

Residential Revalue

2013 Assessment Roll

Lake Hills

Area 67

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 67

Lake Hills - Robinswood - Crossroads



Lake Hills'

Housing



Grade 6/ Year Built 1959/ Total Living Area 990



Grade 7/ Year Built 1966/Total Living Area 1330



Grade 8/ Year Built 1962/ Total Living Area 2070



Grade 9/ Year Built 1980/Total Living Area 2720



Grade 10/ Year Built 1998/ Total Living Area 3020



Grade 11/ Year Built 1999/Total Living Area 4110

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: Lake Hills / Area 67

Previous Physical Inspection: 2009

Number of Improved Sales: 558

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	\$211,100	\$151,900	\$363,000			
2013 Value	\$235,700	\$183,900	\$419,600	\$459,300	91.2%	8.40%
Change	+\$24,600	+\$32,000	+\$56,600			
% Change	+11.7%	+21.1%	+15.6%			

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

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The lower the COD, the more uniform are the predicted assessed values. The 2013 COD of 8.40% is an improvement from the previous COD of 9.05%. Assessment standards prescribed by the International Association of Assessing Officers identify that the COD in rural or diverse neighborhoods should be no more than 20%.

In the face of smaller overall sales volume, an unstable real property market and an increasing number of financial institution re-sales, the resulting COD meets or exceeds the industry assessment standards.

Population - Improved Parcel Summary:			
	Land	Imps	Total
2012 Value	\$212,400	\$141,100	\$353,500
2013 Value	\$237,600	\$166,800	\$404,400
Percent Change	+11.9%	+18.2%	+14.4%

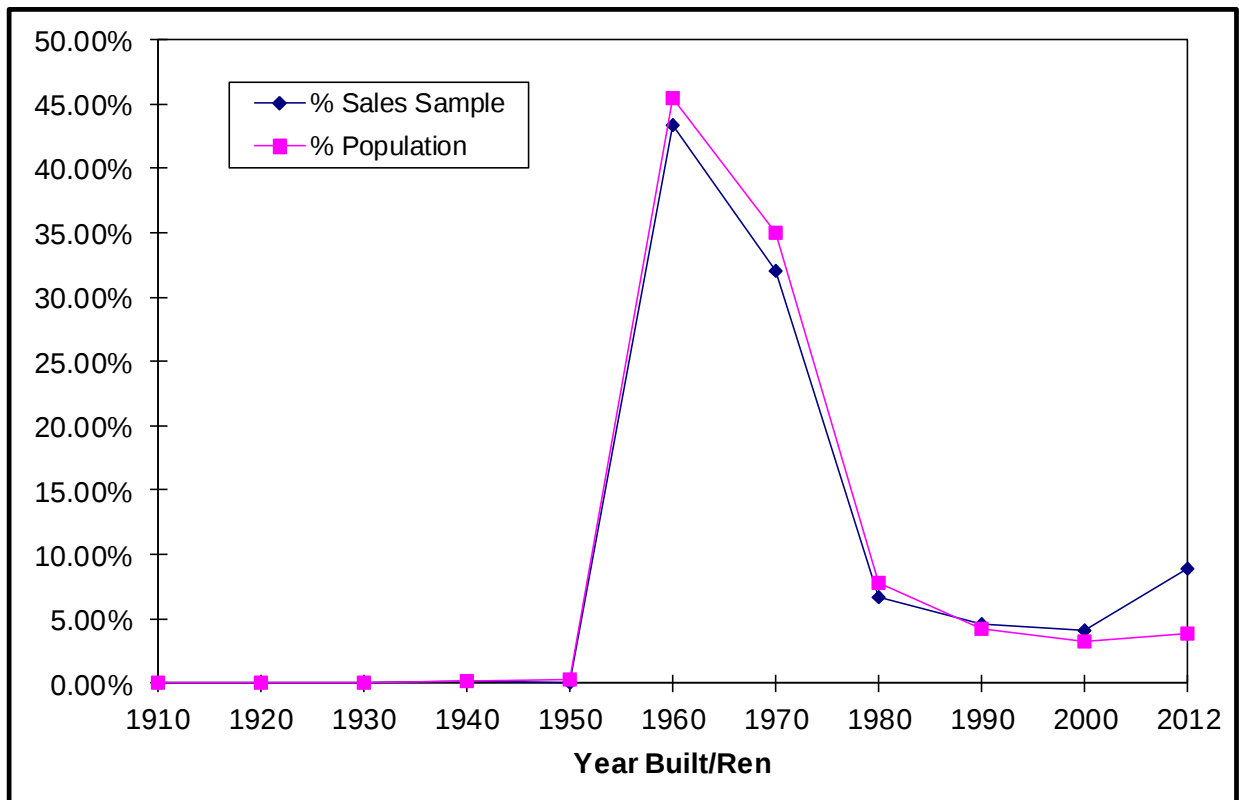
Number of one to three unit residences in the population: 5,869

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 sales analysis indicated that two characteristic-based and one plat-based variable needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, improved parcels located in the Enclave at Fox Glen PUD (Plat 234580), as well as those with high building grades (building grades 9 and above), and those with improvements in very good condition, were generally at a lower assessment levels than the rest of the population. This annual update model corrects for these strata differences.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	0	0.00%
1940	1	0.18%
1950	0	0.00%
1960	242	43.37%
1970	179	32.08%
1980	37	6.63%
1990	26	4.66%
2000	23	4.12%
2012	50	8.96%
	558	

Population		
Year Built/Ren	Frequency	% Population
1910	2	0.03%
1920	2	0.03%
1930	4	0.07%
1940	8	0.14%
1950	16	0.27%
1960	2666	45.43%
1970	2056	35.03%
1980	457	7.79%
1990	248	4.23%
2000	187	3.19%
2012	223	3.80%
	5869	

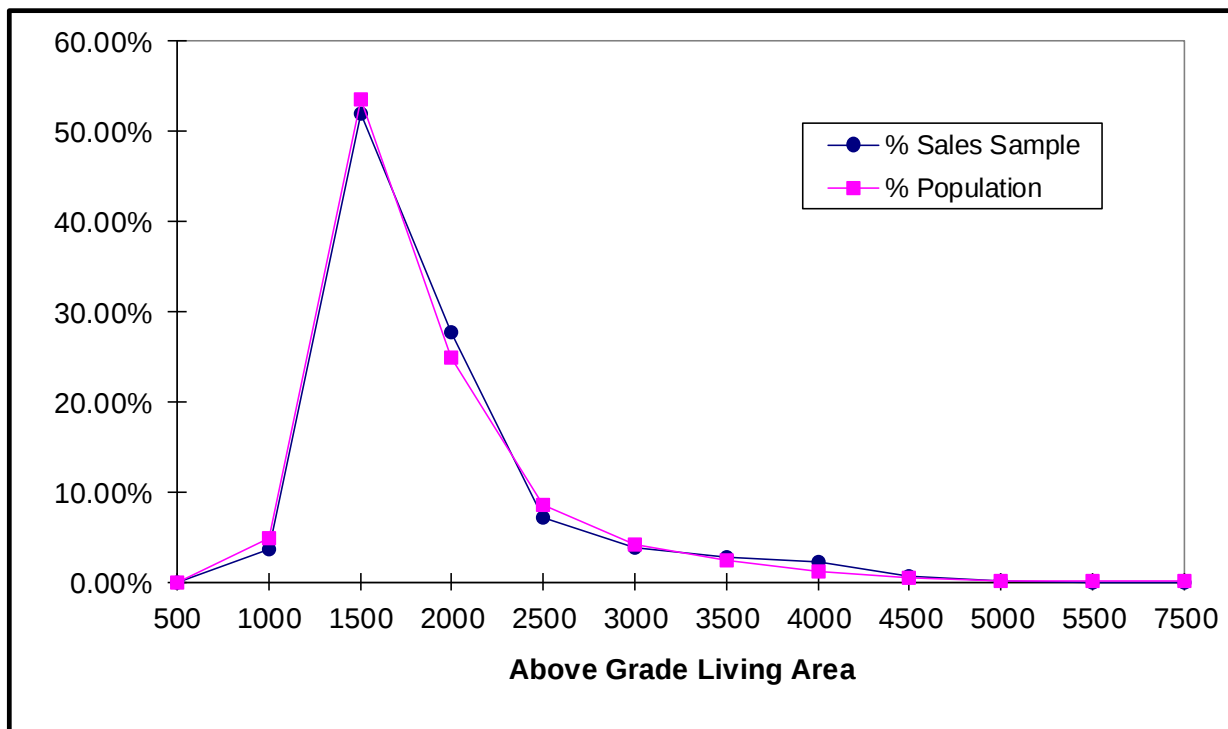


The sales sample frequency distribution follows the population distribution very closely with regard to Year Built/Renovated. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	20	3.58%
1500	290	51.97%
2000	155	27.78%
2500	40	7.17%
3000	21	3.76%
3500	15	2.69%
4000	12	2.15%
4500	4	0.72%
5000	1	0.18%
5500	0	0.00%
7500	0	0.00%
	558	

Population		
AGLA	Frequency	% Population
500	0	0.00%
1000	288	4.91%
1500	3144	53.57%
2000	1457	24.83%
2500	498	8.49%
3000	242	4.12%
3500	137	2.33%
4000	66	1.12%
4500	24	0.41%
5000	7	0.12%
5500	4	0.07%
7500	2	0.03%
	5869	

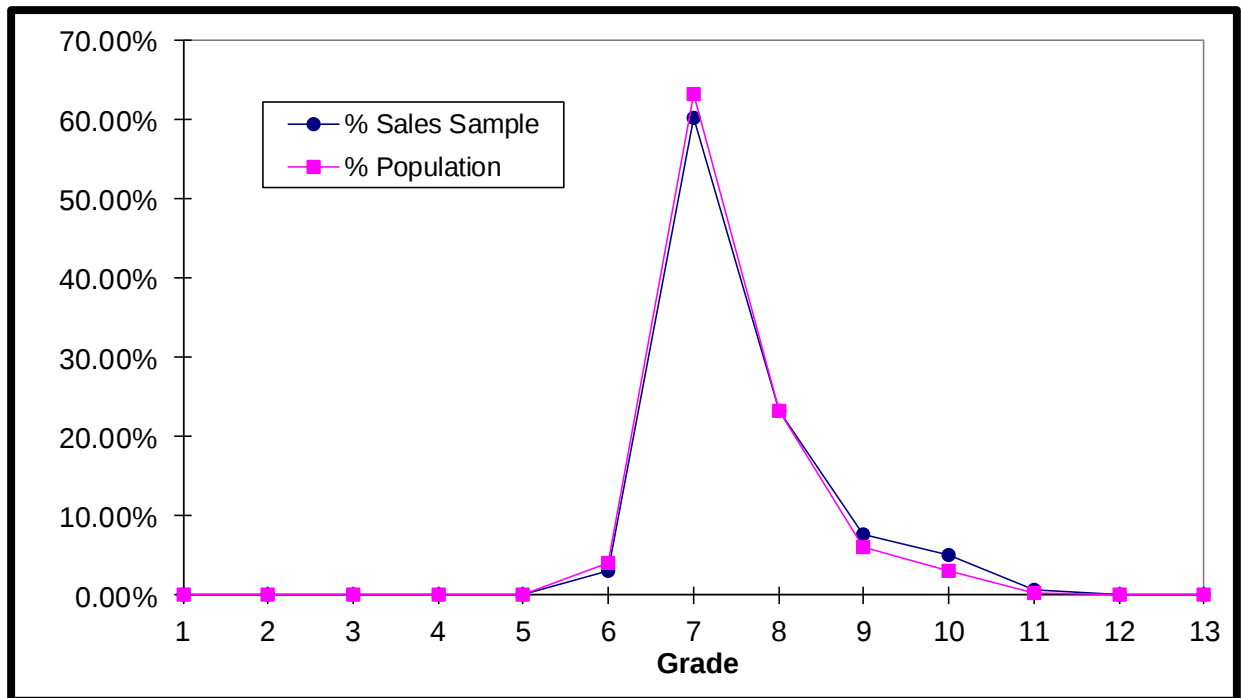


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	17	3.05%
7	336	60.22%
8	130	23.30%
9	43	7.71%
10	28	5.02%
11	4	0.72%
12	0	0.00%
13	0	0.00%
	558	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	3	0.05%
6	233	3.97%
7	3715	63.30%
8	1359	23.16%
9	358	6.10%
10	179	3.05%
11	19	0.32%
12	3	0.05%
13	0	0.00%
	5869	



