

Residential Revalue

2013 Assessment Roll

Bothell/East Kenmore

Area 38

King County Department of Assessments

Seattle, Washington



King County

Department of Assessments

Accounting Division

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

Lloyd Hara
Assessor

Dear Property Owners:

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

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

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

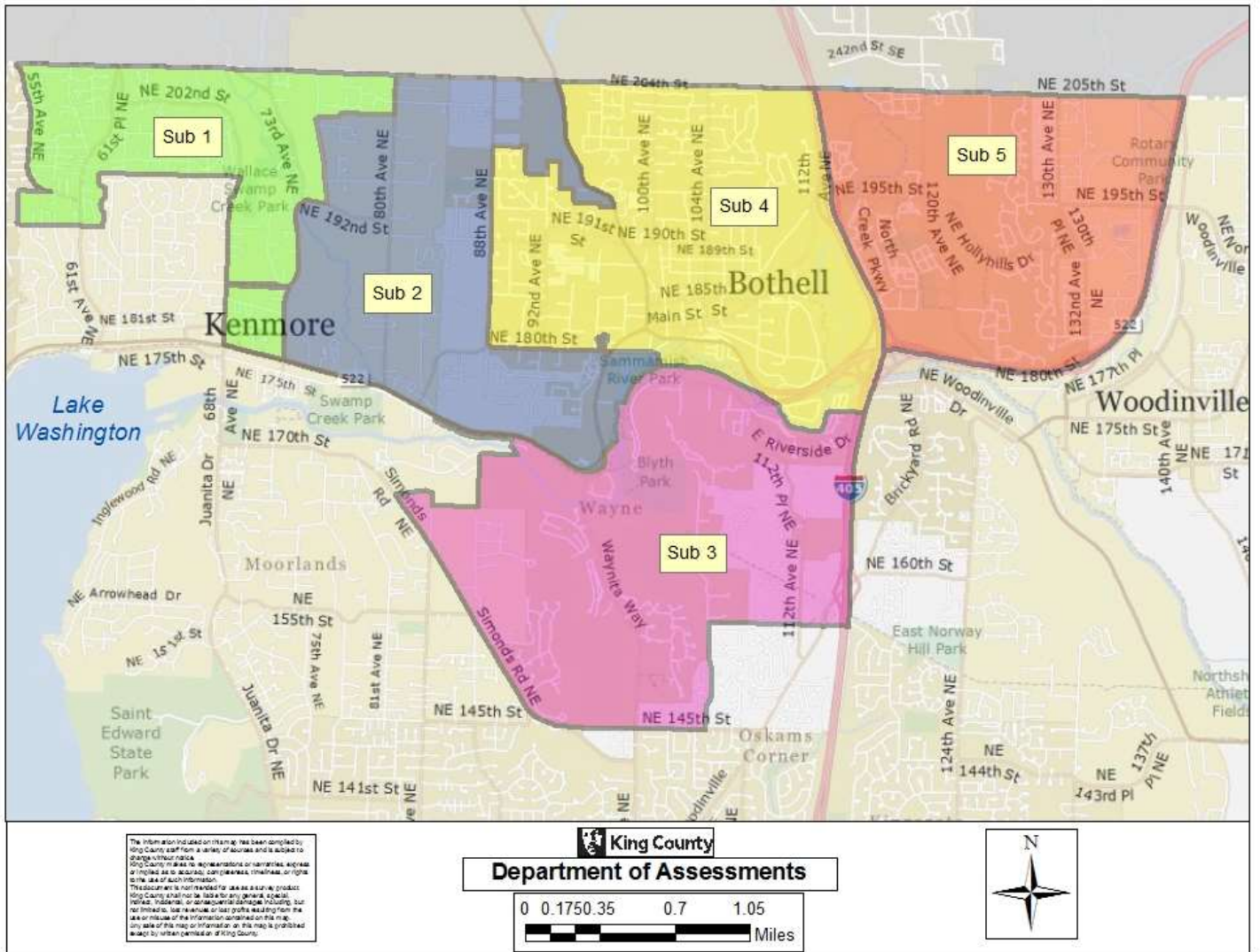
<http://www.kingcounty.gov/Assessor/Reports/AreaReports/~media/Assessor/AreaReports/AppraisalStandard.aspx>

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

Sincerely,

Lloyd Hara
Assessor

Area 38 Sub Areas



Bothell/East Kenmore

Housing

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Grade 5/ Year Built 1932/ Total Living Area 530SF



Grade 6/ Year Built 1936/Total Living Area 1780SF



Grade 7/ Year Built 1988/ Total Living Area 1530 SF



Grade 8/ Year Built 1999/Total Living Area 2880SF



Grade 9/ Year Built 2009/ Total Living Area 3550



Grade 11/ Year Built 2004/Total Living Area 4250SF

Glossary for Improved Sales

Condition: Relative to Age and Grade

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

Residential Building Grades

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

Summary

Characteristics-Based Market Adjustment for 2013 Assessment Roll

Area Name / Number: Bothell/East Kenmore / 38

Previous Physical Inspection: 2008

Number of Improved Sales: 789

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	\$168,900	\$183,300	\$352,200			
2013 Value	\$168,900	\$238,000	\$406,900	\$447,300	91.0%	8.99%
Change	\$0	+\$54,700	+\$54,700			
% Change	0.0%	+29.8%	+15.5%			

*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. 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	\$175,200	\$138,200	\$313,400
2013 Value	\$175,200	\$187,500	\$362,700
% Change	0.0%	+35.7%	+15.7%

Number of one to three unit residences in the population: 6408

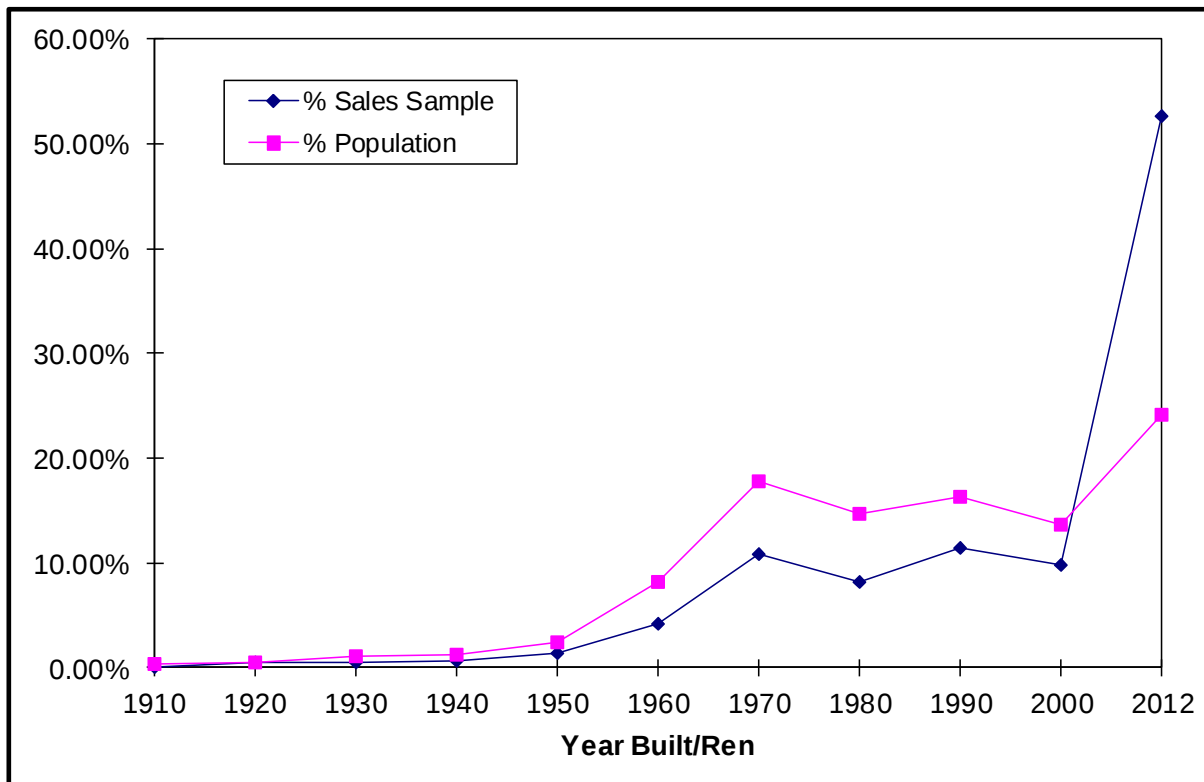
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that one location-based variable needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, parcels located in Lake Forest Park Hills plat (Major 401950) had a higher assessment level than others and their values were adjusted upward less than other parcels.

We recommend posting these values for the 2013 Assessment Roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	4	0.51%
1930	4	0.51%
1940	5	0.63%
1950	11	1.39%
1960	33	4.18%
1970	85	10.77%
1980	65	8.24%
1990	90	11.41%
2000	77	9.76%
2012	415	52.60%
	789	

Population		
Year Built/Ren	Frequency	% Population
1910	22	0.34%
1920	31	0.48%
1930	66	1.03%
1940	75	1.17%
1950	152	2.37%
1960	522	8.15%
1970	1136	17.73%
1980	944	14.73%
1990	1043	16.28%
2000	875	13.65%
2012	1542	24.06%
	6408	

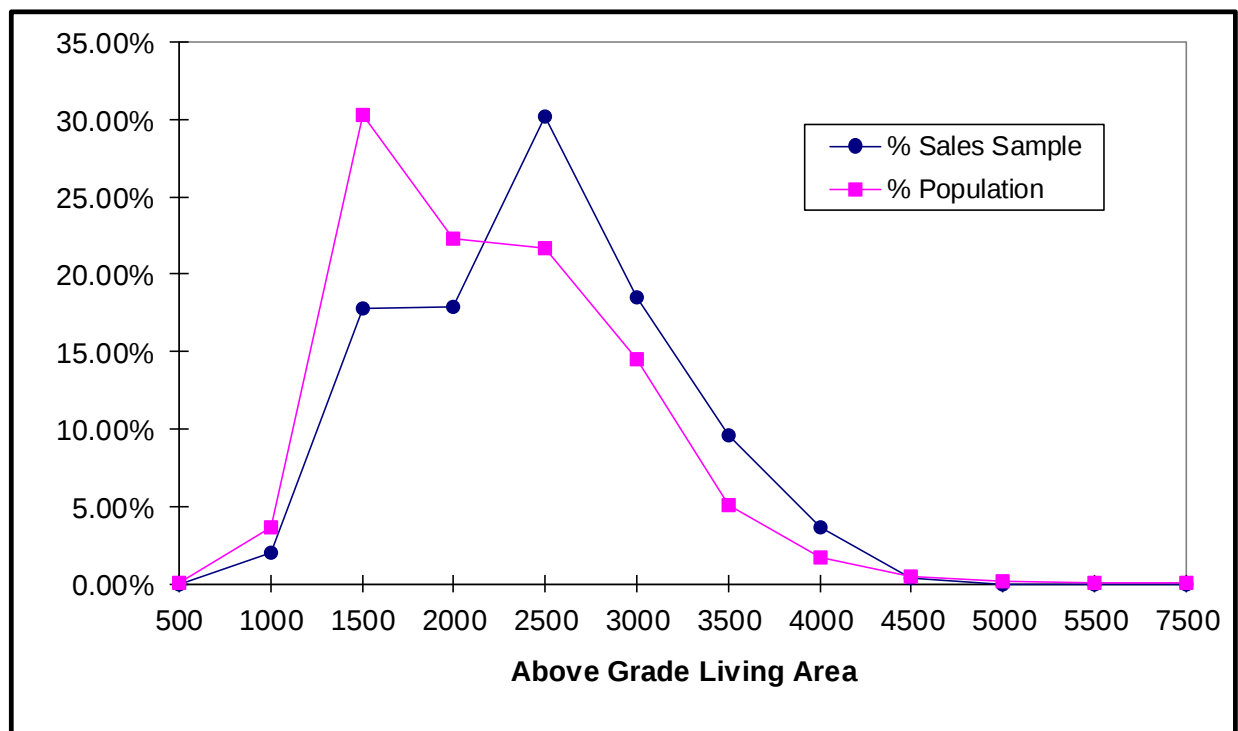


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	16	2.03%
1500	140	17.74%
2000	141	17.87%
2500	238	30.16%
3000	146	18.50%
3500	76	9.63%
4000	29	3.68%
4500	3	0.38%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	789	

Population		
AGLA	Frequency	% Population
500	1	0.02%
1000	237	3.70%
1500	1941	30.29%
2000	1426	22.25%
2500	1387	21.64%
3000	931	14.53%
3500	325	5.07%
4000	108	1.69%
4500	30	0.47%
5000	11	0.17%
5500	5	0.08%
9000	6	0.09%
	6408	



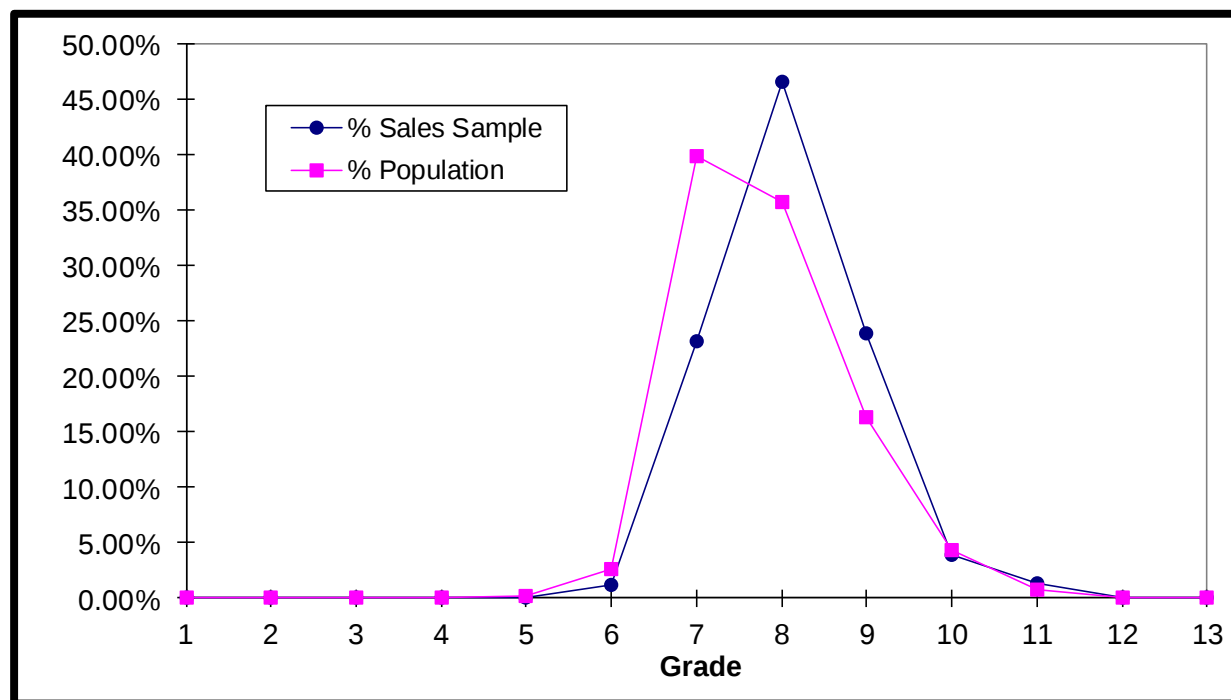
The sales sample frequency distribution follows the population distribution closely with regard to Above Grade Living Area. This distribution is adequate for both accurate analysis and appraisals.

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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	9	1.14%
7	183	23.19%
8	368	46.64%
9	188	23.83%
10	31	3.93%
11	10	1.27%
12	0	0.00%
13	0	0.00%
789		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.02%
5	11	0.17%
6	166	2.59%
7	2558	39.92%
8	2293	35.78%
9	1046	16.32%
10	282	4.40%
11	46	0.72%
12	5	0.08%
13	0	0.00%
6408		



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

Sales Screening for Improved Parcel Analysis

In order to ensure that the Assessor's analysis of sales of improved properties best reflects the market value of the majority of the properties within an area, non-typical properties must be removed so a representative sales sample can be analyzed to determine the new valuation level. The following list illustrates examples of non-typical properties which are removed prior to the beginning of the analysis.

1. Vacant parcels
2. Mobile Home parcels
3. Multi-Parcel or Multi Building parcels
4. New construction where less than a 100% complete house was assessed for 2012
5. Existing residences where the data for 2012 is significantly different than the data for 2013 due to remodeling
6. Parcels with improvement values, but no characteristics
7. Parcels with either land or improvement values of \$25,000 or less posted for the 2012 Assessment Roll
8. Short sales, financial institution re-sales and foreclosure sales verified or appearing to be not at market
9. Others as identified in the sales removed list

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

Land Update

Analysis indicates land values are at or below current market levels as of 1/1/2013. No additional adjustment to land value is required.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that one location-based variable needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, parcels located in Lake Forest Park Hills plat (Major 401950) had a higher assessment level than others and their values were adjusted upward less than other parcels.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the new recommended values on all improved parcels were based on the analysis of the 789 useable residential sales in the area.

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

Mobile Home Update

Based on the 30 mobile home sales available in the area, no additional adjustment to mobile home value is required.. There are 518 parcels that are improved with mobile homes.

Results

The resulting assessment level is 91.0%. 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 +15.7%. This increase is due partly to market changes over time and the previous assessment levels.

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

Area 38 Annual Update Model Adjustments

2013 Total Value = 2012 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production, which include an additional adjustment of 0.925.

Standard Area Adjustment

15.92%

Lake Forest Park Hills plat (Major 401950)	Yes
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% Adjustment	1.87%
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Comments

The percentages listed are total adjustments not additive adjustments.

For instance, a parcel located in Lake Forest Park Hills plat (Major 401950) would approximately receive a 1.87% upward adjustment. 22 parcels in the improved population would receive this adjustment. There were 13 sales.

