

Residential Revalue

2013 Assessment Roll

Sheridan Beach to Laurelhurst

Area 46

King County Department of Assessments

Seattle, Washington



King County

Department of Assessments

Accounting Division

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Lloyd Hara
Assessor

Dear Property Owners:

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

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

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

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

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

Sincerely,

Lloyd Hara
Assessor

Area 46 Sub Areas



Sheridan Beach to Laurelhurst Housing



Grade 6/ Year Built 1948/ Total Living Area 670SF



Grade 7/ Year Built 1955/Total Living Area 2590SF



Grade 8/ Year Built 1986/ Total Living Area 3020SF



Grade 9/ Year Built 2009/ Total Living Area 1876 SF



Grade 11/ Year Built 1991/ Total Living Area 3970SF



Grade 12/ Year Built 2001/ Total Living Area 4110SF

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: Sheridan Beach to Laurelhurst / 46

Previous Physical Inspection: 2009

Number of Improved Sales: 591

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	\$376,800	\$353,200	\$730,000			
2013 Value	\$376,800	\$384,000	\$760,800	\$834,400	91.2%	9.86%
Change	+\$0	+\$30,800	+\$30,800			
% Change	+0.0%	+8.7%	+4.2%			

*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	\$422,400	\$361,500	\$783,900
2013 Value	\$422,400	\$394,600	\$817,000
% Change	+0.0%	+9.2%	+4.2%

Number of one to three unit residences in the population: 6278

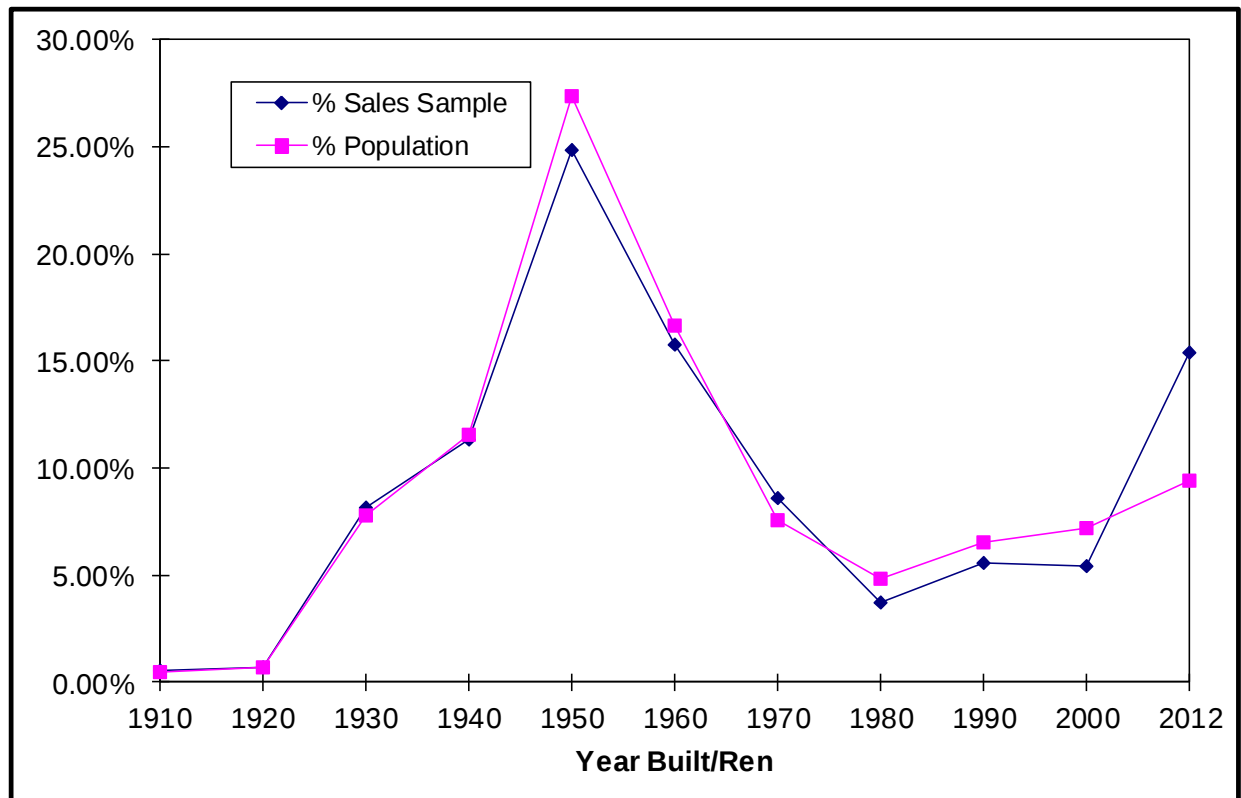
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that three characteristic-based and location-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, parcels located in Sub Area 3 had a higher assessment level than others and their values were adjusted downward. Parcels located in Sub Area 5 and parcels with grade 8 or 9 houses located in Sand Point Country Club plat had a lower assessment level than others and their values were adjusted upward.

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	3	0.51%
1920	4	0.68%
1930	48	8.12%
1940	67	11.34%
1950	147	24.87%
1960	93	15.74%
1970	51	8.63%
1980	22	3.72%
1990	33	5.58%
2000	32	5.41%
2012	91	15.40%
	591	

Population		
Year Built/Ren	Frequency	% Population
1910	30	0.48%
1920	42	0.67%
1930	489	7.79%
1940	726	11.56%
1950	1718	27.37%
1960	1046	16.66%
1970	475	7.57%
1980	302	4.81%
1990	411	6.55%
2000	450	7.17%
2012	589	9.38%
	6278	

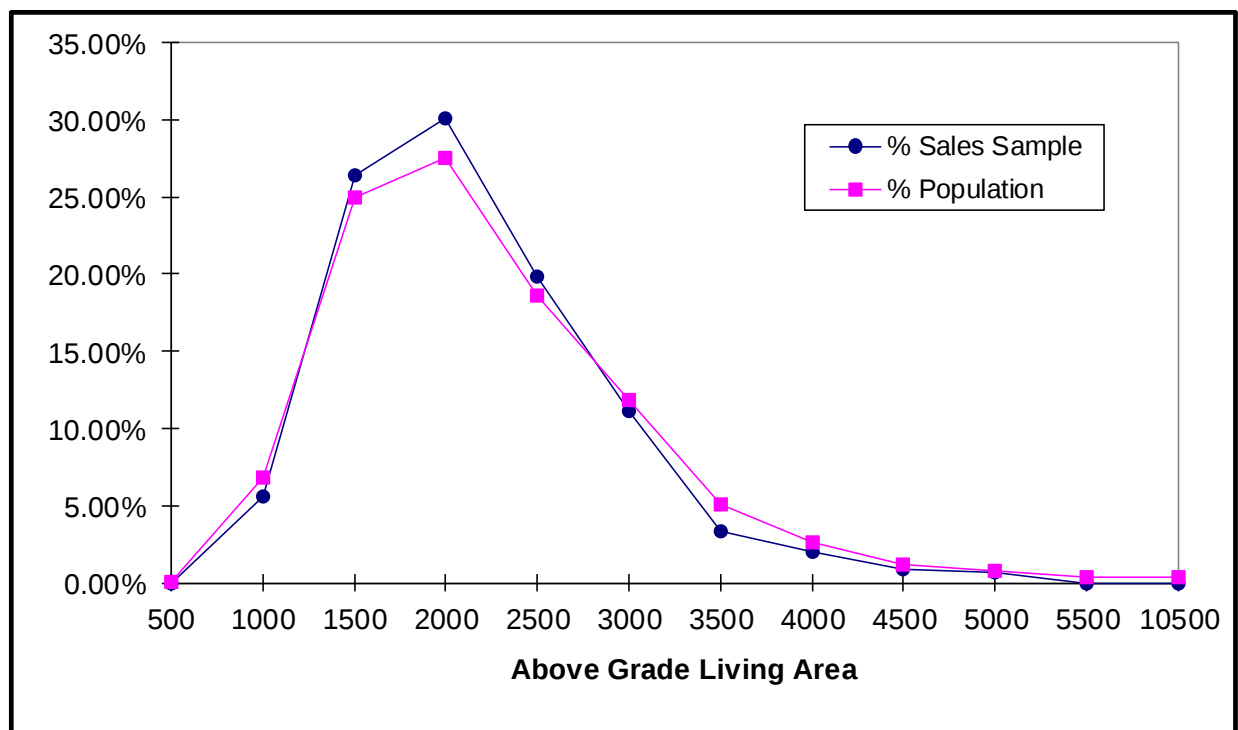


The sales sample frequency distribution follows the population distribution very closely with regard to Year Built/Renovated. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	33	5.58%
1500	156	26.40%
2000	178	30.12%
2500	117	19.80%
3000	66	11.17%
3500	20	3.38%
4000	12	2.03%
4500	5	0.85%
5000	4	0.68%
5500	0	0.00%
10500	0	0.00%
	591	

Population		
AGLA	Frequency	% Population
500	1	0.02%
1000	426	6.79%
1500	1565	24.93%
2000	1726	27.49%
2500	1168	18.60%
3000	744	11.85%
3500	318	5.07%
4000	164	2.61%
4500	73	1.16%
5000	46	0.73%
5500	23	0.37%
10500	24	0.38%
	6278	

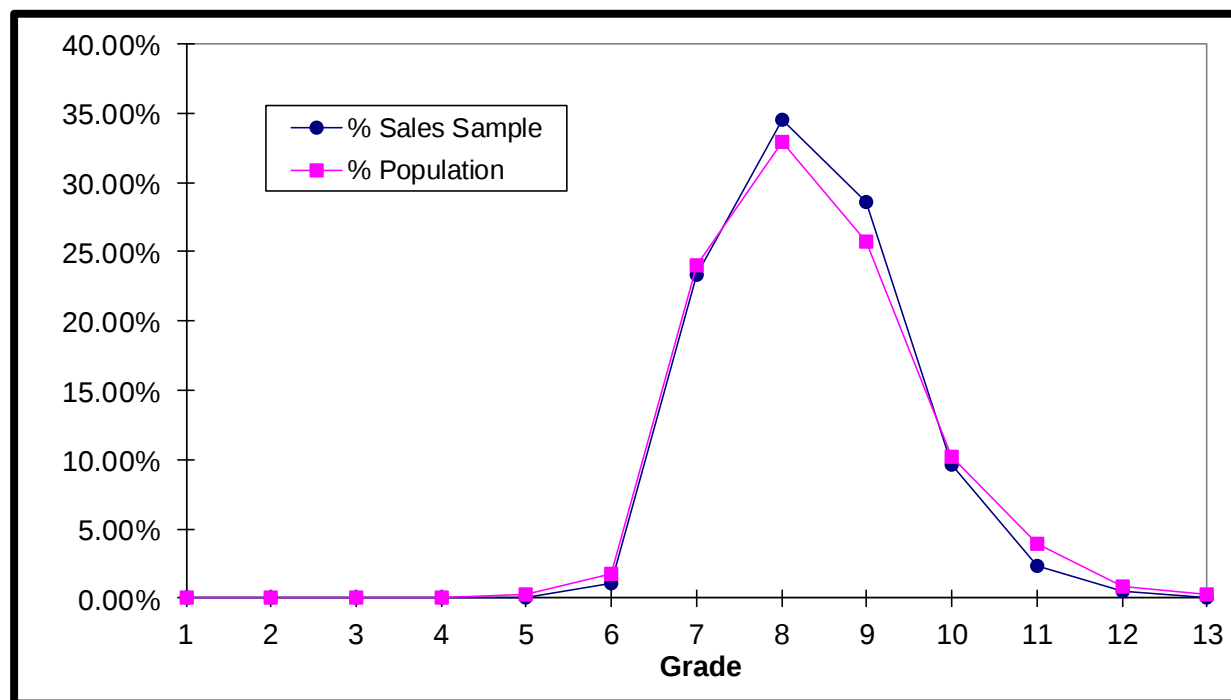


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	6	1.02%
7	138	23.35%
8	204	34.52%
9	169	28.60%
10	57	9.64%
11	14	2.37%
12	3	0.51%
13	0	0.00%
591		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.02%
5	16	0.25%
6	110	1.75%
7	1508	24.02%
8	2066	32.91%
9	1618	25.77%
10	641	10.21%
11	245	3.90%
12	53	0.84%
13	20	0.32%
6278		



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

Sales Screening for Improved Parcel Analysis

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

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

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

Land Update

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

Improved Parcel Update

he 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 three characteristic-based and location-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, parcels located in Sub Area 3 had a higher assessment level than others and their values were adjusted downward. Parcels located in Sub Area 5 and parcels with grade 8 or 9 houses located in Sand Point Country Club plat had a lower assessment level than others and their values were adjusted upward.

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 591 useable residential sales in the area.

Sales used in the valuation model were time adjusted to January 1, 2013. An explanatory adjustment table is included in this report.

Mobile Home Update

There were no sales of Mobile Homes within this area, therefore Mobile Homes received the +4.2 % Change indicated by the sales sample as reflected on the Summary page.

Results

The resulting assessment level is 91.2%. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10.

Application of these recommended values for the 2013 assessment year (taxes payable in 2014) results in an average total change from the 2012 assessments of +4.2%. 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 46 Adjustments

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

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

Standard Area Adjustment

3.97%

Sub Area 3	Yes
% Adjustment	-1.26%
Grade 8 and 9 Houses in Sand Point Country Club plat (Majors 753330 and 753380)	Yes
% Adjustment	20.00%
Sub Area 5 (except grade 8 and 9 houses in Sand Point Country Club plat)	Yes
% Adjustment	7.96%

Comments :

The percentages listed are total adjustments not additive adjustments.

For instance, a parcel located in Sub Area 3 would *approximately* receive a -1.26% downward adjustment. 886 parcels in the improved population would receive this adjustment. There were 69 sales.

Parcels with grade 8 or 9 houses located in Sand Point Country Club plat (Majors 753330 and 753380), a unique and desirable golf course community, would *approximately* receive a 20.00% upward adjustment. 155 parcels in the improved population would receive this adjustment. There were 13 sales.

A parcel located in Sub Area 5 (except grade 8 or 9 houses located in Sand Point Country Club plat) would *approximately* receive a 7.96% upward adjustment. 1297 parcels in the improved population would receive this adjustment. There were 109 sales.

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

Generally parcels located in Sub Area 3 were at a higher assessment level than the rest of the population. In general, grade 8 or 9 houses that are located in Sand Point Country Club plat and the remaining parcels located in Sub Area 5 were at a lower assessment level than the rest of the population. This model corrects for these strata differences.

63% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 46 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
753330 and 753380	Sand Point Country Club Addition and Sand Point Country Club Unrecorded	13	155	8.4%	NE-3-25-4	5	8 - 9	1927 thru 2012	NE 75 St and 45th Ave NE

Note: Entire plat is highlighted below. Only parcels with grade 8 and 9 houses received the plat adjustment.



Area 46 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 1.028, resulting in an adjusted value of \$539,000 ($\$525,000 \times 1.028 = \$539,000$) – rounded to the nearest \$1,000.

Market Adjustment to 1/1/2013		
Sale Date	Adjustment (Factor)	Equivalent Percent
1/1/2010	0.981	-1.9%
2/1/2010	0.989	-1.1%
3/1/2010	0.996	-0.4%
4/1/2010	1.003	0.3%
5/1/2010	1.010	1.0%
6/1/2010	1.016	1.6%
7/1/2010	1.022	2.2%
8/1/2010	1.028	2.8%
9/1/2010	1.033	3.3%
10/1/2010	1.038	3.8%
11/1/2010	1.042	4.2%
12/1/2010	1.046	4.6%
1/1/2011	1.049	4.9%
2/1/2011	1.052	5.2%
3/1/2011	1.054	5.4%
4/1/2011	1.057	5.7%
5/1/2011	1.058	5.8%
6/1/2011	1.059	5.9%
7/1/2011	1.060	6.0%
8/1/2011	1.061	6.1%
9/1/2011	1.060	6.0%
10/1/2011	1.060	6.0%
11/1/2011	1.059	5.9%
12/1/2011	1.058	5.8%
1/1/2012	1.056	5.6%
2/1/2012	1.053	5.3%
3/1/2012	1.051	5.1%
4/1/2012	1.048	4.8%
5/1/2012	1.044	4.4%
6/1/2012	1.040	4.0%
7/1/2012	1.036	3.6%
8/1/2012	1.031	3.1%
9/1/2012	1.026	2.6%
10/1/2012	1.020	2.0%
11/1/2012	1.014	1.4%
12/1/2012	1.007	0.7%
1/1/2013	1.000	0.0%

Improved Sales Used in this Annual Update Analysis
Area 46
(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	272604	9044	7/6/12	\$485,000	\$502,000	610	6	1939	Good	3090	Y	N	10752 LAKESIDE AVE NE
2	081400	0045	12/1/11	\$213,500	\$226,000	780	6	1944	Avg	6000	N	N	11522 SAND POINT WAY NE
2	735220	0675	3/28/12	\$780,000	\$818,000	810	7	1930	Good	6304	Y	Y	11262 RIVIERA PL NE
2	407780	0142	12/27/11	\$272,000	\$287,000	900	7	1942	Good	7830	N	N	10720 SAND POINT WAY NE
2	520720	0231	8/12/11	\$375,450	\$398,000	960	7	1972	VGood	6600	Y	N	9012 SAND POINT WAY NE
2	399270	0795	1/19/10	\$390,000	\$384,000	1000	7	1939	Avg	5738	Y	N	11520 DURLAND AVE NE
2	735220	0615	10/10/10	\$899,000	\$934,000	1000	7	1932	Good	8139	Y	Y	11036 RIVIERA PL NE
2	735170	0245	2/26/10	\$830,000	\$826,000	1020	7	1948	Good	3242	Y	Y	11930 RIVIERA PL NE
2	735170	0105	6/28/11	\$845,000	\$896,000	1120	7	1932	Good	10316	Y	Y	12500 RIVIERA PL NE
2	882090	1880	4/27/11	\$365,000	\$386,000	1140	7	1956	Good	7003	Y	N	4217 NE 123RD ST
2	407780	0099	6/14/11	\$442,000	\$468,000	1180	7	1952	Good	7230	Y	N	10652 SAND POINT WAY NE
2	407320	1315	8/27/12	\$900,000	\$924,000	1230	7	1945	Good	6911	Y	Y	10324 RIVIERA PL NE
2	407320	0447	7/28/10	\$435,000	\$447,000	1240	7	1958	Good	4632	N	N	9500 48TH AVE NE
2	407480	0185	7/14/10	\$439,000	\$450,000	1240	7	1942	VGood	7200	N	N	9745 48TH AVE NE
2	735270	0015	10/26/10	\$880,000	\$916,000	1250	7	1958	Avg	10386	Y	Y	11336 RIVIERA PL NE
2	407480	0105	12/22/10	\$380,000	\$398,000	1350	7	1938	Avg	7200	N	N	9703 48TH AVE NE
2	882090	2369	8/29/11	\$545,000	\$578,000	1390	7	1951	Avg	14775	Y	N	11707 EXETER AVE NE
2	407780	0056	4/14/11	\$500,000	\$529,000	1540	7	1957	Avg	7865	Y	N	10514 DURLAND AVE NE
2	399270	0820	5/20/11	\$470,000	\$498,000	1570	7	1940	Good	7571	Y	N	11522 DURLAND AVE NE
2	407320	0775	8/8/12	\$575,000	\$592,000	1570	7	1928	VGood	7642	Y	N	9756 49TH AVE NE
2	882090	1650	7/15/11	\$390,000	\$414,000	1580	7	1911	Avg	12960	Y	N	4224 NE 123RD ST
2	399270	0670	7/27/10	\$476,950	\$490,000	1610	7	1948	VGood	7200	Y	N	11517 DURLAND AVE NE
2	882090	2710	11/14/12	\$385,500	\$390,000	1610	7	1927	Good	7948	N	N	11744 SAND POINT WAY NE
2	882090	2296	8/29/11	\$425,000	\$451,000	1650	7	1964	Avg	9114	Y	N	11706 EXETER AVE NE
2	882090	2264	12/7/12	\$750,000	\$754,000	1670	7	1970	Good	20467	Y	N	11706 LAKESIDE AVE NE
2	882090	2475	12/4/12	\$385,000	\$387,000	1680	7	1980	Avg	4400	N	N	11947 EXETER AVE NE

Improved Sales Used in this Annual Update Analysis
Area 46
(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	882090	2410	6/16/11	\$403,000	\$427,000	1700	7	1985	Good	2750	Y	N	11723 EXETER AVE NE
2	882090	2085	2/19/10	\$530,000	\$526,000	1720	7	1928	Good	11353	Y	N	11939 LAKESIDE PL NE
2	407480	0005	9/27/10	\$367,000	\$381,000	1770	7	1959	Good	7200	N	N	9750 SAND POINT WAY NE
2	882090	2100	8/23/12	\$575,000	\$591,000	1790	7	1987	Good	4122	Y	N	11923 LAKESIDE PL NE
2	407320	0301	7/7/10	\$582,000	\$596,000	2010	7	1943	VGood	7200	N	N	4707 NE 103RD ST
2	222604	9013	5/10/11	\$1,060,000	\$1,122,000	2090	7	1980	Avg	9440	Y	Y	12502 RIVIERA PL NE
2	882090	0045	6/18/10	\$527,500	\$538,000	1140	8	1953	Good	8400	Y	N	4227 NE 125TH ST
2	407780	0123	7/6/12	\$488,000	\$505,000	1360	8	1952	Avg	7830	Y	N	10623 EXETER AVE NE
2	407780	0202	5/4/12	\$433,000	\$452,000	1390	8	1952	Good	7137	Y	N	4518 NE 110TH ST
2	520720	0292	9/25/12	\$445,500	\$455,000	1430	8	1963	Avg	6600	N	N	9103 MATTHEWS AVE NE
2	407320	0685	5/10/10	\$555,000	\$562,000	1440	8	1942	Good	7200	Y	N	10318 48TH AVE NE
2	868130	0030	9/12/11	\$445,000	\$472,000	1460	8	1959	Avg	7252	N	N	9510 49TH AVE NE
2	407780	0113	4/3/12	\$627,000	\$657,000	1470	8	1952	Good	8190	Y	N	10637 EXETER AVE NE
2	882090	0185	11/17/11	\$410,000	\$434,000	1490	8	1973	Avg	7717	Y	N	12331 42ND AVE NE
2	407780	0144	3/14/12	\$546,000	\$573,000	1520	8	1954	Good	7535	Y	N	10719 EXETER AVE NE
2	407780	0147	3/9/12	\$535,000	\$562,000	1530	8	1952	Good	7830	Y	N	10708 DURLAND AVE NE
2	882090	1705	11/15/10	\$487,000	\$508,000	1570	8	1962	Avg	8028	Y	N	12328 42ND AVE NE
2	407780	0114	7/29/10	\$638,000	\$656,000	1620	8	1992	Good	7830	Y	N	10648 DURLAND AVE NE
2	407780	0107	3/2/10	\$533,000	\$531,000	1630	8	1968	VGood	7320	Y	N	10658 DURLAND AVE NE
2	407320	0615	9/1/10	\$690,000	\$713,000	1660	8	1997	VGood	6000	Y	N	10026 48TH AVE NE
2	399270	0880	6/17/10	\$555,000	\$566,000	1670	8	1950	Avg	8295	Y	N	11320 LAKESIDE AVE NE
2	407320	0645	5/11/10	\$760,000	\$769,000	1670	8	1955	Good	7100	Y	N	10352 48TH AVE NE
2	399270	0745	8/19/10	\$554,000	\$571,000	1730	8	1979	Avg	7568	Y	N	11337 DURLAND AVE NE
2	407320	0835	6/9/10	\$612,000	\$623,000	1780	8	1961	Good	8561	N	N	9715 LAKE SHORE BLVD NE
2	407780	0017	6/30/11	\$675,000	\$716,000	1820	8	1947	Good	6200	Y	N	10725 LAKESIDE AVE NE
2	399270	0872	6/14/12	\$700,000	\$727,000	1910	8	1954	Avg	9779	Y	N	11334 EXETER AVE NE

Improved Sales Used in this Annual Update Analysis
Area 46
(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	407320	0695	5/26/10	\$528,000	\$536,000	1940	8	1969	Avg	10320	Y	N	4822 NE 103RD ST
2	735170	0135	4/12/11	\$1,555,000	\$1,644,000	1990	8	1941	Good	17824	Y	Y	11720 RIVIERA PL NE
2	342604	9038	11/16/10	\$1,425,000	\$1,488,000	2040	8	1963	Good	13630	Y	Y	8752 SAND POINT WAY NE
2	882090	2090	8/1/12	\$630,000	\$649,000	2090	8	1989	Avg	6024	Y	N	11933 LAKESIDE PL NE
2	735220	0506	1/29/10	\$1,240,000	\$1,225,000	2190	8	1984	Avg	12348	Y	Y	10754 RIVIERA PL NE
2	407320	0240	10/29/12	\$465,000	\$472,000	2200	8	1936	Avg	12031	Y	N	10352 SAND POINT WAY NE
2	882090	2210	8/22/12	\$681,200	\$700,000	2230	8	2011	Avg	4275	N	N	4307 NE 123RD ST
2	520720	0510	2/6/12	\$600,000	\$632,000	2280	8	1992	Good	8200	N	N	9220 MATTHEWS AVE NE
2	882090	2550	6/15/10	\$690,000	\$703,000	2380	8	1994	Avg	3671	Y	N	11749 EXETER AVE NE
2	520720	0203	3/2/11	\$625,000	\$659,000	2510	8	1988	Avg	5064	Y	N	9029 49TH AVE NE
2	882090	2215	8/24/12	\$689,950	\$709,000	2650	8	2012	Avg	4039	N	N	4311 NE 123RD ST
2	520720	0415	4/11/12	\$550,000	\$576,000	2960	8	1993	Avg	7200	N	N	9250 SAND POINT WAY NE
2	407320	0755	7/5/12	\$500,000	\$518,000	3130	8	1914	Avg	7750	Y	N	10016 49TH AVE NE
2	882090	1995	3/25/12	\$680,000	\$713,000	3150	8	1987	Avg	6742	Y	N	11937 LAKESIDE AVE NE
2	399270	0828	1/1/12	\$505,000	\$533,000	1460	9	1980	Avg	7341	Y	N	11508 DURLAND AVE NE
2	735170	0169	8/26/10	\$1,150,000	\$1,187,000	1950	9	2002	Avg	6060	Y	Y	11744 RIVIERA PL NE
2	407780	0198	8/20/10	\$586,562	\$605,000	1970	9	1958	Good	10439	Y	N	11041 DURLAND AVE NE
2	407780	0146	11/1/12	\$750,000	\$760,000	2060	9	1990	Avg	9720	Y	N	10703 DURLAND AVE NE
2	407320	1285	2/19/10	\$1,400,000	\$1,391,000	2100	9	1988	Avg	5566	Y	Y	10336 RIVIERA PL NE
2	407830	0045	8/13/12	\$740,000	\$761,000	2110	9	2009	Avg	5941	Y	N	10660 LAKESIDE AVE NE
2	342604	9056	1/24/12	\$1,500,000	\$1,581,000	2510	9	1937	Good	15919	Y	Y	8920 SAND POINT WAY NE
2	407780	0157	7/19/10	\$860,000	\$882,000	2580	9	2006	Avg	9000	Y	N	4611 NE 110TH ST
2	407320	0250	7/1/11	\$830,000	\$880,000	2790	9	2011	Avg	7980	Y	N	10344 SAND POINT WAY NE
2	342604	9037	9/20/11	\$1,800,000	\$1,908,000	2840	9	1991	Avg	24694	Y	Y	5101 NE 90TH PL
2	407480	0135	11/5/10	\$682,000	\$711,000	2920	9	2001	Avg	7200	N	N	9721 48TH AVE NE
2	399270	0830	10/6/11	\$675,000	\$715,000	2500	10	1979	Avg	7560	Y	N	11345 EXETER AVE NE