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 2 usable land sales available in the area, and their 2012 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 11.9% increase in land assessments in the area for the 2013 Assessment Year. The formula is:

2013 Land Value = 2012 Land Value x 1.121, 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 sales analysis indicated that two characteristic-based and one plat-based variable needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, improved parcels located in the Enclave at Fox Glen PUD (Plat 234580), as well as those with high building grades (building grades 9 and above), and those with improvements in very good condition, were generally at a lower assessment levels than the rest of the population. This annual update model corrects for these strata differences.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the new recommended values on all improved parcels were based on the analysis of the 558 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 mobile homes in this area.

Results

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

Application of these recommended values for the 2013 assessment year (taxes payable in 2014) results in an average total change from the 2012 assessments of +14.4%. 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 67 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

12.08%

Plat234580	Yes
% Adjustment	26.43%
High Grade W/O VG Cond	Yes
% Adjustment	23.70%
VGood	Yes
% Adjustment	25.12%

Comments:

The percentages listed are total adjustments not additive adjustments.

For instance, a parcel located in Enclave at Fox Glen PUD (Plat 234580) would *approximately* receive a +26.43% upward adjustment. 26 parcels in the improved population would receive this adjustment. There were 23 sales.

Improved parcels with high building grades (> Grade 8), excluding those in very good condition, would *approximately* receive a +23.70% upward adjustment. 532 parcels in the improved population would receive this adjustment. There were 71 sales.

Improved parcels in very good condition would *approximately* receive a +25.12% upward adjustment. 294 parcels in the improved population would receive this adjustment. There were 29 sales.

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

Generally, parcels either located in Plat 234580, those with building grades >8, or improvements in very good condition, were at a lower assessment level than the rest of the population. This model corrects for these strata differences.

85% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 67 Summary of Neighborhood Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% of Pop	QSTR	Sub	Range of Building Grades	Range of Year Built	Nearest Major Roadway
234580	Enclave at Fox Glen PUD	23	26	88.5%	SW-26-25-5	12	8	2010	156 th Avenue NE and NE 8 th Street



Area 67 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 1.131, resulting in an adjusted value of \$594,000 ($\$525,000 \times 1.131 = \$594,000$) – rounded to the nearest \$1000.

Market Adjustment to 1/1/2013		
Sale Date	Adjustment (Factor)	Equivalent Percent
1/1/2010	1.006	0.6%
2/1/2010	1.020	2.0%
3/1/2010	1.032	3.2%
4/1/2010	1.044	4.4%
5/1/2010	1.056	5.6%
6/1/2010	1.066	6.6%
7/1/2010	1.076	7.6%
8/1/2010	1.085	8.5%
9/1/2010	1.093	9.3%
10/1/2010	1.101	10.1%
11/1/2010	1.107	10.7%
12/1/2010	1.113	11.3%
1/1/2011	1.118	11.8%
2/1/2011	1.122	12.2%
3/1/2011	1.125	12.5%
4/1/2011	1.128	12.8%
5/1/2011	1.130	13.0%
6/1/2011	1.131	13.1%
7/1/2011	1.131	13.1%
8/1/2011	1.131	13.1%
9/1/2011	1.129	12.9%
10/1/2011	1.127	12.7%
11/1/2011	1.124	12.4%
12/1/2011	1.121	12.1%
1/1/2012	1.116	11.6%
2/1/2012	1.111	11.1%
3/1/2012	1.105	10.5%
4/1/2012	1.098	9.8%
5/1/2012	1.090	9.0%
6/1/2012	1.082	8.2%
7/1/2012	1.073	7.3%
8/1/2012	1.062	6.2%
9/1/2012	1.051	5.1%
10/1/2012	1.040	4.0%
11/1/2012	1.027	2.7%
12/1/2012	1.014	1.4%
1/1/2013	1.000	0.0%

Improved Sales Used in this Annual Update Analysis
Area 67
(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
008	220720	0510	6/10/10	\$260,000	\$278,000	1430	6	1956	Good	8040	N	N	15518 SE 8TH ST
008	220720	0510	6/16/10	\$304,000	\$325,000	1430	6	1956	Good	8040	N	N	15518 SE 8TH ST
008	403680	0245	8/14/12	\$400,000	\$423,000	880	7	1956	Good	7400	N	N	15826 SE 10TH ST
008	403680	0435	6/28/12	\$291,500	\$313,000	880	7	1956	Avg	9044	N	N	15603 SE 10TH ST
008	403680	1170	2/10/12	\$275,000	\$305,000	880	7	1956	Avg	7300	N	N	16213 SE 7TH ST
008	403930	0170	3/12/12	\$306,000	\$337,000	960	7	1962	Avg	9201	N	N	245 152ND PL SE
008	403720	0690	8/25/10	\$360,000	\$393,000	970	7	1957	Good	9715	N	N	16311 SE 7TH ST
008	403720	0710	3/22/10	\$370,000	\$385,000	970	7	1957	Good	13650	N	N	647 164TH AVE SE
008	403680	0950	5/7/12	\$333,000	\$363,000	980	7	1958	Good	7500	N	N	16042 SE 10TH ST
008	220710	0170	2/4/11	\$317,750	\$357,000	990	7	1955	Good	7442	N	N	14304 SE 14TH ST
008	403680	0930	1/11/12	\$240,500	\$268,000	990	7	1957	Avg	7500	N	N	16218 SE 10TH ST
008	220710	0830	2/22/10	\$330,000	\$339,000	1000	7	1955	Avg	8970	N	N	14512 SE 15TH ST
008	403680	0580	2/14/11	\$315,000	\$354,000	1000	7	1956	Avg	9176	N	N	15646 SE 11TH ST
008	220720	0015	7/29/10	\$318,000	\$345,000	1010	7	1955	Good	9520	N	N	1205 148TH PL SE
008	220720	0235	7/18/11	\$355,000	\$402,000	1010	7	1956	Good	8260	N	N	1049 149TH PL SE
008	220720	0715	11/2/12	\$325,000	\$334,000	1010	7	1956	Good	8050	N	N	15441 SE 9TH ST
008	403680	0235	12/31/12	\$300,000	\$300,000	1010	7	1956	Good	7700	N	N	15842 SE 10TH ST
008	403680	1180	3/24/10	\$325,000	\$338,000	1010	7	1956	Avg	7300	N	N	16229 SE 7TH ST
008	403810	0085	7/17/10	\$300,000	\$324,000	1010	7	1959	Good	9750	N	N	15719 SE 4TH ST
008	664830	0070	2/24/11	\$207,000	\$233,000	1010	7	1956	Good	10200	N	N	14433 SE 16TH ST
008	403680	0260	3/2/11	\$334,000	\$376,000	1020	7	1956	Avg	7104	N	N	15802 SE 10TH ST
008	403680	1190	3/17/10	\$316,000	\$328,000	1020	7	1956	Avg	7400	N	N	16245 SE 7TH ST
008	403750	0255	4/16/10	\$405,000	\$425,000	1020	7	1958	Good	8850	N	N	147 164TH AVE SE
008	403940	0350	8/22/12	\$400,000	\$422,000	1020	7	1960	Good	8800	N	N	15419 SE 4TH ST
008	792360	0050	6/30/11	\$347,000	\$393,000	1020	7	1960	Good	10200	N	N	14700 SE 17TH ST
008	792370	0080	5/8/12	\$355,000	\$387,000	1020	7	1961	Good	7560	N	N	1411 150TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 67
(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
008	792370	0280	3/22/11	\$335,000	\$378,000	1020	7	1961	Good	7560	N	N	1418 150TH AVE SE
008	792380	0050	7/6/12	\$425,000	\$455,000	1020	7	1961	Avg	7592	N	N	2005 146TH PL SE
008	792380	0270	5/27/11	\$350,000	\$396,000	1020	7	1961	Good	7200	N	N	1903 147TH PL SE
008	792390	0040	12/8/10	\$355,000	\$395,000	1020	7	1962	Good	11470	N	N	1050 151ST AVE SE
008	792390	0220	10/27/11	\$375,000	\$422,000	1020	7	1961	Good	10108	N	N	15033 SE 15TH ST
008	792390	0280	6/27/12	\$355,000	\$381,000	1020	7	1961	Good	7770	N	N	15030 SE 15TH ST
008	792390	0400	5/21/10	\$360,000	\$382,000	1020	7	1961	Good	7740	N	N	15046 SE 14TH ST
008	792390	0460	8/13/12	\$357,500	\$378,000	1020	7	1962	Good	9752	N	N	1219 151ST AVE SE
008	220710	0075	4/4/12	\$287,000	\$315,000	1030	7	1955	Good	7490	N	N	14220 SE 14TH ST
008	403680	0945	4/11/12	\$389,000	\$426,000	1030	7	1958	Good	7500	N	N	16048 SE 10TH ST
008	403950	0220	2/21/11	\$275,000	\$309,000	1030	7	1961	Good	8910	N	N	142 160TH AVE SE
008	664830	0100	1/5/11	\$315,000	\$352,000	1030	7	1958	Good	10200	N	N	14416 SE 18TH ST
008	792380	0140	10/4/12	\$285,000	\$296,000	1030	7	1961	Avg	6180	N	N	14608 SE 19TH PL
008	220720	0430	4/11/11	\$365,000	\$412,000	1040	7	1956	Good	13490	N	N	15411 SE 11TH ST
008	403740	0310	1/21/11	\$334,900	\$375,000	1040	7	1958	Avg	8030	N	N	16101 SE 5TH ST
008	064650	0030	12/13/12	\$355,000	\$358,000	1060	7	1966	Avg	10398	N	N	14844 SE 18TH PL
008	403680	0115	8/13/11	\$365,000	\$413,000	1060	7	1956	Good	8740	N	N	855 159TH PL SE
008	403680	0170	9/14/10	\$377,500	\$414,000	1060	7	1956	Good	7420	N	N	15611 SE 9TH ST
008	403680	0585	4/23/10	\$390,125	\$410,000	1060	7	1956	Good	10224	N	N	15638 SE 11TH ST
008	403680	1220	9/21/12	\$356,500	\$372,000	1060	7	1956	Good	7500	N	N	16232 SE 8TH ST
008	403680	0980	1/31/12	\$356,000	\$396,000	1070	7	1958	Good	8265	N	N	912 159TH PL SE
008	403740	0015	4/1/10	\$340,000	\$355,000	1070	7	1958	Good	9864	N	N	16018 SE 4TH ST
008	403930	0130	9/5/12	\$365,000	\$383,000	1070	7	1962	Good	7700	N	N	219 152ND PL SE
008	792380	0070	6/4/12	\$313,900	\$339,000	1070	7	1961	Good	7300	N	N	2017 146TH PL SE
008	403740	0460	10/8/10	\$328,000	\$361,000	1080	7	1958	Good	7770	N	N	411 159TH PL SE
008	403750	0280	3/20/12	\$360,000	\$396,000	1080	7	1958	Good	7373	N	N	162 163RD PL SE

