	2010	Avg	4500	N	N	16320 82ND LN NE
001	731350	0090	2/22/2010	\$374,079	\$359,000	2480	8	2010	Avg	7000	N	N	16335 SIMONDS RD NE

Improved Sales Used in this Physical Inspection Analysis
Area 37
(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	325948	0050	3/9/2010	\$510,000	\$491,000	2520	8	2002	Avg	3451	N	N	8029 NE 131ST CT
001	563150	0366	6/4/2012	\$520,000	\$536,000	2530	8	2009	Avg	7362	N	N	15447 81ST AVE NE
001	563450	0162	10/4/2011	\$375,500	\$392,000	2530	8	1995	Avg	12320	N	N	7707 NE 167TH ST
001	185320	0020	4/11/2011	\$500,000	\$517,000	2570	8	1998	Good	6834	N	N	8225 NE 124TH PL
001	242604	9192	9/27/2012	\$470,000	\$478,000	2600	8	2012	Avg	4411	N	N	7626 NE 143RD CT
001	113761	0050	7/28/2011	\$371,499	\$387,000	2610	8	1998	Avg	6604	N	N	7818 NE 147TH ST
001	242604	9193	10/10/2012	\$539,250	\$547,000	2630	8	2012	Avg	6869	N	N	7622 NE 143RD CT
001	242604	9191	9/12/2012	\$498,275	\$508,000	2630	8	2012	Avg	6308	N	N	7630 NE 143RD CT
001	364910	0112	9/11/2012	\$486,500	\$496,000	2630	8	2012	Avg	7559	N	N	7050 NE 153RD ST
001	242604	9073	6/26/2012	\$540,000	\$556,000	2630	8	2012	Avg	7187	N	N	7618 NE 143RD CT
001	364910	0333	1/15/2010	\$400,000	\$380,000	2780	8	2001	Avg	4696	N	N	7522 NE 153RD PL
001	384070	0757	6/22/2011	\$375,000	\$390,000	2840	8	2001	Avg	11044	N	N	12458 JUANITA DR NE
001	731350	0020	3/1/2012	\$379,000	\$394,000	2980	8	2010	Avg	4502	N	N	16321 82ND LN NE
001	731350	0030	5/14/2010	\$440,041	\$431,000	2980	8	2010	Avg	4751	N	N	16319 82ND LN NE
001	731350	0020	3/2/2010	\$456,852	\$439,000	2980	8	2010	Avg	4502	N	N	16321 82ND LN NE
001	083702	0055	8/23/2012	\$350,000	\$358,000	1490	9	1991	Avg	7306	N	N	14931 73RD AVE NE
001	619050	0420	3/18/2011	\$420,000	\$433,000	2210	9	1998	Avg	6825	N	N	7830 NE 150TH ST
001	563150	0257	8/8/2011	\$408,000	\$425,000	2370	9	2000	Avg	6075	N	N	8017 NE 148TH LN
001	619050	0470	10/5/2012	\$410,000	\$416,000	2380	9	1998	Avg	7216	N	N	7806 NE 150TH ST
001	364910	0674	9/2/2010	\$436,000	\$437,000	2390	9	2003	Avg	6263	N	N	15208 69TH LN NE
001	619050	0430	12/11/2012	\$510,715	\$513,000	2480	9	1998	Avg	7690	N	N	7826 NE 150TH ST
001	619050	0080	6/18/2010	\$510,000	\$503,000	2500	9	1998	Avg	8054	N	N	8028 NE 151ST CT
001	619050	0360	6/17/2010	\$525,000	\$518,000	2560	9	1998	Avg	5887	N	N	15205 80TH AVE NE
001	619050	0250	4/1/2011	\$512,000	\$529,000	2570	9	1999	Avg	7017	N	N	15264 80TH AVE NE
001	364910	0676	4/27/2012	\$450,000	\$466,000	2590	9	2003	Avg	7910	N	N	15126 69TH LN NE
001	111710	0030	12/31/2012	\$509,000	\$509,000	2660	9	2007	Avg	4762	N	N	8119 NE 149TH ST

Improved Sales Used in this Physical Inspection Analysis
Area 37
(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	111710	0030	11/1/2012	\$512,250	\$518,000	2660	9	2007	Avg	4762	N	N	8119 NE 149TH ST
001	111710	0070	9/7/2011	\$492,500	\$513,000	2660	9	2007	Avg	7407	N	N	8139 NE 149TH ST
001	563150	0978	10/25/2012	\$462,500	\$468,000	2680	9	2006	Avg	6454	N	N	8329 NE 161ST PL
001	619050	0310	12/9/2010	\$511,700	\$521,000	2700	9	1999	Avg	6989	N	N	15239 80TH AVE NE
001	619050	0240	6/11/2012	\$520,000	\$536,000	2720	9	1999	Avg	8058	N	N	15260 80TH AVE NE
001	563150	1150	10/29/2012	\$370,000	\$374,000	2740	9	1980	Good	16520	N	N	16304 81ST PL NE
001	364910	0286	10/30/2012	\$490,000	\$496,000	2770	9	2010	Avg	5639	N	N	15047 75TH AVE NE
001	163550	0070	11/17/2011	\$500,000	\$521,000	2790	9	2005	Avg	6640	N	N	7610 NE 148TH PL
001	619050	0270	4/2/2010	\$514,000	\$498,000	2790	9	1999	Avg	7433	N	N	15261 80TH AVE NE
001	563450	0291	6/18/2010	\$419,950	\$415,000	2820	9	2005	Avg	7832	N	N	16726 79TH PL NE
001	563150	1202	3/17/2010	\$440,000	\$425,000	2820	9	2007	Avg	5612	N	N	7811 NE 165TH ST
001	619050	0030	11/17/2010	\$495,000	\$503,000	2830	9	1997	Avg	7749	N	N	8013 NE 151ST CT
001	619050	0010	5/10/2010	\$540,000	\$528,000	2930	9	1998	Avg	9647	N	N	8003 NE 151ST CT
001	029361	0030	6/26/2012	\$545,000	\$561,000	2950	9	2007	Avg	5803	N	N	8119 NE 150TH ST
001	563150	0946	2/26/2010	\$486,949	\$468,000	2970	9	2009	Avg	10500	N	N	16225 SIMONDS RD NE
001	445860	0090	1/5/2010	\$470,000	\$445,000	3070	9	2007	Avg	4939	N	N	8132 NE 147TH ST
001	163550	0020	8/3/2012	\$530,000	\$543,000	3080	9	2006	Avg	5607	N	N	7712 NE 148TH PL
001	163550	0140	5/3/2012	\$555,000	\$574,000	3080	9	2005	Avg	8069	N	N	14705 77TH PL NE
001	163550	0190	8/16/2010	\$557,000	\$557,000	3190	9	2005	Avg	5801	N	N	14714 77TH PL NE
001	384070	0614	10/26/2011	\$705,000	\$735,000	3640	9	2008	Avg	7260	N	N	8028 NE 126TH ST
001	132604	9199	5/26/2011	\$530,000	\$550,000	2430	10	1997	Avg	9573	Y	N	15825 71ST AVE NE
001	364910	0183	1/28/2010	\$649,000	\$618,000	2720	10	2007	Avg	4536	N	N	7332 NE 150TH ST
001	132604	9201	5/5/2011	\$410,000	\$425,000	2800	10	2003	Avg	12016	N	N	16122 JUANITA DR NE
001	364910	0181	1/11/2010	\$627,000	\$594,000	3010	10	2007	Avg	4782	N	N	7320 NE 150TH ST
001	563150	0095	6/17/2011	\$580,000	\$603,000	3600	10	2007	Avg	10540	N	N	15218 81ST AVE NE
002	667550	0130	10/15/2010	\$199,900	\$202,000	840	6	1951	Avg	8530	N	N	8644 NE 141ST ST

Improved Sales Used in this Physical Inspection Analysis
Area 37
(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	563050	0420	4/25/2010	\$285,000	\$278,000	910	6	1954	Avg	11510	N	N	14904 84TH AVE NE
002	563050	0160	2/15/2010	\$282,500	\$270,000	1010	6	1936	Avg	13000	N	N	14841 88TH AVE NE
002	302605	9315	9/20/2012	\$310,000	\$316,000	1800	6	1946	Avg	13760	N	N	9835 NE 128TH ST
002	173610	0150	11/8/2010	\$240,000	\$243,000	790	7	1970	Avg	7730	N	N	12619 95TH PL NE
002	514510	0150	4/30/2010	\$250,000	\$244,000	790	7	1969	Avg	8197	N	N	14010 91ST PL NE
002	113800	0770	6/27/2012	\$310,000	\$319,000	820	7	1969	Good	7723	N	N	9724 NE 124TH ST
002	289660	0190	5/11/2012	\$260,000	\$269,000	820	7	1969	Good	8502	N	N	9035 NE 137TH ST
002	289660	0150	1/19/2010	\$324,900	\$309,000	850	7	1970	Good	8427	N	N	13715 91ST PL NE
002	113800	0320	10/19/2012	\$315,000	\$319,000	940	7	1972	Vgood	8191	N	N	9784 NE 126TH PL
002	113800	0320	6/24/2010	\$285,000	\$282,000	940	7	1972	Vgood	8191	N	N	9784 NE 126TH PL
002	358521	0220	4/2/2010	\$260,000	\$252,000	940	7	1967	Avg	8055	N	N	8842 NE 138TH ST
002	856450	0020	2/11/2010	\$205,000	\$196,000	960	7	1961	Avg	10181	N	N	8412 NE 137TH ST
002	865173	0100	4/12/2010	\$359,000	\$349,000	1000	7	1982	Avg	9075	N	N	14334 93RD AVE NE
002	514510	0380	2/2/2011	\$204,500	\$210,000	1010	7	1969	Good	7089	N	N	14047 90TH PL NE
002	856450	0310	9/5/2012	\$310,000	\$316,000	1030	7	1961	Good	10181	N	N	8413 NE 137TH ST
002	357811	0220	8/23/2012	\$250,000	\$255,000	1030	7	1983	Avg	7449	N	N	14112 88TH PL NE
002	357811	0240	5/15/2012	\$340,000	\$351,000	1030	7	1983	Vgood	8797	N	N	14120 88TH PL NE
002	076690	0290	6/15/2011	\$294,000	\$305,000	1030	7	1990	Good	7381	N	N	15016 87TH AVE NE
002	076690	0250	11/4/2010	\$335,000	\$340,000	1030	7	1990	Good	6017	N	N	15003 87TH AVE NE
002	790537	0570	4/27/2010	\$339,000	\$331,000	1050	7	1976	Good	7999	N	N	13511 98TH AVE NE
002	039530	0250	5/14/2012	\$214,000	\$221,000	1060	7	1963	Avg	9514	N	N	8405 NE 139TH ST
002	790537	0560	11/30/2011	\$205,000	\$214,000	1060	7	1973	Avg	8000	N	N	9768 NE 135TH PL
002	790538	0200	8/25/2011	\$368,000	\$383,000	1060	7	1972	Vgood	7003	N	N	9315 NE 135TH LN
002	357480	0440	5/12/2011	\$330,000	\$342,000	1060	7	1980	Good	8777	N	N	8837 NE 144TH PL
002	212100	0250	9/27/2010	\$268,000	\$270,000	1060	7	1973	Good	10464	N	N	14320 84TH AVE NE
002	265110	0080	6/24/2010	\$265,000	\$262,000	1060	7	1969	Good	7459	N	N	9021 NE 137TH ST

Improved Sales Used in this Physical Inspection Analysis
Area 37
(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	192605	9178	5/30/2012	\$215,000	\$222,000	1080	7	1978	Fair	7806	N	N	14025 90TH AVE NE
002	254150	0040	11/15/2010	\$300,000	\$305,000	1080	7	1979	Avg	7713	N	N	9020 NE 138TH PL
002	514510	0410	12/18/2012	\$270,000	\$271,000	1090	7	1969	Avg	7164	N	N	14038 90TH AVE NE
002	514510	0410	6/17/2012	\$247,000	\$254,000	1090	7	1969	Avg	7164	N	N	14038 90TH AVE NE
002	514500	0120	8/1/2011	\$240,000	\$250,000	1090	7	1968	Avg	7441	N	N	14006 89TH AVE NE
002	183070	0050	4/18/2011	\$325,000	\$336,000	1090	7	1983	Vgood	9802	N	N	8428 NE 131ST PL
002	254150	0100	9/21/2010	\$289,000	\$291,000	1090	7	1979	Avg	8114	N	N	9003 NE 139TH ST
002	375500	0270	3/30/2010	\$291,000	\$282,000	1090	7	1964	Good	11200	N	N	8437 NE 140TH ST
002	357480	0410	4/13/2011	\$320,000	\$331,000	1100	7	1978	Good	8459	N	N	14429 88TH CT NE
002	357480	0430	2/11/2010	\$270,000	\$258,000	1100	7	1978	Avg	8767	N	N	8831 NE 144TH PL
002	542250	0180	11/14/2012	\$234,250	\$236,000	1110	7	1975	Avg	7602	N	N	13827 92ND PL NE
002	076690	0280	10/12/2011	\$301,950	\$315,000	1110	7	1991	Good	8909	N	N	15010 87TH AVE NE
002	212541	0110	3/25/2011	\$304,500	\$314,000	1130	7	1987	Good	11182	N	N	9724 NE 141ST CT
002	514500	0130	2/25/2010	\$345,000	\$331,000	1130	7	1968	Vgood	10247	N	N	14002 89TH AVE NE
002	358521	0370	6/17/2012	\$225,000	\$232,000	1140	7	1967	Avg	7202	N	N	8913 NE 139TH ST
002	212541	0130	4/19/2012	\$310,000	\$321,000	1140	7	1986	Good	13652	N	N	9712 NE 141ST CT
002	039530	0490	12/29/2011	\$219,000	\$228,000	1140	7	1966	Avg	11250	N	N	8600 NE 138TH ST
002	514510	0460	3/29/2011	\$297,000	\$307,000	1140	7	2001	Good	7241	N	N	14004 90TH AVE NE
002	076690	0230	7/18/2012	\$321,000	\$329,000	1150	7	1990	Good	6038	N	N	15011 87TH AVE NE
002	357480	0300	3/15/2012	\$325,000	\$337,000	1150	7	1978	Good	7350	N	N	14447 89TH PL NE
002	076690	0220	8/24/2011	\$295,000	\$307,000	1150	7	1990	Good	6652	N	N	15017 87TH AVE NE
002	212541	0300	2/25/2011	\$256,000	\$263,000	1150	7	1986	Avg	11066	N	N	14107 97TH AVE NE
002	173610	0190	3/30/2010	\$323,500	\$313,000	1150	7	1969	Good	7791	N	N	9430 NE 126TH PL
002	076690	0270	6/26/2012	\$303,000	\$312,000	1160	7	1990	Good	10925	N	N	15006 87TH AVE NE
002	509790	0230	6/16/2011	\$290,000	\$301,000	1160	7	1977	Avg	7853	N	N	13516 89TH PL NE
002	278360	0140	6/6/2011	\$340,000	\$353,000	1160	7	1980	Avg	19430	N	N	12820 87TH AVE NE