Improved Sales Used in this Annual Update Analysis
Area 46
(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	342604	9034	8/10/12	\$3,232,500	\$3,328,000	4500	11	1995	Avg	13576	Y	Y	8750 SAND POINT WAY NE
3	145560	0020	4/27/10	\$392,000	\$396,000	960	6	1938	Avg	8649	Y	N	13726 41ST AVE NE
3	674470	1481	9/15/10	\$310,000	\$321,000	990	7	1948	Avg	8750	Y	N	3851 NE 155TH ST
3	932480	0487	5/4/12	\$449,000	\$469,000	1010	7	1952	Good	4058	Y	N	14209 38TH AVE NE
3	674470	0423	12/14/10	\$372,750	\$390,000	1070	7	1939	Good	6250	Y	N	3711 NE 153RD ST
3	932480	0486	11/7/11	\$429,500	\$455,000	1120	7	1952	Avg	7178	Y	N	14203 38TH AVE NE
3	156810	0835	7/25/12	\$470,000	\$485,000	1180	7	1939	Good	10082	Y	N	14712 38TH AVE NE
3	145950	0090	6/8/12	\$720,000	\$748,000	1220	7	1964	Fair	4600	Y	Y	12708 RIVIERA PL NE
3	403010	0017	9/24/12	\$340,000	\$347,000	1240	7	1947	Good	5850	N	N	17230 BEACH DR NE
3	145950	0101	12/12/11	\$745,000	\$787,000	1330	7	1962	Avg	4600	Y	Y	12562 RIVIERA PL NE
3	145560	0015	5/11/10	\$497,000	\$503,000	1340	7	1940	Avg	10739	Y	N	13720 41ST AVE NE
3	106210	0110	7/9/12	\$375,000	\$388,000	1360	7	1945	Good	6293	N	N	4508 NE 171ST ST
3	674470	0740	10/1/12	\$390,000	\$398,000	1440	7	1907	Avg	8370	Y	N	3844 NE 155TH ST
3	156810	0720	8/6/12	\$398,950	\$411,000	1460	7	1962	Avg	5804	N	N	3521 NE 148TH ST
3	156810	0745	4/7/10	\$429,757	\$432,000	1480	7	1976	Avg	5750	Y	N	3547 NE 148TH ST
3	674470	1582	2/9/12	\$479,000	\$504,000	1540	7	1926	Good	26000	Y	N	3736 NE 153RD ST
3	156810	0725	11/15/11	\$399,995	\$423,000	1880	7	2006	Avg	5800	Y	N	3527 NE 148TH ST
3	145510	0055	3/9/11	\$545,000	\$575,000	2050	7	1978	Good	9680	Y	N	13522 40TH AVE NE
3	145510	0180	9/13/12	\$450,000	\$460,000	2360	7	1947	Avg	25870	Y	N	13713 42ND PL NE
3	145460	0200	6/30/11	\$436,000	\$462,000	1240	8	1999	Avg	7750	Y	N	13028 42ND AVE NE
3	812410	0085	7/19/12	\$550,000	\$568,000	1370	8	1977	Avg	15104	Y	N	4119 NE 142ND ST
3	145460	0236	3/28/11	\$670,000	\$708,000	1390	8	1976	VGood	9500	Y	N	12752 42ND AVE NE
3	145950	0075	9/1/11	\$1,220,000	\$1,294,000	1440	8	1963	Avg	5586	Y	Y	12726 RIVIERA PL NE
3	932480	0515	6/14/12	\$390,000	\$405,000	1480	8	1964	Avg	6467	Y	N	14303 38TH AVE NE
3	156810	0710	5/23/11	\$405,000	\$429,000	1510	8	1962	VGood	11167	Y	N	3509 NE 148TH ST
3	773850	0440	9/10/10	\$675,000	\$698,000	1530	8	1953	Avg	7546	Y	N	16136 BOTHELL WAY NE

Improved Sales Used in this Annual Update Analysis
Area 46
(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	403640	0450	10/1/12	\$549,000	\$560,000	1550	8	1986	Avg	7869	Y	N	3721 NE 150TH ST
3	735120	0001	4/21/10	\$1,065,000	\$1,073,000	1570	8	1976	Avg	6700	Y	Y	13760 RIVIERA PL NE
3	773850	0615	6/28/10	\$750,000	\$766,000	1610	8	1953	Avg	6966	Y	N	16012 41ST AVE NE
3	145460	0050	10/6/11	\$475,000	\$503,000	1660	8	1959	VGood	10800	Y	N	13019 42ND AVE NE
3	773850	0451	10/19/11	\$600,000	\$636,000	1660	8	1955	Avg	9747	Y	N	16154 BOTHELL WAY NE
3	145510	0066	11/7/12	\$645,000	\$653,000	1700	8	1966	Avg	5757	Y	N	13512 40TH AVE NE
3	674470	0305	4/26/12	\$865,000	\$904,000	1700	8	2009	Avg	12615	Y	N	3916 NE 157TH PL
3	773850	0355	11/27/12	\$460,000	\$464,000	1790	8	1950	Avg	6603	Y	N	16203 41ST AVE NE
3	145560	0061	2/24/10	\$530,000	\$527,000	1800	8	1986	Avg	9725	Y	N	13736 42ND AVE NE
3	145510	0136	7/4/10	\$545,000	\$557,000	1830	8	1959	Avg	8213	Y	N	13558 41ST AVE NE
3	932480	0575	1/9/12	\$420,000	\$443,000	1830	8	1964	Avg	8100	N	N	14020 37TH AVE NE
3	145460	0106	7/14/10	\$650,000	\$666,000	2010	8	1989	Avg	11050	Y	N	12567 42ND AVE NE
3	812410	0099	8/15/11	\$515,000	\$546,000	2010	8	1980	Good	9987	Y	N	14074 41ST AVE NE
3	773910	0190	5/24/10	\$650,000	\$660,000	2190	8	2009	Avg	8828	N	N	16826 45TH AVE NE
3	403010	0192	11/18/10	\$1,264,500	\$1,320,000	2320	8	1948	Avg	4650	Y	Y	17700 BEACH DR NE
3	766370	0093	5/4/10	\$837,500	\$846,000	2360	8	1947	Good	20762	Y	N	14521 40TH AVE NE
3	145950	0020	1/31/12	\$1,075,000	\$1,133,000	2490	8	1958	Avg	11500	Y	Y	13224 RIVIERA PL NE
3	145510	0135	12/30/10	\$550,000	\$577,000	2740	8	1968	Avg	6574	Y	N	13551 42ND AVE NE
3	674470	0283	8/3/10	\$667,000	\$686,000	1570	9	1990	Avg	12320	Y	N	3908 NE 157TH LN
3	674470	1380	11/12/10	\$1,300,000	\$1,356,000	1600	9	1968	Avg	8266	Y	Y	15124 BEACH DR NE
3	145410	0510	12/8/10	\$818,000	\$856,000	1650	9	1948	Good	41900	Y	N	13216 39TH AVE NE
3	773850	0490	11/15/12	\$420,000	\$424,000	1720	9	1988	Avg	7114	Y	N	16286 BOTHELL WAY NE
3	403640	0250	1/20/10	\$575,000	\$567,000	1800	9	1968	Avg	9193	Y	N	14834 39TH AVE NE
3	932480	0750	3/26/12	\$626,300	\$657,000	2010	9	1972	Avg	13794	Y	N	14236 WESTWOOD PL NE
3	403640	0180	8/2/12	\$590,000	\$608,000	2080	9	1970	Good	9542	Y	N	3734 NE 150TH ST
3	773850	0660	3/22/11	\$1,980,000	\$2,091,000	2300	9	1954	Good	16593	Y	Y	16800 SHORE DR NE

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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	674470	1100	9/22/10	\$1,325,000	\$1,373,000	2370	9	1959	Avg	9870	Y	Y	15752 BEACH DR NE
3	145460	0280	4/13/11	\$775,000	\$819,000	2430	9	1968	Good	26046	Y	N	12530 42ND AVE NE
3	403010	0270	6/25/12	\$1,271,500	\$1,318,000	2460	9	1991	Avg	3696	Y	Y	17729 BEACH DR NE
3	145560	0021	8/24/12	\$699,500	\$718,000	2560	9	1998	Avg	10829	Y	N	13727 42ND AVE NE
3	773910	0245	7/7/10	\$918,736	\$940,000	3030	9	1938	VGood	10089	N	N	16721 SHORE DR NE
3	145950	0070	3/18/10	\$1,400,000	\$1,400,000	3060	9	2006	Avg	5000	Y	Y	12750 RIVIERA PL NE
3	932480	0620	8/24/12	\$840,750	\$863,000	3080	9	2007	Avg	8100	Y	N	14014 38TH AVE NE
3	932480	0620	1/15/10	\$750,000	\$738,000	3080	9	2007	Avg	8100	Y	N	14014 38TH AVE NE
3	773850	0775	3/15/12	\$1,285,000	\$1,349,000	3300	9	1951	Good	9515	Y	Y	16524 SHORE DR NE
3	383400	0091	4/1/10	\$788,200	\$791,000	4740	9	2007	Avg	7206	N	N	13558 39TH AVE NE
3	145510	0051	11/3/10	\$690,000	\$719,000	1520	10	1982	Avg	9901	Y	N	13542 40TH AVE NE
3	773850	0790	4/23/10	\$1,823,500	\$1,838,000	1580	10	2005	Avg	11100	Y	Y	16508 SHORE DR NE
3	116500	0030	6/21/12	\$665,000	\$690,000	1630	10	1989	Avg	7201	Y	N	4009 NE 160TH ST
3	145460	0241	12/20/12	\$1,150,000	\$1,153,000	1880	10	2008	Avg	10481	Y	N	12746 42ND AVE NE
3	403010	0255	8/20/10	\$1,450,000	\$1,495,000	2380	10	1988	Avg	6000	Y	Y	17727 BEACH DR NE
3	116500	0020	12/18/12	\$754,124	\$757,000	2930	10	1990	Avg	7482	Y	N	4005 NE 160TH ST
3	116500	0070	5/18/10	\$1,098,000	\$1,113,000	3490	11	1991	Avg	8841	Y	N	15930 41ST AVE NE
3	932480	0570	4/6/10	\$740,003	\$743,000	3540	11	2001	Avg	8100	Y	N	14028 37TH AVE NE
4	317910	2130	6/16/10	\$390,000	\$398,000	800	7	1943	Avg	5100	N	N	6242 45TH AVE NE
4	317660	0140	5/11/11	\$505,000	\$535,000	810	7	1944	Good	7200	N	N	6252 52ND AVE NE
4	317910	0745	8/31/12	\$525,000	\$538,000	850	7	1945	Avg	5755	N	N	5804 45TH AVE NE
4	317910	0565	11/16/12	\$470,000	\$475,000	880	7	1942	Avg	6469	N	N	4525 PURDUE AVE NE
4	317660	0130	5/26/11	\$499,500	\$529,000	900	7	1944	Good	7200	Y	N	6240 52ND AVE NE
4	317910	0005	11/24/10	\$394,950	\$413,000	940	7	1943	Avg	6250	N	N	4545 NE 55TH ST
4	317910	2070	3/15/10	\$560,000	\$560,000	980	7	1942	VGood	6313	N	N	6227 VASSAR AVE NE
4	317910	0575	4/8/10	\$650,000	\$653,000	1030	7	1950	VGood	6469	N	N	4515 PURDUE AVE NE

Improved Sales Used in this Annual Update Analysis
Area 46
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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	317910	0640	9/29/10	\$352,500	\$366,000	1040	7	1952	Avg	4860	N	N	4708 NE 55TH ST
4	317910	0260	6/25/11	\$705,000	\$747,000	1120	7	1940	VGood	7140	Y	N	4953 PURDUE AVE NE
4	102504	9153	4/14/11	\$379,649	\$401,000	1200	7	1947	Avg	4150	N	N	5301 SAND POINT WAY NE
4	317910	0755	7/27/10	\$375,000	\$385,000	1230	7	1940	Avg	6802	N	N	4508 PURDUE AVE NE
4	317910	0506	5/2/11	\$565,000	\$598,000	1280	7	1950	VGood	6540	N	N	4517 NE TULANE PL
4	317910	2305	10/22/12	\$525,000	\$533,000	1300	7	1943	Avg	6874	N	N	6000 45TH AVE NE
4	317910	0650	11/14/12	\$440,000	\$445,000	1320	7	1950	Avg	5050	N	N	4720 NE 55TH ST
4	317910	1985	1/5/10	\$538,000	\$528,000	1360	7	1944	Good	6600	N	N	6230 VASSAR AVE NE
4	102504	9199	10/21/11	\$434,500	\$460,000	1370	7	1952	Good	5100	N	N	6215 53RD AVE NE
4	317910	0535	12/14/12	\$699,950	\$703,000	1530	7	1946	Good	7497	N	N	4561 PURDUE AVE NE
4	317910	2175	6/10/11	\$575,000	\$609,000	2120	7	2000	Avg	5600	N	N	6206 45TH AVE NE
4	317910	0482	12/22/11	\$350,000	\$370,000	1040	8	2003	Avg	1377	N	N	4502 A NE 55TH ST
4	317910	0435	10/20/10	\$417,000	\$434,000	1070	8	1953	Avg	5332	N	N	4802 PULLMAN AVE NE
4	317760	0045	4/29/10	\$469,950	\$474,000	1100	8	1950	Avg	5330	N	N	5307 NE 65TH ST
4	317810	0095	3/3/10	\$490,000	\$488,000	1180	8	1954	Avg	7323	N	N	5315 NE 62ND ST
4	317910	0200	9/25/11	\$719,000	\$762,000	1220	8	1951	VGood	6735	N	N	5251 PULLMAN AVE NE
4	317910	0050	9/4/12	\$419,000	\$429,000	1230	8	1951	Avg	5070	N	N	4743 NE 55TH ST
4	317910	0478	8/30/11	\$393,000	\$417,000	1274	8	2003	Avg	1773	N	N	4504 A NE 55TH ST
4	317610	0040	5/16/12	\$545,000	\$568,000	1290	8	1947	Avg	7150	Y	N	6223 51ST AVE NE
4	317610	0135	7/29/10	\$580,000	\$596,000	1290	8	1941	Avg	7216	Y	N	6044 51ST AVE NE
4	317910	0945	5/18/10	\$836,000	\$847,000	1300	8	1953	VGood	5800	Y	N	4962 PURDUE AVE NE
4	317910	0945	5/11/12	\$800,000	\$834,000	1300	8	1953	VGood	5800	Y	N	4962 PURDUE AVE NE
4	317810	0025	10/6/11	\$470,000	\$498,000	1320	8	1955	Good	5987	N	N	6227 54TH AVE NE
4	317910	0830	4/29/11	\$755,000	\$799,000	1320	8	1952	Good	6400	N	N	4811 STANFORD AVE NE
4	317910	0820	10/16/12	\$734,000	\$746,000	1360	8	1952	Avg	6612	Y	N	4817 STANFORD AVE NE
4	317910	1155	5/2/12	\$707,250	\$738,000	1360	8	1940	Avg	6161	Y	N	4536 STANFORD AVE NE