Improved Sales Used in this Annual Update Analysis
Area 67
(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
008	403810	0070	9/10/10	\$351,500	\$385,000	1080	7	1959	Good	8910	N	N	403 158TH PL SE
008	792350	0050	12/13/12	\$250,000	\$252,000	1080	7	1957	Avg	8700	N	N	1820 154TH AVE SE
008	792390	0160	3/2/11	\$388,000	\$437,000	1080	7	1961	Good	7560	N	N	1406 151ST AVE SE
008	403680	1140	6/22/10	\$352,000	\$377,000	1100	7	1958	Avg	8160	N	N	810 159TH PL SE
008	403740	0380	7/27/10	\$338,000	\$366,000	1100	7	1958	Avg	8375	N	N	15927 SE 6TH ST
008	403950	0030	5/7/10	\$379,000	\$400,000	1100	7	1961	Good	7700	N	N	155 159TH AVE SE
008	220710	0425	4/9/12	\$280,000	\$307,000	1120	7	1955	Good	9450	N	N	14604 SE 14TH ST
008	220710	0480	11/20/10	\$277,876	\$309,000	1120	7	1955	Good	7176	N	N	1234 147TH AVE SE
008	220720	0635	9/6/12	\$342,000	\$359,000	1120	7	1956	VGood	6900	N	N	15524 SE 9TH ST
008	675110	0210	2/16/10	\$285,000	\$292,000	1150	7	1955	Avg	10720	N	N	15326 SE 24TH ST
008	675110	0265	5/24/12	\$343,000	\$372,000	1150	7	1955	Good	7800	N	N	2404 153RD AVE SE
008	403750	0130	3/18/11	\$313,000	\$353,000	1160	7	1958	Avg	10720	N	N	146 160TH PL SE
008	220710	0930	10/14/10	\$260,000	\$287,000	1170	7	1955	Good	9100	N	N	14430 SE 16TH ST
008	403810	0330	3/16/12	\$370,000	\$408,000	1170	7	1959	Good	9460	N	N	92 158TH PL SE
008	403680	0740	6/1/11	\$305,000	\$345,000	1180	7	1957	Good	6650	N	N	16011 SE 10TH ST
008	403750	0120	8/18/11	\$355,000	\$401,000	1180	7	1958	Good	12848	N	N	160 160TH PL SE
008	403750	0120	7/10/12	\$375,500	\$402,000	1180	7	1958	Good	12848	N	N	160 160TH PL SE
008	792330	0090	8/13/12	\$310,000	\$328,000	1190	7	1957	Good	10170	N	N	1622 153RD AVE SE
008	792330	0275	10/9/12	\$315,000	\$327,000	1190	7	1957	Avg	8956	N	N	2001 154TH AVE SE
008	403930	0650	3/17/11	\$250,000	\$282,000	1200	7	1962	Good	7810	N	N	140 153RD PL SE
008	403930	0720	2/14/11	\$379,950	\$427,000	1200	7	1962	Good	8960	N	N	244 153RD PL SE
008	403950	0700	3/22/10	\$345,000	\$359,000	1200	7	1961	Good	7910	N	N	15826 SE 4TH ST
008	220720	0695	5/20/10	\$383,300	\$407,000	1210	7	1956	Avg	8050	N	N	15413 SE 9TH ST
008	403930	0320	9/2/11	\$397,200	\$449,000	1210	7	1962	Avg	7670	N	N	227 153RD PL SE
008	792380	0170	4/2/12	\$425,000	\$467,000	1210	7	1961	VGood	4770	N	N	14611 SE 19TH PL
008	032405	9082	4/18/12	\$310,000	\$339,000	1220	7	1959	Good	6534	N	N	14015 SE 10TH ST

Improved Sales Used in this Annual Update Analysis
Area 67
(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
008	403680	0340	12/19/12	\$439,000	\$442,000	1220	7	1961	Good	7000	N	N	15911 SE 10TH ST
008	403740	0115	6/29/12	\$275,000	\$295,000	1220	7	1958	Good	8880	N	N	225 164TH AVE SE
008	403930	0450	5/19/10	\$430,000	\$456,000	1220	7	1962	Good	5700	N	N	15224 SE 2ND PL
008	403950	0730	6/28/11	\$340,000	\$385,000	1220	7	1961	Good	7560	N	N	15813 SE 3RD ST
008	064340	0200	8/11/11	\$372,500	\$421,000	1230	7	1977	Good	8190	N	N	1512 147TH AVE SE
008	792330	0170	11/26/12	\$378,500	\$385,000	1230	7	1957	Avg	9764	N	N	1830 152ND AVE SE
008	220710	0475	6/23/10	\$280,000	\$300,000	1250	7	1955	Good	7350	N	N	1249 147TH AVE SE
008	220710	0860	10/5/11	\$325,000	\$366,000	1250	7	1955	Good	14282	N	N	14624 SE 15TH ST
008	220720	0260	12/21/12	\$415,950	\$418,000	1250	7	1956	Avg	11400	N	N	1005 151ST AVE SE
008	220720	0285	11/17/10	\$238,000	\$264,000	1250	7	1956	Good	8175	N	N	1257 149TH PL SE
008	220720	0765	6/4/12	\$331,500	\$358,000	1250	7	1956	Good	7475	N	N	15534 SE 10TH ST
008	403680	0110	1/26/12	\$239,000	\$266,000	1250	7	1956	Avg	7790	N	N	15667 SE 8TH ST
008	403680	0465	8/12/12	\$360,000	\$381,000	1250	7	1956	Avg	9225	N	N	1007 158TH PL SE
008	403740	0145	1/26/10	\$384,000	\$390,000	1250	7	1958	Avg	7488	N	N	16217 SE 2ND ST
008	675130	0390	2/9/10	\$349,350	\$357,000	1250	7	1956	Good	9030	N	N	2514 155TH AVE SE
008	403750	0040	8/10/10	\$380,000	\$413,000	1260	7	1958	Good	14847	N	N	127 162ND AVE SE
008	403750	0040	6/19/12	\$411,500	\$443,000	1260	7	1958	Good	14847	N	N	127 162ND AVE SE
008	675110	0020	7/28/10	\$300,000	\$325,000	1260	7	1955	Avg	9770	N	N	2229 153RD AVE SE
008	220720	0300	7/6/11	\$267,000	\$302,000	1270	7	1956	Avg	7622	N	N	1223 149TH PL SE
008	403680	0875	6/21/12	\$265,000	\$285,000	1270	7	1958	Good	7000	N	N	16211 SE 9TH ST
008	883890	0135	7/23/10	\$280,000	\$303,000	1280	7	1985	Avg	12210	N	N	1826 145TH PL SE
008	403680	1090	11/27/12	\$322,000	\$327,000	1290	7	1958	Good	7400	N	N	16214 SE 9TH ST
008	220720	0605	11/29/12	\$300,000	\$305,000	1300	7	1956	Avg	7000	N	N	15539 SE 8TH ST
008	403680	0925	1/10/12	\$297,500	\$332,000	1310	7	1957	Avg	7300	N	N	16224 SE 10TH ST
008	403750	0350	11/11/10	\$320,000	\$355,000	1310	7	1958	Good	13338	N	N	118 162ND AVE SE
008	403750	0350	7/31/12	\$369,000	\$392,000	1310	7	1958	Good	13338	N	N	118 162ND AVE SE

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Area 67
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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
008	792380	0020	12/15/11	\$335,000	\$375,000	1310	7	1961	Good	7300	N	N	1911 146TH PL SE
008	064650	0140	5/17/10	\$365,000	\$387,000	1320	7	1966	Avg	7520	N	N	1827 150TH AVE SE
008	403760	0035	1/11/11	\$248,000	\$278,000	1320	7	1958	Good	9600	N	N	439 156TH AVE SE
008	403760	0080	3/27/12	\$224,900	\$247,000	1320	7	1958	Good	8250	N	N	470 157TH AVE SE
008	403940	0440	6/15/10	\$335,000	\$358,000	1320	7	1960	Good	5265	N	N	15421 SE 4TH PL
008	664830	0090	4/24/12	\$310,000	\$339,000	1320	7	1958	Good	10170	N	N	1718 144TH AVE SE
008	664830	0090	12/30/10	\$315,000	\$352,000	1320	7	1958	Good	10170	N	N	1718 144TH AVE SE
008	220710	0485	6/6/12	\$280,000	\$303,000	1340	7	1955	Good	7176	N	N	1226 147TH AVE SE
008	403740	0385	6/14/11	\$332,500	\$376,000	1340	7	1958	Avg	7560	N	N	15933 SE 6TH ST
008	403940	0180	8/13/12	\$309,000	\$327,000	1340	7	1960	Good	8395	N	N	644 154TH AVE SE
008	220720	0075	10/25/12	\$302,000	\$311,000	1360	7	1956	Avg	9960	N	N	1000 148TH PL SE
008	403930	0430	1/26/10	\$389,000	\$395,000	1360	7	1962	Good	9010	N	N	204 152ND PL SE
008	415770	0120	1/4/11	\$435,000	\$486,000	1360	7	1963	Good	9404	N	N	2021 152ND AVE SE
008	792330	0100	4/9/10	\$300,000	\$314,000	1360	7	1956	Avg	10384	N	N	1638 153RD AVE SE
008	403680	1155	5/25/12	\$328,000	\$356,000	1370	7	1956	Good	8217	N	N	16021 SE 7TH ST
008	403680	1415	7/11/11	\$260,000	\$294,000	1380	7	1956	Avg	7300	N	N	620 163RD AVE SE
008	403680	1435	7/10/12	\$360,000	\$385,000	1380	7	1956	Good	7300	N	N	712 163RD AVE SE
008	403740	0415	8/17/11	\$342,000	\$387,000	1380	7	1958	Avg	7820	N	N	410 159TH PL SE
008	403930	0520	3/12/10	\$383,000	\$396,000	1380	7	1962	Good	5194	N	N	15216 SE 1ST PL
008	403950	0270	5/6/11	\$345,000	\$390,000	1380	7	1961	Good	7700	N	N	121 159TH PL SE
008	675110	0215	4/4/12	\$375,000	\$412,000	1390	7	1955	Avg	10720	N	N	15320 SE 24TH ST
008	792370	0060	8/24/12	\$303,000	\$320,000	1420	7	1961	Good	7560	N	N	1427 150TH AVE SE
008	792380	0040	7/12/12	\$401,000	\$429,000	1420	7	1961	Good	8030	N	N	1923 146TH PL SE
008	194490	0080	6/6/11	\$320,000	\$362,000	1430	7	1966	Good	11115	N	N	4 151ST PL SE
008	220720	0255	11/15/11	\$305,000	\$343,000	1430	7	1956	Good	7360	N	N	1015 149TH PL SE
008	403720	0890	11/30/10	\$340,000	\$378,000	1430	7	1957	Good	9600	N	N	15644 LAKE HILLS BLVD

