

Residential Revalue

2013 Assessment Roll

Issaquah/Lakemont

Area 65

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:

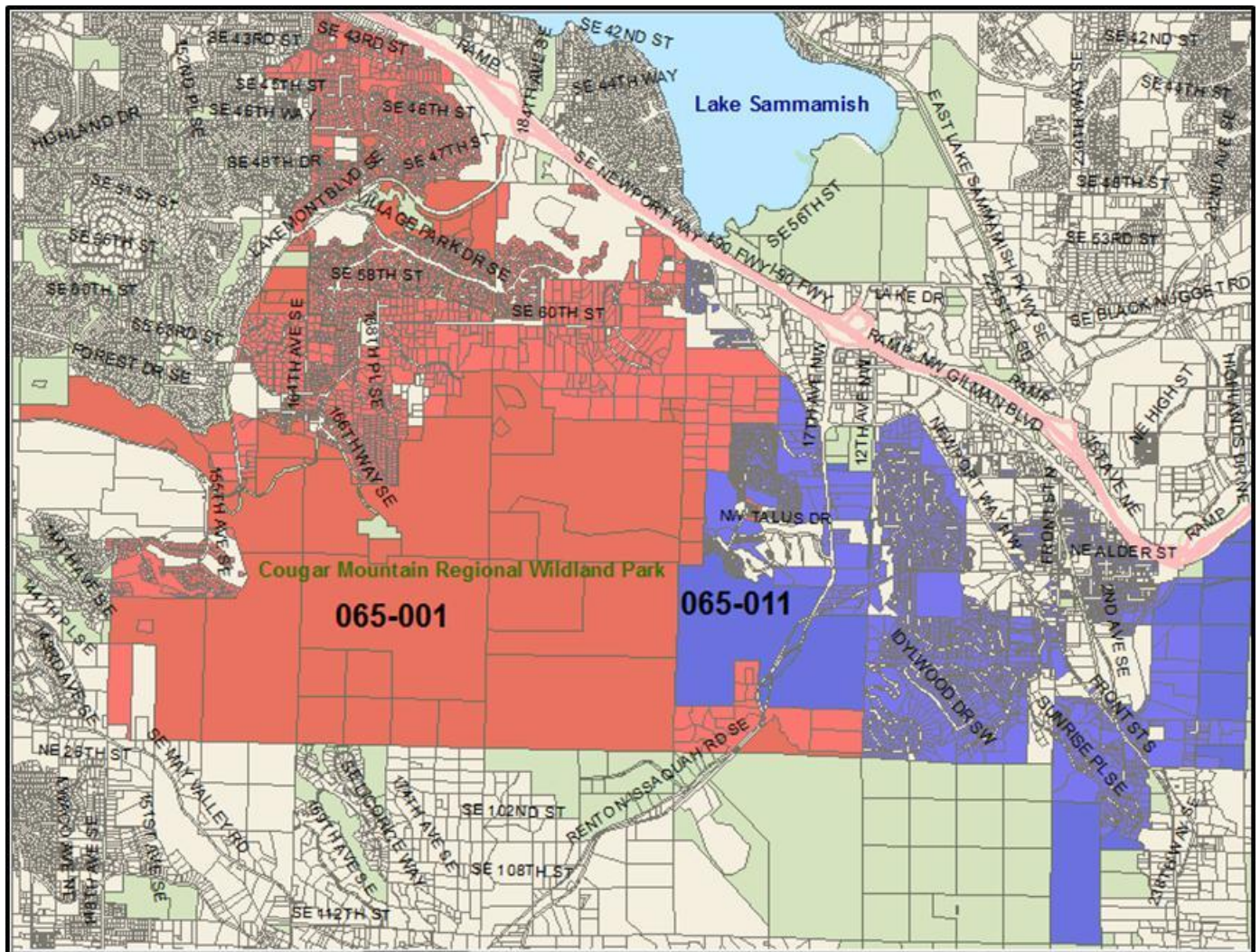
<http://www.kingcounty.gov/Assessor/Reports/AreaReports/~media/Assessor/AreaReports/AppraisalStandard.aspx>

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 65



Issaquah/Lakemont's Housing



Grade 7/ Year Built 1985/ Total Living Area 1720



Grade 8/ Year Built 2004/Total Living Area 2990



Grade 10/ Year Built 1996/ Total Living Area 3540



Grade 11/ Year Built 1995/Total Living Area 4110



Grade 12/ Year Built 2000/ Total Living Area 5340



Grade 13/ Year Built 1990/Total Living Area 5910

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: Issaquah/Lakemont/65

Previous Physical Inspection: 2010

Number of Improved Sales: 679

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	\$222,600	\$360,800	\$583,400			
2013 Value	\$241,400	\$390,900	\$632,300	\$687,700	91.9%	6.92%
Change	+\$18,800	+\$30,100	+\$48,900			
% Change	+8.4%	+8.3%	+8.4%			

*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 6.92% is an improvement from the previous COD of 7.35%.*

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	\$220,900	\$326,300	\$547,200
2013 Value	\$236,900	\$359,200	\$596,100
Percent Change	+7.2%	+10.1%	+8.9%

Number of one to three unit residences in the population: 4926

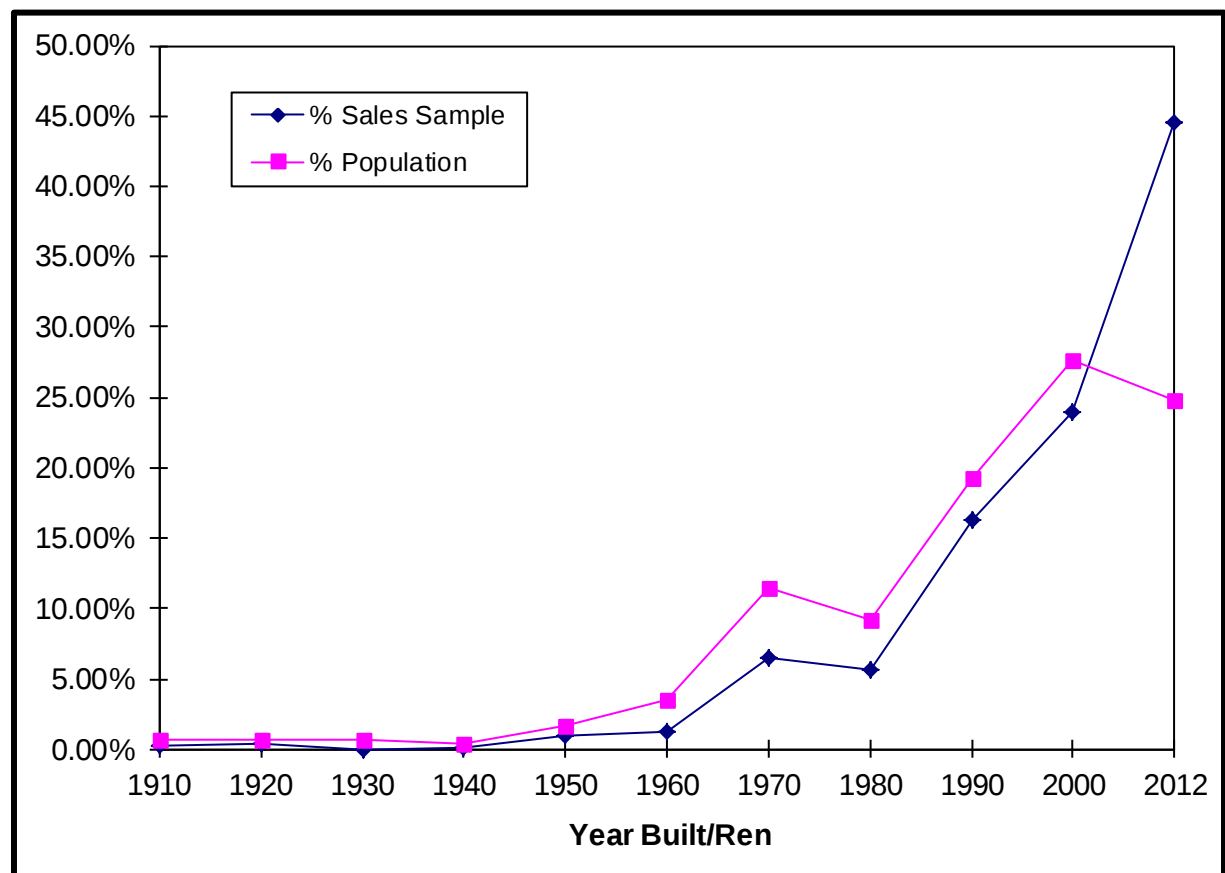
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that two neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. Neighborhoods 10 and 13 in Sub Area 1, (The Reserve at Newcastle, a golf course community) were at a higher ratio compared to the rest of the population, which resulted in a downward adjustment. In addition, Sub Area 11 was at a slightly higher ratio compared to the rest of the population, which resulted in less of an upward adjustment than the remaining population. The remaining improved properties in the population will receive an upward adjustment as indicated by the standard adjustment. The formula adjusts for these differences, thus improving equalization.

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	2	0.29%
1920	3	0.44%
1930	0	0.00%
1940	1	0.15%
1950	7	1.03%
1960	8	1.18%
1970	44	6.48%
1980	38	5.60%
1990	111	16.35%
2000	163	24.01%
2012	302	44.48%
	679	

Population		
Year Built/Ren	Frequency	% Population
1910	35	0.71%
1920	36	0.73%
1930	34	0.69%
1940	20	0.41%
1950	83	1.68%
1960	172	3.49%
1970	564	11.45%
1980	452	9.18%
1990	952	19.33%
2000	1359	27.59%
2012	1219	24.75%
	4926	

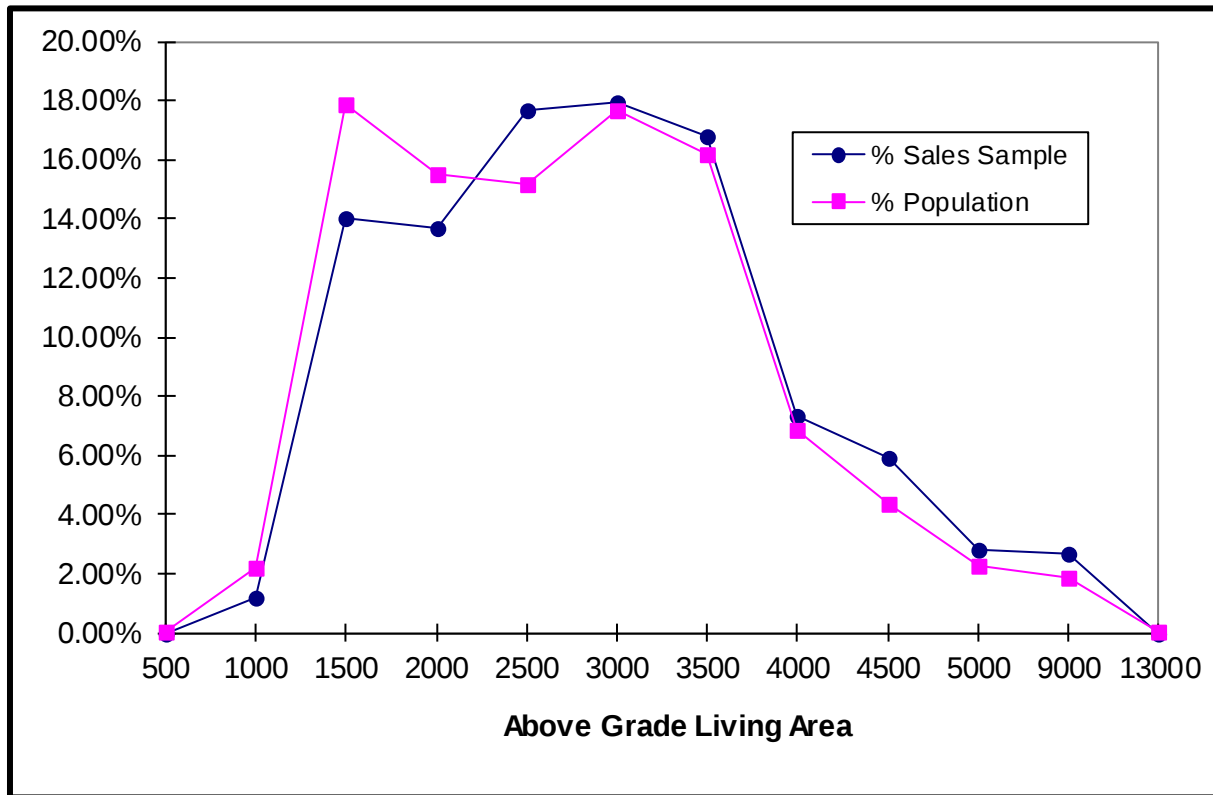


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	8	1.18%
1500	95	13.99%
2000	93	13.70%
2500	120	17.67%
3000	122	17.97%
3500	114	16.79%
4000	50	7.36%
4500	40	5.89%
5000	19	2.80%
9000	18	2.65%
13000	0	0.00%
	679	

Population		
AGLA	Frequency	% Population
500	3	0.06%
1000	109	2.21%
1500	879	17.84%
2000	763	15.49%
2500	747	15.16%
3000	870	17.66%
3500	796	16.16%
4000	339	6.88%
4500	214	4.34%
5000	112	2.27%
9000	92	1.87%
13000	2	0.04%
	4926	

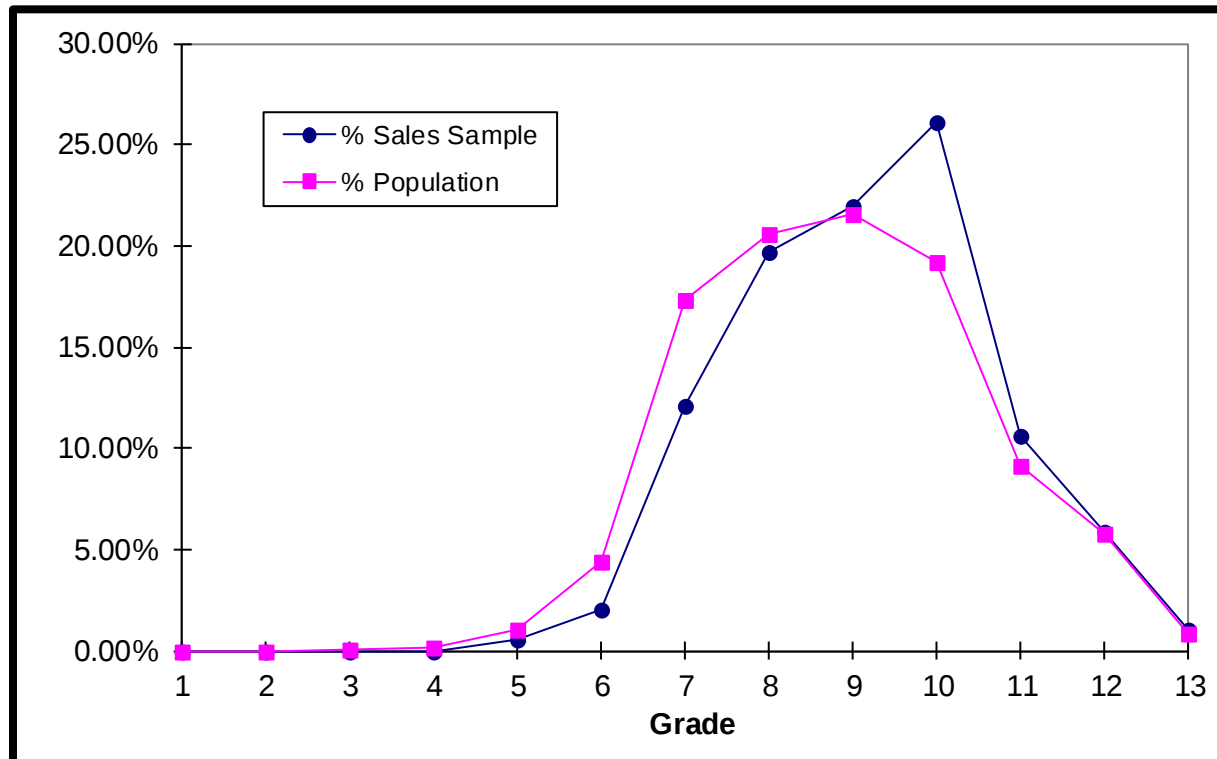


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	4	0.59%
6	14	2.06%
7	82	12.08%
8	134	19.73%
9	149	21.94%
10	177	26.07%
11	72	10.60%
12	40	5.89%
13	7	1.03%
	679	

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	1	0.02%
4	9	0.18%
5	53	1.08%
6	214	4.34%
7	852	17.30%
8	1013	20.56%
9	1061	21.54%
10	947	19.22%
11	450	9.14%
12	286	5.81%
13	40	0.81%
	4926	



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 13 usable land sales available in the area, and their 2012 Assessment Year assessed values, and the Area Adjustments, three land models were developed. Neighborhoods 10 and 13 had no change to their land value and were remaining at previous. Sub Area 11 land value was increasing by 5% which was supplemented by the area adjustment. An overall market adjustment was derived for the remaining population which was increasing by 10% which was also supplemented by the area adjustment. Three market adjustments were derived, which resulted in an overall 7.2% increase in land assessments in the area for the 2013 Assessment Year. The formula is:

For Neighborhoods 10 and 13 (The Reserve):

2013 Land Value = 2012 Land Value x 1.00, with the result truncated to the next \$1,000.

For Sub Area 11:

2013 Land Value = 2012 Land Value x 1.05, with the result truncated to the next \$1,000.

For Sub Area 1 (except for Neighborhoods 10 and 13):

2013 Land Value = 2012 Land Value x 1.10, 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 two neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. Neighborhoods 10 and 13 in Sub Area

1, (The Reserve at Newcastle, a golf course community) were at a higher ratio compared to the rest of the population, which resulted in a downward adjustment. In addition, Sub Area 11 was at a slightly higher ratio compared to the rest of the population, which resulted in less of an upward adjustment than the remaining population. The remaining improved properties in the population will receive an upward adjustment as indicated by the standard adjustment. The formula adjusts for these differences, thus improving equalization.