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Area 46
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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	317910	1255	5/8/12	\$604,000	\$630,000	1380	8	1939	Avg	5901	Y	N	5820 OBERLIN AVE NE
4	112504	9174	1/4/11	\$481,000	\$505,000	1420	8	1968	Avg	5102	N	N	6403 57TH AVE NE
4	112504	9022	8/2/12	\$530,000	\$546,000	1430	8	1965	Avg	4818	N	N	6404 57TH AVE NE
4	317910	0255	10/26/12	\$840,000	\$852,000	1430	8	1940	VGood	6900	Y	N	4947 PURDUE AVE NE
4	317910	0295	5/17/10	\$750,000	\$760,000	1470	8	1952	VGood	5300	N	N	5252 PULLMAN AVE NE
4	317910	0165	5/6/12	\$580,000	\$605,000	1480	8	1947	Avg	6960	N	N	5209 PULLMAN AVE NE
4	732640	0040	8/5/11	\$589,950	\$626,000	1480	8	1956	Good	5665	N	N	5509 NE 63RD ST
4	317810	0010	5/7/11	\$426,000	\$451,000	1500	8	1955	Avg	5340	N	N	6239 54TH AVE NE
4	317910	0890	5/4/10	\$850,000	\$859,000	1610	8	1936	VGood	6405	Y	N	4919 STANFORD AVE NE
4	317910	2005	4/13/10	\$685,000	\$689,000	1630	8	1944	VGood	6600	N	N	6208 VASSAR AVE NE
4	732640	0015	3/18/11	\$589,000	\$622,000	1640	8	1967	Avg	6141	N	N	5512 NE 63RD ST
4	318010	0027	1/11/11	\$373,000	\$392,000	1678	8	2006	Avg	1196	N	N	4527 B NE 55TH ST
4	318010	0033	10/22/12	\$470,000	\$477,000	1680	8	2006	Avg	1158	N	N	4533 B NE 55TH ST
4	318010	0020	7/24/12	\$432,000	\$446,000	1760	8	1998	Avg	1892	N	N	4517 NE 55TH ST
4	317660	0060	9/24/12	\$590,000	\$603,000	1790	8	1943	Good	7216	N	N	6043 52ND AVE NE
4	317710	0040	7/6/11	\$762,000	\$808,000	1790	8	1947	VGood	6000	N	N	6014 52ND AVE NE
4	317760	0060	1/5/10	\$469,950	\$461,000	1820	8	1950	Avg	5864	N	N	6248 53RD AVE NE
4	317910	1455	5/6/10	\$824,000	\$833,000	1820	8	1938	Good	5877	Y	N	6040 PRINCETON AVE NE
4	317910	0960	5/11/12	\$903,000	\$942,000	2070	8	1952	Good	5800	Y	N	4944 PURDUE AVE NE
4	317760	0040	9/28/10	\$765,000	\$794,000	2460	8	2009	Avg	6241	N	N	6221 53RD AVE NE
4	102504	9218	7/9/10	\$720,000	\$737,000	2630	8	1966	VGood	8046	N	N	6014 53RD AVE NE
4	317910	1470	9/25/12	\$530,000	\$541,000	1210	9	1941	Avg	6721	Y	N	4919 NE PRINCETON WAY
4	317610	0031	12/3/12	\$986,900	\$994,000	1260	9	1962	VGood	5500	Y	N	6226 50TH AVE NE
4	317910	0670	9/12/11	\$680,500	\$722,000	1270	9	1953	Good	8061	Y	N	5615 PRINCETON AVE NE
4	317910	2000	4/1/11	\$1,000,000	\$1,057,000	1380	9	2010	Avg	6217	N	N	6214 VASSAR AVE NE
4	317910	1710	12/28/11	\$475,000	\$502,000	1390	9	1940	Avg	6370	N	N	6043 PRINCETON AVE NE

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Area 46
(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	317910	1055	12/1/10	\$760,000	\$795,000	1490	9	1950	VGood	5990	Y	N	5706 PRINCETON AVE NE
4	317910	0955	8/22/11	\$825,000	\$875,000	1620	9	1962	VGood	5800	Y	N	4950 PURDUE AVE NE
4	317910	1295	12/14/11	\$631,500	\$667,000	1620	9	1941	Avg	7549	N	N	5835 ANN ARBOR AVE NE
4	317610	0035	2/19/10	\$650,000	\$646,000	1720	9	1959	Avg	6600	Y	N	6233 51ST AVE NE
4	317910	0865	3/23/12	\$1,000,000	\$1,049,000	1800	9	2008	Avg	7029	Y	N	5609 ANN ARBOR AVE NE
4	317910	1186	8/28/12	\$670,500	\$688,000	1840	9	1967	Avg	5345	Y	N	5767 PRINCETON AVE NE
4	317910	1565	4/19/12	\$781,000	\$817,000	1860	9	1936	Avg	6320	Y	N	6003 50TH AVE NE
4	317910	0060	1/5/12	\$738,400	\$779,000	1890	9	2002	Avg	6750	N	N	4809 PULLMAN AVE NE
4	317910	1285	4/30/12	\$667,000	\$697,000	1890	9	1958	Avg	5152	Y	N	5825 ANN ARBOR AVE NE
4	317910	1870	12/19/10	\$745,000	\$781,000	1920	9	1957	Good	6713	N	N	6034 WELLESLEY WAY NE
4	317910	1420	11/9/11	\$1,215,000	\$1,286,000	1950	9	1946	VGood	8625	Y	N	6008 PRINCETON AVE NE
4	317660	0022	5/5/11	\$678,500	\$718,000	2000	9	1966	Good	5571	Y	N	5111 NE 65TH ST
4	102504	9121	12/28/11	\$1,330,000	\$1,405,000	2230	9	1940	VGood	10725	Y	N	6060 50TH AVE NE
4	317910	1425	7/11/12	\$770,000	\$796,000	2260	9	1951	Avg	9218	Y	N	6016 PRINCETON AVE NE
4	317910	1340	11/4/10	\$750,000	\$782,000	2330	9	1941	Good	5972	N	N	5822 ANN ARBOR AVE NE
4	317760	0100	6/7/10	\$660,000	\$672,000	2440	9	1994	Good	6000	N	N	6206 53RD AVE NE
4	317910	1375	4/25/11	\$1,070,000	\$1,132,000	2440	9	1939	VGood	9713	Y	N	5800 PRINCETON AVE NE
4	317910	1560	8/22/12	\$1,210,000	\$1,243,000	2800	9	2006	Avg	5817	Y	N	6017 50TH AVE NE
4	317910	1680	8/12/11	\$1,175,000	\$1,246,000	2810	9	2007	Avg	5194	Y	N	6215 NE PRINCETON WAY
4	317910	1680	8/10/10	\$899,000	\$926,000	2810	9	2007	Avg	5194	Y	N	6215 NE PRINCETON WAY
4	317910	1755	12/21/10	\$823,530	\$863,000	2930	9	1957	VGood	8242	N	N	6003 PRINCETON AVE NE
4	317610	0170	9/23/10	\$1,150,000	\$1,192,000	2960	9	2009	Avg	7215	Y	N	6224 51ST AVE NE
4	317910	2280	7/27/11	\$1,205,000	\$1,278,000	3640	9	2005	Avg	5250	N	N	6011 OBERLIN AVE NE
4	317910	0935	10/6/10	\$1,175,000	\$1,220,000	3880	9	2009	Avg	5800	Y	N	4974 PURDUE AVE NE
4	317910	1675	5/3/12	\$795,000	\$830,000	2250	10	1996	Avg	5281	Y	N	6050 ANN ARBOR AVE NE
4	317910	1780	9/14/10	\$1,295,000	\$1,341,000	2420	10	1953	VGood	13200	Y	N	6045 ANN ARBOR AVE NE

Improved Sales Used in this Annual Update Analysis
Area 46
(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	317910	1635	9/27/11	\$883,000	\$936,000	2510	10	1929	Avg	7945	Y	N	4904 NE 60TH ST
4	317910	0795	7/29/10	\$1,190,000	\$1,223,000	2810	10	2009	Avg	6930	N	N	4562 PURDUE AVE NE
4	317910	1461	5/25/12	\$1,000,000	\$1,041,000	2870	10	1991	Avg	5000	Y	N	6227 50TH AVE NE
5	893460	0085	11/28/12	\$485,000	\$489,000	790	7	1944	Good	6200	N	N	6849 47TH AVE NE
5	893460	0095	8/19/11	\$381,000	\$404,000	800	7	1944	Avg	6138	N	N	6837 47TH AVE NE
5	892760	0025	11/11/11	\$475,000	\$503,000	820	7	1944	Good	6930	N	N	6824 46TH AVE NE
5	892710	0050	7/25/11	\$395,000	\$419,000	830	7	1943	Avg	6435	N	N	6500 46TH AVE NE
5	892710	0055	7/27/10	\$469,000	\$482,000	850	7	1987	Avg	6435	N	N	6501 47TH AVE NE
5	892710	0060	11/15/10	\$520,000	\$543,000	880	7	1943	Good	6138	N	N	6509 47TH AVE NE
5	892710	0015	6/22/11	\$345,000	\$366,000	890	7	1943	Avg	6138	N	N	6515 46TH AVE NE
5	892410	0475	4/11/11	\$465,000	\$492,000	960	7	1939	Avg	6000	Y	N	6927 58TH AVE NE
5	892660	0105	8/23/12	\$449,000	\$461,000	1060	7	1944	Avg	6048	N	N	4814 NE 74TH ST
5	892560	0060	10/16/12	\$695,000	\$707,000	1070	7	1943	Good	6572	N	N	6818 49TH AVE NE
5	892610	0065	11/7/12	\$549,950	\$557,000	1080	7	1944	Avg	5886	N	N	6553 53RD AVE NE
5	892610	0386	8/4/11	\$562,500	\$597,000	1090	7	1944	Avg	6120	N	N	7052 53RD AVE NE
5	612760	0190	10/25/11	\$530,000	\$561,000	1100	7	1947	Good	6200	Y	N	5203 NE 70TH ST
5	929430	0685	6/20/12	\$580,000	\$602,000	1180	7	1947	Avg	6750	Y	N	7102 58TH AVE NE
5	892760	0040	8/21/12	\$470,000	\$483,000	1230	7	1943	Good	7425	N	N	6804 46TH AVE NE
5	892610	0440	3/5/12	\$488,000	\$513,000	1280	7	1944	Avg	6120	N	N	7010 53RD AVE NE
5	892610	0430	5/16/11	\$498,725	\$528,000	1330	7	1944	Avg	6120	N	N	7022 53RD AVE NE
5	612760	0215	6/21/11	\$580,000	\$615,000	1380	7	1945	Avg	6200	N	N	6837 54TH AVE NE
5	892810	0155	6/7/12	\$600,000	\$624,000	1420	7	1944	Avg	5040	N	N	7408 52ND AVE NE
5	892810	0020	9/19/12	\$675,000	\$690,000	1430	7	1944	Avg	5775	Y	N	7318 52ND AVE NE
5	892410	0345	9/12/12	\$525,000	\$537,000	1490	7	1939	Avg	6250	N	N	6522 57TH AVE NE
5	042900	0030	6/4/12	\$755,000	\$785,000	1530	7	1956	Avg	5723	N	N	7314 45TH AVE NE
5	892760	0030	8/24/10	\$562,000	\$580,000	1550	7	1943	VGood	6930	N	N	6816 46TH AVE NE

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Area 46
(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	612760	0120	4/8/11	\$550,000	\$581,000	1580	7	1945	Good	6572	N	N	6803 55TH AVE NE
5	753380	0335	4/4/12	\$568,000	\$595,000	1640	7	1939	Avg	7011	N	N	7517 LAKEMONT DR NE
5	929430	0200	6/18/12	\$425,000	\$441,000	1750	7	1947	Avg	5500	Y	N	7016 55TH AVE NE
5	929430	0095	3/19/10	\$686,000	\$686,000	1780	7	1945	Good	5000	N	N	7332 55TH AVE NE
5	892810	0060	2/7/11	\$665,000	\$700,000	1890	7	1944	Good	5775	N	N	7301 53RD AVE NE
5	892610	0240	3/9/10	\$495,000	\$494,000	1900	7	1943	Good	5742	N	N	6544 54TH AVE NE
5	892660	0140	6/16/10	\$675,000	\$688,000	1920	7	1992	Avg	6400	N	N	7103 48TH AVE NE
5	892660	0231	7/14/10	\$821,000	\$841,000	1970	7	1941	Good	7050	Y	N	4902 NE 70TH ST
5	929430	0665	10/3/12	\$598,500	\$610,000	1050	8	1950	Avg	5750	Y	N	7122 58TH AVE NE
5	929430	0340	9/21/10	\$490,000	\$508,000	1140	8	1950	Avg	4850	Y	N	7302 56TH AVE NE
5	929430	0420	4/26/12	\$560,000	\$585,000	1140	8	1950	Avg	5400	Y	N	7341 58TH AVE NE
5	612760	0205	9/16/10	\$639,000	\$662,000	1150	8	1950	Avg	6200	N	N	6847 54TH AVE NE
5	892410	0035	5/5/10	\$718,000	\$726,000	1190	8	1939	Avg	9375	Y	N	6914 56TH AVE NE
5	929430	0580	4/8/11	\$550,000	\$581,000	1200	8	1949	Avg	7620	Y	N	5616 NE 70TH ST
5	892610	0140	1/13/12	\$527,500	\$556,000	1240	8	1942	Good	5974	N	N	6520 53RD AVE NE
5	929430	0560	12/18/12	\$610,000	\$612,000	1270	8	1948	Avg	7200	Y	N	7021 58TH AVE NE
5	892610	0145	12/14/12	\$565,000	\$567,000	1330	8	1988	Avg	5974	N	N	6514 53RD AVE NE
5	042900	0095	6/14/10	\$675,000	\$688,000	1370	8	1953	VGood	6372	N	N	7332 46TH AVE NE
5	929430	0625	4/3/12	\$775,000	\$812,000	1370	8	1939	Avg	9425	Y	N	7216 57TH AVE NE
5	929430	0285	5/7/12	\$685,000	\$715,000	1400	8	1952	Avg	7650	Y	N	7349 57TH AVE NE
5	042900	0105	12/28/10	\$585,000	\$614,000	1440	8	1953	Good	6372	N	N	7320 46TH AVE NE
5	042900	0120	4/20/11	\$469,000	\$496,000	1440	8	1952	VGood	5568	N	N	4606 NE 73RD ST
5	797420	0974	11/3/10	\$525,000	\$547,000	1440	8	1947	Avg	5904	Y	N	4920 NE 65TH ST
5	753380	0480	3/16/10	\$750,000	\$750,000	1530	8	1946	Good	8241	N	N	8219 FOREST DR NE
5	929430	0710	9/7/10	\$570,000	\$589,000	1530	8	1946	Avg	7700	Y	N	7002 58TH AVE NE
5	929430	0775	3/17/11	\$515,000	\$544,000	1560	8	1952	Avg	7210	Y	N	7302 58TH AVE NE