Improved Sales Used in this Annual Update Analysis
Area 67
(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
008	737460	0260	8/9/11	\$322,000	\$364,000	1430	7	1960	Good	9531	N	N	15124 SE 18TH ST
008	737460	0630	7/26/11	\$335,000	\$379,000	1430	7	1960	Avg	10504	N	N	1815 152ND AVE SE
008	792380	0230	5/14/12	\$379,500	\$413,000	1430	7	1961	Good	12075	N	N	14620 SE 20TH ST
008	415760	0130	12/16/11	\$460,000	\$515,000	1440	7	1963	Good	11900	N	N	15436 SE 21ST PL
008	792330	0280	8/2/10	\$289,000	\$313,000	1440	7	1957	Avg	9335	N	N	1921 154TH AVE SE
008	220710	0635	2/22/11	\$310,000	\$349,000	1450	7	1955	Avg	7000	N	N	14223 SE 14TH ST
008	403810	0165	4/13/12	\$310,000	\$340,000	1460	7	1959	Good	8250	N	N	28 157TH AVE SE
008	675110	0225	5/9/11	\$363,000	\$410,000	1460	7	1956	Good	9200	N	N	2509 153RD AVE SE
008	675130	0040	6/26/12	\$439,600	\$472,000	1470	7	1957	Good	9200	N	N	2611 153RD AVE SE
008	675130	0410	9/9/10	\$388,500	\$425,000	1470	7	1956	Good	8320	N	N	2515 155TH PL SE
008	403750	0005	10/12/11	\$230,000	\$259,000	1500	7	1958	Avg	8547	N	N	16026 MAIN ST
008	403750	0005	6/21/12	\$369,000	\$397,000	1500	7	1958	Avg	8547	N	N	16026 MAIN ST
008	415750	0020	12/31/12	\$288,650	\$289,000	1510	7	1959	Avg	9840	N	N	15311 SE 20TH ST
008	675110	0370	3/25/11	\$380,500	\$429,000	1520	7	1956	VGood	9600	N	N	15418 SE 25TH ST
008	064650	0130	3/17/10	\$337,500	\$350,000	1530	7	1966	Good	8097	N	N	14855 SE 18TH PL
008	403750	0360	3/29/11	\$315,500	\$356,000	1530	7	1958	Good	15072	N	N	102 162ND AVE SE
008	403950	0840	10/6/10	\$348,500	\$384,000	1550	7	1961	Good	8888	N	N	15901 SE 4TH ST
008	220710	0080	10/26/12	\$350,000	\$360,000	1560	7	1955	Good	7770	N	N	14226 SE 14TH ST
008	403760	0050	4/25/10	\$356,000	\$375,000	1560	7	1959	Good	10980	N	N	465 156TH AVE SE
008	403810	0345	8/13/12	\$392,000	\$415,000	1560	7	1959	Good	8160	N	N	15921 MAIN ST
008	792390	0260	8/24/12	\$556,000	\$586,000	1560	7	1961	VGood	8362	N	N	15014 SE 15TH ST
008	737460	0070	3/19/12	\$388,000	\$427,000	1570	7	1960	Avg	12825	N	N	1646 150TH AVE SE
008	403680	0605	3/26/12	\$319,000	\$351,000	1580	7	1956	Good	8050	N	N	15610 SE 11TH ST
008	675130	0165	11/1/10	\$392,000	\$434,000	1590	7	1956	Good	20941	N	N	15325 SE 27TH ST
008	675110	0005	4/2/12	\$340,000	\$373,000	1600	7	1955	Avg	11745	N	N	2321 153RD AVE SE
008	675130	0025	11/5/12	\$345,000	\$354,000	1610	7	1957	Good	9200	N	N	2635 153RD AVE SE

Improved Sales Used in this Annual Update Analysis
Area 67
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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
008	086960	0090	4/23/12	\$378,000	\$413,000	1620	7	1969	Avg	7965	N	N	716 143RD PL SE
008	220710	0175	6/22/12	\$430,000	\$463,000	1620	7	1955	Good	7000	N	N	1250 143RD AVE SE
008	220720	0215	10/13/11	\$337,000	\$380,000	1620	7	1955	Good	7303	N	N	1033 151ST AVE SE
008	403680	0880	2/16/10	\$336,000	\$344,000	1620	7	1958	Avg	7000	N	N	16219 SE 9TH ST
008	403680	0215	6/18/12	\$305,000	\$328,000	1630	7	1956	Good	7000	N	N	15673 SE 9TH ST
008	792330	0005	8/23/11	\$315,000	\$356,000	1630	7	1956	Avg	12311	N	N	1606 152ND AVE SE
008	220710	0335	12/17/12	\$420,000	\$423,000	1640	7	1955	VGood	7700	N	N	1312 145TH AVE SE
008	792330	0135	11/21/11	\$262,500	\$295,000	1650	7	1956	Good	10262	N	N	1631 154TH AVE SE
008	792380	0260	2/9/12	\$295,000	\$327,000	1690	7	1961	Avg	7200	N	N	1915 147TH PL SE
008	792330	0120	9/20/12	\$367,500	\$384,000	1700	7	1956	Avg	9437	N	N	1655 154TH AVE SE
008	403680	1510	5/10/10	\$378,500	\$400,000	1710	7	1957	Good	8000	N	N	16304 SE 12TH ST
008	415770	0060	6/25/12	\$339,000	\$364,000	1710	7	1962	Avg	9360	N	N	2044 151ST AVE SE
008	675130	0270	10/24/11	\$373,000	\$420,000	1710	7	1956	Good	22828	N	N	2583 155TH AVE SE
008	220710	0415	10/11/11	\$375,000	\$423,000	1720	7	1955	Good	7245	N	N	1233 147TH AVE SE
008	664830	0160	5/2/12	\$449,950	\$491,000	1720	7	1958	VGood	9825	N	N	1723 144TH AVE SE
008	403680	1450	9/27/11	\$305,000	\$344,000	1730	7	1956	Avg	7300	N	N	812 163RD AVE SE
008	792390	0240	7/6/11	\$311,000	\$352,000	1730	7	1961	Good	11534	N	N	15021 SE 15TH ST
008	737460	0410	6/29/11	\$350,000	\$396,000	1740	7	1959	Good	9000	N	N	15014 SE 20TH ST
008	403720	0790	2/2/12	\$350,000	\$389,000	1750	7	1957	Good	9120	N	N	16320 LAKE HILLS BLVD
008	415760	0170	8/29/12	\$464,500	\$489,000	1750	7	1963	Good	13111	N	N	15429 SE 21ST PL
008	737460	0310	10/12/10	\$405,000	\$447,000	1790	7	1961	Avg	9385	N	N	1615 152ND AVE SE
008	737460	0060	7/21/10	\$382,000	\$413,000	1810	7	1960	Good	12825	N	N	1636 150TH AVE SE
008	220720	0525	1/23/12	\$281,000	\$313,000	1830	7	1956	Good	8040	N	N	15538 SE 8TH ST
008	403680	0910	4/25/11	\$369,000	\$417,000	1830	7	1957	Good	8000	N	N	911 163RD AVE SE
008	792360	0070	1/25/10	\$369,950	\$376,000	1870	7	1960	VGood	7800	N	N	14716 SE 17TH ST
008	792380	0480	11/12/12	\$330,000	\$337,000	1870	7	1961	Good	11750	N	N	14633 SE 21ST ST

Improved Sales Used in this Annual Update Analysis
Area 67
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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
008	403840	0110	1/12/11	\$300,000	\$336,000	1980	7	1960	Good	7770	N	N	112 156TH AVE SE
008	220710	0845	4/21/10	\$440,000	\$462,000	2070	7	1955	VGood	9514	N	N	14604 SE 15TH ST
008	737460	0280	6/9/10	\$310,000	\$331,000	2090	7	1960	Avg	11225	N	N	1639 152ND AVE SE
008	792380	0370	10/7/10	\$399,000	\$440,000	2150	7	1961	Good	7252	N	N	14609 SE 20TH ST
008	220710	0900	2/2/11	\$345,000	\$387,000	2380	7	1982	Good	8580	N	N	14429 SE 15TH ST
008	675130	0345	12/20/11	\$472,000	\$528,000	2740	7	2001	Avg	8600	N	N	15522 SE 27TH ST
008	173680	0160	10/12/11	\$347,000	\$391,000	1350	8	1966	Avg	7500	N	N	14409 SE 8TH ST
008	173680	0160	12/17/12	\$415,000	\$418,000	1350	8	1966	Avg	7500	N	N	14409 SE 8TH ST
008	801630	0320	4/13/11	\$360,000	\$406,000	1350	8	1966	Avg	8880	N	N	1431 159TH AVE SE
008	173680	0900	12/15/11	\$410,000	\$459,000	1390	8	1966	Good	6860	N	N	1035 147TH AVE SE
008	323650	0300	9/9/10	\$380,000	\$416,000	1410	8	1983	Avg	7244	N	N	14835 SE 9TH PL
008	173680	1020	8/3/12	\$458,000	\$486,000	1440	8	1998	Avg	7848	N	N	914 147TH AVE SE
008	173680	0975	8/29/12	\$475,000	\$500,000	1470	8	1966	Avg	7500	N	N	14610 SE 9TH PL
008	173680	0690	5/29/12	\$400,000	\$433,000	1510	8	1965	Avg	10164	N	N	1017 146TH AVE SE
008	801630	0100	4/7/10	\$496,500	\$519,000	1520	8	1967	Good	8640	N	N	1306 159TH AVE SE
008	502390	0110	10/3/12	\$387,450	\$403,000	1530	8	1970	Good	6360	N	N	14411 SE 19TH PL
008	894460	0470	9/7/10	\$465,500	\$509,000	1580	8	1989	Avg	3849	N	N	280 145TH PL SE
008	173680	0860	7/6/11	\$405,000	\$458,000	1680	8	1965	Avg	8775	N	N	1009 147TH AVE SE
008	323650	0160	10/29/12	\$482,500	\$496,000	1730	8	1981	Avg	7327	N	N	1140 148TH DR SE
008	353000	0030	6/11/12	\$420,700	\$454,000	1730	8	1967	Good	7500	N	N	14206 SE 10TH PL
008	801630	0130	11/2/12	\$410,000	\$421,000	1760	8	1968	Good	8906	N	N	15842 SE 13TH ST
008	894460	0350	10/27/11	\$388,500	\$437,000	1830	8	1988	Avg	3610	N	N	391 145TH PL SE
008	894460	0080	9/9/11	\$375,000	\$423,000	1840	8	1988	Avg	3855	N	N	111 145TH PL SE
008	894460	0670	9/10/12	\$415,000	\$435,000	1840	8	1988	Avg	4219	N	N	28 145TH PL SE
008	173680	0410	9/5/12	\$450,000	\$473,000	1860	8	1965	Good	7950	N	N	912 144TH PL SE
008	883890	0196	8/14/12	\$472,000	\$499,000	1880	8	1952	Avg	12457	N	N	14632 SE 22ND ST