Improved Sales Used in this Physical Inspection Analysis
Area 37
(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	790538	0370	3/17/2011	\$258,500	\$267,000	1160	7	1972	Avg	7200	N	N	9210 NE 134TH ST
002	750300	0040	2/17/2010	\$295,000	\$283,000	1160	7	1964	Good	10350	N	N	8824 NE 152ND ST
002	790538	0260	12/4/2012	\$335,000	\$337,000	1170	7	1972	Good	8102	N	N	13458 92ND PL NE
002	790538	0800	8/28/2012	\$333,000	\$340,000	1170	7	1971	Good	8932	Y	N	13525 95TH AVE NE
002	357480	1480	12/21/2011	\$232,500	\$242,000	1170	7	1987	Avg	8250	N	N	14413 88TH AVE NE
002	039530	0040	9/27/2011	\$259,000	\$270,000	1170	7	1964	Avg	9600	N	N	8426 NE 139TH ST
002	357480	1480	6/14/2011	\$246,027	\$256,000	1170	7	1987	Avg	8250	N	N	14413 88TH AVE NE
002	172751	0030	5/24/2012	\$410,000	\$423,000	1180	7	1973	Vgood	7262	N	N	12523 87TH PL NE
002	790539	0190	5/13/2010	\$350,000	\$343,000	1180	7	1972	Good	7490	Y	N	9514 NE 137TH ST
002	790538	0590	1/7/2010	\$305,000	\$289,000	1190	7	1971	Good	7740	N	N	13507 93RD AVE NE
002	790537	0520	4/6/2011	\$280,000	\$289,000	1200	7	1975	Good	11600	N	N	9753 NE 135TH PL
002	357480	0330	5/15/2012	\$375,000	\$388,000	1210	7	1978	Vgood	8292	N	N	8834 NE 144TH PL
002	790539	0080	1/11/2012	\$335,000	\$349,000	1210	7	1972	Good	9014	Y	N	9529 NE 137TH ST
002	229670	0050	6/30/2011	\$390,000	\$405,000	1210	7	1969	Vgood	8284	N	N	13311 91ST PL NE
002	357810	0170	12/13/2010	\$310,000	\$316,000	1210	7	1975	Avg	6510	N	N	9120 NE 141ST PL
002	039530	0320	9/1/2010	\$330,000	\$331,000	1210	7	1964	Good	11250	N	N	8441 NE 139TH ST
002	229670	0270	4/11/2012	\$255,000	\$264,000	1220	7	1970	Good	8135	N	N	13204 91ST PL NE
002	229670	0800	1/13/2012	\$247,000	\$257,000	1220	7	1968	Avg	7350	N	N	9019 NE 136TH ST
002	755830	0050	10/15/2010	\$377,000	\$381,000	1220	7	1981	Good	10053	Y	N	9712 NE 138TH PL
002	865174	0100	9/22/2011	\$357,500	\$373,000	1230	7	1979	Good	8000	N	N	14013 92ND PL NE
002	542250	0220	5/4/2011	\$350,000	\$362,000	1230	7	1973	Good	6705	N	N	9211 NE 138TH PL
002	254085	0330	4/11/2011	\$359,500	\$372,000	1230	7	1981	Good	7328	N	N	8607 NE 126TH PL
002	192605	9213	11/13/2012	\$295,000	\$298,000	1240	7	1991	Avg	12525	N	N	8416 NE 137TH CT
002	790537	0020	3/29/2011	\$292,500	\$302,000	1240	7	1974	Avg	9258	N	N	13652 99TH AVE NE
002	375500	0130	7/12/2012	\$223,000	\$229,000	1250	7	1966	Good	10500	N	N	8648 NE 140TH ST
002	212100	0100	6/4/2012	\$304,000	\$314,000	1260	7	1978	Vgood	10843	N	N	8435 NE 144TH PL

Improved Sales Used in this Physical Inspection Analysis
Area 37
(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	229670	0690	11/15/2011	\$332,000	\$346,000	1260	7	1969	Good	7514	N	N	13413 90TH PL NE
002	229670	0480	5/25/2010	\$371,000	\$364,000	1260	7	1969	Vgood	7700	N	N	13520 91ST PL NE
002	229670	0590	3/23/2010	\$375,000	\$362,000	1260	7	1969	Good	7462	N	N	13410 90TH PL NE
002	113800	0640	6/8/2011	\$285,000	\$296,000	1270	7	1969	Good	7215	N	N	9772 NE 124TH PL
002	357480	0260	11/15/2010	\$325,000	\$330,000	1270	7	1979	Good	7750	N	N	14438 89TH PL NE
002	265100	0120	9/24/2012	\$185,000	\$188,000	1280	7	1968	Fair	9887	N	N	8815 NE 137TH PL
002	357480	1680	6/28/2010	\$345,000	\$341,000	1290	7	1980	Good	10493	N	N	14448 86TH PL NE
002	358521	0280	4/11/2012	\$311,000	\$322,000	1300	7	1967	Good	8550	N	N	13820 88TH AVE NE
002	514500	0010	2/20/2012	\$227,500	\$237,000	1300	7	1968	Avg	7542	N	N	14033 90TH AVE NE
002	358521	0250	1/19/2011	\$261,950	\$268,000	1300	7	1967	Avg	7910	N	N	8818 NE 138TH ST
002	563250	0040	10/25/2012	\$299,900	\$304,000	1310	7	1960	Good	9940	N	N	9020 NE 147TH ST
002	790539	0460	9/7/2011	\$321,500	\$335,000	1310	7	1986	Avg	8175	N	N	9714 NE 136TH ST
002	790538	0700	5/10/2010	\$340,000	\$333,000	1310	7	1970	Good	7384	Y	N	13613 94TH AVE NE
002	357480	0700	9/5/2012	\$270,000	\$275,000	1320	7	1979	Avg	9620	N	N	14404 91ST AVE NE
002	856460	0070	8/31/2012	\$262,227	\$268,000	1320	7	1966	Avg	10235	N	N	8546 NE 137TH PL
002	563250	0140	1/31/2012	\$205,000	\$213,000	1320	7	1960	Avg	10865	N	N	9047 NE 147TH ST
002	790539	0300	11/21/2011	\$330,000	\$344,000	1340	7	1972	Good	8280	N	N	9435 NE 138TH ST
002	357811	0230	10/28/2010	\$345,000	\$349,000	1340	7	1984	Vgood	7216	N	N	14114 88TH PL NE
002	212540	0160	10/22/2010	\$254,000	\$257,000	1340	7	1985	Avg	13241	Y	N	9611 NE 140TH CT
002	790538	0790	6/9/2010	\$375,000	\$369,000	1340	7	1974	Vgood	7696	Y	N	13517 95TH AVE NE
002	375500	0030	4/4/2012	\$240,000	\$249,000	1350	7	1966	Avg	10500	N	N	8418 NE 140TH ST
002	357480	0090	11/18/2011	\$266,500	\$278,000	1360	7	1977	Good	7945	N	N	8920 NE 144TH ST
002	290950	0380	6/14/2010	\$300,000	\$296,000	1360	7	1971	Good	7140	N	N	13629 92ND PL NE
002	357480	1130	11/27/2012	\$344,000	\$346,000	1370	7	1978	Good	8864	N	N	9021 NE 143RD ST
002	212540	0110	6/27/2012	\$366,000	\$377,000	1370	7	1984	Good	8310	Y	N	9622 NE 140TH CT
002	563050	0446	6/4/2012	\$315,000	\$325,000	1380	7	1982	Avg	19103	N	N	8431 NE 150TH ST

Improved Sales Used in this Physical Inspection Analysis
Area 37
(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	542251	0200	1/17/2012	\$270,000	\$281,000	1380	7	1973	Avg	8061	N	N	9225 NE 139TH ST
002	790539	0160	2/24/2012	\$400,000	\$416,000	1390	7	1972	Good	9000	Y	N	13731 97TH AVE NE
002	667550	0122	7/8/2011	\$275,000	\$286,000	1390	7	1950	Avg	11172	N	N	8630 NE 141ST ST
002	865170	0440	8/25/2010	\$387,500	\$388,000	1390	7	1976	Vgood	10871	N	N	13903 94TH AVE NE
002	375510	0320	6/15/2011	\$306,000	\$318,000	1400	7	1964	Good	11320	N	N	13234 86TH PL NE
002	790537	0530	9/14/2010	\$455,000	\$457,000	1400	7	1973	Vgood	20026	Y	N	9750 NE 135TH PL
002	113801	0390	3/26/2010	\$336,800	\$326,000	1400	7	1974	Good	7400	N	N	12813 96TH AVE NE
002	790539	0200	4/1/2011	\$369,500	\$382,000	1410	7	1973	Vgood	8025	Y	N	9508 NE 137TH ST
002	229670	0400	10/2/2012	\$372,000	\$378,000	1420	7	1969	Good	7713	N	N	9114 NE 134TH ST
002	375510	0300	4/4/2012	\$240,000	\$249,000	1420	7	1964	Avg	10614	N	N	8609 NE 133RD ST
002	357480	1690	4/3/2012	\$342,500	\$355,000	1420	7	1983	Good	7198	N	N	14447 86TH PL NE
002	357480	0160	2/6/2012	\$300,000	\$312,000	1420	7	1978	Good	7830	N	N	14428 90TH CT NE
002	375510	0090	1/30/2012	\$300,000	\$312,000	1420	7	1967	Good	10167	N	N	8523 NE 136TH ST
002	375510	0050	1/4/2012	\$297,500	\$310,000	1420	7	1966	Good	11505	N	N	8520 NE 136TH ST
002	229670	0360	10/31/2011	\$300,000	\$313,000	1420	7	1969	Good	7693	N	N	13323 92ND AVE NE
002	229670	0330	10/24/2011	\$310,000	\$323,000	1420	7	1969	Avg	8261	N	N	13248 91ST PL NE
002	755830	0150	12/21/2012	\$379,000	\$380,000	1440	7	1981	Good	10386	N	N	9735 NE 138TH PL
002	357480	1470	12/14/2012	\$344,000	\$345,000	1440	7	1987	Good	9375	N	N	14419 88TH AVE NE
002	290950	0400	7/5/2012	\$291,500	\$300,000	1440	7	1970	Good	7140	N	N	13617 92ND PL NE
002	113801	0610	2/4/2011	\$328,000	\$337,000	1440	7	1974	Good	7262	N	N	12749 98TH PL NE
002	113800	0450	8/9/2010	\$280,000	\$279,000	1440	7	1969	Avg	7215	N	N	9777 NE 126TH PL
002	229671	0180	6/20/2012	\$325,000	\$335,000	1460	7	1969	Vgood	7200	N	N	13166 91ST PL NE
002	790539	0140	3/3/2011	\$366,000	\$377,000	1460	7	1972	Avg	15124	Y	N	13742 97TH AVE NE
002	865171	0450	4/5/2010	\$342,000	\$332,000	1470	7	1977	Good	8064	N	N	14009 93RD AVE NE
002	685510	0020	9/24/2012	\$425,000	\$432,000	1480	7	1970	Vgood	10346	Y	N	9734 NE 139TH ST
002	192605	9200	6/1/2012	\$372,000	\$384,000	1490	7	1980	Good	20132	Y	N	9717 NE 140TH ST