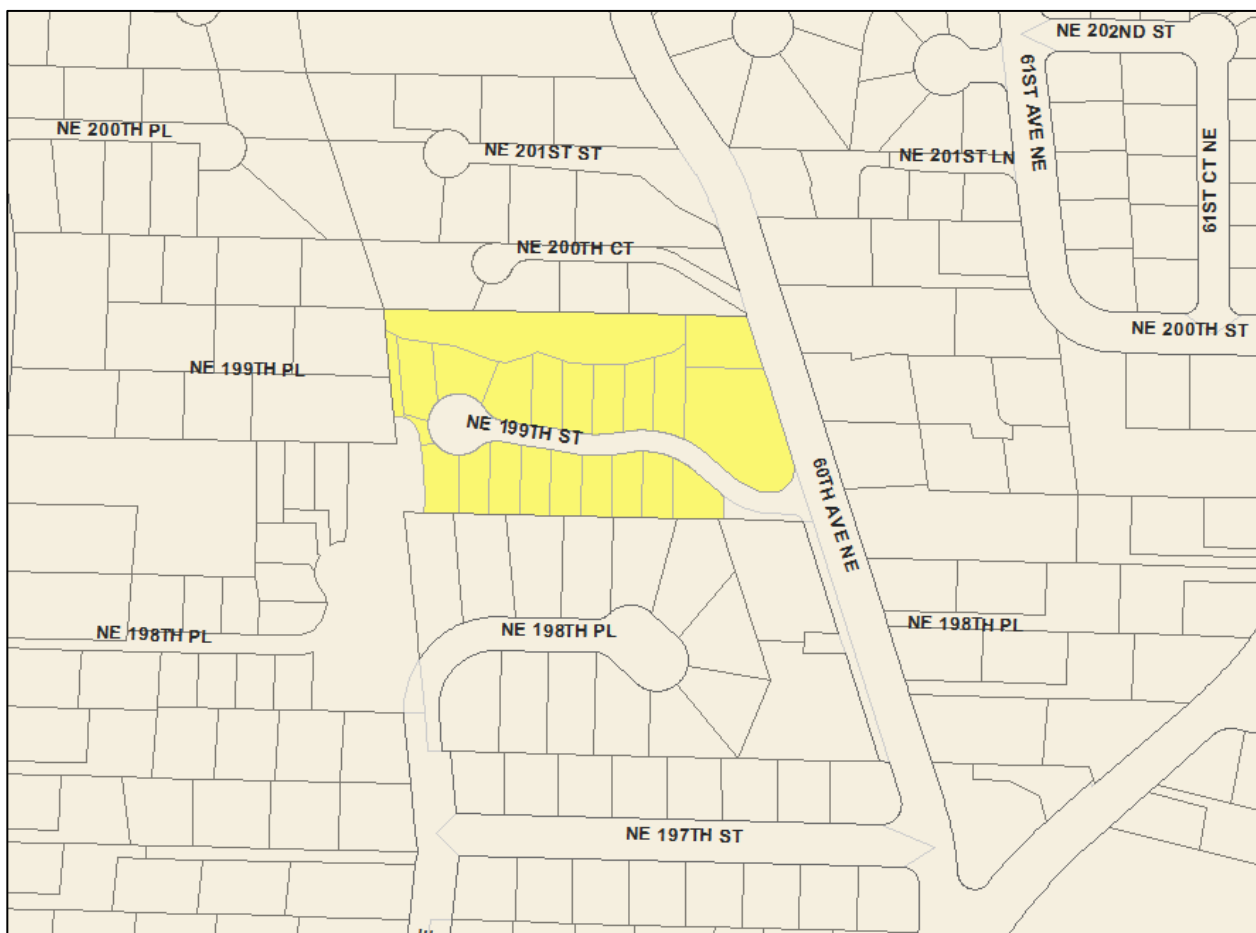
Generally parcels located in Lake Forest Park Hills plat were at a higher assessment level than the rest of the population. This model corrects for these stratum differences.

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

99.7% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 38 Summary of Neighborhood Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% of Pop	QSTR	Sub	Range of Building Grades	Range of Year Built	Nearest Major Roadway
401950	Lake Forest Park Hills	13	22	59.1%	NW-2-26-4	1	8	2009 thru 2010	NE 199th St and 60th Ave NE



Area 38 Market Value Changes Over Time

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

For example, a sale of \$525,000 which occurred on August 1, 2010 would be adjusted by the time trend factor of 1.072, resulting in an adjusted value of \$563,000 ($\$525,000 \times 1.072 = \$563,000$) – rounded to the nearest \$1,000.

Market Adjustment to 1/1/2013		
Sale Date	Adjustment (Factor)	Equivalent Percent
1/1/2010	1.008	0.8%
2/1/2010	1.019	1.9%
3/1/2010	1.029	2.9%
4/1/2010	1.039	3.9%
5/1/2010	1.048	4.8%
6/1/2010	1.057	5.7%
7/1/2010	1.065	6.5%
8/1/2010	1.072	7.2%
9/1/2010	1.079	7.9%
10/1/2010	1.085	8.5%
11/1/2010	1.090	9.0%
12/1/2010	1.095	9.5%
1/1/2011	1.099	9.9%
2/1/2011	1.102	10.2%
3/1/2011	1.105	10.5%
4/1/2011	1.107	10.7%
5/1/2011	1.108	10.8%
6/1/2011	1.109	10.9%
7/1/2011	1.109	10.9%
8/1/2011	1.109	10.9%
9/1/2011	1.108	10.8%
10/1/2011	1.106	10.6%
11/1/2011	1.103	10.3%
12/1/2011	1.100	10.0%
1/1/2012	1.096	9.6%
2/1/2012	1.092	9.2%
3/1/2012	1.087	8.7%
4/1/2012	1.081	8.1%
5/1/2012	1.075	7.5%
6/1/2012	1.068	6.8%
7/1/2012	1.060	6.0%
8/1/2012	1.052	5.2%
9/1/2012	1.043	4.3%
10/1/2012	1.033	3.3%
11/1/2012	1.023	2.3%
12/1/2012	1.012	1.2%
1/1/2013	1.000	0.0%

Improved Sales Used in this Annual Update Analysis
Area 38
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	382410	0241	4/13/10	\$355,000	\$370,000	1120	6	1930	VGood	10875	N	N	6228 NE 196TH ST
1	177645	0190	12/1/10	\$315,000	\$345,000	860	7	1980	Avg	7172	N	N	20414 73RD PL NE
1	255816	0070	10/13/11	\$257,500	\$285,000	870	7	1971	Good	8010	N	N	6135 NE 203RD ST
1	402770	1236	11/18/11	\$272,000	\$300,000	940	7	1967	Avg	13660	N	N	6121 NE 197TH ST
1	394960	0090	7/6/11	\$233,600	\$259,000	980	7	1966	Avg	9903	N	N	7541 NE 202ND PL
1	257050	0270	9/1/10	\$305,000	\$329,000	1020	7	1962	Avg	9370	N	N	20231 78TH PL NE
1	257050	0040	3/20/12	\$289,950	\$314,000	1020	7	1961	Avg	9490	N	N	20330 79TH AVE NE
1	257050	0040	6/30/11	\$193,000	\$214,000	1020	7	1961	Avg	9490	N	N	20330 79TH AVE NE
1	012604	9148	4/12/10	\$299,950	\$313,000	1090	7	1964	Avg	12363	N	N	18536 71ST AVE NE
1	402770	1232	2/15/10	\$295,000	\$302,000	1100	7	1987	Avg	7457	N	N	19628 61ST PL NE
1	257050	0200	9/14/11	\$302,000	\$334,000	1120	7	1962	Avg	9450	N	N	20224 78TH PL NE
1	382410	0022	8/23/10	\$259,950	\$280,000	1120	7	1972	Avg	9792	N	N	19816 62ND CT NE
1	255800	0050	3/24/11	\$315,000	\$349,000	1190	7	1964	Good	9850	N	N	6040 NE 204TH ST
1	402770	1046	6/14/11	\$207,900	\$231,000	1190	7	1968	Avg	11550	N	N	19719 61ST PL NE
1	382410	0191	4/22/10	\$349,000	\$365,000	1240	7	1976	Avg	11310	N	N	6418 NE 196TH ST
1	255810	0120	5/31/12	\$289,000	\$309,000	1260	7	1967	Avg	10000	N	N	20201 60TH PL NE
1	177645	0020	4/10/12	\$295,000	\$318,000	1260	7	1980	Avg	7208	N	N	7309 NE 204TH PL
1	255816	0200	5/2/12	\$279,950	\$301,000	1270	7	1973	Good	11225	N	N	6131 NE 204TH ST
1	382410	0030	12/27/12	\$250,000	\$250,000	1270	7	1954	Avg	16477	N	N	6304 NE 198TH ST
1	382410	0015	7/2/12	\$260,000	\$276,000	1280	7	1954	VGood	7802	N	N	6226 NE 198TH ST
1	382410	0124	3/30/12	\$251,000	\$271,000	1300	7	1967	Avg	10850	N	N	6237 NE 198TH ST
1	866310	0180	7/20/12	\$327,500	\$346,000	1310	7	1991	Avg	10768	N	N	6243 NE 204TH PL
1	662550	0010	3/18/11	\$237,000	\$262,000	1320	7	1961	Avg	11104	N	N	7604 NE 204TH PL
1	012604	9194	3/12/12	\$394,950	\$429,000	1330	7	1976	Good	10125	N	N	18903 71ST AVE NE
1	011410	0095	11/29/11	\$300,000	\$330,000	1340	7	1967	Avg	10409	N	N	7335 NE 205TH ST
1	382410	0135	6/20/12	\$215,000	\$229,000	1340	7	1966	Avg	8728	N	N	19702 63RD LN NE

Improved Sales Used in this Annual Update Analysis
Area 38
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	382410	0130	8/25/11	\$345,000	\$382,000	1350	7	1966	Avg	9300	N	N	19703 63RD LN NE
1	382410	0310	1/18/12	\$260,000	\$284,000	1360	7	1974	Avg	9600	N	N	6307 NE 196TH ST
1	617990	0070	6/14/10	\$297,650	\$316,000	1380	7	1981	Avg	11011	N	N	5836 NE 198TH PL
1	617990	0140	12/10/10	\$362,500	\$397,000	1450	7	1982	Good	21492	N	N	19823 60TH AVE NE
1	402770	0823	4/7/10	\$267,000	\$278,000	1510	7	1964	Avg	11452	N	N	19405 58TH AVE NE
1	012604	9153	8/19/10	\$257,500	\$277,000	1510	7	1968	Avg	10000	N	N	7905 NE 205TH ST
1	382410	0291	11/27/12	\$369,500	\$374,000	1560	7	1979	Avg	10000	N	N	6218 NE 195TH ST
1	866300	0050	7/21/10	\$330,000	\$353,000	1570	7	1961	Good	9501	N	N	20312 62ND PL NE
1	382010	0030	10/21/11	\$309,500	\$342,000	1700	7	1970	Avg	8250	N	N	6632 NE 196TH ST
1	382010	0025	3/10/10	\$300,000	\$310,000	1700	7	1970	Avg	10300	N	N	6644 NE 196TH ST
1	029372	0250	6/7/12	\$239,000	\$255,000	1740	7	2003	Avg	3865	N	N	7510 NE 204TH PL
1	382410	0251	12/27/11	\$335,000	\$368,000	1750	7	1967	Good	9789	N	N	19610 62ND AVE NE
1	259560	0060	10/26/10	\$385,000	\$419,000	1940	7	2010	Avg	12150	N	N	19037 60TH PL NE
1	382410	0091	6/4/12	\$389,000	\$415,000	1970	7	1978	Avg	9800	N	N	6516 NE 198TH ST
1	029372	0050	10/11/10	\$343,500	\$373,000	1980	7	2003	Avg	4520	N	N	7531 NE 204TH PL
1	382410	0134	8/17/12	\$310,000	\$325,000	2080	7	1967	Good	8820	N	N	19710 63RD LN NE
1	511600	0070	2/16/10	\$393,000	\$403,000	2100	7	1983	VGood	7361	N	N	5719 NE 204TH ST
1	535250	0060	8/26/10	\$344,950	\$372,000	2280	7	2010	Avg	5039	N	N	7409 NE 200TH ST
1	866300	0100	1/7/11	\$412,000	\$453,000	2910	7	1961	Avg	11850	N	N	20301 62ND PL NE
1	549810	0010	6/9/10	\$342,950	\$363,000	1190	8	2010	Avg	4517	N	N	20330 62ND WAY NE
1	402770	1074	10/23/12	\$355,000	\$364,000	1250	8	1977	Avg	9410	N	N	6055 NE 200TH ST
1	381960	0100	8/17/10	\$410,000	\$441,000	1310	8	1978	Good	7650	N	N	5812 NE 196TH ST
1	381960	0050	3/29/12	\$350,000	\$379,000	1310	8	1978	Avg	8150	N	N	19605 61ST AVE NE
1	011410	0086	10/22/12	\$399,000	\$409,000	1430	8	1979	Avg	18000	N	N	7326 NE 202ND PL
1	012604	9134	11/29/11	\$269,900	\$297,000	1460	8	1978	Avg	14928	N	N	19018 68TH AVE NE
1	402770	1308	5/10/10	\$257,000	\$270,000	1460	8	1967	Good	8100	N	N	5612 NE 190TH ST

Improved Sales Used in this Annual Update Analysis
Area 38
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	382410	0217	3/11/11	\$325,000	\$359,000	1530	8	1978	Avg	18190	N	N	6322 NE 196TH ST
1	382010	0070	3/2/11	\$280,500	\$310,000	1560	8	1959	Good	13320	N	N	6518 NE 196TH PL
1	382410	0236	2/25/11	\$325,000	\$359,000	1580	8	1980	Avg	13580	N	N	19626 62ND CT NE
1	402770	1178	12/6/11	\$399,990	\$440,000	1630	8	2011	Avg	5597	N	N	19732 61ST PL NE
1	382410	0257	8/15/12	\$405,000	\$424,000	1650	8	1964	Avg	11806	N	N	19646 65TH AVE NE
1	401950	0170	2/7/11	\$393,430	\$434,000	1720	8	2010	Avg	4800	N	N	5933 NE 199TH ST
1	549810	0030	6/16/10	\$359,950	\$382,000	1760	8	2010	Avg	4500	N	N	20322 62ND WAY NE
1	549810	0050	5/22/10	\$355,950	\$375,000	1760	8	2010	Avg	4500	N	N	20314 62ND WAY NE
1	313730	0020	6/20/10	\$315,000	\$334,000	1830	8	2003	Avg	4961	N	N	7514 NE 201ST PL
1	313730	0010	8/3/12	\$290,000	\$305,000	1830	8	2003	Avg	5080	N	N	20102 75TH AVE NE
1	338440	0010	5/7/10	\$359,950	\$378,000	1840	8	2010	Avg	6143	N	N	5634 NE 198TH PL
1	338440	0030	4/20/10	\$359,950	\$376,000	1840	8	2010	Avg	4782	N	N	5630 NE 198TH PL
1	338440	0060	5/18/10	\$356,651	\$376,000	1870	8	2010	Avg	4515	N	N	5620 NE 198TH PL
1	535250	0050	6/18/10	\$355,000	\$377,000	1880	8	2010	Avg	4564	N	N	7413 NE 200TH ST
1	549810	0020	8/3/10	\$362,950	\$389,000	1910	8	2010	Avg	4500	N	N	20326 62ND WAY NE
1	549810	0100	12/9/10	\$349,950	\$383,000	1910	8	2010	Avg	5307	N	N	20293 62ND WAY NE
1	549810	0080	6/24/10	\$354,950	\$377,000	1910	8	2010	Avg	4504	N	N	20302 62ND WAY NE
1	549810	0040	5/28/10	\$359,950	\$380,000	1910	8	2010	Avg	4500	N	N	20318 62ND WAY NE
1	549810	0060	5/22/10	\$359,950	\$379,000	1910	8	2010	Avg	4500	N	N	20310 62ND WAY NE
1	549810	0070	6/16/10	\$355,950	\$378,000	1910	8	2010	Avg	4501	N	N	20306 62ND WAY NE
1	549810	0110	10/28/10	\$335,000	\$365,000	1910	8	2010	Avg	4535	N	N	20297 62ND WAY NE
1	549810	0120	10/18/10	\$328,950	\$358,000	1910	8	2010	Avg	4570	N	N	20301 62ND WAY NE
1	549810	0090	10/28/10	\$344,950	\$376,000	1930	8	2010	Avg	4980	N	N	20290 62ND WAY NE
1	402770	1310	2/17/11	\$363,500	\$401,000	1950	8	1993	Avg	7313	N	N	19010 56TH LN NE
1	401950	0070	1/13/10	\$370,000	\$375,000	1950	8	2009	Avg	5850	N	N	5906 NE 199TH ST
1	111260	0040	1/8/10	\$455,000	\$460,000	1970	8	1990	Avg	9609	N	N	6166 NE 195TH CT

Improved Sales Used in this Annual Update Analysis
Area 38
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	402770	0786	4/13/11	\$369,950	\$410,000	1990	8	2002	Avg	5612	N	N	19525 61ST AVE NE
1	549810	0130	5/28/10	\$369,950	\$391,000	2020	8	2010	Avg	4838	N	N	20305 62ND WAY NE
1	338440	0110	4/6/10	\$379,950	\$395,000	2040	8	2010	Avg	4509	N	N	5605 NE 198TH PL
1	338440	0050	3/30/10	\$383,450	\$398,000	2040	8	2010	Avg	5015	N	N	5624 NE 198TH PL
1	338440	0020	4/9/10	\$369,950	\$385,000	2060	8	2010	Avg	4500	N	N	5632 N 198TH PL
1	338440	0130	2/24/10	\$372,450	\$383,000	2060	8	2010	Avg	4553	N	N	5609 NE 198TH PL
1	401950	0130	3/25/10	\$353,000	\$366,000	2070	8	2009	Avg	4211	N	N	5917 NE 199TH ST
1	401950	0040	3/5/10	\$363,000	\$374,000	2070	8	2009	Avg	4595	N	N	5918 NE 199TH ST
1	401950	0020	10/15/10	\$364,100	\$396,000	2070	8	2010	Avg	4610	N	N	5926 NE 199TH ST
1	401950	0160	11/4/10	\$362,950	\$396,000	2070	8	2010	Avg	4270	N	N	5929 NE 199TH ST
1	535250	0020	6/7/10	\$347,150	\$367,000	2160	8	2010	Avg	4508	N	N	7425 NE 200TH ST
1	535250	0080	7/28/10	\$350,000	\$375,000	2160	8	2010	Avg	4502	N	N	7401 NE 200TH ST
1	338440	0100	3/1/10	\$379,950	\$391,000	2200	8	2010	Avg	4619	N	N	5601 NE 198TH PL
1	338440	0070	3/5/10	\$384,450	\$396,000	2200	8	2010	Avg	4544	N	N	5608 NE 198TH PL
1	313730	0040	6/27/11	\$359,950	\$399,000	2280	8	2003	Avg	4796	N	N	7526 NE 201ST PL
1	401950	0030	9/10/10	\$375,950	\$406,000	2280	8	2010	Avg	4557	N	N	5922 NE 199TH ST
1	401950	0140	3/29/10	\$369,000	\$383,000	2280	8	2009	Avg	4058	N	N	5921 NE 199TH ST
1	535250	0070	6/24/10	\$349,950	\$372,000	2320	8	2010	Avg	4622	N	N	7405 NE 200TH ST
1	535250	0030	5/26/10	\$359,950	\$380,000	2320	8	2010	Avg	4508	N	N	7421 NE 200TH ST
1	382410	0301	1/25/12	\$510,000	\$557,000	2410	8	2010	Avg	5057	N	N	6235 196TH AVE NE
1	402770	0779	9/19/11	\$374,000	\$414,000	2420	8	2003	Avg	6000	N	N	19527 61ST AVE NE
1	338440	0040	3/9/10	\$399,450	\$412,000	2430	8	2010	Avg	5479	N	N	5626 NE 198TH PL
1	338440	0120	3/3/10	\$394,950	\$407,000	2430	8	2010	Avg	4509	N	N	5607 NE 198TH PL
1	338440	0080	2/25/10	\$400,450	\$411,000	2430	8	2010	Avg	4664	N	N	5606 NE 198TH PL
1	401950	0010	7/28/10	\$396,659	\$425,000	2470	8	2010	Avg	5456	N	N	5930 NE 199TH ST
1	401950	0080	1/8/10	\$390,000	\$394,000	2470	8	2009	Avg	5495	N	N	5902 NE 199TH ST