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Area 67
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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
008	502390	0020	5/18/10	\$420,000	\$445,000	1900	8	1971	Good	9680	N	N	14502 SE 19TH PL
008	894460	0200	1/6/10	\$410,000	\$413,000	1900	8	2000	Avg	3255	N	N	265 145TH PL SE
008	894460	0100	6/23/11	\$395,000	\$447,000	1920	8	1988	Avg	3957	N	N	207 145TH PL SE
008	894460	0520	6/7/11	\$402,000	\$455,000	1920	8	1988	Avg	4164	N	N	234 145TH PL SE
008	323650	0050	11/11/11	\$350,000	\$393,000	1930	8	1983	Avg	7139	N	N	945 148TH DR SE
008	801630	0080	5/24/12	\$460,000	\$499,000	1940	8	1966	Avg	8712	N	N	1322 159TH AVE SE
008	894460	0020	6/18/12	\$385,000	\$415,000	1950	8	1988	Avg	3815	N	N	45 145TH PL SE
008	894460	0660	11/11/11	\$300,000	\$337,000	1950	8	1988	Good	3514	N	N	42 145TH PL SE
008	173680	0720	2/20/12	\$440,000	\$487,000	2130	8	1965	Good	8732	N	N	1037 146TH AVE SE
008	173680	0580	4/4/11	\$475,000	\$536,000	2250	8	1966	Avg	8910	N	N	820 145TH PL SE
008	022405	9087	4/3/11	\$517,000	\$583,000	2870	8	2007	Avg	24042	N	N	1110 156TH AVE SE
008	022405	9161	9/30/11	\$528,000	\$595,000	2870	8	2007	Avg	39235	N	N	1130 156TH AVE SE
008	022405	9324	2/15/11	\$492,000	\$553,000	2870	8	2007	Avg	28757	N	N	1120 156TH AVE SE
008	079320	0050	9/22/10	\$610,000	\$670,000	2060	9	2006	Avg	9544	N	N	1427 153RD PL SE
008	883890	0247	7/5/12	\$589,000	\$631,000	2090	9	1990	Avg	9335	N	N	14415 SE 18TH ST
008	086510	0005	1/21/11	\$654,900	\$734,000	2300	9	1955	Good	44866	N	N	552 145TH AVE SE
008	342505	9145	8/12/10	\$645,000	\$701,000	2970	9	1959	VGood	16099	N	N	257 145TH AVE SE
008	342505	9121	6/7/12	\$672,000	\$726,000	3270	9	1961	Avg	36472	N	N	705 145TH AVE SE
008	342505	9151	12/22/11	\$849,950	\$950,000	3280	9	1956	VGood	25178	N	N	714 145TH AVE SE
008	220720	0830	12/11/12	\$700,000	\$707,000	4330	9	2000	Avg	7056	N	N	15427 SE 10TH ST
008	675130	0215	4/11/12	\$700,000	\$767,000	3360	10	2010	Avg	8000	N	N	15405 SE 25TH ST
008	032405	9002	11/26/12	\$782,150	\$795,000	3530	10	2004	Avg	7350	N	N	1158 140TH AVE SE
008	032405	9160	6/1/10	\$720,000	\$767,000	3810	10	2003	Avg	14103	N	N	1122 140TH AVE SE
008	086510	0025	4/10/12	\$1,160,000	\$1,272,000	4770	10	2005	Avg	43307	N	N	420 145TH AVE SE
008	889445	0100	6/2/10	\$835,000	\$890,000	3510	11	2006	Avg	28657	N	N	15511 SE 16TH ST
008	342505	9277	3/2/11	\$885,000	\$996,000	3830	11	2000	Avg	22118	N	N	14680 SE 8TH ST

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Area 67
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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
012	329820	1190	10/29/12	\$337,000	\$347,000	940	6	1959	Good	7500	N	N	1036 167TH PL NE
012	329820	1380	3/9/11	\$285,000	\$321,000	940	6	1959	VGood	7875	N	N	16617 NE 9TH ST
012	329820	0530	10/24/12	\$276,100	\$285,000	990	6	1959	Good	7200	N	N	915 166TH AVE NE
012	329820	1120	2/2/12	\$228,400	\$254,000	990	6	1959	Avg	7630	N	N	935 168TH AVE NE
012	329830	0230	6/7/11	\$250,000	\$283,000	990	6	1959	Good	7590	N	N	1367 165TH AVE NE
012	329830	0640	6/15/10	\$276,000	\$295,000	990	6	1959	Avg	18225	N	N	1303 164TH PL NE
012	329830	0650	10/22/12	\$300,000	\$309,000	990	6	1959	Good	7040	N	N	16415 NE 13TH ST
012	329830	0390	1/27/12	\$227,000	\$252,000	1100	6	1959	Good	6900	N	N	1344 164TH PL NE
012	329820	1130	3/18/10	\$325,000	\$337,000	1210	6	1959	Good	9775	N	N	941 168TH AVE NE
012	329830	0610	11/2/12	\$295,900	\$304,000	1210	6	1959	Good	7260	N	N	1321 164TH PL NE
012	329820	0810	10/8/10	\$258,000	\$284,000	1240	6	1959	Avg	7500	N	N	917 167TH AVE NE
012	329820	1340	6/8/10	\$291,000	\$311,000	1260	6	1959	Good	9006	N	N	16721 NE 9TH ST
012	329830	0300	8/18/10	\$325,000	\$354,000	1270	6	1959	VGood	7590	N	N	1319 165TH AVE NE
012	329820	0240	4/11/11	\$270,000	\$305,000	1370	6	1959	Good	4950	N	N	884 164TH PL NE
012	329830	0530	10/5/10	\$255,000	\$281,000	1550	6	1959	Good	7260	N	N	1373 164TH PL NE
012	403800	0170	8/25/11	\$290,000	\$328,000	990	7	1958	Good	13650	N	N	16227 NE 3RD PL
012	403820	1080	11/17/10	\$325,000	\$361,000	1020	7	1959	Avg	8424	N	N	209 160TH AVE NE
012	156080	0290	12/8/10	\$370,000	\$412,000	1030	7	1962	Good	8560	N	N	15305 NE 7TH PL
012	156080	0530	12/22/10	\$347,500	\$388,000	1030	7	1962	Good	7854	N	N	611 155TH PL NE
012	403820	0980	6/4/10	\$440,000	\$469,000	1030	7	1959	VGood	11938	N	N	59 159TH PL NE
012	403850	0840	7/21/10	\$499,000	\$540,000	1030	7	2006	Avg	8904	N	N	518 166TH AVE NE
012	403820	0640	5/11/10	\$359,950	\$381,000	1050	7	1959	Good	8250	N	N	15613 NE 1ST PL
012	156080	0570	10/14/11	\$330,000	\$372,000	1070	7	1962	Good	10890	N	N	604 155TH PL NE
012	156080	0260	12/28/10	\$440,000	\$492,000	1080	7	1962	Good	7344	N	N	15207 NE 7TH PL
012	403870	0220	4/25/12	\$485,000	\$530,000	1100	7	1961	Good	8560	Y	N	16858 NE 6TH ST
012	404010	0090	9/12/12	\$456,490	\$478,000	1110	7	1962	Good	8103	N	N	141 145TH AVE NE

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Area 67
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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
012	403870	0160	7/9/10	\$467,500	\$504,000	1120	7	1960	Good	9860	N	N	612 170TH PL NE
012	403800	0095	7/23/12	\$385,000	\$410,000	1130	7	1958	VGood	8240	N	N	16012 NE 3RD ST
012	403800	0110	2/24/12	\$273,000	\$302,000	1150	7	1958	Avg	7875	N	N	16034 NE 3RD ST
012	403850	1110	7/27/10	\$393,500	\$426,000	1150	7	1959	VGood	9350	N	N	604 167TH AVE NE
012	403860	0250	7/24/12	\$465,000	\$495,000	1150	7	1961	Good	12040	N	N	228 165TH AVE NE
012	403830	0090	1/3/11	\$341,000	\$381,000	1160	7	1960	Avg	8360	N	N	125 156TH AVE NE
012	403850	0320	7/16/12	\$320,000	\$342,000	1160	7	1960	Good	7950	N	N	412 164TH AVE NE
012	403770	0150	11/29/12	\$415,000	\$421,000	1170	7	1958	Good	8814	N	N	16270 MAIN ST
012	403770	0290	7/7/11	\$360,000	\$407,000	1170	7	1958	Good	7700	N	N	103 164TH AVE NE
012	403820	1020	8/11/11	\$369,000	\$417,000	1170	7	1959	Good	7875	N	N	15864 NE 1ST ST
012	403850	0610	3/16/11	\$326,000	\$367,000	1170	7	1959	Avg	7475	N	N	517 166TH AVE NE
012	403850	1030	11/21/11	\$319,000	\$358,000	1170	7	1959	Good	8175	N	N	629 167TH AVE NE
012	194490	0100	7/1/11	\$360,000	\$407,000	1190	7	1966	Good	8190	N	N	12 151ST PL NE
012	403830	0130	3/13/12	\$341,000	\$376,000	1190	7	1960	Good	8580	N	N	27 156TH AVE NE
012	572801	0160	1/20/10	\$369,000	\$374,000	1190	7	1973	Good	7280	N	N	508 154TH AVE NE
012	363100	0100	12/11/12	\$375,000	\$379,000	1200	7	1967	Good	5415	N	N	1404 166TH PL NE
012	403820	0120	1/23/12	\$297,000	\$330,000	1200	7	1959	Avg	8625	N	N	115 157TH AVE NE
012	404080	0410	6/16/10	\$330,000	\$353,000	1210	7	1963	Good	8500	N	N	1203 169TH PL NE
012	403820	0220	8/7/12	\$370,000	\$392,000	1220	7	1959	Avg	8050	N	N	318 157TH AVE NE
012	403830	0140	2/19/10	\$299,900	\$308,000	1220	7	1960	Avg	8140	N	N	19 156TH AVE NE
012	403800	0025	5/20/10	\$374,500	\$397,000	1240	7	1959	Good	8250	N	N	16134 NE 3RD PL
012	403860	0020	2/22/10	\$402,500	\$414,000	1240	7	1960	Good	9000	N	N	20 164TH AVE NE
012	403870	0905	10/17/11	\$498,800	\$562,000	1240	7	1960	Good	8800	Y	N	17109 NE 5TH PL
012	331690	0050	11/1/12	\$389,000	\$400,000	1250	7	1964	Good	5350	N	N	424 156TH PL NE
012	403820	0650	5/19/11	\$260,000	\$294,000	1260	7	1959	Good	7700	N	N	15619 NE 1ST PL
012	403820	0320	8/17/12	\$338,850	\$358,000	1270	7	1959	Good	8400	N	N	15734 NE 1ST ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
012	403820	1060	2/16/11	\$358,000	\$402,000	1270	7	1959	Avg	8960	N	N	301 160TH AVE NE
012	403880	0150	8/20/12	\$590,000	\$623,000	1270	7	1961	Good	9009	Y	N	502 172ND AVE NE
012	404050	0140	4/27/10	\$491,688	\$518,000	1270	7	1961	Good	8658	N	N	102 NE 153RD PL
012	403800	0185	4/2/10	\$407,000	\$425,000	1280	7	1959	Avg	7080	N	N	316 162ND PL NE
012	403910	0200	3/19/12	\$450,000	\$496,000	1280	7	1963	Good	9240	N	N	1244 170TH AVE NE
012	404010	0580	8/18/10	\$436,000	\$475,000	1280	7	1962	Good	7875	N	N	14511 NE 4TH ST
012	403820	0730	11/30/11	\$277,399	\$311,000	1300	7	1959	Good	10890	N	N	15729 NE 1ST PL
012	403820	1100	9/3/10	\$329,000	\$360,000	1310	7	2005	Avg	8190	N	N	119 158TH PL NE
012	404080	0610	10/7/11	\$300,000	\$338,000	1310	7	1963	Good	9020	N	N	16805 NE 12TH ST
012	404080	0610	12/18/12	\$345,000	\$347,000	1310	7	1963	Good	9020	N	N	16805 NE 12TH ST
012	363100	0030	4/14/10	\$290,000	\$304,000	1320	7	1967	Avg	6930	N	N	1433 166TH PL NE
012	403850	0200	10/27/11	\$284,000	\$320,000	1320	7	1959	Fair	8316	N	N	603 165TH AVE NE
012	404060	0270	4/2/10	\$390,000	\$407,000	1320	7	1961	Good	10200	N	N	113 153RD PL NE
012	404060	0340	5/29/12	\$500,000	\$542,000	1320	7	1962	VGood	9240	N	N	15219 NE 3RD PL
012	156080	0340	11/10/10	\$390,500	\$433,000	1330	7	1962	Good	8560	N	N	15415 NE 7TH PL
012	403830	0080	4/15/10	\$385,000	\$404,000	1330	7	1960	Good	8140	N	N	133 156TH AVE NE
012	403850	0110	5/25/10	\$288,000	\$306,000	1340	7	1960	Avg	7128	N	N	638 164TH PL NE
012	403870	0400	6/24/10	\$460,000	\$494,000	1340	7	1960	Avg	8800	N	N	608 168TH PL NE
012	403820	0400	9/24/10	\$399,000	\$438,000	1350	7	2008	Avg	8050	N	N	15719 NE 1ST ST
012	404010	0340	3/6/12	\$321,000	\$354,000	1350	7	1962	Good	7975	N	N	14516 NE 2ND PL
012	404080	0420	7/18/12	\$375,000	\$400,000	1350	7	1963	Good	8000	N	N	1206 169TH AVE NE
012	156080	0320	11/2/11	\$499,500	\$562,000	1360	7	1962	Good	8560	N	N	15323 NE 7TH PL
012	403870	0440	12/7/10	\$415,000	\$462,000	1380	7	1961	Avg	8480	Y	N	17182 NE 5TH ST
012	403880	0530	7/27/12	\$565,000	\$601,000	1380	7	1961	Good	15600	Y	N	413 172ND AVE NE
012	403880	0220	10/8/12	\$651,000	\$675,000	1390	7	1961	Avg	8524	Y	N	17165 NE 5TH ST
012	404050	0250	6/21/11	\$310,388	\$351,000	1390	7	1961	Good	8250	N	N	15309 NE 1ST ST

