

Residential Revalue

2013 Assessment Roll

Lake Sammamish

Area 47

King County Department of Assessments

Seattle, Washington



King County

Department of Assessments

Accounting Division

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

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

Email: assessor.info@kingcounty.gov

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

Lloyd Hara
Assessor

Dear Property Owners:

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

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

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

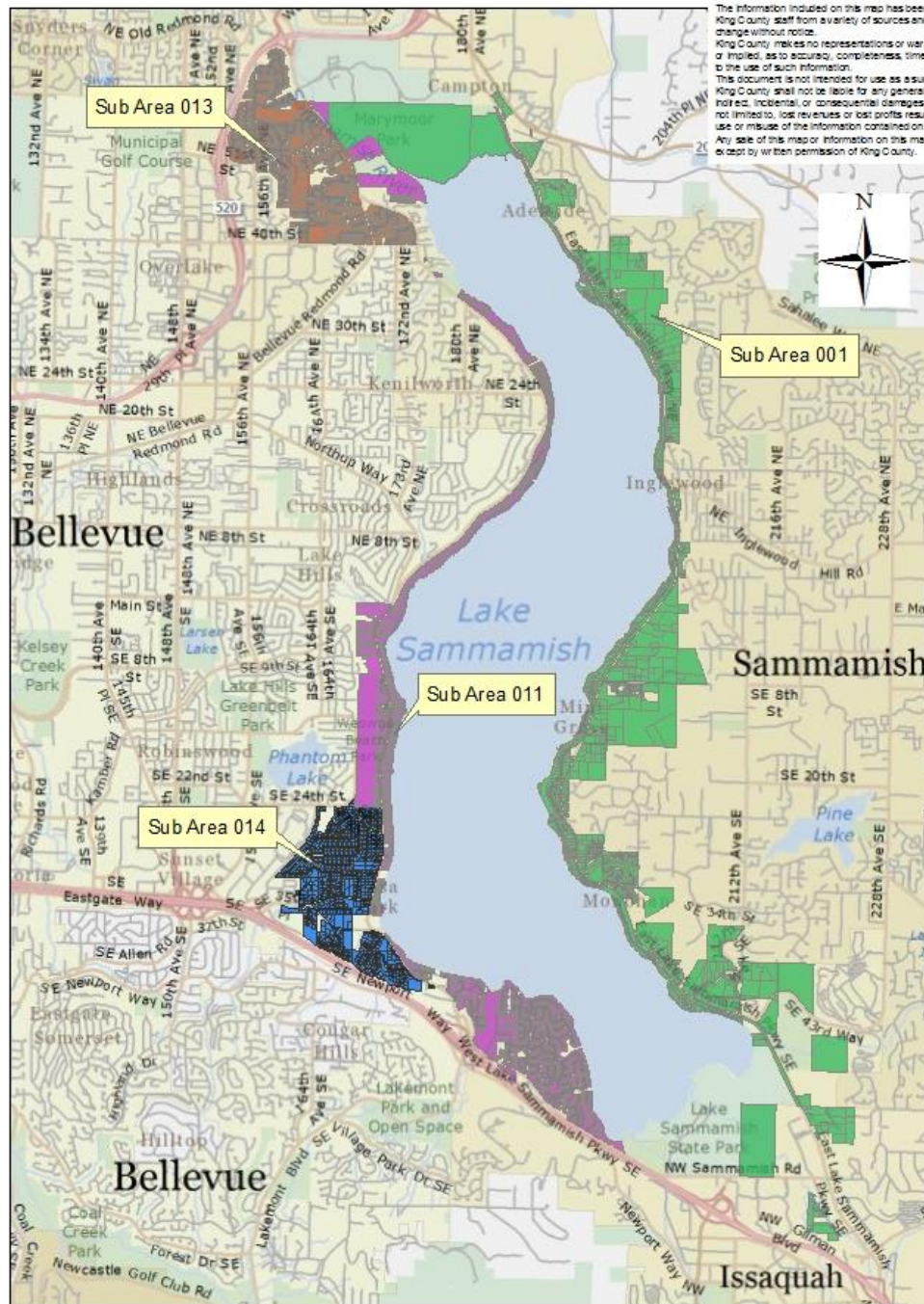
<http://www.kingcounty.gov/Assessor/Reports/AreaReports/~media/Assessor/AreaReports/AppraisalStandard.aspx>

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

Sincerely,

Lloyd Hara
Assessor

Area 47 - Lake Sammamish



The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any use of this map or information on this map is prohibited except by written permission of King County.

0.5 0.25 0 0.5 1 1.5 2 Miles

Lake Sammamish's Housing



Grade 6/ Year Built 1955/ Total Living Area 930



Grade 7/ Year Built 1967/ Total Living Area 1,290



Grade 8/ Year Built 1980/ Total Living Area 2,260



Grade 9/ Year Built 1999/ Total Living Area 2,960



Grade 10/ Year Built 1990/ Total Living Area 3,110



Grade 11/ Year Built 2001/ Total Living Area 4,080

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: 047 – Lake Sammamish

Previous Physical Inspection: 2011

Number of Improved Sales: 458

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	\$343,600	\$320,400	\$664,000			
2013 Value	\$370,900	\$357,100	\$728,000	\$798,700	91.9%	10.12%
Change	+\$27,300	+\$36,700	+\$64,000			
% Change	+7.9%	+11.5%	+9.6%			

*Sales are time adjusted to 1/1/2013.

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The lower the COD, the more uniform are the predicted assessed values. The 2013 COD of 10.12% is an improvement from the previous COD of 10.35%. 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	\$352,200	\$293,300	\$645,500
2013 Value	\$380,200	\$324,400	\$704,600
Percent Change	+8.0%	+10.6%	+9.2%

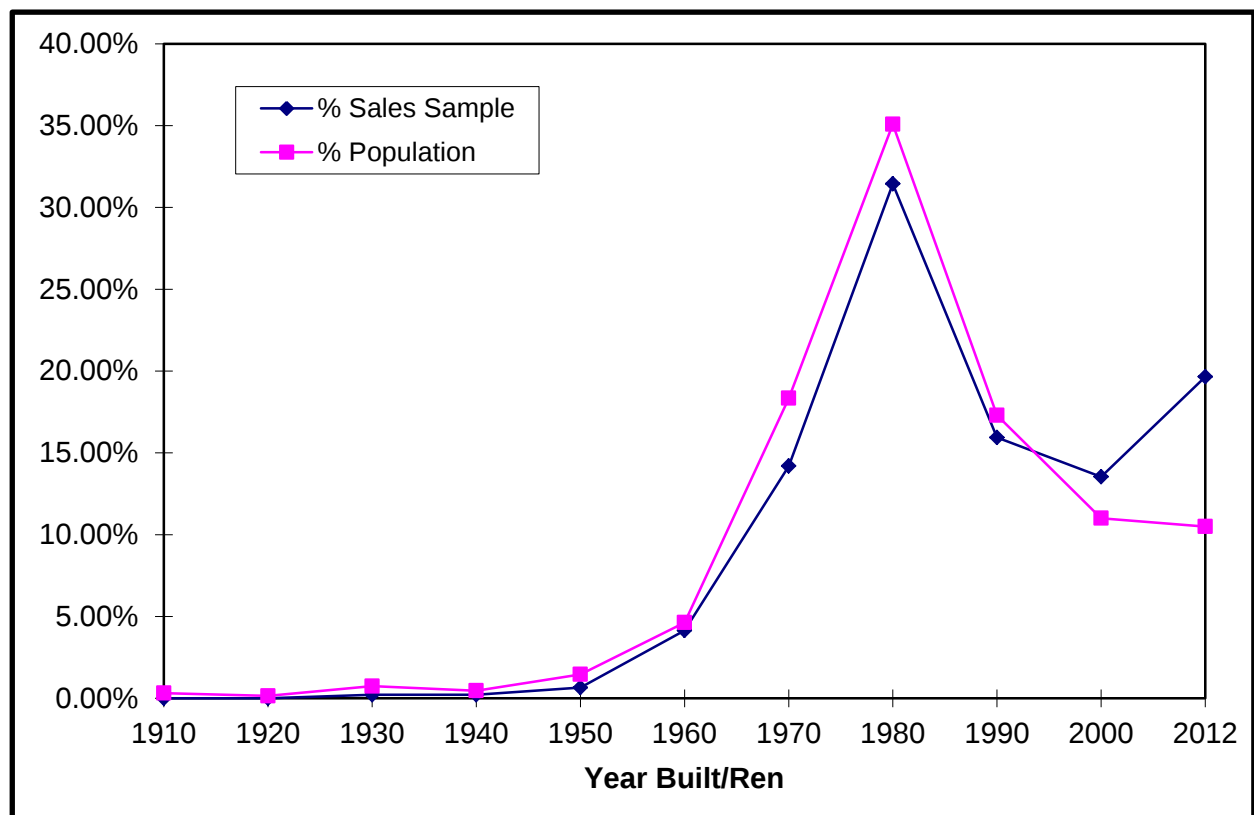
Number of one to three unit residences in the population: 4,706

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 several 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, improvements in very good condition (excluding those in Sub Area 001), and those built or renovated after 1991, were at a lower assessment level than the rest of the population. Also, non-waterfront properties built prior to 1992 in Sub Area 001 were at a higher assessment level than the rest of the population. This model corrects for these strata differences.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	1	0.22%
1940	1	0.22%
1950	3	0.66%
1960	19	4.15%
1970	65	14.19%
1980	144	31.44%
1990	73	15.94%
2000	62	13.54%
2012	90	19.65%
	458	

Population		
Year Built/Ren	Frequency	% Population
1910	15	0.32%
1920	7	0.15%
1930	35	0.74%
1940	22	0.47%
1950	69	1.47%
1960	218	4.63%
1970	863	18.34%
1980	1651	35.08%
1990	814	17.30%
2000	518	11.01%
2012	494	10.50%
	4706	

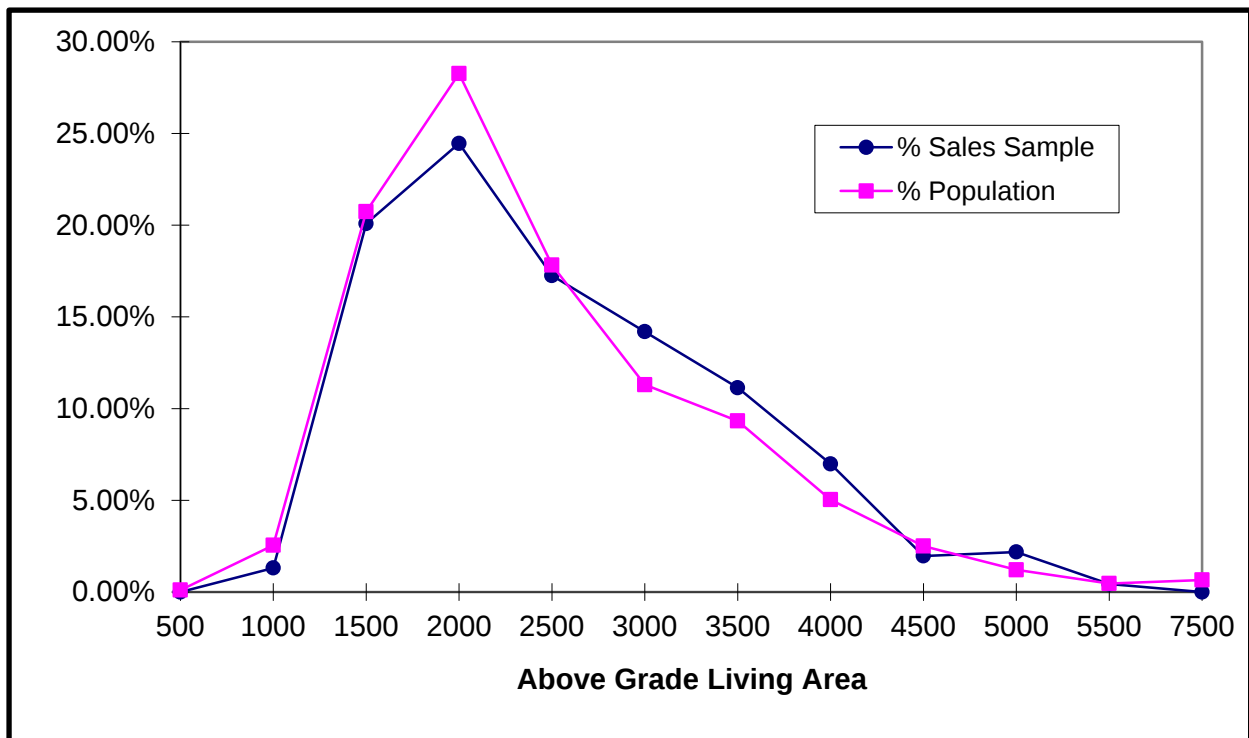


The sales sample frequency distribution follows the population distribution fairly closely with regard to Year Built/Renovated. This distribution is adequate for both accurate analysis and appraisals.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	6	1.31%
1500	92	20.09%
2000	112	24.45%
2500	79	17.25%
3000	65	14.19%
3500	51	11.14%
4000	32	6.99%
4500	9	1.97%
5000	10	2.18%
5500	2	0.44%
7500	0	0.00%
	458	