Improved Sales Used in this Annual Update Analysis
Area 38
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	401950	0150	6/7/10	\$370,000	\$392,000	2470	8	2010	Avg	4288	N	N	5925 NE 199TH ST
1	401950	0120	1/20/10	\$385,000	\$391,000	2470	8	2009	Avg	4481	N	N	5913 NE 199TH ST
1	401950	0050	5/3/10	\$363,650	\$381,000	2470	8	2010	Avg	4761	N	N	5914 NE 199TH ST
1	402770	0719	8/24/10	\$350,000	\$377,000	2490	8	1981	Avg	17595	N	N	5945 NE 201ST ST
1	011410	0327	3/28/11	\$390,000	\$432,000	2710	8	2011	Avg	7311	N	N	6647 NE 202ND ST
1	011410	0304	6/14/12	\$445,000	\$474,000	2800	8	2003	Avg	21370	N	N	7022 NE 204TH ST
1	382410	0352	5/7/12	\$427,500	\$459,000	2870	8	2011	Avg	7002	N	N	6439 NE 196TH ST
1	382410	0017	2/14/11	\$396,000	\$437,000	4410	8	2003	Avg	7202	N	N	6228 NE 198TH ST
1	382410	0284	4/22/10	\$491,000	\$513,000	2370	9	2006	Avg	6930	Y	N	6206 NE 195TH ST
1	086920	0060	4/15/11	\$459,000	\$508,000	2440	9	2007	Avg	5331	N	N	6730 NE 201ST PL
1	011410	0114	8/11/10	\$460,000	\$494,000	2450	9	2005	Avg	5642	N	N	7417 NE 198TH PL
1	011410	0097	11/17/11	\$400,000	\$441,000	2570	9	2007	Avg	5267	N	N	7435 NE 203RD LN
1	011410	0099	11/17/11	\$399,499	\$440,000	2660	9	2007	Avg	4722	N	N	7439 NE 203RD LN
1	022604	9067	8/16/11	\$430,000	\$477,000	2680	9	2005	Avg	9982	N	N	19339 61ST AVE NE
1	402770	1186	2/26/10	\$477,250	\$491,000	2910	9	2007	Avg	5479	N	N	19736 61ST PL NE
1	011410	0364	4/18/12	\$575,000	\$620,000	3630	10	2007	Avg	8759	N	N	6530 NE 202ND ST
2	250200	0080	3/2/11	\$241,000	\$266,000	1630	6	1948	VGood	7502	N	N	19218 76TH AVE NE
2	062605	9080	11/28/12	\$230,000	\$233,000	640	7	1911	Good	43560	N	N	20111 BOTHELL WAY NE
2	381975	0150	12/21/12	\$315,000	\$316,000	1090	7	1987	Avg	9600	N	N	19504 76TH AVE NE
2	439850	0055	6/24/10	\$257,000	\$273,000	1130	7	1955	Good	10119	N	N	9049 NE 178TH ST
2	012604	9026	3/8/10	\$219,600	\$226,000	1170	7	1946	Good	30964	N	N	7617 NE 200TH ST
2	072605	9275	7/11/12	\$332,770	\$352,000	1190	7	1958	Avg	31500	N	N	17836 92ND AVE NE
2	809660	0060	9/16/10	\$229,777	\$249,000	1200	7	1968	Avg	9650	N	N	19052 86TH AVE NE
2	011410	1445	12/14/10	\$353,000	\$387,000	1210	7	1963	Good	11499	N	N	18004 83RD AVE NE
2	660140	0010	9/7/12	\$262,800	\$273,000	1220	7	1968	Avg	8977	N	N	7918 NE 183RD ST
2	011410	1506	12/5/12	\$265,000	\$268,000	1300	7	1997	Avg	5088	N	N	17718 83RD PL NE

Improved Sales Used in this Annual Update Analysis
Area 38
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	096800	0010	9/25/12	\$235,000	\$243,000	1300	7	1962	Avg	10775	N	N	8804 NE 203RD PL
2	011410	0767	3/30/11	\$250,000	\$277,000	1330	7	1965	Avg	13220	N	N	18529 80TH AVE NE
2	098285	0130	6/14/10	\$304,995	\$323,000	1450	7	2009	Avg	4645	N	N	8009 NE 183RD ST
2	098285	0090	2/13/10	\$312,995	\$320,000	1450	7	2009	Avg	5715	N	N	8017 NE 183RD ST
2	098285	0060	1/18/10	\$304,995	\$309,000	1450	7	2009	Avg	4706	N	N	8018 NE 183RD ST
2	098285	0050	6/21/10	\$320,000	\$340,000	1490	7	2009	Avg	4624	N	N	8016 NE 183RD ST
2	098285	0010	3/6/10	\$319,000	\$329,000	1490	7	2009	Avg	4522	N	N	8006 NE 183RD ST
2	098285	0120	2/10/10	\$319,995	\$327,000	1490	7	2009	Avg	4539	N	N	8011 NE 183RD ST
2	098285	0070	1/18/10	\$321,730	\$326,000	1490	7	2009	Avg	4581	N	N	8020 NE 183RD ST
2	098285	0050	1/8/10	\$316,389	\$320,000	1490	7	2009	Avg	4624	N	N	8016 NE 183RD ST
2	098285	0030	7/28/11	\$319,950	\$355,000	1580	7	2009	Avg	4667	N	N	8010 NE 183RD ST
2	098285	0030	3/8/10	\$319,995	\$330,000	1580	7	2009	Avg	4667	N	N	8010 NE 183RD ST
2	098285	0100	3/5/10	\$305,000	\$314,000	1580	7	2009	Avg	5404	N	N	8015 NE 183RD ST
2	012604	9117	7/9/12	\$470,000	\$497,000	1660	7	1930	VGood	31500	N	N	18522 82ND AVE NE
2	012604	9235	2/3/12	\$285,500	\$312,000	1670	7	1997	Avg	6180	N	N	18511 83RD AVE NE
2	098285	0110	2/11/10	\$339,995	\$348,000	1750	7	2009	Avg	4985	N	N	8013 NE 183RD ST
2	098285	0080	1/14/10	\$341,995	\$346,000	1750	7	2009	Avg	4779	N	N	8019 NE 183RD ST
2	298800	0080	6/28/11	\$237,000	\$263,000	1900	7	1960	Avg	11100	N	N	17908 91ST PL NE
2	115690	0040	2/16/11	\$320,000	\$353,000	1910	7	2010	Avg	4627	N	N	8131 NE 187TH PL
2	326110	0090	10/11/10	\$359,950	\$391,000	2020	7	2003	Avg	4522	N	N	19315 76TH PL NE
2	660140	0070	4/7/10	\$332,000	\$346,000	2160	7	1989	Avg	10276	N	N	7810 NE 183RD ST
2	072605	9484	4/14/11	\$377,925	\$419,000	2180	7	2010	Avg	5303	N	N	9446 NE 173RD PL
2	072605	9354	11/16/10	\$379,925	\$415,000	2180	7	2010	Avg	5717	N	N	9452 NE 173RD PL
2	072605	9491	11/23/10	\$379,925	\$415,000	2180	7	2010	Avg	7202	N	N	9457 NE 173RD PL
2	072605	9488	3/22/11	\$366,000	\$405,000	2180	7	2010	Avg	5715	N	N	9439 NE 173RD PL
2	072605	9486	11/5/10	\$359,925	\$393,000	2180	7	2010	Avg	5592	N	N	9434 NE 173RD PL

Improved Sales Used in this Annual Update Analysis
Area 38
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	072605	9490	12/30/10	\$384,925	\$423,000	2260	7	2010	Avg	7347	N	N	9451 NE 173RD PL
2	072605	9489	1/13/11	\$374,925	\$413,000	2260	7	2010	Avg	5969	N	N	9445 NE 173RD PL
2	072605	9487	11/23/10	\$369,925	\$405,000	2260	7	2010	Avg	6168	N	N	9430 NE 173RD PL
2	926926	0160	2/13/12	\$351,500	\$383,000	2460	7	2000	Avg	3855	N	N	9209 NE 173RD PL
2	926926	0250	7/11/12	\$357,950	\$379,000	2460	7	2000	Avg	5090	N	N	9230 NE 173RD PL
2	926926	0010	7/13/12	\$400,000	\$423,000	2680	7	1999	Avg	5425	N	N	17427 92ND AVE NE
2	926926	0360	11/14/11	\$350,000	\$386,000	2680	7	2000	Avg	5668	N	N	9215 NE 174TH PL
2	062605	9322	7/22/11	\$380,000	\$421,000	3220	7	1983	Avg	15272	N	N	19916 88TH AVE NE
2	809380	0030	6/10/11	\$333,000	\$369,000	1220	8	1987	Good	6546	N	N	17818 85TH PL NE
2	011410	1440	12/3/12	\$355,000	\$359,000	1230	8	1965	Avg	11499	N	N	18012 83RD AVE NE
2	952260	0040	6/29/11	\$405,000	\$449,000	1310	8	1973	VGood	12400	N	N	17528 94TH AVE NE
2	012604	9154	4/6/12	\$225,000	\$243,000	1450	8	1967	Good	7223	N	N	8034 NE 190TH ST
2	513000	0150	12/8/10	\$239,000	\$262,000	1490	8	1967	Avg	11923	Y	N	8335 NE 183RD ST
2	513000	0160	3/11/10	\$455,000	\$470,000	1670	8	1995	Avg	10310	N	N	8325 NE 183RD ST
2	957806	0820	2/15/12	\$334,995	\$365,000	1670	8	2012	Avg	4670	N	N	7746 NE 201ST PL
2	011410	0813	9/27/11	\$297,000	\$329,000	1690	8	1963	Avg	18750	N	N	17929 80TH AVE NE
2	952260	0160	3/9/10	\$372,000	\$384,000	1700	8	1967	Avg	8925	N	N	9324 NE 175TH ST
2	115690	0010	6/10/10	\$311,160	\$330,000	1710	8	2009	Avg	4553	N	N	8140 NE 187TH PL
2	115690	0010	3/24/12	\$300,000	\$325,000	1710	8	2009	Avg	4553	N	N	8140 NE 187TH PL
2	115690	0020	2/11/10	\$315,228	\$322,000	1780	8	2009	Avg	5234	N	N	8136 NE 187TH PL
2	115690	0050	1/27/10	\$313,144	\$319,000	1780	8	2009	Avg	6443	N	N	8135 NE 187TH PL
2	809380	0120	4/22/10	\$419,000	\$438,000	1820	8	1988	Avg	8620	N	N	17847 85TH PL NE
2	370950	0120	9/23/11	\$361,500	\$400,000	1840	8	2003	Avg	6974	N	N	8928 NE 176TH ST
2	957806	0790	8/6/12	\$369,995	\$389,000	1850	8	2012	Avg	4504	N	N	7726 NE 201ST PL
2	955760	0100	4/22/11	\$353,000	\$391,000	1950	8	2003	Avg	5836	N	N	8926 NE 178TH ST
2	955760	0210	8/12/10	\$352,000	\$378,000	1960	8	2002	Avg	4680	N	N	8915 NE 178TH ST

Improved Sales Used in this Annual Update Analysis
Area 38
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	011410	1090	3/8/11	\$275,000	\$304,000	2030	8	2001	Avg	9976	N	N	19309 80TH AVE NE
2	957806	0760	6/19/12	\$393,995	\$419,000	2040	8	2012	Avg	4504	N	N	NE 201ST PL
2	957806	0660	5/21/12	\$395,470	\$423,000	2040	8	2012	Avg	5616	N	N	7613 NE 201ST PL
2	957806	0730	6/18/12	\$389,995	\$415,000	2040	8	2012	Avg	4503	N	N	7624 NE 201ST PL
2	957806	0500	2/15/12	\$382,000	\$416,000	2050	8	2011	Avg	4723	N	N	7728 NE 200TH ST
2	957806	0020	5/6/11	\$379,995	\$421,000	2050	8	2011	Avg	4563	N	N	7821 NE 200TH ST
2	012604	9215	5/19/11	\$355,000	\$394,000	2060	8	1984	Avg	40600	N	N	8035 NE 205TH ST
2	957806	0430	9/7/11	\$379,995	\$421,000	2080	8	2011	Avg	4737	N	N	7622 NE 200TH ST
2	072605	9288	11/15/10	\$345,000	\$377,000	2120	8	1956	Good	20499	N	N	8639 NE 180TH ST
2	072605	9288	11/1/12	\$361,000	\$369,000	2120	8	1956	Good	20499	N	N	8639 NE 180TH ST
2	942790	0110	8/17/12	\$380,100	\$398,000	2130	8	2003	Avg	5911	N	N	18020 81ST AVE NE
2	108865	0170	1/22/10	\$360,000	\$366,000	2180	8	2006	Avg	5880	N	N	19916 83RD PL NE
2	108865	0300	1/7/10	\$350,000	\$354,000	2180	8	2006	Avg	6293	N	N	8239 NE 198TH ST
2	108865	0220	7/7/11	\$317,500	\$352,000	2180	8	2006	Avg	4497	N	N	19834 83RD PL NE
2	108865	0040	7/26/11	\$310,000	\$344,000	2180	8	2006	Avg	4507	N	N	19817 82ND PL NE
2	856495	0590	4/20/12	\$316,000	\$340,000	2180	8	2003	Avg	5204	N	N	20220 84TH PL NE
2	162200	0060	1/14/10	\$384,950	\$390,000	2180	8	2009	Avg	5155	N	N	7924 NE 181ST PL
2	162200	0010	2/19/10	\$362,950	\$372,000	2180	8	2009	Avg	4505	N	N	7923 NE 181ST PL
2	957806	0350	7/18/12	\$408,080	\$431,000	2270	8	2012	Avg	6110	N	N	77TH AVE NE
2	957806	0380	4/20/12	\$414,172	\$446,000	2270	8	2012	Avg	4545	N	N	19907 77TH AVE NE
2	957806	0710	4/18/12	\$399,995	\$431,000	2270	8	2012	Avg	4674	N	N	7616 NE 201ST PL
2	957806	0740	5/12/12	\$399,995	\$429,000	2270	8	2012	Avg	4503	N	N	7628 NE 201ST PL
2	957806	0410	8/10/11	\$410,000	\$454,000	2290	8	2011	Avg	5338	N	N	7614 NE 200TH ST
2	957806	0810	2/16/12	\$404,995	\$441,000	2290	8	2012	Avg	4504	N	N	7738 NE 201ST PL
2	957806	0720	5/1/12	\$404,995	\$435,000	2290	8	2012	Avg	4503	N	N	7620 NE 201ST PL
2	957806	0750	8/3/12	\$407,995	\$429,000	2290	8	2012	Avg	4504	N	N	NE 201ST PL

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Area 38
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	957806	0780	8/6/12	\$404,995	\$425,000	2290	8	2012	Avg	4504	N	N	7720 NE 201ST PL
2	957806	0060	12/14/10	\$409,995	\$450,000	2310	8	2010	Avg	4563	N	N	7743 NE 200TH ST
2	957806	0470	6/9/11	\$399,995	\$444,000	2310	8	2011	Avg	4729	N	N	7710 NE 200TH ST
2	926927	0060	5/4/11	\$315,000	\$349,000	2320	8	1995	Avg	8219	Y	N	8518 NE 176TH ST
2	162200	0020	1/15/10	\$379,950	\$385,000	2320	8	2009	Avg	4520	N	N	7917 NE 181ST PL
2	162200	0030	1/15/10	\$379,950	\$385,000	2320	8	2009	Avg	4478	N	N	7911 NE 181ST PL
2	108865	0260	10/12/11	\$316,500	\$350,000	2330	8	2005	Avg	4722	N	N	19732 83RD PL NE
2	957806	0110	3/8/11	\$400,000	\$442,000	2360	8	2007	Avg	4562	N	N	7713 NE 200TH ST
2	957806	0030	5/3/11	\$436,021	\$483,000	2360	8	2011	Avg	4563	N	N	7817 NE 200TH ST
2	957806	0550	6/5/11	\$432,036	\$479,000	2360	8	2011	Avg	4535	N	N	7739 NE 201ST PL
2	957806	0590	10/20/11	\$424,000	\$468,000	2360	8	2011	Avg	4522	N	N	7715 NE 201ST PL
2	957806	0450	7/11/11	\$419,995	\$466,000	2360	8	2011	Avg	4733	N	N	7630 NE 200TH ST
2	957806	0050	2/1/11	\$420,000	\$463,000	2360	8	2010	Avg	4563	N	N	7749 NE 200TH ST
2	955760	0010	11/8/11	\$380,000	\$419,000	2370	8	2002	Avg	5949	N	N	8806 NE 178TH ST
2	957801	0080	9/7/12	\$424,995	\$442,000	2380	8	2012	Avg	5106	N	N	19802 77TH AVE NE
2	957806	0670	10/5/11	\$434,428	\$480,000	2380	8	2011	Avg	6733	N	N	7609 NE 201ST PL
2	957806	0140	6/7/12	\$431,586	\$460,000	2380	8	2012	Avg	4588	N	N	7712 NE 199TH ST
2	957806	0340	7/16/12	\$420,650	\$444,000	2380	8	2012	Avg	4573	N	N	NE 199TH ST
2	957806	0700	4/26/12	\$409,995	\$441,000	2380	8	2012	Avg	4593	N	N	7612 NE 201ST PL
2	957806	0280	5/9/12	\$409,995	\$440,000	2380	8	2012	Avg	4701	N	N	7741 NE 199TH ST
2	957806	0310	7/12/12	\$414,995	\$439,000	2380	8	2012	Avg	4534	N	N	7723 NE 199TH ST
2	957806	0610	1/26/10	\$449,950	\$458,000	2420	8	2008	Avg	4535	N	N	7703 NE 201ST PL
2	108865	0390	11/14/12	\$378,000	\$385,000	2420	8	2004	Avg	5509	N	N	19726 82ND PL NE
2	108865	0390	3/3/11	\$330,000	\$365,000	2420	8	2004	Avg	5509	N	N	19726 82ND PL NE
2	108865	0180	11/19/11	\$255,000	\$281,000	2420	8	2006	Avg	5227	N	N	19914 83RD PL NE
2	108865	0430	6/1/10	\$432,500	\$457,000	2450	8	2005	Avg	5862	N	N	19723 82ND PL NE

Improved Sales Used in this Annual Update Analysis
Area 38
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	381840	0050	5/29/12	\$358,100	\$383,000	2450	8	2004	Avg	4668	N	N	7805 NE 198TH ST
2	250200	0020	6/21/10	\$445,000	\$473,000	2450	8	2009	Avg	4554	N	N	19318 76TH AVE NE
2	250200	0030	11/14/11	\$393,000	\$433,000	2450	8	2009	Avg	4501	N	N	19316 76TH AVE NE
2	108865	0340	7/19/12	\$320,000	\$338,000	2452	8	2004	Avg	5359	N	N	19720 82ND LN NE
2	957806	0040	4/19/11	\$424,995	\$471,000	2460	8	2011	Avg	4542	N	N	7813 NE 200TH ST
2	856495	0580	4/22/11	\$417,000	\$462,000	2470	8	2003	Avg	6100	N	N	20214 84TH PL NE
2	957806	0120	3/30/10	\$459,000	\$477,000	2480	8	2007	Avg	4921	N	N	7705 NE 200TH ST
2	957806	0570	6/15/12	\$439,995	\$468,000	2480	8	2012	Avg	4535	N	N	7727 NE 201ST PL
2	957806	0290	5/14/12	\$427,495	\$458,000	2480	8	2012	Avg	4534	N	N	7735 NE 199TH ST
2	957806	0690	3/2/12	\$419,950	\$456,000	2480	8	2011	Avg	4792	N	N	7608 NE 201ST PL
2	115690	0070	12/28/11	\$420,000	\$461,000	2480	8	2011	Avg	4594	N	N	8143 NE 187TH PL
2	770202	0050	8/5/10	\$340,000	\$365,000	2500	8	2003	Avg	6362	N	N	8033 NE 182ND PL
2	770202	0100	3/4/10	\$438,500	\$452,000	2520	8	2003	Avg	4662	N	N	8022 NE 182ND PL
2	770202	0070	11/28/11	\$390,000	\$429,000	2520	8	2003	Avg	5328	N	N	8039 NE 182ND PL
2	957806	0520	9/7/11	\$422,500	\$468,000	2520	8	2011	Avg	4720	N	N	7740 NE 200TH ST
2	957806	0490	7/10/11	\$419,995	\$466,000	2520	8	2011	Avg	4725	N	N	7722 NE 200TH ST
2	250200	0050	3/2/11	\$400,000	\$442,000	2540	8	2011	Avg	4857	N	N	19308 76TH AVE NE
2	012604	9240	8/3/11	\$379,950	\$421,000	2550	8	2011	Avg	4506	N	N	20224 81ST PL NE
2	012604	9240	12/31/12	\$409,000	\$409,000	2550	8	2011	Avg	4506	N	N	20224 81ST PL NE
2	957806	0100	1/4/11	\$440,000	\$484,000	2580	8	2007	Avg	4562	N	N	7719 NE 200TH ST
2	957806	0160	3/19/10	\$460,000	\$476,000	2600	8	2008	Avg	4588	N	N	7724 NE 199TH ST
2	370950	0111	11/22/11	\$397,000	\$437,000	2600	8	2007	Avg	6445	N	N	8912 NE 176TH ST
2	115690	0030	4/6/10	\$408,500	\$425,000	2600	8	2009	Avg	5008	N	N	8132 NE 187TH PL
2	957806	0180	10/24/10	\$420,000	\$457,000	2610	8	2008	Avg	4588	N	N	7736 NE 199TH ST
2	250200	0010	1/5/10	\$430,000	\$434,000	2610	8	2009	Avg	4530	N	N	19320 76TH AVE NE
2	012604	9239	6/24/10	\$415,000	\$441,000	2648	8	2009	Avg	4501	N	N	20215 81ST PL NE