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Area 46
(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	042900	0130	3/23/10	\$498,500	\$499,000	1580	8	1954	Avg	5002	N	N	7345 47TH AVE NE
5	032800	0065	11/27/12	\$750,000	\$756,000	1730	8	1976	Avg	6360	Y	N	7739 58TH AVE NE
5	032800	0071	7/1/10	\$849,000	\$868,000	1740	8	1964	VGood	6120	Y	N	7727 58TH AVE NE
5	568400	0115	7/12/12	\$625,000	\$646,000	1740	8	1951	Avg	4851	N	N	6557 46TH AVE NE
5	893410	0110	2/15/12	\$642,500	\$676,000	1740	8	1951	Avg	6466	N	N	7319 50TH AVE NE
5	368990	0020	2/26/10	\$722,500	\$719,000	1830	8	1944	Good	7150	Y	N	4804 NE 65TH ST
5	568400	0005	4/23/12	\$675,000	\$706,000	1910	8	1950	Good	5940	N	N	6557 48TH AVE NE
5	892310	0225	8/2/12	\$740,000	\$763,000	1930	8	1937	Avg	9300	Y	N	6539 51ST AVE NE
5	753380	0040	3/23/11	\$775,000	\$818,000	1960	8	1948	Avg	8052	N	N	7535 FAIRWAY DR NE
5	753380	0680	12/21/12	\$695,000	\$697,000	1960	8	1950	Avg	7020	N	N	7754 FOREST DR NE
5	032700	0195	6/6/12	\$830,000	\$863,000	1970	8	1973	Avg	6726	Y	N	7717 57TH AVE NE
5	893110	0070	4/15/11	\$692,000	\$732,000	2000	8	1950	Avg	6600	N	N	6846 49TH AVE NE
5	892510	0365	8/1/12	\$685,000	\$706,000	2030	8	1946	Good	6500	Y	N	5105 NE 75TH ST
5	892510	0205	6/2/10	\$1,100,000	\$1,118,000	2390	8	2005	Avg	6200	Y	N	7029 52ND AVE NE
5	893110	0040	8/1/12	\$995,000	\$1,026,000	2430	8	2004	Avg	5000	N	N	6851 49TH AVE NE
5	892610	0360	10/26/11	\$804,000	\$852,000	2500	8	1999	Avg	6300	Y	N	7041 53RD AVE NE
5	892410	0150	5/4/11	\$980,000	\$1,037,000	2520	8	1994	Avg	12370	N	N	6605 57TH AVE NE
5	892460	0090	12/20/11	\$660,000	\$697,000	2520	8	1948	VGood	6129	N	N	6535 49TH AVE NE
5	929430	0476	4/26/11	\$1,037,500	\$1,098,000	2680	8	1992	Avg	6050	Y	N	7316 57TH AVE NE
5	892460	0115	7/25/12	\$944,000	\$974,000	2710	8	1996	Avg	6566	N	N	6550 48TH AVE NE
5	753380	0345	1/25/12	\$857,000	\$903,000	3240	8	1996	Avg	8118	N	N	7502 RIDGE DR NE
5	892510	0375	6/7/12	\$660,000	\$686,000	1570	9	1948	Avg	9375	Y	N	7342 51ST AVE NE
5	032900	0125	5/5/10	\$749,950	\$758,000	1700	9	1963	Avg	5559	Y	N	7509 57TH PL NE
5	032504	9225	5/24/10	\$730,000	\$741,000	1800	9	1972	Avg	7200	Y	N	5136 NE 75TH ST
5	032800	0171	6/12/12	\$418,500	\$435,000	1876	9	2009	Avg	1417	N	N	7747 B SAND POINT WAY NE
5	032800	0172	8/1/11	\$449,950	\$477,000	1876	9	2009	Avg	1538	N	N	7747 A SAND POINT WAY NE

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Area 46
(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	032800	0173	11/15/11	\$429,950	\$455,000	1876	9	2009	Avg	1439	N	N	7745 B SAND POINT WAY NE
5	032800	0174	8/14/12	\$429,950	\$442,000	1876	9	2009	Avg	1578	N	N	7745 A SAND POINT WAY NE
5	032800	0179	5/17/11	\$449,950	\$476,000	1876	9	2009	Avg	1419	N	N	7761 B SAND POINT WAY NE
5	032800	0180	7/1/11	\$449,950	\$477,000	1876	9	2009	Avg	1479	N	N	7761 A SAND POINT WAY NE
5	032800	0181	8/1/11	\$449,950	\$477,000	1876	9	2009	Avg	1408	N	N	7759 B SAND POINT WAY NE
5	032800	0182	8/1/11	\$449,000	\$476,000	1876	9	2009	Avg	1531	N	N	7759 A SAND POINT WAY NE
5	753380	0530	2/16/11	\$850,000	\$895,000	1900	9	1948	Avg	8060	Y	N	8028 CREST DR NE
5	032800	0167	3/6/12	\$469,950	\$494,000	2022	9	2009	Avg	1651	N	N	7751 B SAND POINT WAY NE
5	032800	0168	8/15/11	\$499,950	\$530,000	2022	9	2009	Avg	1529	N	N	7751 A SAND POINT WAY NE
5	032800	0169	11/30/11	\$469,950	\$497,000	2022	9	2009	Avg	1642	N	N	7749 B SAND POINT WAY NE
5	032800	0170	6/29/11	\$499,950	\$530,000	2022	9	2009	Avg	1580	N	N	7749 A SAND POINT WAY NE
5	032800	0175	3/10/10	\$569,950	\$569,000	2022	9	2009	Avg	1668	N	N	7757 B SAND POINT WAY NE
5	032800	0176	6/7/10	\$539,000	\$549,000	2022	9	2009	Avg	1548	N	N	7757 A SAND POINT WAY NE
5	032800	0177	6/24/11	\$499,950	\$530,000	2022	9	2009	Avg	1653	N	N	7755 B SAND POINT WAY NE
5	032800	0178	3/13/12	\$469,950	\$493,000	2022	9	2009	Avg	1533	N	N	7755 A SAND POINT WAY NE
5	892310	0075	12/27/10	\$1,225,000	\$1,285,000	2040	9	1937	Avg	9300	Y	N	6811 51ST AVE NE
5	736360	0425	9/22/10	\$905,000	\$938,000	2060	9	1955	Avg	7200	Y	N	8515 PAISLEY DR NE
5	032800	0100	9/16/11	\$800,000	\$848,000	2130	9	1957	Avg	12600	Y	N	7701 58TH AVE NE
5	736360	0241	7/22/11	\$802,400	\$851,000	2230	9	1961	Avg	6975	Y	N	5300 NE 85TH ST
5	753380	1030	5/29/12	\$970,000	\$1,009,000	2290	9	2004	Avg	7350	N	N	7514 45TH AVE NE
5	318910	0011	4/4/11	\$772,000	\$816,000	2360	9	1955	Avg	7020	N	N	8214 45TH AVE NE
5	032700	0155	4/4/11	\$667,000	\$705,000	2410	9	1960	Avg	9865	Y	N	5601 NE 77TH ST
5	892510	0125	6/30/10	\$985,000	\$1,007,000	2470	9	1939	Good	9300	Y	N	7050 51ST AVE NE
5	753380	0825	3/5/12	\$910,000	\$956,000	2520	9	1999	Avg	9000	N	N	7704 RIDGE DR NE
5	753330	0050	6/10/11	\$750,000	\$795,000	2560	9	1950	Avg	7920	Y	N	5009 NE PARK PL
5	892510	0150	3/19/10	\$1,250,000	\$1,250,000	2600	9	2002	Avg	6820	Y	N	7028 51ST AVE NE

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Area 46
(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	753380	0515	4/23/10	\$1,065,000	\$1,074,000	2610	9	1941	Avg	15375	Y	N	8048 CREST DR NE
5	892410	0255	6/11/12	\$1,345,000	\$1,397,000	2690	9	2011	Avg	5666	N	N	6908 57TH AVE NE
5	892810	0170	5/12/11	\$995,000	\$1,053,000	2850	9	2005	Avg	5752	N	N	5217 NE 75TH ST
5	892610	0295	11/29/10	\$1,370,000	\$1,432,000	3200	9	2010	Avg	6300	Y	N	7040 52ND AVE NE
5	736360	0010	11/29/12	\$1,195,000	\$1,204,000	3990	9	1955	Avg	10400	Y	N	8470 INVERNESS DR NE
5	753330	0020	11/1/11	\$878,000	\$930,000	4000	9	2008	Avg	8217	N	N	4737 NE PARK PL
5	753380	0450	7/17/12	\$917,500	\$948,000	1420	10	1997	Avg	8241	N	N	8035 FOREST DR NE
5	736360	0240	12/22/11	\$817,500	\$864,000	1700	10	1961	Avg	8130	Y	N	8510 53RD AVE NE
5	360510	0006	12/2/10	\$892,000	\$933,000	1890	10	1957	Good	7500	Y	N	8900 INVERNESS DR NE
5	736360	0500	2/26/10	\$1,288,000	\$1,282,000	2030	10	1955	Good	15600	Y	N	8632 INVERNESS DR NE
5	736360	0020	7/31/12	\$750,000	\$773,000	2090	10	1954	Avg	10400	Y	N	4821 NE 85TH ST
5	753380	0205	2/17/10	\$1,180,000	\$1,172,000	2100	10	1961	Avg	7011	Y	N	8215 LAKEMONT DR NE
5	736360	0170	8/5/10	\$945,000	\$972,000	2350	10	1979	Good	7800	Y	N	5322 NE 86TH ST
5	360510	0060	6/11/12	\$925,000	\$961,000	2460	10	1956	Avg	9030	Y	N	8704 PAISLEY DR NE
5	360510	0110	4/23/12	\$820,000	\$857,000	2510	10	1961	Avg	6750	Y	N	4917 NE 87TH ST
5	753380	0270	11/9/12	\$998,688	\$1,011,000	2520	10	1952	Avg	8610	Y	N	7755 LAKEMONT DR NE
5	360750	0180	6/13/11	\$709,000	\$751,000	2560	10	1984	Avg	7000	N	N	4578 NE 89TH ST
5	736360	0330	11/26/12	\$922,000	\$930,000	2580	10	1954	Avg	13200	Y	N	8514 PAISLEY DR NE
5	736360	0035	6/6/12	\$1,080,000	\$1,123,000	2610	10	1977	Avg	10400	Y	N	4845 NE 85TH ST
5	753380	0185	7/12/11	\$1,500,500	\$1,591,000	3460	10	2000	Avg	7011	Y	N	8241 LAKEMONT DR NE
5	753380	0760	6/30/10	\$1,400,000	\$1,431,000	3480	10	2009	Avg	7380	N	N	8025 CREST DR NE
5	360750	0640	1/14/11	\$950,000	\$998,000	2580	11	1988	Avg	13073	Y	N	8826 PAISLEY DR NE
5	736360	0115	5/9/11	\$962,000	\$1,018,000	4550	11	1988	Avg	10934	N	N	5425 NE 85TH ST
5	736360	0162	10/8/12	\$1,100,000	\$1,120,000	2220	12	2001	Avg	8400	Y	N	5336 NE 86TH ST
6	298580	0015	4/25/12	\$365,000	\$381,000	1250	6	1943	Avg	6655	N	N	5610 NE 59TH ST
6	240950	0315	6/6/11	\$380,000	\$403,000	890	7	1952	Good	5243	Y	N	6337 NE 61ST ST