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 679 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 no 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 +8.9%. 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 65 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

11.54%

Sub Area 11	Yes
% Adjustment	7.16%
Nghbs 10 & 13 in Sub Area 1 The Reserve at Newcastle	Yes
% Adjustment	-2.01%

Comments :

The percentages listed are total adjustments not additive adjustments.

For instance, a parcel in Sub Area 11 would *approximately* receive a +7.16% upward adjustment. 2613 parcels in the improved population would receive this adjustment. There were 352 sales.

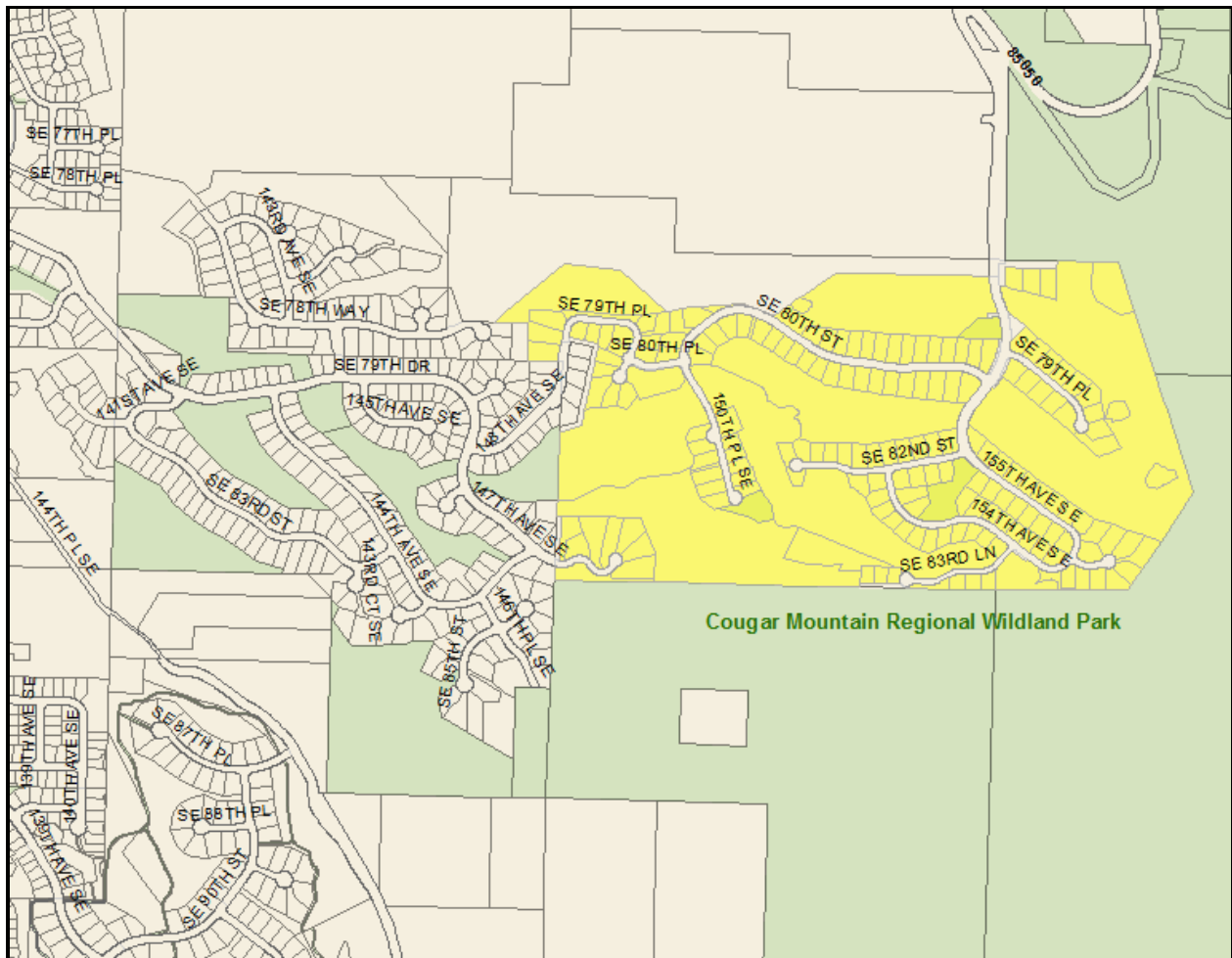
For instance, a parcel in Neighborhoods 10 or 13 in Sub Area 1, (The Reserve at Newcastle) would *approximately* receive a -2.01% downward adjustment. 156 parcels in the improved population would receive this adjustment. There were 39 sales.

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

Generally parcels in Neighborhoods 10 and 13 were at a higher assessment level than the rest of the population. This model corrects for these strata differences.

43.8% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Neighborhoods 10 and 13 in Sub Area 1 (The Reserve at Newcastle)



Area 65 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 1.052, resulting in an adjusted value of \$552,000 ($\$525,000 \times 1.052 = \$552,300$) – rounded to the nearest \$1,000.

Market Adjustment to 1/1/2013		
Sale Date	Adjustment (Factor)	Equivalent Percent
1/1/2010	1.029	2.9%
2/1/2010	1.032	3.2%
3/1/2010	1.035	3.5%
4/1/2010	1.038	3.8%
5/1/2010	1.041	4.1%
6/1/2010	1.043	4.3%
7/1/2010	1.045	4.5%
8/1/2010	1.047	4.7%
9/1/2010	1.049	4.9%
10/1/2010	1.050	5.0%
11/1/2010	1.052	5.2%
12/1/2010	1.053	5.3%
1/1/2011	1.053	5.3%
2/1/2011	1.054	5.4%
3/1/2011	1.054	5.4%
4/1/2011	1.054	5.4%
5/1/2011	1.054	5.4%
6/1/2011	1.054	5.4%
7/1/2011	1.053	5.3%
8/1/2011	1.052	5.2%
9/1/2011	1.051	5.1%
10/1/2011	1.049	4.9%
11/1/2011	1.048	4.8%
12/1/2011	1.046	4.6%
1/1/2012	1.044	4.4%
2/1/2012	1.041	4.1%
3/1/2012	1.039	3.9%
4/1/2012	1.036	3.6%
5/1/2012	1.033	3.3%
6/1/2012	1.030	3.0%
7/1/2012	1.026	2.6%
8/1/2012	1.022	2.2%
9/1/2012	1.018	1.8%
10/1/2012	1.014	1.4%
11/1/2012	1.010	1.0%
12/1/2012	1.005	0.5%
1/1/2013	1.000	0.0%

Improved Sales Used in this Annual Update Analysis
Area 65
(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	942950	0116	11/29/10	\$275,000	\$289,000	1010	6	1954	Good	29500	N	N	16419 SE NEWPORT WAY
001	221170	0300	1/10/12	\$399,000	\$416,000	1550	7	1965	Good	19039	N	N	16761 SE 45TH ST
001	896545	0200	12/13/11	\$289,000	\$302,000	1560	7	1994	Avg	3055	N	N	16730 SE 48TH PL
001	942950	0154	4/24/12	\$390,000	\$403,000	1760	7	1949	Avg	41547	N	N	4116 165TH PL SE
001	750450	0030	9/12/12	\$505,000	\$514,000	1120	8	1972	Good	14950	Y	N	17217 SE 42ND PL
001	221170	0365	6/11/12	\$615,000	\$633,000	1340	8	1962	VGood	17100	N	N	16551 SE 45TH PL
001	140400	0070	7/22/11	\$545,000	\$573,000	1540	8	1966	Good	15046	Y	N	16455 SE 44TH PL
001	221170	0150	12/5/12	\$515,000	\$517,000	1600	8	1968	Good	17341	Y	N	16618 SE 45TH ST
001	221170	0025	9/1/11	\$589,900	\$620,000	1610	8	1988	Avg	18602	N	N	16741 SE 46TH ST
001	242405	9049	5/14/12	\$529,000	\$546,000	1610	8	1967	VGood	42310	N	N	17707 SE 60TH ST
001	750450	0050	9/22/10	\$575,000	\$604,000	1630	8	1980	VGood	16117	Y	N	17233 SE 42ND PL
001	221170	0370	5/3/10	\$490,000	\$510,000	1670	8	1964	Good	17789	N	N	16559 SE 45TH PL
001	221170	0450	7/21/11	\$458,000	\$482,000	1880	8	1969	Good	16748	N	N	16524 SE 45TH PL
001	192406	9131	12/7/10	\$815,000	\$858,000	1980	8	1968	VGood	140698	Y	N	5813 189TH AVE SE
001	780546	0140	3/18/11	\$575,000	\$606,000	2080	8	1987	Avg	12526	N	N	17225 SE 47TH PL
001	942950	0236	3/9/10	\$499,000	\$517,000	2370	8	2010	Avg	5153	N	N	17011 SE NEWPORT WAY
001	942950	0237	3/11/10	\$495,000	\$513,000	2370	8	2010	Avg	4800	N	N	17013 SE NEWPORT WAY
001	942950	0235	6/23/10	\$566,547	\$592,000	2530	8	2010	Avg	9969	N	N	17017 SE NEWPORT WAY
001	942950	0238	11/3/10	\$495,000	\$521,000	2530	8	2010	Avg	4800	N	N	17015 SE NEWPORT WAY
001	780545	0210	8/10/11	\$622,000	\$654,000	1140	9	1987	Avg	12859	Y	N	4672 177TH AVE SE
001	896550	0240	2/9/10	\$485,000	\$501,000	1690	9	1984	Avg	9738	N	N	4550 169TH AVE SE
001	132405	9148	6/30/10	\$615,000	\$643,000	1780	9	1997	Avg	13285	Y	N	16830 SE 43RD ST
001	177838	0420	6/27/11	\$453,360	\$477,000	2030	9	2001	Avg	4419	N	N	16373 SE 66TH ST
001	413941	0060	10/22/10	\$765,000	\$804,000	2080	9	1992	VGood	9846	N	N	17293 SE 49TH PL

Improved Sales Used in this Annual Update Analysis
Area 65
(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	896550	0020	12/23/11	\$489,950	\$512,000	2110	9	1986	Avg	9773	N	N	16811 SE 46TH ST
001	221170	0075	11/16/10	\$545,000	\$573,000	2140	9	1985	Avg	15846	N	N	16625 SE 46TH ST
001	413941	0080	6/8/11	\$565,000	\$595,000	2200	9	1992	Avg	7276	N	N	4980 173RD PL SE
001	896550	0080	5/21/10	\$550,000	\$573,000	2280	9	1984	Avg	10417	N	N	16935 SE 47TH ST
001	896550	0460	4/19/11	\$670,000	\$706,000	2280	9	1987	Good	14217	N	N	4533 172ND AVE SE
001	177838	0010	12/29/11	\$520,000	\$543,000	2290	9	2001	Avg	6669	N	N	6577 163RD PL SE
001	177838	0050	9/18/10	\$617,000	\$648,000	2290	9	2001	Avg	5666	N	N	6591 163RD PL SE
001	177838	0200	2/23/11	\$507,250	\$535,000	2290	9	2002	Avg	5096	N	N	6687 163RD PL SE
001	192406	9057	7/13/10	\$665,000	\$696,000	2310	9	1966	Good	69696	Y	N	5828 189TH AVE SE
001	322406	9077	6/15/10	\$653,000	\$682,000	2310	9	2004	Avg	217893	N	N	19801 SE 95TH ST
001	009760	0110	1/6/10	\$600,000	\$618,000	2330	9	2007	Avg	5000	N	N	16517 SE 66TH ST
001	947840	0120	4/13/12	\$585,000	\$605,000	2330	9	2001	Avg	7294	N	N	6396 166TH PL SE
001	009760	0090	6/8/12	\$655,000	\$674,000	2350	9	2007	Avg	5216	N	N	16509 SE 66TH ST
001	221170	0400	8/22/10	\$639,900	\$671,000	2410	9	1990	Avg	19821	N	N	16528 SE 46TH ST
001	221170	0335	6/22/12	\$525,000	\$539,000	2420	9	1989	Avg	19922	N	N	16514 SE 46TH ST
001	780546	0350	8/9/10	\$635,000	\$665,000	2460	9	1985	Avg	12530	N	N	17214 SE 46TH PL
001	896540	0060	3/4/11	\$525,000	\$553,000	2480	9	1989	Avg	10690	N	N	5019 165TH PL SE
001	896540	0510	8/1/12	\$679,000	\$694,000	2500	9	1990	Avg	12342	N	N	16482 SE 49TH ST
001	413944	0280	10/16/10	\$695,000	\$730,000	2510	9	1994	Good	10506	N	N	5573 166TH PL SE
001	947840	0250	8/8/11	\$642,000	\$675,000	2520	9	2000	Avg	5973	N	N	6429 165TH PL SE
001	177838	0060	5/6/10	\$650,000	\$677,000	2540	9	2001	Avg	6185	N	N	6595 163RD PL SE
001	177838	0080	3/29/10	\$654,379	\$679,000	2540	9	2002	Avg	10757	N	N	16021 SE 66TH ST
001	947840	0280	8/8/12	\$680,000	\$695,000	2560	9	2000	Avg	5771	N	N	6423 165TH PL SE
001	413944	0750	9/27/12	\$688,000	\$698,000	2570	9	1992	Avg	7340	Y	N	16547 SE 57TH PL
001	413943	0380	6/5/12	\$740,000	\$762,000	2580	9	1993	Avg	11373	Y	N	6006 166TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 65
(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	226080	0070	11/26/12	\$706,000	\$710,000	2600	9	1975	Good	52707	N	N	19129 SE 63RD PL
001	413944	0790	5/2/11	\$602,500	\$635,000	2620	9	1992	Avg	8721	Y	N	16675 SE 57TH PL
001	780545	0780	12/1/10	\$615,000	\$647,000	2620	9	1986	Avg	11040	N	N	4688 174TH AVE SE
001	896550	0200	7/29/10	\$645,000	\$675,000	2620	9	1983	Good	9660	N	N	16934 SE 47TH ST
001	413944	0670	11/9/12	\$782,000	\$789,000	2640	9	1994	Avg	15218	N	N	16468 SE 57TH PL
001	896540	0030	5/19/11	\$635,000	\$669,000	2660	9	1989	Avg	11630	N	N	4915 165TH PL SE
001	942950	0118	11/22/11	\$635,000	\$665,000	2660	9	2007	Avg	8300	N	N	4114 164TH AVE SE
001	896545	0260	9/11/12	\$705,000	\$717,000	2710	9	1993	Avg	8594	N	N	4682 165TH AVE SE
001	896550	0710	9/8/11	\$675,000	\$709,000	2720	9	1987	Avg	10294	N	N	17200 SE 45TH ST
001	177838	0480	6/19/12	\$639,000	\$657,000	2740	9	2002	Avg	15834	N	N	16350 SE 66TH ST
001	780545	0510	2/1/11	\$560,000	\$590,000	2750	9	1984	Avg	12368	Y	N	4637 176TH AVE SE
001	780546	0210	8/23/12	\$686,500	\$700,000	2750	9	1987	Avg	11038	N	N	17232 SE 47TH ST
001	009760	0100	3/10/11	\$670,000	\$706,000	2760	9	2007	Avg	5008	N	N	16513 SE 66TH ST
001	009760	0120	4/16/10	\$628,000	\$653,000	2760	9	2007	Avg	5100	N	N	16521 SE 66TH ST
001	242405	9069	11/27/12	\$900,000	\$905,000	2760	9	2008	Avg	22192	Y	N	5955 173RD LN SE
001	896550	0840	3/4/11	\$639,800	\$674,000	2870	9	1983	Avg	11483	N	N	4404 170TH AVE SE
001	177838	0290	4/28/10	\$595,000	\$619,000	2910	9	2002	Avg	7989	N	N	6756 163RD PL SE
001	221170	0123	7/27/10	\$689,000	\$721,000	2910	9	2004	Avg	9191	N	N	4507 165TH AVE SE
001	009760	0040	7/30/12	\$660,000	\$675,000	2920	9	2007	Avg	5879	N	N	16417 SE 66TH ST
001	009760	0200	3/11/11	\$626,000	\$660,000	2920	9	2007	Avg	5591	N	N	16404 SE 66TH ST
001	221170	0165	1/18/11	\$610,000	\$643,000	2930	9	1995	Avg	17208	N	N	16726 SE 45TH ST
001	947840	0230	8/3/10	\$645,000	\$676,000	2950	9	2000	Avg	6735	N	N	6428 165TH PL SE
001	947840	0320	4/30/12	\$692,500	\$715,000	2950	9	2000	Avg	6685	N	N	6410 164TH PL SE
001	947840	0350	1/7/10	\$645,000	\$664,000	2950	9	2000	Avg	7297	N	N	6418 164TH PL SE
001	780546	0610	2/23/10	\$777,000	\$804,000	2960	9	1987	VGood	12440	Y	N	17519 SE 46TH ST