Improved Sales Used in this Annual Update Analysis
Area 38
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	957806	0390	3/11/12	\$474,167	\$515,000	2650	8	2012	Avg	4585	N	N	19911 77TH AVE NE
2	957806	0580	11/11/11	\$449,995	\$496,000	2650	8	2011	Avg	4522	N	N	7721 NE 201ST PL
2	957806	0070	4/18/11	\$444,995	\$493,000	2650	8	2011	Avg	4562	N	N	7737 NE 200TH ST
2	957806	0270	7/27/11	\$444,073	\$492,000	2650	8	2011	Avg	4972	N	N	7805 NE 199TH ST
2	957806	0560	6/14/11	\$443,241	\$492,000	2650	8	2011	Avg	4535	N	N	7733 NE 201ST PL
2	957806	0460	5/6/11	\$434,995	\$482,000	2650	8	2011	Avg	4711	N	N	7704 NE 200TH ST
2	957806	0360	6/8/12	\$451,283	\$481,000	2650	8	2012	Avg	5220	N	N	19827 77TH AVE NE
2	957806	0440	4/29/11	\$434,995	\$482,000	2650	8	2011	Avg	4735	N	N	7626 NE 200TH ST
2	957806	0420	10/6/11	\$429,995	\$475,000	2650	8	2011	Avg	4924	N	N	7618 NE 200TH ST
2	955890	0090	3/4/10	\$390,000	\$402,000	2680	8	2003	Avg	4941	N	N	8849 NE 176TH ST
2	108865	0270	2/7/11	\$439,000	\$484,000	2710	8	2005	Avg	5596	N	N	19726 83RD PL NE
2	856495	0010	4/14/10	\$469,000	\$489,000	2710	8	2003	Avg	6318	N	N	20203 84TH PL NE
2	250200	0040	4/6/10	\$455,840	\$474,000	2750	8	2009	Avg	4629	N	N	19312 76TH AVE NE
2	250200	0070	4/22/11	\$425,000	\$471,000	2750	8	2009	Avg	4512	N	N	19224 76TH AVE NE
2	955890	0170	5/31/12	\$365,000	\$390,000	2760	8	2003	Avg	7432	N	N	17512 88TH AVE NE
2	370950	0110	6/26/12	\$435,000	\$462,000	2770	8	1995	Avg	9913	N	N	8920 NE 176TH ST
2	856495	0270	10/4/10	\$415,000	\$450,000	2810	8	2004	Avg	4280	N	N	20119 85TH AVE NE
2	856495	0330	3/28/12	\$315,500	\$341,000	2830	8	2004	Avg	4800	N	N	8523 NE 201ST ST
2	108865	0490	7/2/12	\$452,000	\$479,000	2844	8	2005	Avg	5039	N	N	8238 NE 198TH ST
2	250200	0060	6/6/11	\$462,500	\$513,000	2860	8	2011	Avg	5845	N	N	19232 76TH AVE NE
2	957806	0640	5/11/11	\$416,000	\$461,000	3110	8	2008	Avg	4535	N	N	7621 NE 201ST PL
2	108865	0120	5/5/10	\$405,000	\$425,000	3130	8	2006	Avg	4529	N	N	19933 82ND PL NE
2	926927	0130	8/22/11	\$535,000	\$593,000	3350	8	1994	Good	9999	N	N	8539 NE 176TH ST
2	419180	0070	5/17/11	\$395,000	\$438,000	2460	9	2005	Avg	4778	N	N	7920 NE 184TH ST
2	326125	0080	9/25/12	\$438,000	\$453,000	2500	9	2006	Avg	4669	N	N	7816 NE 197TH PL
2	770201	0060	1/9/12	\$330,500	\$362,000	2500	9	2001	Avg	4910	N	N	7911 NE 182ND PL

Improved Sales Used in this Annual Update Analysis
Area 38
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	770208	0110	2/16/12	\$435,500	\$474,000	2620	9	2007	Avg	6389	N	N	7717 NE 196TH ST
2	920255	0150	11/14/11	\$443,000	\$488,000	2650	9	2000	Avg	7080	N	N	20307 86TH PL NE
2	419180	0030	6/15/11	\$345,000	\$383,000	2760	9	2005	Avg	4520	N	N	7921 NE 184TH ST
2	326125	0030	2/9/11	\$412,000	\$454,000	2790	9	2006	Avg	4764	N	N	19708 78TH AVE NE
2	418830	0090	6/20/12	\$565,000	\$601,000	2810	9	2012	Avg	4674	N	N	20229 86TH PL NE
2	418830	0120	10/27/11	\$580,000	\$640,000	2830	9	2011	Avg	8414	N	N	20211 86TH PL NE
2	418830	0110	12/12/11	\$560,000	\$615,000	2830	9	2011	Avg	5613	N	N	20217 86TH PL NE
2	062605	9127	4/6/12	\$549,000	\$593,000	2830	9	2010	Avg	5831	N	N	20200 86TH PL NE
2	418830	0070	5/7/10	\$560,000	\$588,000	2830	9	2009	Avg	4740	N	N	20241 86TH PL NE
2	062605	9367	1/3/12	\$539,000	\$591,000	2840	9	2010	Avg	5228	N	N	20206 86TH PL NE
2	418830	0180	1/25/12	\$579,000	\$633,000	2870	9	2012	Avg	7288	N	N	20244 86TH PL NE
2	418830	0060	12/7/10	\$560,000	\$614,000	2890	9	2009	Avg	5998	N	N	20247 86TH PL NE
2	062605	9366	3/2/12	\$559,000	\$608,000	3000	9	2010	Avg	7375	N	N	20212 86TH PL NE
2	770208	0160	2/16/12	\$420,000	\$458,000	3040	9	2007	Avg	4518	N	N	7906 NE 195TH ST
2	920255	0030	3/18/11	\$470,000	\$520,000	3060	9	2000	Avg	8532	N	N	20338 86TH PL NE
2	856495	0350	3/1/10	\$425,000	\$437,000	3100	9	2004	Avg	5570	N	N	8535 NE 201ST ST
2	418830	0140	1/30/12	\$592,000	\$647,000	3210	9	2010	Avg	6087	N	N	20218 86TH PL NE
2	418830	0050	1/25/10	\$600,000	\$610,000	3260	9	2009	Avg	7140	N	N	20253 86TH PL NE
2	418830	0150	8/14/12	\$609,000	\$638,000	3340	9	2012	Avg	6064	N	N	20224 86TH PL NE
2	418830	0010	8/8/11	\$609,000	\$675,000	3400	9	2011	Avg	5932	N	N	20277 86TH PL NE
2	544000	0060	5/22/12	\$785,000	\$840,000	3820	9	2007	Avg	9605	N	N	8511 NE 198TH ST
2	182238	0050	6/15/11	\$549,950	\$610,000	2880	10	2006	Avg	6461	N	N	20207 83RD PL NE
2	929510	0310	7/5/11	\$480,000	\$532,000	3050	10	2004	Avg	5496	N	N	18726 82ND AVE NE
2	072605	9481	4/12/10	\$680,000	\$709,000	3070	10	2007	Avg	12379	N	N	17518 86TH AVE NE
2	011410	0797	12/6/11	\$440,000	\$484,000	3200	10	2002	Avg	12022	N	N	7925 NE 183RD ST
2	929510	0010	7/16/12	\$612,000	\$646,000	3260	10	2004	Avg	14706	Y	N	8219 NE 187TH ST

Improved Sales Used in this Annual Update Analysis
Area 38
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	072605	9018	3/10/11	\$610,000	\$674,000	3470	10	2003	Avg	7879	N	N	17655 86TH AVE NE
2	758700	0010	1/14/11	\$665,000	\$732,000	3530	10	2008	Avg	11335	N	N	8451 NE 178TH ST
2	929510	0140	10/29/12	\$720,000	\$737,000	4090	10	2004	Avg	6982	Y	N	8332 NE 187TH ST
2	501200	0050	12/13/11	\$770,000	\$846,000	2780	11	2009	Avg	5568	Y	N	18949 84TH PL NE
2	501200	0030	8/29/11	\$759,000	\$841,000	2820	11	2008	Avg	6799	Y	N	18961 84TH PL NE
2	501200	0040	11/15/11	\$770,000	\$848,000	3080	11	2009	Avg	6277	Y	N	18955 84TH PL NE
2	501200	0160	6/27/11	\$680,000	\$754,000	3390	11	2009	Avg	9056	N	N	18948 84TH PL NE
2	501200	0170	2/29/12	\$675,000	\$734,000	3430	11	2009	Avg	9147	N	N	18954 84TH PL NE
2	929510	0070	9/22/11	\$600,000	\$664,000	3690	11	2004	Avg	7802	Y	N	8323 NE 187TH ST
2	501200	0190	4/14/10	\$799,999	\$834,000	3840	11	2009	Avg	9913	N	N	18966 84TH PL NE
2	501200	0130	8/20/10	\$842,000	\$906,000	3880	11	2009	Avg	9982	N	N	18930 84TH PL NE
3	357860	0178	8/13/12	\$257,500	\$270,000	1130	7	1960	Avg	10800	N	N	8629 NE 157TH ST
3	082605	9327	12/23/10	\$235,000	\$258,000	1200	7	1982	Avg	11308	N	N	11116 E RIVERSIDE DR
3	357860	0145	10/8/10	\$276,000	\$300,000	1220	7	1981	Avg	13224	N	N	15609 88TH AVE NE
3	620420	0010	12/11/12	\$355,000	\$358,000	1460	7	1986	Good	7518	N	N	14502 104TH AVE NE
3	096110	0105	9/24/12	\$267,000	\$276,000	1468	7	1944	Avg	21001	N	N	10607 NE 175TH ST
3	188700	0030	12/2/10	\$350,000	\$383,000	1540	7	1977	Avg	13000	N	N	8826 NE 161ST PL
3	082605	9144	11/18/11	\$307,000	\$338,000	1650	7	1973	Avg	58914	N	N	16702 107TH PL NE
3	357860	0185	5/27/11	\$474,000	\$526,000	1740	7	1958	Good	54247	N	N	15722 SIMONDS RD NE
3	620420	0450	7/25/12	\$386,500	\$407,000	1760	7	1988	Avg	8456	N	N	14815 104TH AVE NE
3	182605	9091	3/12/10	\$320,000	\$330,000	1820	7	1964	Avg	9583	N	N	8835 NE 163RD ST
3	620420	0180	6/12/12	\$372,777	\$397,000	1920	7	1989	Good	8223	N	N	14808 104TH AVE NE
3	620420	0140	5/22/12	\$393,000	\$421,000	2110	7	1988	Avg	6364	N	N	14710 104TH AVE NE
3	563450	0369	4/7/10	\$349,950	\$364,000	2110	7	2009	Avg	6015	N	N	16502 SIMONDS RD NE
3	620420	0590	10/26/11	\$307,500	\$339,000	1150	8	1985	Avg	5763	N	N	14521 104TH AVE NE
3	885410	0250	10/19/12	\$385,000	\$395,000	1190	8	1984	Avg	12000	N	N	16121 VALHALLA DR

Improved Sales Used in this Annual Update Analysis
Area 38
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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
3	620420	0050	4/9/12	\$345,000	\$372,000	1240	8	1985	Avg	8237	N	N	14522 104TH AVE NE
3	620420	0250	12/14/11	\$343,000	\$377,000	1340	8	1984	Avg	8631	Y	N	14920 104TH AVE NE
3	569050	0050	3/25/10	\$450,000	\$467,000	1450	8	1987	Avg	45340	N	N	16232 107TH AVE NE
3	885400	0360	10/24/12	\$382,000	\$392,000	1540	8	1978	Good	12540	Y	N	16211 VALHALLA DR
3	563450	0392	9/28/12	\$420,000	\$434,000	1740	8	1988	Avg	13959	N	N	8227 NE 166TH ST
3	563450	0392	1/18/11	\$360,000	\$396,000	1740	8	1988	Avg	13959	N	N	8227 NE 166TH ST
3	620420	0280	4/28/11	\$343,750	\$381,000	1770	8	1984	Avg	9889	N	N	14944 104TH AVE NE
3	885410	0290	7/12/12	\$352,000	\$372,000	1860	8	1985	Avg	13545	N	N	9419 ODIN WAY
3	620420	0320	9/25/12	\$370,000	\$383,000	1890	8	1984	Avg	14442	N	N	15015 104TH AVE NE
3	620420	0320	3/16/11	\$310,000	\$343,000	1890	8	1984	Avg	14442	N	N	15015 104TH AVE NE
3	176280	0070	6/12/12	\$320,000	\$341,000	1910	8	2002	Avg	3047	N	N	8233 NE 163RD PL
3	103610	0030	5/23/12	\$389,800	\$417,000	1940	8	1993	Avg	8475	N	N	11106 NE 157TH PL
3	563050	0012	7/5/11	\$432,000	\$479,000	1950	8	2004	Avg	21037	N	N	14704 SIMONDS RD NE
3	620420	0190	3/29/12	\$355,000	\$384,000	1970	8	1992	Avg	6195	N	N	14816 104TH AVE NE
3	664102	0100	11/6/12	\$419,000	\$428,000	2026	8	1996	Avg	7066	N	N	9010 NE 160TH PL
3	734050	0220	6/17/10	\$429,950	\$456,000	2100	8	2000	Avg	5358	N	N	10608 NE 174TH PL
3	664102	0190	1/15/10	\$427,000	\$433,000	2118	8	1996	Avg	6040	N	N	9017 NE 160TH PL
3	108880	0400	3/19/10	\$415,000	\$429,000	2130	8	1991	Avg	9635	N	N	10407 NE 152ND PL
3	620410	0100	3/3/11	\$437,500	\$483,000	2150	8	1989	Avg	10235	N	N	15609 111TH AVE NE
3	082605	9264	3/27/12	\$650,000	\$703,000	2230	8	1994	Good	83185	N	N	16611 107TH PL NE
3	664102	0130	2/7/12	\$385,000	\$420,000	2235	8	1996	Avg	8120	N	N	9030 NE 160TH PL
3	417860	0010	6/1/12	\$460,000	\$491,000	2250	8	1994	Avg	19163	N	N	11156 NE 160TH PL
3	734050	0080	11/30/10	\$432,500	\$473,000	2270	8	2000	Avg	6851	N	N	17304 107TH PL NE
3	885400	0070	11/29/12	\$494,000	\$500,000	2400	8	1969	Good	11557	N	N	9406 VALHALLA WAY
3	620410	0160	10/14/11	\$339,000	\$375,000	2440	8	1988	Avg	8654	N	N	10927 NE 157TH ST
3	871580	0050	5/20/10	\$479,000	\$505,000	2570	8	2009	Avg	4645	N	N	16509 82ND PL NE

Improved Sales Used in this Annual Update Analysis
Area 38
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	871580	0060	1/21/10	\$471,000	\$478,000	2570	8	2009	Avg	4503	N	N	16505 82ND PL NE
3	103610	0140	5/17/11	\$418,000	\$463,000	2610	8	1994	Avg	29390	N	N	15942 111TH AVE NE
3	172605	9079	12/18/12	\$799,950	\$804,000	2640	8	1967	Good	38745	Y	N	16322 104TH AVE NE
3	871580	0030	10/25/10	\$415,000	\$452,000	2680	8	2009	Avg	4768	N	N	16516 82ND PL NE
3	871580	0040	1/13/10	\$479,000	\$485,000	2750	8	2009	Avg	4746	N	N	16512 82ND PL NE
3	734050	0280	7/5/12	\$510,000	\$540,000	2940	8	2000	Avg	7070	N	N	10622 NE 173RD PL
3	871580	0020	1/21/10	\$500,000	\$508,000	3000	8	2009	Avg	4647	N	N	16520 82ND PL NE
3	885410	0090	1/12/11	\$544,500	\$599,000	1670	9	1969	Avg	15744	Y	N	9330 ODIN WAY
3	885400	0400	11/9/11	\$316,000	\$348,000	1790	9	1978	Good	12822	N	N	16220 VALHALLA DR
3	563450	0373	11/11/10	\$376,150	\$411,000	1830	9	2007	Avg	6051	N	N	16504 SIMONDS RD NE
3	020050	0250	10/4/12	\$460,000	\$475,000	1930	9	1989	Avg	6346	N	N	15001 92ND PL NE
3	885410	0080	10/29/12	\$600,000	\$614,000	1940	9	1963	Avg	12192	N	N	9340 ODIN WAY
3	020050	0050	9/30/11	\$399,950	\$442,000	1970	9	1989	Avg	7700	N	N	14913 91ST PL NE
3	108880	1140	9/24/10	\$415,000	\$450,000	2060	9	1996	Avg	10736	N	N	15321 102ND AVE NE
3	885410	0390	1/19/11	\$338,000	\$372,000	2150	9	2001	Avg	13600	N	N	9211 ODIN WAY
3	755690	0100	6/10/11	\$420,000	\$466,000	2170	9	1988	Avg	37597	N	N	11004 NE 164TH PL
3	020050	0030	4/26/12	\$385,000	\$414,000	2220	9	1989	Avg	9691	N	N	15001 91ST PL NE
3	108880	1270	4/9/10	\$499,950	\$521,000	2230	9	1990	Avg	9713	N	N	10200 NE 151ST ST
3	020051	0600	12/7/10	\$495,000	\$542,000	2290	9	1990	Avg	7338	N	N	15503 93RD PL NE
3	885410	0070	4/5/10	\$502,000	\$522,000	2310	9	1963	Avg	12700	N	N	9408 ODIN WAY
3	108880	1020	8/4/10	\$470,000	\$504,000	2350	9	1993	Avg	9875	N	N	15410 101ST PL NE
3	020050	0110	5/26/12	\$450,000	\$481,000	2350	9	1988	Avg	8832	N	N	15002 91ST PL NE
3	020050	0110	6/3/11	\$385,000	\$427,000	2350	9	1988	Avg	8832	N	N	15002 91ST PL NE
3	020051	0410	6/23/11	\$498,000	\$552,000	2360	9	1989	Avg	7440	N	N	15209 92ND PL NE
3	108880	0970	12/6/11	\$500,000	\$550,000	2400	9	1991	Avg	9660	N	N	15409 101ST PL NE
3	108880	0200	12/4/12	\$532,000	\$538,000	2400	9	1990	Avg	9971	N	N	15021 102ND AVE NE