Population		
AGLA	Frequency	% Population
500	5	0.11%
1000	120	2.55%
1500	976	20.74%
2000	1330	28.26%
2500	839	17.83%
3000	532	11.30%
3500	439	9.33%
4000	237	5.04%
4500	118	2.51%
5000	57	1.21%
5500	22	0.47%
8500	31	0.66%
	4706	

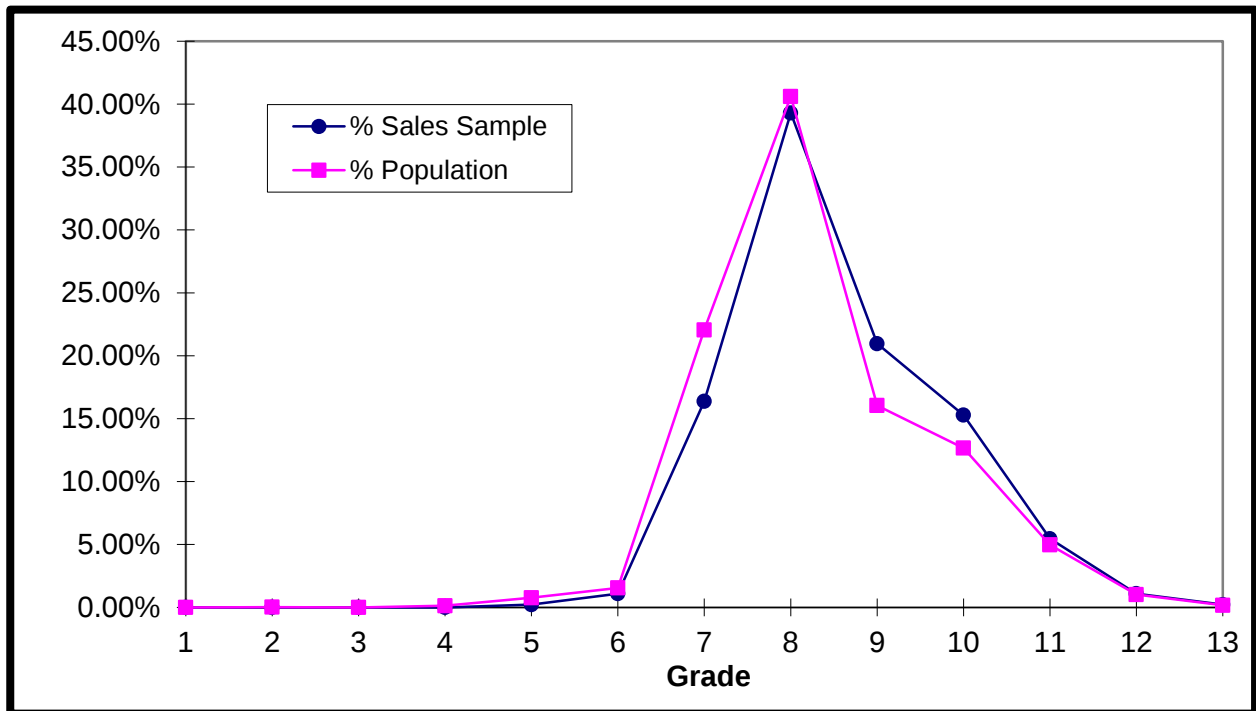


The sales sample frequency distribution follows the population distribution fairly closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

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	1	0.22%
6	5	1.09%
7	75	16.38%
8	180	39.30%
9	96	20.96%
10	70	15.28%
11	25	5.46%
12	5	1.09%
13	1	0.22%
	458	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	1	0.02%
3	0	0.00%
4	6	0.13%
5	36	0.76%
6	73	1.55%
7	1038	22.06%
8	1911	40.61%
9	755	16.04%
10	596	12.66%
11	234	4.97%
12	48	1.02%
13	8	0.17%
	4706	



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

Based on the 15 usable land sales available in the area, and their 2012 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 8.0% increase in land assessments in the area for the 2013 Assessment Year. The formula is:

2013 Land Value = 2012 Land Value x 1.0809, with the result truncated to the next \$1,000.

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 several 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, improvements in very good condition (excluding those in Sub Area 001), and those built or renovated after 1991, were at a lower assessment level than the rest of the population. Also, non-waterfront properties built prior to 1992 in Sub Area 001 were at a higher assessment level than the rest of the population. This model corrects for these strata differences.

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 458 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

There were only 3 sales of Mobile Homes within this area, therefore Mobile Homes received the Total % Change indicated by the sales sample as reflected on the Summary page.

Results

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

Application of these recommended values for the 2013 assessment year (taxes payable in 2014) results in an average total change from the 2012 assessments of +9.2%. 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 47 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

8.09%

NewYrBltRen =>1992	Yes
------------------------------	------------

% Adjustment	12.23%
--------------	--------

Sub001 Excluding Wft/NewYrbltRen>=1992	Yes
--	------------

% Adjustment	-1.96%
--------------	--------

Vgood Cond Excluding Sub 001	Yes
-------------------------------------	------------

% Adjustment	21.81%
--------------	--------

Comments:

The percentages listed are total adjustments not additive adjustments.

For instance, improvemetns built or renovated after 1991 would *approximately* receive a +12.23.% upward adjustment. 965 parcels in the improved population would receive this adjustment. There were 146 sales.

Parcels in Sub Area 001, excluding those located on waterfront, and those built or renovated before 1992, would *approximately* receive a -1.96.% downward adjustment. 335 parcels in the improved population would receive this adjustment. There were 23 sales.

Improvemetns in very good condition, excluding those in Sub Area 001, would *approximately* receive a +21.81.% upward adjustment. 108 parcels in the improved population would receive this adjustment. There were 8 sales.

One parcel, which was also a sale, received a multi-variable adustment, as it was located in Sub Area 13, built after 1991, and was in very good condition. The parcel recieved an upward adjustment of +25.96%. The 2013 Assessed value to Sales price ratio (AV/SP) was 95% for this parcel.

Generally, improvements in very good condtion (excluding Sub Area 001), and those built or renovated after 1991, were at a lower assessment level than the rest of the population. Also, non-waterfront properties built prior to 1992 in Sub Area 001 were at a higher assessment level than the rest of the population. This model corrects for these strata differences.

70% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 47 Market Value Changes Over Time

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

For example, a sale of \$525,000 which occurred on August 1, 2011 would be adjusted by the time trend factor of 1.086 resulting in an adjusted value of \$570,000 (\$525,000 X 1.086=\$570,150) – rounded to the nearest \$1000.

Market Adjustment to 1/1/2013		
Sale Date	Adjustment (Factor)	Equivalent Percent
1/1/2010	0.993	-0.7%
2/1/2010	1.003	0.3%
3/1/2010	1.012	1.2%
4/1/2010	1.021	2.1%
5/1/2010	1.029	2.9%
6/1/2010	1.037	3.7%
7/1/2010	1.044	4.4%
8/1/2010	1.051	5.1%
9/1/2010	1.057	5.7%
10/1/2010	1.062	6.2%
11/1/2010	1.067	6.7%
12/1/2010	1.071	7.1%
1/1/2011	1.075	7.5%
2/1/2011	1.078	7.8%
3/1/2011	1.081	8.1%
4/1/2011	1.083	8.3%
5/1/2011	1.085	8.5%
6/1/2011	1.086	8.6%
7/1/2011	1.086	8.6%
8/1/2011	1.086	8.6%
9/1/2011	1.086	8.6%
10/1/2011	1.084	8.4%
11/1/2011	1.083	8.3%
12/1/2011	1.080	8.0%
1/1/2012	1.078	7.8%
2/1/2012	1.074	7.4%
3/1/2012	1.070	7.0%
4/1/2012	1.066	6.6%
5/1/2012	1.061	6.1%
6/1/2012	1.055	5.5%
7/1/2012	1.049	4.9%
8/1/2012	1.042	4.2%
9/1/2012	1.035	3.5%
10/1/2012	1.027	2.7%
11/1/2012	1.018	1.8%
12/1/2012	1.010	1.0%
1/1/2013	1.000	0.0%

Improved Sales Used in this Annual Update Analysis
Area 47
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
001	062406	9040	11/28/12	\$760,000	\$768,000	620	5	1923	Good	3670	Y	Y	1411 EAST LAKE SAMMAMISH PKWY SE
001	072406	9075	8/10/10	\$355,000	\$374,000	1160	6	1931	Good	24340	Y	N	2628 EAST LAKE SAMMAMISH PKWY SE
001	172406	9046	8/5/11	\$725,000	\$787,000	740	7	1980	Avg	2907	Y	Y	4007 EAST LAKE SAMMAMISH SHORE LN SE
001	062406	9072	7/5/12	\$395,000	\$414,000	1070	7	1958	Good	27000	Y	N	19527 SE 16TH ST
001	357530	0615	2/16/12	\$360,000	\$386,000	1300	7	1960	Fair	48172	Y	N	1363 204TH AVE NE
001	752590	0005	6/7/12	\$415,000	\$437,000	1430	7	1953	Avg	26234	Y	N	2008 EAST LAKE SAMMAMISH PKWY NE
001	062406	9056	2/4/10	\$475,000	\$477,000	1600	7	1960	Avg	70039	Y	N	1825 EAST LAKE SAMMAMISH PKWY SE
001	322506	9284	9/28/11	\$600,000	\$651,000	1280	8	1981	VGood	37701	Y	N	20413 NE 7TH CT
001	322506	9282	6/28/11	\$545,000	\$592,000	1360	8	1981	VGood	16700	Y	N	20418 NE 7TH CT
001	322506	9282	6/10/10	\$570,000	\$592,000	1360	8	1981	VGood	16700	Y	N	20418 NE 7TH CT
001	172406	9076	2/22/11	\$750,000	\$810,000	1590	8	2006	Avg	1785	Y	Y	4261 EAST LAKE SAMMAMISH SHORE LN SE
001	062406	9033	7/18/12	\$1,147,000	\$1,199,000	1650	8	1975	Good	4235	Y	Y	1409 EAST LAKE SAMMAMISH SHORE LN SE
001	172406	9099	2/7/11	\$718,000	\$775,000	1690	8	2006	Avg	2651	Y	Y	4291 EAST LAKE SAMMAMISH SHORE LN SE
001	172406	9039	6/11/10	\$815,000	\$847,000	1770	8	1990	Avg	3142	Y	Y	4011 EAST LAKE SAMMAMISH SHORE LN SE
001	192506	9143	4/4/12	\$590,000	\$629,000	1820	8	1997	Avg	54485	Y	N	3646 EAST LAKE SAMMAMISH PKWY NE
001	605550	0110	12/19/11	\$475,000	\$512,000	1840	8	1989	Avg	11310	Y	N	3208 EAST LAKE SAMMAMISH PKWY SE
001	920110	0170	5/10/12	\$560,000	\$593,000	1880	8	1976	Avg	10283	Y	N	19825 SE 32ND ST
001	892010	0077	1/11/11	\$793,700	\$854,000	2000	8	1969	Avg	11890	Y	Y	2317 EAST LAKE SAMMAMISH PL SE
001	920100	0060	3/21/11	\$475,000	\$514,000	2020	8	1972	Avg	14220	Y	N	3015 197TH AVE SE
001	322506	9256	10/10/12	\$550,000	\$564,000	2130	8	1973	Good	32072	Y	N	19828 SE 8TH ST
001	052406	9073	9/20/11	\$700,000	\$759,000	2490	8	1979	Good	54956	Y	N	19622 SE 16TH ST
001	322506	9294	8/3/11	\$685,000	\$744,000	2990	8	1986	Avg	69654	Y	N	710 199TH AVE SE
001	406510	0016	9/14/12	\$850,000	\$877,000	3088	8	1952	Good	7621	Y	Y	2811 EAST LAKE SAMMAMISH PKWY SE
001	062406	9026	6/23/11	\$1,595,000	\$1,733,000	3240	8	2002	Avg	3670	Y	Y	1429 EAST LAKE SAMMAMISH SHORE LN SE
001	920100	0320	3/2/11	\$610,000	\$659,000	1430	9	1984	Avg	17366	Y	N	19639 SE 29TH ST