Improved Sales Used in this Annual Update Analysis
Area 65
(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	413944	0620	8/10/11	\$660,000	\$694,000	2970	9	1992	Avg	8000	N	N	16580 SE 57TH PL
001	560801	0220	5/24/10	\$720,000	\$751,000	3010	9	1994	Avg	7697	N	N	5992 OBERLAND PL NW
001	942950	0183	5/20/11	\$532,000	\$561,000	3090	9	2002	Avg	7601	N	N	16717 SE NEWPORT WAY
001	896550	0250	3/19/10	\$698,000	\$724,000	3110	9	1983	VGood	9535	N	N	4540 169TH AVE SE
001	232405	9318	9/23/11	\$640,000	\$672,000	3120	9	2005	Avg	7210	N	N	15915 SE COUGAR MOUNTAIN WAY
001	780546	0800	4/16/10	\$709,375	\$737,000	3130	9	1988	Avg	13049	N	N	4653 172ND AVE SE
001	413944	0870	3/2/10	\$724,680	\$750,000	3180	9	1993	Avg	8132	N	N	5610 165TH PL SE
001	560801	0240	1/15/10	\$665,000	\$685,000	3220	9	1994	Avg	7883	N	N	5934 OBERLAND PL NW
001	896550	0830	5/9/12	\$627,000	\$647,000	3220	9	1984	Avg	11265	N	N	4408 170TH AVE SE
001	896545	0050	8/10/12	\$665,000	\$679,000	3250	9	1993	Avg	11446	N	N	4739 165TH AVE SE
001	413944	0760	11/23/10	\$705,000	\$742,000	3260	9	1992	Good	8809	Y	N	16579 SE 57TH PL
001	560801	0390	5/3/10	\$660,000	\$687,000	3280	9	1996	Avg	7203	N	N	5994 MONT BLANC PL NW
001	896541	0070	1/20/11	\$740,000	\$780,000	3280	9	1996	Avg	9996	N	N	16426 SE 48TH CT
001	009760	0030	8/20/12	\$675,000	\$688,000	3290	9	2007	Avg	7601	N	N	16413 SE 66TH ST
001	560801	0060	5/5/11	\$770,000	\$812,000	3290	9	1995	Avg	10825	N	N	5860 NW LAC LEMAN DR
001	560801	0150	5/18/10	\$700,000	\$730,000	3290	9	1995	Avg	7226	N	N	18096 NW VARESE CT
001	560801	0280	7/8/11	\$685,000	\$721,000	3290	9	1995	Avg	8389	N	N	5820 NW LAC LEMAN DR
001	560801	0930	6/13/12	\$750,000	\$771,000	3290	9	1994	Avg	9616	N	N	5889 NW LAC LEMAN DR
001	896546	0140	8/18/11	\$736,000	\$774,000	3340	9	1995	Avg	8770	N	N	16644 SE 48TH PL
001	896541	0110	7/1/10	\$768,000	\$803,000	3390	9	1995	Avg	9886	N	N	16449 SE 48TH CT
001	242405	9155	7/5/11	\$775,000	\$816,000	3400	9	2004	Avg	9938	N	N	6238 167TH AVE SE
001	896545	0130	8/27/12	\$751,000	\$765,000	3420	9	1994	Avg	14106	N	N	16497 SE 48TH PL
001	413941	0120	6/20/12	\$735,000	\$755,000	3480	9	1992	Avg	13822	N	N	17321 SE 48TH CT
001	009760	0070	12/16/10	\$686,175	\$723,000	3500	9	2007	Avg	6782	N	N	16501 SE 66TH ST
001	896545	0250	3/16/12	\$745,000	\$773,000	3630	9	1994	Avg	8387	N	N	4698 165TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 65
(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	723750	0710	4/28/11	\$825,000	\$870,000	3640	9	2005	Avg	8070	N	N	15212 SE 83RD LN
001	192406	9058	3/29/12	\$799,000	\$828,000	3710	9	1978	VGood	49222	N	N	18524 SE 60TH ST
001	560801	0440	10/13/10	\$725,000	\$762,000	3710	9	1998	Avg	7834	N	N	5942 MONT BLANC PL NW
001	896541	0150	4/18/11	\$735,000	\$775,000	3780	9	1997	Avg	23623	N	N	4853 167TH AVE SE
001	132405	9057	11/14/12	\$725,000	\$731,000	1780	10	1999	Avg	7864	Y	N	4214 167TH CT SE
001	896550	0660	7/7/11	\$925,000	\$974,000	2090	10	1984	Avg	16491	Y	N	4427 173RD AVE SE
001	226080	0020	11/27/12	\$1,352,000	\$1,360,000	2100	10	1963	VGood	289238	Y	N	19222 SE 62ND PL
001	242405	9172	12/22/11	\$900,000	\$940,000	2110	10	2009	Avg	41831	N	N	6033 174TH AVE SE
001	896550	0850	6/8/11	\$550,000	\$579,000	2310	10	1983	Good	12985	N	N	4405 170TH AVE SE
001	226080	0110	7/27/12	\$750,000	\$767,000	2440	10	2003	Avg	59677	N	N	18913 SE 63RD PL
001	413940	0380	6/25/12	\$635,000	\$652,000	2460	10	1993	Avg	8529	N	N	4774 172ND CT SE
001	750450	0080	12/5/12	\$800,000	\$804,000	2480	10	2000	Avg	11050	Y	N	17232 SE 43RD ST
001	780545	0320	11/15/11	\$915,000	\$958,000	2540	10	1984	Avg	17295	Y	N	17528 SE 47TH ST
001	177835	0130	7/18/11	\$620,000	\$652,000	2560	10	1996	Avg	10381	N	N	19437 SE 57TH PL
001	413940	0580	4/5/11	\$645,000	\$680,000	2570	10	1991	Avg	9839	N	N	17142 SE 47TH CT
001	413940	0930	11/10/11	\$580,000	\$607,000	2580	10	1992	Avg	8852	N	N	17124 SE 48TH CT
001	413940	0030	5/24/11	\$702,500	\$740,000	2600	10	1992	Avg	7760	N	N	17086 SE 47TH CT
001	413940	0730	10/22/12	\$699,500	\$707,000	2600	10	1992	Avg	7734	N	N	16875 SE 47TH WAY
001	413944	0100	5/17/10	\$625,000	\$651,000	2610	10	1993	Avg	8481	N	N	16881 SE 56TH PL
001	413940	0750	12/15/10	\$608,000	\$640,000	2620	10	1991	Avg	8106	N	N	4743 171ST AVE SE
001	413940	0430	3/28/12	\$699,000	\$724,000	2710	10	1992	Avg	8369	N	N	4725 172ND CT SE
001	413940	0430	5/4/11	\$695,000	\$732,000	2710	10	1992	Avg	8369	N	N	4725 172ND CT SE
001	896550	0500	8/3/11	\$595,000	\$626,000	2710	10	1985	Avg	10009	N	N	17217 SE 45TH ST
001	413940	0680	6/15/12	\$679,000	\$698,000	2730	10	1993	Avg	6604	N	N	16846 SE 47TH WAY
001	413940	0830	6/23/10	\$665,000	\$695,000	2740	10	1991	Avg	11381	N	N	4803 171ST AVE SE

Improved Sales Used in this Annual Update Analysis
Area 65
(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	413944	0510	8/5/11	\$639,950	\$673,000	2740	10	1992	Avg	9470	N	N	5624 167TH PL SE
001	896552	0250	3/1/10	\$575,000	\$595,000	2770	10	1987	Avg	13353	Y	N	4607 177TH AVE SE
001	780545	0130	10/20/11	\$642,000	\$673,000	2820	10	1986	Avg	20156	N	N	17449 SE 47TH ST
001	413944	0070	5/4/10	\$690,000	\$718,000	2830	10	1994	Avg	8660	N	N	16845 SE 56TH PL
001	413944	0430	9/30/10	\$685,000	\$720,000	2830	10	1993	Good	7335	N	N	5615 165TH PL SE
001	132405	9145	12/27/12	\$838,000	\$839,000	2840	10	1992	Avg	28362	Y	N	16732 SE 43RD ST
001	413944	0840	4/15/11	\$710,000	\$748,000	2850	10	1993	Good	9327	Y	N	5629 167TH PL SE
001	177835	0030	6/4/12	\$650,000	\$669,000	2880	10	1995	Avg	10997	N	N	5654 194TH LN SE
001	780545	0690	7/19/10	\$712,500	\$746,000	2890	10	1983	Avg	11536	Y	N	4651 175TH AVE SE
001	896540	0320	7/26/11	\$650,000	\$684,000	2890	10	1989	Avg	10750	N	N	16731 SE 49TH ST
001	780545	0250	7/30/12	\$960,000	\$982,000	2900	10	1984	Avg	12396	Y	N	4648 177TH AVE SE
001	780545	0380	8/14/12	\$880,000	\$898,000	2900	10	1984	Good	13752	Y	N	17615 SE 46TH PL
001	413955	0030	7/10/12	\$811,000	\$831,000	2920	10	2012	Avg	6750	N	N	16470 SE 61ST PL
001	413940	0240	2/17/11	\$687,500	\$725,000	2940	10	1992	Avg	8442	N	N	17033 SE 47TH PL
001	413940	0120	8/24/10	\$700,000	\$734,000	2960	10	1992	Avg	6714	N	N	17035 SE 47TH CT
001	413940	0760	6/9/11	\$700,000	\$737,000	2960	10	1992	Avg	7328	N	N	4751 171ST AVE SE
001	730800	0330	6/18/12	\$725,000	\$745,000	2980	10	1999	Avg	8547	N	N	16702 SE 63RD PL
001	413943	0350	11/29/10	\$660,000	\$695,000	2990	10	1994	Avg	11306	N	N	6023 166TH AVE SE
001	730800	0080	12/6/12	\$733,000	\$736,000	2990	10	2000	Avg	9689	N	N	16573 SE 63RD PL
001	896540	0350	12/11/11	\$655,000	\$685,000	2990	10	1989	Avg	11840	N	N	16777 SE 49TH ST
001	413943	0370	6/22/12	\$740,000	\$760,000	3000	10	1992	Avg	13137	N	N	6038 166TH AVE SE
001	988800	0040	8/26/11	\$648,888	\$682,000	3000	10	1998	Avg	23591	N	N	17109 SE COUGAR MOUNTAIN DR
001	413946	0240	4/21/11	\$700,000	\$738,000	3040	10	1996	Avg	8492	N	N	5586 178TH AVE SE
001	896550	0340	2/10/10	\$635,000	\$656,000	3040	10	1983	Good	13874	N	N	4526 169TH PL SE
001	413945	0040	11/19/12	\$720,000	\$725,000	3080	10	1995	Avg	7918	N	N	17543 SE 56TH ST

Improved Sales Used in this Annual Update Analysis
Area 65
(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	413946	0330	9/27/11	\$700,000	\$735,000	3080	10	1995	Avg	9107	N	N	5571 178TH AVE SE
001	750450	0060	6/14/10	\$727,500	\$760,000	3080	10	2000	Avg	15100	Y	N	17241 SE 42ND PL
001	896540	0480	6/1/11	\$583,000	\$614,000	3090	10	1990	Avg	11370	N	N	16548 SE 49TH ST
001	413944	0170	7/23/12	\$820,500	\$840,000	3100	10	1992	Avg	9290	N	N	16822 SE 56TH PL
001	413955	0020	5/29/12	\$849,950	\$875,000	3120	10	2011	Avg	6750	N	N	16450 SE 61ST PL
001	192406	9147	10/5/12	\$739,000	\$749,000	3150	10	2012	Avg	64904	N	N	18657 SE 60TH ST
001	413945	0120	8/23/12	\$780,000	\$795,000	3170	10	1995	Avg	8806	N	N	5528 176TH PL SE
001	413945	0120	11/16/10	\$743,748	\$783,000	3170	10	1995	Avg	8806	N	N	5528 176TH PL SE
001	780545	0340	12/8/10	\$641,000	\$675,000	3180	10	1983	Avg	15027	Y	N	4668 175TH AVE SE
001	780546	0710	5/29/12	\$768,000	\$791,000	3190	10	1987	Avg	11716	N	N	17226 SE 46TH ST
001	252405	9006	9/26/11	\$750,000	\$787,000	3200	10	2011	Avg	13139	N	N	16405 SE COUGAR MOUNTAIN WAY
001	730800	0050	8/24/11	\$753,000	\$791,000	3210	10	1999	Avg	10397	N	N	16499 SE 63RD PL
001	730800	0140	5/12/12	\$840,000	\$867,000	3210	10	2000	Avg	13452	N	N	6373 167TH AVE SE
001	730800	0320	3/23/12	\$700,000	\$726,000	3210	10	2000	Avg	8524	N	N	16718 SE 63RD PL
001	413946	0130	10/18/12	\$765,000	\$774,000	3240	10	1996	Avg	9208	N	N	5569 179TH AVE SE
001	730800	0030	9/16/11	\$850,000	\$893,000	3240	10	2000	Avg	10335	N	N	16457 SE 63RD PL
001	560804	0100	2/8/10	\$820,000	\$847,000	3280	10	1996	Avg	13185	N	N	5414 CHAMPERY PL NW
001	413943	0440	3/7/11	\$760,000	\$801,000	3310	10	1994	Avg	12149	Y	N	6025 167TH AVE SE
001	252405	9265	6/14/12	\$772,000	\$794,000	3330	10	2012	Avg	10445	N	N	16415 SE COUGAR MOUNTAIN WAY
001	730800	0020	8/19/10	\$823,000	\$863,000	3330	10	2000	Avg	9938	N	N	16435 SE 63RD PL
001	177836	0210	12/21/12	\$1,142,300	\$1,144,000	3340	10	2005	Avg	8300	N	N	16747 SE 69TH WAY
001	896540	0450	11/15/11	\$715,000	\$749,000	3340	10	1989	Avg	10210	N	N	16646 SE 49TH ST
001	780545	0060	11/4/11	\$600,000	\$629,000	3350	10	1986	Avg	15666	N	N	17409 SE 47TH ST
001	896552	0290	4/26/10	\$864,000	\$899,000	3350	10	1985	Avg	10773	Y	N	4624 177TH AVE SE
001	560800	0770	5/14/12	\$730,000	\$753,000	3360	10	1995	Avg	11319	N	N	5380 EIGER PL NW

Improved Sales Used in this Annual Update Analysis
Area 65
(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	413946	0120	6/9/11	\$895,000	\$943,000	3370	10	1996	Avg	10265	N	N	5525 179TH AVE SE
001	723750	1570	7/7/11	\$782,000	\$823,000	3370	10	2004	Avg	20820	N	N	7931 148TH AVE SE
001	413946	0270	11/11/11	\$735,000	\$770,000	3400	10	1995	Avg	8715	N	N	5504 178TH AVE SE
001	560804	0090	7/11/11	\$909,000	\$957,000	3400	10	1996	Avg	14700	N	N	5428 CHAMPERY PL NW
001	866510	0050	2/16/12	\$782,500	\$814,000	3400	10	2012	Avg	12464	N	N	16760 SE 61ST LN
001	413943	0100	5/13/11	\$795,000	\$838,000	3420	10	1993	Good	21700	Y	N	16411 SE 58TH PL
001	242405	9014	5/10/12	\$850,000	\$877,000	3430	10	2011	Avg	40545	N	N	17611 SE 60TH ST
001	413955	0090	7/12/12	\$854,950	\$876,000	3450	10	2012	Avg	8713	N	N	16590 SE 61ST PL
001	560804	0040	6/14/10	\$810,000	\$846,000	3470	10	1996	Avg	11705	N	N	5468 CHAMPERY PL NW
001	896552	0310	6/14/10	\$920,000	\$961,000	3530	10	1985	Avg	11714	Y	N	4612 177TH AVE SE
001	177835	0300	2/22/10	\$680,000	\$704,000	3540	10	1996	Avg	13246	N	N	19310 SE 57TH PL
001	730800	0070	8/25/12	\$769,500	\$784,000	3540	10	1999	Avg	10000	N	N	16549 SE 63RD PL
001	780545	0410	3/13/12	\$749,950	\$778,000	3540	10	1987	Avg	12842	Y	N	4642 176TH AVE SE
001	780545	0770	2/4/10	\$689,900	\$712,000	3550	10	1985	Good	10561	N	N	4679 174TH CT SE
001	730800	0130	9/17/10	\$820,000	\$861,000	3640	10	2005	Avg	9099	N	N	6345 167TH AVE SE
001	413945	0350	3/16/12	\$650,000	\$674,000	3655	10	1995	Avg	11199	N	N	5447 175TH PL SE
001	413942	0020	11/5/12	\$805,000	\$812,000	3790	10	1994	Avg	13085	Y	N	5496 170TH PL SE
001	896540	0440	9/18/12	\$775,000	\$787,000	3870	10	1989	Avg	10000	N	N	4877 167TH AVE SE
001	177836	0280	4/6/10	\$790,000	\$821,000	3920	10	2005	Avg	8165	N	N	16608 SE 70TH ST
001	302406	9005	5/25/12	\$935,000	\$964,000	3930	10	1990	Avg	82510	Y	N	18601 SE 65TH PL
001	896540	0290	5/12/10	\$810,000	\$844,000	3930	10	1989	Good	11620	N	N	16657 SE 49TH ST
001	252405	9266	2/14/12	\$790,000	\$822,000	3960	10	2012	Avg	11503	N	N	16419 SE COUGAR MOUNTAIN WAY
001	177836	0140	5/19/10	\$774,000	\$807,000	4010	10	2003	Avg	8639	N	N	16655 SE 69TH WAY
001	177836	0270	8/1/12	\$780,000	\$798,000	4010	10	2005	Avg	7789	N	N	16620 SE 70TH ST
001	723750	0160	1/6/11	\$850,000	\$895,000	4030	10	2004	Avg	11956	N	N	8143 150TH PL SE