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Area 67
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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
012	403850	0600	2/24/12	\$305,050	\$338,000	1400	7	1959	Good	7700	N	N	16518 NE 5TH ST
012	403860	0460	11/15/12	\$485,000	\$495,000	1400	7	1961	VGood	10488	N	N	16513 NE 1ST ST
012	404050	0020	5/8/12	\$360,000	\$392,000	1400	7	1961	Avg	8250	N	N	110 154TH PL NE
012	156080	0540	9/14/12	\$305,000	\$319,000	1410	7	1962	Good	6728	N	N	621 155TH PL NE
012	404060	0140	5/17/10	\$406,000	\$430,000	1410	7	1961	Good	8325	N	N	106 153RD PL NE
012	331690	0090	11/9/11	\$332,000	\$373,000	1420	7	1964	Good	7275	N	N	404 156TH PL NE
012	403870	0780	8/17/12	\$540,000	\$571,000	1430	7	1961	Good	8250	Y	N	17172 NE 5TH ST
012	403800	0090	2/3/12	\$320,000	\$355,000	1450	7	1958	Avg	7520	N	N	16004 NE 3RD ST
012	403860	0390	2/8/12	\$501,000	\$556,000	1460	7	1961	Good	11550	Y	N	128 165TH AVE NE
012	363100	0090	10/31/12	\$380,000	\$391,000	1470	7	1967	Good	8250	N	N	1400 166TH PL NE
012	403870	0800	8/31/10	\$395,000	\$432,000	1470	7	1961	Good	8800	Y	N	17160 NE 5TH ST
012	156200	0010	8/24/11	\$375,000	\$424,000	1480	7	1964	Good	7350	N	N	1206 NE 151ST PL
012	404080	0080	1/28/10	\$285,000	\$290,000	1500	7	1966	Good	7700	N	N	1406 168TH AVE NE
012	404080	0080	6/15/12	\$347,000	\$374,000	1500	7	1966	Good	7700	N	N	1406 168TH AVE NE
012	403860	0170	3/22/10	\$383,000	\$398,000	1520	7	1960	Good	10416	N	N	217 165TH AVE NE
012	363100	0110	5/16/12	\$512,000	\$556,000	1540	7	2006	Avg	9100	N	N	1412 166TH PL NE
012	403780	0130	3/3/10	\$350,000	\$361,000	1580	7	1958	Avg	8250	N	N	16053 NE 3RD ST
012	403780	0225	6/22/11	\$319,000	\$361,000	1590	7	1959	Good	8436	N	N	16228 NE 2ND ST
012	403780	0065	8/8/12	\$359,000	\$381,000	1600	7	1958	Good	9675	N	N	16223 NE 2ND ST
012	403820	0340	7/16/12	\$334,000	\$357,000	1600	7	1959	Good	9070	N	N	15748 NE 1ST ST
012	403780	0195	4/14/10	\$331,000	\$347,000	1610	7	1958	Good	8755	N	N	205 164TH AVE NE
012	404080	0660	9/1/11	\$380,000	\$429,000	1640	7	1963	VGood	9350	N	N	16931 NE 12TH ST
012	404020	0460	9/2/11	\$420,000	\$474,000	1670	7	1964	Avg	8100	N	N	504 146TH AVE NE
012	404020	0540	6/15/11	\$400,000	\$453,000	1700	7	1963	Avg	4950	N	N	516 147TH PL NE
012	363100	0010	3/22/10	\$346,000	\$360,000	1720	7	2006	Avg	9375	N	N	1445 166TH PL NE
012	404010	0740	11/6/12	\$465,000	\$477,000	1830	7	1935	Good	14896	N	N	26 145TH PL NE