Improved Sales Used in this Annual Update Analysis
Area 38
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	108880	0660	2/22/12	\$535,000	\$582,000	2400	9	1997	Avg	9610	N	N	10203 NE 156TH PL
3	620405	0130	9/28/11	\$415,500	\$460,000	2400	9	2006	Avg	4610	N	N	11159 NE 162ND ST
3	020050	0290	9/19/11	\$460,000	\$509,000	2430	9	1989	Avg	7626	N	N	15020 92ND PL NE
3	108880	0050	7/19/12	\$502,500	\$530,000	2430	9	1994	Avg	9600	N	N	10017 NE 153RD ST
3	108880	1160	6/2/10	\$485,000	\$513,000	2430	9	1991	Avg	9600	N	N	15320 102ND AVE NE
3	885410	0170	5/17/10	\$620,000	\$653,000	2510	9	1983	Good	10296	Y	N	9410 HOEDER LN
3	020052	0210	4/7/11	\$470,000	\$520,000	2530	9	1991	Avg	8083	N	N	9005 NE 151ST PL
3	108880	0310	7/12/11	\$600,000	\$666,000	2580	9	1995	Avg	12657	N	N	10405 NE 151ST PL
3	357860	0195	7/18/12	\$586,500	\$619,000	2580	9	1993	Avg	24394	N	N	15917 88TH AVE NE
3	108880	0130	7/12/12	\$575,000	\$608,000	2600	9	1990	Avg	9600	N	N	15209 102ND AVE NE
3	108880	1030	9/22/10	\$520,000	\$563,000	2600	9	1991	Avg	9652	N	N	10105 NE 155TH ST
3	020050	0180	11/14/11	\$420,000	\$463,000	2620	9	1989	Avg	8853	N	N	9125 NE 151ST ST
3	020051	0380	6/26/12	\$504,500	\$536,000	2630	9	1989	Avg	9041	N	N	15303 92ND PL NE
3	620405	0010	6/17/10	\$402,000	\$427,000	2640	9	2006	Avg	4503	N	N	11184 NE 162ND ST
3	620405	0140	7/20/12	\$413,500	\$436,000	2640	9	2006	Avg	6557	N	N	11163 NE 162ND ST
3	108881	0240	4/18/12	\$555,840	\$599,000	2650	9	1990	Avg	10212	N	N	9917 NE 155TH ST
3	620405	0090	9/10/10	\$533,000	\$576,000	2650	9	2006	Avg	7398	N	N	11135 NE 162ND ST
3	698050	0060	7/21/11	\$530,000	\$588,000	2660	9	2011	Avg	5047	N	N	8308 NE 163RD PL
3	108880	0800	7/15/11	\$482,500	\$535,000	2680	9	1992	Good	10211	N	N	10116 NE 155TH ST
3	020051	0140	9/7/11	\$475,000	\$526,000	2700	9	1989	Avg	9327	N	N	15605 93RD CT NE
3	698050	0050	10/14/11	\$485,000	\$536,000	2700	9	2011	Avg	4819	N	N	8306 NE 163RD PL
3	020045	0120	9/24/10	\$525,000	\$569,000	2710	9	1996	Avg	17329	N	N	15520 91ST PL NE
3	020051	0330	6/24/10	\$495,000	\$526,000	2720	9	1989	Avg	7599	N	N	15417 92ND PL NE
3	108880	0950	3/30/11	\$524,900	\$581,000	2720	9	1994	Good	9616	N	N	10015 NE 155TH ST
3	417860	0050	6/14/11	\$360,000	\$399,000	2720	9	1993	Avg	12523	N	N	11120 NE 160TH PL
3	020052	0230	11/3/11	\$485,000	\$535,000	2750	9	1990	Avg	6930	N	N	9017 NE 151ST PL

Improved Sales Used in this Annual Update Analysis
Area 38
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	108881	0220	6/27/12	\$510,000	\$541,000	2750	9	1993	Avg	9600	N	N	9907 NE 155TH ST
3	020050	0480	10/11/12	\$412,300	\$425,000	2760	9	1988	Good	11074	Y	N	15102 93RD PL NE
3	417860	0020	7/20/11	\$550,000	\$610,000	2780	9	1991	Avg	19137	N	N	11146 NE 160TH PL
3	443400	0100	4/2/10	\$500,000	\$520,000	2810	9	1999	Avg	10774	N	N	17139 111TH AVE NE
3	443400	0080	6/20/12	\$435,000	\$462,000	2810	9	1999	Avg	9636	N	N	17125 111TH AVE NE
3	074550	0190	2/19/10	\$650,000	\$667,000	2820	9	2009	Avg	9870	N	N	15214 98TH CT NE
3	108880	0630	6/8/11	\$475,000	\$527,000	2830	9	1996	Avg	11070	N	N	10314 NE 155TH PL
3	320490	0090	5/17/12	\$447,000	\$479,000	2870	9	2000	Avg	9816	N	N	17216 109TH PL NE
3	074550	0230	8/19/12	\$699,000	\$731,000	2880	9	2009	Avg	10230	N	N	15203 98TH CT NE
3	082605	9063	8/10/10	\$795,000	\$854,000	2950	9	1993	Avg	73901	Y	N	10515 NE 170TH ST
3	108880	1330	5/18/10	\$512,000	\$539,000	3000	9	1995	Avg	10445	N	N	15302 102ND AVE NE
3	074550	0440	12/9/10	\$626,300	\$686,000	3030	9	2010	Avg	9712	N	N	15007 97TH CT NE
3	020050	0300	6/17/11	\$475,000	\$527,000	3040	9	1988	Avg	7202	N	N	15026 92ND PL NE
3	074550	0330	10/25/10	\$630,445	\$687,000	3040	9	2011	Avg	9722	N	N	15216 97TH CT NE
3	074550	0090	2/1/11	\$580,000	\$639,000	3040	9	2009	Avg	9677	N	N	9916 NE 151ST ST
3	074550	0260	1/14/11	\$695,000	\$765,000	3070	9	2011	Avg	13988	N	N	15006 97TH CT NE
3	074550	0470	3/2/11	\$679,950	\$751,000	3070	9	2011	Avg	9957	N	N	15010 97TH AV NE
3	074550	0140	12/8/10	\$680,000	\$745,000	3070	9	2011	Avg	9670	N	N	15106 98TH CT NE
3	074550	0200	11/14/10	\$680,000	\$743,000	3070	9	2011	Avg	9785	N	N	15222 98TH CT NE
3	074550	0350	12/10/10	\$680,000	\$745,000	3070	9	2010	Avg	9870	N	N	15224 97TH CT NE
3	074550	0290	12/9/10	\$680,000	\$745,000	3070	9	2010	Avg	9627	N	N	15110 97TH CT NE
3	074552	0070	12/19/11	\$739,950	\$812,000	3080	9	2012	Avg	9731	N	N	14704 97TH AVE NE
3	074552	0090	2/26/12	\$727,795	\$792,000	3080	9	2012	Avg	9970	N	N	14608 97TH AVE NE
3	074552	0110	4/9/12	\$714,950	\$772,000	3080	9	2012	Avg	10629	N	N	14520 97TH AVE NE
3	074552	0020	1/9/12	\$714,950	\$783,000	3080	9	2012	Avg	10596	N	N	14902 97TH AVE NE
3	074550	0250	1/4/11	\$634,950	\$698,000	3090	9	2011	Avg	9630	N	N	15113 98TH CT NE

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Area 38
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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
3	664103	0110	6/20/11	\$518,500	\$575,000	3140	9	2001	Avg	8472	N	N	9119 NE 160TH PL
3	698050	0010	4/7/11	\$525,000	\$581,000	3150	9	2011	Avg	5705	N	N	8310 NE 163RD PL
3	074552	0100	2/16/12	\$753,000	\$820,000	3240	9	2012	Avg	10541	N	N	14526 97TH AVE NE
3	074552	0080	12/18/11	\$729,950	\$802,000	3240	9	2012	Avg	9600	N	N	14614 97TH AVE NE
3	074552	0010	11/16/11	\$725,000	\$799,000	3240	9	2011	Avg	10514	N	N	14908 97TH AVE NE
3	074552	0060	12/12/11	\$724,950	\$797,000	3240	9	2012	Avg	10668	N	N	14710 97TH AVE NE
3	074552	0140	5/2/12	\$679,950	\$731,000	3240	9	2012	Avg	12265	N	N	14607 97TH AVE NE
3	074552	0040	11/15/11	\$719,950	\$793,000	3240	9	2012	Avg	10689	N	N	14806 97TH AVE NE
3	074550	0270	8/2/10	\$750,000	\$804,000	3240	9	2009	Avg	10145	N	N	15012 97TH CT NE
3	074550	0070	9/2/10	\$644,882	\$696,000	3240	9	2009	Avg	9614	N	N	15005 99TH PL NE
3	074551	0040	8/2/11	\$614,950	\$682,000	3270	9	2011	Avg	9609	N	N	14724 99TH PL NE
3	074551	0020	11/27/11	\$614,950	\$677,000	3270	9	2011	Avg	9613	N	N	14816 99TH PL NE
3	020050	0510	6/14/12	\$573,000	\$610,000	3330	9	1989	Avg	10913	Y	N	15202 93RD PL NE
3	074550	0130	9/2/10	\$634,950	\$685,000	3350	9	2009	Avg	9632	N	N	9818 NE 151ST ST
3	074552	0200	2/1/12	\$669,950	\$731,000	3370	9	2011	Avg	9680	N	N	14811 97TH AVE NE
3	074550	0020	1/4/11	\$609,950	\$670,000	3370	9	2009	Avg	9652	N	N	15012 99TH PL NE
3	074550	0450	7/13/11	\$659,755	\$732,000	3380	9	2011	Avg	13024	N	N	15001 97TH CT NE
3	074551	0030	9/21/11	\$624,950	\$691,000	3390	9	2011	Avg	9601	N	N	14810 99TH PL NE
3	074551	0050	10/14/11	\$619,950	\$685,000	3390	9	2011	Avg	9603	N	N	14718 99TH PL NE
3	074550	0430	12/14/10	\$650,555	\$713,000	3400	9	2010	Avg	9679	N	N	15013 97TH CT NE
3	074551	0060	3/15/12	\$624,950	\$678,000	3410	9	2011	Avg	9915	N	N	14712 99TH PL NE
3	074551	0010	3/28/12	\$623,450	\$675,000	3410	9	2011	Avg	9692	N	N	14900 99TH PL NE
3	074550	0280	1/4/11	\$747,555	\$822,000	3460	9	2011	Avg	9645	N	N	15104 97TH CT NE
3	074550	0340	1/5/11	\$699,950	\$769,000	3460	9	2011	Avg	9887	N	N	15220 97TH CT NE
3	074550	0310	11/14/10	\$700,000	\$765,000	3460	9	2011	Avg	10306	N	N	15206 97TH CT NE
3	074550	0460	4/14/11	\$705,000	\$781,000	3462	9	2011	Avg	10066	N	N	15004 97TH AVE NE

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Area 38
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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
3	074550	0420	10/25/10	\$654,950	\$713,000	3480	9	2010	Avg	10136	N	N	15105 97TH CT NE
3	609860	0040	6/21/11	\$505,000	\$560,000	3520	9	2002	Avg	11594	N	N	8809 NE 163RD ST
3	074550	0120	6/16/10	\$680,000	\$721,000	3540	9	2009	Avg	9631	N	N	9904 NE 151ST ST
3	074552	0190	10/18/11	\$685,000	\$757,000	3610	9	2011	Avg	9623	N	N	14805 97TH AVE NE
3	074550	0220	3/2/11	\$670,000	\$740,000	3610	9	2011	Avg	10657	N	N	15207 98TH CT NE
3	074552	0160	1/30/12	\$689,950	\$754,000	3620	9	2012	Avg	9604	N	N	14619 97TH AVE NE
3	074552	0210	10/18/11	\$684,950	\$757,000	3620	9	2011	Avg	9648	N	N	14903 97TH AVE NE
3	074552	0130	4/30/12	\$689,950	\$742,000	3620	9	2012	Avg	12271	N	N	14527 97TH AVE NE
3	074550	0210	3/2/11	\$674,950	\$746,000	3620	9	2011	Avg	10189	N	N	15211 98TH CT NE
3	074552	0050	2/24/12	\$739,050	\$804,000	3640	9	2012	Avg	10679	N	N	14716 97TH AVE NE
3	074552	0030	11/27/11	\$734,950	\$809,000	3640	9	2012	Avg	10650	N	N	14808 97TH AVE NE
3	074552	0170	4/23/12	\$694,950	\$748,000	3660	9	2012	Avg	9633	N	N	14705 97TH AVE NE
3	074550	0400	9/2/10	\$679,950	\$734,000	3720	9	2009	Avg	10244	N	N	15209 97TH CT NE
3	609860	0010	8/6/12	\$655,000	\$688,000	3790	9	2007	Avg	6951	N	N	16204 88TH AVE NE
3	074552	0180	4/18/12	\$699,950	\$754,000	3800	9	2012	Avg	9623	N	N	14711 97TH AVE NE
3	074550	0100	6/16/10	\$659,950	\$700,000	3800	9	2009	Avg	9691	N	N	9912 NE 151ST ST
3	074552	0220	3/12/12	\$699,950	\$759,000	3820	9	2012	Avg	11329	N	N	14909 97TH AVE NE
3	074552	0150	1/27/12	\$700,000	\$765,000	3820	9	2012	Avg	10135	N	N	14613 97TH AVE NE
3	074552	0120	3/27/12	\$699,950	\$757,000	3820	9	2012	Avg	10490	N	N	14521 97TH AVE NE
3	108880	1190	8/10/12	\$585,000	\$614,000	2230	10	1995	Avg	10325	N	N	15211 103RD AVE NE
3	689999	0080	3/2/12	\$532,500	\$579,000	2540	10	1989	Avg	14558	Y	N	17210 105TH AVE NE
3	108880	0360	6/1/12	\$420,199	\$449,000	2570	10	1991	Avg	9631	N	N	10406 NE 151ST PL
3	569050	0127	10/11/11	\$702,000	\$776,000	2580	10	1948	Avg	77062	Y	N	16215 104TH AVE NE
3	108880	0850	6/28/11	\$512,000	\$568,000	2730	10	1991	Avg	12261	N	N	15526 101ST PL NE
3	755690	0050	6/5/12	\$639,000	\$682,000	2770	10	1989	Avg	35438	N	N	16314 110TH AVE NE
3	689999	0100	12/24/12	\$725,000	\$727,000	2970	10	1987	Avg	13594	Y	N	17300 102ND AVE NE

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Area 38
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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
3	108880	1370	7/19/11	\$540,000	\$599,000	3070	10	1990	Avg	9600	N	N	10128 NE 153RD ST
3	108880	0540	4/30/12	\$575,000	\$618,000	3080	10	1992	Avg	11001	N	N	10328 NE 153RD PL
3	108880	0840	3/25/12	\$579,950	\$628,000	3100	10	1991	Avg	11359	N	N	15524 101ST PL NE
3	188700	0050	3/15/10	\$589,000	\$609,000	3190	10	2008	Avg	15990	N	N	8846 NE 161ST PL
3	108882	0060	4/4/11	\$650,000	\$720,000	3280	10	2000	Avg	9632	N	N	15327 101ST PL NE
3	108881	0050	7/6/11	\$485,000	\$538,000	3370	10	1992	Good	9620	N	N	9914 NE 157TH ST
3	172605	9136	10/29/12	\$1,100,000	\$1,126,000	3180	11	2001	Avg	44431	N	N	10611 NE 155TH PL
3	172605	9109	9/1/11	\$790,000	\$875,000	3860	11	2007	Avg	46173	Y	N	15949 104TH AVE NE
4	956780	0210	8/23/10	\$205,000	\$221,000	780	6	1947	Avg	10791	N	N	10335 NE 189TH ST
4	096700	0436	10/12/10	\$270,000	\$293,000	810	6	1949	VGood	4989	N	N	18415 104TH AVE NE
4	956780	0390	7/6/10	\$261,500	\$279,000	920	6	1937	Good	6581	N	N	10329 NE 190TH ST
4	956780	0205	12/10/10	\$170,000	\$186,000	1060	6	1918	VGood	10791	N	N	10325 NE 189TH ST
4	072605	9140	12/1/10	\$270,000	\$296,000	1080	6	1936	Avg	11751	N	N	18119 96TH AVE NE
4	052605	9072	6/6/12	\$313,000	\$334,000	1200	6	1931	VGood	13240	N	N	19711 104TH AVE NE
4	237420	0025	12/15/11	\$310,000	\$341,000	1710	6	1947	Avg	7525	N	N	18204 98TH AVE NE
4	794200	0010	5/10/11	\$200,000	\$222,000	840	7	1975	Avg	8462	N	N	10406 NE 189TH ST
4	928682	0050	10/7/10	\$210,000	\$228,000	900	7	1981	Avg	8580	N	N	10044 NE 197TH ST
4	213800	0010	1/28/10	\$310,000	\$316,000	970	7	1966	Avg	8352	N	N	18321 94TH AVE NE
4	572000	0350	10/26/12	\$234,000	\$240,000	980	7	1959	Avg	8403	Y	N	18607 89TH AVE NE
4	572000	0340	5/18/10	\$227,100	\$239,000	980	7	1959	Avg	8402	N	N	18601 89TH AVE NE
4	956880	0100	11/19/12	\$265,000	\$269,000	1000	7	1938	Avg	9000	N	N	18641 103RD AVE NE
4	213800	0020	8/19/11	\$250,000	\$277,000	1010	7	1966	Avg	10724	N	N	9309 NE 184TH PL
4	572000	0020	12/31/12	\$237,000	\$237,000	1010	7	1960	Avg	8508	N	N	8811 NE 190TH ST
4	052605	9156	3/25/10	\$300,000	\$311,000	1050	7	1960	Good	7129	N	N	19005 101ST PL NE
4	213800	0140	9/26/12	\$280,500	\$290,000	1070	7	1962	Avg	8120	N	N	18434 92ND AVE NE
4	525530	0070	9/19/12	\$275,000	\$285,000	1080	7	1961	Avg	8741	N	N	10515 NE 194TH ST