Improved Sales Used in this Annual Update Analysis
Area 47
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
001	556970	0040	9/24/12	\$440,000	\$453,000	1450	9	1972	Good	13855	Y	N	3932 202ND PL SE
001	892010	0015	3/2/11	\$765,000	\$827,000	1470	9	1980	Good	15203	Y	N	2308 EAST LAKE SAMMAMISH PL SE
001	062406	9116	3/26/10	\$692,500	\$706,000	1570	9	2000	Good	10868	Y	N	19475 SE 14TH ST
001	202506	9103	4/14/11	\$695,000	\$753,000	1660	9	1998	Avg	24157	Y	N	2472 EAST LAKE SAMMAMISH PKWY NE
001	920110	0210	5/2/12	\$420,000	\$445,000	1890	9	1964	Avg	13289	Y	N	19715 SE 31ST PL
001	072406	9118	4/17/12	\$695,750	\$740,000	2380	9	1999	Avg	12250	Y	N	19108 SE 26TH ST
001	062406	9109	8/13/12	\$785,000	\$816,000	2450	9	1991	Good	33066	Y	N	19432 SE 14TH ST
001	357530	0037	2/12/10	\$1,075,000	\$1,082,000	2450	9	2001	Avg	3057	Y	Y	921 EAST LAKE SAMMAMISH PKWY NE
001	172406	9022	7/11/11	\$626,900	\$681,000	2480	9	2004	Avg	34873	Y	N	4160 212TH WAY SE
001	752590	0080	6/29/10	\$1,600,000	\$1,669,000	2520	9	1998	Avg	6204	Y	Y	2029 EAST LAKE SAMMAMISH PKWY NE
001	892010	0042	5/11/10	\$685,000	\$707,000	2650	9	1993	Avg	11870	Y	N	2121 192ND AVE SE
001	920110	0052	12/21/11	\$603,000	\$650,000	2690	9	1972	Avg	37373	Y	N	3106 199TH AVE SE
001	062406	9023	6/30/11	\$1,500,000	\$1,629,000	2730	9	2000	Avg	5136	Y	Y	1419 EAST LAKE SAMMAMISH PKWY SE
001	892010	0052	11/3/10	\$767,000	\$819,000	2800	9	1979	Avg	13338	Y	N	2106 190TH PL SE
001	172406	9050	3/28/12	\$763,500	\$814,000	2900	9	1994	Avg	12584	Y	N	4250 PEREGRINE POINT WAY SE
001	062406	9057	10/17/11	\$1,285,000	\$1,392,000	2970	9	1983	Good	4636	Y	Y	1203 EAST LAKE SAMMAMISH SHORE LN SE
001	920110	0200	3/10/11	\$650,000	\$703,000	3160	9	1979	Avg	13278	Y	N	19725 SE 31ST PL
001	072406	9044	6/3/11	\$787,500	\$855,000	3330	9	2007	Avg	16472	Y	N	19302 SE 24TH WAY
001	322506	9043	5/5/10	\$1,950,000	\$2,009,000	4130	9	1984	Avg	31808	Y	Y	447 EAST LAKE SAMMAMISH PKWY SE
001	012450	0060	6/16/11	\$1,677,000	\$1,821,000	4680	9	1987	Avg	11470	Y	Y	4245 206TH AVE SE
001	322506	9304	11/17/11	\$1,000,000	\$1,082,000	4750	9	1995	Avg	31082	Y	N	423 205TH AVE NE
001	072406	9006	6/22/11	\$1,850,000	\$2,009,000	1800	10	2008	Avg	12896	Y	Y	3015 EAST LAKE SAMMAMISH PKWY SE
001	172406	9082	11/8/12	\$1,460,000	\$1,484,000	2410	10	2002	Avg	3008	Y	Y	4249 EAST LAKE SAMMAMISH SHORE LN SE
001	173870	0007	5/31/11	\$1,372,601	\$1,490,000	2780	10	1976	Avg	8571	Y	Y	101 EAST LAKE SAMMAMISH LN NE
001	671090	0090	1/13/12	\$910,000	\$979,000	2900	10	1999	Avg	16433	Y	N	21116 SE 40TH PL
001	357530	0630	3/27/12	\$825,000	\$880,000	3010	10	2011	Avg	12981	Y	N	1411 204TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 47
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
001	202506	9121	3/20/12	\$915,000	\$977,000	3140	10	1994	Avg	31972	Y	N	19605 NE 33RD PL
001	029362	0160	6/4/12	\$615,000	\$648,000	3160	10	1998	Avg	7257	N	N	19839 SE 8TH CT
001	029362	0190	11/14/10	\$600,000	\$641,000	3160	10	1998	Avg	10127	N	N	19840 SE 8TH CT
001	029362	0060	12/14/12	\$720,000	\$724,000	3220	10	1998	Avg	8920	N	N	823 198TH PL SE
001	029362	0110	5/9/12	\$655,000	\$694,000	3260	10	1998	Avg	10818	N	N	849 198TH PL SE
001	202506	9143	11/6/12	\$980,000	\$997,000	3300	10	2004	Avg	9082	Y	N	3318 EAST LAKE SAMMAMISH PKWY NE
001	892010	0104	6/25/10	\$1,235,000	\$1,287,000	3460	10	1999	Avg	10163	Y	N	2133 EAST LAKE SAMMAMISH PL SE
001	644180	0080	11/8/10	\$630,000	\$673,000	3480	10	2000	Avg	6435	N	N	2813 194TH PL SE
001	029362	0180	11/2/12	\$650,000	\$662,000	3510	10	1998	Avg	6745	N	N	19846 SE 8TH CT
001	192506	9023	7/30/12	\$2,337,000	\$2,437,000	3530	10	1993	Avg	14311	Y	Y	3433 EAST LAKE SAMMAMISH SHORE LN NE
001	892010	0027	8/30/11	\$757,500	\$822,000	3530	10	2001	Avg	9612	Y	N	2224 EAST LAKE SAMMAMISH PL SE
001	375250	0040	6/15/10	\$725,000	\$754,000	3690	10	2001	Avg	7501	N	N	821 197TH AVE SE
001	162406	9080	1/7/11	\$1,650,000	\$1,775,000	3730	10	2004	Avg	12117	Y	Y	4301 EAST LAKE SAMMAMISH PKWY SE
001	029362	0070	4/28/11	\$795,000	\$862,000	3920	10	2000	Avg	8676	N	N	829 198TH PL SE
001	253840	0020	7/27/10	\$725,000	\$761,000	3990	10	2004	Avg	7000	N	N	19518 SE 27TH PL
001	012450	0080	6/19/12	\$2,000,000	\$2,103,000	4310	10	1987	Good	12080	Y	Y	4261 206TH AVE SE
001	173870	0010	2/3/11	\$1,775,000	\$1,915,000	4570	10	1999	Avg	13178	Y	Y	109 EAST LAKE SAMMAMISH LN NE
001	172506	9132	12/4/12	\$1,630,000	\$1,644,000	5480	10	2009	Avg	101355	Y	N	4010 196TH AVE NE
001	173870	0075	6/22/10	\$1,950,000	\$2,031,000	2680	11	2004	Avg	11378	Y	Y	161 EAST LAKE SAMMAMISH LN NE
001	062406	9058	6/14/10	\$2,000,000	\$2,080,000	3000	11	1997	Avg	16251	Y	Y	1721 EAST LAKE SAMMAMISH PL SE
001	012100	0040	11/2/12	\$765,000	\$779,000	3530	11	1987	Avg	28975	N	N	4116 205TH AVE SE
001	172406	9017	6/5/12	\$2,435,000	\$2,567,000	3660	11	2002	Avg	14857	Y	Y	4069 EAST LAKE SAMMAMISH SHORE LN SE
001	077710	0075	1/5/11	\$1,600,000	\$1,721,000	3670	11	1990	Avg	8294	Y	Y	605 EAST LAKE SAMMAMISH LN NE
001	062406	9030	11/20/12	\$1,615,000	\$1,636,000	4050	11	1991	Avg	6850	Y	Y	1225 EAST LAKE SAMMAMISH SHORE LN SE
001	172406	9031	6/22/11	\$1,781,500	\$1,935,000	4450	11	1998	VGood	12909	Y	Y	4215 EAST LAKE SAMMAMISH SHORE LN SE
001	556970	0065	2/8/10	\$1,010,000	\$1,016,000	4620	11	1995	Avg	13420	Y	N	3921 202ND PL SE

Improved Sales Used in this Annual Update Analysis
Area 47
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
001	052406	9111	6/22/11	\$965,000	\$1,048,000	4790	11	2001	Avg	30031	N	N	902 197TH AVE SE
001	077710	0105	7/13/11	\$2,900,000	\$3,150,000	4950	11	1997	Avg	17260	Y	Y	425 EAST LAKE SAMMAMISH LN NE
001	062406	9108	3/24/11	\$2,800,000	\$3,031,000	3500	12	1991	Avg	28206	Y	Y	1913 EAST LAKE SAMMAMISH PL SE
001	202506	9112	7/19/11	\$2,032,000	\$2,207,000	3920	12	2005	Avg	252444	Y	N	20422 NE 31ST ST
011	920265	0040	11/18/10	\$335,000	\$358,000	1120	6	1987	Good	8321	N	N	4552 186TH AVE SE
011	945130	0010	3/13/12	\$315,000	\$337,000	1610	6	1942	Avg	6000	N	N	17110 SE 35TH ST
011	919570	0160	4/12/12	\$327,000	\$348,000	950	7	1980	Avg	8499	N	N	19241 SE 49TH ST
011	919570	0110	10/10/12	\$266,800	\$273,000	1000	7	1980	Avg	8007	N	N	4917 193RD PL SE
011	919570	0370	3/19/12	\$425,000	\$454,000	1030	7	1981	Good	7202	N	N	19260 SE 48TH PL
011	743050	0415	5/31/11	\$323,000	\$351,000	1120	7	1971	Good	7500	Y	N	1020 WEST LAKE SAMMAMISH PKWY NE
011	122405	9124	8/13/12	\$686,000	\$713,000	1170	7	1963	Avg	7405	Y	N	2920 WEST LAKE SAMMAMISH PKWY SE
011	743050	0480	3/24/11	\$1,072,000	\$1,161,000	1170	7	1961	VGood	13769	Y	Y	856 WEST LAKE SAMMAMISH PKWY NE
011	743050	0520	4/30/12	\$975,000	\$1,034,000	1200	7	1943	VGood	13867	Y	Y	816 WEST LAKE SAMMAMISH PKWY NE
011	925390	0075	6/9/10	\$575,000	\$597,000	1260	7	1961	Avg	9375	Y	N	1012 WEST LAKE SAMMAMISH PKWY SE
011	132405	9062	1/9/12	\$780,000	\$840,000	1310	7	1957	Good	9759	Y	N	17457 SE 40TH PL
011	122405	9057	12/14/10	\$537,000	\$576,000	1420	7	1943	Good	17424	Y	N	2660 WEST LAKE SAMMAMISH PKWY SE
011	752830	0040	3/3/11	\$1,195,000	\$1,292,000	1620	7	1953	Avg	24617	Y	Y	480 WEST LAKE SAMMAMISH PKWY NE
011	671010	0065	5/25/10	\$1,407,000	\$1,456,000	2020	7	1989	Avg	10914	Y	Y	2454 WEST LAKE SAMMAMISH PKWY NE
011	412340	0350	6/12/12	\$460,000	\$484,000	1210	8	1973	Good	7387	N	N	18934 SE 42ND PL
011	292350	1340	5/25/10	\$430,000	\$445,000	1220	8	1978	Good	9506	N	N	4568 187TH PL SE
011	412340	0240	7/27/11	\$507,000	\$551,000	1260	8	1974	Avg	7424	N	N	18914 SE 43RD ST
011	543740	0130	3/19/12	\$415,000	\$443,000	1280	8	1983	Good	8475	N	N	4539 191ST AVE SE
011	362505	9074	9/15/10	\$1,095,000	\$1,160,000	1320	8	1988	Good	13350	Y	Y	414 WEST LAKE SAMMAMISH PKWY SE
011	542300	0050	1/10/11	\$479,000	\$516,000	1330	8	1977	Avg	8171	N	N	4403 190TH AVE SE
011	543740	1010	11/1/12	\$430,000	\$438,000	1370	8	1986	Avg	13072	N	N	19102 SE 47TH PL
011	412340	0190	6/14/12	\$430,000	\$453,000	1420	8	1973	Good	7636	N	N	4217 191ST AVE SE