Improved Sales Used in this Annual Update Analysis
Area 46
(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
6	071400	0170	2/7/11	\$345,000	\$363,000	920	7	1946	Avg	6195	N	N	5735 59TH AVE NE
6	071400	0090	4/15/10	\$565,000	\$569,000	930	7	1946	VGood	5460	N	N	5716 NE 57TH ST
6	071400	0290	7/19/10	\$639,000	\$655,000	950	7	1946	VGood	6630	N	N	5615 NE 58TH ST
6	071400	0095	12/1/10	\$432,500	\$452,000	960	7	1946	Good	5460	N	N	5712 NE 57TH ST
6	321320	0150	4/18/12	\$490,000	\$512,000	1150	7	1938	Avg	5084	Y	N	5730 NE 61ST ST
6	298580	0195	1/24/11	\$343,000	\$361,000	1230	7	1943	Avg	8316	N	N	5837 56TH AVE NE
6	560600	0014	11/23/10	\$639,000	\$668,000	1240	7	1947	Good	6300	Y	N	5025 NICKLAS PL NE
6	298580	0085	8/15/12	\$400,000	\$411,000	1300	7	1983	Avg	6600	N	N	5816 57TH AVE NE
6	071400	0395	8/30/10	\$525,000	\$542,000	1340	7	1947	Avg	6050	N	N	5624 59TH AVE NE
6	071400	0240	9/20/10	\$545,000	\$565,000	1420	7	1949	Good	7565	N	N	5748 NE 56TH ST
6	560600	0040	6/21/11	\$672,000	\$712,000	1420	7	1945	Good	5000	Y	N	5035 NICKLAS PL NE
6	321320	0314	2/26/10	\$852,500	\$848,000	1560	7	1946	VGood	6867	Y	N	6014 NE 60TH ST
6	071400	0330	2/3/11	\$637,500	\$671,000	1630	7	1947	Good	7130	N	N	5711 NE 56TH ST
6	560600	0259	7/30/12	\$630,000	\$650,000	1680	7	1946	Avg	5700	Y	N	5041 IVANHOE PL NE
6	298580	0050	4/30/12	\$645,000	\$674,000	1860	7	1983	Avg	8730	N	N	5850 57TH AVE NE
6	560600	0058	4/27/11	\$620,000	\$656,000	1910	7	1946	VGood	4950	Y	N	5015 HAROLD PL NE
6	560600	0209	11/30/10	\$659,500	\$690,000	1060	8	1951	Good	4200	Y	N	5054 NICKLAS PL NE
6	102504	9261	1/3/12	\$397,000	\$419,000	1150	8	2006	Avg	2221	N	N	5811 B 55TH AVE NE
6	071400	0250	5/21/12	\$525,000	\$547,000	1380	8	1954	Avg	6200	N	N	5809 NE 57TH ST
6	226300	0055	11/15/11	\$540,000	\$572,000	1410	8	1955	Avg	9120	N	N	6503 NE 61ST ST
6	947120	1120	8/8/12	\$679,000	\$699,000	1520	8	1951	Avg	9000	Y	N	5741 60TH AVE NE
6	321320	0185	10/18/12	\$574,888	\$584,000	1640	8	1968	Avg	4387	N	N	5749 NE 61ST ST
6	226300	0075	5/18/12	\$525,000	\$547,000	1680	8	1952	Avg	12480	N	N	6537 NE 61ST ST
6	240950	0255	12/14/10	\$611,700	\$641,000	1740	8	1953	Good	5350	Y	N	6015 65TH AVE NE
6	560600	0052	5/9/12	\$651,000	\$679,000	1750	8	1946	Avg	6071	Y	N	5208 NE 50TH ST
6	947120	1115	5/15/12	\$689,000	\$718,000	1790	8	1947	Avg	8400	Y	N	5747 60TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 46
(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
6	397790	0043	11/29/12	\$610,000	\$615,000	1830	8	1955	Good	8082	N	N	5408 NE 54TH ST
6	560600	0375	4/11/12	\$625,000	\$654,000	1860	8	1953	Avg	11327	N	N	5002 IVANHOE PL NE
6	560600	0165	5/13/10	\$765,000	\$775,000	1880	8	1991	Avg	5700	Y	N	5075 HAROLD PL NE
6	397790	0141	11/5/10	\$650,000	\$678,000	1910	8	1946	Avg	13095	N	N	5120 NE 54TH ST
6	397790	0141	1/27/12	\$620,000	\$653,000	1910	8	1946	Avg	13095	N	N	5120 NE 54TH ST
6	560600	0350	4/28/10	\$750,000	\$757,000	2080	8	1927	Avg	8523	Y	N	5070 HAROLD PL NE
6	321320	0155	5/30/12	\$880,000	\$916,000	2330	8	2012	Avg	5084	N	N	5734 NE 61ST ST
6	397790	0280	6/28/10	\$755,000	\$771,000	2410	8	1947	Good	7800	Y	N	5212 IVANHOE PL NE
6	397790	0300	5/7/12	\$726,000	\$758,000	2650	8	1954	Avg	7200	N	N	5415 NE 54TH ST
6	102504	9252	4/29/11	\$389,000	\$412,000	1150	9	2006	Avg	1665	N	N	5817 B 55TH AVE NE
6	102504	9255	6/16/10	\$400,000	\$408,000	1150	9	2006	Avg	1653	N	N	5805 A 55TH AVE NE
6	947120	1110	4/27/12	\$862,500	\$901,000	1270	9	1949	VGood	8400	N	N	5755 60TH AVE NE
6	102504	9251	12/19/11	\$427,000	\$451,000	1330	9	2006	Avg	1981	N	N	5817 A 55TH AVE NE
6	102504	9257	9/26/12	\$449,000	\$458,000	1330	9	2006	Avg	1763	N	N	5807 A 55TH AVE NE
6	947120	0825	5/10/10	\$925,000	\$936,000	1500	9	1952	Good	9600	Y	N	5766 65TH AVE NE
6	560600	0494	5/31/12	\$790,000	\$822,000	1750	9	1953	Avg	7500	Y	N	5060 IVANHOE PL NE
6	947120	1130	12/1/10	\$1,097,999	\$1,148,000	1820	9	1950	Good	9600	Y	N	5725 60TH AVE NE
6	397790	0235	9/19/12	\$725,000	\$741,000	1930	9	1961	Avg	9600	N	N	5147 NE 54TH ST
6	321320	0260	9/14/12	\$855,250	\$875,000	2020	9	2001	Avg	6237	Y	N	5726 NE 60TH ST
6	321320	0260	2/7/11	\$817,500	\$861,000	2020	9	2001	Avg	6237	Y	N	5726 NE 60TH ST
6	568450	0010	1/25/11	\$752,500	\$791,000	2060	9	2001	Avg	4611	Y	N	6010 NE 61ST ST
6	226300	0066	6/13/12	\$675,000	\$701,000	2120	9	1952	Avg	13528	N	N	6529 NE 61ST ST
6	947120	0870	5/26/11	\$896,000	\$949,000	2170	9	1946	Good	12000	N	N	6548 NE WINDERMERE RD
6	321320	0305	6/22/10	\$1,060,000	\$1,082,000	2460	9	1975	VGood	4360	Y	N	6001 60TH AVE NE
6	397790	0094	5/30/12	\$1,362,500	\$1,418,000	2650	9	2010	Avg	13500	Y	N	5121 NE 55TH ST
6	226300	0090	11/16/10	\$630,000	\$658,000	2710	9	1951	Good	11832	N	N	6614 NE WINDERMERE RD

Improved Sales Used in this Annual Update Analysis
Area 46
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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
6	947120	0840	5/15/12	\$1,520,000	\$1,585,000	2960	9	1937	VGood	10640	N	N	5736 65TH AVE NE
6	112504	9179	7/2/10	\$950,000	\$971,000	3100	9	1969	Avg	11700	N	N	6653 NE WINDERMERE RD
6	112504	9152	1/25/12	\$1,819,796	\$1,918,000	3580	9	1963	Avg	21696	Y	Y	6669 D NE WINDERMERE RD
6	947120	0530	4/5/10	\$1,050,000	\$1,054,000	1490	10	1951	Avg	13870	N	N	5524 NE WINDERMERE RD
6	947220	0070	6/23/11	\$1,675,000	\$1,776,000	1710	10	2002	Avg	18136	N	N	5163 KENILWORTH PL NE
6	112504	9090	7/10/12	\$1,100,000	\$1,138,000	2060	10	1955	Good	10268	N	N	5620 55TH AVE NE
6	947120	0110	12/15/10	\$1,315,400	\$1,378,000	2250	10	2003	Avg	10800	N	N	5740 61ST AVE NE
6	947120	0445	12/15/11	\$2,200,000	\$2,325,000	2360	10	1949	Avg	40000	Y	N	6049 NE KESWICK DR
6	947120	0390	10/21/12	\$1,300,000	\$1,321,000	2520	10	1936	Avg	20000	Y	N	6033 NE KELDEN PL
6	947120	0327	7/21/10	\$1,325,000	\$1,359,000	2620	10	1959	Avg	13500	Y	N	6036 NE KELDEN PL
6	112504	9026	8/8/11	\$2,025,000	\$2,148,000	2760	10	2005	Avg	12399	Y	N	6673 B NE WINDERMERE RD
6	947120	0585	6/3/11	\$1,200,000	\$1,271,000	3140	10	1947	Avg	15359	Y	N	5507 NE WINDERMERE RD
6	947120	0510	12/20/10	\$1,800,000	\$1,886,000	3240	10	1947	Good	15400	N	N	5656 NE KESWICK DR
6	947120	0040	6/26/12	\$1,465,000	\$1,519,000	3620	10	2006	Avg	10400	Y	N	5712 60TH AVE NE
6	947120	1055	2/16/11	\$1,800,000	\$1,896,000	4230	10	2006	Avg	13410	N	N	5404 NE WINDERMERE RD
6	112504	9155	8/2/12	\$1,810,000	\$1,866,000	3010	11	2006	Avg	14503	Y	N	6651 NE WINDERMERE RD
6	112504	9165	5/10/12	\$1,890,000	\$1,971,000	3120	11	1967	Good	21960	Y	Y	6669 H NE WINDERMERE RD
6	947120	0275	2/11/10	\$1,600,000	\$1,586,000	4050	11	1950	Avg	16630	Y	N	6426 NE WINDERMERE RD
6	947120	0455	7/13/12	\$2,360,000	\$2,440,000	4860	11	1985	Avg	20000	Y	N	6038 NE WINDERMERE RD
6	947120	0415	4/15/10	\$2,483,000	\$2,499,000	4940	11	2007	Avg	12276	Y	N	6005 NE KELDEN PL
6	112504	9086	2/15/11	\$1,910,000	\$2,012,000	4190	12	1988	Avg	42785	N	N	5508 NE 55TH ST
9	422190	0255	10/22/12	\$444,000	\$451,000	740	6	1943	Good	6800	N	N	5129 48TH AVE NE
9	536420	0540	12/21/12	\$472,000	\$473,000	910	6	1944	Avg	5200	N	N	4722 48TH AVE NE
9	422190	0130	3/24/10	\$525,000	\$526,000	800	7	1943	Good	5000	N	N	5106 46TH AVE NE
9	422190	0180	4/2/10	\$380,000	\$381,000	1000	7	1943	Good	4600	N	N	5143 47TH AVE NE
9	536420	0280	4/25/11	\$650,000	\$688,000	1010	7	1941	VGood	4900	N	N	4751 47TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 46
(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
9	536420	0160	4/20/12	\$595,000	\$622,000	1080	7	1940	Avg	4900	N	N	4758 45TH AVE NE
9	536420	0580	7/20/12	\$550,000	\$568,000	1140	7	1915	Good	5000	N	N	4745 49TH AVE NE
9	536420	0636	4/13/12	\$578,000	\$605,000	1140	7	1943	Good	5300	N	N	4526 48TH AVE NE
9	536420	0699	8/29/11	\$495,000	\$525,000	1140	7	1943	VGood	5400	N	N	4511 49TH AVE NE
9	536420	0455	7/8/11	\$445,000	\$472,000	1160	7	1939	Avg	7350	N	N	4738 47TH AVE NE
9	758270	0151	6/4/12	\$530,000	\$551,000	1160	7	1923	Good	5100	Y	N	4705 45TH AVE NE
9	601250	0045	8/28/12	\$470,000	\$482,000	1190	7	1947	Avg	6600	N	N	5405 47TH AVE NE
9	761370	0155	12/23/11	\$740,000	\$782,000	1200	7	1940	VGood	4500	N	N	4814 NE 44TH ST
9	421740	0730	6/18/12	\$790,000	\$820,000	1290	7	1909	VGood	5400	N	N	4123 NE 41ST ST
9	422190	0035	12/10/12	\$500,000	\$503,000	1310	7	1943	Avg	5000	Y	N	5112 45TH AVE NE
9	601250	0170	8/30/11	\$635,000	\$673,000	1340	7	1947	Good	5400	N	N	5147 46TH AVE NE
9	422190	0110	6/9/11	\$602,500	\$638,000	1370	7	1943	VGood	5000	N	N	5126 46TH AVE NE
9	422190	0215	11/10/12	\$505,000	\$511,000	1410	7	1943	Good	6800	N	N	5112 47TH AVE NE
9	422190	0040	3/29/11	\$510,000	\$539,000	1480	7	1965	Avg	5000	Y	N	5106 45TH AVE NE
9	102504	9157	7/18/11	\$740,000	\$785,000	1500	7	1949	VGood	6850	N	N	5040 47TH AVE NE
9	421740	0805	3/4/10	\$625,000	\$623,000	1620	7	1924	Avg	4800	N	N	3817 42ND AVE NE
9	102504	9168	9/1/11	\$535,000	\$567,000	1860	7	1948	VGood	6714	N	N	5002 48TH AVE NE
9	536420	0505	5/6/11	\$761,000	\$805,000	1940	7	2000	Avg	7350	N	N	4737 48TH AVE NE
9	982270	0275	8/23/12	\$680,000	\$698,000	1950	7	1907	VGood	5000	N	N	3508 NE 43RD ST
9	422190	0055	7/13/12	\$640,000	\$662,000	2020	7	1943	Good	5000	N	N	5107 46TH AVE NE
9	758270	0085	10/24/11	\$560,000	\$593,000	2520	7	1939	Avg	6120	Y	N	4757 45TH AVE NE
9	863110	0015	2/23/11	\$725,000	\$764,000	1040	8	1940	Good	5100	N	N	5028 46TH AVE NE
9	536420	0514	5/4/10	\$749,500	\$757,000	1080	8	1947	Good	7350	N	N	4717 48TH AVE NE
9	421840	0450	4/22/10	\$717,000	\$723,000	1090	8	1938	Avg	4000	Y	N	4537 52ND AVE NE
9	102504	9227	2/15/11	\$500,000	\$527,000	1320	8	1968	Good	6400	N	N	5009 46TH AVE NE
9	421740	0985	10/19/12	\$562,500	\$572,000	1320	8	1950	Good	4800	N	N	3840 42ND AVE NE

Improved Sales Used in this Annual Update Analysis
Area 46
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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
9	421940	1195	7/26/10	\$650,000	\$667,000	1330	8	1940	Good	5279	N	N	4905 NE 40TH ST
9	421740	0990	7/22/10	\$605,000	\$621,000	1340	8	1950	Avg	4800	N	N	3844 42ND AVE NE
9	536420	0512	9/28/12	\$550,000	\$561,000	1350	8	1943	Avg	7350	N	N	4723 48TH AVE NE
9	536420	0630	2/12/10	\$649,500	\$644,000	1370	8	1941	Good	5179	N	N	4812 NE 45TH ST
9	661300	0210	1/18/12	\$675,000	\$712,000	1400	8	1963	Avg	5000	Y	N	4421 51ST AVE NE
9	758270	0090	2/2/11	\$550,000	\$579,000	1450	8	1954	Avg	6120	Y	N	4747 45TH AVE NE
9	421740	0965	11/24/10	\$535,000	\$559,000	1460	8	1926	Avg	4800	N	N	3822 42ND AVE NE
9	536420	0030	8/30/12	\$645,000	\$662,000	1460	8	1928	Avg	5000	N	N	4536 45TH AVE NE
9	072300	0150	5/7/10	\$635,000	\$642,000	1480	8	1940	Good	5000	N	N	4008 NE 40TH ST
9	761370	0246	4/26/10	\$880,000	\$888,000	1500	8	1939	Good	6120	N	N	4317 50TH AVE NE
9	761370	1195	7/27/12	\$760,000	\$784,000	1560	8	1924	Good	5000	N	N	4812 NE 40TH ST
9	661300	1355	5/25/10	\$705,000	\$716,000	1570	8	1926	Avg	4400	N	N	4002 50TH AVE NE
9	421740	1045	7/13/12	\$715,000	\$739,000	1600	8	1930	Good	4000	N	N	3887 44TH AVE NE
9	421740	0995	12/21/12	\$500,000	\$501,000	1610	8	1926	Avg	4800	N	N	3846 42ND AVE NE
9	421940	0085	2/10/11	\$873,500	\$920,000	1620	8	1931	Good	5076	Y	N	3831 46TH AVE NE
9	421740	1790	1/19/11	\$790,000	\$830,000	1650	8	1938	Avg	6760	Y	N	3415 45TH AVE NE
9	421740	0065	4/5/11	\$750,000	\$793,000	1710	8	1929	VGood	4000	N	N	4320 NE 44TH ST
9	421740	0310	3/31/11	\$730,000	\$771,000	1720	8	1936	Avg	6000	N	N	4116 43RD AVE NE
9	421840	0165	10/7/10	\$810,000	\$841,000	1720	8	1937	Avg	4008	Y	N	4545 E LAUREL DR NE
9	536420	0432	9/13/11	\$670,000	\$710,000	1750	8	1939	Good	4938	N	N	4716 NE 47TH ST
9	102504	9154	11/21/11	\$818,000	\$866,000	1760	8	1947	VGood	6000	N	N	5019 46TH AVE NE
9	421740	0680	6/30/10	\$780,000	\$797,000	1790	8	1928	VGood	4800	N	N	4133 42ND AVE NE
9	421940	1135	9/4/12	\$893,000	\$915,000	1790	8	1938	VGood	5000	Y	N	3851 50TH AVE NE
9	536420	0175	6/4/12	\$737,500	\$767,000	1810	8	1982	Avg	5000	N	N	4741 46TH AVE NE
9	761370	1025	5/2/11	\$770,000	\$815,000	1810	8	1937	Avg	4400	N	N	4014 48TH AVE NE
9	661300	1250	6/13/12	\$1,070,000	\$1,111,000	1820	8	1931	Good	5200	Y	N	5154 NE 41ST ST