Improved Sales Used in this Annual Update Analysis
Area 65
(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	866510	0010	8/9/12	\$864,950	\$883,000	4030	10	2012	Avg	10549	N	N	6180 167TH AVE SE
001	866510	0040	4/24/12	\$839,950	\$868,000	4030	10	2012	Avg	10157	N	N	16789 SE 61ST ST
001	723750	0090	3/11/11	\$810,000	\$854,000	4131	10	2008	Avg	12005	N	N	8027 149TH PL SE
001	723750	0030	7/25/12	\$846,088	\$866,000	4140	10	2004	Avg	11253	N	N	14823 SE 79TH PL
001	140400	0080	1/21/11	\$905,000	\$954,000	4160	10	2008	Avg	15071	Y	N	16445 SE 44TH PL
001	252405	9131	3/21/12	\$1,086,850	\$1,127,000	4200	10	2004	Avg	13220	Y	N	7015 169TH AVE SE
001	723750	1440	3/16/10	\$1,125,000	\$1,166,000	4220	10	2008	Avg	11695	Y	N	15206 SE 80TH ST
001	723750	1440	5/9/11	\$1,106,000	\$1,166,000	4220	10	2008	Avg	11695	Y	N	15206 SE 80TH ST
001	132405	9149	3/21/12	\$945,000	\$980,000	4320	10	2005	Avg	17597	N	N	16838 SE 43RD ST
001	242405	9032	10/1/12	\$915,000	\$928,000	4460	10	2007	Avg	41080	N	N	17619 SE COUGAR MOUNTAIN DR
001	177700	0020	6/1/11	\$850,000	\$895,000	4570	10	1985	Avg	39229	N	N	17104 SE 60TH ST
001	177836	0330	8/5/11	\$925,000	\$973,000	4620	10	2004	Avg	8060	N	N	16635 SE 70TH ST
001	177836	0010	8/30/12	\$1,200,000	\$1,222,000	4640	10	2004	Avg	13492	N	N	16710 SE 69TH WAY
001	177836	0320	6/23/11	\$920,000	\$969,000	4640	10	2005	Avg	8983	N	N	16629 SE 70TH ST
001	723750	1400	6/22/12	\$1,150,000	\$1,181,000	4750	10	2007	Avg	14099	Y	N	15304 SE 80TH ST
001	723750	1370	1/17/12	\$1,025,000	\$1,069,000	4800	10	2011	Avg	12727	Y	N	15328 SE 80TH ST
001	177836	0150	12/13/10	\$875,000	\$921,000	4930	10	2004	Avg	13782	N	N	16659 SE 69TH WAY
001	896551	0240	10/30/11	\$988,888	\$1,036,000	2160	11	1985	Avg	15846	Y	N	4430 175TH PL SE
001	560801	1130	7/1/10	\$802,500	\$839,000	2360	11	1995	Avg	12644	Y	N	18525 NW VILLAGE PARK DR
001	896551	0170	11/10/10	\$1,100,000	\$1,157,000	2600	11	1985	Avg	18985	Y	N	4468 175TH PL SE
001	413948	0080	10/14/10	\$1,065,000	\$1,119,000	2680	11	1998	Avg	13366	Y	N	17806 SE 57TH PL
001	413948	0080	8/10/11	\$1,060,000	\$1,115,000	2680	11	1998	Avg	13366	Y	N	17806 SE 57TH PL
001	413948	0210	11/7/11	\$1,090,000	\$1,142,000	2690	11	1997	Avg	11038	Y	N	17892 SE 58TH PL
001	413948	0070	7/9/12	\$1,243,500	\$1,275,000	2710	11	1998	Avg	10300	Y	N	17810 SE 57TH PL
001	560800	0520	8/27/12	\$754,000	\$768,000	2830	11	1997	Avg	8197	N	N	5590 NW KONIGS CT

Improved Sales Used in this Annual Update Analysis
Area 65
(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	560800	0550	1/25/11	\$650,000	\$685,000	2860	11	1992	Avg	12348	N	N	5560 NW KONIGS CT
001	560801	1050	6/23/11	\$700,000	\$737,000	3230	11	1994	Avg	15001	N	N	18145 NW VILLAGE PARK DR
001	242405	9018	4/18/12	\$1,000,000	\$1,034,000	3270	11	1989	Avg	35445	N	N	6040 164TH AVE SE
001	413950	0160	9/4/12	\$843,000	\$858,000	3350	11	1997	Avg	11504	N	N	5640 173RD AVE SE
001	560800	0450	11/8/10	\$785,000	\$826,000	3390	11	1993	Avg	11370	N	N	18108 NW MONTREUX DR
001	560801	1060	5/21/10	\$818,000	\$853,000	3440	11	1997	Avg	12260	N	N	18157 NW VILLAGE PARK DR
001	413945	0550	8/26/10	\$710,000	\$745,000	3450	11	1994	Avg	11522	N	N	5446 174TH PL SE
001	132405	9045	3/24/11	\$775,000	\$817,000	3480	11	1992	Good	31396	Y	N	16902 SE 43RD ST
001	413948	0140	1/27/12	\$920,000	\$958,000	3480	11	1996	Avg	15957	Y	N	17807 SE 57TH PL
001	560800	0460	7/10/12	\$868,000	\$890,000	3520	11	1991	Avg	13421	N	N	18106 NW MONTREUX DR
001	896552	0220	7/30/12	\$985,000	\$1,007,000	3520	11	1986	Avg	11339	Y	N	17657 SE 45TH CT
001	723750	1630	10/1/12	\$1,000,000	\$1,014,000	3560	11	2005	Avg	18689	Y	N	14710 SE 83RD PL
001	413948	0410	4/25/12	\$785,000	\$811,000	3580	11	1996	Avg	11244	Y	N	5776 179TH AVE SE
001	413943	0300	10/20/10	\$843,000	\$886,000	3600	11	1993	Avg	12151	Y	N	16493 SE 59TH ST
001	413955	0010	6/19/12	\$859,950	\$884,000	3610	11	2012	Avg	8063	Y	N	16430 SE 61ST PL
001	413955	0170	6/19/12	\$867,800	\$892,000	3620	11	2012	Avg	6843	Y	N	16445 SE 61ST PL
001	413943	0120	4/25/12	\$975,000	\$1,008,000	3660	11	1993	Avg	12832	N	N	16483 SE 58TH PL
001	413943	0120	6/8/10	\$812,500	\$848,000	3660	11	1993	Avg	12832	N	N	16483 SE 58TH PL
001	560801	0840	11/26/12	\$790,125	\$795,000	3660	11	1995	Avg	9642	N	N	5795 MATTERHORN PL NW
001	723750	0570	5/2/11	\$900,000	\$949,000	3720	11	2004	Avg	10701	N	N	15229 SE 82ND CT
001	140400	0060	12/13/10	\$1,500,000	\$1,579,000	3740	11	2003	Avg	15033	Y	N	16454 SE 44TH PL
001	330385	0130	2/23/12	\$1,035,000	\$1,076,000	3740	11	2000	Avg	27433	N	N	6599 170TH PL SE
001	413943	0560	1/6/10	\$975,000	\$1,004,000	3780	11	1998	Avg	14973	Y	N	16827 SE 59TH ST
001	413943	0560	2/8/11	\$950,000	\$1,001,000	3780	11	1998	Avg	14973	Y	N	16827 SE 59TH ST
001	866510	0080	4/4/12	\$885,000	\$917,000	3790	11	2012	Avg	12023	Y	N	6101 167TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 65
(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	866510	0100	9/20/11	\$1,014,712	\$1,065,000	3800	11	2011	Avg	8647	Y	N	6121 167TH AVE SE
001	723750	1580	2/9/10	\$890,000	\$920,000	3810	11	2004	Avg	27966	N	N	14741 SE 83RD PL
001	560801	0850	4/26/10	\$845,000	\$879,000	3830	11	1994	Avg	11029	N	N	5813 MATTERHORN PL NW
001	413943	0820	3/16/10	\$875,000	\$907,000	3950	11	1993	Avg	10995	Y	N	5864 166TH AVE SE
001	723750	1590	7/21/11	\$910,000	\$958,000	4090	11	2004	Avg	19023	N	N	14744 SE 83RD PL
001	723750	0950	5/6/10	\$865,000	\$901,000	4100	11	2005	Avg	10717	Y	N	8207 155TH AVE SE
001	723750	1170	12/11/12	\$901,000	\$904,000	4121	11	2006	Avg	13539	Y	N	15513 SE 79TH PL
001	330385	0270	2/24/12	\$1,065,000	\$1,107,000	4150	11	2003	Avg	18954	Y	N	6640 170TH PL SE
001	723750	1130	3/12/10	\$1,060,000	\$1,099,000	4150	11	2004	Avg	10584	N	N	15309 SE 82ND ST
001	723750	1150	12/8/10	\$1,025,000	\$1,079,000	4150	11	2004	Avg	10111	N	N	15323 SE 82ND ST
001	560800	0480	8/17/11	\$805,000	\$846,000	4160	11	1992	Avg	13716	N	N	5555 NW KONIGS CT
001	723750	0720	3/12/12	\$855,000	\$887,000	4170	11	2006	Avg	8882	N	N	15401 SE 83RD LN
001	866510	0090	7/9/12	\$972,950	\$998,000	4240	11	2012	Avg	10526	Y	N	6111 167TH AVE SE
001	413991	0230	12/13/12	\$985,000	\$988,000	4250	11	1990	Avg	35110	N	N	6134 162ND PL SE
001	723750	0520	6/25/12	\$1,000,000	\$1,027,000	4270	11	2006	Avg	9775	N	N	15132 SE 82ND CT
001	723750	0320	5/11/12	\$1,150,000	\$1,187,000	4290	11	2005	Avg	11257	Y	N	15143 SE 80TH ST
001	413948	0370	8/3/12	\$1,480,000	\$1,513,000	4310	11	1997	Avg	12655	Y	N	17863 SE 58TH PL
001	723750	0370	5/20/10	\$1,075,000	\$1,120,000	4390	11	2005	Avg	13036	Y	N	15301 SE 80TH ST
001	723750	0610	1/27/11	\$875,900	\$923,000	4420	11	2005	Avg	9380	N	N	8225 154TH AVE SE
001	723750	0420	10/29/10	\$1,060,000	\$1,115,000	4460	11	2004	Avg	17397	Y	N	15419 SE 80TH ST
001	723750	0640	8/17/10	\$950,000	\$996,000	4470	11	2006	Avg	9375	N	N	8245 154TH AVE SE
001	723750	1010	5/9/12	\$1,050,000	\$1,084,000	4560	11	2005	Avg	10464	Y	N	8255 155TH AVE SE
001	330385	0170	6/4/12	\$1,175,000	\$1,210,000	4610	11	2001	Avg	24059	Y	N	6749 170TH PL SE
001	330385	0200	5/24/11	\$1,150,000	\$1,212,000	4610	11	2003	Avg	38008	Y	N	6788 170TH PL SE
001	723750	0660	7/1/11	\$1,190,000	\$1,253,000	4620	11	2005	Avg	8843	N	N	8251 154TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 65
(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	330385	0360	6/8/10	\$1,060,000	\$1,106,000	4660	11	2003	Avg	17398	Y	N	17069 SE 65TH PL
001	723750	0650	3/27/11	\$850,000	\$896,000	5040	11	2004	Avg	9466	N	N	8247 154TH AVE SE
001	723750	0380	3/19/12	\$1,277,000	\$1,325,000	5110	11	2004	Avg	13590	Y	N	15313 SE 80TH ST
001	723750	1460	3/13/10	\$1,100,000	\$1,140,000	5340	11	2008	Avg	11100	Y	N	15134 SE 80TH ST
001	723750	0280	3/23/10	\$1,220,000	\$1,266,000	5560	11	2007	Avg	10593	Y	N	15113 SE 80TH ST
001	723750	1020	10/22/10	\$945,000	\$993,000	5570	11	2006	Avg	10798	Y	N	8318 154TH AVE SE
001	723750	0230	9/7/10	\$1,050,000	\$1,102,000	6220	11	2008	Avg	11113	Y	N	15011 SE 80TH ST
001	560800	0200	11/8/12	\$1,078,000	\$1,087,000	2200	12	1995	Avg	15858	Y	N	18210 NW MONTREUX DR
001	413942	0550	6/19/12	\$1,100,000	\$1,130,000	2480	12	1995	Avg	15177	Y	N	16833 SE 57TH PL
001	560800	0120	11/8/12	\$1,115,000	\$1,125,000	2520	12	1996	Avg	13000	Y	N	18408 NW MONTREUX DR
001	413943	0880	4/23/10	\$1,160,400	\$1,207,000	2650	12	1992	Good	13633	Y	N	5826 168TH PL SE
001	132405	9151	10/27/11	\$1,340,000	\$1,404,000	2800	12	1997	Avg	17652	Y	N	4405 164TH LN SE
001	413947	0100	10/5/12	\$1,200,000	\$1,216,000	2860	12	1996	Avg	10607	Y	N	17062 SE 58TH ST
001	413942	0650	2/18/10	\$1,100,000	\$1,138,000	2870	12	1996	Avg	12194	Y	N	16870 SE 58TH ST
001	413949	0020	5/20/11	\$1,100,000	\$1,159,000	2910	12	1996	Avg	11351	Y	N	5645 176TH PL SE
001	413943	0710	11/5/12	\$1,800,000	\$1,816,000	2940	12	1999	Avg	13975	Y	N	16790 SE 58TH PL
001	413943	0970	7/22/10	\$1,350,000	\$1,413,000	3070	12	2002	Avg	13071	Y	N	16849 SE 58TH PL
001	413949	0170	4/27/11	\$1,240,000	\$1,307,000	3450	12	1999	Avg	11048	Y	N	5768 176TH PL SE
001	242405	9137	11/9/12	\$1,180,000	\$1,190,000	3470	12	2000	Avg	60984	Y	N	17550 SE 60TH ST
001	413943	0760	2/29/12	\$1,325,000	\$1,377,000	3530	12	2000	Avg	14797	Y	N	5841 167TH AVE SE
001	413950	0110	6/9/10	\$1,200,000	\$1,253,000	3590	12	1999	Avg	15240	Y	N	5754 173RD AVE SE
001	413947	0040	8/8/11	\$1,500,000	\$1,578,000	3630	12	1998	Avg	11853	Y	N	17093 SE 58TH ST
001	560801	0790	10/16/12	\$950,000	\$961,000	3640	12	1996	Avg	12229	Y	N	5669 MATTERHORN PL NW
001	413990	0080	5/12/10	\$975,000	\$1,016,000	3790	12	1989	Good	31500	N	N	6323 160TH PL SE
001	723750	1210	9/22/10	\$1,350,000	\$1,418,000	3900	12	2004	Avg	21626	Y	N	15545 SE 79TH PL

Improved Sales Used in this Annual Update Analysis
Area 65
(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	560800	0710	7/12/10	\$978,000	\$1,023,000	3990	12	1991	Avg	10569	N	N	18201 NW MONTREUX DR
001	413942	0530	6/26/12	\$1,304,000	\$1,339,000	4040	12	2000	Avg	14533	Y	N	5768 168TH PL SE
001	413942	0410	12/9/10	\$1,480,000	\$1,558,000	4080	12	1992	Good	17909	Y	N	5682 169TH PL SE
001	413949	0040	3/21/11	\$925,000	\$975,000	4080	12	1997	Avg	16063	N	N	5689 176TH PL SE
001	413950	0390	5/8/12	\$1,290,000	\$1,332,000	4130	12	1997	Avg	14500	Y	N	17186 SE 58TH ST
001	413991	0090	3/9/10	\$1,165,000	\$1,207,000	4210	12	1990	Avg	32070	N	N	16343 SE 63RD ST
001	330385	0110	10/18/10	\$1,620,000	\$1,703,000	4280	12	2002	Avg	23183	N	N	6571 170TH PL SE
001	413990	0220	6/21/12	\$1,290,000	\$1,325,000	4440	12	1988	Avg	33330	N	N	6133 160TH AVE SE
001	723750	0810	1/25/11	\$1,320,000	\$1,391,000	4440	12	2005	Avg	17987	Y	N	15624 SE 83RD CT
001	413948	0320	6/6/11	\$1,608,000	\$1,694,000	4450	12	1999	Avg	12341	Y	N	17745 SE 58TH PL
001	413942	0260	3/1/10	\$1,650,000	\$1,708,000	4630	12	2003	Avg	18374	Y	N	5546 171ST AVE SE
001	723750	0310	11/5/10	\$1,350,000	\$1,420,000	4640	12	2006	Avg	9809	Y	N	15139 SE 80TH ST
001	413949	0090	4/18/11	\$1,033,000	\$1,089,000	4656	12	1999	Avg	12127	Y	N	5781 176TH PL SE
001	413990	0120	11/14/12	\$1,010,000	\$1,018,000	4670	12	1989	Avg	43950	N	N	6324 160TH PL SE
001	413990	0070	3/22/12	\$1,070,000	\$1,110,000	4950	12	1988	Avg	35000	N	N	6317 160TH PL SE
001	413990	0230	1/11/11	\$1,425,000	\$1,501,000	5050	12	1988	Avg	31860	N	N	6151 160TH AVE SE
001	413942	0220	9/25/12	\$1,885,000	\$1,913,000	5090	12	1998	Avg	23687	Y	N	5672 171ST AVE SE
001	413950	0370	4/27/10	\$1,321,500	\$1,375,000	5170	12	1999	Avg	15774	Y	N	17230 SE 58TH ST
001	723750	1310	7/19/11	\$1,182,500	\$1,244,000	5450	12	2006	Avg	15088	N	N	7810 155TH AVE SE
001	330385	0250	1/14/11	\$1,650,000	\$1,738,000	5580	12	2002	Avg	20536	N	N	6700 170TH PL SE
001	330385	0040	12/8/10	\$1,639,000	\$1,726,000	6730	12	2004	Avg	43937	Y	N	6598 169TH PL SE
001	413990	0040	5/3/11	\$1,210,000	\$1,275,000	4810	13	1988	Avg	36500	N	N	6249 160TH AVE SE
001	723750	0910	7/13/11	\$2,125,000	\$2,237,000	4960	13	2008	Avg	12674	Y	N	8204 155TH AVE SE
001	723750	1270	2/15/12	\$1,500,000	\$1,560,000	5060	13	2006	Avg	13709	Y	N	15514 SE 79TH PL
001	413991	0220	7/26/11	\$1,550,000	\$1,631,000	5220	13	1990	Avg	40940	N	N	6158 162ND PL SE