Improved Sales Used in this Annual Update Analysis
Area 47
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
011	412340	0200	6/7/11	\$366,000	\$397,000	1420	8	1973	Avg	9340	N	N	4229 190TH AVE SE
011	752495	0340	6/14/12	\$411,500	\$433,000	1420	8	1980	Good	8499	N	N	4739 192ND PL SE
011	412340	0130	4/3/12	\$368,000	\$392,000	1430	8	1972	Good	7804	N	N	4260 190TH AVE SE
011	542303	0210	3/19/10	\$527,000	\$536,000	1450	8	1979	Avg	9177	N	N	18902 SE 44TH CT
011	412340	0040	6/10/10	\$417,500	\$434,000	1460	8	1974	Good	7700	N	N	4247 189TH AVE SE
011	435370	0210	10/1/12	\$450,100	\$462,000	1460	8	1977	Avg	7523	N	N	18825 SE 42ND ST
011	292350	1200	5/20/11	\$450,000	\$488,000	1480	8	1979	Good	7338	N	N	18724 SE 45TH PL
011	804370	0310	11/26/12	\$1,461,000	\$1,477,000	1490	8	2002	Good	7400	Y	Y	17840 SE 40TH PL
011	752495	0290	10/2/12	\$507,000	\$521,000	1500	8	1984	Good	8138	N	N	4709 192ND PL SE
011	864870	0380	10/8/12	\$520,000	\$533,000	1530	8	1979	Avg	8580	N	N	18145 SE 42ND PL
011	412340	0380	8/8/12	\$550,000	\$572,000	1560	8	1973	Avg	7416	N	N	18916 SE 42ND PL
011	292350	1080	6/27/11	\$514,000	\$558,000	1590	8	1978	Avg	7210	N	N	18708 SE 45TH ST
011	543740	0700	6/2/11	\$412,500	\$448,000	1590	8	1982	Avg	7432	N	N	4636 190TH AVE SE
011	743050	0356	5/22/12	\$715,000	\$756,000	1610	8	1985	Avg	7415	Y	N	1074 WEST LAKE SAMMAMISH PKWY NE
011	412340	0050	1/10/11	\$410,000	\$441,000	1630	8	1973	Avg	7294	N	N	4253 189TH AVE SE
011	864870	0440	9/14/11	\$498,000	\$540,000	1720	8	1986	Avg	14566	N	N	4269 181ST PL SE
011	864890	0020	6/24/10	\$450,000	\$469,000	1790	8	2010	Avg	3384	N	N	4553 185TH AVE SE
011	864890	0040	4/20/10	\$436,000	\$447,000	1790	8	2010	Avg	3078	N	N	4545 185TH AVE SE
011	864890	0060	3/20/10	\$435,000	\$443,000	1790	8	2010	Avg	2700	N	N	4537 185TH AVE SE
011	864890	0080	8/1/12	\$417,500	\$435,000	1790	8	2010	Avg	2805	N	N	4529 185TH AVE SE
011	864890	0080	5/4/10	\$440,000	\$453,000	1790	8	2010	Avg	2805	N	N	4529 185TH AVE SE
011	864890	0140	4/16/10	\$445,000	\$456,000	1790	8	2010	Avg	3643	N	N	4505 185TH AVE SE
011	542304	0200	8/1/12	\$448,800	\$468,000	1800	8	1980	Avg	10761	N	N	4249 191ST AVE SE
011	752495	0980	7/11/12	\$378,500	\$396,000	1810	8	1979	Good	8126	N	N	19235 SE 46TH PL
011	292350	1310	8/31/12	\$370,100	\$383,000	1820	8	1978	Avg	14108	N	N	4573 187TH PL SE
011	543740	0190	1/12/12	\$365,000	\$393,000	1820	8	1979	Avg	7234	N	N	4546 190TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 47
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
011	542303	0470	4/9/10	\$445,000	\$455,000	1830	8	1979	Avg	8823	N	N	4450 191ST PL SE
011	925390	0380	1/13/10	\$653,000	\$651,000	1830	8	1980	Good	12851	Y	N	2207 WEST LAKE SAMMAMISH PKWY SE
011	864890	0010	5/17/10	\$445,000	\$460,000	1880	8	2010	Avg	3853	N	N	4557 185TH AVE SE
011	864890	0050	3/19/10	\$445,000	\$453,000	1880	8	2010	Avg	2821	N	N	4541 185TH AVE SE
011	864890	0130	4/10/10	\$455,000	\$466,000	1880	8	2010	Avg	3188	N	N	4509 185TH AVE SE
011	864890	0030	4/29/10	\$447,500	\$460,000	1890	8	2010	Avg	3131	N	N	4549 185TH AVE SE
011	864890	0070	1/14/10	\$465,000	\$464,000	1890	8	2010	Avg	2700	N	N	4533 185TH AVE SE
011	543740	0630	5/22/12	\$469,000	\$496,000	1920	8	1979	Good	8259	N	N	4651 190TH AVE SE
011	543740	0720	10/3/12	\$527,800	\$542,000	1950	8	1979	Avg	9342	N	N	4624 190TH AVE SE
011	920265	0020	2/23/11	\$447,000	\$483,000	1950	8	1987	Avg	8947	N	N	4560 186TH AVE SE
011	920265	0100	4/6/10	\$520,000	\$532,000	1950	8	1987	Avg	7481	N	N	4526 186TH AVE SE
011	752495	0530	12/6/12	\$533,000	\$537,000	1970	8	1980	Good	8513	N	N	4740 193RD AVE SE
011	292350	0360	9/27/10	\$525,000	\$557,000	2000	8	1977	Good	10002	N	N	18618 SE 41ST CT
011	752495	0430	5/30/12	\$495,000	\$522,000	2050	8	1984	Good	9548	N	N	19231 SE 47TH ST
011	192406	9030	6/29/11	\$617,000	\$670,000	2070	8	1972	Good	8916	Y	N	19508 SE 51ST ST
011	543740	0040	5/17/11	\$439,000	\$476,000	2070	8	1980	Avg	9537	N	N	4548 191ST AVE SE
011	752495	0420	5/29/12	\$525,000	\$554,000	2080	8	1980	Good	9102	N	N	19225 SE 47TH ST
011	864890	0090	7/2/10	\$460,000	\$480,000	2140	8	2008	Avg	2844	N	N	4525 185TH AVE SE
011	543740	0990	4/20/10	\$535,000	\$549,000	2150	8	1982	Good	8355	N	N	19110 SE 47TH PL
011	292350	0620	2/23/12	\$570,000	\$611,000	2180	8	1977	Good	12262	N	N	4227 187TH AVE SE
011	671010	0070	4/8/10	\$1,169,000	\$1,196,000	2180	8	1993	Good	10800	Y	Y	2458 WEST LAKE SAMMAMISH PKWY NE
011	752495	0810	8/31/12	\$610,000	\$631,000	2180	8	1984	Good	7784	N	N	4627 193RD PL SE
011	542303	0420	4/25/12	\$428,000	\$454,000	2190	8	1979	Avg	7349	N	N	19129 SE 45TH ST
011	543740	0170	8/9/12	\$565,000	\$588,000	2200	8	1979	Avg	7733	N	N	19004 SE 46TH WAY
011	543740	0740	2/17/10	\$475,000	\$479,000	2200	8	1981	Avg	8080	N	N	4621 191ST AVE SE
011	194970	0100	4/12/10	\$1,525,000	\$1,561,000	2220	8	1980	Good	11690	Y	Y	3234 WEST LAKE SAMMAMISH PKWY SE

Improved Sales Used in this Annual Update Analysis
Area 47
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
011	542303	0550	10/26/10	\$525,000	\$560,000	2220	8	1979	Avg	9048	N	N	4421 191ST PL SE
011	292350	1380	8/10/12	\$500,000	\$520,000	2260	8	1978	Avg	7866	N	N	18729 SE 45TH PL
011	543740	0570	5/25/12	\$420,000	\$444,000	2260	8	1979	Avg	9028	N	N	4616 189TH PL SE
011	542304	0140	3/26/12	\$545,900	\$582,000	2300	8	1980	Good	9914	N	N	19104 SE 43RD ST
011	542300	0110	5/29/12	\$575,000	\$607,000	2340	8	1977	Avg	9545	N	N	19117 SE 44TH WAY
011	752495	0790	10/4/12	\$684,000	\$702,000	2350	8	1984	Good	9308	N	N	4615 193RD PL SE
011	543740	0100	10/21/10	\$460,000	\$490,000	2370	8	1984	Avg	9679	N	N	4523 191ST AVE SE
011	194970	0115	9/6/11	\$1,270,000	\$1,379,000	2380	8	1961	Good	12675	Y	Y	3226 WEST LAKE SAMMAMISH PKWY SE
011	542300	0730	4/23/10	\$470,000	\$483,000	2410	8	1977	Avg	7255	N	N	4346 189TH AVE SE
011	292350	1000	10/7/10	\$561,000	\$596,000	2420	8	1977	Avg	10746	N	N	4422 187TH PL SE
011	752495	0660	12/11/12	\$715,000	\$720,000	2440	8	1980	Good	7788	N	N	4732 193RD PL SE
011	292350	1320	5/21/10	\$536,500	\$555,000	2460	8	1978	Avg	8831	N	N	4577 187TH PL SE
011	292350	0600	7/9/12	\$417,000	\$437,000	2470	8	1979	Good	7922	N	N	4215 187TH AVE SE
011	292350	0090	9/13/11	\$510,000	\$553,000	2580	8	1977	Avg	7285	N	N	4213 187TH PL SE
011	743050	0345	11/20/11	\$1,144,000	\$1,237,000	2610	8	1986	Avg	16105	Y	Y	1086 WEST LAKE SAMMAMISH PKWY NE
011	542301	0780	2/2/10	\$573,000	\$575,000	2640	8	1978	Avg	11039	N	N	19220 SE 45TH CT
011	122405	9120	7/6/12	\$776,000	\$813,000	2680	8	1958	VGood	11326	Y	N	2612 WEST LAKE SAMMAMISH PKWY SE
011	752495	0060	5/4/12	\$785,000	\$832,000	2700	8	1980	Good	12350	N	N	4733 194TH AVE SE
011	542300	0560	8/1/12	\$622,000	\$648,000	2720	8	1977	Avg	10946	N	N	4309 191ST AVE SE
011	752495	0700	6/14/11	\$720,000	\$782,000	2770	8	1980	Good	7529	N	N	4708 193RD PL SE
011	194970	0075	6/6/10	\$1,245,000	\$1,292,000	2790	8	1979	Good	13200	Y	Y	3268 WEST LAKE SAMMAMISH PKWY SE
011	362505	9157	1/23/12	\$588,000	\$632,000	2810	8	1992	Avg	32724	N	N	456 WEST LAKE SAMMAMISH PKWY NE
011	292350	0790	4/1/10	\$635,000	\$648,000	2820	8	1977	Avg	10553	N	N	18705 SE 43RD PL
011	292350	0960	7/2/12	\$575,000	\$603,000	2820	8	1977	Good	8458	N	N	18709 SE 44TH PL
011	543740	0800	1/23/12	\$480,000	\$516,000	2830	8	1981	Good	8556	N	N	4663 191ST AVE SE
011	542301	0520	4/16/10	\$588,000	\$603,000	2840	8	1977	Good	7567	N	N	4424 190TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 47
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
011	292350	0030	12/9/10	\$588,800	\$631,000	2850	8	1977	Avg	7209	N	N	18716 SE 43RD ST
011	182406	9109	10/28/11	\$555,000	\$601,000	2890	8	1955	Good	20908	N	N	4258 182ND AVE SE
011	292350	0820	12/6/10	\$499,995	\$536,000	2950	8	1977	Avg	7653	N	N	4327 187TH PL SE
011	132405	9099	7/27/11	\$1,250,000	\$1,358,000	2960	8	1967	Avg	13498	Y	Y	4058 WEST LAKE SAMMAMISH PKWY SE
011	362505	9136	10/7/10	\$880,000	\$935,000	2961	8	2003	Avg	11761	Y	N	652 WEST LAKE SAMMAMISH PKWY NE
011	435370	0140	12/24/12	\$765,000	\$767,000	3240	8	1987	Avg	9825	N	N	18875 SE 42ND ST
011	864870	0280	2/17/10	\$503,500	\$508,000	3320	8	1978	Avg	8800	N	N	4234 181ST PL SE
011	122405	9049	9/23/11	\$572,670	\$621,000	1320	9	1952	Good	13503	Y	N	2622 WEST LAKE SAMMAMISH PKWY SE
011	864870	0370	11/16/10	\$612,500	\$655,000	1550	9	1979	Good	12800	Y	N	18139 SE 42ND PL
011	743050	0125	5/17/10	\$1,435,000	\$1,483,000	1620	9	1998	Avg	21150	Y	Y	1614 WEST LAKE SAMMAMISH PKWY NE
011	192406	9118	8/11/10	\$610,000	\$642,000	1790	9	1972	Avg	8798	Y	N	19514 SE 51ST ST
011	435370	0035	9/9/11	\$1,692,500	\$1,837,000	1800	9	1961	Good	13500	Y	Y	18810 SE 42ND ST
011	925390	0319	11/5/10	\$1,450,000	\$1,548,000	1810	9	1973	Good	17123	Y	Y	1852 WEST LAKE SAMMAMISH PKWY SE
011	122405	9149	10/15/12	\$1,305,000	\$1,335,000	1880	9	1973	Avg	10890	Y	Y	2814 WEST LAKE SAMMAMISH PKWY SE
011	671010	0066	9/21/12	\$1,160,000	\$1,194,000	2020	9	1995	Good	10150	Y	N	2452 WEST LAKE SAMMAMISH PKWY NE
011	542301	0200	9/2/11	\$735,000	\$798,000	2040	9	1979	Avg	12258	N	N	4575 194TH AVE SE
011	925390	0340	6/21/10	\$685,000	\$713,000	2110	9	1992	Avg	10384	Y	N	2021 WEST LAKE SAMMAMISH PKWY SE
011	362505	9120	5/26/11	\$600,000	\$651,000	2130	9	1976	Avg	20446	Y	N	390 WEST LAKE SAMMAMISH PKWY NE
011	542300	0350	9/22/10	\$1,700,000	\$1,803,000	2140	9	1977	VGood	11831	Y	Y	4422 193RD AVE SE
011	743050	0155	8/23/10	\$1,250,000	\$1,319,000	2170	9	2000	Avg	9458	Y	Y	1460 WEST LAKE SAMMAMISH PKWY NE
011	752495	0310	10/10/12	\$730,000	\$748,000	2380	9	2009	Avg	7867	N	N	4721 192ND PL SE
011	925390	0025	4/22/11	\$768,000	\$833,000	2380	9	1989	Avg	7200	Y	N	907 170TH PL SE
011	182406	9046	11/3/10	\$1,750,000	\$1,868,000	2480	9	1992	Good	20969	Y	Y	18174 SE 41ST PL
011	202406	9044	8/10/10	\$1,091,250	\$1,148,000	2560	9	1972	Good	11277	Y	Y	5134 NW SAMMAMISH RD
011	132405	9031	9/24/12	\$1,950,000	\$2,006,000	2640	9	1955	Avg	18850	Y	Y	4000 WEST LAKE SAMMAMISH PKWY SE
011	543740	0030	8/9/11	\$585,000	\$635,000	2640	9	2002	Avg	9292	N	N	4554 191ST AVE SE