Improved Sales Used in this Physical Inspection Analysis
Area 37
(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	111900	0210	12/18/2012	\$445,500	\$447,000	1500	7	1974	Good	6460	N	N	13176 92ND AVE NE
002	357810	0180	2/16/2012	\$330,991	\$344,000	1500	7	1975	Vgood	7931	N	N	9114 NE 141ST PL
002	141970	0100	7/30/2012	\$399,000	\$409,000	1510	7	1980	Good	7162	N	N	13001 96TH PL NE
002	357480	0640	11/23/2011	\$452,500	\$472,000	1520	7	1978	Vgood	9800	N	N	8841 NE 144TH ST
002	212100	0140	1/26/2010	\$325,000	\$309,000	1540	7	1950	Avg	10464	N	N	8410 NE 144TH ST
002	192605	9016	6/16/2011	\$269,900	\$280,000	1550	7	1950	Avg	12635	N	N	8420 NE 137TH CT
002	865170	0100	7/12/2010	\$460,000	\$456,000	1560	7	1976	Good	9900	N	N	13928 94TH AVE NE
002	357480	0630	9/19/2012	\$353,000	\$359,000	1570	7	1978	Good	8052	N	N	8835 NE 144TH ST
002	254085	0280	3/19/2012	\$337,500	\$350,000	1580	7	1984	Avg	7140	N	N	8618 NE 126TH PL
002	514510	0220	1/23/2012	\$305,000	\$318,000	1580	7	1969	Good	7198	N	N	14037 91ST PL NE
002	212541	0210	4/15/2011	\$330,000	\$341,000	1580	7	1987	Good	6527	N	N	14137 97TH AVE NE
002	865171	0250	4/18/2011	\$360,000	\$372,000	1590	7	1977	Vgood	9900	Y	N	9527 NE 141ST PL
002	113800	0140	11/15/2011	\$304,950	\$318,000	1595	7	1969	Good	7302	N	N	12614 98TH AVE NE
002	278360	0020	10/19/2012	\$438,000	\$444,000	1600	7	1980	Vgood	7347	N	N	12911 87TH AVE NE
002	865170	0360	12/5/2011	\$265,000	\$276,000	1610	7	1976	Avg	7457	N	N	9307 NE 140TH ST
002	113802	0070	5/16/2011	\$320,000	\$332,000	1640	7	1969	Good	6350	N	N	12434 95TH PL NE
002	229670	0680	1/18/2011	\$360,000	\$369,000	1660	7	1969	Vgood	7660	N	N	13421 90TH PL NE
002	563050	0101	9/25/2012	\$310,000	\$315,000	1680	7	1958	Good	17365	N	N	8908 NE 145TH ST
002	172750	0360	2/18/2010	\$375,000	\$359,000	1680	7	1972	Vgood	6500	N	N	9326 NE 132ND PL
002	357480	0420	2/18/2011	\$340,000	\$350,000	1710	7	1978	Good	11497	N	N	8825 NE 144TH PL
002	865170	0090	5/26/2010	\$335,000	\$329,000	1720	7	1975	Good	7700	Y	N	13922 94TH AVE NE
002	172750	0330	10/17/2011	\$336,000	\$350,000	1780	7	1972	Good	7000	N	N	9317 NE 133RD ST
002	790537	0360	12/7/2011	\$259,000	\$270,000	1800	7	1977	Avg	7600	N	N	13403 98TH AVE NE
002	357480	0570	9/13/2011	\$300,000	\$313,000	1800	7	1980	Good	7237	N	N	14452 88TH AVE NE
002	865172	0360	6/8/2011	\$260,000	\$270,000	1820	7	1978	Avg	7848	N	N	9326 NE 142ND ST
002	285400	0030	10/16/2012	\$388,000	\$393,000	1830	7	1962	Vgood	9647	N	N	13320 87TH AVE NE

Improved Sales Used in this Physical Inspection Analysis
Area 37
(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	039530	0100	4/18/2012	\$334,000	\$346,000	1850	7	1965	Good	9600	N	N	8616 NE 139TH ST
002	111900	0140	6/11/2012	\$440,000	\$454,000	1890	7	1974	Good	7200	N	N	9204 NE 131ST PL
002	212540	0220	4/4/2012	\$245,000	\$254,000	1910	7	1983	Avg	7918	Y	N	9803 NE 140TH PL
002	229671	0160	8/29/2011	\$349,900	\$365,000	1940	7	1969	Good	8866	N	N	13154 91ST PL NE
002	865170	0510	3/14/2012	\$432,000	\$449,000	2060	7	1976	Good	12097	N	N	9509 NE 139TH ST
002	375500	0040	6/21/2011	\$311,000	\$323,000	2070	7	1965	Avg	10500	N	N	8424 NE 140TH ST
002	514500	0340	12/11/2012	\$315,000	\$316,000	2100	7	1968	Good	8047	N	N	8705 NE 141ST ST
002	542251	0020	7/20/2011	\$375,000	\$390,000	2180	7	1975	Vgood	7000	N	N	13920 93RD AVE NE
002	769000	0080	2/20/2010	\$492,000	\$472,000	2180	7	2006	Avg	9863	N	N	15201 SIMONDS RD NE
002	357480	0960	3/18/2011	\$303,000	\$313,000	2190	7	1979	Good	8160	N	N	9132 NE 143RD PL
002	229670	0540	9/12/2011	\$327,000	\$341,000	2210	7	1968	Good	8435	N	N	13429 91ST PL NE
002	865170	0450	3/25/2010	\$401,250	\$388,000	2210	7	1975	Vgood	9629	N	N	9401 NE 139TH ST
002	357480	0810	11/18/2010	\$305,000	\$310,000	2260	7	1977	Good	7336	N	N	14240 92ND AVE NE
002	563050	0100	6/19/2012	\$512,500	\$528,000	2380	7	1938	Avg	120661	N	N	14522 88TH AVE NE
002	254086	0110	2/27/2012	\$290,000	\$301,000	1090	8	1986	Avg	8889	N	N	12443 86TH PL NE
002	790539	0410	10/22/2012	\$404,800	\$410,000	1200	8	1977	Vgood	7650	N	N	9604 NE 136TH ST
002	865173	0470	11/28/2012	\$370,000	\$372,000	1220	8	1979	Good	8400	N	N	14266 92ND PL NE
002	865173	0300	7/12/2012	\$371,500	\$382,000	1220	8	1979	Good	8857	N	N	9224 NE 142ND CT
002	865174	0060	11/19/2012	\$317,500	\$320,000	1230	8	1979	Avg	7350	N	N	14035 92ND PL NE
002	357810	0400	6/21/2012	\$354,000	\$364,000	1240	8	1976	Good	11560	N	N	9012 NE 142ND WAY
002	357810	0020	3/11/2010	\$357,500	\$344,000	1240	8	1977	Good	6605	N	N	14108 90TH AVE NE
002	865170	0200	8/10/2010	\$344,800	\$344,000	1260	8	1977	Avg	13500	N	N	9514 NE 140TH ST
002	865170	0330	1/20/2011	\$365,000	\$374,000	1290	8	1975	Avg	7200	N	N	13935 93RD AVE NE
002	357810	0410	6/15/2010	\$360,000	\$355,000	1290	8	1976	Good	7951	N	N	9002 NE 142ND WAY
002	865172	0180	3/29/2010	\$398,000	\$385,000	1310	8	1978	Good	9856	Y	N	9400 NE 143RD ST
002	755830	0140	6/12/2012	\$375,000	\$386,000	1330	8	1981	Good	15001	N	N	9727 NE 138TH PL

Improved Sales Used in this Physical Inspection Analysis
Area 37
(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	319100	0040	4/16/2012	\$400,000	\$414,000	1350	8	1983	Good	7282	N	N	9243 NE 126TH PL
002	357480	1950	12/27/2012	\$420,000	\$420,000	1400	8	1978	Good	8126	N	N	14248 87TH CT NE
002	630180	0210	8/5/2010	\$430,000	\$429,000	1450	8	1991	Good	7693	N	N	12917 86TH AVE NE
002	630180	0230	3/12/2010	\$443,000	\$427,000	1450	8	1991	Good	6972	N	N	12903 86TH AVE NE
002	865170	0080	12/24/2012	\$475,000	\$476,000	1460	8	1975	Vgood	7000	Y	N	13916 94TH AVE NE
002	942900	0010	4/13/2011	\$405,000	\$419,000	1470	8	1993	Avg	7693	N	N	13139 86TH PL NE
002	661992	0040	12/29/2010	\$495,000	\$506,000	1470	8	1976	Avg	12060	Y	N	12504 89TH PL NE
002	254086	0100	11/26/2012	\$399,000	\$402,000	1510	8	1987	Good	7275	N	N	12447 86TH PL NE
002	357480	1020	4/23/2010	\$355,000	\$346,000	1520	8	1978	Good	6668	N	N	9115 NE 143RD PL
002	661992	0070	2/9/2012	\$450,000	\$468,000	1540	8	1976	Avg	12060	Y	N	12528 89TH PL NE
002	375520	0250	5/15/2010	\$400,000	\$392,000	1600	8	1989	Good	7793	N	N	13024 96TH PL NE
002	865174	0010	11/14/2011	\$372,000	\$388,000	1610	8	1979	Good	7200	N	N	9212 NE 141ST ST
002	865171	0260	9/21/2011	\$368,000	\$384,000	1610	8	1977	Good	8800	Y	N	9537 NE 141ST PL
002	865172	0320	6/1/2011	\$378,800	\$393,000	1610	8	1979	Good	7446	N	N	14221 95TH AVE NE
002	865171	0110	4/19/2011	\$365,000	\$378,000	1610	8	1977	Good	11136	Y	N	14041 95TH AVE NE
002	865171	0130	2/24/2010	\$370,000	\$355,000	1640	8	1977	Avg	7831	N	N	14027 95TH AVE NE
002	375510	0010	11/13/2012	\$500,000	\$505,000	1670	8	2012	Avg	9627	N	N	8420 NE 136TH ST
002	865171	0290	6/18/2012	\$395,000	\$407,000	1670	8	1977	Good	16190	N	N	9524 NE 141ST PL
002	790538	0040	12/6/2011	\$435,000	\$453,000	1670	8	1977	Vgood	11695	Y	N	13508 95TH AVE NE
002	375510	0010	11/7/2011	\$156,000	\$163,000	1670	8	2012	Avg	9627	N	N	8420 NE 136TH ST
002	376439	0070	9/7/2011	\$276,000	\$288,000	1670	8	1992	Avg	4850	N	N	9201 NE 128TH LN
002	661991	0210	7/6/2011	\$486,000	\$505,000	1670	8	1975	Vgood	9775	Y	N	12415 89TH PL NE
002	376439	0050	9/9/2010	\$330,000	\$331,000	1670	8	1991	Good	2708	N	N	9312 NE 128TH LN
002	375520	0010	6/11/2010	\$320,000	\$315,000	1680	8	1989	Avg	7201	N	N	9431 NE 130TH PL
002	661991	0090	6/26/2012	\$475,000	\$489,000	1700	8	1975	Good	11710	Y	N	8923 NE 127TH ST
002	076690	0080	12/3/2010	\$372,000	\$379,000	1750	8	1978	Good	10787	N	N	8501 NE 150TH PL

Improved Sales Used in this Physical Inspection Analysis
Area 37
(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	357811	0070	9/7/2010	\$354,000	\$355,000	1760	8	1983	Good	7830	N	N	8803 NE 142ND ST
002	020030	0230	7/8/2011	\$315,000	\$328,000	1950	8	1995	Avg	7444	N	N	8812 NE 150TH ST
002	357480	1000	2/3/2012	\$390,000	\$406,000	1960	8	1978	Good	9833	N	N	9106 NE 143RD PL
002	319100	0210	8/29/2012	\$370,300	\$378,000	1970	8	1985	Avg	9181	Y	N	12653 93RD PL NE
002	020030	0020	9/2/2010	\$350,000	\$351,000	1990	8	1994	Avg	7200	N	N	8807 NE 150TH ST
002	319100	0150	12/13/2010	\$316,000	\$322,000	2010	8	1983	Avg	7629	N	N	9236 NE 126TH PL
002	563050	0180	2/1/2010	\$385,000	\$367,000	2060	8	1999	Avg	9887	N	N	14827 88TH AVE NE
002	192605	9065	2/22/2011	\$475,000	\$489,000	2070	8	2011	Avg	4879	N	N	8860 NE 137TH PL
002	942900	0050	6/1/2012	\$438,000	\$452,000	2090	8	1993	Good	7667	N	N	13121 86TH PL NE
002	302605	9327	7/7/2011	\$355,000	\$369,000	2100	8	1984	Avg	9372	N	N	8635 NE 124TH ST
002	070450	0100	12/11/2012	\$425,000	\$427,000	2110	8	1992	Good	6760	N	N	9044 NE 145TH PL
002	563050	0083	11/15/2011	\$524,950	\$547,000	2130	8	1979	Vgood	17181	N	N	8829 NE 147TH ST
002	376439	0130	1/6/2011	\$300,000	\$307,000	2140	8	1991	Avg	3138	N	N	9215 NE 128TH LN
002	020030	0170	7/9/2012	\$369,000	\$379,000	2170	8	1993	Avg	7202	N	N	8848 NE 150TH ST
002	254086	0030	12/1/2010	\$390,000	\$397,000	2190	8	1985	Avg	8668	N	N	12414 86TH PL NE
002	357490	0240	9/8/2010	\$410,000	\$412,000	2200	8	1994	Avg	9965	N	N	8763 NE 144TH CT
002	942900	0110	9/14/2012	\$478,000	\$487,000	2220	8	1993	Good	8255	N	N	13106 86TH PL NE
002	070450	0070	7/12/2010	\$399,950	\$397,000	2270	8	1992	Good	8914	N	N	9049 NE 145TH PL
002	942900	0020	8/21/2012	\$487,000	\$498,000	2280	8	1994	Good	7200	N	N	13133 86TH PL NE
002	375680	0080	11/29/2012	\$480,000	\$483,000	2330	8	1961	Vgood	10077	N	N	13512 87TH AVE NE
002	942900	0190	11/13/2012	\$485,000	\$489,000	2380	8	1993	Good	8852	N	N	13160 86TH PL NE
002	942900	0190	4/12/2010	\$569,950	\$554,000	2380	8	1993	Good	8852	N	N	13160 86TH PL NE
002	232972	0120	7/13/2011	\$369,000	\$384,000	2440	8	2003	Avg	5197	N	N	8966 NE 148TH PL
002	077690	0050	8/17/2012	\$411,000	\$420,000	2460	8	2003	Avg	5105	N	N	8426 NE 153RD ST
002	376305	0040	8/10/2012	\$459,250	\$470,000	2480	8	1987	Good	7246	N	N	9445 NE 129TH PL
002	563050	0261	4/20/2010	\$479,000	\$466,000	2490	8	1991	Avg	30805	N	N	14535 88TH AVE NE