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Area 67
(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
012	262505	9114	5/16/11	\$500,000	\$565,000	1890	7	1959	Avg	26276	N	N	1457 156TH AVE NE
012	403820	0360	5/10/12	\$350,000	\$381,000	1890	7	1959	Good	8250	N	N	15613 NE 1ST ST
012	403910	0320	12/15/11	\$325,000	\$364,000	1910	7	1963	Avg	9000	N	N	1027 172ND AVE NE
012	404010	0600	4/28/11	\$404,562	\$457,000	2040	7	1963	Good	8580	N	N	324 145TH PL NE
012	404010	0600	7/3/12	\$440,000	\$472,000	2040	7	1963	Good	8580	N	N	324 145TH PL NE
012	403770	0065	3/30/12	\$256,414	\$282,000	2050	7	1959	Avg	8778	N	N	15926 MAIN ST
012	262505	9271	3/19/12	\$420,000	\$463,000	2160	7	1984	Avg	10001	N	N	16221 NORTHUP WAY
012	403870	0330	12/9/11	\$400,000	\$448,000	2220	7	2001	Avg	7776	N	N	16715 NE 6TH PL
012	331650	0280	12/7/12	\$576,000	\$583,000	2440	7	1962	Good	36622	N	N	15726 NE 4TH ST
012	404010	0670	12/15/10	\$479,000	\$534,000	2450	7	1963	Good	7260	N	N	202 145TH PL NE
012	404050	0100	3/14/11	\$430,000	\$484,000	2620	7	1961	Good	6890	N	N	158 NE 154TH PL
012	885710	0060	3/29/10	\$258,900	\$270,000	1200	8	1967	Avg	1055	N	N	17112 NE 2ND PL
012	885710	0170	4/13/11	\$237,000	\$268,000	1200	8	1967	Avg	1055	N	N	17016 NE 2ND PL
012	403880	0080	4/6/11	\$430,000	\$485,000	1220	8	1961	Avg	10887	Y	N	17217 NE 7TH PL
012	403910	0290	11/9/11	\$285,000	\$320,000	1230	8	1963	Good	7300	N	N	1021 170TH PL NE
012	156200	0220	5/25/10	\$425,000	\$452,000	1290	8	1964	Good	7300	N	N	14828 NE 12TH ST
012	404080	0170	7/7/11	\$312,000	\$353,000	1300	8	1964	Good	6500	N	N	1255 169TH AVE NE
012	156220	0660	5/9/11	\$355,000	\$401,000	1320	8	1965	Avg	11100	N	N	1410 151ST AVE NE
012	885730	0040	8/30/12	\$230,000	\$242,000	1320	8	1967	Avg	1311	N	N	216 169TH AVE NE
012	403900	0240	9/28/10	\$560,000	\$616,000	1330	8	1962	Good	9244	N	N	17140 NE 8TH PL
012	234580	0020	2/9/11	\$403,782	\$454,000	1340	8	2010	Avg	2058	N	N	1039 156TH AVE NE
012	234580	0050	1/19/11	\$399,990	\$448,000	1340	8	2010	Avg	1969	N	N	1045 156TH AVE NE
012	234580	0080	4/28/11	\$405,900	\$459,000	1340	8	2010	Avg	1843	N	N	1051 156TH AVE NE
012	234580	0100	7/20/11	\$409,990	\$464,000	1340	8	2010	Avg	2796	N	N	1055 156TH AVE NE
012	234580	0250	10/19/10	\$409,990	\$453,000	1340	8	2010	Avg	1632	N	N	1085 156TH AVE NE
012	404080	0230	8/2/12	\$386,000	\$410,000	1350	8	1964	Good	7526	N	N	1215 169TH AVE NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
012	001120	0010	2/22/10	\$395,000	\$406,000	1350	8	1998	Avg	4791	N	N	15151 NE 8TH PL
012	156210	0120	9/9/11	\$461,000	\$521,000	1360	8	1966	Good	6750	N	N	14806 NE 13TH ST
012	885730	0180	2/27/12	\$220,000	\$243,000	1360	8	1967	Avg	897	N	N	270 169TH AVE NE
012	885710	0180	3/29/10	\$305,000	\$318,000	1370	8	1967	Avg	1340	N	N	17014 NE 2ND PL
012	885710	0240	3/15/12	\$269,000	\$297,000	1370	8	1967	Avg	1197	N	N	16928 NE 2ND PL
012	156220	0200	6/22/12	\$375,000	\$403,000	1410	8	1965	Good	10080	N	N	1606 151ST AVE NE
012	329600	0170	11/17/10	\$445,000	\$494,000	1440	8	1964	Avg	13144	N	N	14861 NE 11TH PL
012	403900	0330	10/23/12	\$491,760	\$507,000	1440	8	1962	Good	8800	N	N	868 172ND AVE NE
012	403910	0110	10/4/12	\$545,500	\$567,000	1440	8	1964	Good	8965	N	N	1200 172ND AVE NE
012	403910	0410	8/8/12	\$407,500	\$432,000	1440	8	1963	Avg	8250	N	N	1008 170TH PL NE
012	156220	0590	12/21/12	\$570,000	\$573,000	1460	8	1965	VGood	6300	N	N	15013 NE 15TH ST
012	403890	0380	1/17/12	\$480,000	\$535,000	1500	8	1964	Good	8250	N	N	824 170TH PL NE
012	403970	0110	7/22/10	\$395,000	\$427,000	1530	8	1966	Avg	10000	N	N	600 174TH PL NE
012	001120	0050	12/21/12	\$420,000	\$422,000	1530	8	1998	Avg	4404	N	N	15178 NE 8TH PL
012	001120	0130	12/14/10	\$387,800	\$432,000	1530	8	1998	Avg	3696	N	N	15082 NE 8TH PL
012	001120	0370	9/30/11	\$365,000	\$412,000	1530	8	1998	Avg	3696	N	N	15019 NE 8TH PL
012	403890	0390	7/18/12	\$400,000	\$427,000	1550	8	1962	Avg	8250	N	N	816 170TH PL NE
012	403890	0240	8/31/10	\$479,000	\$523,000	1600	8	1962	Good	8030	N	N	821 170TH PL NE
012	403900	0070	8/29/12	\$400,000	\$421,000	1600	8	1962	Good	8140	N	N	833 171ST PL NE
012	279430	0070	3/19/10	\$695,000	\$721,000	1610	8	2003	Avg	44431	N	N	14327 NE 16TH PL
012	156220	0340	8/20/10	\$430,000	\$469,000	1660	8	1965	Good	9460	N	N	14801 NE 15TH ST
012	403960	0040	6/22/11	\$619,000	\$700,000	1660	8	1962	VGood	20680	Y	N	356 167TH AVE NE
012	234580	0010	2/11/11	\$515,646	\$579,000	1660	8	2010	Avg	2412	N	N	1037 156TH AVE NE
012	234580	0030	10/18/10	\$504,990	\$557,000	1660	8	2010	Avg	2649	N	N	1041 156TH AVE NE
012	234580	0060	1/25/11	\$499,990	\$561,000	1660	8	2010	Avg	2757	N	N	1047 156TH AVE NE
012	234580	0070	5/18/11	\$505,000	\$571,000	1660	8	2010	Avg	2466	N	N	1049 156TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 67
(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
012	234580	0090	8/26/11	\$499,990	\$565,000	1660	8	2010	Avg	3039	N	N	1053 156TH AVE NE
012	234580	0110	12/17/10	\$490,000	\$547,000	1660	8	2010	Avg	2430	N	N	1057 156TH AVE NE
012	234580	0120	1/25/11	\$499,990	\$561,000	1660	8	2010	Avg	2247	N	N	1059 156TH AVE NE
012	234580	0130	3/15/11	\$499,990	\$563,000	1660	8	2010	Avg	2297	N	N	1059 156TH AVE NE
012	234580	0140	3/15/11	\$499,990	\$563,000	1660	8	2010	Avg	2429	N	N	1059 156TH AVE NE
012	234580	0150	10/25/10	\$499,990	\$553,000	1660	8	2010	Avg	2444	N	N	1065 156TH AVE NE
012	234580	0160	6/21/10	\$515,834	\$553,000	1660	8	2010	Avg	2844	N	N	1067 156TH AVE NE
012	234580	0170	8/30/10	\$515,000	\$563,000	1660	8	2010	Avg	2776	N	N	1069 156TH AVE NE
012	234580	0180	10/19/10	\$499,990	\$552,000	1660	8	2010	Avg	2903	N	N	1071 156TH AVE NE
012	234580	0190	3/22/11	\$515,800	\$582,000	1660	8	2010	Avg	5851	N	N	1073 156TH AVE NE
012	234580	0200	3/28/11	\$515,900	\$582,000	1660	8	2010	Avg	2798	N	N	1075 156TH AVE NE
012	234580	0210	8/26/11	\$514,990	\$582,000	1660	8	2010	Avg	2690	N	N	1077 156TH AVE NE
012	234580	0220	8/30/11	\$507,990	\$574,000	1660	8	2010	Avg	2224	N	N	1079 156TH AVE NE
012	234580	0260	10/21/10	\$499,990	\$552,000	1660	8	2010	Avg	2030	N	N	1087 156TH AVE NE
012	143350	0190	10/2/12	\$414,380	\$431,000	1720	8	1969	Good	12800	N	N	1106 NE 147TH PL
012	738500	0050	12/30/10	\$520,000	\$581,000	1780	8	1965	Good	22798	N	N	14447 NE 14TH PL
012	738531	0010	5/26/10	\$485,000	\$516,000	1840	8	1977	Good	13200	N	N	1317 141ST PL NE
012	261960	0200	4/20/10	\$471,000	\$495,000	1900	8	1984	Avg	9353	N	N	15002 NE 9TH PL
012	143350	0110	2/22/11	\$390,000	\$439,000	2050	8	1968	Good	12150	N	N	1115 NE 147TH PL
012	156220	0470	6/16/11	\$501,665	\$568,000	2080	8	1965	Good	9180	N	N	15023 NE 16TH ST
012	156220	0480	11/29/12	\$505,000	\$513,000	2080	8	1965	Avg	9180	N	N	15029 NE 16TH ST
012	738520	0090	4/6/10	\$540,000	\$564,000	2080	8	1965	Good	29111	N	N	14469 NE 12TH PL
012	156210	0170	10/21/10	\$410,000	\$453,000	2100	8	1965	Avg	10200	N	N	15002 NE 13TH ST
012	403880	0051	3/27/12	\$780,000	\$858,000	2140	8	2008	Avg	7578	Y	N	17241 NE 8TH ST
012	404080	0670	4/14/10	\$445,000	\$466,000	2160	8	1963	Avg	10120	N	N	16943 NE 12TH ST
012	156200	0030	10/28/10	\$550,000	\$608,000	2200	8	2007	Avg	8400	N	N	15115 NE 12TH ST

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Area 67
(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
012	738530	0160	2/24/11	\$503,000	\$566,000	2230	8	1966	VGood	13800	N	N	1027 145TH PL NE
012	261960	0030	9/6/12	\$497,600	\$522,000	2270	8	1968	Good	12051	N	N	15010 NE 10TH PL
012	403970	0290	2/8/12	\$400,000	\$444,000	2340	8	1965	Good	9606	N	N	200 174TH PL NE
012	261960	0120	11/28/12	\$540,000	\$548,000	2430	8	1971	Good	8658	N	N	15009 NE 10TH PL
012	738520	0100	10/4/10	\$585,000	\$644,000	2480	8	1965	Good	15129	N	N	14461 NE 12TH PL
012	156210	0100	11/9/12	\$455,000	\$466,000	2500	8	1966	Good	11475	N	N	14803 NE 13TH ST
012	389110	0176	8/26/11	\$525,000	\$593,000	2530	8	1980	Avg	11670	N	N	15227 NE 6TH ST
012	331650	0300	12/18/12	\$797,600	\$803,000	2620	8	1968	VGood	36649	N	N	15772 NE 4TH ST
012	389110	0193	10/9/12	\$660,000	\$684,000	2650	8	1985	Good	20280	N	N	15255 NE 6TH ST
012	272505	9256	5/31/11	\$679,000	\$768,000	2910	8	1978	VGood	14600	N	N	1400 143RD PL NE
012	738532	0020	10/30/12	\$550,800	\$566,000	3410	8	1979	Good	14100	N	N	1305 140TH PL NE
012	738532	0060	8/10/10	\$580,000	\$630,000	3510	8	1979	Avg	11500	N	N	1310 140TH PL NE
012	331650	0285	4/23/12	\$644,950	\$705,000	3720	8	1967	Avg	36629	N	N	15730 NE 4TH ST
012	403970	0420	7/9/10	\$532,000	\$573,000	1450	9	1970	Avg	9729	Y	N	213 174TH PL NE
012	403970	0170	5/10/10	\$539,000	\$570,000	1510	9	1967	Good	9655	Y	N	418 174TH PL NE
012	403970	0910	8/3/11	\$675,000	\$763,000	1540	9	1968	Good	8400	Y	N	204 173RD PL NE
012	403970	1230	6/22/11	\$570,000	\$645,000	1540	9	1972	Good	10243	Y	N	257 173RD PL NE
012	403970	0250	5/2/11	\$475,000	\$537,000	1560	9	1967	Good	9606	N	N	232 174TH PL NE
012	403970	0660	4/28/10	\$500,000	\$527,000	1560	9	1966	Good	9600	Y	N	17263 NE 7TH PL
012	403970	0950	5/9/12	\$705,000	\$767,000	1560	9	1964	VGood	10800	Y	N	213 171ST PL NE
012	403970	0860	9/17/12	\$700,000	\$732,000	1620	9	1964	Good	9680	Y	N	238 173RD PL NE
012	885732	0310	1/13/12	\$460,000	\$513,000	1620	9	1979	Good	2754	Y	N	107 168TH AVE NE
012	885732	0220	5/20/11	\$315,000	\$356,000	1670	9	1979	Good	2533	N	N	7 168TH AVE NE
012	885732	0360	4/19/11	\$345,000	\$390,000	1690	9	1979	Good	2391	N	N	129 168TH AVE NE
012	885732	0190	10/15/10	\$359,000	\$396,000	1720	9	1979	Good	2847	N	N	4 168TH AVE NE
012	885732	0150	10/28/10	\$400,000	\$442,000	1730	9	1979	VGood	2722	Y	N	12 168TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 67
(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
012	885732	0170	10/26/11	\$365,000	\$411,000	1730	9	1979	Good	3194	Y	N	8 168TH AVE NE
012	885732	0030	4/6/10	\$420,000	\$439,000	1810	9	1979	Good	2738	N	N	130 168TH AVE NE
012	885732	0300	6/1/10	\$350,000	\$373,000	1830	9	1979	Good	2743	N	N	16901 NE 1ST ST
012	403970	0530	2/11/11	\$678,500	\$762,000	1950	9	1981	Good	9348	Y	N	413 174TH PL NE
012	403970	0880	6/3/11	\$725,000	\$820,000	1980	9	1968	Good	9680	Y	N	222 173RD PL NE
012	885732	0070	8/22/11	\$385,000	\$435,000	1980	9	1979	Good	3128	N	N	114 168TH AVE NE
012	934670	0050	3/5/10	\$480,000	\$496,000	2160	9	1978	Avg	9900	N	N	201 141ST AVE NE
012	403970	0390	4/1/10	\$600,000	\$626,000	2390	9	1974	Avg	9760	Y	N	113 174TH PL NE
012	934670	0080	5/28/10	\$575,000	\$612,000	2430	9	1978	Avg	9900	N	N	14109 NE 2ND ST
012	934670	0360	6/21/12	\$555,000	\$597,000	2490	9	1978	Avg	9450	N	N	210 141ST AVE NE
012	417830	0170	9/15/11	\$649,000	\$733,000	2540	9	1982	Good	14800	N	N	1115 142ND PL NE
012	934670	0350	7/20/12	\$560,000	\$597,000	2600	9	1978	Avg	9975	N	N	14102 NE 2ND ST
012	807830	0050	10/23/12	\$526,500	\$543,000	2620	9	1986	Avg	16197	N	N	1511 143RD AVE NE
012	883990	0231	5/25/10	\$650,000	\$691,000	2680	9	1954	Good	29306	N	N	14024 NE 6TH ST
012	417830	0400	3/22/12	\$640,000	\$704,000	2710	9	1979	Good	13515	N	N	14317 NE 10TH PL
012	417830	0190	11/16/12	\$784,950	\$801,000	2920	9	1982	Good	13786	N	N	14106 NE 10TH PL
012	127700	0150	10/17/11	\$605,000	\$681,000	2230	10	1999	Avg	5515	N	N	14687 NE 16TH ST
012	417830	0010	10/26/12	\$875,000	\$901,000	2790	10	1983	Good	12221	N	N	1113 144TH AVE NE
012	252505	9204	7/16/10	\$690,000	\$745,000	2810	10	1998	Avg	8245	N	N	16659 NORTHUP WAY
012	252505	9205	7/29/11	\$605,000	\$684,000	2820	10	1998	Avg	11115	N	N	16639 NORTHUP WAY
012	127700	0170	7/11/12	\$695,000	\$743,000	2880	10	1998	Avg	7200	N	N	14693 NE 16TH ST
012	127700	0030	7/23/10	\$750,000	\$811,000	3020	10	1998	Avg	8200	N	N	14700 NE 16TH ST
012	785970	0020	3/28/12	\$700,000	\$769,000	3090	10	2007	Avg	5400	N	N	16105 NORTHUP WAY
012	127700	0020	1/13/10	\$740,000	\$747,000	3210	10	1998	Avg	8532	N	N	14710 NE 16TH ST
012	127700	0070	4/23/10	\$830,000	\$873,000	3280	10	1998	Avg	7899	N	N	14648 NE 16TH ST
012	252505	9031	4/6/12	\$739,000	\$811,000	3330	10	1998	Avg	8470	N	N	16637 NORTHUP WAY