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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
4	213800	0160	5/30/12	\$328,000	\$350,000	1090	7	1962	Avg	8120	N	N	18422 92ND AVE NE
4	213800	0170	5/6/10	\$292,000	\$306,000	1090	7	1962	Avg	8120	N	N	18416 92ND AVE NE
4	377530	0080	7/16/10	\$290,000	\$310,000	1090	7	1964	Avg	23774	N	N	20101 95TH PL NE
4	213800	0150	9/29/10	\$286,000	\$310,000	1090	7	1962	Good	8120	N	N	18428 92ND AVE NE
4	213800	0160	8/11/11	\$200,000	\$222,000	1090	7	1962	Avg	8120	N	N	18422 92ND AVE NE
4	551860	0010	7/19/12	\$250,000	\$264,000	1110	7	1960	Avg	12519	N	N	19031 104TH AVE NE
4	572000	0370	3/26/12	\$215,000	\$233,000	1110	7	1959	Good	9298	Y	N	8837 NE 187TH ST
4	572000	0320	2/23/12	\$170,000	\$185,000	1110	7	1959	Avg	8401	N	N	18513 89TH AVE NE
4	551960	0025	5/2/11	\$224,000	\$248,000	1110	7	1947	Good	10421	N	N	10422 NE 187TH ST
4	390610	0040	6/20/10	\$270,000	\$287,000	1120	7	1963	Good	6230	N	N	10527 BEARDSLEE BLVD
4	782000	0025	2/28/11	\$230,000	\$254,000	1120	7	1962	Avg	8640	N	N	10130 NE 190TH ST
4	323522	0100	12/19/12	\$307,000	\$309,000	1130	7	1976	Avg	13914	N	N	10134 NE 204TH ST
4	206190	0090	12/23/11	\$317,000	\$348,000	1150	7	1968	Avg	10374	N	N	10209 NE 198TH ST
4	323522	0200	10/1/10	\$304,000	\$330,000	1190	7	1976	Good	9148	N	N	10025 NE 204TH ST
4	224800	0040	4/26/12	\$356,000	\$383,000	1200	7	1959	Avg	7943	N	N	9210 NE 183RD ST
4	224800	0040	11/23/11	\$212,000	\$233,000	1200	7	1959	Avg	7943	N	N	9210 NE 183RD ST
4	072605	9344	12/11/12	\$330,000	\$333,000	1220	7	1961	Avg	8659	N	N	18129 94TH AVE NE
4	280680	0150	10/4/10	\$300,000	\$326,000	1220	7	1977	Good	7188	N	N	9720 NE 204TH PL
4	949210	0020	2/9/12	\$227,000	\$248,000	1230	7	1967	Good	8000	N	N	19228 92ND AVE NE
4	052605	9141	6/7/11	\$276,000	\$306,000	1240	7	1984	Avg	9912	N	N	19900 104TH AVE NE
4	551880	0040	7/9/11	\$387,000	\$429,000	1260	7	1962	Avg	9660	N	N	10716 NE 187TH ST
4	144400	0080	9/7/12	\$350,000	\$364,000	1260	7	1978	Avg	11574	N	N	9651 NE 201ST ST
4	956780	0420	10/20/11	\$280,000	\$309,000	1260	7	1912	Good	9405	N	N	10120 NE 189TH ST
4	323521	0090	10/26/11	\$266,000	\$294,000	1290	7	1973	Avg	10765	N	N	20118 103RD PL NE
4	062605	9275	6/20/12	\$210,000	\$223,000	1340	7	1968	Good	11163	N	N	9710 NE 200TH ST
4	052605	9183	5/1/12	\$260,000	\$279,000	1370	7	1962	Avg	15743	N	N	19115 104TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 38
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	072605	9260	8/16/12	\$220,000	\$230,000	1370	7	1953	Avg	15357	N	N	9214 NE 180TH ST
4	052605	9179	5/29/12	\$308,000	\$329,000	1380	7	1993	Avg	6671	N	N	19021 104TH AVE NE
4	091000	0044	5/4/10	\$329,950	\$346,000	1400	7	1950	Good	23629	N	N	10508 NE 189TH ST
4	280680	0340	8/9/12	\$198,500	\$208,000	1410	7	1977	Avg	7200	N	N	9907 NE 204TH PL
4	052605	9167	7/19/10	\$265,000	\$283,000	1420	7	1959	Avg	8750	N	N	10133 NE 192ND ST
4	572000	0210	1/26/10	\$275,000	\$280,000	1430	7	1959	Avg	11378	N	N	8823 NE 189TH PL
4	525530	0030	2/22/10	\$287,000	\$295,000	1430	7	1962	Avg	8741	N	N	10417 NE 194TH ST
4	635890	0180	7/21/10	\$355,000	\$380,000	1440	7	1949	Avg	40516	N	N	18510 94TH AVE NE
4	949210	0110	1/26/11	\$262,000	\$289,000	1440	7	1966	Avg	16298	N	N	19216 93RD PL NE
4	605770	0130	8/2/11	\$285,000	\$316,000	1470	7	1967	Avg	8392	Y	N	18115 108TH AVE NE
4	605760	0105	10/12/12	\$360,000	\$371,000	1490	7	1952	Avg	8319	Y	N	10504 SUNRISE DR
4	949320	0025	12/3/10	\$295,000	\$323,000	1620	7	1955	Avg	8400	N	N	10615 SUNRISE DR
4	605760	0050	11/17/11	\$285,000	\$314,000	1630	7	1956	Avg	7200	Y	N	10603 SUNRISE DR
4	572000	0330	10/29/10	\$245,000	\$267,000	1650	7	1959	Avg	8401	N	N	18519 89TH AVE NE
4	193980	0010	11/17/10	\$257,000	\$281,000	1670	7	1924	Fair	12513	N	N	18824 BOTHELL WAY NE
4	052605	9258	6/11/12	\$245,000	\$261,000	1680	7	1970	Avg	10325	N	N	20401 104TH AVE NE
4	091000	0061	1/28/10	\$365,000	\$371,000	1730	7	1969	Good	16100	N	N	18949 108TH AVE NE
4	551880	0015	4/17/10	\$370,000	\$386,000	1780	7	1956	Avg	9638	N	N	10719 NE 189TH ST
4	062605	9247	11/16/11	\$256,500	\$283,000	1910	7	1968	Good	9750	N	N	20012 96TH AVE NE
4	062605	9111	9/29/11	\$415,000	\$459,000	1960	7	1940	Avg	43995	N	N	9223 NE 191ST ST
4	525530	0140	12/19/12	\$340,000	\$342,000	1970	7	1961	Good	8325	N	N	10512 NE 194TH ST
4	956880	0121	3/15/11	\$260,000	\$288,000	2200	7	1987	Avg	12334	N	N	10139 NE 187TH ST
4	928682	0040	3/8/12	\$275,000	\$299,000	2700	7	1981	Good	9920	N	N	10038 NE 197TH ST
4	082605	9318	7/11/12	\$364,900	\$386,000	880	8	1978	VGood	18293	N	N	10911 VALLEY VIEW RD
4	769780	0040	2/17/11	\$316,000	\$349,000	1220	8	1979	Avg	9820	N	N	10435 NE 204TH PL
4	173732	0350	9/17/10	\$408,166	\$442,000	1230	8	1976	Avg	8647	N	N	9010 NE 195TH ST

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Area 38
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	525571	0110	10/23/12	\$345,000	\$354,000	1230	8	1976	Avg	9006	N	N	20015 108TH AVE NE
4	525571	0110	3/27/12	\$249,000	\$269,000	1230	8	1976	Avg	9006	N	N	20015 108TH AVE NE
4	525510	0060	7/6/12	\$348,500	\$369,000	1250	8	1961	Good	9000	N	N	19307 108TH AVE NE
4	812530	0050	4/22/10	\$364,000	\$381,000	1340	8	1974	Avg	9680	N	N	19029 90TH PL NE
4	525540	0100	7/18/10	\$231,200	\$247,000	1390	8	1978	Fair	8562	N	N	20008 102ND CT NE
4	525540	0160	6/18/12	\$260,000	\$277,000	1390	8	1978	Good	8500	N	N	20007 102ND PL NE
4	173732	0380	4/12/12	\$339,950	\$367,000	1460	8	1976	Avg	8744	N	N	8910 NE 195TH ST
4	525680	0090	4/7/10	\$319,000	\$332,000	1470	8	1981	Avg	8442	N	N	10412 NE 200TH ST
4	072605	9328	5/28/10	\$319,950	\$338,000	1490	8	1960	Avg	7747	N	N	18327 94TH AVE NE
4	525680	0110	12/9/11	\$255,500	\$281,000	1500	8	1981	Avg	8401	N	N	10405 NE 200TH ST
4	525550	0070	12/7/11	\$253,000	\$278,000	1570	8	1966	Good	8000	N	N	10601 NE 197TH ST
4	525569	0090	9/13/12	\$359,950	\$374,000	1580	8	1977	Avg	9000	N	N	20225 107TH AVE NE
4	812531	0040	3/30/10	\$340,000	\$353,000	1630	8	1975	Avg	9887	N	N	8934 NE 191ST PL
4	152480	0020	4/24/12	\$325,000	\$350,000	1660	8	1968	Avg	11039	N	N	9701 NE 200TH ST
4	525560	0270	6/25/10	\$375,000	\$399,000	1670	8	1969	Avg	9507	N	N	10506 NE 198TH ST
4	525540	0120	2/17/11	\$325,000	\$359,000	1670	8	1978	Avg	11700	N	N	20028 102ND CT NE
4	525570	0150	3/16/11	\$330,000	\$365,000	1680	8	1969	Avg	8950	N	N	20034 106TH AVE NE
4	173731	0120	1/24/11	\$342,000	\$377,000	1690	8	1976	Avg	11750	N	N	19222 90TH AVE NE
4	635890	0050	11/23/10	\$415,000	\$454,000	1710	8	1958	Avg	34292	N	N	18712 95TH AVE NE
4	525560	0250	8/10/12	\$355,000	\$372,000	1720	8	1967	Good	10700	N	N	19808 105TH PL NE
4	173732	0230	3/10/11	\$339,000	\$375,000	1730	8	1977	Good	8562	N	N	9053 NE 195TH ST
4	525570	0130	3/20/12	\$374,850	\$406,000	1730	8	1972	VGood	8800	N	N	20031 107TH AVE NE
4	379800	0025	10/21/10	\$360,000	\$392,000	1750	8	1956	Avg	9946	N	N	18623 105TH AVE NE
4	525570	0120	2/9/12	\$281,350	\$307,000	1800	8	1969	Avg	8350	N	N	20047 107TH AVE NE
4	769780	0170	11/20/12	\$299,000	\$304,000	1800	8	1979	Avg	9314	N	N	10618 NE 204TH PL
4	525550	0100	3/7/11	\$355,000	\$392,000	1810	8	1966	Avg	8000	N	N	10701 NE 197TH ST

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Area 38
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	525574	0010	3/8/11	\$309,900	\$343,000	1810	8	1976	Avg	9450	N	N	10401 NE 202ND PL
4	769780	0190	8/24/11	\$340,000	\$377,000	1860	8	1979	Good	9486	N	N	10602 NE 204TH PL
4	062605	9188	2/18/11	\$335,100	\$370,000	1920	8	1963	Good	13200	N	N	18630 92ND AVE NE
4	152480	0075	6/21/11	\$272,000	\$302,000	1930	8	1968	Avg	12315	N	N	9705 NE 198TH ST
4	206190	0040	5/25/12	\$375,000	\$401,000	1940	8	1988	Avg	9305	N	N	10226 NE 197TH ST
4	525510	0100	10/26/11	\$252,000	\$278,000	1970	8	1960	Avg	8851	N	N	10620 NE 193RD ST
4	206180	0050	7/10/12	\$449,000	\$475,000	1980	8	1959	Good	11970	N	N	10222 NE 198TH ST
4	102980	0140	9/26/12	\$325,000	\$336,000	1990	8	1984	Avg	9232	Y	Y	17410 113TH AVE NE
4	052605	9113	1/25/12	\$500,000	\$546,000	2060	8	1954	Avg	139827	N	N	18021 ROSS RD
4	812531	0050	6/2/11	\$420,000	\$466,000	2220	8	1975	Good	9945	N	N	8924 NE 191ST PL
4	525540	0010	7/12/12	\$353,000	\$373,000	2240	8	1978	Avg	8347	N	N	10324 NE 200TH ST
4	102980	0030	9/25/12	\$494,000	\$511,000	2300	8	1983	Avg	14301	Y	Y	11113 NE 174TH ST
4	525569	0080	7/3/12	\$410,000	\$434,000	2340	8	1977	Good	8900	N	N	20235 108TH AVE NE
4	525550	0210	9/21/12	\$378,000	\$392,000	2350	8	1966	Good	8560	N	N	10620 NE 197TH ST
4	525510	0180	12/21/11	\$315,000	\$346,000	2370	8	1961	Good	10500	N	N	10424 NE 193RD ST
4	173731	0080	7/25/11	\$407,500	\$452,000	2460	8	1975	Avg	11563	N	N	19221 90TH PL NE
4	635890	0159	5/2/11	\$429,500	\$476,000	2510	8	2005	Avg	9961	N	N	18603 95TH AVE NE
4	072605	9432	8/27/12	\$500,000	\$522,000	2520	8	2003	Avg	19650	N	N	18019 94TH AVE NE
4	052605	9309	12/10/12	\$482,500	\$487,000	2542	8	2003	Avg	9601	N	N	18906 ROSS RD
4	816440	0015	11/9/10	\$360,000	\$393,000	2650	8	1996	Avg	16040	N	N	10805 CIRCLE DR
4	072605	9228	4/16/10	\$469,888	\$490,000	2830	8	2004	Avg	8963	N	N	18024 92ND AVE NE
4	062605	9118	11/11/11	\$485,000	\$535,000	3200	8	1947	VGood	45302	N	N	9237 NE 191ST ST
4	173750	0070	7/25/12	\$490,000	\$516,000	2180	9	1998	Avg	10529	N	N	19606 92ND AVE NE
4	744650	0060	1/23/12	\$425,000	\$465,000	2230	9	2011	Avg	6896	N	N	10803 NE 187TH ST
4	339505	0070	11/2/12	\$380,000	\$388,000	2270	9	1987	Avg	8402	N	N	10327 NE 201ST PL
4	062605	9354	4/23/12	\$505,000	\$544,000	2330	9	2002	Avg	10164	N	N	20207 96TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 38
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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
4	744650	0020	7/13/12	\$444,925	\$470,000	2420	9	2011	Avg	7479	N	N	10808 NE 187TH ST
4	744650	0050	5/19/10	\$498,950	\$526,000	2480	9	2009	Avg	6923	N	N	10809 NE 187TH ST
4	635990	0143	7/21/12	\$410,000	\$432,000	2550	9	1999	Avg	12808	N	N	9113 NE 188TH PL
4	744650	0030	1/3/12	\$474,000	\$520,000	2590	9	2011	Avg	6612	N	N	10816 NE 187TH ST
4	062605	9355	4/8/11	\$526,000	\$582,000	2650	9	2002	Avg	21528	N	N	20211 96TH AVE NE
4	670580	0090	11/10/11	\$420,000	\$463,000	2740	9	1989	Avg	10057	N	N	19635 98TH AVE NE
4	744650	0010	5/10/11	\$485,000	\$538,000	2770	9	2010	Avg	9210	N	N	10802 NE 187TH ST
4	062605	9352	12/2/11	\$485,000	\$534,000	2790	9	2002	Avg	10655	N	N	9522 NE 191ST ST
4	173733	0040	5/5/11	\$370,000	\$410,000	2830	9	1993	Avg	7608	N	N	19641 88TH PL NE
4	173733	0180	10/11/10	\$470,000	\$511,000	2880	9	1994	Avg	10856	N	N	19621 89TH PL NE
4	956780	0360	5/31/11	\$420,000	\$466,000	3040	9	2000	Avg	6717	N	N	10303 NE 190TH ST
4	956780	0375	10/12/12	\$539,000	\$555,000	3200	9	2007	Avg	6622	N	N	10317 NE 190TH ST
4	613761	0180	12/10/12	\$439,200	\$443,000	2470	10	1992	Avg	8756	N	N	19621 109TH PL NE
4	613761	0090	5/7/10	\$465,000	\$488,000	2490	10	1989	Avg	10494	Y	N	10906 NE 197TH ST
4	613761	0150	4/5/12	\$493,900	\$534,000	2730	10	1996	Avg	7697	N	N	19633 109TH PL NE
4	613761	0370	7/26/12	\$496,640	\$523,000	2950	10	1989	Avg	8771	N	N	19626 110TH PL NE
4	613761	0040	2/10/12	\$416,000	\$454,000	2950	10	1989	Avg	8851	Y	N	11014 NE 197TH ST
4	082605	9319	5/30/12	\$685,000	\$732,000	3700	10	2007	Avg	15027	N	N	10909 VALLEY VIEW RD
4	635990	0006	3/8/10	\$500,000	\$516,000	3740	10	2006	Avg	10862	N	N	18813 92ND AVE NE
4	613761	0340	1/4/12	\$489,000	\$536,000	3960	10	1993	Avg	8497	N	N	19614 110TH PL NE
4	785998	0050	2/25/10	\$645,000	\$663,000	4200	10	2007	Avg	9165	N	N	10314 NE 194TH ST
5	142890	0027	6/4/11	\$222,000	\$246,000	820	7	1970	Avg	19250	N	N	20135 130TH AVE NE
5	923845	0020	1/20/11	\$211,500	\$233,000	1010	7	1968	Avg	10111	N	N	13003 NE 192ND ST
5	923845	0250	7/12/11	\$226,000	\$251,000	1030	7	1969	Avg	10865	N	N	13114 NE 194TH ST
5	445070	0010	3/16/11	\$282,200	\$312,000	1130	7	1976	Avg	9673	N	N	13226 NE 186TH ST
5	814150	0090	9/1/11	\$478,000	\$529,000	1210	7	1913	VGood	13735	N	N	13525 NE 188TH PL

Improved Sales Used in this Annual Update Analysis
Area 38
(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
5	923845	0400	11/20/12	\$293,000	\$298,000	1210	7	1968	Good	9600	N	N	19309 131ST AVE NE
5	914430	0060	5/23/12	\$225,000	\$241,000	1250	7	1969	Good	9786	N	N	18558 132ND PL NE
5	273863	0140	10/16/12	\$339,000	\$349,000	1310	7	1968	Avg	15281	N	N	20103 136TH AVE NE
5	923845	0360	9/1/11	\$215,000	\$238,000	1310	7	1969	Avg	9600	N	N	19409 131ST AVE NE
5	923845	0040	3/28/11	\$270,000	\$299,000	1320	7	1968	Avg	9353	N	N	13209 NE 192ND ST
5	807837	0010	5/29/12	\$361,375	\$386,000	1320	7	1975	Good	12042	N	N	13422 NE 186TH ST
5	565101	0320	5/26/10	\$265,950	\$281,000	1380	7	1988	Avg	5840	N	N	12704 NE 200TH PL
5	142720	0080	9/14/12	\$337,000	\$350,000	1520	7	1995	Avg	6512	N	N	12907 NE 203RD CT
5	565100	0280	9/27/11	\$323,000	\$357,000	1640	7	1987	Avg	5193	N	N	20117 HOLLYHILLS DR NE
5	565101	0230	9/19/12	\$300,000	\$311,000	1650	7	1989	Avg	4045	N	N	12727 NE 200TH PL
5	802965	0060	2/7/11	\$269,500	\$297,000	1670	7	1999	Avg	3369	N	N	18541 134TH PL NE
5	062210	0093	9/4/12	\$308,199	\$321,000	1760	7	1978	Good	19712	N	N	19403 133RD CT NE
5	565100	0250	11/19/12	\$348,650	\$354,000	1830	7	1987	Avg	4200	N	N	20105 HOLLYHILLS DR NE
5	565101	0240	10/16/12	\$322,500	\$332,000	1890	7	1988	Avg	3600	N	N	12723 NE 200TH PL
5	565100	0020	7/14/10	\$334,000	\$357,000	1910	7	1988	Avg	3963	N	N	20422 HOLLYHILLS DR NE
5	565101	0210	11/16/11	\$368,000	\$405,000	2030	7	1988	Avg	4221	N	N	12811 NE 200TH PL
5	142720	0020	10/6/10	\$388,000	\$421,000	2170	7	1993	Avg	7264	N	N	12912 NE 203RD CT
5	424940	0080	3/17/11	\$308,000	\$341,000	2390	7	1930	Good	16833	N	N	19918 130TH AVE NE
5	680460	0540	5/14/12	\$290,000	\$311,000	1180	8	1980	Avg	9451	N	N	18741 129TH CT NE
5	951650	0160	3/15/10	\$415,000	\$429,000	1230	8	1976	Avg	9627	N	N	13414 NE 190TH PL
5	666241	0020	2/17/12	\$315,000	\$343,000	1340	8	1977	Avg	10123	N	N	19532 129TH PL NE
5	042605	9047	4/20/12	\$450,000	\$485,000	1440	8	1977	Avg	29525	N	N	13132 NE 187TH PL
5	680600	0010	3/7/10	\$367,500	\$379,000	1460	8	1984	Avg	10568	N	N	13038 NE 184TH PL
5	424940	0160	12/8/10	\$322,500	\$353,000	1480	8	1998	Avg	3490	N	N	20005 131ST PL NE
5	680460	0150	4/12/10	\$374,000	\$390,000	1700	8	1980	Avg	9600	N	N	18222 129TH PL NE
5	062210	0026	1/29/10	\$337,500	\$344,000	1730	8	1980	Avg	36750	N	N	18920 136TH AVE NE