Improved Sales Used in this Annual Update Analysis
Area 65
(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	723750	1200	11/12/12	\$1,369,000	\$1,380,000	5290	13	2003	Avg	15937	N	N	15541 SE 79TH PL
001	330385	0080	10/16/12	\$2,100,000	\$2,125,000	5470	13	2001	Avg	32890	Y	N	6539 170TH PL SE
001	330385	0080	3/10/10	\$1,900,000	\$1,969,000	5470	13	2001	Avg	32890	Y	N	6539 170TH PL SE
011	527910	0721	10/27/11	\$210,000	\$220,000	640	5	1948	Avg	3250	N	N	250 3RD AVE NE
011	332406	9052	11/14/12	\$206,000	\$208,000	830	5	1952	Good	6098	N	N	465 WILDWOOD BLVD SW
011	292406	9049	10/17/12	\$447,000	\$452,000	1180	5	1920	Avg	356048	N	N	21003 SE 75TH ST
011	235430	0445	7/5/12	\$285,000	\$292,000	1380	5	1900	Good	6000	N	N	180 SE BUSH ST
011	342406	9076	6/13/12	\$285,500	\$294,000	930	6	1919	Good	6098	N	N	395 SE ANDREWS ST
011	342406	9099	11/15/11	\$275,000	\$288,000	960	6	1967	Avg	7945	N	N	575 SE CROSTON LN
011	527910	0560	9/17/12	\$395,000	\$401,000	970	6	1945	VGood	6650	N	N	430 NE ALDER ST
011	322406	9032	7/7/10	\$319,000	\$334,000	990	6	1966	Good	45085	Y	N	21028 SE 82ND ST
011	570620	0110	12/1/11	\$320,000	\$335,000	1060	6	1982	VGood	38425	N	N	365 MOUNT DEFIANCE CIR SW
011	527910	0265	1/25/11	\$295,000	\$311,000	1080	6	1920	VGood	7980	N	N	210 NE ALDER ST
011	332406	9460	2/24/12	\$199,900	\$208,000	1090	6	1967	Good	14374	N	N	455 FRONT ST S
011	235430	0835	12/17/12	\$340,000	\$341,000	1140	6	1943	Avg	12000	N	N	309 SE CROSTON LN
011	342406	9191	2/23/10	\$220,424	\$228,000	1140	6	2009	Avg	9636	N	N	555 SE LEWIS ST
011	342406	9111	6/28/10	\$286,000	\$299,000	1420	6	1941	Good	21120	N	N	510 FRONT ST S
011	342406	9081	3/23/10	\$330,000	\$342,000	1500	6	1992	Avg	6110	N	N	640 SE ANDREWS ST
011	235430	0345	12/20/11	\$320,000	\$334,000	1540	6	1964	Good	8120	N	N	335 2ND AVE SE
011	282406	9207	10/29/12	\$255,000	\$258,000	1560	6	1948	Avg	6728	N	N	140 NW DOGWOOD ST
011	884390	0387	10/18/11	\$205,000	\$215,000	860	7	1943	Avg	13400	N	N	310 NW HOLLY ST
011	570620	0280	5/13/11	\$284,000	\$299,000	1040	7	1967	Good	9000	N	N	450 MOUNT DEFIANCE CIR SW
011	235430	0455	5/31/11	\$260,000	\$274,000	1050	7	2001	Avg	1500	N	N	195 SE ANDREWS ST
011	856278	0760	6/26/12	\$275,000	\$282,000	1070	7	2012	Avg	758	N	N	2179 NW TALUS DR
011	856278	0770	11/12/12	\$280,000	\$282,000	1070	7	2012	Avg	758	N	N	2183 NW TALUS DR

Improved Sales Used in this Annual Update Analysis
Area 65
(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	856278	0780	12/18/12	\$278,998	\$280,000	1070	7	2012	Avg	758	N	N	2187 NW TALUS DR
011	856278	0790	6/8/12	\$277,190	\$285,000	1070	7	2012	Avg	758	N	N	2193 NW TALUS DR
011	856278	0800	10/9/12	\$269,990	\$274,000	1070	7	2012	Avg	758	N	N	2197 NW TALUS DR
011	856278	0810	3/24/12	\$287,900	\$299,000	1074	7	2012	Avg	758	N	N	2201 NW TALUS DR
011	941220	0400	12/21/11	\$317,500	\$332,000	1080	7	1967	Good	16100	N	N	460 SW FOREST PL
011	029130	0120	6/21/11	\$242,000	\$255,000	1090	7	2003	Avg	913	N	N	372 SHANGRI-LA WAY NW
011	029130	0160	12/3/12	\$277,500	\$279,000	1090	7	2003	Avg	984	N	N	404 SHANGRI-LA WAY NW
011	029131	0450	8/6/12	\$265,000	\$271,000	1090	7	2005	Avg	865	N	N	2047 NW BOULDER WAY DR
011	856278	0310	4/21/12	\$297,224	\$307,000	1100	7	2012	Avg	698	N	N	2207 NW MORaine PL
011	856278	0320	5/30/12	\$280,000	\$288,000	1100	7	2012	Avg	698	N	N	2203 NW MORaine PL
011	856278	0330	10/4/12	\$269,990	\$274,000	1100	7	2012	Avg	698	N	N	2199 NW MORaine PL
011	856278	0340	10/23/12	\$273,000	\$276,000	1100	7	2012	Avg	698	N	N	2195 NW MORaine PL
011	856278	0360	3/24/12	\$289,900	\$301,000	1100	7	2012	Avg	698	N	N	2185 NW MORaine PL
011	856278	0370	10/22/12	\$279,900	\$283,000	1100	7	2012	Avg	698	N	N	2181 NW MORaine PL
011	235430	0430	6/11/10	\$295,000	\$308,000	1130	7	1977	VGood	5250	N	N	160 RAINIER BLVD S
011	856278	0190	4/2/10	\$279,990	\$291,000	1150	7	2009	Avg	705	N	N	2273 NW HIDDEN LN
011	856278	0250	4/7/10	\$299,990	\$312,000	1170	7	2008	Avg	900	N	N	2245 NW HIDDEN LN
011	807860	0440	4/21/11	\$400,000	\$422,000	1190	7	1985	Avg	7270	N	N	2525 NW OAKCREST DR
011	807860	0440	5/23/12	\$365,500	\$377,000	1190	7	1985	Avg	7270	N	N	2525 NW OAKCREST DR
011	807860	0520	2/18/11	\$392,000	\$413,000	1200	7	1986	Avg	6600	N	N	2365 NW OAKCREST DR
011	941220	0540	11/9/10	\$355,000	\$373,000	1200	7	1966	VGood	16050	N	N	875 WILDWOOD BLVD SW
011	941450	0440	6/8/10	\$320,000	\$334,000	1210	7	1968	Good	9636	N	N	1490 WILDWOOD BLVD SW
011	570620	1940	9/29/10	\$348,000	\$366,000	1230	7	1962	Good	12500	N	N	390 MOUNT KENYA DR SW
011	941450	0430	10/26/12	\$375,000	\$379,000	1250	7	1969	VGood	11286	N	N	1500 WILDWOOD BLVD SW
011	941461	0180	9/14/12	\$398,500	\$405,000	1260	7	1987	Good	9333	N	N	895 HIGHWOOD DR SW

Improved Sales Used in this Annual Update Analysis
Area 65
(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	029130	0050	3/29/11	\$262,500	\$277,000	1290	7	2003	Avg	1399	N	N	2271 NW BOULDER WAY DR
011	029130	0070	9/6/12	\$305,000	\$310,000	1290	7	2003	Avg	1447	N	N	2247 NW BOULDER WAY DR
011	029130	0210	3/19/12	\$288,000	\$299,000	1290	7	2003	Avg	1326	N	N	378 NW PEBBLE LN
011	029130	0220	9/18/12	\$289,950	\$295,000	1290	7	2003	Avg	1371	N	N	384 NW PEBBLE LN
011	029130	0330	2/8/11	\$284,900	\$300,000	1290	7	2004	Avg	1286	N	N	410 NW PEBBLE LN
011	029131	0070	8/26/10	\$295,000	\$309,000	1290	7	2004	Avg	1264	N	N	2152 NW BOULDER WAY DR
011	029131	0070	4/18/12	\$289,500	\$299,000	1290	7	2004	Avg	1264	N	N	2152 NW BOULDER WAY DR
011	029131	0210	6/22/11	\$309,000	\$325,000	1290	7	2005	Avg	1288	N	N	2068 NW BOULDER WAY DR
011	029131	0220	4/19/12	\$277,000	\$286,000	1290	7	2005	Avg	1289	N	N	2062 NW BOULDER WAY DR
011	029130	0290	12/7/12	\$276,000	\$277,000	1300	7	2004	Avg	1452	N	N	403 NW PEBBLE LN
011	029131	0350	11/25/11	\$305,000	\$319,000	1300	7	2005	Avg	1590	N	N	2009 NW BOULDER WAY DR
011	029131	0390	4/12/12	\$293,000	\$303,000	1300	7	2005	Avg	1087	N	N	2023 NW BOULDER WAY DR
011	029131	0400	10/6/10	\$320,000	\$336,000	1300	7	2005	Avg	1388	N	N	2027 NW BOULDER WAY DR
011	029131	0590	4/12/12	\$300,000	\$310,000	1300	7	2004	Avg	1080	N	N	2137 NW BOULDER WAY DR
011	029131	0600	5/2/12	\$309,000	\$319,000	1300	7	2004	Avg	1510	N	N	2141 NW BOULDER WAY DR
011	332406	9529	11/13/11	\$350,000	\$366,000	1320	7	1978	Avg	12632	N	N	245 SW HEPLER LN
011	570620	1430	8/10/12	\$309,500	\$316,000	1350	7	1966	Good	12885	N	N	595 MOUNTAINSIDE DR SW
011	941450	0580	8/23/12	\$371,975	\$379,000	1390	7	1968	VGood	9782	N	N	970 GREENWOOD BLVD SW
011	146060	0110	6/24/11	\$350,000	\$369,000	1400	7	1979	Good	13330	N	N	575 MOUNT CEDAR DR SW
011	570620	1210	9/12/11	\$350,000	\$368,000	1410	7	1959	Good	10730	N	N	765 MOUNTAIN PARK BLVD SW
011	807860	0460	4/21/10	\$418,000	\$435,000	1420	7	1985	Avg	7012	N	N	2485 NW OAKCREST DR
011	807860	0470	2/17/10	\$423,000	\$437,000	1420	7	1985	Avg	6600	N	N	2465 NW OAKCREST DR
011	570620	0550	5/17/12	\$294,000	\$303,000	1450	7	1965	Avg	20482	N	N	580 MOUNT EVEREST LN SW
011	807860	0210	5/1/12	\$355,000	\$367,000	1450	7	1985	Avg	7650	N	N	2530 NW OAKCREST DR
011	941450	0080	2/3/11	\$392,000	\$413,000	1460	7	1968	Good	11800	N	N	751 GREENWOOD BLVD SW

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
011	941461	0560	1/3/12	\$400,000	\$417,000	1460	7	1969	VGood	16000	N	N	1095 GREENWOOD BLVD SW
011	509740	0050	9/25/12	\$340,000	\$345,000	1490	7	1955	Good	10030	Y	N	185 NW CHERRY PL
011	570620	0740	4/21/10	\$415,000	\$432,000	1510	7	1958	Good	14608	N	N	635 MOUNT FURY CIR SW
011	856278	0750	3/24/12	\$369,990	\$384,000	1520	7	2012	Avg	1270	N	N	2175 NW TALUS DR
011	856278	0820	6/19/12	\$349,000	\$359,000	1520	7	2012	Avg	1275	N	N	2205 NW TALUS DR
011	570620	0610	8/5/10	\$336,000	\$352,000	1650	7	1957	Avg	28050	N	N	520 MOUNTAIN PARK BLVD SW
011	941450	0340	10/21/12	\$535,000	\$541,000	1670	7	1968	VGood	13000	N	N	955 GREENWOOD BLVD SW
011	234330	0016	5/24/10	\$345,000	\$360,000	1770	7	1981	Avg	9818	Y	N	255 NW BIRCH PL
011	807860	0100	12/12/11	\$339,000	\$354,000	1800	7	1985	Avg	5839	N	N	1205 OAKCREEK PL NW
011	527910	0540	1/4/11	\$328,000	\$346,000	1820	7	1936	VGood	7121	N	N	480 NE ALDER ST
011	807860	0150	3/1/10	\$415,000	\$430,000	1830	7	1985	Avg	8489	N	N	1250 OAKWOOD PL NW
011	941220	0170	2/22/12	\$313,000	\$325,000	1830	7	1965	VGood	13065	N	N	762 SUNRISE PL SW
011	527910	1167	4/5/12	\$380,000	\$394,000	1870	7	1966	Good	7000	N	N	510 NE ALDER ST
011	570620	2140	5/13/11	\$340,000	\$358,000	1900	7	1976	Good	11700	N	N	265 MOUNT OLYMPUS DR SW
011	570620	1450	10/26/12	\$350,000	\$354,000	2050	7	1962	Good	15504	N	N	575 MOUNTAINSIDE DR SW
011	941450	0360	4/20/11	\$460,000	\$485,000	2050	7	1968	Good	9548	N	N	675 SW ELLERWOOD ST
011	570620	0800	7/19/10	\$386,000	\$404,000	2130	7	1958	Good	22425	N	N	780 MOUNT FURY CIR SW
011	570620	2050	8/29/11	\$467,000	\$491,000	2160	7	1966	Good	12220	N	N	190 MOUNT OLYMPUS DR SW
011	342406	9268	8/17/10	\$387,950	\$407,000	2180	7	1965	Good	15246	N	N	372 SE DARST ST
011	342406	9245	2/16/10	\$370,000	\$383,000	2220	7	1962	Avg	6098	N	N	75 6TH AVE SE
011	235430	0880	3/15/12	\$407,000	\$422,000	2230	7	1900	VGood	6000	N	N	225 SE BUSH ST
011	570620	1780	4/19/11	\$470,000	\$495,000	2430	7	2003	Avg	11704	N	N	405 MOUNT MCKINLEY DR SW
011	342406	9098	10/4/10	\$440,000	\$462,000	2460	7	1992	Avg	6600	N	N	635 SE ANDREWS ST
011	570600	0070	4/18/12	\$499,000	\$516,000	2460	7	1962	Good	15000	N	N	530 SE EVANS LN
011	332406	9545	1/18/11	\$369,950	\$390,000	1080	8	1984	Good	43995	N	N	1057 GREENWOOD BLVD SW

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
011	941461	0440	3/21/11	\$395,000	\$416,000	1120	8	1980	Good	10356	N	N	910 HIGHWOOD DR SW
011	954520	0680	5/3/10	\$385,000	\$401,000	1140	8	1983	Avg	9592	N	N	670 KALMIA CT NW
011	571061	0470	12/20/11	\$362,000	\$378,000	1210	8	1974	VGood	7128	N	N	255 CAPELLA DR NW
011	571060	0630	4/26/10	\$475,000	\$494,000	1230	8	1978	Good	9600	N	N	809 W SUNSET WAY
011	571060	0030	2/3/11	\$375,000	\$395,000	1270	8	1969	VGood	9215	N	N	920 W SUNSET WAY
011	941450	0230	6/2/10	\$379,950	\$396,000	1290	8	1976	Good	10835	N	N	650 SW FERNWOOD ST
011	954520	0560	8/30/10	\$467,500	\$490,000	1300	8	1984	Avg	9520	Y	N	775 KALMIA CT NW
011	941461	0430	5/19/11	\$350,000	\$369,000	1310	8	1976	Good	9366	N	N	890 HIGHWOOD DR SW
011	928610	0030	11/2/10	\$415,000	\$436,000	1320	8	2000	Avg	4221	N	N	54 SUNSET CT NW
011	571060	0400	8/23/12	\$445,000	\$454,000	1330	8	1973	Avg	13589	N	N	51 BIG BEAR CT NW
011	941461	0160	12/6/10	\$360,000	\$379,000	1370	8	1976	Good	10516	N	N	945 HIGHWOOD DR SW
011	571061	0210	9/29/10	\$419,000	\$440,000	1380	8	1978	Good	10585	N	N	370 DORADO DR NW
011	527910	1115	2/24/10	\$325,000	\$336,000	1400	8	1954	Good	9322	N	N	590 NE ALDER ST
011	332406	9555	11/14/12	\$372,000	\$375,000	1410	8	1987	Good	14722	N	N	350 SW MOUNT BAKER DR
011	731320	0080	8/17/11	\$425,000	\$447,000	1410	8	1989	Good	14994	N	N	1015 SW RIDGEWOOD CIR
011	571061	0580	4/25/11	\$378,000	\$398,000	1420	8	1973	Good	10810	N	N	325 DORADO DR NW
011	571061	0510	10/14/12	\$451,000	\$457,000	1430	8	1973	Avg	11726	N	N	230 CAPELLA DR NW
011	954524	0070	8/12/11	\$460,000	\$484,000	1440	8	1986	Avg	9603	N	N	425 INDIGO PL NW
011	865000	0200	7/16/12	\$389,500	\$399,000	1450	8	1974	Good	12668	N	N	705 IDYLWOOD DR SW
011	816330	0400	9/22/10	\$415,000	\$436,000	1460	8	1968	Avg	15826	N	N	376 SE CRYSTAL CREEK CIR
011	571050	0160	11/13/12	\$380,000	\$383,000	1480	8	1967	Good	9600	N	N	15 MOUNT OLYMPUS DR NW
011	571060	0250	9/1/11	\$405,000	\$426,000	1480	8	1973	Avg	10450	N	N	170 MOUNT OLYMPUS DR NW
011	571060	0310	9/8/10	\$434,000	\$455,000	1480	8	1976	Good	13020	N	N	115 BIG BEAR PL NW
011	571062	0080	3/25/11	\$455,000	\$480,000	1480	8	1979	Good	12684	N	N	300 MOUNT PILCHUCK AVE SW
011	029131	0700	2/14/11	\$285,000	\$300,000	1530	8	2005	Avg	1795	N	N	2095 NW BOULDER WAY DR