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Area 46
(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
9	421840	0695	1/4/11	\$671,000	\$704,000	1830	8	1940	Avg	6000	N	N	4501 51ST AVE NE
9	661300	0075	9/23/10	\$686,000	\$711,000	1840	8	1939	Avg	5000	N	N	4214 50TH AVE NE
9	421940	0235	6/9/11	\$930,000	\$986,000	1890	8	1926	Good	7340	Y	N	3507 46TH AVE NE
9	536420	0090	1/16/12	\$830,000	\$875,000	1910	8	1931	VGood	5000	N	N	4521 46TH AVE NE
9	421740	0575	6/21/12	\$725,000	\$752,000	1970	8	1939	VGood	4800	N	N	4180 42ND AVE NE
9	536420	0435	7/31/12	\$685,000	\$706,000	1970	8	1987	Good	9702	N	N	4716 47TH AVE NE
9	536420	0615	9/3/10	\$845,000	\$873,000	1988	8	1941	VGood	4680	N	N	4808 NE 45TH ST
9	039450	0120	10/19/12	\$649,900	\$661,000	2010	8	1958	Avg	7488	Y	N	5208 SAND POINT WAY NE
9	761370	0915	11/6/12	\$692,000	\$701,000	2030	8	1930	Avg	4000	N	N	4551 NE 41ST ST
9	072300	0245	11/15/12	\$1,238,000	\$1,251,000	2070	8	2006	Avg	5500	N	N	3816 40TH AVE NE
9	536420	0545	7/22/10	\$725,000	\$744,000	2140	8	2002	Avg	5200	N	N	4732 48TH AVE NE
9	661300	0730	8/4/11	\$915,013	\$970,000	2190	8	1969	Avg	4900	Y	N	4303 55TH AVE NE
9	761370	1026	11/14/12	\$800,000	\$809,000	2190	8	1937	Good	5625	N	N	4010 48TH AVE NE
9	421740	0675	7/12/12	\$815,000	\$843,000	2200	8	1928	Good	4800	N	N	4139 42ND AVE NE
9	536420	0040	3/21/11	\$820,000	\$866,000	2310	8	1941	Good	5000	N	N	4546 45TH AVE NE
9	421740	0860	2/1/10	\$1,060,000	\$1,048,000	2410	8	1926	Good	6000	Y	N	3875 43RD AVE NE
9	421840	0005	12/17/12	\$1,100,000	\$1,104,000	2440	8	1950	Good	9200	Y	N	4557 55TH AVE NE
9	039450	0005	1/18/11	\$615,000	\$646,000	2480	8	1961	Avg	7245	N	N	5063 44TH AVE NE
9	536420	0519	12/19/11	\$1,023,000	\$1,081,000	2520	8	1950	VGood	4862	N	N	4707 48TH AVE NE
9	421940	0180	8/7/12	\$770,000	\$793,000	2570	8	1977	Avg	4800	N	N	3536 45TH AVE NE
9	761370	0261	12/29/10	\$659,000	\$691,000	1370	9	1962	Avg	3760	N	N	4303 50TH AVE NE
9	421740	1125	10/5/11	\$640,000	\$678,000	1590	9	1928	Avg	4000	N	N	3823 44TH AVE NE
9	421940	0270	4/29/10	\$1,190,000	\$1,201,000	1650	9	1928	VGood	6000	Y	N	3537 46TH AVE NE
9	761370	1040	9/26/12	\$747,000	\$763,000	1670	9	1951	Avg	6100	Y	N	4817 NE 41ST ST
9	421740	0435	8/25/10	\$936,000	\$966,000	1680	9	1928	VGood	6000	Y	N	4211 43RD AVE NE
9	421940	0050	8/16/12	\$765,000	\$787,000	1710	9	1939	Avg	4000	Y	N	3847 46TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 46
(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
9	421940	0425	4/27/10	\$976,000	\$985,000	1720	9	1927	Good	5568	Y	N	3836 46TH AVE NE
9	661300	1270	1/5/12	\$770,000	\$813,000	1740	9	1960	Avg	6600	N	N	4102 51ST AVE NE
9	661300	0110	4/27/12	\$886,000	\$926,000	1770	9	1941	Avg	5000	N	N	4221 51ST AVE NE
9	421740	0130	4/25/12	\$715,000	\$747,000	1820	9	1928	Good	6000	N	N	4316 43RD AVE NE
9	421740	0340	7/27/10	\$769,000	\$790,000	1830	9	1931	Good	4000	N	N	4322 NE 41ST ST
9	536420	0695	4/9/10	\$895,000	\$900,000	1840	9	2004	Avg	5000	N	N	4517 49TH AVE NE
9	421940	0415	6/23/10	\$950,000	\$970,000	1860	9	1930	Avg	4536	Y	N	3846 46TH AVE NE
9	421740	1425	2/27/12	\$825,000	\$867,000	1900	9	1930	Avg	4173	Y	N	3509 W LAURELHURST DR NE
9	421740	0450	3/31/10	\$975,000	\$978,000	1940	9	1927	VGood	6000	Y	N	4123 43RD AVE NE
9	661300	1286	2/16/10	\$1,189,000	\$1,180,000	1960	9	1926	Good	7350	N	N	5111 NE 42ND ST
9	421740	1145	11/25/11	\$860,000	\$910,000	2020	9	1945	Good	5800	N	N	4316 NE 38TH ST
9	421740	1130	9/9/10	\$900,000	\$931,000	2040	9	2002	Avg	4000	N	N	3819 44TH AVE NE
9	421740	1555	2/29/12	\$1,950,000	\$2,049,000	2040	9	1936	Avg	27230	Y	Y	3609 42ND AVE NE
9	072300	0210	9/15/10	\$875,000	\$906,000	2050	9	1928	Good	5000	Y	N	3912 NE 38TH ST
9	661300	0015	12/2/11	\$1,075,000	\$1,137,000	2070	9	1925	Good	4649	N	N	5024 NE 41ST ST
9	421940	0370	8/28/12	\$960,000	\$985,000	2090	9	1921	Good	8442	N	N	3625 47TH AVE NE
9	421940	0445	10/17/12	\$799,000	\$812,000	2090	9	1990	Avg	4326	Y	N	3818 46TH AVE NE
9	421940	0845	11/30/12	\$1,057,000	\$1,065,000	2120	9	1922	Good	5200	Y	N	3602 47TH AVE NE
9	421940	0330	11/20/12	\$1,135,000	\$1,146,000	2130	9	1925	Good	5650	N	N	3503 47TH AVE NE
9	982270	0505	8/9/12	\$892,000	\$918,000	2130	9	1994	Avg	5000	N	N	4111 36TH AVE NE
9	536420	0085	12/5/11	\$897,000	\$948,000	2140	9	2004	Avg	5000	N	N	4531 46TH AVE NE
9	982270	0440	8/31/12	\$725,000	\$744,000	2180	9	1939	Good	5300	N	N	4102 37TH AVE NE
9	421940	0955	7/21/10	\$1,195,000	\$1,226,000	2200	9	1925	Good	5200	Y	N	3828 48TH AVE NE
9	421740	2245	9/11/10	\$1,453,000	\$1,503,000	2210	9	1946	Good	8700	Y	N	3150 W LAURELHURST DR NE
9	421940	0830	4/14/11	\$1,340,000	\$1,417,000	2280	9	1920	VGood	6500	Y	N	3711 47TH PL NE
9	661300	0485	2/22/12	\$1,195,000	\$1,257,000	2280	9	1930	Good	7650	Y	N	4436 52ND AVE NE

Improved Sales Used in this Annual Update Analysis
Area 46
(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
9	761370	1130	3/28/12	\$1,240,000	\$1,300,000	2290	9	1940	Good	8000	N	N	4005 50TH AVE NE
9	421840	0215	8/24/12	\$1,200,000	\$1,232,000	2300	9	1938	Good	11246	Y	N	4505 54TH AVE NE
9	421940	0525	8/18/10	\$1,200,000	\$1,237,000	2310	9	1927	Good	5000	Y	N	3907 47TH AVE NE
9	661300	0360	2/22/11	\$1,040,000	\$1,096,000	2350	9	1930	Good	5000	N	N	4220 51ST AVE NE
9	421740	1530	3/31/11	\$1,094,000	\$1,156,000	2430	9	1977	Good	6360	Y	N	3614 42ND AVE NE
9	421940	0990	5/12/10	\$1,675,000	\$1,696,000	2450	9	2001	Avg	5880	Y	N	3808 48TH AVE NE
9	982270	0365	10/14/11	\$935,000	\$991,000	2460	9	1964	VGood	5000	N	N	4212 37TH AVE NE
9	421940	1205	1/12/10	\$983,500	\$967,000	2480	9	1925	Avg	5000	Y	N	4900 NE 39TH ST
9	421740	0890	6/11/12	\$865,000	\$899,000	2500	9	1926	Avg	6000	Y	N	3847 43RD AVE NE
9	421740	1260	4/14/11	\$990,000	\$1,047,000	2500	9	1981	Avg	6000	Y	N	3883 45TH AVE NE
9	422190	0050	11/20/12	\$950,000	\$959,000	2520	9	2006	Avg	5000	N	N	5103 46TH AVE NE
9	536420	0365	2/14/11	\$940,000	\$990,000	2540	9	2006	Avg	5510	N	N	4536 47TH AVE NE
9	421940	0785	8/1/11	\$1,650,000	\$1,750,000	2670	9	1936	VGood	7200	N	N	3817 48TH AVE NE
9	102504	9164	4/26/11	\$950,000	\$1,005,000	2680	9	2005	Avg	5588	N	N	5014 48TH AVE NE
9	536420	0680	4/2/10	\$1,200,000	\$1,204,000	2690	9	2005	Avg	5000	Y	N	4537 49TH AVE NE
9	421940	0660	4/22/11	\$845,000	\$894,000	2750	9	1983	Avg	7000	N	N	3912 48TH AVE NE
9	421740	1415	7/19/11	\$1,342,000	\$1,423,000	2800	9	1926	VGood	8425	Y	N	3519 W LAURELHURST DR NE
9	421740	1415	6/18/10	\$1,290,000	\$1,316,000	2800	9	1926	VGood	8425	Y	N	3519 W LAURELHURST DR NE
9	421740	1395	10/25/12	\$1,100,000	\$1,117,000	2860	9	1938	Avg	7081	Y	N	3545 W LAURELHURST DR NE
9	421740	1631	12/7/11	\$1,270,000	\$1,343,000	2880	9	1924	Good	9800	Y	N	4229 NE 33RD ST
9	982270	0265	4/18/11	\$855,000	\$904,000	2960	9	1948	Good	5000	N	N	3516 NE 43RD ST
9	039450	0148	11/18/10	\$700,000	\$731,000	3630	9	1967	Avg	7530	Y	N	5048 44TH AVE NE
9	761370	0630	10/29/10	\$830,000	\$865,000	1350	10	1962	Good	4700	Y	N	4811 NE 42ND ST
9	421740	2290	7/31/12	\$1,695,000	\$1,748,000	1780	10	1926	Good	11138	Y	N	3004 W LAURELHURST DR NE
9	421840	0325	6/18/12	\$1,210,000	\$1,256,000	1800	10	2002	Avg	6043	Y	N	4542 52ND AVE NE
9	661300	1340	10/18/11	\$1,450,000	\$1,536,000	2040	10	1954	VGood	6032	Y	N	5323 NE 42ND ST

Improved Sales Used in this Annual Update Analysis
Area 46
(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
9	761370	0275	9/15/12	\$1,295,000	\$1,325,000	2350	10	2009	Avg	4000	N	N	4844 NE 43RD ST
9	421740	1665	2/4/11	\$3,400,000	\$3,578,000	2380	10	1940	Avg	43314	Y	Y	4203 NE 33RD ST
9	112504	9031	3/25/10	\$2,172,500	\$2,176,000	2560	10	1929	Avg	25867	Y	Y	4556 55TH AVE NE
9	072300	0275	7/26/11	\$1,200,000	\$1,273,000	2690	10	1995	Avg	4500	N	N	3811 41ST AVE NE
9	421940	1277	9/17/12	\$2,125,000	\$2,173,000	2700	10	1995	Avg	14579	Y	N	3658 50TH AVE NE
9	536420	0481	5/23/11	\$1,000,000	\$1,059,000	2800	10	2006	Avg	4958	N	N	4717 NE 50TH ST
9	421940	0860	1/25/11	\$1,875,000	\$1,972,000	2810	10	1938	VGood	10978	Y	N	3707 47TH PL NE
9	421740	2175	6/7/10	\$1,320,000	\$1,343,000	2850	10	1988	Avg	6000	Y	N	3141 E LAURELHURST DR NE
9	421740	1325	8/2/12	\$1,577,000	\$1,625,000	2860	10	2011	Avg	6000	N	N	3811 45TH AVE NE
9	421940	0135	2/9/10	\$1,290,000	\$1,278,000	2880	10	2004	Avg	3880	N	N	4516 NE 38TH ST
9	661300	0470	2/23/12	\$1,500,000	\$1,577,000	2920	10	2002	Avg	6435	Y	N	4416 52ND AVE NE
9	421740	2215	12/31/12	\$1,300,000	\$1,300,000	3170	10	1956	Good	13413	Y	N	3110 W LAURELHURST DR NE
9	661300	0455	3/12/12	\$1,975,000	\$2,073,000	3780	10	1929	Good	15406	Y	N	4404 52ND AVE NE
9	421940	1040	10/15/12	\$1,795,000	\$1,826,000	4250	10	1925	Avg	10587	Y	N	4851 NE 39TH ST
9	421940	1276	3/5/10	\$2,250,000	\$2,243,000	3290	11	1991	Avg	10373	Y	N	3652 50TH AVE NE
9	421740	1613	3/5/12	\$1,400,000	\$1,471,000	3320	11	1961	Good	10332	Y	N	3201 W LAURELHURST DR NE
9	421740	2010	7/2/12	\$3,400,000	\$3,521,000	3920	11	1985	Avg	18407	Y	Y	3360 E LAURELHURST DR NE
9	421840	0315	1/25/12	\$1,880,000	\$1,982,000	3960	11	1993	Avg	7420	Y	N	4547 W LAUREL DR NE
9	920700	0065	10/25/12	\$3,300,000	\$3,350,000	3850	12	1963	Avg	17445	Y	Y	3000 WEBSTER POINT RD NE