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Area 38
(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
5	951651	0050	6/10/11	\$342,000	\$379,000	1820	8	1977	Avg	9452	N	N	13228 NE 190TH PL
5	680460	0900	7/26/10	\$350,000	\$375,000	1840	8	1983	Avg	9699	N	N	12829 NE 185TH CT
5	680460	0170	9/8/11	\$291,500	\$323,000	1850	8	1980	Avg	10460	N	N	18310 129TH PL NE
5	042605	9048	7/8/10	\$311,185	\$332,000	1850	8	1977	Avg	29525	N	N	13122 NE 187TH PL
5	271750	0120	12/11/12	\$390,000	\$393,000	1910	8	1993	Avg	9319	N	N	13006 NE 198TH PL
5	680460	0850	8/25/11	\$349,500	\$387,000	1940	8	1980	Avg	9651	N	N	12809 NE 185TH CT
5	680460	0610	10/4/12	\$320,000	\$330,000	1950	8	1983	Avg	9651	N	N	18800 129TH AVE NE
5	142890	0030	2/16/11	\$365,000	\$403,000	1980	8	2011	Avg	4851	N	N	12941 NE 203RD CT
5	142890	0029	1/17/11	\$365,000	\$402,000	1980	8	2011	Avg	4851	N	N	12949 NE 203RD CT
5	953200	0010	5/2/11	\$380,936	\$422,000	2000	8	2011	Avg	3837	N	N	12945 NE 198TH PL
5	273860	0220	1/24/11	\$389,000	\$428,000	2050	8	2005	Avg	4876	N	N	13624 NE 202ND ST
5	814150	0020	4/14/12	\$385,000	\$415,000	2060	8	1988	Good	39909	N	N	13538 NE 188TH PL
5	953200	0190	12/2/11	\$413,025	\$454,000	2080	8	2012	Avg	3384	N	N	12855 NE 197TH PL
5	953200	0430	6/18/12	\$378,807	\$403,000	2080	8	2012	Avg	3325	N	N	12942 NE 198TH PL
5	953200	0460	6/30/11	\$388,912	\$431,000	2090	8	2011	Avg	3376	N	N	12877 NE 198TH PL
5	953200	0160	3/31/11	\$379,950	\$421,000	2090	8	2011	Avg	3369	N	N	12873 NE 197TH PL
5	953200	0150	9/21/11	\$379,970	\$420,000	2090	8	2011	Avg	3368	N	N	12879 NE 197TH PL
5	953200	0330	3/18/11	\$379,950	\$420,000	2090	8	2011	Avg	3346	N	N	12878 NE 198TH PL
5	953200	0120	2/23/12	\$377,950	\$411,000	2090	8	2012	Avg	3364	N	N	12909 NE 197TH PL
5	953200	0530	4/30/12	\$370,777	\$399,000	2090	8	2012	Avg	3365	N	N	12876 NE 197TH PL
5	271750	0100	5/27/11	\$374,900	\$416,000	2100	8	1993	Avg	7349	N	N	13031 NE 198TH CT
5	273861	0020	1/5/10	\$397,500	\$401,000	2100	8	2003	Avg	3346	N	N	13635 NE 203RD ST
5	953200	0400	9/21/11	\$387,468	\$429,000	2110	8	2011	Avg	3743	N	N	12924 NE 198TH PL
5	680600	0110	7/20/11	\$265,000	\$294,000	2110	8	1984	Avg	9680	N	N	13015 NE 184TH PL
5	273860	0130	7/13/10	\$385,000	\$411,000	2170	8	2004	Avg	3298	N	N	20116 137TH AVE NE
5	952730	0150	10/25/10	\$440,000	\$479,000	2180	8	2004	Avg	4492	N	N	20305 129TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 38
(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
5	952730	0100	9/13/11	\$375,000	\$415,000	2190	8	2004	Avg	4106	N	N	20333 128TH PL NE
5	953200	0040	4/21/11	\$420,768	\$466,000	2190	8	2011	Avg	4075	N	N	12919 NE 198TH PL
5	953200	0170	3/15/10	\$446,115	\$461,000	2190	8	2010	Avg	3855	N	N	12867 NE 197TH PL
5	953200	0110	6/18/10	\$423,400	\$449,000	2190	8	2010	Avg	3783	N	N	12915 NE 197TH PL
5	953200	0370	3/16/10	\$432,640	\$447,000	2190	8	2010	Avg	4048	N	N	12906 NE 198TH PL
5	273860	0140	1/12/10	\$400,000	\$405,000	2190	8	2004	Avg	3345	N	N	20120 137TH AVE NE
5	953200	0200	3/24/10	\$422,450	\$438,000	2190	8	2010	Avg	4596	N	N	12849 NE 197TH PL
5	953200	0100	3/6/12	\$388,068	\$421,000	2190	8	2012	Avg	3781	N	N	12921 NE 197TH PL
5	952731	0010	10/18/12	\$402,500	\$414,000	2200	8	2004	Avg	3816	N	N	12955 NE 204TH PL
5	273861	0110	11/26/12	\$400,000	\$405,000	2200	8	2003	Avg	3352	N	N	13630 NE 203RD ST
5	952731	0200	9/12/12	\$400,000	\$416,000	2200	8	2005	Avg	3800	N	N	12938 NE 204TH PL
5	953200	0030	5/1/12	\$400,000	\$430,000	2200	8	2008	Avg	4100	N	N	12925 NE 198TH PL
5	953200	0320	12/16/11	\$388,755	\$427,000	2200	8	2011	Avg	3764	N	N	12872 NE 198TH ST
5	953200	0510	7/20/12	\$446,948	\$472,000	2210	8	2012	Avg	3656	N	N	12864 NE 197TH PL
5	953200	0520	4/12/12	\$395,475	\$427,000	2210	8	2012	Avg	3353	N	N	12870 NE 197TH PL
5	953200	0130	4/12/12	\$397,865	\$429,000	2210	8	2012	Avg	3365	N	N	12903 NE 197TH PL
5	953200	0470	7/10/12	\$385,158	\$407,000	2210	8	2012	Avg	3376	N	N	12871 NE 198TH PL
5	953200	0440	7/6/12	\$382,441	\$405,000	2210	8	2012	Avg	3919	N	N	12948 NE 198TH PL
5	142890	0038	7/26/10	\$445,000	\$476,000	2220	8	2005	Avg	11047	N	N	20105 130TH AVE NE
5	953200	0340	2/11/10	\$424,950	\$435,000	2230	8	2008	Avg	3889	N	N	12884 NE 198TH PL
5	273860	0060	10/9/12	\$442,000	\$455,000	2240	8	2004	Avg	4057	N	N	20135 137TH AVE NE
5	273860	0050	4/28/10	\$389,000	\$407,000	2240	8	2004	Avg	4730	N	N	20139 137TH AVE NE
5	953200	0480	6/14/10	\$439,713	\$466,000	2250	8	2010	Avg	3817	N	N	12865 NE 198TH PL
5	953200	0270	4/7/10	\$428,628	\$446,000	2250	8	2010	Avg	4199	N	N	19809 128TH PL NE
5	953200	0240	4/15/10	\$424,950	\$443,000	2250	8	2010	Avg	3972	N	N	19731 NE 128TH PL
5	953200	0050	3/30/10	\$425,897	\$442,000	2250	8	2010	Avg	3667	N	N	12913 NE 198TH PL

Improved Sales Used in this Annual Update Analysis
Area 38
(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
5	020770	0010	8/10/10	\$397,000	\$426,000	2260	8	2007	Avg	4087	N	N	12929 NE 200TH PL
5	020770	0010	8/17/12	\$392,000	\$410,000	2260	8	2007	Avg	4087	N	N	12929 NE 200TH PL
5	020770	0100	10/29/12	\$380,000	\$389,000	2260	8	2007	Avg	5752	N	N	12852 NE 200TH PL
5	182236	0010	2/6/12	\$380,000	\$415,000	2270	8	2003	Avg	5569	N	N	13205 NE 202ND CT
5	247540	0150	9/18/12	\$390,000	\$405,000	2280	8	2002	Avg	6067	N	N	18121 129TH PL NE
5	273861	0080	8/9/12	\$425,000	\$446,000	2320	8	2004	Avg	4561	N	N	13670 NE 203RD ST
5	803050	0020	7/2/12	\$415,000	\$440,000	2360	8	2003	Avg	4000	N	N	12971 NE 201ST WAY
5	953200	0220	4/21/11	\$425,000	\$471,000	2360	8	2010	Avg	3986	N	N	19719 128TH PL NE
5	951650	0130	6/18/10	\$430,000	\$456,000	2370	8	1977	Good	10137	N	N	13502 NE 190TH PL
5	020770	0170	3/6/12	\$450,000	\$489,000	2430	8	2007	Avg	5549	N	N	12904 NE 200TH PL
5	952731	0030	10/10/11	\$388,000	\$429,000	2440	8	2004	Avg	3635	N	N	12939 NE 204TH PL
5	020770	0180	11/16/10	\$449,000	\$491,000	2450	8	2007	Avg	5047	N	N	12908 NE 200TH PL
5	273861	0090	11/25/11	\$375,911	\$414,000	2450	8	2004	Avg	4493	N	N	13660 NE 203RD ST
5	952730	0080	2/17/12	\$357,200	\$389,000	2450	8	2004	Avg	3742	N	N	12918 NE 203RD ST
5	953200	0020	7/14/10	\$492,955	\$526,000	2490	8	2009	Avg	4100	N	N	12935 NE 195TH PL
5	953200	0280	8/30/10	\$454,611	\$490,000	2500	8	2010	Avg	3917	N	N	19815 NE 128TH PL
5	953200	0250	6/9/11	\$434,950	\$482,000	2500	8	2010	Avg	3971	N	N	19737 NE 128TH PL
5	953200	0300	1/22/10	\$472,161	\$480,000	2500	8	2010	Avg	4221	N	N	19820 NE 128TH PL
5	953200	0490	9/27/10	\$444,034	\$481,000	2500	8	2010	Avg	3600	N	N	19728 NE 128TH PL
5	953200	0180	9/20/10	\$438,935	\$475,000	2500	8	2010	Avg	3799	N	N	12861 NE 197TH PL
5	953200	0230	2/7/11	\$426,960	\$471,000	2500	8	2010	Avg	3979	N	N	19725 128TH PL NE
5	953200	0420	4/19/10	\$444,327	\$464,000	2500	8	2010	Avg	3914	N	N	12936 NE 198TH PL
5	953200	0410	5/22/10	\$433,914	\$457,000	2500	8	2010	Avg	3913	N	N	12930 NE 198TH PL
5	807837	0060	2/8/10	\$440,000	\$450,000	2510	8	2003	Avg	6632	N	N	18625 134TH PL NE
5	953200	0550	7/18/11	\$435,000	\$482,000	2520	8	2011	Avg	3600	N	N	19723 129TH AVE NE
5	247540	0120	8/22/11	\$393,500	\$436,000	2530	8	2001	Avg	8116	N	N	12911 NE 182ND PL

Improved Sales Used in this Annual Update Analysis
Area 38
(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
5	953200	0060	2/22/10	\$449,950	\$462,000	2540	8	2010	Avg	3937	N	N	12907 NE 198TH PL
5	814150	0050	9/19/12	\$515,000	\$534,000	2570	8	1987	Good	50965	N	N	13516 NE 188TH PL
5	953200	0310	6/24/10	\$480,080	\$510,000	2570	8	2010	Avg	3808	N	N	12866 NE 198TH PL
5	247540	0100	10/25/12	\$520,000	\$533,000	2630	8	2002	Avg	8264	N	N	18109 129TH PL NE
5	142890	0125	7/25/12	\$495,000	\$522,000	2850	8	2012	Avg	5944	N	N	12927 NE 129TH PL
5	142890	0126	7/26/12	\$484,950	\$511,000	2850	8	2012	Avg	5664	N	N	12926 NE 197TH PL
5	785996	0240	11/5/10	\$538,900	\$588,000	3000	8	2005	Avg	12653	N	N	18521 132ND PL NE
5	953200	0080	8/9/12	\$480,000	\$504,000	3060	8	2010	Avg	5096	N	N	12914 NE 197TH PL
5	952731	0190	8/15/11	\$470,000	\$521,000	3090	8	2004	Avg	6916	N	N	12934 NE 204TH PL
5	785996	0170	12/22/10	\$535,000	\$587,000	3250	8	2004	Avg	6256	N	N	18605 130TH PL NE
5	020035	0070	7/16/12	\$465,000	\$491,000	1860	9	2004	Avg	5569	N	N	18960 131ST PL NE
5	883535	0240	7/8/11	\$340,000	\$377,000	1990	9	1992	Avg	8249	N	N	13002 NE 197TH PL
5	042605	9068	5/5/10	\$479,950	\$504,000	2080	9	1987	Good	112820	Y	N	20119 125TH AVE NE
5	273864	0430	8/20/12	\$429,000	\$449,000	2200	9	2007	Avg	3408	N	N	20456 134TH AVE NE
5	273864	0360	3/23/12	\$475,000	\$514,000	2420	9	2007	Avg	3600	N	N	20228 134TH AVE NE
5	144630	0030	1/6/12	\$454,000	\$497,000	2460	9	1990	Avg	7275	N	N	13019 NE 202ND PL
5	957815	0100	9/22/11	\$362,000	\$401,000	2490	9	1999	Avg	6766	N	N	13195 NE 186TH PL
5	883535	0010	8/21/12	\$380,000	\$397,000	2490	9	1991	Avg	7248	N	N	19621 130TH PL NE
5	273864	0390	3/15/11	\$510,000	\$564,000	2500	9	2006	Avg	3600	N	N	20340 134TH AVE NE
5	144630	0280	6/17/11	\$459,000	\$509,000	2520	9	1989	Avg	7000	N	N	13129 NE 203RD PL
5	273865	0080	8/24/11	\$473,000	\$524,000	2530	9	2007	Avg	4642	N	N	13575 NE 202ND ST
5	883535	0260	7/27/12	\$457,500	\$482,000	2570	9	1991	Avg	6624	N	N	13021 NE 197TH PL
5	957815	0090	10/29/12	\$508,000	\$520,000	2590	9	1999	Avg	6792	N	N	13185 NE 186TH PL
5	020035	0040	8/8/11	\$432,000	\$479,000	2640	9	2004	Avg	8161	N	N	18915 131ST PL NE
5	144630	0390	6/26/12	\$503,200	\$534,000	2670	9	1989	Avg	13235	N	N	20231 130TH CT NE
5	144630	0390	4/4/12	\$487,500	\$527,000	2670	9	1989	Avg	13235	N	N	20231 130TH CT NE

Improved Sales Used in this Annual Update Analysis
Area 38
(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
5	273864	0350	4/6/11	\$512,000	\$567,000	2860	9	2007	Avg	3600	N	N	20224 134TH AVE NE
5	273864	0300	1/25/10	\$485,000	\$493,000	2860	9	2007	Avg	3960	N	N	20104 134TH AVE NE
5	062210	0077	11/18/10	\$602,000	\$658,000	2960	9	1988	Avg	53022	N	N	19127 136TH AVE NE
5	143753	0030	3/23/10	\$510,000	\$528,000	2970	9	2005	Avg	6664	N	N	19409 132ND PL NE
5	883535	0150	7/11/12	\$410,000	\$434,000	2970	9	1992	Avg	7000	N	N	19624 131ST PL NE
5	273864	0210	2/2/12	\$485,000	\$529,000	3000	9	2008	Avg	3600	N	N	20117 134TH AVE NE
5	273863	0110	10/8/10	\$595,000	\$646,000	3210	9	2006	Avg	6332	N	N	13537 NE 200TH ST
5	273864	0470	6/15/10	\$555,000	\$589,000	3500	9	2007	Avg	4524	N	N	13423 NE 199TH PL
5	143753	0020	4/3/12	\$575,000	\$621,000	3600	9	2005	Avg	8471	N	N	19415 132ND PL NE

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Area 38
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	011410	0083	1/11/11	\$295,281	FORCED SALE
1	011410	0084	2/10/11	\$165,000	PREVIOUS IMPROVEMENT VALUE <= \$25,000
1	011410	0084	2/10/11	\$165,000	QUIT CLAIM DEED
1	011410	0115	3/9/10	\$184,200	NON-REPRESENTATIVE SALE
1	011410	0115	2/2/10	\$25,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	011410	0164	9/15/10	\$185,000	GOVERNMENT AGENCY
1	011410	0164	9/15/10	\$185,000	QUIT CLAIM DEED
1	011410	0225	5/15/12	\$97,000	DOR RATIO
1	011410	0329	4/16/12	\$55,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
1	011410	0350	6/16/10	\$345,000	PREVIOUS IMPROVEMENT VALUE <= \$25,000
1	011410	0379	12/12/12	\$157,500	DOR RATIO
1	011410	0406	12/3/10	\$77,278	QUIT CLAIM DEED
1	011410	0515	9/21/12	\$155,200	DIAGNOSTIC OUTLIER
1	177645	0020	12/8/11	\$441,638	FORCED SALE
1	255800	0060	11/11/11	\$240,000	GOVERNMENT AGENCY
1	255810	0080	8/27/11	\$80,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	255816	0060	8/28/12	\$182,755	UNFINISHED AREA > 0
1	255816	0130	9/28/11	\$225,000	PREVIOUS IMPROVEMENT VALUE <= \$25,000
1	255816	0130	8/5/11	\$32,954	RELATED PARTY, FRIEND, OR NEIGHBOR
1	255816	0200	4/14/11	\$150,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	257050	0200	4/5/11	\$215,937	FORCED SALE
1	257060	0100	7/17/12	\$163,000	GOVERNMENT AGENCY
1	382010	0020	7/13/10	\$250,750	FORCED SALE
1	382010	0075	10/28/10	\$51,888	QUIT CLAIM DEED
1	382410	0031	5/5/11	\$57,770	QUIT CLAIM DEED
1	382410	0251	7/22/11	\$135,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	401950	0010	2/11/10	\$307,500	PERCENT COMPLETE < 100%
1	402770	0932	7/29/10	\$237,000	PREVIOUS IMPROVEMENT VALUE <= \$25,000
1	402770	1037	2/7/12	\$334,964	FORCED SALE
1	402770	1037	8/13/12	\$210,000	GOVERNMENT AGENCY
1	402770	1061	4/17/12	\$97,084	PARTIAL INTEREST (1/3, 1/2, Etc.)
1	402770	1151	4/20/10	\$225,000	PREVIOUS IMPROVEMENT VALUE <= \$25,000
1	402770	1296	2/22/11	\$82,883	QUIT CLAIM DEED
1	535250	0060	6/20/11	\$305,000	NO MARKET EXPOSURE
1	662550	0010	9/3/10	\$92,500	RELATED PARTY, FRIEND, OR NEIGHBOR
2	011410	0027	4/6/10	\$249,950	PREVIOUS IMPROVEMENT VALUE <= \$25,000
2	011410	0705	10/1/10	\$236,000	GOVERNMENT AGENCY
2	011410	0750	4/2/10	\$730,000	PERSONAL PROPERTY INCLUDED
2	011410	1009	12/9/11	\$345,000	GOVERNMENT AGENCY