Improved Sales Used in this Physical Inspection Analysis
Area 37
(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	302605	9360	10/12/2012	\$526,000	\$534,000	2520	8	2007	Avg	5112	N	N	12316 87TH CT NE
002	302605	9360	6/9/2010	\$500,000	\$493,000	2520	8	2007	Avg	5112	N	N	12316 87TH CT NE
002	232972	0230	4/5/2012	\$375,000	\$389,000	2580	8	2003	Avg	4604	N	N	8910 NE 148TH PL
002	232972	0190	1/26/2010	\$450,000	\$428,000	2600	8	2003	Good	4521	N	N	8934 NE 148TH PL
002	070445	0270	6/6/2012	\$452,000	\$466,000	2700	8	1993	Good	6499	N	N	14513 86TH PL NE
002	661990	0140	6/13/2012	\$628,000	\$647,000	2750	8	1973	Good	9400	Y	N	12640 88TH PL NE
002	070445	0180	5/21/2012	\$399,000	\$412,000	2750	8	1993	Avg	7366	N	N	14567 86TH PL NE
002	865173	0190	10/13/2011	\$365,000	\$381,000	2750	8	1981	Good	6552	N	N	14305 93RD AVE NE
002	070445	0250	3/4/2011	\$462,000	\$476,000	2780	8	1993	Good	6094	N	N	14525 86TH PL NE
002	942900	0180	11/15/2012	\$544,500	\$549,000	2830	8	1994	Good	8078	N	N	13154 86TH PL NE
002	077690	0350	2/14/2011	\$490,000	\$504,000	2850	8	2003	Avg	5123	N	N	15104 85TH AVE NE
002	232972	0130	4/6/2011	\$490,000	\$506,000	2910	8	2003	Avg	4516	N	N	8962 NE 148TH PL
002	357480	1500	2/17/2011	\$350,000	\$360,000	3000	8	1985	Avg	8645	N	N	8720 NE 144TH ST
002	357860	0141	10/27/2011	\$390,000	\$407,000	2470	9	2006	Avg	7539	N	N	8614 NE 155TH ST
002	076690	0140	1/22/2010	\$432,000	\$411,000	2490	9	1991	Avg	8596	N	N	15009 86TH AVE NE
002	111900	0040	3/23/2012	\$612,500	\$636,000	2510	9	1973	Good	16250	Y	N	9219 NE 131ST CT
002	563050	0387	8/6/2012	\$480,000	\$492,000	2520	9	2001	Avg	7540	N	N	8428 NE 147TH PL
002	563050	0385	5/18/2010	\$475,000	\$466,000	2520	9	2001	Avg	6880	N	N	8406 NE 147TH PL
002	357475	0100	6/25/2012	\$494,950	\$509,000	2660	9	2006	Avg	4500	N	N	8834 NE 148TH PL
002	357475	0010	10/28/2011	\$486,250	\$507,000	2720	9	2005	Avg	4551	N	N	8811 NE 148TH PL
002	302605	9175	8/30/2012	\$560,000	\$572,000	2760	9	1997	Good	7696	Y	N	9324 NE 125TH ST
002	357475	0050	12/29/2010	\$450,000	\$460,000	2830	9	2006	Avg	4553	N	N	8829 NE 148TH PL
002	769000	0090	7/26/2012	\$390,000	\$400,000	2960	9	1994	Avg	6876	N	N	15127 SIMONDS RD NE
002	937900	0020	6/25/2012	\$525,000	\$540,000	3170	9	2003	Avg	6032	N	N	12938 85TH AVE NE
002	086640	0030	6/2/2010	\$565,000	\$556,000	3450	9	2009	Avg	6748	N	N	14048 84TH CT NE
002	302605	9085	8/11/2010	\$1,210,000	\$1,208,000	2920	11	2002	Avg	290980	N	N	9100 NE 128TH LN

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Area 37
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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
003	563450	0440	8/5/2011	\$252,000	\$262,000	670	6	1935	Avg	36000	N	N	16636 SIMONDS RD NE
003	072605	9172	5/25/2012	\$370,000	\$382,000	830	6	1948	Vgood	5271	Y	Y	8903 NE BOTHELL WAY
003	563450	0510	2/2/2011	\$275,000	\$282,000	1190	6	1939	Avg	23676	N	N	8310 NE 166TH ST
003	142604	9053	7/1/2011	\$284,288	\$296,000	900	7	1949	Avg	8733	Y	N	14935 59TH PL NE
003	940650	0030	4/25/2012	\$214,000	\$222,000	1010	7	1990	Good	1428	N	N	7129 171ST LN NE
003	940650	0390	11/20/2011	\$205,000	\$214,000	1010	7	1990	Avg	1294	N	N	7244 171ST LN NE
003	701800	0410	4/26/2010	\$325,000	\$317,000	1030	7	1976	Good	10500	N	N	8429 NE 169TH PL
003	940650	0050	8/15/2012	\$197,000	\$202,000	1050	7	1990	Avg	1175	N	N	7123 171ST LN NE
003	563450	0583	10/23/2012	\$260,000	\$263,000	1080	7	1982	Avg	11111	N	N	8121 NE 169TH ST
003	940650	0090	12/4/2012	\$207,000	\$208,000	1090	7	1990	Avg	2443	N	N	7115 171ST LN NE
003	701800	0200	12/8/2010	\$327,500	\$334,000	1120	7	1977	Vgood	10000	N	N	8610 NE 169TH ST
003	072605	9173	10/19/2010	\$384,900	\$389,000	1120	7	1964	Avg	11983	Y	Y	8909 NE BOTHELL WAY
003	871850	0610	1/22/2010	\$327,500	\$311,000	1140	7	1956	Good	9144	N	N	6601 NE 153RD PL
003	563450	0520	6/8/2012	\$185,000	\$191,000	1180	7	1947	Good	15761	N	N	8322 NE 166TH ST
003	871850	0260	6/1/2011	\$381,000	\$395,000	1210	7	1958	Vgood	10603	N	N	6240 NE 154TH ST
003	563450	0951	3/22/2011	\$262,000	\$270,000	1270	7	1952	Good	9600	N	N	17004 72ND AVE NE
003	871850	0005	4/10/2012	\$215,000	\$223,000	1290	7	1955	Good	9396	N	N	6641 NE ARROWHEAD DR
003	330080	0010	9/30/2010	\$399,991	\$403,000	1300	7	1979	Vgood	15916	N	N	15225 64TH PL NE
003	871850	0345	8/8/2012	\$434,950	\$445,000	1360	7	1958	Good	9466	Y	N	15325 62ND PL NE
003	940650	0420	7/30/2010	\$260,000	\$259,000	1380	7	1990	Avg	1892	N	N	7250 171ST LN NE
003	701800	0100	3/26/2010	\$399,500	\$386,000	1410	7	1963	Vgood	9850	N	N	8436 NE 169TH PL
003	871850	0080	9/12/2012	\$330,000	\$336,000	1540	7	1957	Avg	8799	N	N	6414 NE 154TH ST
003	871850	0025	9/7/2010	\$319,000	\$320,000	1620	7	1955	Avg	9600	N	N	6613 NE ARROWHEAD DR
003	701800	0390	1/10/2011	\$245,000	\$251,000	1730	7	1976	Avg	12900	N	N	8448 NE 169TH ST
003	871850	0320	2/25/2010	\$324,500	\$311,000	1880	7	1958	Good	7881	N	N	15413 63RD AVE NE
003	563450	0670	12/18/2012	\$640,000	\$642,000	1890	7	1966	Avg	67200	Y	Y	8106 NE 169TH ST

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Area 37
(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	701800	0450	9/1/2011	\$357,000	\$372,000	2070	7	1987	Avg	12515	N	N	8407 NE 169TH PL
003	871850	0155	11/1/2010	\$357,500	\$362,000	2110	7	1955	Avg	12472	N	N	6653 NE ARROWHEAD DR
003	871850	0180	8/2/2012	\$399,000	\$409,000	2190	7	1959	Good	12188	N	N	6327 NE ARROWHEAD DR
003	871850	0355	5/2/2012	\$495,000	\$512,000	2290	7	1958	Good	11041	Y	N	15309 62ND PL NE
003	701800	0060	2/25/2010	\$355,000	\$341,000	1300	8	1976	Avg	16400	N	N	8429 NE 170TH ST
003	358290	0185	11/29/2012	\$455,000	\$458,000	1460	8	1956	Avg	13875	Y	N	15530 62ND AVE NE
003	563450	0684	9/12/2012	\$547,500	\$558,000	1460	8	1985	Vgood	15080	Y	N	16926 81ST AVE NE
003	358290	0190	4/27/2012	\$495,000	\$512,000	1460	8	1977	Good	12681	Y	N	6256 NE 159TH ST
003	701800	0350	2/12/2010	\$379,500	\$363,000	1550	8	1980	Good	14200	N	N	8405 NE 169TH ST
003	358290	0255	7/21/2011	\$647,000	\$673,000	1600	8	1966	Good	25650	Y	N	15531 62ND AVE NE
003	358275	0330	10/23/2012	\$305,000	\$309,000	1620	8	1974	Good	1992	N	N	6500 NE 171ST PL
003	701800	0040	11/17/2011	\$337,975	\$352,000	1630	8	1968	Good	10500	N	N	8445 NE 170TH ST
003	358275	0220	11/26/2010	\$235,000	\$239,000	1630	8	1974	Good	2128	N	N	6522 NE 171ST PL
003	358275	0310	12/11/2012	\$310,000	\$311,000	1660	8	1974	Good	2128	N	N	6504 NE 171ST PL
003	358275	0070	8/1/2011	\$394,500	\$411,000	1680	8	2011	Avg	2128	N	N	17054 66TH PL NE
003	358340	0070	4/7/2011	\$535,000	\$553,000	1720	8	1976	Vgood	12400	N	N	15529 65TH PL NE
003	358276	0110	10/13/2011	\$320,000	\$334,000	1800	8	1982	Good	2240	N	N	16955 65TH LN NE
003	358276	0260	9/15/2011	\$319,000	\$333,000	1800	8	1982	Good	2240	N	N	16976 65TH LN NE
003	358276	0200	3/19/2010	\$395,000	\$381,000	1800	8	1982	Good	2240	N	N	16964 65TH LN NE
003	358290	0225	4/25/2012	\$660,000	\$683,000	1820	8	1957	Vgood	10000	Y	N	15733 62ND AVE NE
003	072605	9456	9/7/2011	\$665,000	\$693,000	1840	8	1986	Good	7752	Y	Y	9019 NE BOTHELL WAY
003	358276	0280	6/11/2012	\$350,000	\$361,000	1870	8	1982	Good	2240	N	N	16980 65TH LN NE
003	358330	0050	6/15/2011	\$355,000	\$369,000	1880	8	1957	Vgood	12295	N	N	6314 NE 156TH ST
003	358330	0330	9/24/2012	\$655,000	\$666,000	1890	8	1960	Good	12000	N	N	15822 64TH AVE NE
003	142604	9067	2/4/2011	\$500,000	\$513,000	1910	8	1959	Good	9500	N	N	16314 INGLEWOOD LN NE
003	530240	0630	3/16/2010	\$540,000	\$521,000	1960	8	1985	Good	38069	Y	N	6213 NE 152ND ST

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(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	317550	0120	5/2/2011	\$429,950	\$445,000	2010	8	2011	Avg	5821	N	N	16510 85TH PL NE
003	563450	0620	6/11/2010	\$550,000	\$542,000	2020	8	1983	Avg	26396	Y	Y	8224 NE 169TH ST
003	358200	0130	8/3/2012	\$423,900	\$434,000	2140	8	1976	Good	11289	N	N	15424 62ND PL NE
003	317550	0010	5/20/2010	\$449,950	\$441,000	2140	8	2010	Avg	5971	Y	N	16448 84TH AVE NE
003	028061	0060	11/20/2012	\$520,000	\$524,000	2150	8	1990	Vgood	17479	N	N	15004 61ST PL NE
003	317550	0170	6/15/2010	\$435,950	\$430,000	2160	8	2010	Avg	4633	N	N	8420 NE 166TH PL
003	317550	0060	12/21/2010	\$450,311	\$460,000	2170	8	2010	Avg	8917	Y	N	8410 NE 165TH ST
003	317550	0180	2/11/2011	\$452,500	\$465,000	2280	8	2010	Avg	4502	N	N	8416 NE 166TH PL
003	317550	0140	12/21/2010	\$485,574	\$496,000	2280	8	2010	Avg	4929	N	N	16518 85TH PL NE
003	317550	0110	11/10/2010	\$534,385	\$542,000	2280	8	2010	Avg	7266	N	N	16506 85TH PL NE
003	317550	0150	11/3/2010	\$466,201	\$472,000	2280	8	2010	Avg	4891	N	N	16522 85TH PL NE
003	317550	0040	10/21/2010	\$479,485	\$485,000	2280	8	2010	Avg	8140	N	N	8413 NE 165TH ST
003	317550	0070	6/25/2010	\$457,950	\$453,000	2280	8	2010	Avg	5967	N	N	16514 84TH AVE NE
003	317550	0100	11/3/2010	\$445,108	\$451,000	2290	8	2010	Avg	10695	N	N	8411 NE 166TH PL
003	317550	0190	12/14/2012	\$470,000	\$472,000	2300	8	2010	Avg	5295	N	N	8414 NE 166TH PL
003	317550	0080	4/13/2011	\$458,819	\$474,000	2300	8	2011	Avg	4931	N	N	16520 84TH AVE NE
003	317550	0020	2/11/2011	\$456,979	\$470,000	2300	8	2010	Avg	4502	N	N	8407 NE 165TH ST
003	317550	0050	1/21/2011	\$471,313	\$483,000	2300	8	2010	Avg	8744	N	N	8414 NE 165TH ST
003	317550	0190	11/3/2010	\$452,742	\$459,000	2300	8	2010	Avg	5295	N	N	8414 NE 166TH PL
003	317550	0030	9/1/2010	\$461,141	\$462,000	2300	8	2010	Avg	9010	N	N	8409 NE 165TH ST
003	317550	0200	6/8/2010	\$449,950	\$443,000	2300	8	2010	Avg	6442	N	N	8412 NE 166TH PL
003	317550	0130	1/13/2011	\$457,436	\$468,000	2320	8	2010	Avg	4504	N	N	16512 85TH PL NE
003	317550	0160	1/7/2011	\$441,638	\$452,000	2320	8	2010	Avg	4509	N	N	16526 85TH PL NE
003	317550	0090	6/6/2011	\$449,510	\$467,000	2380	8	2011	Avg	4580	N	N	16524 84TH AVE NE
003	358290	0100	8/5/2010	\$570,000	\$568,000	2840	8	1956	Avg	16000	Y	N	15609 62ND PL NE
003	358290	0055	10/5/2012	\$563,000	\$572,000	2850	8	1968	Vgood	11000	N	N	6251 NE 159TH ST