Improved Sales Used in this Annual Update Analysis
Area 47
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
011	752495	0260	3/24/11	\$760,000	\$823,000	2740	9	1982	Good	7801	N	N	4635 194TH AVE SE
011	542301	0180	4/27/11	\$662,500	\$719,000	2770	9	1979	Good	9340	N	N	4563 194TH AVE SE
011	752495	0210	4/30/12	\$655,000	\$695,000	2770	9	1986	Good	9798	N	N	4609 194TH AVE SE
011	542301	0150	8/24/12	\$799,000	\$828,000	2790	9	1979	Good	8700	N	N	4536 193RD PL SE
011	192406	9034	7/2/12	\$1,300,000	\$1,363,000	2800	9	2004	Avg	17471	Y	Y	4814 194TH AVE SE
011	542301	0290	8/10/10	\$1,588,000	\$1,671,000	2830	9	1978	Good	12300	Y	Y	4538 194TH AVE SE
011	542301	0920	10/26/12	\$672,000	\$686,000	2910	9	1979	Avg	11460	N	N	4555 193RD PL SE
011	192506	9132	5/25/10	\$1,780,000	\$1,842,000	2920	9	1989	Avg	17459	Y	Y	3402 WEST LAKE SAMMAMISH PKWY NE
011	122405	9051	9/1/10	\$1,455,000	\$1,537,000	2970	9	1989	Avg	10454	Y	Y	3940 WEST LAKE SAMMAMISH PKWY SE
011	542300	0150	5/5/10	\$735,000	\$757,000	2970	9	1978	Good	9126	N	N	4419 192ND PL SE
011	122405	9114	10/4/11	\$1,700,000	\$1,843,000	3080	9	2005	Avg	10980	Y	Y	2950 WEST LAKE SAMMAMISH PKWY SE
011	752495	0770	9/4/12	\$800,000	\$827,000	3100	9	1986	Good	13458	N	N	4616 193RD PL SE
011	182406	9192	8/17/10	\$884,000	\$932,000	3440	9	2007	Avg	11672	Y	N	4135 181ST AVE SE
011	435370	0135	10/31/11	\$1,795,000	\$1,944,000	4860	9	1992	Good	10855	Y	Y	18872 SE 42ND ST
011	925390	0109	2/24/11	\$650,000	\$702,000	2000	10	1980	Good	11600	Y	N	17006 SE 12TH PL
011	925390	0031	9/26/12	\$1,200,000	\$1,234,000	2350	10	1984	Avg	8875	Y	Y	834 WEST LAKE SAMMAMISH PKWY SE
011	435370	0050	7/7/10	\$1,827,500	\$1,910,000	2360	10	1992	Avg	7650	Y	Y	18816 SE 42ND ST
011	743050	0525	9/7/12	\$1,468,750	\$1,518,000	2420	10	1979	Good	14210	Y	Y	810 WEST LAKE SAMMAMISH PKWY NE
011	182406	9127	1/4/10	\$690,000	\$686,000	2740	10	1991	Avg	6955	N	N	18881 SE 42ND ST
011	192506	9066	4/5/10	\$1,448,000	\$1,480,000	2810	10	1974	Good	18731	Y	Y	2850 WEST LAKE SAMMAMISH PKWY NE
011	414175	0040	8/31/11	\$806,600	\$876,000	3180	10	2007	Avg	5000	N	N	17132 NE 46TH CT
011	414175	0060	4/28/10	\$1,029,000	\$1,058,000	3180	10	2010	Avg	5000	N	N	17140 NE 46TH CT
011	414175	0080	11/9/10	\$1,009,000	\$1,078,000	3180	10	2010	Avg	5000	N	N	17248 NE 46TH CT
011	414175	0010	9/19/11	\$849,400	\$922,000	3320	10	2009	Avg	6049	N	N	17120 NE 46TH CT
011	414175	0030	11/14/12	\$850,000	\$863,000	3320	10	2007	Avg	5003	N	N	17128 NE 46TH CT
011	414175	0050	2/28/11	\$880,000	\$951,000	3320	10	2007	Avg	5000	N	N	17136 NE 46TH CT

Improved Sales Used in this Annual Update Analysis
Area 47
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
011	414175	0070	5/2/12	\$859,950	\$912,000	3320	10	2012	Avg	5000	N	N	17144 NE 46TH CT
011	414175	0100	12/10/12	\$899,950	\$906,000	3320	10	2012	Avg	5143	Y	N	17256 NE 46TH CT
011	414175	0090	11/12/12	\$869,950	\$883,000	3340	10	2012	Avg	5013	Y	N	17252 NE 46TH CT
011	743050	0110	9/10/10	\$1,100,000	\$1,164,000	3700	10	2007	Avg	12230	Y	N	1622 WEST LAKE SAMMAMISH PKWY NE
011	362505	9065	3/16/12	\$2,371,000	\$2,533,000	4440	10	1988	Avg	41870	Y	Y	258 WEST LAKE SAMMAMISH PKWY SE
011	122405	9060	3/7/11	\$1,227,500	\$1,327,000	1810	11	1992	Avg	8712	Y	Y	3930 WEST LAKE SAMMAMISH PKWY SE
011	891710	0075	6/8/10	\$1,395,000	\$1,449,000	2330	11	1974	Avg	16500	Y	Y	2120 WEST LAKE SAMMAMISH PKWY NE
011	925390	0083	1/12/10	\$805,000	\$803,000	2390	11	1991	Avg	17175	Y	N	1111 WEST LAKE SAMMAMISH PKWY SE
011	202406	9121	3/17/12	\$1,500,000	\$1,602,000	3230	11	2003	Avg	10297	Y	Y	5152 NW SAMMAMISH RD
011	362505	9056	9/3/10	\$2,450,000	\$2,590,000	3310	11	2000	Avg	50060	Y	Y	380 WEST LAKE SAMMAMISH PKWY NE
011	362505	9022	4/4/12	\$3,100,000	\$3,302,000	3620	11	2005	Avg	42182	Y	Y	104 WEST LAKE SAMMAMISH PKWY NE
011	743050	0320	5/18/10	\$2,100,000	\$2,170,000	3730	11	1995	Avg	21907	Y	Y	1098 WEST LAKE SAMMAMISH PKWY NE
011	435370	0030	10/10/11	\$2,950,000	\$3,198,000	3740	11	2006	Avg	10910	Y	Y	18806 SE 42ND ST
011	202406	9120	10/23/12	\$2,100,000	\$2,144,000	3770	11	2002	Avg	10686	Y	Y	5188 NW SAMMAMISH RD
011	202406	9120	3/1/11	\$2,198,000	\$2,376,000	3770	11	2002	Avg	10686	Y	Y	5188 NW SAMMAMISH RD
011	362505	9181	6/9/10	\$1,015,000	\$1,054,000	3810	11	1998	Avg	12259	Y	N	128 WEST LAKE SAMMAMISH PKWY SE
011	743050	0535	5/28/10	\$2,650,000	\$2,745,000	4460	11	2001	Avg	19332	Y	Y	696 WEST LAKE SAMMAMISH PKWY NE
011	194970	0124	8/23/12	\$2,528,500	\$2,622,000	4420	12	2000	Avg	11468	Y	Y	3216 WEST LAKE SAMMAMISH PKWY SE
011	122405	9026	3/6/12	\$1,990,000	\$2,129,000	4690	12	1979	Good	24400	Y	Y	3016 WEST LAKE SAMMAMISH PKWY SE
011	192506	9197	12/8/11	\$2,500,000	\$2,700,000	5040	12	1990	Avg	18211	Y	Y	3018 WEST LAKE SAMMAMISH PKWY NE
011	362505	9048	1/7/10	\$5,574,400	\$5,548,000	4660	13	2004	Avg	20961	Y	Y	450 WEST LAKE SAMMAMISH PKWY SE
013	142505	9074	2/16/11	\$340,000	\$367,000	720	6	2005	Avg	8496	N	N	16136 NE 51ST ST
013	215500	0050	3/30/10	\$375,000	\$383,000	1010	7	1968	Good	8632	Y	N	5410 162ND AVE NE
013	808780	0170	12/20/12	\$390,000	\$391,000	1050	7	1963	Good	8285	N	N	5240 155TH AVE NE
013	808780	0420	8/5/10	\$368,000	\$387,000	1160	7	1963	Good	11558	N	N	5305 155TH AVE NE
013	182800	1190	1/12/10	\$410,000	\$409,000	1180	7	1969	Good	8760	N	N	5309 159TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 47
(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
013	182800	0810	10/11/12	\$458,000	\$469,000	1200	7	1968	Good	8400	N	N	15724 NE 53RD ST
013	215500	0180	11/3/11	\$329,990	\$357,000	1220	7	1967	Avg	10224	N	N	5508 161ST PL NE
013	215500	0300	11/16/12	\$466,000	\$473,000	1220	7	1967	Good	9600	N	N	5514 160TH AVE NE
013	808780	0240	6/8/11	\$370,500	\$402,000	1240	7	1963	Good	11470	N	N	15514 NE 54TH PL
013	808780	0290	7/27/12	\$305,000	\$318,000	1240	7	1964	Avg	7350	N	N	15520 NE 55TH ST
013	182800	0330	9/20/12	\$350,000	\$360,000	1300	7	1969	Good	8545	N	N	5518 158TH PL NE
013	182800	1330	1/28/10	\$380,000	\$381,000	1340	7	1967	Avg	8750	N	N	5521 158TH PL NE
013	142505	9118	2/7/11	\$356,000	\$384,000	1370	7	1967	Good	14725	Y	N	15610 NE 59TH WAY
013	218250	0072	7/1/11	\$356,000	\$387,000	1370	7	1977	Good	21250	N	N	5126 154TH AVE NE
013	541180	0140	9/19/12	\$395,000	\$407,000	1380	7	1966	Good	7636	N	N	5730 155TH AVE NE
013	182800	0960	10/3/12	\$315,000	\$323,000	1400	7	1966	Avg	8400	N	N	5510 156TH AVE NE
013	182800	1170	11/9/10	\$362,000	\$387,000	1400	7	1966	Avg	8522	N	N	5321 159TH AVE NE
013	808780	0100	12/27/12	\$335,000	\$336,000	1410	7	1963	Good	9114	N	N	5229 156TH AVE NE
013	438860	0060	5/29/12	\$465,000	\$491,000	1450	7	1973	Avg	14472	N	N	17315 NE 42ND ST
013	182800	0780	8/22/11	\$400,000	\$434,000	1500	7	1966	Good	9600	N	N	5303 159TH AVE NE
013	182800	1120	5/10/10	\$517,500	\$534,000	1500	7	1966	Good	9730	N	N	5403 157TH DR NE
013	215500	0130	7/6/11	\$340,000	\$369,000	1510	7	1968	Avg	10292	N	N	16117 NE 57TH ST
013	808780	0430	10/24/11	\$448,950	\$486,000	1580	7	1963	Good	14000	N	N	5235 155TH AVE NE
013	142505	9177	5/24/10	\$427,000	\$442,000	1600	7	1985	Good	9066	N	N	5005 159TH CT NE
013	182800	0800	5/23/12	\$440,200	\$465,000	1610	7	1966	Good	8400	N	N	15806 NE 53RD ST
013	182800	1260	6/1/12	\$450,000	\$475,000	1620	7	1966	Good	8050	N	N	5512 157TH DR NE
013	182800	0900	6/11/12	\$325,000	\$342,000	1800	7	1966	Good	8438	N	N	5418 156TH DR NE
013	132505	9101	1/26/12	\$396,000	\$426,000	2070	7	1992	Avg	12805	N	N	4309 WEST LAKE SAMMAMISH PKWY NE
013	182800	1200	4/1/11	\$370,000	\$401,000	2320	7	1967	Good	8989	N	N	5403 158TH PL NE
013	542257	0350	7/11/12	\$297,000	\$311,000	1110	8	1979	Good	5400	N	N	5906 158TH WAY NE
013	339530	0120	4/27/12	\$420,000	\$446,000	1220	8	1977	Avg	10666	N	N	16918 NE 42ND ST