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Area 65
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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
011	571061	0440	4/21/12	\$345,000	\$357,000	1540	8	1973	Good	10922	N	N	205 CAPELLA DR NW
011	865000	0100	1/13/10	\$469,500	\$484,000	1570	8	1976	Good	11099	N	N	915 IDYLWOOD DR SW
011	731320	0140	6/27/11	\$380,000	\$400,000	1590	8	1984	Good	30797	N	N	1130 SW RIDGEWOOD PL
011	029131	0030	8/26/12	\$329,900	\$336,000	1600	8	2004	Avg	2388	N	N	2180 NW BOULDER WAY DR
011	029131	0170	3/2/12	\$310,000	\$322,000	1600	8	2005	Avg	2610	N	N	2092 NW BOULDER WAY DR
011	029131	0240	6/30/11	\$320,000	\$337,000	1600	8	2005	Avg	2476	N	N	2048 NW BOULDER WAY DR
011	029131	0270	4/25/12	\$305,000	\$315,000	1600	8	2005	Avg	2042	Y	N	2030 NW BOULDER WAY DR
011	029131	0300	6/14/11	\$328,000	\$345,000	1600	8	2005	Avg	3224	Y	N	2012 NW BOULDER WAY DR
011	941450	0560	4/12/11	\$397,000	\$418,000	1630	8	1979	Good	9912	N	N	930 GREENWOOD BLVD SW
011	941461	0260	8/19/11	\$418,500	\$440,000	1630	8	1980	VGood	9525	N	N	795 HIGHWOOD DR SW
011	856277	0030	4/8/10	\$520,000	\$540,000	1650	8	2005	Avg	3325	Y	N	496 LINGERING PINE DR NW
011	856277	0110	8/1/11	\$421,000	\$443,000	1650	8	2006	Avg	3290	Y	N	546 LINGERING PINE DR NW
011	954520	0110	4/29/12	\$412,000	\$426,000	1650	8	1982	Avg	10500	N	N	385 KALMIA PL NW
011	954523	0300	7/31/12	\$421,000	\$431,000	1660	8	1984	Avg	9633	N	N	1030 NW INNESWOOD DR
011	954524	0270	9/4/12	\$459,000	\$467,000	1660	8	1986	Avg	9643	N	N	940 NW FIRWOOD BLVD
011	928610	0220	1/29/10	\$385,000	\$397,000	1670	8	2000	Avg	2897	N	N	93 SUNSET CT NW
011	928610	0230	4/28/10	\$383,790	\$399,000	1670	8	2000	Avg	2898	N	N	79 SUNSET CT NW
011	071060	0140	6/23/10	\$394,800	\$412,000	1680	8	2010	Avg	3438	N	N	892 6TH AVE NW
011	856277	0120	5/25/11	\$440,000	\$464,000	1710	8	2006	Avg	2590	Y	N	552 LINGERING PINE DR NW
011	856277	0140	7/18/12	\$500,000	\$512,000	1710	8	2006	Avg	2590	Y	N	564 LINGERING PINE DR NW
011	856277	0590	3/1/10	\$425,000	\$440,000	1710	8	2006	Avg	2405	Y	N	576 MOUNTAIN VIEW LN NW
011	954520	0140	10/2/12	\$434,000	\$440,000	1710	8	1980	Avg	9000	N	N	400 KALMIA PL NW
011	571061	0600	8/16/11	\$500,000	\$526,000	1720	8	1973	Avg	13727	N	N	225 MOUNT OLYMPUS DR NW
011	941220	0800	3/15/10	\$360,000	\$373,000	1740	8	1979	Good	17276	N	N	890 SW CEDARGLADE
011	816330	0140	10/21/12	\$340,000	\$344,000	1750	8	1966	Good	28850	Y	N	1600 BROOKSIDE DR SE

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Area 65
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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
011	071060	0050	5/17/11	\$454,000	\$478,000	1760	8	2011	Avg	3137	N	N	756 6TH AVE NW
011	071060	0150	12/9/10	\$459,000	\$483,000	1760	8	2011	Avg	3915	N	N	701 6TH AVE NW
011	865000	0110	6/20/12	\$450,000	\$462,000	1760	8	1987	Good	11863	N	N	905 IDYLWOOD DR SW
011	941461	0360	4/19/11	\$348,000	\$367,000	1810	8	1974	VGood	9600	N	N	790 HIGHWOOD DR SW
011	571060	0340	6/1/10	\$425,000	\$443,000	1820	8	1972	Good	13200	N	N	81 BIG BEAR PL NW
011	954523	0070	8/31/11	\$420,000	\$441,000	1830	8	1985	Avg	9750	N	N	1005 NW HONEYWOOD CT
011	292406	9134	8/9/11	\$472,000	\$496,000	1860	8	1980	Good	85813	N	N	1900 NW GOODE PL
011	193880	0010	8/22/12	\$547,000	\$558,000	1880	8	1965	Good	61420	N	N	9523 240TH AVE SE
011	856277	0380	4/12/12	\$379,500	\$393,000	1880	8	2006	Avg	2699	N	N	586 ALPINE RIDGE PL NW
011	856277	0410	10/8/12	\$469,950	\$476,000	1880	8	2006	Avg	2470	N	N	558 MOUNTAIN VIEW LN NW
011	856277	0550	10/11/12	\$460,000	\$466,000	1880	8	2006	Avg	3184	N	N	561 MOUNTAIN VIEW LN NW
011	856277	0560	1/13/12	\$450,000	\$469,000	1880	8	2006	Avg	3766	N	N	568 MOUNTAIN VIEW LN NW
011	342406	9266	7/7/10	\$359,000	\$375,000	1890	8	1965	Good	16269	Y	N	501 SE SYCAMORE PL
011	954520	0240	12/5/11	\$430,000	\$450,000	1890	8	1987	Avg	9350	N	N	1095 NW FIRWOOD BLVD
011	570620	2220	5/11/12	\$440,000	\$454,000	1910	8	1967	Good	13000	N	N	65 MOUNT OLYMPUS DR SW
011	570620	2115	11/8/10	\$380,000	\$400,000	1920	8	1976	Good	12060	N	N	50 MOUNT OLYMPUS DR SW
011	954522	0120	12/31/12	\$455,000	\$455,000	1940	8	1987	Avg	10017	N	N	710 JASMINE PL NW
011	856277	0490	5/29/12	\$430,000	\$443,000	1960	8	2005	Avg	2867	N	N	501 LINGERING PINE DR NW
011	342406	9370	8/30/11	\$375,000	\$394,000	1970	8	2010	Avg	3000	N	N	160 6TH AVE SE
011	731320	0150	2/13/11	\$385,000	\$406,000	1990	8	1987	Good	34879	N	N	1140 SW RIDGEWOOD PL
011	954520	0470	6/18/11	\$599,000	\$631,000	2020	8	1986	Good	11021	N	N	1135 NW HONEYWOOD PL
011	954520	0700	6/29/11	\$416,000	\$438,000	2020	8	1980	Avg	9525	N	N	715 KALMIA PL NW
011	954522	0190	8/9/12	\$432,000	\$441,000	2020	8	1985	Avg	10588	N	N	645 JASMINE PL NW
011	954524	0290	7/16/10	\$467,500	\$489,000	2030	8	1986	Avg	9644	N	N	960 NW FIRWOOD BLVD
011	071060	0110	6/24/10	\$429,000	\$448,000	2050	8	2010	Avg	3759	N	N	844 6TH AVE NW

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
011	071060	0120	7/22/10	\$435,800	\$456,000	2050	8	2010	Avg	3874	N	N	860 6TH AVE NW
011	071060	0130	6/23/10	\$429,000	\$448,000	2050	8	2010	Avg	3769	N	N	876 6TH AVE NW
011	259765	0280	3/22/10	\$500,000	\$519,000	2090	8	1988	Avg	20904	N	N	2205 SQUAK MOUNTAIN LOOP SW
011	954524	0240	3/2/11	\$436,000	\$460,000	2090	8	1987	Avg	9645	N	N	965 NW FIRWOOD BLVD
011	872855	0170	8/16/10	\$499,950	\$524,000	2100	8	1993	Avg	20288	N	N	640 MOUNT LOGAN DR SW
011	071060	0100	8/18/10	\$498,800	\$523,000	2180	8	2010	Avg	3010	N	N	828 6TH AVE NW
011	570620	1440	5/29/12	\$380,000	\$391,000	2190	8	1962	Good	14272	N	N	585 MOUNTAINSIDE DR SW
011	954524	0250	8/2/10	\$491,950	\$515,000	2190	8	1986	Avg	9602	N	N	955 NW FIRWOOD BLVD
011	071060	0040	7/14/11	\$501,000	\$527,000	2210	8	2011	Avg	3137	N	N	742 6TH AVE NW
011	071060	0080	5/26/11	\$490,000	\$516,000	2210	8	2011	Avg	3000	N	N	796 6TH AVE NW
011	071060	0030	7/5/11	\$499,500	\$526,000	2230	8	2011	Avg	3137	N	N	728 6TH AVE NW
011	071060	0070	10/25/10	\$499,000	\$525,000	2230	8	2011	Avg	3127	N	N	784 6TH AVE NW
011	071060	0160	6/16/11	\$499,000	\$526,000	2230	8	2011	Avg	3474	N	N	715 6TH AVE NW
011	071060	0180	11/10/11	\$499,950	\$524,000	2230	8	2011	Avg	3474	N	N	743 6TH AVE NW
011	071060	0200	11/22/11	\$504,950	\$528,000	2230	8	2011	Avg	3474	N	N	771 6TH AVE NW
011	071060	0060	4/27/11	\$419,500	\$442,000	2280	8	2011	Avg	3137	N	N	770 6TH AVE NW
011	954523	0140	7/27/11	\$499,950	\$526,000	2310	8	1984	Avg	9624	N	N	960 NW HONEYWOOD CT
011	954524	0200	3/13/12	\$442,000	\$459,000	2310	8	1985	Avg	9614	N	N	540 INDIGO PL NW
011	071060	0170	8/4/11	\$464,800	\$489,000	2330	8	2011	Avg	3474	N	N	729 6TH AVE NW
011	071060	0190	5/10/11	\$465,000	\$490,000	2330	8	2011	Avg	3474	N	N	757 6TH AVE NW
011	071060	0210	2/7/11	\$469,000	\$494,000	2330	8	2011	Avg	3478	N	N	785 6TH AVE NW
011	954520	0070	8/14/12	\$429,000	\$438,000	2380	8	1979	Avg	9200	N	N	465 KALMIA PL NW
011	282406	9380	9/14/10	\$425,000	\$446,000	2400	8	2007	Avg	4185	N	N	457 1ST AVE NW
011	954524	0300	9/20/10	\$487,000	\$511,000	2410	8	1986	Avg	9603	N	N	970 NW FIRWOOD BLVD
011	954524	0300	9/13/12	\$485,000	\$493,000	2410	8	1986	Avg	9603	N	N	970 NW FIRWOOD BLVD

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
011	954524	0320	7/8/11	\$495,000	\$521,000	2410	8	1985	Avg	9602	N	N	990 NW FIRWOOD BLVD
011	115200	0030	12/3/12	\$485,000	\$487,000	2450	8	1968	Good	23331	Y	N	1730 BROOKSIDE DR SE
011	282406	9382	5/5/11	\$492,500	\$519,000	2460	8	2007	Avg	4125	N	N	381 NW DOGWOOD ST
011	954520	0650	12/14/11	\$430,000	\$449,000	2550	8	1980	Avg	9790	N	N	620 KALMIA CT NW
011	954524	0100	10/19/12	\$468,388	\$474,000	2560	8	1986	Avg	10154	N	N	365 INDIGO PL NW
011	856275	0590	6/16/10	\$495,000	\$517,000	2580	8	2004	Avg	5215	N	N	2105 NW FAR COUNTRY LN
011	856275	0560	12/7/12	\$499,900	\$502,000	2610	8	2005	Avg	3980	N	N	2116 NW SPRING FORK LN
011	856275	0760	5/15/12	\$467,500	\$482,000	2610	8	2005	Avg	4000	N	N	2140 NW FAR COUNTRY LN
011	259765	0270	11/25/11	\$495,000	\$518,000	2670	8	1987	Avg	23066	N	N	3205 SIERRA CT SW
011	856275	0880	12/3/12	\$505,000	\$507,000	2680	8	2004	Avg	5850	N	N	1000 BIG TREE DR NW
011	332406	9525	6/14/12	\$540,000	\$555,000	2740	8	1981	Avg	10045	N	N	200 SW CLARK ST
011	552860	0025	4/5/12	\$600,000	\$621,000	2810	8	2000	Avg	6000	N	N	260 1ST AVE NE
011	571060	0060	7/24/12	\$567,000	\$580,000	2890	8	1969	Good	11670	N	N	185 MOUNT OLYMPUS DR NW
011	856275	0460	7/18/12	\$540,000	\$553,000	2990	8	2003	Avg	5662	N	N	2193 NW SPRING FORK LN
011	856275	0500	4/28/11	\$515,000	\$543,000	2990	8	2003	Avg	3980	N	N	2176 NW SPRING FORK LN
011	856275	0710	9/14/12	\$562,000	\$571,000	2990	8	2004	Avg	4000	N	N	2202 NW FAR COUNTRY LN
011	856275	0490	1/19/12	\$497,000	\$518,000	3000	8	2003	Avg	3980	N	N	2186 NW SPRING FORK LN
011	954520	0410	3/7/12	\$516,000	\$536,000	3220	8	1980	Good	8064	N	N	1030 NW HONEYWOOD PL
011	570620	0150	4/5/11	\$450,000	\$474,000	880	9	1992	Avg	16800	N	N	265 MOUNTAIN PARK BLVD SW
011	731320	0190	6/4/12	\$498,788	\$513,000	1350	9	1988	Good	32056	Y	N	1145 SW RIDGEWOOD PL
011	858201	0220	6/8/12	\$515,000	\$530,000	1730	9	1987	Avg	10194	N	N	2775 NW PINECONE DR
011	816330	0490	12/21/11	\$535,000	\$559,000	1780	9	1972	Avg	12998	Y	N	391 SE CRYSTAL CREEK CIR
011	858201	0050	6/8/10	\$540,000	\$564,000	1790	9	1988	Avg	10578	N	N	1630 PINEVIEW DR NW
011	856274	0460	9/13/12	\$675,000	\$686,000	1900	9	2004	Avg	6317	Y	N	496 WILDERNESS PEAK DR NW
011	941450	0170	1/14/10	\$598,000	\$616,000	1900	9	2010	Avg	15755	N	N	1160 WILDWOOD BLVD SW