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(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	358290	0055	7/21/2010	\$520,000	\$517,000	2850	8	1968	Vgood	11000	N	N	6251 NE 159TH ST
003	530240	0350	7/15/2011	\$453,000	\$471,000	1440	9	1989	Avg	35582	N	N	15115 64TH CT NE
003	357760	0080	8/27/2010	\$610,000	\$611,000	1730	9	1970	Good	11626	Y	N	6135 NE 154TH ST
003	530240	0030	12/4/2012	\$435,200	\$437,000	1740	9	1983	Avg	15344	N	N	6607 NE 151ST ST
003	357700	0122	3/8/2011	\$1,075,000	\$1,108,000	1750	9	1991	Good	20000	Y	Y	16301 INGLEWOOD RD NE
003	357760	0120	4/27/2012	\$596,250	\$617,000	1880	9	1977	Avg	11022	Y	N	15322 61ST PL NE
003	530240	0490	8/13/2012	\$619,000	\$633,000	1910	9	1986	Vgood	12035	N	N	15140 65TH AVE NE
003	740320	0110	3/27/2012	\$1,100,000	\$1,141,000	1970	9	1982	Vgood	23600	Y	Y	15533 61ST AVE NE
003	357700	0076	4/2/2010	\$615,000	\$596,000	2470	9	1998	Good	11118	N	N	16515 INGLEWOOD RD NE
003	142604	9071	9/27/2012	\$1,037,500	\$1,055,000	2490	9	1974	Good	10983	Y	Y	5936 NE ARROWHEAD DR
003	563450	0695	10/20/2011	\$875,000	\$912,000	2690	9	1989	Good	30030	Y	Y	8006 NE 169TH PL
003	530240	0050	8/3/2010	\$540,000	\$538,000	2700	9	1987	Good	15046	N	N	15028 66TH CT NE
003	358330	0305	5/4/2011	\$810,000	\$839,000	2830	9	2010	Avg	12100	N	N	6360 NE 159TH ST
003	701800	0510	7/8/2011	\$686,000	\$713,000	2870	9	1976	Avg	18646	Y	Y	8416 NE 170TH ST
003	357700	0110	4/6/2011	\$800,000	\$827,000	3000	9	2003	Good	11627	Y	N	16331 INGLEWOOD RD NE
003	563450	0570	12/27/2012	\$515,000	\$515,000	3260	9	2008	Avg	52253	N	N	8203 NE 169TH ST
003	563450	0560	12/24/2012	\$520,000	\$521,000	3260	9	2008	Avg	54872	N	N	8209 NE 169TH ST
003	357700	0180	10/5/2012	\$800,000	\$812,000	4050	9	1991	Avg	20945	Y	N	16066 INGLEWOOD RD NE
003	142604	9095	6/25/2012	\$749,000	\$771,000	1570	10	1990	Good	26445	Y	N	5970 NE ARROWHEAD DR
003	028061	0120	5/16/2012	\$650,000	\$672,000	2940	10	1988	Avg	12411	Y	N	6131 NE 152ND ST
003	563450	0694	1/11/2010	\$741,000	\$702,000	3128	10	2007	Avg	14129	N	N	16910 NE 80TH PL
003	415670	0052	8/16/2010	\$697,760	\$697,000	3130	10	2003	Avg	17962	N	N	17415 82ND CT NE
003	142604	9098	10/26/2012	\$705,460	\$714,000	3640	10	1990	Avg	18700	Y	N	15306 61ST PL NE
003	028060	0030	10/26/2012	\$1,075,000	\$1,088,000	2740	11	2006	Avg	12758	Y	N	6110 NE 152ND ST
003	740320	0040	12/8/2011	\$1,200,000	\$1,251,000	4580	11	1991	Avg	20250	Y	Y	15727 61ST AVE NE
003	563450	0780	11/18/2011	\$1,174,000	\$1,224,000	5470	11	2001	Avg	50080	Y	Y	7634 NE 170TH ST

Improved Sales Used in this Physical Inspection Analysis
Area 37
(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
004	957312	0380	5/25/2012	\$355,550	\$367,000	1260	7	1977	Avg	10039	N	N	6987 NE 139TH ST
004	376170	0226	1/7/2010	\$363,000	\$344,000	1350	7	1979	Avg	9876	Y	N	13843 62ND AVE NE
004	405570	1305	8/2/2012	\$876,000	\$898,000	1390	7	1937	Avg	3220	Y	Y	12719 HOLMES POINT DR NE
004	957312	0210	1/26/2010	\$425,000	\$405,000	1430	7	1972	Vgood	9606	N	N	13850 71ST PL NE
004	409330	0100	1/12/2012	\$365,000	\$380,000	1540	7	1962	Avg	9625	N	N	7023 NE 138TH ST
004	405570	0777	10/18/2011	\$318,450	\$332,000	1550	7	1952	Good	12075	N	N	7428 NE 129TH ST
004	405700	0010	9/6/2011	\$359,000	\$374,000	1550	7	1958	Avg	16904	N	N	12947 72ND AVE NE
004	384070	0415	10/29/2010	\$492,000	\$498,000	1680	7	1960	Avg	37800	N	N	12912 76TH AVE NE
004	867790	0404	10/18/2011	\$318,000	\$332,000	1700	7	1955	Good	15500	N	N	6926 NE 134TH ST
004	957312	0340	4/23/2012	\$420,000	\$435,000	1850	7	1971	Avg	14020	Y	N	6950 NE 139TH ST
004	405570	0925	4/5/2012	\$360,000	\$373,000	2340	7	1958	Avg	100623	Y	N	12815 72ND AVE NE
004	197370	0120	7/8/2011	\$655,000	\$681,000	1350	8	1962	Good	20578	N	N	12972 64TH AVE NE
004	197370	0140	7/11/2012	\$477,000	\$490,000	1360	8	1965	Avg	29917	Y	N	6438 NE 129TH PL
004	938810	0069	2/25/2011	\$458,000	\$471,000	1430	8	1976	Avg	14400	Y	N	13606 62ND AVE NE
004	409330	0050	2/11/2010	\$635,000	\$607,000	1530	8	1967	Vgood	11788	Y	N	13727 70TH AVE NE
004	405570	0397	7/7/2010	\$550,000	\$545,000	1600	8	1965	Avg	11232	Y	N	12416 HOLMES POINT DR NE
004	957300	0010	9/6/2011	\$461,689	\$481,000	1610	8	1988	Avg	16843	Y	N	13245 67TH AVE NE
004	197370	0251	2/10/2010	\$540,000	\$516,000	1660	8	1961	Good	10419	Y	N	6435 NE 129TH PL
004	867790	0481	8/15/2012	\$450,000	\$460,000	1750	8	1963	Vgood	15120	N	N	7126 NE 135TH ST
004	938810	0040	11/9/2012	\$315,000	\$318,000	1760	8	1985	Avg	27335	N	N	13730 HOLMES POINT DR NE
004	867800	0030	2/14/2012	\$439,000	\$457,000	1770	8	1969	Good	12852	N	N	13233 69TH AVE NE
004	405570	0540	5/17/2012	\$552,000	\$570,000	1800	8	1959	Good	17800	Y	N	12434 68TH AVE NE
004	197370	0010	2/24/2010	\$425,000	\$408,000	1820	8	1960	Avg	14182	N	N	6628 NE 129TH ST
004	867790	0042	8/24/2012	\$380,000	\$388,000	1830	8	1958	Good	12154	N	N	13302 68TH PL NE
004	405570	0539	7/13/2010	\$439,000	\$436,000	1850	8	1963	Avg	28404	N	N	12433 68TH AVE NE
004	197370	0221	5/22/2012	\$590,475	\$610,000	1910	8	1961	Good	12339	Y	N	6603 NE 129TH PL

Improved Sales Used in this Physical Inspection Analysis
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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
004	405570	0141	4/1/2011	\$405,000	\$418,000	1940	8	1966	Good	14295	N	N	6320 NE 130TH PL
004	405570	0265	10/19/2011	\$478,750	\$499,000	1970	8	1978	Good	21960	Y	N	6231 NE 129TH ST
004	197370	0190	7/17/2012	\$525,000	\$539,000	2590	8	1976	Avg	17531	Y	N	6448 NE 129TH PL
004	254082	0020	2/17/2012	\$560,000	\$582,000	2660	8	2011	Avg	7910	N	N	7126 NE 132ND LN
004	254082	0040	10/13/2011	\$589,000	\$614,000	2660	8	2011	Avg	10644	N	N	7123 NE 132ND LN
004	254082	0030	1/20/2012	\$570,000	\$593,000	2740	8	2011	Avg	9314	N	N	7118 NE 132ND LN
004	254082	0050	11/19/2011	\$578,000	\$603,000	2740	8	2010	Avg	8141	N	N	7135 NE 132ND LN
004	254082	0010	10/17/2011	\$560,000	\$584,000	2930	8	2010	Avg	8641	N	N	7134 NE 132ND LN
004	867790	0401	1/26/2011	\$439,000	\$450,000	4080	8	1955	Avg	98010	N	N	6914 NE 134TH ST
004	867790	0200	12/5/2012	\$440,000	\$442,000	1460	9	1977	Good	9440	N	N	13324 70TH PL NE
004	197370	0200	10/4/2010	\$720,000	\$726,000	1550	9	2007	Avg	21490	Y	N	6604 NE 129TH PL
004	867790	0205	5/16/2012	\$460,000	\$475,000	1680	9	1977	Good	11658	N	N	13303 70TH PL NE
004	405570	0166	4/9/2012	\$725,000	\$751,000	1720	9	1956	Vgood	10500	Y	N	12927 63RD AVE NE
004	330391	0210	5/17/2011	\$432,000	\$448,000	1800	9	1985	Avg	13431	N	N	6430 NE 135TH PL
004	405570	0301	10/29/2012	\$620,000	\$627,000	1820	9	1975	Avg	17797	Y	N	12532 HOLMES POINT DR NE
004	405570	0286	10/18/2012	\$842,000	\$853,000	1820	9	1978	Good	15003	Y	N	6215 NE 129TH ST
004	330391	0010	2/19/2010	\$529,900	\$508,000	1950	9	1978	Good	13227	N	N	6409 NE 135TH PL
004	405570	0167	8/22/2011	\$486,150	\$506,000	1990	9	1974	Avg	13554	Y	N	12948 HOLMES POINT DR NE
004	330391	0070	6/9/2011	\$521,000	\$541,000	2050	9	1978	Vgood	13933	N	N	6449 NE 135TH PL
004	938810	0068	10/27/2011	\$450,000	\$469,000	2100	9	1978	Good	15750	Y	N	13608 62ND AVE NE
004	330390	0100	1/26/2010	\$700,000	\$666,000	2100	9	1976	Good	12003	Y	N	13449 64TH TER NE
004	405570	0531	10/28/2011	\$625,000	\$652,000	2170	9	1966	Good	18825	Y	N	12438 68TH AVE NE
004	867790	0324	10/16/2012	\$445,000	\$451,000	2220	9	1995	Avg	16924	N	N	7124 NE 132ND ST
004	330391	0140	2/21/2012	\$405,000	\$421,000	2250	9	1977	Avg	16787	N	N	6472 NE 135TH PL
004	376170	0252	11/10/2010	\$525,000	\$533,000	2280	9	1982	Avg	12295	N	N	13525 62ND AVE NE
004	376170	0058	6/14/2010	\$1,695,000	\$1,672,000	2520	9	2007	Avg	9522	Y	Y	13253 HOLMES POINT DR NE