Improved Sales Used in this Annual Update Analysis
Area 47
(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
013	339530	0360	3/10/10	\$489,950	\$497,000	1220	8	1977	VGood	10165	N	N	17118 NE 43RD TER
013	306620	0240	11/10/11	\$310,000	\$335,000	1240	8	1979	Avg	9790	N	N	16658 NE 48TH ST
013	856293	0700	6/8/11	\$395,000	\$429,000	1280	8	1977	Good	9804	N	N	5038 158TH AVE NE
013	339530	0330	9/23/11	\$364,000	\$395,000	1360	8	1977	Avg	14000	N	N	17111 NE 43RD TER
013	541180	0320	1/20/11	\$393,000	\$423,000	1370	8	1998	Avg	5920	N	N	5924 155TH AVE NE
013	542257	0570	11/9/10	\$350,000	\$374,000	1380	8	1978	Good	6851	N	N	6211 159TH WAY NE
013	339530	0100	9/26/11	\$435,000	\$472,000	1410	8	1977	Good	9453	N	N	16934 NE 42ND ST
013	388232	0020	8/23/11	\$390,000	\$423,000	1420	8	1979	Avg	12600	N	N	5212 154TH AVE NE
013	306620	0420	4/6/12	\$449,950	\$479,000	1500	8	1979	Avg	10751	N	N	4712 164TH PL NE
013	438860	0080	3/9/12	\$435,000	\$465,000	1510	8	1976	Good	9866	N	N	17322 NE 42ND ST
013	542256	0800	4/20/12	\$309,000	\$328,000	1510	8	1978	Avg	4819	N	N	15730 NE 66TH PL
013	542257	0710	10/16/12	\$355,000	\$363,000	1510	8	1979	Good	6533	N	N	6001 158TH WAY NE
013	306620	0410	12/4/12	\$610,000	\$615,000	1520	8	1983	VGood	12000	N	N	4720 164TH PL NE
013	730910	0260	7/22/10	\$469,000	\$492,000	1530	8	1974	Avg	7905	N	N	16503 NE 46TH ST
013	542257	0640	12/5/12	\$367,500	\$371,000	1550	8	1978	Avg	6486	N	N	6301 158TH CT NE
013	542256	0670	2/19/10	\$340,000	\$343,000	1560	8	1976	Good	7507	N	N	15810 NE 67TH PL
013	730910	0090	11/2/12	\$496,000	\$505,000	1630	8	1976	Avg	7875	N	N	16540 NE 46TH ST
013	856293	0130	8/9/12	\$440,500	\$458,000	1640	8	1978	Avg	8135	N	N	4805 158TH CT NE
013	542256	0110	3/5/10	\$415,000	\$420,000	1650	8	1977	Good	7150	N	N	6406 156TH PL NE
013	730910	0070	6/25/12	\$521,000	\$547,000	1700	8	1975	Good	7800	N	N	16556 NE 46TH ST
013	856293	0580	6/15/11	\$380,000	\$413,000	1720	8	1977	Avg	9100	N	N	15818 NE 49TH ST
013	178683	0160	2/17/12	\$465,000	\$499,000	1770	8	1980	Avg	11700	N	N	16864 NE 42ND CT
013	542256	0320	10/4/12	\$378,800	\$389,000	1790	8	1977	Avg	5250	N	N	6423 158TH PL NE
013	730910	0110	5/31/11	\$408,000	\$443,000	1860	8	1976	Avg	7875	N	N	16524 NE 46TH ST
013	542257	0530	6/20/12	\$426,000	\$448,000	1900	8	1978	Avg	9170	N	N	6324 159TH WAY NE
013	542256	0030	11/7/11	\$331,900	\$359,000	1940	8	1977	Avg	9383	N	N	6415 156TH PL NE

Improved Sales Used in this Annual Update Analysis
Area 47
(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
013	306620	0120	7/9/12	\$630,000	\$660,000	1980	8	1979	Good	9130	N	N	16547 NE 48TH CT
013	943530	0044	8/16/11	\$515,000	\$559,000	1990	8	1990	Avg	9583	N	N	6015 158TH PL NE
013	894120	0020	4/11/12	\$375,000	\$399,000	2020	8	1978	Good	11200	N	N	4020 174TH CT NE
013	856293	0160	12/13/10	\$442,000	\$474,000	2040	8	1977	Good	7000	N	N	4803 159TH AVE NE
013	752557	0200	4/25/12	\$535,000	\$568,000	2150	8	1963	Good	23540	N	N	4244 NE BELLEVUE-REDMOND RD
013	856293	0670	11/9/12	\$519,700	\$528,000	2160	8	1977	Avg	13653	N	N	15820 NE 50TH CT
013	542256	0080	2/16/12	\$377,000	\$404,000	2210	8	1977	Avg	8400	N	N	6304 156TH PL NE
013	542257	0500	4/14/10	\$427,000	\$437,000	2250	8	1978	Good	5750	N	N	6228 159TH PL NE
013	752557	0190	4/1/11	\$390,000	\$422,000	2380	8	1988	Avg	13390	N	N	4320 NE BELLEVUE-REDMOND RD
013	142505	9071	11/15/11	\$539,000	\$583,000	2430	8	1993	Avg	14573	N	N	15920 NE 51ST ST
013	178683	0030	7/7/11	\$625,000	\$679,000	2860	8	1980	Good	11316	N	N	16853 NE 42ND CT
013	182800	0910	11/15/12	\$630,000	\$639,000	3120	8	2000	Avg	10187	N	N	5424 156TH DR NE
013	306620	0540	7/29/11	\$420,000	\$456,000	1710	9	1979	Avg	9800	N	N	16225 NE 45TH CT
013	233180	0130	8/9/11	\$465,000	\$505,000	2100	9	1990	Avg	6452	N	N	5021 NE 157TH CT
013	144285	0090	4/2/12	\$680,000	\$725,000	2350	9	1980	Avg	9600	N	N	16734 NE 41ST ST
013	773210	0020	11/18/10	\$580,000	\$620,000	2370	9	1988	Good	12288	N	N	15610 NE 61ST CT
013	144285	0100	2/18/11	\$545,000	\$589,000	2460	9	1981	Good	9600	N	N	16726 NE 41ST ST
013	144285	0150	6/7/12	\$585,000	\$617,000	2460	9	1981	Avg	9894	N	N	16620 NE 41ST ST
013	306620	0740	9/23/11	\$626,000	\$679,000	2540	9	1982	Avg	10197	Y	N	4518 164TH CT NE
013	144285	0260	11/7/12	\$646,000	\$657,000	2630	9	1980	Good	13475	N	N	16733 NE 41ST ST
013	555630	0127	10/26/11	\$739,950	\$801,000	2820	9	2012	Avg	5062	N	N	16517 43RD CT NE
013	555630	0125	7/19/11	\$689,000	\$748,000	2830	9	2011	Avg	5815	N	N	16501 NE 43RD CT
013	689100	0100	11/14/12	\$705,000	\$715,000	2860	9	1998	Avg	22469	N	N	16015 NE 44TH CT
013	555630	0115	6/17/11	\$700,000	\$760,000	2960	9	2011	Avg	7588	N	N	16639 NE 43RD CT
013	555630	0123	6/30/11	\$709,950	\$771,000	2960	9	2011	Avg	7743	N	N	16644 NE 43RD CT
013	555630	0129	8/8/11	\$673,000	\$731,000	2960	9	2011	Avg	6396	N	N	16631 SE 43RD CT

Improved Sales Used in this Annual Update Analysis
Area 47
(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
013	555630	0128	8/29/11	\$699,950	\$760,000	3010	9	2011	Avg	6932	N	N	16525 NE 43RD CT
013	555630	0124	8/19/11	\$704,800	\$765,000	3040	9	2011	Avg	6635	N	N	16638 NE 43RD CT
013	555630	0126	9/2/11	\$761,950	\$827,000	3070	9	2012	Avg	11559	N	N	16509 NE 43RD CT
013	142505	9080	2/24/10	\$700,000	\$707,000	3480	9	2010	Avg	5035	N	N	5209 157TH CT NE
013	142505	9197	2/16/10	\$720,000	\$726,000	3660	9	2010	Avg	5833	N	N	5221 157TH CT NE
013	016190	0030	8/29/12	\$635,000	\$658,000	2420	10	1989	Avg	9244	N	N	16131 NE 42ND CT
013	142505	9186	5/16/12	\$782,500	\$828,000	2700	10	2005	Avg	7058	Y	N	5411 163RD CT NE
013	519640	0110	6/30/11	\$680,000	\$739,000	2850	10	1989	Avg	10972	N	N	5036 164TH CT NE
013	519640	0300	10/15/10	\$550,000	\$585,000	2860	10	1990	Avg	10030	N	N	16511 NE 50TH ST
013	260040	0050	9/17/12	\$680,000	\$701,000	2980	10	1990	Avg	9006	N	N	16128 NE 42ND CT
013	519642	0200	9/15/11	\$899,000	\$976,000	3070	10	1995	Avg	10505	N	N	16423 NE 50TH WAY
013	519640	0040	3/13/12	\$620,000	\$663,000	3080	10	1989	Avg	12804	Y	N	16438 NE 50TH ST
013	519640	0150	8/31/10	\$690,000	\$729,000	3080	10	1989	Avg	9865	N	N	16311 NE 50TH ST
013	519642	0240	5/14/12	\$899,000	\$952,000	3210	10	1995	Avg	9371	N	N	16509 NE 50TH WAY
013	519650	0010	4/1/11	\$760,000	\$823,000	3220	10	2005	Avg	8324	N	N	16603 NE 47TH ST
013	519641	0090	7/27/11	\$685,000	\$744,000	3250	10	1990	Avg	9423	N	N	4917 162ND CT NE
013	519641	0080	4/17/12	\$740,000	\$787,000	3290	10	1990	Avg	11581	N	N	16115 NE 49TH PL
013	519642	0080	9/13/12	\$819,000	\$845,000	3310	10	1995	Avg	10103	N	N	16418 NE 50TH WAY
013	142505	9201	3/4/10	\$805,000	\$815,000	3430	10	2009	Avg	5476	N	N	5104 157TH CT NE
013	142505	9192	5/8/12	\$877,100	\$929,000	3480	10	2006	Avg	7944	Y	N	5537 163RD CT NE
013	519642	0210	3/7/12	\$700,000	\$749,000	3510	10	1995	Avg	12825	N	N	16431 NE 50TH WAY
013	519700	0010	7/14/10	\$910,000	\$953,000	3650	10	2007	Avg	10542	N	N	16606 NE 47TH ST
013	016190	0020	9/20/10	\$870,000	\$922,000	3720	10	1989	Good	10396	N	N	16123 NE 42ND CT
013	555630	0117	3/28/11	\$910,000	\$985,000	3720	10	2008	Avg	7560	N	N	16710 NE 40TH CT
013	519650	0030	3/22/11	\$857,000	\$928,000	3820	10	2004	Avg	8610	N	N	16609 NE 47TH ST
013	519641	0240	10/11/12	\$858,000	\$879,000	3900	10	1991	Avg	9934	N	N	4910 163RD AVE NE