Improved Sales Removed in this Annual Update Analysis
Area 46
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	407320	0364	8/13/12	\$282,000	QUIT CLAIM DEED
2	407320	0825	2/7/12	\$313,500	GOVERNMENT AGENCY
2	407320	0876	4/10/10	\$163,572	QUIT CLAIM DEED
2	407320	0995	5/25/12	\$840,000	TEARDOWN
2	407320	1015	11/13/12	\$2,200,000	OBSOLESCENCE > 0
2	407320	1155	4/14/11	\$417,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
2	407780	0143	12/10/12	\$225,000	DIAGNOSTIC OUTLIER
2	407780	0187	9/9/10	\$300,000	NO MARKET EXPOSURE
2	407830	0100	6/8/10	\$539,500	DOR RATIO
2	735170	0030	8/31/12	\$900,000	UNFINISHED AREA > 0
2	735170	0040	7/14/10	\$700,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	735220	0341	6/27/11	\$870,000	NON-REPRESENTATIVE SALE
2	882090	0130	12/23/11	\$320,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	882090	0250	6/2/11	\$235,000	SHORT SALE
2	882090	1800	6/15/12	\$325,000	GOVERNMENT AGENCY
2	882090	2215	8/25/11	\$260,000	DOR RATIO
2	882090	2269	12/5/12	\$282,000	ACTIVE PERMIT BEFORE SALE>25K
2	882090	2765	10/15/10	\$190,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	145410	0640	3/23/11	\$400,000	OBSOLESCENCE > 0
3	145410	0720	1/29/10	\$232,000	DOR RATIO
3	145460	0297	12/27/12	\$245,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	145510	0250	5/19/10	\$671,000	MORE THAN 1 HOUSE
3	145510	0300	12/7/12	\$400,000	DOR RATIO
3	145560	0031	12/18/12	\$630,000	DIAGNOSTIC OUTLIER
3	145560	0031	10/3/11	\$884,000	RELOCATION - SALE TO SERVICE
3	145950	0036	6/23/11	\$780,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	145950	0065	10/15/10	\$1,060,000	OBSOLESCENCE > 0
3	145950	0095	9/27/12	\$777,000	FORCED SALE
3	156810	0720	3/16/12	\$240,000	DIAGNOSTIC OUTLIER
3	156810	0725	5/2/11	\$240,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	156810	0780	10/26/12	\$599,000	OBSOLESCENCE > 0
3	156810	0795	11/24/10	\$342,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	156810	0885	2/22/11	\$800,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	156810	0920	10/19/11	\$960,000	PERCENT COMPLETE < 100%
3	383400	0075	12/4/12	\$900,000	DIAGNOSTIC OUTLIER
3	403010	0005	8/20/10	\$840,000	EXEMPT FROM EXCISE TAX
3	403010	0290	12/5/12	\$1,200,000	DOR RATIO
3	403640	0120	11/15/12	\$305,000	DIAGNOSTIC OUTLIER
3	403640	0450	3/23/12	\$372,750	DIAGNOSTIC OUTLIER
3	674470	1110	1/4/11	\$1,300,000	OBSOLESCENCE > 0
3	735120	0080	9/7/11	\$1,300,000	QUIT CLAIM DEED
3	735120	0120	4/12/12	\$1,235,000	DIAGNOSTIC OUTLIER

Improved Sales Removed in this Annual Update Analysis
Area 46
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	766370	0152	7/6/11	\$350,000	DIAGNOSTIC OUTLIER
3	773850	0275	3/8/11	\$960,000	NO MARKET EXPOSURE
3	773850	0500	8/23/11	\$975,000	DIAGNOSTIC OUTLIER
3	773850	0660	7/19/10	\$2,200,000	DIAGNOSTIC OUTLIER
3	773910	0035	4/2/10	\$540,000	OBSOLESCENCE > 0
3	773910	0060	10/5/10	\$381,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	773910	0250	5/5/12	\$800,000	DIAGNOSTIC OUTLIER
3	932480	0720	5/25/11	\$490,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	317560	0065	11/15/12	\$1,495,000	ACTIVE PERMIT BEFORE SALE>25K
4	317560	0065	8/16/11	\$635,000	PERCENT COMPLETE < 100%
4	317610	0086	5/31/12	\$850,000	NON-REPRESENTATIVE SALE
4	317660	0105	8/26/11	\$405,000	DIAGNOSTIC OUTLIER
4	317660	0130	5/26/11	\$499,500	RELOCATION - SALE TO SERVICE
4	317760	0100	5/14/10	\$660,000	RELOCATION - SALE TO SERVICE
4	317910	0080	1/13/10	\$504,000	DOR RATIO
4	317910	0215	3/22/11	\$493,500	RELATED PARTY, FRIEND, OR NEIGHBOR
4	317910	0610	9/12/12	\$453,000	OBSOLESCENCE > 0
4	317910	0620	6/28/10	\$545,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	317910	0800	4/24/12	\$182,500	PARTIAL INTEREST (1/3, 1/2, Etc.)
4	317910	0800	5/12/11	\$365,000	UNFINISHED AREA > 0
4	317910	1055	8/5/10	\$550,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	317910	1225	12/28/10	\$605,000	DIAGNOSTIC OUTLIER
4	317910	1600	3/29/12	\$660,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	317910	1780	8/26/10	\$1,295,000	RELOCATION - SALE TO SERVICE
4	317910	1800	10/14/11	\$898,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	317910	2010	7/30/12	\$260,000	DIAGNOSTIC OUTLIER
4	732640	0025	6/12/10	\$151,163	QUIT CLAIM DEED
5	055200	0020	12/15/10	\$280,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	342604	9206	4/13/10	\$805,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	360750	0440	10/3/11	\$900,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	612760	0215	6/21/11	\$580,000	RELOCATION - SALE TO SERVICE
5	753380	0070	10/22/12	\$1,250,000	DATA DOES NOT MATCH SALE
5	753380	0080	8/23/11	\$1,750,000	DIAGNOSTIC OUTLIER
5	753380	0135	11/9/11	\$900,000	DIAGNOSTIC OUTLIER
5	753380	0180	8/23/11	\$857,000	PERCENT COMPLETE < 100%
5	753380	0275	1/19/10	\$1,185,000	QUIT CLAIM DEED
5	753380	0280	10/26/12	\$828,000	QUIT CLAIM DEED
5	753380	0305	11/4/11	\$1,325,000	NO MARKET EXPOSURE
5	753380	0320	3/23/10	\$750,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	753380	0465	10/12/12	\$1,069,000	DATA DOES NOT MATCH SALE
5	753380	0585	6/22/11	\$1,050,000	DATA DOES NOT MATCH SALE
5	753380	0595	10/15/10	\$875,000	PERCENT COMPLETE < 100%

Improved Sales Removed in this Annual Update Analysis
Area 46
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
5	753380	0610	10/17/11	\$625,000	PERCENT COMPLETE < 100%
5	753380	0620	12/14/10	\$760,250	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	753380	0660	5/9/11	\$712,500	DIAGNOSTIC OUTLIER
5	753380	0685	9/29/11	\$957,000	DIAGNOSTIC OUTLIER
5	753380	0770	1/29/12	\$775,000	DATA DOES NOT MATCH SALE
5	753380	0780	11/28/11	\$1,312,500	DATA DOES NOT MATCH SALE
5	753380	0804	10/19/10	\$625,000	NON-REPRESENTATIVE SALE
5	753380	0840	10/29/10	\$710,000	DATA DOES NOT MATCH SALE
5	753380	0865	10/18/10	\$708,000	DATA DOES NOT MATCH SALE
5	753380	0905	9/26/11	\$850,000	DIAGNOSTIC OUTLIER
5	753380	0910	12/14/11	\$855,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	753380	0980	9/20/11	\$815,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	753380	1031	9/18/11	\$539,000	DIAGNOSTIC OUTLIER
5	892310	0140	7/18/11	\$700,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	892360	0015	7/6/12	\$950,000	SEGREGATION AND/OR MERGER
5	892360	0215	11/30/11	\$312,500	RELATED PARTY, FRIEND, OR NEIGHBOR
5	892360	0235	5/25/11	\$91,237	RELATED PARTY, FRIEND, OR NEIGHBOR
5	892410	0355	4/18/12	\$583,000	SEGREGATION AND/OR MERGER
5	892510	0065	3/16/10	\$625,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	892510	0125	6/21/10	\$985,000	RELOCATION - SALE TO SERVICE
5	892710	0105	6/24/10	\$488,000	DOR RATIO
5	892810	0060	11/18/10	\$705,000	RELOCATION - SALE TO SERVICE
5	892810	0135	8/26/10	\$458,000	OBSOLESCENCE > 0
5	893410	0030	2/27/12	\$389,000	DATA DOES NOT MATCH SALE
5	929430	0425	3/16/10	\$595,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	929430	0430	3/30/11	\$1,280,000	DIAGNOSTIC OUTLIER
5	929430	0445	5/12/10	\$895,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	071400	0045	12/6/12	\$583,000	ACTIVE PERMIT BEFORE SALE>25K
6	071400	0120	4/24/12	\$500,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	071400	0205	6/28/11	\$526,650	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	102504	9247	1/29/10	\$505,800	RELATED PARTY, FRIEND, OR NEIGHBOR
6	112504	9196	2/23/10	\$3,320,000	NO MARKET EXPOSURE
6	226300	0115	10/19/12	\$357,500	DOR RATIO
6	298580	0145	10/14/11	\$380,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	321320	0150	6/22/11	\$610,000	SEGREGATION AND/OR MERGER
6	321320	0260	9/5/12	\$855,250	RELOCATION - SALE TO SERVICE
6	560600	0185	8/2/12	\$850,000	ACTIVE PERMIT BEFORE SALE>25K
6	560600	0185	11/16/11	\$450,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	560600	0430	10/27/10	\$698,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	947120	0240	3/19/10	\$1,500,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	947120	0375	4/21/11	\$2,400,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	947120	0745	7/21/11	\$7,999,999	LACK OF REPRESENTATION

Improved Sales Removed in this Annual Update Analysis
Area 46
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
6	947120	0805	7/26/10	\$7,650,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	947120	1020	9/29/11	\$765,000	OBSOLESCENCE > 0
6	947120	1175	6/29/11	\$970,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	072300	0442	4/25/11	\$920,000	NO MARKET EXPOSURE
9	072300	0485	3/6/12	\$2,810,000	RELATED PARTY, FRIEND, OR NEIGHBOR
9	112504	9042	6/22/12	\$2,485,000	ACTIVE PERMIT BEFORE SALE>25K
9	411460	0195	7/8/11	\$2,850,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	421490	0155	12/19/12	\$2,587,500	RELATED PARTY, FRIEND, OR NEIGHBOR
9	421490	0184	10/18/10	\$3,850,000	PERCENT COMPLETE < 100%
9	421740	0640	7/20/11	\$999,999	RELATED PARTY, FRIEND, OR NEIGHBOR
9	421740	0855	5/10/10	\$550,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	421740	0935	12/22/10	\$534,000	NO MARKET EXPOSURE
9	421740	0975	4/7/10	\$553,500	DOR RATIO
9	421740	1325	6/17/10	\$598,000	DOR RATIO
9	421740	1770	6/10/11	\$569,330	QUIT CLAIM DEED
9	421740	2225	9/6/12	\$987,854	DIAGNOSTIC OUTLIER
9	421740	2245	8/11/10	\$1,453,000	RELOCATION - SALE TO SERVICE
9	421740	2290	7/31/12	\$1,695,000	RELOCATION - SALE TO SERVICE
9	421840	0065	1/11/10	\$947,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	421940	0735	11/4/10	\$932,000	DIAGNOSTIC OUTLIER
9	421940	0790	10/18/10	\$870,000	OBSOLESCENCE > 0
9	421940	1170	4/13/10	\$865,000	DIAGNOSTIC OUTLIER
9	422190	0295	8/28/12	\$378,300	RELATED PARTY, FRIEND, OR NEIGHBOR
9	536420	0519	5/16/11	\$530,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	536420	0603	10/18/12	\$1,290,000	PERCENT COMPLETE < 100%
9	661300	0335	11/27/12	\$600,000	OBSOLESCENCE > 0
9	661300	0505	2/28/11	\$225,000	DOR RATIO
9	661300	0885	5/11/10	\$2,500,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	661300	0915	6/4/10	\$2,500,000	MORE THAN 1 HOUSE
9	661300	1130	3/22/10	\$2,425,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	661300	1150	1/21/11	\$1,998,750	MORE THAN 1 HOUSE
9	661300	1160	10/7/10	\$656,088	RELATED PARTY, FRIEND, OR NEIGHBOR
9	758270	0105	5/5/10	\$930,000	FORCED SALE
9	758270	0160	11/18/11	\$505,000	NO MARKET EXPOSURE
9	761370	0060	2/9/10	\$340,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	761370	0815	7/16/12	\$860,000	OBSOLESCENCE > 0
9	920700	0010	12/2/10	\$2,985,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	920700	0030	4/23/10	\$1,987,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	920700	0069	10/8/10	\$5,400,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
9	982270	0210	7/19/12	\$300,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
9	982270	0505	8/26/10	\$807,000	NO MARKET EXPOSURE

Vacant Sales Used in this Annual Update Analysis
Area 46
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
2	407320	0250	6/3/2010	\$220,000	7,980	Y	N
2	882090	1855	11/19/2010	\$210,000	7,075	Y	N
2	882090	2271	7/9/2012	\$295,000	10,608	Y	N
3	145510	0225	6/8/2010	\$150,000	8,300	Y	Y
3	145510	0235	4/15/2011	\$150,000	11,800	Y	Y
3	766370	0084	7/8/2011	\$105,000	5,325	N	N
3	766370	0170	12/21/2012	\$300,000	38,094	N	N
3	932480	0741	9/8/2011	\$264,500	44,866	Y	N
5	892410	0255	12/22/2010	\$350,000	5,666	N	N
9	421840	0025	11/21/2012	\$535,000	4,114	Y	N

Vacant Sales Removed in this Annual Update Analysis
Area 46
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	145560	0050	5/20/2010	86,000	DOR RATIO
3	403640	0010	6/23/2011	10,000	GOVERNMENT AGENCY