Improved Sales Used in this Physical Inspection Analysis
Area 37
(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
004	867790	0325	3/16/2012	\$620,000	\$644,000	2810	9	1995	Good	16608	N	N	7102 NE 132ND ST
004	405570	0654	12/3/2010	\$725,000	\$738,000	3160	9	2002	Avg	30402	Y	N	6608 NE 130TH LN
004	405570	0472	12/4/2012	\$879,950	\$885,000	3210	9	2012	Avg	16373	Y	N	12878 64TH CT NE
004	197380	0194	3/1/2012	\$770,000	\$800,000	3240	9	2007	Avg	9200	N	N	12958 74TH PL NE
004	376170	0253	9/21/2011	\$705,000	\$735,000	3480	9	1995	Good	12053	Y	N	13507 62ND AVE NE
004	376170	0248	7/24/2012	\$544,126	\$558,000	3590	9	2005	Avg	8667	N	N	6050 NE 135TH ST
004	405570	1230	6/8/2012	\$1,750,000	\$1,804,000	3770	9	1959	Good	14657	Y	Y	12959 HOLMES POINT DR NE
004	405570	0478	12/11/2012	\$892,950	\$897,000	1760	10	2012	Avg	9576	N	N	12879 64TH CT NE
004	938810	0024	9/19/2012	\$610,500	\$621,000	2380	10	1979	Avg	20037	Y	N	6221 NE 138TH PL
004	405570	1325	1/27/2011	\$2,550,000	\$2,615,000	2450	10	2003	Avg	11228	Y	Y	12705 HOLMES POINT DR NE
004	938810	0029	1/18/2012	\$724,000	\$754,000	2730	10	1989	Avg	21158	Y	N	6227 NE 138TH PL
004	405570	0181	2/7/2011	\$950,000	\$976,000	2840	10	2002	Good	13992	Y	N	12917 63RD AVE NE
004	405570	0471	6/20/2012	\$775,000	\$798,000	2910	10	2011	Avg	8816	N	N	6425 NE 129TH ST
004	405570	0245	12/23/2010	\$770,000	\$786,000	3230	10	2002	Avg	9333	N	N	12949 64TH AVE NE
004	376170	0067	7/2/2010	\$940,000	\$931,000	3320	10	1979	Vgood	11875	N	N	13411 HOLMES POINT DR NE
004	938810	0030	12/9/2011	\$712,500	\$743,000	3720	10	1992	Avg	24393	Y	N	6303 NE 138TH PL
004	376170	0081	12/7/2010	\$805,000	\$820,000	4130	10	1999	Avg	13518	Y	N	6053 NE 135TH ST
004	376170	0087	7/22/2012	\$900,000	\$923,000	4270	10	2001	Good	10622	Y	N	6059 NE 135TH ST
004	500340	0050	6/24/2011	\$1,325,000	\$1,377,000	5040	10	1975	Good	38130	Y	N	7167 NE 126TH ST
004	405570	0285	3/12/2012	\$800,000	\$831,000	2840	11	1988	Good	17026	Y	N	6221 NE 129TH ST
004	330390	0210	5/9/2011	\$1,114,000	\$1,154,000	3250	11	2004	Avg	25449	Y	N	13436 64TH TER NE
004	938810	0031	3/15/2011	\$1,125,000	\$1,160,000	3800	11	2003	Avg	22651	Y	N	6317 NE 138TH PL
004	405570	0650	1/9/2012	\$1,234,000	\$1,285,000	4440	11	2005	Avg	76319	Y	N	13108 66TH PL NE
004	938810	0038	4/26/2012	\$1,200,000	\$1,242,000	4460	12	1987	Avg	31988	Y	N	6415 NE 138TH PL
004	376170	0096	6/27/2011	\$4,500,000	\$4,677,000	5210	12	2007	Avg	23300	Y	Y	6029 NE 135TH ST
005	375450	1270	3/26/2010	\$302,000	\$292,000	610	6	1986	Vgood	2248	Y	N	8839 NE 117TH PL

Improved Sales Used in this Physical Inspection Analysis
Area 37
(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
005	919410	0148	8/11/2011	\$369,950	\$385,000	1380	6	1963	Vgood	13098	N	N	12345 93RD AVE NE
005	376110	0145	5/24/2011	\$725,000	\$752,000	1390	6	1959	Avg	20055	Y	Y	11523 HOLMES POINT DR NE
005	919410	1387	1/13/2010	\$285,000	\$270,000	1400	6	1960	Avg	11052	N	N	12115 93RD AVE NE
005	607650	0421	2/2/2010	\$250,000	\$238,000	1410	6	1945	Avg	42028	N	N	7845 NE 122ND PL
005	376050	0460	7/13/2011	\$470,000	\$489,000	780	7	1977	Good	15720	Y	N	8319 NE 110TH PL
005	376000	0025	2/24/2010	\$355,000	\$341,000	1010	7	1960	Good	10392	N	N	9375 NE 120TH PL
005	919410	1820	4/1/2011	\$350,000	\$361,000	1040	7	1984	Avg	23906	N	N	12015 93RD AVE NE
005	510450	0090	12/4/2012	\$187,000	\$188,000	1088	7	1983	Avg	1530	N	N	9623 NE 121ST LN
005	376010	0360	3/17/2012	\$325,500	\$338,000	1090	7	1961	Good	9610	N	N	12120 94TH PL NE
005	510450	0300	6/21/2011	\$205,000	\$213,000	1100	7	1983	Avg	1469	N	N	9616 NE 121ST LN
005	607650	0423	4/4/2011	\$455,000	\$470,000	1130	7	1978	Avg	81253	N	N	7831 NE 122ND PL
005	510450	0270	4/5/2011	\$226,200	\$234,000	1136	7	1983	Good	1312	N	N	9624 NE 121ST LN
005	182235	0220	5/18/2012	\$327,500	\$338,000	1150	7	1986	Good	11304	N	N	9313 NE 123RD CT
005	376050	0342	5/27/2010	\$540,000	\$530,000	1150	7	1929	Avg	17324	Y	N	10933 80TH PL NE
005	432600	0020	1/27/2010	\$300,000	\$286,000	1150	7	1961	Vgood	9519	N	N	12326 97TH PL NE
005	376010	0060	11/6/2012	\$340,000	\$343,000	1160	7	1962	Good	9350	N	N	12204 95TH PL NE
005	376010	0440	11/10/2010	\$313,000	\$318,000	1160	7	1962	Good	9605	N	N	12215 95TH PL NE
005	376010	0270	1/13/2010	\$331,000	\$314,000	1180	7	1962	Avg	9609	N	N	12229 94TH PL NE
005	919410	1390	6/4/2012	\$295,000	\$304,000	1190	7	1959	Avg	16125	N	N	12135 93RD AVE NE
005	376050	0075	5/23/2012	\$890,000	\$919,000	1260	7	1979	Avg	6357	Y	Y	8857 NE JUANITA LN
005	376050	0445	6/16/2011	\$505,654	\$525,000	1300	7	1972	Vgood	10713	Y	N	11006 83RD AVE NE
005	182235	0090	7/25/2012	\$340,000	\$349,000	1320	7	1986	Good	6327	N	N	9319 NE 121ST CT
005	376000	0005	3/21/2012	\$291,504	\$303,000	1390	7	1959	Avg	9536	N	N	9365 NE 120TH PL
005	376050	0310	4/8/2011	\$630,000	\$651,000	1470	7	1936	Avg	13839	Y	N	8185 NE JUANITA DR
005	376290	0060	2/23/2011	\$359,000	\$369,000	1480	7	1983	Good	8438	N	N	11934 80TH PL NE
005	405570	1450	4/29/2010	\$975,000	\$951,000	1500	7	1926	Avg	9557	Y	Y	11837 HOLMES POINT DR NE

Improved Sales Used in this Physical Inspection Analysis
Area 37
(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
005	432600	0190	12/27/2012	\$287,000	\$287,000	1540	7	1961	Good	9541	N	N	12208 96TH PL NE
005	375450	0655	8/27/2010	\$340,000	\$340,000	1680	7	1936	Good	7500	Y	N	11849 89TH PL NE
005	432600	0140	9/15/2011	\$300,000	\$313,000	1710	7	1961	Vgood	9508	N	N	12237 96TH PL NE
005	182235	0100	6/10/2010	\$400,000	\$394,000	1760	7	1986	Good	7946	N	N	9318 NE 121ST CT
005	376010	0040	10/26/2011	\$330,000	\$344,000	1880	7	1962	Good	9350	N	N	12222 95TH PL NE
005	376290	0010	5/18/2010	\$414,950	\$407,000	2180	7	1982	Good	7200	N	N	8101 NE 120TH ST
005	375450	0830	5/13/2011	\$459,950	\$477,000	2200	7	1995	Avg	6000	Y	N	8926 NE 118TH PL
005	952701	0270	6/21/2010	\$317,000	\$313,000	1170	8	1989	Avg	7488	N	N	8137 NE 121ST ST
005	376290	0200	8/21/2012	\$400,000	\$409,000	1190	8	1983	Good	7311	N	N	8005 NE 120TH ST
005	952700	0100	1/12/2011	\$366,000	\$375,000	1230	8	1977	Good	7980	N	N	8204 NE 122ND PL
005	952700	0240	12/21/2012	\$302,000	\$303,000	1270	8	1977	Good	6750	N	N	12203 82ND AVE NE
005	952700	0010	10/14/2010	\$350,000	\$354,000	1270	8	1976	Good	8000	N	N	12247 84TH AVE NE
005	952700	0540	3/4/2010	\$365,000	\$351,000	1270	8	1976	Avg	7500	N	N	8325 NE 120TH PL
005	952701	0070	10/24/2011	\$350,000	\$365,000	1290	8	1977	Good	7000	N	N	8150 NE 121ST ST
005	952701	0350	10/12/2011	\$340,000	\$355,000	1290	8	1977	Avg	8140	N	N	8114 NE 120TH ST
005	952701	0190	5/17/2012	\$399,900	\$413,000	1330	8	1978	Good	7600	N	N	12003 81ST AVE NE
005	033310	0080	4/2/2012	\$339,500	\$352,000	1360	8	1977	Good	10800	N	N	11403 80TH AVE NE
005	326102	0010	12/7/2010	\$399,200	\$407,000	1380	8	1978	Avg	10434	N	N	8235 NE 115TH WAY
005	952700	0430	4/24/2012	\$408,500	\$423,000	1400	8	1976	Good	7500	N	N	8303 NE 121ST PL
005	326101	0330	7/13/2011	\$510,000	\$531,000	1420	8	1977	Good	10000	Y	N	8127 NE 115TH CT
005	376050	0360	6/29/2011	\$340,000	\$353,000	1420	8	1979	Avg	5778	Y	N	8015 NE 112TH ST
005	197440	0090	7/20/2012	\$375,000	\$385,000	1460	8	1969	Avg	9600	N	N	7449 NE 118TH PL
005	326102	0090	12/9/2011	\$445,000	\$464,000	1540	8	1978	Good	8550	N	N	11219 83RD PL NE
005	376050	0645	11/10/2010	\$405,000	\$411,000	1540	8	1976	Avg	16022	Y	N	11306 83RD PL NE
005	326101	0290	8/11/2010	\$480,000	\$479,000	1550	8	1977	Avg	14244	Y	N	8226 NE 115TH PL
005	326101	0210	12/24/2012	\$516,000	\$517,000	1590	8	1977	Good	7700	Y	N	8215 NE 115TH PL

Improved Sales Used in this Physical Inspection Analysis
Area 37
(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
005	326100	0280	12/21/2012	\$400,000	\$401,000	1610	8	1976	Good	11050	N	N	11420 80TH AVE NE
005	326100	0070	11/7/2012	\$499,000	\$504,000	1610	8	1976	Good	9600	N	N	11312 81ST AVE NE
005	326102	0370	11/17/2010	\$412,500	\$419,000	1610	8	1979	Good	9750	N	N	8236 NE 115TH WAY
005	376290	0140	8/17/2010	\$360,000	\$360,000	1620	8	1984	Good	7354	N	N	11915 80TH PL NE
005	033310	0138	3/2/2010	\$535,000	\$514,000	1640	8	1977	Vgood	17160	N	N	7818 NE 112TH ST
005	384070	0858	5/5/2011	\$415,000	\$430,000	1670	8	1987	Good	9611	N	N	7630 NE 124TH ST
005	405570	1035	9/18/2012	\$393,000	\$400,000	1680	8	1975	Avg	10000	N	N	11733 76TH AVE NE
005	405570	1035	5/26/2011	\$390,000	\$405,000	1680	8	1975	Avg	10000	N	N	11733 76TH AVE NE
005	033310	0136	5/25/2010	\$450,000	\$442,000	1690	8	1977	Avg	18172	N	N	7830 NE 112TH ST
005	033310	0105	8/22/2011	\$467,902	\$487,000	1740	8	1958	Good	73402	N	N	11415 JUANITA DR NE
005	197420	0070	10/17/2012	\$375,000	\$380,000	1760	8	1966	Good	10070	N	N	7615 NE 123RD ST
005	919410	2320	3/9/2010	\$485,000	\$467,000	1760	8	2001	Avg	5375	Y	N	12045 89TH PL NE
005	326102	0340	9/24/2012	\$500,000	\$509,000	1780	8	1978	Good	9912	Y	N	11521 84TH AVE NE
005	326101	0130	2/14/2011	\$450,000	\$463,000	1810	8	1976	Avg	11228	Y	N	8221 NE 115TH WAY
005	376050	0157	6/2/2010	\$638,000	\$628,000	1810	8	1982	Good	10880	Y	N	8541 NE JUANITA DR
005	375450	1120	7/12/2010	\$525,000	\$521,000	1860	8	1995	Avg	7500	Y	N	8813 NE 118TH PL
005	197430	0140	10/23/2012	\$446,000	\$452,000	1890	8	1968	Good	10918	N	N	7430 NE 120TH ST
005	375450	0562	11/4/2011	\$535,000	\$558,000	1900	8	2008	Avg	2944	Y	N	11830 89TH AVE NE
005	197430	0010	5/5/2011	\$418,000	\$433,000	1900	8	1968	Vgood	11600	N	N	7454 NE 120TH PL
005	376000	0035	9/26/2012	\$466,000	\$474,000	1910	8	2002	Avg	10489	N	N	9376 NE 120TH PL
005	033310	0156	2/6/2012	\$438,000	\$456,000	1920	8	1973	Avg	16200	N	N	11214 CHAMPAGNE POINT RD NE
005	033310	0156	3/28/2011	\$411,000	\$424,000	1920	8	1973	Avg	16200	N	N	11214 CHAMPAGNE POINT RD NE
005	326102	0150	11/20/2010	\$395,000	\$401,000	2090	8	1979	Avg	10200	N	N	11240 82ND PL NE
005	254111	0080	5/19/2010	\$446,250	\$437,000	2110	8	1993	Good	6400	N	N	7650 NE 125TH ST
005	376050	0070	7/9/2012	\$1,190,000	\$1,223,000	2190	8	1983	Good	7085	Y	Y	8873 NE JUANITA LN
005	919410	2350	4/17/2012	\$550,000	\$570,000	2240	8	2001	Avg	5375	Y	N	12029 89TH PL NE