Improved Sales Removed in this Annual Update Analysis
Area 38
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	011410	1010	1/25/11	\$360,000	GOVERNMENT AGENCY
2	011410	1051	12/8/11	\$114,722	RELATED PARTY, FRIEND, OR NEIGHBOR
2	011410	1081	6/29/11	\$400,000	TEAR DOWN
2	011410	1146	6/2/11	\$80,000	DOR RATIO
2	011410	1360	7/25/12	\$325,000	PREVIOUS IMPROVEMENT VALUE <= \$25,000
2	012604	9031	9/19/12	\$538,000	NET CONDITION > 0
2	012604	9031	12/23/10	\$235,000	NET CONDITION > 0
2	012604	9041	3/3/10	\$180,000	PREVIOUS IMPROVEMENT VALUE <= \$25,000
2	012604	9154	1/10/12	\$229,500	FORCED SALE
2	012604	9226	6/12/12	\$700,000	BANKRUPTCY - RECEIVER OR TRUSTEE
2	072605	9062	2/9/11	\$280,000	OBSOLESCENCE > 0
2	072605	9148	5/21/12	\$275,000	UNFINISHED AREA > 0
2	072605	9207	11/13/11	\$175,000	NO MARKET EXPOSURE
2	072605	9207	5/2/12	\$399,000	PREVIOUS IMPROVEMENT VALUE <= \$25,000
2	072605	9451	5/4/10	\$186,000	PREVIOUS IMPROVEMENT VALUE <= \$25,000
2	076500	0010	10/20/11	\$84,667	RELATED PARTY, FRIEND, OR NEIGHBOR
2	098285	0030	5/6/11	\$319,950	RELOCATION - SALE TO SERVICE
2	108865	0390	11/13/12	\$378,000	RELOCATION - SALE TO SERVICE
2	418830	0100	10/2/12	\$565,000	DATA DOES NOT MATCH SALE
2	418830	0130	10/26/12	\$562,000	PERCENT COMPLETE < 100%
2	418830	0190	12/10/12	\$569,000	PERCENT COMPLETE < 100%
2	439850	0085	1/25/12	\$200,000	DIAGNOSTIC OUTLIER
2	501200	0080	11/27/12	\$600,000	DATA DOES NOT MATCH SALE
2	501200	0150	10/26/12	\$675,950	PERCENT COMPLETE < 100%
2	660140	0030	7/19/12	\$258,932	GOVERNMENT AGENCY
2	770201	0060	1/12/11	\$360,703	FORCED SALE
2	809380	0120	3/22/10	\$419,000	RELOCATION - SALE TO SERVICE
2	809660	0040	12/7/11	\$245,347	FORCED SALE
2	809660	0040	5/15/12	\$229,900	GOVERNMENT AGENCY
2	942790	0110	7/26/12	\$380,100	RELOCATION - SALE TO SERVICE
2	957801	0020	10/2/12	\$430,580	PERCENT COMPLETE < 100%
2	957801	0030	10/2/12	\$439,598	PERCENT COMPLETE < 100%
2	957801	0040	9/12/12	\$465,179	DATA DOES NOT MATCH SALE
2	957801	0050	8/29/12	\$426,955	DATA DOES NOT MATCH SALE
2	957801	0060	9/10/12	\$460,688	DATA DOES NOT MATCH SALE
2	957801	0070	10/8/12	\$470,315	DATA DOES NOT MATCH SALE
2	957801	0090	12/7/12	\$483,463	DATA DOES NOT MATCH SALE
2	957801	0100	11/5/12	\$419,256	DATA DOES NOT MATCH SALE
2	957801	0110	10/30/12	\$436,485	DATA DOES NOT MATCH SALE

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Area 38
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	957801	0120	10/8/12	\$479,906	DATA DOES NOT MATCH SALE
2	957801	0130	11/5/12	\$416,995	DATA DOES NOT MATCH SALE
2	957801	0140	12/24/12	\$461,020	DATA DOES NOT MATCH SALE
2	957801	0150	10/8/12	\$392,967	DATA DOES NOT MATCH SALE
2	957801	0160	11/8/12	\$436,995	DATA DOES NOT MATCH SALE
2	957801	0170	10/11/12	\$426,970	DATA DOES NOT MATCH SALE
2	957801	0200	9/10/12	\$431,805	DATA DOES NOT MATCH SALE
2	957801	0220	12/3/12	\$416,995	DATA DOES NOT MATCH SALE
2	957801	0240	12/24/12	\$418,661	DATA DOES NOT MATCH SALE
2	957806	0300	8/1/12	\$405,062	PERCENT COMPLETE < 100%
2	957806	0320	8/16/12	\$410,285	DATA DOES NOT MATCH SALE
2	957806	0330	8/8/12	\$441,182	DATA DOES NOT MATCH SALE
2	957806	0370	8/1/12	\$410,569	DATA DOES NOT MATCH SALE
2	957806	0770	8/29/12	\$369,995	PERCENT COMPLETE < 100%
2	957806	0800	2/2/12	\$399,995	PREVIOUS IMPROVEMENT VALUE <= \$25,000
3	072605	9226	9/19/11	\$224,500	OBSOLESCENCE > 0
3	074551	0070	9/6/11	\$629,950	PERCENT COMPLETE < 100%
3	074553	0420	12/17/12	\$759,950	DOR RATIO
3	082605	9067	1/25/11	\$3,000	QUIT CLAIM DEED
3	082605	9067	2/1/11	\$350,000	SEGREGATION AND/OR MERGER
3	082605	9223	2/16/10	\$328,000	FINANCIAL INSTITUTION RESALE
3	096110	0048	4/19/11	\$710,000	DIAGNOSTIC OUTLIER
3	096110	0075	1/25/12	\$229,950	TEAR DOWN
3	103610	0140	2/10/11	\$408,000	FORCED SALE
3	108880	0360	12/7/11	\$440,000	FORCED SALE
3	108880	0660	2/17/12	\$535,000	RELOCATION - SALE TO SERVICE
3	108881	0050	5/2/11	\$485,000	RELOCATION - SALE TO SERVICE
3	172605	9023	10/16/12	\$20,000	QUIT CLAIM DEED
3	172605	9062	10/17/12	\$95,000	QUIT CLAIM DEED
3	172605	9111	12/27/10	\$1,053,250	BANKRUPTCY - RECEIVER OR TRUSTEE
3	182605	9005	2/19/12	\$750,000	SEGREGATION AND/OR MERGER
3	217000	0005	10/14/11	\$163,695	QUIT CLAIM DEED
3	320490	0040	12/26/12	\$300,000	DIAGNOSTIC OUTLIER
3	320490	0090	10/27/11	\$472,502	FORCED SALE
3	345800	0210	12/27/12	\$658,990	PERCENT COMPLETE < 100%
3	345800	0230	12/23/12	\$659,990	DOR RATIO
3	345800	0240	12/4/12	\$620,000	PERCENT COMPLETE < 100%
3	357860	0030	8/18/11	\$487,410	BANKRUPTCY - RECEIVER OR TRUSTEE
3	357860	0048	12/23/11	\$160,199	FINANCIAL INSTITUTION RESALE

Improved Sales Removed in this Annual Update Analysis
Area 38
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	357860	0050	9/28/12	\$536,000	DATA DOES NOT MATCH SALE
3	357860	0050	7/9/12	\$13,170	QUIT CLAIM DEED
3	357860	0178	1/23/12	\$283,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	620400	0070	6/3/11	\$305,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	620420	0560	9/11/10	\$334,752	FORCED SALE
3	698050	0020	9/23/11	\$20,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	734050	0080	11/30/10	\$432,500	RELOCATION - SALE TO SERVICE
3	734050	0280	6/27/12	\$510,000	RELOCATION - SALE TO SERVICE
4	034850	0010	9/7/12	\$165,000	PREVIOUS IMPROVEMENT VALUE <= \$25,000
4	034850	0010	12/8/10	\$201,000	PREVIOUS IMPROVEMENT VALUE <= \$25,000
4	052605	9140	4/13/10	\$220,000	PREVIOUS IMPROVEMENT VALUE <= \$25,000
4	052605	9216	2/23/12	\$198,404	GOVERNMENT AGENCY
4	052605	9230	9/18/12	\$200,000	PREVIOUS IMPROVEMENT VALUE <= \$25,000
4	062605	9002	4/15/11	\$945,151	CORPORATE AFFILIATES
4	062605	9002	1/18/12	\$490,000	MORE THAN 1 HOUSE
4	062605	9110	12/22/11	\$500,000	OBSOLESCENCE > 0
4	062605	9154	9/12/12	\$169,915	DOR RATIO
4	062605	9193	3/29/12	\$250,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	062605	9334	9/6/12	\$535,000	DOR RATIO
4	072605	9302	11/7/12	\$172,450	PREVIOUS IMPROVEMENT VALUE <= \$25,000
4	072605	9326	6/5/12	\$80,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	082605	9178	7/1/12	\$545,000	TEAR DOWN
4	096700	0435	1/29/11	\$325,000	DIAGNOSTIC OUTLIER
4	152480	0045	8/23/11	\$151,000	NO MARKET EXPOSURE
4	173733	0100	2/11/10	\$222,820	PARTIAL INTEREST (1/3, 1/2, Etc.)
4	173733	0100	2/11/10	\$297,180	PARTIAL INTEREST (1/3, 1/2, Etc.)
4	173733	0240	9/24/12	\$246,000	DIAGNOSTIC OUTLIER
4	173733	0340	11/26/12	\$486,250	QUIT CLAIM DEED
4	193980	0007	11/9/10	\$570,000	OBSOLESCENCE > 0
4	193980	0010	11/17/10	\$160,000	DIAGNOSTIC OUTLIER
4	206190	0100	3/24/10	\$200,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	206190	0100	11/24/10	\$340,000	OBSOLESCENCE > 0
4	213800	0120	6/10/10	\$123,217	QUIT CLAIM DEED
4	237420	0016	12/15/11	\$260,000	PREVIOUS IMPROVEMENT VALUE <= \$25,000
4	377530	0010	2/27/12	\$209,000	GOVERNMENT AGENCY
4	377530	0020	9/14/12	\$176,001	FORCED SALE
4	525540	0150	6/30/11	\$235,000	DIAGNOSTIC OUTLIER
4	525550	0180	1/26/11	\$110,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	525571	0110	12/26/11	\$456,611	GOVERNMENT AGENCY

Improved Sales Removed in this Annual Update Analysis
Area 38
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
4	525680	0030	6/26/11	\$200,000	DIAGNOSTIC OUTLIER
4	525700	0100	6/4/12	\$400,000	DATA DOES NOT MATCH SALE
4	525700	0100	2/3/12	\$235,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	551960	0060	10/2/12	\$210,000	PREVIOUS IMPROVEMENT VALUE <= \$25,000
4	572000	0030	1/23/12	\$360,889	FORCED SALE
4	605760	0095	4/13/12	\$152,000	DIAGNOSTIC OUTLIER
4	635890	0120	1/12/12	\$408,000	MORE THAN 1 HOUSE
4	769780	0040	9/9/10	\$236,001	FORCED SALE
4	785998	0170	4/30/10	\$363,932	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	956780	0030	4/12/10	\$340,000	PREVIOUS IMPROVEMENT VALUE <= \$25,000
4	956880	0005	6/29/12	\$212,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	020770	0010	6/29/12	\$392,000	RELOCATION - SALE TO SERVICE
5	042605	9031	7/28/11	\$229,900	PREVIOUS IMPROVEMENT VALUE <= \$25,000
5	042605	9047	10/10/11	\$227,000	DIAGNOSTIC OUTLIER
5	062210	0108	7/30/12	\$198,000	PREVIOUS IMPROVEMENT VALUE <= \$25,000
5	142890	0080	10/15/12	\$419,950	PERCENT COMPLETE < 100%
5	142890	0124	12/3/12	\$484,000	PERCENT COMPLETE < 100%
5	271750	0160	10/21/11	\$280,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	273863	0140	10/12/12	\$339,000	RELOCATION - SALE TO SERVICE
5	424940	0200	11/4/11	\$235,056	FORCED SALE
5	424940	0200	6/11/12	\$247,217	QUIT CLAIM DEED
5	680460	0540	11/19/12	\$380,000	DATA DOES NOT MATCH SALE
5	680460	0880	9/15/10	\$392,981	FORCED SALE
5	807837	0010	5/29/12	\$361,375	RELOCATION - SALE TO SERVICE
5	953200	0140	12/16/11	\$160,749	CORPORATE AFFILIATES
5	953200	0140	12/19/11	\$380,003	DIAGNOSTIC OUTLIER
5	953200	0510	3/7/12	\$560,000	QUIT CLAIM DEED
5	953200	0560	12/4/12	\$409,950	DATA DOES NOT MATCH SALE
5	953200	0560	5/18/12	\$150,000	QUIT CLAIM DEED

Vacant Sales Used in this Annual Update Analysis
Area 38
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
1	011410	0237	2/25/10	\$115,000	11,100	N	N
1	011410	0327	7/27/10	\$110,000	7,311	N	N
1	011410	0328	12/6/10	\$129,000	28,894	N	N
1	382010	0286	2/28/12	\$80,000	8,929	N	N
1	382410	0352	4/15/10	\$90,000	7,002	N	N
1	402770	1178	7/7/10	\$109,000	5,597	N	N
2	011410	0747	4/9/10	\$134,000	9,205	N	N
2	072605	9158	4/25/11	\$65,000	16,000	N	N
2	115690	0040	4/6/10	\$95,000	4,627	N	N
2	115690	0070	4/6/10	\$95,000	4,594	N	N
2	868210	0040	9/4/12	\$81,000	4,289	N	N
2	868210	0040	9/6/12	\$170,000	4,289	N	N
2	868210	0070	11/20/12	\$81,000	5,009	N	N
2	868210	0080	10/25/11	\$81,000	5,133	N	N
2	868210	0090	9/4/12	\$81,000	5,182	N	N
3	072605	9023	11/12/12	\$275,000	1,043,133	N	N
3	082605	9175	8/1/11	\$140,000	16,296	N	N
3	082605	9198	3/2/11	\$202,871	9,617	N	N
3	096110	0130	12/17/12	\$170,000	210,589	N	N
3	182605	9074	6/29/12	\$135,000	85,377	Y	N
4	062605	9334	3/19/12	\$130,000	88,426	N	N
4	062605	9368	9/11/12	\$165,000	10,335	N	N
4	082605	9370	9/28/10	\$185,000	11,353	N	N
4	956780	0446	4/3/12	\$118,000	8,936	N	N
5	339540	0770	7/25/12	\$100,000	5,490	N	N

Vacant Sales Removed in this Annual Update Analysis
Area 38
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	012604	9116	11/10/2011	\$150,000	FORCED SALE
2	062605	9071	5/14/2012	\$200,000	NO MARKET EXPOSURE
2	072605	9070	6/28/2010	\$20,000	QUIT CLAIM DEED
2	072605	9258	6/28/2010	\$20,000	QUIT CLAIM DEED
2	072605	9453	6/28/2010	\$20,000	QUIT CLAIM DEED
2	868210	0030	5/20/2011	\$250,000	NO MARKET EXPOSURE
3	182605	9071	10/4/2012	\$150,000	DOR RATIO
3	357860	0050	3/19/2012	\$130,000	SEGREGATION AND/OR MERGER
3	563450	0393	2/2/2011	\$64,000	DOR RATIO
4	052605	9002	12/8/2011	\$65,000	NON-PROFIT ORGANIZATION
4	052605	9017	8/19/2010	\$215,000	CORPORATE AFFILIATES
4	052605	9215	7/2/2012	\$10,000	DOR RATIO
5	953200	0190	12/2/2011	\$167,706	QUIT CLAIM DEED

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Mobile Home Sales Used in this Annual Update Analysis
Area 38

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
5	062210	0070	6/21/10	\$305,000	50965	N	N
5	339540	0560	11/30/12	\$125,000	3600	N	N
5	339540	0690	12/4/12	\$195,000	4411	N	N
5	339541	0050	11/30/10	\$155,000	4964	N	N
5	339541	0370	5/13/10	\$163,500	6885	Y	N
5	339541	0380	10/23/12	\$160,000	5052	Y	N
5	339541	0520	5/28/10	\$236,000	6531	N	N
5	339542	0010	6/27/11	\$110,000	5830	N	N
5	339542	0020	3/14/12	\$137,000	6893	N	N
5	339542	0030	6/25/10	\$165,300	8368	N	N
5	339542	0060	7/29/10	\$142,000	5945	N	N
5	339542	0120	9/17/10	\$156,000	6700	N	N
5	339542	0200	9/16/10	\$220,000	6183	N	N
5	339542	0210	5/17/10	\$129,000	5549	N	N
5	339542	0310	10/5/12	\$109,000	4590	N	N
5	339542	0440	8/5/11	\$130,000	6074	N	N
5	339543	0070	4/19/11	\$150,000	4577	N	N
5	339543	0080	10/4/11	\$147,500	4952	N	N
5	339543	0260	2/22/12	\$110,000	3775	N	N
5	339543	0520	7/12/11	\$115,000	4217	N	N
5	339543	0550	5/8/12	\$159,950	4675	N	N
5	339544	0030	10/13/12	\$134,950	4541	N	N
5	339544	0230	11/2/11	\$111,302	4890	N	N
5	339545	0220	8/30/12	\$160,000	6392	N	N
5	339545	0310	11/9/12	\$95,000	5312	N	N
5	339545	0550	4/8/10	\$170,900	4208	N	N
5	339545	0580	3/8/12	\$134,100	4675	N	N
5	339545	0740	12/20/11	\$123,000	4516	N	N
5	339546	0190	12/13/11	\$145,000	4678	N	N
5	339547	0100	8/10/11	\$172,000	4919	N	N

Mobile Home Sales Removed in this Annual Update Analysis
Area 38

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
5	339540	0100	11/8/2012	\$90,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	339540	0190	10/30/2012	\$35,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	339540	0290	8/21/2012	\$89,080	DIAGNOSTIC OUTLIER
5	339540	0440	9/15/2011	\$53,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	339540	0790	11/21/2011	\$60,000	QUIT CLAIM DEED
5	339540	0800	4/9/2012	\$75,000	DOR RATIO
5	339540	0870	12/5/2011	\$47,017	DOR RATIO
5	339540	0870	8/9/2012	\$59,900	DOR RATIO
5	339540	0890	9/14/2011	\$45,000	DOR RATIO
5	339541	0030	7/1/2010	\$90,000	NO MARKET EXPOSURE
5	339541	0160	4/20/2012	\$88,000	DIAGNOSTIC OUTLIER
5	339541	0170	6/18/2010	\$98,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	339543	0120	8/20/2010	\$131,061	GOVERNMENT AGENCY
5	339544	0020	9/13/2012	\$181,278	FORCED SALE
5	339545	0070	8/4/2011	\$95,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	339545	0530	6/25/2012	\$208,080	FORCED SALE
5	339545	0570	3/7/2012	\$76,100	DOR RATIO
5	339545	0600	4/12/2010	\$267,433	FORCED SALE
5	339545	0720	11/29/2011	\$191,838	GOVERNMENT AGENCY
5	339545	0720	11/29/2011	\$212,053	FORCED SALE
5	339545	0720	4/4/2012	\$80,000	EXEMPT FROM EXCISE TAX
5	339547	0170	9/17/2012	\$107,579	FORCED SALE
5	339547	0280	7/18/2012	\$97,000	DIAGNOSTIC OUTLIER