Improved Sales Used in this Annual Update Analysis
Area 47
(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
013	141990	0030	11/17/11	\$934,000	\$1,010,000	3980	10	2000	Avg	11465	Y	N	4024 173RD CT NE
013	141990	0010	9/25/10	\$940,000	\$997,000	4310	10	2000	Avg	8493	Y	N	4012 173RD CT NE
013	141990	0050	11/15/12	\$882,375	\$895,000	4320	10	2001	Avg	8754	N	N	4017 173RD CT NE
013	160480	0040	1/3/11	\$1,300,000	\$1,398,000	4950	10	2008	Avg	9788	N	N	16223 NE 43RD CT
013	142505	9194	5/27/10	\$790,000	\$818,000	3540	11	2005	Avg	12009	N	N	16026 NE 51ST ST
014	888190	0125	8/22/11	\$306,000	\$332,000	1430	6	1963	Avg	7464	N	N	16912 SE 39TH ST
014	792290	0380	10/27/11	\$415,000	\$449,000	1020	7	1963	Good	8050	N	N	16635 SE 26TH PL
014	792290	0550	5/20/10	\$475,000	\$491,000	1020	7	1963	Good	8085	N	N	16614 SE 27TH ST
014	345930	0130	12/4/12	\$419,000	\$423,000	1070	7	1982	Avg	10805	N	N	3829 165TH PL SE
014	345930	0270	5/6/10	\$399,922	\$412,000	1070	7	1981	Avg	7559	N	N	16609 SE 39TH PL
014	792280	0520	10/25/11	\$360,000	\$390,000	1170	7	1962	Avg	8562	N	N	16605 SE 26TH ST
014	792290	0230	2/23/10	\$352,242	\$356,000	1200	7	1963	Avg	8303	N	N	16612 SE 26TH PL
014	112405	9038	10/22/12	\$405,000	\$414,000	1210	7	1951	Avg	11623	N	N	3389 162ND PL SE
014	345980	0130	5/21/10	\$375,000	\$388,000	1230	7	1985	Avg	7308	N	N	16717 SE 40TH PL
014	345980	0220	12/14/12	\$436,500	\$439,000	1230	7	1985	Avg	6731	N	N	16708 SE 40TH PL
014	321170	0100	10/4/12	\$369,000	\$379,000	1290	7	1958	Avg	12936	N	N	16461 SE 34TH ST
014	399920	0630	8/3/11	\$419,000	\$455,000	1300	7	1960	Good	10880	N	N	16538 SE 30TH ST
014	792290	0200	2/8/10	\$335,000	\$337,000	1350	7	1963	Avg	7856	N	N	16611 SE 27TH ST
014	792310	0070	9/4/12	\$400,000	\$414,000	1360	7	1965	Avg	7420	N	N	16211 SE 29TH PL
014	792310	0330	8/24/12	\$395,000	\$409,000	1360	7	1965	Avg	11653	N	N	3002 163RD PL SE
014	792310	0540	5/3/11	\$290,000	\$315,000	1420	7	1966	Avg	7875	N	N	2913 162ND AVE SE
014	195200	0030	12/6/10	\$437,500	\$469,000	1470	7	1964	Avg	9793	Y	N	3243 165TH AVE SE
014	792310	0280	2/2/12	\$345,000	\$371,000	1500	7	1966	Avg	10788	N	N	16286 SE 31ST ST
014	792310	0630	11/20/12	\$471,500	\$478,000	1500	7	1966	Avg	7460	N	N	16018 SE 31ST ST
014	345930	0200	11/14/12	\$408,000	\$414,000	1600	7	1983	Avg	9039	Y	N	16443 SE 39TH PL
014	792280	0140	10/12/10	\$341,000	\$363,000	1600	7	1964	Avg	7251	N	N	2641 166TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 47
(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
014	792310	0100	12/21/12	\$360,000	\$361,000	1610	7	1966	Avg	7875	N	N	2932 162ND AVE SE
014	792320	0240	6/13/11	\$355,000	\$386,000	1610	7	1967	Avg	8352	N	N	2908 161ST AVE SE
014	345930	0090	3/9/10	\$432,000	\$438,000	1620	7	1983	Avg	13419	N	N	3830 165TH PL SE
014	399920	0780	6/9/10	\$549,850	\$571,000	1710	7	1960	Good	11795	N	N	16557 SE 30TH ST
014	792310	0090	5/27/11	\$384,000	\$417,000	1730	7	1965	Good	7800	N	N	2926 162ND AVE SE
014	792320	0300	12/29/11	\$350,000	\$377,000	1860	7	1967	Avg	7844	N	N	3004 161ST AVE SE
014	792300	0050	7/20/11	\$346,000	\$376,000	1870	7	1964	Avg	11105	N	N	2614 163RD PL SE
014	321180	0100	2/5/10	\$495,000	\$497,000	1920	7	1960	Avg	15936	N	N	3249 164TH PL SE
014	122405	9102	5/25/10	\$505,000	\$523,000	2240	7	1958	Avg	29185	N	N	3656 164TH PL SE
014	792310	0430	8/27/12	\$486,000	\$503,000	2570	7	1965	Good	7875	N	N	16223 SE 31ST ST
014	321180	0150	8/18/11	\$345,000	\$375,000	890	8	1968	Avg	13301	N	N	3207 164TH PL SE
014	752530	0490	6/20/12	\$570,500	\$600,000	1300	8	1972	Avg	10193	Y	N	2528 170TH PL SE
014	062730	0020	7/19/10	\$800,000	\$838,000	1410	8	1966	VGood	12365	Y	N	2627 169TH AVE SE
014	424570	0110	12/17/12	\$540,500	\$543,000	1500	8	1972	Avg	21969	N	N	16519 SE 31ST ST
014	424571	0110	12/23/10	\$429,000	\$461,000	1500	8	1973	Good	11609	Y	N	17015 SE 31ST PL
014	792290	0120	9/20/10	\$564,950	\$599,000	1550	8	1964	Good	7875	N	N	16659 SE 27TH ST
014	792290	0320	9/20/10	\$560,000	\$594,000	1550	8	1964	Good	8710	Y	N	2615 168TH AVE SE
014	792290	0320	1/10/12	\$563,000	\$606,000	1550	8	1964	Good	8710	Y	N	2615 168TH AVE SE
014	321180	0200	6/15/11	\$400,000	\$434,000	1590	8	1979	Avg	9984	N	N	3248 164TH PL SE
014	752530	0370	3/5/10	\$515,000	\$522,000	1590	8	1967	Avg	10069	Y	N	2526 171ST AVE SE
014	399930	0200	3/23/12	\$469,000	\$500,000	1610	8	1961	Avg	13664	Y	N	2821 170TH AVE SE
014	194970	0202	11/30/11	\$459,000	\$496,000	1620	8	1972	Good	9450	N	N	3403 WEST LAKE SAMMAMISH PKWY SE
014	752530	0250	11/7/12	\$599,950	\$610,000	1630	8	1974	Good	8905	N	N	2417 171ST AVE SE
014	399920	0510	4/13/10	\$502,000	\$514,000	1720	8	1962	Good	10880	N	N	16701 SE 29TH ST
014	424570	0070	3/14/12	\$417,800	\$446,000	1770	8	1972	Good	7500	N	N	3114 165TH AVE SE
014	062730	0220	7/26/11	\$482,000	\$524,000	1820	8	1968	Good	12296	N	N	2601 WEST LAKE SAMMAMISH PKWY SE

Improved Sales Used in this Annual Update Analysis
Area 47
(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
014	399930	0350	11/1/11	\$530,000	\$574,000	1830	8	1960	Good	13312	Y	N	2809 169TH AVE SE
014	382760	0120	8/7/12	\$475,000	\$494,000	1840	8	1993	Avg	6969	Y	N	16423 SE 39TH PL
014	062730	0005	4/21/11	\$595,000	\$645,000	1850	8	1960	Good	16242	Y	N	2601 169TH AVE SE
014	062730	0090	12/28/11	\$747,500	\$806,000	1880	8	1972	Good	10400	Y	N	2652 169TH AVE SE
014	260780	0270	7/6/11	\$405,000	\$440,000	1880	8	1983	Good	8222	N	N	17003 SE 41ST ST
014	399920	0410	10/7/11	\$445,000	\$482,000	1920	8	1962	Avg	11560	N	N	16716 SE 29TH ST
014	399930	0090	9/24/10	\$450,000	\$477,000	1920	8	1962	Good	11180	Y	N	2651 171ST AVE SE
014	195468	0050	1/11/11	\$600,000	\$646,000	2060	8	1982	Good	12349	Y	N	3230 168TH PL SE
014	888190	0070	12/27/11	\$475,000	\$512,000	2060	8	2006	Avg	5060	Y	N	16923 SE 38TH PL
014	382760	0170	8/24/11	\$545,000	\$592,000	2120	8	1993	Avg	7651	Y	N	16433 SE 39TH PL
014	399920	0810	3/3/10	\$662,000	\$670,000	2170	8	2008	Avg	11769	N	N	16533 SE 30TH ST
014	382760	0050	9/18/12	\$650,000	\$670,000	2270	8	1993	Avg	21437	N	N	16418 SE 39TH PL
014	321170	0045	6/5/12	\$455,000	\$480,000	2300	8	1979	Good	11165	N	N	3410 166TH AVE SE
014	752530	0550	1/30/12	\$612,500	\$658,000	2580	8	1968	Avg	12870	Y	N	16907 SE 25TH ST
014	260780	0340	6/10/11	\$495,000	\$538,000	1400	9	1981	Good	8131	N	N	4068 171ST AVE SE
014	260780	1060	9/7/10	\$565,000	\$598,000	1550	9	1979	Avg	11120	N	N	4062 173RD PL SE
014	399930	0230	7/28/10	\$815,000	\$856,000	1620	9	1968	Good	10400	Y	N	2801 170TH AVE SE
014	260780	0500	4/26/12	\$525,000	\$557,000	1650	9	1979	Avg	8653	N	N	4051 171ST AVE SE
014	260780	0130	6/23/10	\$543,450	\$566,000	1710	9	1979	Avg	8425	N	N	16920 SE 40TH PL
014	260780	0840	6/13/12	\$470,000	\$495,000	2050	9	1983	Avg	8978	Y	N	17211 SE 40TH PL
014	260780	0910	9/17/12	\$675,000	\$696,000	2120	9	1979	Avg	9361	Y	N	4065 173RD PL SE
014	260780	0210	3/22/12	\$355,000	\$379,000	2200	9	1980	Avg	12807	N	N	4045 169TH AVE SE
014	260780	0970	6/24/10	\$550,000	\$573,000	2200	9	1984	Avg	9539	Y	N	4096 173RD PL SE
014	321190	0170	12/26/11	\$600,000	\$647,000	2410	9	2011	Avg	7295	N	N	16315 SE 37TH ST
014	321190	0160	9/14/11	\$599,000	\$650,000	2480	9	2011	Avg	7222	N	N	16311 SE 37TH ST
014	260780	0690	7/2/12	\$480,000	\$503,000	2490	9	1979	Avg	9221	N	N	4040 170TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 47
(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
014	382760	0020	4/12/12	\$551,000	\$586,000	2600	9	1992	Avg	10455	Y	N	16424 SE 39TH PL
014	260780	1080	5/10/12	\$531,200	\$563,000	2630	9	1979	Avg	10469	N	N	4054 173RD PL SE
014	260780	0470	3/11/10	\$608,600	\$618,000	2640	9	1979	Avg	8835	N	N	17012 SE 40TH CT
014	888190	0220	8/21/12	\$785,000	\$814,000	2700	9	2005	Avg	6876	N	N	16915 SE 39TH ST
014	888290	0013	6/29/11	\$685,000	\$744,000	2830	9	1998	Avg	29475	Y	N	16875 SE 38TH PL
014	321190	0180	1/5/12	\$619,000	\$667,000	3070	9	2011	Avg	9188	N	N	16331 SE 37TH ST
014	321190	0210	9/19/11	\$635,000	\$689,000	3070	9	2011	Avg	6671	N	N	3660 163RD AVE SE
014	112405	9139	2/1/12	\$625,000	\$671,000	3070	9	2011	Avg	14520	N	N	16323 SE 37TH ST
014	132405	9128	7/21/11	\$1,010,000	\$1,097,000	3560	9	1982	VGood	22757	Y	N	4041 WEST LAKE SAMMAMISH PKWY SE
014	321170	0005	9/27/12	\$714,500	\$735,000	3590	9	1998	Avg	12568	N	N	3409 167TH AVE SE
014	260780	1020	7/12/10	\$505,000	\$528,000	1670	10	1979	Avg	8663	Y	N	4076 173RD PL SE
014	888190	0215	11/17/10	\$734,000	\$785,000	3100	10	2003	Avg	9933	N	N	16911 SE 39TH ST
014	321190	0190	3/22/12	\$630,000	\$672,000	3110	10	2008	Avg	7375	N	N	16348 SE 37TH ST
014	321190	0015	12/22/11	\$615,000	\$663,000	3190	10	2002	Avg	11205	N	N	16275 SE 35TH CT
014	888190	0270	7/6/12	\$1,199,000	\$1,256,000	3540	10	2010	Avg	8108	Y	N	3808 170TH AVE SE
014	321190	0150	10/19/11	\$925,000	\$1,002,000	3550	11	2008	Avg	7465	N	N	16305 SE 37TH ST
014	321190	0200	3/1/10	\$799,950	\$809,000	3820	11	2008	Avg	36416	N	N	16330 SE 37TH ST