Improved Sales Used in this Physical Inspection Analysis
Area 37
(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
005	375450	0377	2/22/2011	\$550,000	\$566,000	2370	8	1996	Avg	8813	Y	N	11725 90TH AVE NE
005	254111	0140	5/6/2010	\$490,000	\$479,000	2390	8	1993	Good	6765	N	N	7661 NE 125TH ST
005	254111	0020	3/20/2012	\$400,000	\$415,000	2430	8	1993	Avg	11897	N	N	7624 NE 125TH ST
005	540600	0090	1/26/2011	\$433,000	\$444,000	2760	8	1995	Avg	9355	N	N	8425 NE 121ST PL
005	376050	0092	3/14/2011	\$950,000	\$979,000	2870	8	1976	Avg	8010	Y	Y	8855 NE JUANITA LN
005	376050	0335	11/26/2012	\$620,000	\$624,000	1750	9	1984	Avg	13415	Y	N	10916 80TH PL NE
005	033310	0225	4/26/2010	\$1,000,000	\$975,000	1910	9	1938	Avg	18958	Y	N	7935 NE 112TH ST
005	375450	0566	5/24/2010	\$625,000	\$613,000	2080	9	2008	Avg	2971	Y	N	11825 89TH PL NE
005	894990	0065	5/20/2010	\$500,000	\$490,000	2120	9	1972	Avg	11700	N	N	11436 80TH AVE NE
005	376110	0260	10/8/2012	\$836,000	\$849,000	2150	9	1954	Avg	66125	Y	N	11530 HOLMES POINT DR NE
005	375450	1020	3/23/2010	\$737,000	\$712,000	2200	9	2009	Avg	7549	Y	N	8822 NE 118TH PL
005	033310	0269	12/11/2012	\$4,000,000	\$4,016,000	2270	9	1955	Avg	183641	Y	Y	7643 NE CHAMPAGNE POINT PL
005	375450	0564	6/21/2011	\$605,000	\$629,000	2290	9	2008	Avg	2892	Y	N	11831 89TH PL NE
005	405570	1001	9/30/2010	\$580,000	\$584,000	2310	9	1974	Good	25000	N	N	11650 73RD PL NE
005	153150	0090	9/21/2012	\$742,990	\$756,000	2320	9	2012	Avg	5001	Y	N	11711 82ND AVE NE
005	153150	0110	1/1/2012	\$699,950	\$729,000	2340	9	2011	Avg	5000	Y	N	8165 NE 117TH PL
005	376230	0105	1/22/2010	\$800,000	\$761,000	2351	9	2009	Avg	7760	N	N	11259 CHAMPAGNE POINT LN NE
005	405570	1105	8/20/2012	\$825,000	\$843,000	2360	9	1985	Good	27442	Y	N	11909 73RD PL NE
005	952235	0050	1/30/2012	\$589,000	\$613,000	2410	9	1994	Good	9585	N	N	8018 NE 122ND PL
005	865030	0020	8/29/2012	\$515,000	\$526,000	2430	9	1999	Good	4365	N	N	11459 79TH WAY NE
005	919410	1677	6/3/2011	\$597,000	\$620,000	2450	9	1990	Vgood	8284	N	N	12015 93RD PL NE
005	865030	0040	10/10/2012	\$515,000	\$523,000	2530	9	2000	Good	4365	N	N	11447 79TH WAY NE
005	687000	0110	6/11/2012	\$547,450	\$564,000	2530	9	2004	Avg	3912	N	N	8654 NE 123RD PL
005	865030	0060	11/7/2011	\$535,000	\$558,000	2530	9	2000	Good	4367	N	N	11435 79TH WAY NE
005	687000	0100	7/15/2010	\$568,000	\$564,000	2540	9	2004	Avg	3596	N	N	8660 NE 123RD PL
005	029391	0190	11/24/2010	\$536,000	\$545,000	2570	9	2001	Avg	5470	N	N	11952 82ND PL NE

Improved Sales Used in this Physical Inspection Analysis
Area 37
(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
005	919410	1850	12/9/2010	\$550,000	\$560,000	2610	9	1998	Good	7580	N	N	9213 NE 121ST CT
005	033310	0267	8/27/2012	\$1,000,000	\$1,021,000	2720	9	2012	Avg	9889	Y	N	11147 78TH LN NE
005	279670	0160	8/26/2010	\$469,900	\$470,000	2740	9	1976	Avg	16769	Y	N	11623 73RD PL NE
005	687000	0050	10/21/2010	\$530,000	\$536,000	2770	9	2004	Avg	5821	N	N	8667 NE 123RD PL
005	376050	0670	7/7/2011	\$789,900	\$821,000	2820	9	2004	Avg	13365	Y	N	11208 83RD PL NE
005	687000	0010	9/24/2010	\$535,000	\$539,000	2820	9	2004	Avg	5216	N	N	8605 NE 123RD PL
005	279670	0180	10/10/2011	\$497,000	\$518,000	2870	9	1978	Vgood	15628	N	N	11611 73RD PL NE
005	033310	0266	6/19/2012	\$950,000	\$978,000	2890	9	2011	Avg	10023	Y	N	11143 78TH LN NE
005	153150	0040	4/24/2012	\$669,950	\$694,000	2890	9	2012	Avg	5511	N	N	8156 NE 117TH PL
005	153150	0010	10/18/2012	\$669,950	\$679,000	2910	9	2012	Avg	6061	N	N	8132 NE 117TH PL
005	153150	0070	7/25/2011	\$659,950	\$687,000	2960	9	2011	Avg	6835	N	N	8180 NE 117TH PL
005	376730	0033	10/8/2010	\$639,000	\$645,000	2990	9	1995	Good	15929	N	N	11748 82ND AVE NE
005	279670	0170	6/5/2012	\$699,950	\$722,000	3010	9	1989	Good	15033	N	N	7230 NE 116TH ST
005	153150	0120	2/23/2012	\$769,950	\$800,000	3010	9	2011	Avg	5000	Y	N	8157 NE 117TH PL
005	153150	0150	4/13/2011	\$749,950	\$775,000	3030	9	2010	Avg	6517	N	N	8149 NE 117TH PL
005	153150	0100	8/20/2012	\$769,950	\$787,000	3050	9	2012	Avg	5501	Y	N	11705 82ND AVE NE
005	390260	0100	2/17/2012	\$541,000	\$563,000	3050	9	2008	Avg	4169	N	N	8517 NE 123RD PL
005	390260	0140	2/9/2011	\$649,000	\$667,000	3050	9	2008	Avg	4171	N	N	8431 NE 123RD PL
005	153150	0020	11/7/2012	\$684,950	\$692,000	3090	9	2012	Avg	6061	N	N	8140 NE 117TH PL
005	153150	0050	3/25/2012	\$674,950	\$700,000	3090	9	2012	Avg	5511	N	N	8164 NE 117TH PL
005	302605	9331	2/2/2010	\$639,900	\$610,000	3150	9	1985	Vgood	18730	N	N	12225 86TH AVE NE
005	033310	0265	4/25/2012	\$974,950	\$1,009,000	3160	9	2011	Avg	10043	Y	N	11133 78TH LN NE
005	153150	0130	5/8/2012	\$679,950	\$703,000	3200	9	2012	Avg	6860	Y	N	8153 NE 117TH PL
005	390260	0020	2/17/2012	\$615,000	\$639,000	3300	9	2011	Avg	4377	N	N	8410 NE 123RD PL
005	390260	0120	12/15/2010	\$630,000	\$643,000	3310	9	2008	Avg	4169	N	N	8505 NE 123RD PL
005	376730	0062	12/28/2012	\$770,000	\$771,000	3390	9	2012	Avg	11403	Y	N	8220 NE 117TH ST

Improved Sales Used in this Physical Inspection Analysis
Area 37
(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
005	376730	0060	12/4/2012	\$797,990	\$802,000	3390	9	2012	Avg	8638	Y	N	8210 NE 117TH ST
005	390260	0030	11/22/2011	\$621,000	\$648,000	3430	9	2011	Avg	4340	N	N	8418 NE 123RD PL
005	390260	0070	4/21/2011	\$634,800	\$657,000	3440	9	2009	Avg	4505	N	N	8438 NE 123RD PL
005	376730	0061	12/20/2012	\$784,500	\$786,000	3470	9	2012	Avg	8004	Y	N	8216 NE 117TH ST
005	390260	0050	4/13/2011	\$629,800	\$651,000	3490	9	2011	Avg	4268	N	N	8428 NE 123RD LN
005	390260	0110	8/22/2012	\$670,000	\$685,000	3500	9	2008	Avg	4168	N	N	8511 NE 123RD PL
005	390260	0060	8/11/2011	\$615,000	\$641,000	3500	9	2009	Avg	4268	N	N	8432 NE 123RD PL
005	390260	0040	7/27/2011	\$629,800	\$656,000	3510	9	2011	Avg	4294	N	N	8424 NE 123RD PL
005	390260	0090	12/15/2010	\$629,800	\$642,000	3550	9	2009	Avg	4147	N	N	8514 NE 123RD PL
005	376110	0255	11/18/2010	\$400,000	\$406,000	3560	9	2011	Avg	8865	Y	N	11121 CHAMPAGNE POINT RD NE
005	390260	0010	4/17/2012	\$580,000	\$601,000	3580	9	2011	Avg	4673	N	N	8404 NE 123RD PL
005	302605	9220	1/13/2012	\$880,000	\$916,000	2750	10	1980	Good	21780	Y	N	11918 86TH AVE NE
005	376050	0510	4/27/2010	\$1,030,000	\$1,004,000	2920	10	2001	Good	10043	Y	N	8501 NE 110TH PL
005	376050	0401	7/2/2012	\$875,000	\$900,000	2930	10	2008	Avg	6941	Y	N	8124 NE JUANITA DR
005	376110	0096	4/15/2010	\$2,125,000	\$2,066,000	2970	10	2003	Good	10068	Y	Y	11069 CHAMPAGNE POINT RD NE
005	033310	0229	5/31/2011	\$1,000,000	\$1,038,000	3080	10	2004	Avg	7909	Y	N	7949 NE 112TH ST
005	279670	0156	9/28/2012	\$729,000	\$741,000	3670	10	1978	Avg	16341	Y	N	11643 73RD PL NE
005	376050	0163	11/18/2011	\$1,600,000	\$1,668,000	3720	10	1993	Avg	10687	Y	Y	8547 NE JUANITA DR
005	376050	0030	2/25/2010	\$1,052,965	\$1,011,000	4160	10	2012	Avg	9232	Y	Y	9015 NE JUANITA LN
005	376050	0573	7/7/2011	\$820,000	\$853,000	2605	11	1989	Avg	15085	Y	N	8911 NE 116TH PL
005	254090	0030	12/7/2011	\$1,140,000	\$1,188,000	2620	11	1992	Good	11310	Y	N	11910 87TH PL NE
005	252604	9040	10/16/2012	\$859,000	\$871,000	2640	11	1998	Avg	22104	Y	N	11625 82ND AVE NE
005	252604	9040	11/3/2011	\$880,000	\$918,000	2640	11	1998	Avg	22104	Y	N	11625 82ND AVE NE
005	375450	0245	7/12/2011	\$955,000	\$993,000	3330	11	2008	Avg	6562	Y	N	11904 89TH PL NE
005	376050	0570	6/7/2010	\$842,000	\$829,000	3390	11	1989	Avg	15380	Y	N	8907 NE 116TH PL
005	033310	0237	12/28/2010	\$1,050,000	\$1,073,000	3410	11	1998	Avg	9728	Y	N	11128 79TH PL NE

Improved Sales Used in this Physical Inspection Analysis
Area 37
(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
005	375450	0640	6/6/2011	\$862,000	\$895,000	3420	11	2009	Avg	4500	Y	N	11837 89TH PL NE
005	033310	0236	5/26/2011	\$1,538,000	\$1,595,000	3440	11	2000	Avg	10120	Y	N	11136 79TH PL NE
005	375450	0235	8/14/2012	\$1,150,000	\$1,176,000	3490	11	2008	Avg	6562	Y	N	11908 89TH PL NE
005	375450	0235	9/14/2011	\$1,050,000	\$1,095,000	3490	11	2008	Avg	6562	Y	N	11908 89TH PL NE
005	254090	0210	12/28/2010	\$1,200,000	\$1,226,000	3580	11	2005	Avg	11310	Y	N	12012 85TH PL NE
005	376050	0407	10/8/2012	\$950,000	\$964,000	3700	11	2009	Avg	13095	Y	N	8150 NE JUANITA DR
005	033310	0230	10/21/2011	\$2,995,000	\$3,123,000	3710	11	1998	Vgood	18025	Y	Y	11122 79TH PL NE
005	638997	0070	9/7/2012	\$1,031,000	\$1,051,000	3760	11	2003	Avg	9540	Y	N	7339 NE 120TH PL
005	952230	0250	8/14/2012	\$1,195,000	\$1,222,000	3780	11	1997	Good	11113	Y	N	8493 NE WOODLAND COVE DR
005	952230	0150	5/17/2011	\$1,000,000	\$1,037,000	4080	11	1996	Avg	11967	N	N	8422 NE WOODLAND COVE DR
005	033310	0235	7/27/2012	\$1,250,000	\$1,282,000	4090	11	1999	Good	10656	Y	N	11144 79TH PL NE
005	638997	0100	2/23/2011	\$1,700,000	\$1,749,000	4330	11	2006	Avg	13011	Y	N	7323 NE 120TH PL
005	638997	0130	2/11/2012	\$1,385,000	\$1,441,000	4640	11	2006	Avg	8940	Y	N	7320 NE 120TH PL
005	638997	0120	10/12/2011	\$1,560,000	\$1,627,000	4990	11	2005	Avg	11035	Y	N	7312 NE 120TH PL
005	302605	9324	12/21/2010	\$1,240,000	\$1,266,000	2680	12	1990	Avg	18295	Y	N	11806 84TH AVE NE
005	254090	0080	11/15/2011	\$1,550,000	\$1,616,000	3200	12	2001	Avg	11310	Y	N	11818 86TH AVE NE