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
011	856277	0700	12/26/12	\$445,000	\$445,000	1960	9	2006	Avg	2984	Y	N	581 MOUNTAIN VIEW LN NW
011	856274	0380	10/9/12	\$550,000	\$557,000	2060	9	2003	Avg	7365	N	N	352 WILDERNESS PEAK DR NW
011	778700	0050	12/24/12	\$531,000	\$532,000	2080	9	2006	Avg	3393	N	N	91 SHY BEAR WAY NW
011	778700	0100	5/24/12	\$484,990	\$500,000	2080	9	2006	Avg	3742	N	N	129 SHY BEAR WAY NW
011	778700	0090	8/3/12	\$469,000	\$479,000	2100	9	2006	Avg	2017	N	N	121 SHY BEAR WAY NW
011	856275	0040	6/20/12	\$544,225	\$559,000	2130	9	2004	Avg	4983	N	N	698 BEAR RIDGE DR NW
011	259765	0790	5/19/10	\$464,000	\$484,000	2150	9	1987	Avg	14370	N	N	2200 SQUAK MOUNTAIN LOOP SW
011	856274	0440	1/14/11	\$615,000	\$648,000	2210	9	2003	Avg	5280	Y	N	454 WILDERNESS PEAK DR NW
011	856275	0020	4/4/11	\$563,500	\$594,000	2220	9	2004	Avg	4947	N	N	678 BEAR RIDGE DR NW
011	856275	0180	6/8/10	\$559,000	\$583,000	2220	9	2004	Avg	4500	N	N	854 BIG TREE DR NW
011	858201	0290	9/6/11	\$522,000	\$548,000	2300	9	1998	Avg	9218	Y	N	2705 NW PINECONE DR
011	954526	0410	10/25/12	\$562,500	\$569,000	2350	9	1994	Avg	9664	N	N	570 EVERWOOD DR NW
011	062989	0260	5/18/12	\$599,000	\$618,000	2420	9	2012	Avg	5475	Y	N	2681 NW PINECONE PL
011	259765	0180	5/4/10	\$525,000	\$547,000	2440	9	1984	Avg	17958	N	N	2195 SQUAK MOUNTAIN LOOP SW
011	954525	0070	9/6/12	\$685,000	\$697,000	2440	9	1993	Avg	11261	N	N	670 NW DATEWOOD DR
011	856274	0160	3/28/12	\$640,000	\$663,000	2460	9	2003	Avg	5916	Y	N	432 SKY COUNTRY WAY NW
011	342406	9363	1/17/12	\$606,367	\$632,000	2470	9	2011	Avg	6998	N	N	433 SE CLARK ST
011	856275	0940	10/1/12	\$508,000	\$515,000	2470	9	2005	Avg	5533	Y	N	913 BEAR RIDGE DR NW
011	062989	0010	7/3/12	\$749,950	\$769,000	2500	9	2012	Avg	6196	Y	N	2744 NW PINECONE PL
011	856275	0960	4/3/12	\$508,000	\$526,000	2500	9	2005	Avg	4500	N	N	891 BEAR RIDGE DR NW
011	856275	0130	2/17/11	\$572,000	\$603,000	2520	9	2003	Avg	4502	N	N	794 BIG TREE DR NW
011	856275	0190	6/8/12	\$620,000	\$638,000	2520	9	2004	Avg	4500	N	N	866 BIG TREE DR NW
011	062989	0120	6/28/12	\$640,000	\$657,000	2540	9	2012	Avg	5132	Y	N	2678 NW PINECONE PL
011	259765	0740	4/9/10	\$475,000	\$493,000	2540	9	1988	Avg	18564	N	N	3315 TIMBERVIEW CT SW
011	062989	0270	5/23/12	\$614,950	\$634,000	2560	9	2012	Avg	5230	Y	N	2683 NW PINECONE PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
011	856275	0800	12/17/12	\$635,000	\$637,000	2690	9	2005	Avg	4275	N	N	920 BIG TREE DR NW
011	954526	0360	4/5/11	\$505,000	\$532,000	2690	9	1995	Avg	11036	N	N	415 EVERWOOD CT NW
011	856274	0050	11/7/11	\$649,900	\$681,000	2700	9	2003	Avg	6613	Y	N	605 WILDERNESS PEAK DR NW
011	856274	0120	12/8/11	\$665,000	\$695,000	2700	9	2003	Avg	7250	Y	N	395 SKY COUNTRY WAY NW
011	954526	0030	7/8/12	\$567,000	\$581,000	2700	9	1994	Avg	8937	N	N	500 NW DATEWOOD DR
011	259765	0620	5/11/10	\$540,500	\$563,000	2710	9	1988	Avg	15260	Y	N	2335 SQUAK MOUNTAIN LOOP SW
011	258960	0110	3/31/11	\$590,000	\$622,000	2720	9	2000	Avg	10201	N	N	1050 1ST PL SE
011	258960	0210	5/12/11	\$608,200	\$641,000	2720	9	2000	Avg	8799	N	N	1228 SUNRISE PL SE
011	856274	0350	12/15/12	\$610,000	\$612,000	2800	9	2003	Avg	5550	N	N	451 WILDERNESS PEAK DR NW
011	856275	0910	8/14/12	\$633,000	\$646,000	2860	9	2005	Avg	10653	N	N	1030 BIG TREE DR NW
011	258960	0130	6/8/10	\$654,000	\$683,000	2910	9	2000	Avg	7290	N	N	1170 SUNRISE PL SE
011	856275	1190	5/19/11	\$590,000	\$622,000	2910	9	2004	Avg	5401	N	N	687 BEAR RIDGE DR NW
011	258960	0140	4/8/10	\$589,000	\$612,000	2950	9	1998	Avg	7416	N	N	1180 SUNRISE PL SE
011	258960	0280	10/11/11	\$625,000	\$656,000	2950	9	1999	Avg	6555	N	N	1247 SUNRISE PL SE
011	856274	0040	6/1/10	\$650,000	\$678,000	2960	9	2003	Avg	6346	Y	N	615 WILDERNESS PEAK DR NW
011	856274	0040	1/12/12	\$617,000	\$643,000	2960	9	2003	Avg	6346	Y	N	615 WILDERNESS PEAK DR NW
011	258960	0170	2/2/11	\$605,000	\$638,000	2970	9	2000	Avg	10726	Y	N	1204 SUNRISE PL SE
011	258960	0120	8/6/12	\$689,000	\$704,000	3020	9	2001	Avg	7292	N	N	1160 SUNRISE PL SE
011	259765	0680	6/22/10	\$743,000	\$776,000	3060	9	1988	Good	17653	Y	N	3340 TIMBERVIEW CT SW
011	292406	9161	10/31/11	\$550,000	\$576,000	3090	9	2007	Avg	14498	Y	N	687 17TH AVE NW
011	954525	0210	3/27/12	\$587,000	\$608,000	3100	9	1993	Avg	7668	N	N	620 EVERWOOD DR NW
011	856275	0090	8/13/12	\$689,950	\$704,000	3110	9	2003	Avg	6664	N	N	772 BIG TREE DR NW
011	856275	1180	12/4/12	\$642,500	\$645,000	3130	9	2004	Avg	6366	N	N	697 BEAR RIDGE DR NW
011	856275	1000	6/7/10	\$650,000	\$678,000	3140	9	2004	Avg	4500	N	N	851 BEAR RIDGE DR NW
011	564150	0040	10/22/10	\$625,000	\$657,000	3160	9	1998	Avg	14545	N	N	750 EVERWOOD DR NW

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
011	856274	0310	12/3/10	\$590,000	\$621,000	3160	9	2003	Avg	6170	N	N	513 WILDERNESS PEAK DR NW
011	872855	0260	5/1/12	\$555,000	\$573,000	3180	9	1995	Avg	9664	N	N	570 MOUNT OLYMPUS DR SW
011	856275	0990	1/6/12	\$675,000	\$704,000	3240	9	2004	Avg	4500	N	N	861 BEAR RIDGE DR NW
011	856275	1010	3/11/11	\$555,000	\$585,000	3240	9	2004	Avg	4500	N	N	841 BEAR RIDGE DR NW
011	856275	1020	8/2/12	\$653,000	\$668,000	3240	9	2004	Avg	4843	N	N	831 BEAR RIDGE DR NW
011	954526	0150	11/19/10	\$547,000	\$576,000	3270	9	1995	Avg	12809	N	N	380 DATEWOOD CT NW
011	856274	0060	11/5/11	\$690,000	\$723,000	3430	9	2005	Avg	7483	Y	N	601 WILDERNESS PEAK DR NW
011	856274	0110	6/8/10	\$680,000	\$710,000	3460	9	2004	Avg	7079	Y	N	423 SKY COUNTRY WAY NW
011	856279	1030	6/20/10	\$530,000	\$554,000	1670	10	2010	Avg	1937	Y	N	2396 NW STONEY CREEK DR
011	856279	0970	6/18/12	\$542,320	\$557,000	1690	10	2012	Avg	1850	Y	N	2276 NW STONEY CREEK DR
011	856279	0990	5/14/12	\$499,900	\$516,000	1690	10	2011	Avg	1850	Y	N	2336 NW STONEY CREEK DR
011	856279	1010	4/4/12	\$499,900	\$518,000	1690	10	2011	Avg	1850	Y	N	2382 NW STONEY CREEK DR
011	856279	0800	8/10/12	\$500,000	\$511,000	1870	10	2012	Avg	1850	N	N	2548 NW ALPINE CREST WAY
011	856279	0770	9/20/12	\$515,000	\$523,000	1890	10	2012	Avg	2222	Y	N	2520 NW ALPINE CREST WAY
011	856279	0790	8/8/12	\$497,400	\$508,000	1890	10	2012	Avg	1850	N	N	2544 NW ALPINE CREST WAY
011	259765	0480	6/9/10	\$655,000	\$684,000	1930	10	1984	Good	60443	Y	N	2410 SQUAK MOUNTAIN LOOP SW
011	856279	0560	8/17/10	\$729,900	\$765,000	1950	10	2010	Avg	3111	N	N	2505 NW ALPINE CREST WAY
011	856279	1000	11/11/11	\$519,900	\$544,000	1950	10	2011	Avg	1850	Y	N	2340 NW STONEY CREEK DR
011	856279	1040	9/3/10	\$589,000	\$618,000	1960	10	2010	Avg	3832	Y	N	2430 NW STONEY CREEK DR
011	856279	0810	3/8/10	\$499,900	\$518,000	1990	10	2009	Avg	1850	N	N	2556 NW ALPINE CREST WAY
011	856279	0740	3/29/10	\$640,000	\$664,000	2000	10	2009	Avg	2664	Y	N	2549 NW STONEY CREEK DR
011	856279	0480	9/10/12	\$609,900	\$620,000	2010	10	2012	Avg	2873	Y	N	2459 NW STONEY CREEK DR
011	856279	0500	6/27/12	\$594,990	\$611,000	2010	10	2011	Avg	2873	Y	N	2473 NW STONEY CREEK DR
011	856279	0520	7/1/11	\$585,000	\$616,000	2010	10	2011	Avg	2983	Y	N	2483 NW STONEY CREEK DR
011	856279	0540	7/15/10	\$620,000	\$649,000	2010	10	2010	Avg	3081	N	N	2513 NW STONEY CREEK DR

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
011	856279	0980	12/20/11	\$520,000	\$543,000	2020	10	2011	Avg	1850	Y	N	2328 NW STONEY CREEK DR
011	856279	1020	9/1/10	\$580,000	\$608,000	2020	10	2010	Avg	1851	Y	N	2394 NW STONEY CREEK DR
011	856279	0590	5/23/12	\$634,900	\$654,000	2050	10	2012	Avg	2813	N	N	2523 NW ALPINE CREST WAY
011	856279	0040	4/4/11	\$640,000	\$675,000	2070	10	2010	Avg	4246	Y	N	2516 NW STONEY CREEK DR
011	856279	0050	3/24/11	\$639,950	\$675,000	2070	10	2009	Avg	3528	Y	N	2498 NW STONEY CREEK DR
011	856279	0120	10/11/12	\$659,900	\$668,000	2070	10	2010	Avg	3296	N	N	2372 HARMONY LN
011	856279	0490	7/9/12	\$609,900	\$625,000	2080	10	2012	Avg	2748	Y	N	2465 NW STONEY CREEK DR
011	856279	0510	11/15/11	\$601,080	\$629,000	2080	10	2011	Avg	2940	Y	N	2477 NW STONEY CREEK DR
011	856279	0530	5/25/11	\$599,353	\$631,000	2080	10	2011	Avg	3007	Y	N	2495 NW STONEY CREEK DR
011	856279	0550	6/13/11	\$580,000	\$611,000	2080	10	2010	Avg	3035	N	N	2529 NW STONEY CREEK DR
011	856279	0100	9/21/12	\$679,900	\$691,000	2090	10	2012	Avg	4465	N	N	2408 HARMONY LN
011	856279	0690	5/27/10	\$575,000	\$600,000	2150	10	2009	Avg	2699	N	N	2583 NW ALPINE CREST WAY
011	856279	0060	5/19/10	\$735,000	\$766,000	2190	10	2009	Avg	5495	Y	N	2480 NW STONEY CREEK DR
011	856279	0760	7/27/10	\$709,900	\$743,000	2190	10	2009	Avg	4684	Y	N	2533 NW STONEY CREEK DR
011	856279	0700	4/15/10	\$575,000	\$598,000	2200	10	2009	Avg	2473	N	N	2589 NW ALPINE CREST WAY
011	856279	0110	10/25/11	\$663,000	\$695,000	2210	10	2010	Avg	5224	N	N	2390 HARMONY LN
011	856279	0420	3/1/12	\$617,000	\$641,000	2290	10	2011	Avg	3581	N	N	2835 NW STONEY CREEK DR
011	856279	0730	4/19/10	\$650,000	\$676,000	2310	10	2009	Avg	3680	Y	N	2567 NW STONEY CREEK DR
011	856279	0030	1/7/11	\$667,000	\$703,000	2400	10	2010	Avg	4979	Y	N	2534 NW STONEY CREEK DR
011	856279	0430	2/24/12	\$633,000	\$658,000	2458	10	2011	Avg	3554	N	N	2399 NW STONEY CREEK DR
011	062987	0020	3/1/11	\$970,000	\$1,022,000	2510	10	2007	Avg	7474	Y	N	1690 PINE VIEW DR NW
011	856271	0020	10/27/11	\$700,000	\$734,000	3070	10	2007	Avg	8140	Y	N	698 SUMMERHILL RIDGE DR NW
011	856271	0020	2/23/10	\$675,000	\$698,000	3070	10	2007	Avg	8140	Y	N	698 SUMMERHILL RIDGE DR NW
011	856271	0570	6/28/11	\$650,000	\$684,000	3070	10	2005	Avg	5827	Y	N	852 SUMMERHILL RIDGE DR NW
011	202406	9122	9/9/11	\$772,000	\$811,000	3100	10	2005	Avg	6227	Y	N	1735 PINEVIEW DR NW

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
011	062986	0020	2/14/11	\$855,000	\$901,000	3130	10	2007	Avg	7352	Y	N	1685 PINE VIEW DR NW
011	856271	0050	6/16/10	\$822,514	\$859,000	3150	10	2006	Avg	7931	Y	N	732 LINGERING PINE DR NW
011	856271	0190	12/18/12	\$625,000	\$626,000	3169	10	2006	Avg	6501	N	N	881 SUMMERHILL RIDGE DR NW
011	856271	0160	7/7/11	\$760,000	\$800,000	3180	10	2005	Avg	6295	Y	N	880 LINGERING PINE LN NW
011	856271	0040	1/26/11	\$749,400	\$790,000	3220	10	2007	Avg	8864	Y	N	705 NW LINGERING PINE CT
011	062988	0010	3/24/10	\$1,010,000	\$1,048,000	3340	10	2008	Avg	15521	Y	N	1665 PINE VIEW DR NW
011	816330	0310	9/23/11	\$700,000	\$735,000	3400	10	2005	Avg	11880	Y	N	1512 HILLSIDE DR SE
011	856271	0580	7/13/11	\$682,000	\$718,000	3400	10	2005	Avg	5118	N	N	871 LINGERING PINE DR NW
011	856271	0730	11/26/12	\$612,299	\$616,000	3410	10	2006	Avg	6330	Y	N	721 LINGERING PINE DR NW
011	856271	0420	2/24/11	\$682,500	\$719,000	3410	10	2005	Avg	5577	Y	N	707 SUMMERHILL RIDGE DR NW
011	856271	0600	6/11/10	\$697,000	\$728,000	3410	10	2005	Avg	5510	N	N	851 LINGERING PINE DR NW
011	856271	0610	5/18/10	\$650,000	\$677,000	3410	10	2006	Avg	5282	N	N	841 LINGERING PINE DR NW
011	856271	0700	5/3/10	\$685,000	\$713,000	3410	10	2005	Avg	5710	N	N	751 LINGERING PINE DR NW
011	856271	0710	8/21/12	\$710,000	\$724,000	3410	10	2006	Avg	6644	N	N	741 LINGERING PINE DR NW
011	856271	0360	9/3/10	\$650,000	\$682,000	3456	10	2007	Avg	6112	N	N	753 SUMMERHILL RIDGE DR NW
011	856271	0220	4/30/12	\$685,000	\$708,000	3460	10	2007	Avg	5750	Y	N	873 COUGAR MOUNTAIN LN NW
011	856271	0400	1/4/11	\$645,000	\$679,000	3460	10	2007	Avg	6020	Y	N	723 SUMMERHILL RIDGE DR NW
011	856271	0670	2/16/11	\$580,000	\$611,000	3460	10	2007	Avg	5365	N	N	781 LINGERING PINE DR NW
011	856271	0750	1/6/10	\$735,000	\$757,000	3460	10	2005	Avg	6249	Y	N	703 LINGERING PINE DR NW
011	856271	0380	3/31/10	\$657,500	\$683,000	3480	10	2007	Avg	6440	N	N	733 SUMMERHILL RIDGE DR NW
011	856271	0030	3/23/12	\$775,000	\$804,000	3550	10	2007	Avg	9290	Y	N	709 NW LINGERING PINE CT
011	292406	9151	6/25/12	\$750,000	\$770,000	4140	10	2005	Avg	68684	N	N	7792 RENTON-ISSAQUAH RD SE
011	202406	9126	6/22/12	\$840,000	\$863,000	2810	11	2006	Avg	8207	Y	N	1730 PINE VIEW DR NW
011	856272	0010	5/11/11	\$740,000	\$780,000	3370	11	2004	Avg	7716	N	N	647 SADDLEBACK LOOP WAY NW
011	856272	0220	11/13/12	\$855,000	\$862,000	3470	11	2007	Avg	7442	N	N	545 TIMBER CREEK DR NW

Improved Sales Used in this Annual Update Analysis
Area 65
(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	856272	0210	3/21/12	\$840,000	\$871,000	3720	11	2006	Avg	6811	N	N	561 TIMBER CREEK DR NW
011	856272	0090	5/14/12	\$849,588	\$877,000	3740	11	2005	Avg	6869	N	N	575 SADDLEBACK LOOP WAY NW
011	856272	0100	7/14/10	\$830,000	\$868,000	3740	11	2005	Avg	7180	N	N	573 SADDLEBACK LOOP WAY NW
011	856272	0190	7/19/12	\$865,000	\$886,000	3771	11	2006	Avg	6545	N	N	581 TIMBER CREEK DR NW
011	342406	9041	2/16/12	\$1,164,048	\$1,211,000	6010	12	1997	Avg	227130	N	N	24202 SE 93RD ST