Improved Sales Removed in this Annual Update Analysis
Area 47
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	012450	0080	6/19/12	\$2,000,000	RELOCATION - SALE TO SERVICE
001	062406	9031	7/27/11	\$1,260,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	062406	9075	8/30/10	\$853,600	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	062406	9097	6/28/10	\$480,000	IMP COUNT; % COMPLETE
001	072406	9015	12/14/12	\$3,250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	072406	9056	3/23/10	\$2,200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	072406	9064	3/17/10	\$315,000	DOR RATIO; NO MARKET EXPOSURE
001	072406	9087	8/13/12	\$375,000	SHORT SALE
001	077710	0005	3/23/11	\$1,200,000	PREVIMP<=25K
001	077710	0030	11/6/12	\$2,200,000	IMP COUNT
001	082406	9007	11/11/11	\$404,195	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	082406	9099	10/22/12	\$2,320,000	NO MARKET EXPOSURE
001	082406	9186	11/21/12	\$1,800,000	OBSOLESCENCE
001	172406	9010	8/14/11	\$755,000	IMP COUNT
001	172406	9028	6/1/10	\$2,305,000	IMP COUNT
001	172406	9055	9/7/11	\$220,000	DOR RATIO
001	173870	0045	11/17/11	\$691,489	QUIT CLAIM DEED; RELATED PARTY
001	173870	0090	11/30/10	\$1,180,000	% COMPLETE ;UNFINISHED AREA
001	173870	0105	7/12/12	\$2,420,000	NO MARKET EXPOSURE
001	182506	9054	6/8/12	\$460,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	192506	9042	7/27/12	\$1,194,506	PREVIMP<=25K
001	192506	9058	10/28/12	\$549,000	% COMPLETE
001	192506	9058	9/6/12	\$549,000	% COMPLETE
001	202506	9042	11/7/12	\$1,229,500	PREVIMP<=25K
001	202506	9098	6/24/11	\$2,080,000	MULTI-PARCEL SALE
001	202506	9143	11/5/12	\$980,000	RELOCATION - SALE TO SERVICE
001	253840	0050	1/7/10	\$633,000	NON-REPRESENTATIVE SALE
001	253840	0090	2/21/12	\$665,000	STATISTICAL OUTLIER; SAS 1
001	253840	0100	3/11/10	\$700,000	FINANCIAL INSTITUTION RESALE
001	292506	9009	4/26/12	\$270,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	322506	9016	8/13/12	\$550,000	NO MARKET EXPOSURE
001	322506	9041	7/30/10	\$1,425,000	% COMPLETE
001	322506	9041	4/23/10	\$1,425,000	% COMPLETE; RELOCATION - SALE TO SERVICE
001	322506	9063	4/10/10	\$1,200,000	PREVIMP<=25K
001	322506	9066	6/26/12	\$1,965,000	IMP COUNT
001	322506	9067	7/27/11	\$1,005,000	% COMPLETE; PREVIMP<=25K
001	322506	9072	6/16/10	\$525,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	322506	9227	6/22/11	\$370,000	%NETCOND; PREVIMP<=25K; NO MARKET EXPOSURE
001	322506	9282	5/6/11	\$545,000	RELOCATION - SALE TO SERVICE
001	357530	0077	11/19/10	\$1,290,000	PREVIMP<=25K
001	357530	0615	6/7/11	\$91,575	DOR RATIO;QUIT CLAIM DEED
001	556970	0055	6/25/10	\$430,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed in this Annual Update Analysis
Area 47
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	671090	0170	11/29/12	\$720,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	671090	0170	8/23/12	\$720,000	UNFINISHED AREA; RELOCATION - SALE TO SERVICE
001	850000	0020	9/19/11	\$320,000	DOR RATIO; %COMPLETE
001	892010	0080	4/29/11	\$1,380,000	NO MARKET EXPOSURE
001	892010	0089	10/10/11	\$1,350,000	ACTIVE PERMIT BEFORE SALE>25K
001	920100	0250	11/3/10	\$176,128	QUIT CLAIM DEED; RELATED PARTY
001	920100	0290	5/22/12	\$125,000	%COMPL;PREVIMP<=25K
001	920100	0290	5/22/12	\$220,000	%COMPL;PREVIMP<=25K
001	920100	0460	5/26/10	\$486,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	122405	9045	3/27/12	\$1,193,000	OBSOL;PREVIMP<=25K
011	122405	9113	10/22/10	\$1,650,000	TEAR DOWN; DOR RATIO
011	132405	9076	1/27/10	\$500,000	NO MARKET EXPOSURE; RELATED PARTY
011	182406	9039	9/7/11	\$300,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	182406	9044	9/20/10	\$1,515,000	PREVIMP<=25K
011	182406	9048	3/1/11	\$840,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	182406	9088	7/11/12	\$217,300	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	182406	9092	9/30/11	\$2,460	DOR RATIO; NO MARKET EXPOSURE
011	182406	9114	10/23/12	\$451,402	BANKRUPTCY - RECEIVER OR TRUSTEE
011	192406	9079	10/19/10	\$2,620,000	IMP COUNT
011	192506	9167	7/20/12	\$3,200,000	STATISTICAL OUTLIER; SAS 1
011	202406	9121	2/17/12	\$1,687,500	RELOCATION - SALE TO SERVICE
011	292350	1310	5/10/12	\$434,253	BANKRUPTCY - RECEIVER OR TRUSTEE
011	292350	1380	2/29/12	\$330,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	362505	9029	12/26/12	\$225,607	PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY
011	435370	0015	6/21/11	\$940,000	PREVIMP<=25K
011	542304	0090	3/15/10	\$600,000	NO MARKET EXPOSURE; RELATED PARTY
011	543740	0030	8/9/11	\$585,000	RELOCATION - SALE TO SERVICE
011	543740	0820	7/9/10	\$350,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	671010	0035	3/16/10	\$2,300,000	IMP COUNT;PREVLAND<=25K;PREVIMP<=25K
011	671010	0102	12/19/11	\$196,802	QUIT CLAIM DEED; RELATED PARTY
011	743050	0045	6/3/10	\$81,689	IMP COUNT; QCD; PARTIAL INTEREST (1/3, 1/2, Etc.)
011	743050	0420	6/1/10	\$208,488	DOR RATIO; IMP COUNT; QUIT CLAIM DEED
011	743050	0460	8/11/11	\$1,300,000	NO MARKET EXPOSURE
011	743050	0530	8/16/12	\$2,610,000	IMP COUNT
011	752490	0040	7/21/11	\$1,005,000	OBSOLESCENCE
011	752490	0065	11/4/10	\$685,000	PREVIMP<=25K
011	752495	0340	4/5/12	\$604,654	BANKRUPTCY - RECEIVER OR TRUSTEE
011	752495	1040	1/26/12	\$425,000	BANKRUPTCY - RECEIVER OR TRUSTEE
011	804370	0040	5/18/12	\$900,000	IMP. CHARACTERISTICS DO NOT MATCH
011	804370	0176	7/1/10	\$1,995,000	IMP COUNT;NO MARKET EXPOSURE; RELATED PARTY
011	804370	0300	1/21/11	\$2,300,000	NO MARKET EXPOSURE
011	804370	0420	3/7/11	\$348,000	STATISTICAL OUTLIER; SAS 1

Improved Sales Removed in this Annual Update Analysis
Area 47
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
011	891710	0045	12/11/12	\$2,491,149	BANKRUPTCY - RECEIVER OR TRUSTEE
011	891710	0045	11/30/12	\$3,000,000	NO MARKET EXPOSURE
011	919570	0150	9/26/12	\$281,500	BANKRUPTCY - RECEIVER OR TRUSTEE; QCD
011	925390	0051	12/16/11	\$1,310,355	% COMPLETE
011	925390	0109	3/23/10	\$500,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	925390	0160	12/1/10	\$1,100,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	925390	0165	4/5/12	\$750,000	DOR RATIO;PREVLAND<=25K;PREVIMP<=25K
011	925390	0167	10/26/12	\$1,275,000	STATISTICAL OUTLIER; SASS 1
011	925390	0345	10/9/12	\$1,025,000	PREVIMP<=25K
011	925390	0392	10/6/11	\$880,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	925390	0406	6/27/11	\$1,250,000	%COMPLETE; NO MARKET EXPOSURE
011	945130	0005	12/26/12	\$260,000	ACTIVE PERMIT BEFORE SALE>25K; % COMPLETE
013	132505	9030	8/24/10	\$158,000	PREVIMP<=25K;BANKRUPTCY - RECEIVER OR TRUSTEE
013	142505	9005	12/9/11	\$275,000	DOR RATIO
013	142505	9047	2/1/12	\$1,395,000	DOR RATIO
013	142505	9137	10/26/12	\$230,000	PREVIMP<=25K
013	178683	0030	6/28/11	\$625,000	RELOCATION - SALE TO SERVICE
013	182800	0020	9/22/10	\$290,000	NO MARKET EXPOSURE; RELATED PARTY
013	182800	0370	4/21/11	\$327,500	OBSOLESCENCE
013	215500	0350	5/25/11	\$428,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
013	242330	0010	7/13/10	\$629,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
013	242330	0010	8/1/11	\$719,000	IMP. CHARACTERISTICS DID NOT MATCH
013	388230	0090	1/12/11	\$285,000	NO MARKET EXPOSURE
013	388231	0070	6/29/11	\$129,923	DOR RATIO;QCD; RELATED PARTY
013	519640	0040	9/7/11	\$404,000	NO MARKET EXPOSURE
013	519640	0240	12/11/12	\$475,000	PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY
013	519641	0313	8/1/11	\$938,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
013	541180	0230	1/24/11	\$175,699	DOR RATIO; QCD; RELATED PARTY
013	542256	0610	1/6/12	\$350,241	BANKRUPTCY - RECEIVER OR TRUSTEE
013	542256	0950	12/23/11	\$307,500	FINANCIAL INSTITUTION RESALE; % COMPLETE
013	542257	0330	8/28/12	\$305,000	STATISTICAL OUTLIER; SAS 1
013	542257	0770	5/11/11	\$300,000	SHORT SALE
013	730910	0040	6/3/11	\$300,000	QUIT CLAIM DEED; RELATED PARTY
013	856293	0370	12/11/12	\$405,100	BANKRUPTCY - RECEIVER OR TRUSTEE
013	943530	0055	5/11/12	\$162,000	SHORT SALE
014	062730	0090	7/7/10	\$560,000	NON-REPRESENTATIVE SALE
014	122405	9088	5/25/11	\$328,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
014	122405	9088	2/7/12	\$462,500	IMP. CHARACTERISTICS DID NOT MATCH
014	195200	0130	10/21/11	\$1,000	DOR RATIO;QUIT CLAIM DEED; \$1,000 SALE OR LESS
014	260780	0310	1/8/10	\$428,000	NON-REPRESENTATIVE SALE
014	260780	0780	7/26/10	\$525,000	NON-REPRESENTATIVE SALE
014	321170	0030	9/14/11	\$564,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed in this Annual Update Analysis
Area 47
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
014	321170	0070	3/31/10	\$550,000	UNFINISHED AREA
014	321180	0100	2/4/10	\$495,000	RELOCATION - SALE TO SERVICE
014	321190	0090	12/31/12	\$634,950	PREVIMP<=25K
014	321190	0230	3/8/10	\$550,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
014	382760	0020	12/9/11	\$520,050	BANKRUPTCY - RECEIVER OR TRUSTEE
014	399920	0110	6/25/12	\$291,800	IMP. CHARACTERISTICS CHANGED SINCE SALE
014	399920	0110	10/15/12	\$545,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
014	792280	0040	6/17/11	\$450,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
014	792280	0350	9/3/10	\$276,000	NON-REPRESENTATIVE SALE
014	792290	0410	8/17/10	\$817,500	NON-REPRESENTATIVE SALE
014	792290	0530	2/17/10	\$250,000	STATISTICAL OUTLIER; SAS 1
014	792310	0620	12/16/10	\$480,000	NON-REPRESENTATIVE SALE
014	792310	0640	5/9/11	\$480,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
014	792320	0040	9/22/11	\$484,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
014	888190	0155	10/26/11	\$420,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
014	888190	0260	1/25/12	\$451,000	IMP. CHARACTERISTICS DID NOT MATCH
014	888190	0260	9/23/10	\$465,000	IMP. CHARACTERISTICS DID NOT MATCH

Vacant Sales Used in this Annual Update Analysis
Area 47
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
001	062406	9121	11/21/2012	\$350,000	12535	Y	N
001	357530	0155	10/2/2012	\$47,500	1273	Y	Y
001	077710	0110	8/7/2012	\$1,280,000	22289	Y	Y
001	192506	9093	4/2/2012	\$725,000	7085	Y	Y
001	172406	9069	11/17/2011	\$110,000	60548	N	N
001	062406	9088	5/18/2011	\$500,000	18717	Y	Y
001	062406	9062	9/30/2010	\$900,000	15713	Y	Y
001	172406	9087	5/10/2010	\$240,500	76711	Y	N
011	925390	0081	8/19/2011	\$145,000	23696	Y	N
011	925390	0382	10/12/2010	\$280,000	13261	Y	N
011	122405	9113	10/22/2010	\$1,650,000	31000	Y	Y
013	519641	0315	11/14/2011	\$250,000	16175	N	N
013	519641	0314	11/14/2011	\$250,000	9046	N	N
014	888190	0255	12/20/2012	\$225,000	7446	Y	N
014	321190	0140	3/1/2011	\$200,000	19200	Y	N

Vacant Sales Removed in this Annual Update Analysis
Area 47
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	192506	9021	10/28/2012	288000	NO MARKET EXPOSURE
001	192506	9021	9/6/2012	288000	NO MARKET EXPOSURE
001	202506	9043	9/6/2012	1000	NO MARKET EXPOSURE
011	743050	0137	7/1/2012	48588	NO MARKET EXPOSURE
011	925390	0346	7/6/2012	115000	NON-REPRESENTATIVE SALE
011	743050	0137	3/1/2010	77119	NO MARKET EXPOSURE
001	357530	0040	6/18/2012	145000	NO MARKET EXPOSURE
001	850000	0050	3/28/2012	90000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	357530	0185	3/21/2012	225000	NO MARKET EXPOSURE
014	321180	0160	2/27/2012	25000	NO MARKET EXPOSURE; STATEMENT TO DOR
011	182406	9021	11/8/2011	1950	GOVERNMENT AGENCY
001	202506	9137	9/16/2011	48350	PARTIAL INTEREST (1/3, 1/2, Etc.)
001	077710	0110	9/12/2011	20000	QUIT CLAIM DEED
013	142505	9198	12/2/2010	420000	NO MARKET EXPOSURE
001	322506	9245	7/8/2010	19000	EASEMENT OR RIGHT-OF-WAY
011	362505	9045	4/5/2010	136500	FINANCIAL INSTITUTION RESALE
001	077710	0110	4/9/2010	850000	FULL SALES PRICE NOT REPORTED; SHORT SALE

Mobile Home Sales Removed in this Annual Update Analysis
Area 47

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	172506	9018	2/7/2011	\$222,500	TEAR DOWN
001	173870	0125	1/10/2011	\$790,000	TEAR DOWN
011	945130	0005	12/15/2011	\$130,000	TEAR DOWN