Improved Sales Removed in this Physical Inspection Analysis
Area 37
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	132604	9160	6/23/2012	\$290,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	132604	9185	10/19/2010	\$503,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	135730	0160	3/22/2011	\$355,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	163550	0190	8/9/2010	\$557,000	RELOCATION - SALE TO SERVICE
001	185320	0020	4/11/2011	\$522,500	RELOCATION - SALE TO SERVICE
001	242604	9073	9/2/2011	\$880,000	SEGREGATION AND/OR MERGER
001	321121	0060	12/10/2011	\$253,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	325948	0040	9/15/2011	\$359,500	STATEMENT TO DOR
001	327700	0050	11/10/2010	\$250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	327700	0070	7/12/2012	\$280,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	357900	0370	6/22/2011	\$345,000	RELOCATION - SALE TO SERVICE
001	357900	0650	7/16/2012	\$260,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	357980	0240	12/13/2010	\$190,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	357980	0290	7/25/2012	\$230,000	FORCED SALE
001	357980	0350	3/14/2012	\$181,000	CORPORATE AFFILIATES
001	357990	0070	8/16/2010	\$239,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	358090	0260	7/5/2012	\$302,489	EXEMPT FROM EXCISE TAX
001	358100	0040	8/29/2012	\$157,400	NON-REPRESENTATIVE SALE
001	364910	0005	7/17/2012	\$267,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	364910	0097	8/9/2011	\$303,719	MULTI-PARCEL SALE
001	364910	0123	5/11/2011	\$300,000	NON-REPRESENTATIVE SALE
001	364910	0183	9/9/2011	\$253,000	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
001	364910	0245	5/31/2012	\$212,850	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
001	364910	0291	8/12/2010	\$128,298	RELATED PARTY, FRIEND, OR NEIGHBOR
001	364910	0315	3/30/2012	\$206,900	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	376800	0230	11/30/2010	\$355,000	NO MARKET EXPOSURE
001	381980	0140	5/10/2010	\$200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	381980	0550	9/7/2011	\$402,998	QUIT CLAIM DEED
001	384070	0003	7/29/2012	\$55,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	384070	0747	6/24/2011	\$241,000	NON-REPRESENTATIVE SALE
001	384070	0751	2/18/2010	\$369,000	NON-REPRESENTATIVE SALE
001	418980	0090	2/6/2011	\$108,850	QUIT CLAIM DEED
001	562830	0005	12/19/2010	\$185,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	562830	0030	3/13/2012	\$215,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
001	562830	0030	11/29/2011	\$234,627	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
001	562830	0060	3/20/2012	\$190,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed in this Physical Inspection Analysis
Area 37
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	563150	0110	11/21/2011	\$200,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	563150	0150	8/29/2012	\$338,155	EXEMPT FROM EXCISE TAX
001	563150	0157	10/20/2011	\$200,000	STATEMENT TO DOR
001	563150	0178	11/11/2011	\$200,000	NON-REPRESENTATIVE SALE
001	563150	0212	4/19/2010	\$243,000	NO MARKET EXPOSURE
001	563150	0256	8/31/2010	\$339,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	563150	0370	6/20/2012	\$240,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
001	563150	0427	3/6/2012	\$200,000	EXEMPT FROM EXCISE TAX
001	563150	0458	6/27/2010	\$73,605	RELATED PARTY, FRIEND, OR NEIGHBOR
001	563150	0590	7/27/2011	\$457,000	MULTI-PARCEL SALE
001	563150	0634	9/23/2011	\$197,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	563150	1070	10/12/2011	\$282,000	STATEMENT TO DOR
001	563150	1161	3/22/2011	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	563150	1181	8/27/2010	\$344,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	563150	1255	9/5/2012	\$225,000	NON-REPRESENTATIVE SALE
001	563450	0036	9/1/2010	\$230,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	563450	0145	2/6/2012	\$250,000	NO MARKET EXPOSURE
001	639600	0020	4/10/2012	\$269,199	NON-REPRESENTATIVE SALE
001	639600	0270	8/17/2011	\$285,000	NON-REPRESENTATIVE SALE
001	639600	0270	3/22/2011	\$276,000	EXEMPT FROM EXCISE TAX
001	795480	0060	3/26/2012	\$210,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
001	795480	0060	12/15/2011	\$337,343	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
001	795480	0070	11/20/2012	\$239,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
001	798090	0042	5/4/2011	\$200,000	QUESTIONABLE PER APPRAISAL
001	798090	0072	12/6/2011	\$568,374	EXEMPT FROM EXCISE TAX
001	869060	0020	3/15/2012	\$145,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
001	869060	0070	12/21/2011	\$213,400	NO MARKET EXPOSURE
002	039530	0490	12/22/2011	\$296,130	EXEMPT FROM EXCISE TAX
002	039530	0660	11/13/2012	\$180,000	CORPORATE AFFILIATES; NO MARKET EXPOSURE
002	070445	0290	7/27/2012	\$504,873	NO MARKET EXPOSURE
002	070450	0100	6/12/2012	\$478,064	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	076690	0210	9/8/2010	\$275,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	076690	0260	9/7/2011	\$279,950	NO MARKET EXPOSURE
002	077690	0050	11/18/2011	\$350,922	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
002	111900	0190	7/14/2010	\$480,500	NO MARKET EXPOSURE
002	113800	0400	5/17/2011	\$230,000	STATEMENT TO DOR
002	113802	0040	5/27/2011	\$244,609	NON-REPRESENTATIVE SALE
002	141970	0100	5/18/2012	\$285,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed in this Physical Inspection Analysis
Area 37
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	141970	0140	7/2/2012	\$339,500	RELATED PARTY, FRIEND, OR NEIGHBOR
002	172751	0030	3/5/2012	\$145,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	172751	0060	6/18/2012	\$266,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	173610	0130	10/15/2012	\$172,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	192605	9027	12/9/2010	\$265,000	NO MARKET EXPOSURE
002	192605	9063	12/28/2011	\$200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	192605	9099	5/17/2011	\$381,000	FINANCIAL INSTITUTION RESALE
002	212541	0300	8/25/2010	\$391,327	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	229670	0800	12/12/2011	\$359,104	NO MARKET EXPOSURE
002	229740	0270	6/8/2012	\$252,500	NON-REPRESENTATIVE SALE
002	229741	0070	12/7/2010	\$250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	229741	0090	8/13/2012	\$346,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	229741	0090	5/23/2012	\$392,816	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	232972	0230	3/6/2010	\$140,216	RELATED PARTY, FRIEND, OR NEIGHBOR
002	254085	0380	7/31/2012	\$342,000	QUESTIONABLE PER APPRAISAL
002	254085	0380	1/26/2012	\$340,845	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	265100	0120	6/19/2012	\$226,089	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	265100	0120	6/5/2012	\$268,966	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
002	265110	0070	8/20/2012	\$422,924	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	278360	0050	2/1/2011	\$255,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	302605	9004	8/16/2011	\$137,500	RELATED PARTY, FRIEND, OR NEIGHBOR
002	302605	9008	6/6/2010	\$305,000	STATEMENT TO DOR
002	302605	9241	8/17/2011	\$285,000	NON-REPRESENTATIVE SALE
002	302605	9259	8/9/2010	\$314,500	NO MARKET EXPOSURE
002	357480	1500	12/17/2010	\$491,068	EXEMPT FROM EXCISE TAX
002	357480	1690	12/22/2011	\$260,600	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	357811	0070	3/9/2012	\$138,404	RELATED PARTY, FRIEND, OR NEIGHBOR
002	375500	0070	4/15/2010	\$147,500	RELATED PARTY, FRIEND, OR NEIGHBOR
002	375510	0130	6/12/2012	\$175,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	375510	0340	6/19/2012	\$136,357	RELATED PARTY, FRIEND, OR NEIGHBOR
002	375680	0080	7/26/2012	\$323,105	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
002	376280	0010	12/15/2010	\$640,000	QUESTIONABLE PER APPRAISAL
002	376280	0020	9/17/2010	\$360,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	376439	0130	1/7/2011	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	509790	0230	10/7/2010	\$393,657	NO MARKET EXPOSURE
002	509790	0380	11/15/2012	\$60,077	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
002	514500	0310	6/4/2012	\$173,000	NON-REPRESENTATIVE SALE
002	514500	0460	3/29/2010	\$235,955	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

Improved Sales Removed in this Physical Inspection Analysis
Area 37
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	563050	0383	2/25/2010	\$650,000	SEGREGATION AND/OR MERGER; SHORT SALE
002	563250	0040	10/23/2012	\$229,900	NO MARKET EXPOSURE
002	563250	0140	11/28/2011	\$235,000	EXEMPT FROM EXCISE TAX
002	661991	0170	12/20/2010	\$400,000	NON-REPRESENTATIVE SALE
002	661992	0040	12/28/2010	\$495,000	RELOCATION - SALE TO SERVICE
002	865171	0440	9/1/2010	\$350,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	937900	0060	6/20/2012	\$475,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	028061	0030	3/9/2012	\$731,106	EXEMPT FROM EXCISE TAX
003	072605	9168	10/22/2010	\$250,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	142604	9068	10/5/2010	\$215,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	330080	0010	6/14/2010	\$180,000	NO MARKET EXPOSURE
003	357700	0153	12/13/2011	\$590,333	RELATED PARTY, FRIEND, OR NEIGHBOR
003	358275	0230	10/22/2010	\$220,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	358275	0320	11/2/2012	\$220,000	NO MARKET EXPOSURE
003	358276	0230	12/8/2011	\$335,250	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	563450	0425	11/9/2012	\$433,000	NO MARKET EXPOSURE
003	563450	0770	5/5/2011	\$335,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	701800	0090	2/21/2012	\$230,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	871850	0225	12/10/2012	\$333,373	BANKRUPTCY - RECEIVER OR TRUSTEE
003	940650	0570	5/24/2011	\$80,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	197370	0180	8/3/2011	\$181,000	NON-REPRESENTATIVE SALE
004	376170	0058	6/14/2010	\$1,695,000	RELOCATION - SALE TO SERVICE
004	376170	0260	7/25/2011	\$925,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	405570	0126	4/5/2012	\$340,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	405570	0161	10/13/2010	\$30,000	QUIT CLAIM DEED; PLOTTAGE; MULTI-PARCEL SALE
004	405570	0722	7/5/2011	\$417,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	405570	1230	10/13/2010	\$30,000	QUIT CLAIM DEED; PLOTTAGE; MULTI-PARCEL SALE
004	867790	0121	8/1/2011	\$59,036	RELATED PARTY, FRIEND, OR NEIGHBOR
004	957300	0110	3/25/2010	\$315,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	029390	0010	10/17/2012	\$865,000	EXEMPT FROM EXCISE TAX
005	033310	0060	5/25/2012	\$305,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	033310	0285	7/22/2010	\$2,250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	033310	0300	11/14/2012	\$1,160,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	153150	0060	12/1/2010	\$570,000	NO MARKET EXPOSURE
005	182235	0090	2/10/2012	\$254,500	EXEMPT FROM EXCISE TAX
005	254090	0010	4/29/2010	\$1,000,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	254111	0110	5/17/2011	\$350,000	CORRECTION DEED; EXEMPT FROM EXCISE TAX
005	254111	0120	9/16/2012	\$472,124	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX

Improved Sales Removed in this Physical Inspection Analysis
Area 37
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	254111	0120	8/29/2012	\$472,124	EXEMPT FROM EXCISE TAX
005	279670	0055	12/5/2011	\$1,000,000	NON-REPRESENTATIVE SALE
005	279670	0079	8/4/2010	\$31,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	279670	0080	1/20/2012	\$1,195,389	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
005	326101	0130	2/10/2011	\$159,197	QUIT CLAIM DEED
005	375450	1135	12/19/2012	\$260,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	375450	1195	8/30/2012	\$213,292	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
005	376000	0005	10/23/2012	\$136,588	QUIT CLAIM DEED
005	376010	0120	10/12/2011	\$294,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	376010	0170	3/27/2012	\$295,000	STATEMENT TO DOR
005	376010	0170	12/16/2011	\$277,922	EXEMPT FROM EXCISE TAX
005	376010	0230	3/16/2010	\$250,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	376010	0250	5/9/2011	\$250,000	NON-REPRESENTATIVE SALE
005	376050	0110	4/29/2011	\$1,190,772	MULTI-PARCEL SALE
005	376050	0110	10/27/2010	\$1,100,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	376050	0290	5/30/2012	\$932,149	EXEMPT FROM EXCISE TAX
005	376050	0407	6/4/2012	\$779,000	NON-REPRESENTATIVE SALE
005	376050	0407	1/6/2012	\$1,382,072	EXEMPT FROM EXCISE TAX
005	376110	0246	11/22/2012	\$1,250,000	NO MARKET EXPOSURE
005	376110	0340	5/11/2011	\$950,000	NO MARKET EXPOSURE
005	510450	0170	1/18/2012	\$200,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
005	510450	0170	9/26/2011	\$229,124	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
005	510450	0210	7/21/2010	\$148,050	BANKRUPTCY - RECEIVER OR TRUSTEE
005	919410	0149	9/21/2011	\$196,000	NON-REPRESENTATIVE SALE
005	952230	0120	12/12/2011	\$1,905,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	952700	0110	3/23/2010	\$320,000	NON-REPRESENTATIVE SALE
005	952700	0430	12/29/2011	\$240,000	NON-REPRESENTATIVE SALE
005	952701	0160	12/9/2011	\$247,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX

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

Application of these recommended values for the 2013 assessment year (taxes payable in 2014) results in an average total change from the 2012 assessments of +3.3%. 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.

Model Development, Description and Conclusions:

Of the 51 Mobile Homes within Area 37 there was only 1 sale which precluded model development.

Mobile Home Valuation method used is Base Land + RCNLD.



King County

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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