Improved Sales Removed in this Annual Update Analysis
Area 65
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	132405	9020	7/25/12	\$3,789,000	TEAR DOWN
001	177700	0070	9/26/12	\$395,000	OBSOLESCENCE
001	192406	9056	1/19/10	\$578,000	IMP COUNT;BANKRUPTCY; FINANCE INSTITUTION RESALE
001	192406	9153	8/4/11	\$1,300,000	DIAGNOSTIC OUTLIER;MODEL DEVELOPMENT EXCLUSION
001	226080	0021	12/2/11	\$700,000	NON-REPRESENTATIVE SALE;FINANCE INSTITUTION SALE
001	226080	0030	9/8/10	\$392,000	IMP COUNT;PREVIMP<=25K;FINANCE INSTITUTION RESALE
001	242405	9049	4/21/10	\$303,930	IMP. CHAR CHANGED SINCE SALE;FINANCE INST RESALE
001	242405	9110	3/4/10	\$249,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	242405	9133	9/21/10	\$1,348,000	SALE CHARACTERISTICS DO NOT MATCH 2013 AV
001	242405	9155	4/18/11	\$775,000	RELOCATION - SALE TO SERVICE
001	242405	9161	2/17/10	\$750,000	DOR RATIO
001	252405	9156	3/13/11	\$1,000,000	NO MARKET EXPOSURE; RELATED PARTY OR FRIEND
001	262405	9031	3/25/10	\$1,000,000	DIAGNOSTIC OUTLIER;EXCLUSION FROM THE SAMPLE SET
001	322406	9077	6/15/10	\$653,000	RELOCATION - SALE TO SERVICE
001	322406	9079	6/4/10	\$694,900	UNFINISHED AREA
001	322406	9080	10/17/12	\$485,000	BOX PLOT OUTLIER; ANOMALY DETECTION
001	330385	0040	12/8/10	\$1,639,000	NO MARKET EXPOSURE; BANKRUPTCY; QCD
001	413940	0230	12/31/12	\$591,250	NON-REP SALE; FORCED SALE; BANKRUPTCY; QCD
001	413940	0570	6/25/12	\$588,100	NON-REP SALE; FORCED SALE; BANKRUPTCY; QCD
001	413942	0060	10/1/12	\$791,000	DIAGNOSTIC OUTLIER;OBSERVATION OUTSIDE THE NORM
001	413942	0520	3/3/12	\$913,000	UNFINISHED AREA
001	413943	0440	10/25/10	\$840,000	RELOCATION - SALE TO SERVICE
001	413943	0450	5/3/11	\$725,000	DIAGNOSTIC OUTLIER;MODEL DEVELOPMENT EXCLUSION
001	413943	0620	10/13/12	\$908,000	DIAGNOSTIC OUTLIER;NON-NORMAL DISTRIBUTION
001	413943	0760	2/3/12	\$1,325,000	RELOCATION - SALE TO SERVICE
001	413943	0940	6/24/11	\$1,010,000	DIAGNOSTIC OUTLIER;EXCLUSION FROM THE SAMPLE SET
001	413944	0750	9/27/12	\$688,000	RELOCATION - SALE TO SERVICE
001	413944	0880	12/6/12	\$637,500	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
001	413948	0080	10/11/10	\$1,065,000	RELOCATION - SALE TO SERVICE
001	413948	0290	5/22/12	\$1,205,000	NON-REP; FINANCIAL INSTITUTION RESALE
001	413950	0190	11/24/10	\$715,000	NON-REPRESENTATIVE SALE; ESTATE ADMINISTRATOR
001	413950	0200	12/17/12	\$867,000	DIAGNOSTIC OUTLIER;OBSERVATION OUTSIDE THE NORM
001	413950	0370	4/27/10	\$1,321,500	RELOCATION - SALE TO SERVICE
001	413955	0150	9/26/12	\$879,950	ACTIVE PERMIT BEFORE SALE>25K;%COMPLETE
001	413990	0010	12/14/11	\$663,700	NON-REP SALE;FORCED SALE;BANKRUPTCY;SHORT SALE
001	413990	0080	2/21/10	\$1,062,500	RELOCATION - SALE TO SERVICE
001	413990	0110	12/31/12	\$1,225,000	RELOCATION - SALE TO SERVICE
001	413991	0100	2/16/11	\$761,800	DIAGNOSTIC OUTLIER;NON-NORMAL DISTRIBUTION
001	560800	0090	7/17/12	\$600,000	DIAGNOSTIC OUTLIER;MODEL DEVELOPMENT EXCLUSION
001	560800	0380	6/22/10	\$543,000	BOX PLOT OUTLIER; ANOMALY DETECTION
001	560801	0730	9/14/10	\$815,000	DIAGNOSTIC OUTLIER;EXCLUSION FROM THE SAMPLE SET
001	560803	0030	3/5/12	\$470,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
001	560803	0050	12/19/12	\$500,000	NON-REPRESENTATIVE SALE
001	560803	0080	5/3/12	\$530,000	DIAGNOSTIC OUTLIER;NON-NORMAL DISTRIBUTION
001	560803	0200	4/1/11	\$510,000	OBSOL;FINANCIAL INSTITUTION RESALE

Improved Sales Removed in this Annual Update Analysis
Area 65
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	560803	0240	1/31/11	\$535,000	DIAGNOSTIC OUTLIER;OBSERVATION OUTSIDE THE NORM
001	723750	0220	12/15/10	\$760,000	IMP. CHAR CHANGED SINCE SALE;FINANCE INST RESALE
001	723750	0260	2/14/11	\$1,100,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
001	723750	0310	11/5/10	\$1,350,000	RELOCATION - SALE TO SERVICE
001	723750	0500	7/13/11	\$1,310,000	DIAGNOSTIC OUTLIER;MODEL DEVELOPMENT EXCLUSION
001	723750	0880	1/5/11	\$1,022,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
001	723750	1210	3/29/10	\$1,350,000	RELOCATION - SALE TO SERVICE
001	723750	1330	6/1/12	\$700,000	DOR RATIO;%COMPL;IMP. CHAR CHANGED SINCE SALE
001	723750	1340	6/28/10	\$825,000	IMP. CHAR CHANGED SINCE SALE; FORCED SALE
001	723750	1370	1/12/12	\$216,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
001	730800	0140	1/19/12	\$661,232	NO MARKET EXPOSURE; BANKRUPTCY; EXEMPT EXCISE TAX
001	730800	0320	3/23/12	\$722,500	RELOCATION - SALE TO SERVICE
001	750450	0120	11/29/11	\$515,000	DIAGNOSTIC OUTLIER;NON-NORMAL DISTRIBUTION
001	866510	0030	9/11/12	\$830,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPLETE
001	866510	0060	10/2/12	\$1,017,470	ACTIVE PERMIT BEFORE SALE>25K;%COMPLETE
001	896540	0200	7/9/10	\$590,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
001	896550	0950	6/24/11	\$525,300	DIAGNOSTIC OUTLIER;EXCLUSION FROM THE SAMPLE SET
001	942950	0150	4/24/12	\$357,500	DIAGNOSTIC OUTLIER;OBSERVATION OUTSIDE THE NORM
001	947840	0230	8/2/10	\$648,500	RELOCATION - SALE TO SERVICE
001	947840	0250	7/30/11	\$642,000	RELOCATION - SALE TO SERVICE
001	988800	0020	8/5/10	\$1,550,000	DIAGNOSTIC OUTLIER;MODEL DEVELOPMENT EXCLUSION
011	029130	0020	4/29/10	\$129,164	DOR RATIO;QCD;RELATED PARTY, FRIEND, OR NEIGHBOR
011	029130	0130	3/13/12	\$189,000	BOX PLOT OUTLIER; ANOMALY DETECTION
011	029130	0330	2/8/11	\$284,900	RELOCATION - SALE TO SERVICE
011	029131	0250	8/30/12	\$103,134	DOR RATIO;QCD;RELATED PARTY, FRIEND, OR NEIGHBOR
011	029131	0440	1/11/12	\$195,000	BOX PLOT OUTLIER; ANOMALY DETECTION
011	032306	9123	8/31/12	\$465,000	IMP COUNT
011	062989	0230	11/15/12	\$630,677	ACTIVE PERMIT BEFORE SALE>25K;%COMPLETE
011	062989	0240	9/20/12	\$630,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPLETE
011	062989	0250	11/14/12	\$625,870	ACTIVE PERMIT BEFORE SALE>25K;%COMPLETE
011	071060	0010	9/8/11	\$471,000	%COMPLETE
011	071060	0020	3/19/12	\$462,000	%COMPLETE
011	071060	0090	11/23/10	\$459,800	%COMPLETE
011	071060	0220	9/2/10	\$470,616	%COMPLETE
011	235430	0090	2/11/10	\$475,000	%COMPLETE
011	235430	0730	6/10/12	\$459,000	SALE CHARACTERISTICS DO NOT MATCH 2013 AV
011	235430	0750	12/5/11	\$555,294	NO MARKET EXPOSURE; BANKRUPTCY; EXEMPT EXCISE TAX
011	235430	0750	7/18/12	\$320,000	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
011	235430	0760	12/20/10	\$320,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	235430	0830	8/26/10	\$385,023	NO MRKT EXPOSURE; BANKRUPTCY; EXEMPT EXCISE TAX
011	235430	0880	3/8/12	\$407,000	RELOCATION - SALE TO SERVICE
011	258960	0280	9/16/11	\$625,000	RELOCATION - SALE TO SERVICE
011	282406	9176	12/23/10	\$575,000	IMP COUNT
011	332406	9517	3/7/12	\$354,900	NON-REP SALE; FINANCIAL INSTITUTION RESALE
011	342406	9068	5/29/12	\$240,000	RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed in this Annual Update Analysis
Area 65
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
011	342406	9144	11/17/11	\$473,000	IMP COUNT
011	342406	9215	4/30/12	\$165,000	IMP CHAR CHANGED SINCE SALE; SHORT SALE
011	342406	9215	8/28/12	\$379,000	SALE CHARACTERISTICS DO NOT MATCH 2013 AV
011	342406	9234	10/16/12	\$432,291	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
011	342406	9257	3/4/11	\$412,000	OPEN SPACE
011	342406	9270	12/5/11	\$288,500	DIAGNOSTIC OUTLIER;NON-NORMAL DISTRIBUTION
011	342406	9294	8/10/12	\$209,000	NON-REPRESENTATIVE SALE; SHORT SALE
011	342406	9362	9/22/10	\$575,000	%COMPLETE
011	342406	9369	5/19/10	\$155,200	DOR RATIO
011	509740	0010	10/25/10	\$185,000	DIAGNOSTIC OUTLIER;EXCLUSION FROM THE SAMPLE SET
011	509740	0045	12/20/11	\$247,000	DIAGNOSTIC OUTLIER;MODEL DEVELOPMENT EXCLUSION
011	527910	0510	10/29/12	\$304,100	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR
011	527910	0560	8/24/12	\$417,000	RELOCATION - SALE TO SERVICE
011	527910	1190	9/3/12	\$138,000	PREVIMP<=25K; ESTATE ADMINISTRATOR
011	552860	0040	12/26/12	\$322,564	NO MRKT EXPOSURE; BANKRUPTCY; EXEMPT EXCISE TAX
011	570600	0051	3/15/12	\$175,000	NON-REPRESENTATIVE SALE;FORCED SALE;SHORT SALE
011	570600	0145	1/27/12	\$282,000	DIAGNOSTIC OUTLIER;OBSERVATION OUTSIDE THE NORM
011	570620	0110	7/15/11	\$211,750	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	570620	0850	9/13/10	\$218,000	DIAGNOSTIC OUTLIER;EXCLUSION FROM THE SAMPLE SET
011	570620	1110	9/23/11	\$270,000	DIAGNOSTIC OUTLIER;NON-NORMAL DISTRIBUTION
011	570620	1240	5/25/11	\$274,000	DIAGNOSTIC OUTLIER;MODEL DEVELOPMENT EXCLUSION
011	570620	1660	5/2/12	\$264,000	DIAGNOSTIC OUTLIER;OBSERVATION OUTSIDE THE NORM
011	570620	2220	2/27/12	\$395,991	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
011	571050	0140	11/15/12	\$450,000	UNFINISHED AREA
011	571060	0100	4/19/11	\$290,000	NO MARKET EXPOSURE
011	571060	0435	1/31/11	\$475,000	OBSOLESCENCE
011	571060	0440	1/22/10	\$670,000	DIAGNOSTIC OUTLIER;EXCLUSION FROM THE SAMPLE SET
011	571061	0070	1/5/10	\$178,000	DOR RATIO; ESTATE ADMIN; NO MARKET EXPOSURE; QCD
011	571061	0440	1/10/12	\$557,132	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
011	571061	0620	5/3/10	\$182,400	DOR RATIO; NO MARKET EXPOSURE
011	731320	0030	11/13/12	\$386,000	DIAGNOSTIC OUTLIER;NON-NORMAL DISTRIBUTION
011	807860	0210	4/28/12	\$355,000	RELOCATION - SALE TO SERVICE
011	807860	0520	2/18/11	\$392,000	RELOCATION - SALE TO SERVICE
011	856271	0220	11/10/11	\$674,058	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
011	856271	0730	8/3/12	\$649,000	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
011	856272	0010	5/29/10	\$740,000	RELOCATION - SALE TO SERVICE
011	856272	0100	7/14/10	\$830,000	RELOCATION - SALE TO SERVICE
011	856272	0210	3/21/12	\$840,000	RELOCATION - SALE TO SERVICE
011	856272	0440	11/30/10	\$730,000	DIAGNOSTIC OUTLIER;MODEL DEVELOPMENT EXCLUSION
011	856274	0050	10/31/11	\$649,900	RELOCATION - SALE TO SERVICE
011	856274	0160	3/28/12	\$640,000	RELOCATION - SALE TO SERVICE
011	856275	0830	6/19/12	\$620,000	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
011	856275	1000	6/7/10	\$650,000	NO MARKET EXPOSURE; RELOCATION - SALE TO SERVICE
011	856278	0670	12/19/12	\$382,040	PERCENT COMPLETE
011	856278	0740	12/11/12	\$377,990	ACTIVE PERMIT BEFORE SALE>25K;%COMPLETE

Improved Sales Removed in this Annual Update Analysis
Area 65
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
011	856279	0440	11/26/12	\$619,900	ACTIVE PERMIT BEFORE SALE>25K;%COMPLETE
011	856279	0450	9/17/12	\$627,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPLETE
011	856279	0780	10/1/12	\$499,900	%COMPLETE
011	884390	0439	6/18/12	\$575,000	%COMPLETE
011	941220	0100	12/19/12	\$358,840	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
011	941220	0280	3/30/11	\$82,800	DOR RATIO;QCD;RELATED PARTY, FRIEND, OR NEIGHBOR
011	941220	0400	12/21/11	\$317,500	RELOCATION - SALE TO SERVICE
011	941220	0550	7/26/10	\$156,000	%NETCOND; PREVLAND<=25K; RELATED PARTY
011	941450	0120	9/11/12	\$269,000	DIAGNOSTIC OUTLIER;OBSERVATION OUTSIDE THE NORM
011	941450	0320	12/28/12	\$346,500	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
011	941450	0390	11/21/12	\$412,000	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
011	941450	0490	11/7/12	\$289,000	NO MRKT EXPOSURE;BANKRUPTCY;EXEMPT EXCISE TAX
011	941450	0560	4/12/11	\$397,000	RELOCATION - SALE TO SERVICE
011	941450	0580	6/16/12	\$385,000	RELOCATION - SALE TO SERVICE
011	941461	0350	9/14/10	\$280,000	BOX PLOT OUTLIER; ANOMALY DETECTION
011	954520	0370	11/6/12	\$413,847	DIAGNOSTIC OUTLIER;EXCLUSION FROM THE SAMPLE SET
011	954520	0500	7/21/11	\$131,468	DOR RATIO;QCD;RELATED PARTY, FRIEND, OR NEIGHBOR
011	954526	0360	1/14/11	\$17,500	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR

Vacant Sales Used in this Annual Update Analysis
Area 65
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
001	132405	9007	8/18/2012	\$800,000	164656	Y	N
001	192406	9020	8/6/2012	\$50,000	649044	N	N
001	192406	9147	9/14/2011	\$110,000	64904	N	N
001	368590	0050	10/25/2012	\$225,000	15185	Y	N
001	723750	0830	10/29/2010	\$330,000	15481	Y	N
001	723750	0850	10/1/2012	\$617,500	11644	Y	N
001	723750	0850	7/13/2010	\$450,000	11644	Y	N
001	723750	1450	5/4/2010	\$440,000	10653	Y	N
011	322406	9025	8/1/2012	\$208,000	217800	N	N
011	322406	9089	12/22/2010	\$46,500	52272	N	N
011	332406	9121	3/16/2011	\$100,000	174240	N	N
011	342406	9035	8/17/2012	\$100,000	42111	Y	N
011	884390	0435	7/18/2010	\$250,000	3081	N	N

Vacant Sales Removed in this Annual Update Analysis
Area 65
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	132405	9038	11/4/2010	\$330,000	NON-REPRESENTATIVE SALE; FINANCIAL INST SALE
001	132405	9140	12/9/2011	\$150,000	SEGREGATION AND/OR MERGER
001	192406	9020	9/4/2012	\$180,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY
001	202406	9014	11/30/2010	\$1,550,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY
001	242405	9071	1/20/2011	\$225,000	SEGREGATION AND/OR MERGER
001	252405	9264	3/14/2011	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	292406	9097	10/23/2011	\$115,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY
001	302406	9043	12/19/2011	\$170,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY
001	413955	0040	3/27/2012	\$820,000	IMPROVED SALE; BUILDER OR DEVELOPER SALES
001	723750	1360	12/12/2012	\$1,050,000	IMPROVED SALE
001	723750	1360	12/12/2012	\$216,000	QCD; PART INTEREST; CORPORATE AFFILIATES
001	866510	0070	1/11/2012	\$869,950	IMPROVED SALE; BUILDER OR DEVELOPER SALES
001	866510	0110	12/27/2012	\$925,000	IMPROVED SALE
001	988800	0030	11/26/2012	\$366,919	NO MARKET EXPOSURE; BANKRUPTCY; EXEMPT TAX
011	062989	0200	12/18/2012	\$639,950	IMPROVED SALE
011	332406	9121	3/5/2010	\$280,000	NO MRKT EXPOSURE; BANKRUPTCY; EXEMPT EXCISE TAX
011	856278	0300	4/17/2012	\$299,900	IMPROVED SALE; BUILDER OR DEVELOPER SALES
011	856278	0350	5/10/2012	\$275,000	IMPROVED SALE; BUILDER OR DEVELOPER SALES
011	856278	0380	3/21/2012	\$296,990	IMPROVED SALE; BUILDER OR DEVELOPER SALES
011	856279	0080	12/11/2012	\$684,900	IMPROVED SALE
011	856279	0570	12/22/2011	\$675,000	IMPROVED SALE; BUILDER OR DEVELOPER SALES
011	856279	0580	5/10/2012	\$685,000	IMPROVED SALE; BUILDER OR DEVELOPER SALES
011	856279	0600	4/10/2012	\$629,900	IMPROVED SALE; BUILDER OR DEVELOPER SALES
011	856279	0910	10/22/2012	\$557,810	IMPROVED SALE