Improved Sales Used in this Annual Update Analysis
Area 67
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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
012	066235	0060	1/4/11	\$713,125	\$798,000	3640	10	1999	Avg	7304	N	N	408 150TH PL NE
012	883990	0210	5/27/11	\$995,000	\$1,125,000	3820	10	1954	Avg	45563	N	N	14040 NE 6TH ST
012	262505	9287	12/13/12	\$887,000	\$895,000	4040	10	2001	Avg	8127	N	N	1008 148TH AVE NE
012	179634	0090	6/25/10	\$730,000	\$783,000	2440	11	1992	Avg	9397	N	N	14032 NE 5TH ST
012	883990	0230	7/20/10	\$1,125,000	\$1,216,000	4200	11	2000	Avg	20800	N	N	738 140TH AVE NE
014	022405	9074	8/16/11	\$328,000	\$371,000	770	7	1952	Avg	25280	N	Y	16222 SE 24TH ST
014	403720	0445	9/19/11	\$310,000	\$350,000	1010	7	1957	Good	8000	N	N	429 166TH AVE SE
014	403700	0720	12/15/11	\$347,750	\$389,000	1020	7	1957	VGood	7878	N	N	815 168TH AVE SE
014	403700	0720	11/21/12	\$384,000	\$391,000	1020	7	1957	VGood	7878	N	N	815 168TH AVE SE
014	403720	0545	7/8/10	\$295,000	\$318,000	1040	7	1957	Avg	7700	N	N	238 164TH AVE SE
014	403720	0140	5/17/10	\$360,000	\$382,000	1100	7	1957	Good	14800	N	N	220 LAKE HILLS BLVD
014	403700	0485	5/21/10	\$365,000	\$387,000	1190	7	1957	Good	8780	N	N	16619 SE 11TH ST
014	737530	0020	3/30/11	\$300,000	\$338,000	1190	7	1959	Avg	8800	N	N	16431 SE 14TH ST
014	403720	0580	10/24/11	\$355,000	\$400,000	1200	7	1957	Good	7700	N	N	215 165TH AVE SE
014	403720	0275	2/29/12	\$392,000	\$433,000	1220	7	1957	Good	8000	N	N	420 166TH AVE SE
014	403860	0730	8/30/10	\$415,000	\$453,000	1220	7	1961	Good	9900	N	N	41 165TH AVE SE
014	403860	0780	12/12/11	\$345,000	\$386,000	1220	7	1961	Avg	6250	N	N	16427 SE 1ST ST
014	675150	0160	6/4/12	\$365,000	\$395,000	1220	7	1961	Good	10000	N	N	15745 SE 25TH ST
014	403720	0390	12/6/12	\$429,000	\$434,000	1230	7	1957	Good	7110	N	N	249 168TH AVE SE
014	737510	0205	5/20/11	\$270,000	\$305,000	1250	7	1957	Good	8565	N	N	16634 SE 14TH ST
014	403720	0300	8/18/12	\$327,000	\$346,000	1260	7	1957	Good	9000	N	N	415 167TH AVE SE
014	403720	0465	3/16/10	\$345,000	\$358,000	1260	7	1957	Good	8000	N	N	238 165TH AVE SE
014	414130	0150	8/26/11	\$345,000	\$390,000	1280	7	1961	Avg	10815	N	N	16749 SE 21ST PL
014	403700	0770	1/5/12	\$310,000	\$346,000	1290	7	1956	Good	9100	N	N	16611 SE 7TH ST
014	403720	0050	6/3/10	\$375,000	\$400,000	1290	7	1957	Avg	18400	N	N	448 168TH AVE SE
014	403720	0265	4/8/11	\$300,000	\$339,000	1290	7	1957	Good	8632	N	N	16704 SE 7TH ST

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Area 67
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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
014	403700	0620	11/10/10	\$377,000	\$418,000	1330	7	1957	Avg	9287	N	N	16647 SE 9TH ST
014	403720	0645	3/11/10	\$305,000	\$316,000	1360	7	1959	Avg	12500	N	N	16407 LAKE HILLS BLVD
014	403700	0150	1/5/11	\$285,000	\$319,000	1370	7	1957	Good	8000	N	N	16411 SE 8TH ST
014	737530	0015	1/8/10	\$354,000	\$357,000	1380	7	1959	Avg	8800	N	N	16423 SE 14TH ST
014	675150	0175	7/11/12	\$369,000	\$395,000	1430	7	1961	Good	10000	N	N	15744 SE 26TH ST
014	737530	0045	7/6/12	\$413,500	\$443,000	1440	7	1958	Good	8800	N	N	16428 SE 15TH ST
014	403700	0345	1/4/11	\$309,900	\$347,000	1460	7	1957	Good	8157	N	N	960 165TH AVE SE
014	403860	0530	2/17/11	\$450,000	\$506,000	1460	7	1961	Avg	13498	N	N	34 165TH AVE SE
014	675130	0495	2/21/12	\$369,900	\$410,000	1470	7	1957	Good	9116	N	N	2522 156TH AVE SE
014	737530	0145	7/6/11	\$385,000	\$436,000	1470	7	1960	Good	9658	N	N	16652 SE 15TH ST
014	675150	0070	9/21/10	\$376,509	\$413,000	1510	7	1957	Good	11500	Y	N	15724 SE 25TH ST
014	737530	0090	6/19/12	\$300,000	\$323,000	1510	7	1959	Avg	8357	N	N	16647 SE 14TH ST
014	403720	0620	4/19/10	\$315,000	\$331,000	1520	7	1957	Avg	9424	N	N	16400 SE 7TH ST
014	737510	0240	10/14/11	\$364,950	\$411,000	1520	7	1958	Good	9270	N	N	16652 SE 14TH ST
014	737530	0080	6/20/12	\$314,000	\$338,000	1550	7	1959	Avg	8690	N	N	16631 SE 14TH ST
014	403700	0920	8/14/12	\$350,000	\$370,000	1560	7	1957	Avg	14264	N	N	1042 168TH AVE SE
014	675110	0400	4/14/12	\$315,000	\$345,000	1570	7	1955	Good	9222	N	N	2430 156TH AVE SE
014	403720	0355	10/25/12	\$397,000	\$409,000	1580	7	1957	VGood	10500	N	N	16505 LAKE HILLS BLVD
014	022405	9195	7/6/12	\$655,000	\$702,000	1620	7	1975	Good	83151	Y	Y	16025 SE 16TH ST
014	737530	0130	11/10/11	\$340,000	\$382,000	1620	7	1959	Good	8000	N	N	1520 167TH AVE SE
014	737530	0235	7/11/11	\$405,000	\$458,000	1620	7	1959	Good	8363	N	N	16404 SE 16TH ST
014	403720	0340	10/3/12	\$475,000	\$494,000	1700	7	1957	Good	8000	N	N	414 165TH AVE SE
014	675150	0290	10/17/12	\$487,000	\$503,000	1700	7	1957	VGood	9450	N	N	15805 SE 24TH ST
014	403700	0190	2/12/10	\$425,000	\$435,000	1710	7	2006	Avg	7900	N	N	16420 SE 9TH ST
014	737510	0275	6/21/12	\$470,000	\$506,000	1730	7	1958	Avg	13397	N	N	1226 167TH AVE SE
014	737510	0120	7/28/11	\$419,700	\$475,000	1760	7	1957	Good	7800	N	N	1233 166TH AVE SE

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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
014	403700	0565	5/5/11	\$413,000	\$467,000	1800	7	1957	Good	10670	N	N	16702 SE 11TH ST
014	403700	0340	11/27/12	\$447,000	\$454,000	1820	7	1957	Good	8157	N	N	968 165TH AVE SE
014	403720	0670	8/10/10	\$390,000	\$424,000	1930	7	1957	Good	7700	N	N	431 165TH AVE SE
014	737530	0180	12/16/11	\$482,699	\$540,000	2190	7	1959	Good	8400	N	N	16407 SE 15TH ST
014	675200	0050	6/5/12	\$418,000	\$452,000	1230	8	1975	Avg	9350	N	N	2230 166TH AVE SE
014	414140	0120	10/12/12	\$381,775	\$395,000	1260	8	1967	Avg	10660	N	N	2060 166TH AVE SE
014	675200	0200	3/21/12	\$435,000	\$479,000	1300	8	1974	Avg	10057	N	N	16415 SE 22ND ST
014	414130	0070	12/5/12	\$455,000	\$461,000	1340	8	1967	Avg	10182	N	N	16620 SE 21ST PL
014	414150	0140	11/6/12	\$463,125	\$475,000	1340	8	1968	Avg	9976	N	N	16421 SE 21ST PL
014	414160	0070	1/19/11	\$429,000	\$481,000	1340	8	1968	Avg	10455	N	N	16633 SE 17TH ST
014	414140	0070	5/17/12	\$449,950	\$489,000	1350	8	1967	Avg	7560	Y	N	16509 SE 21ST PL
014	404640	0050	5/11/12	\$437,500	\$476,000	1370	8	1969	Avg	8960	N	N	16570 SE 19TH ST
014	145990	0060	11/5/12	\$400,000	\$410,000	1420	8	1969	Good	4370	N	N	16700 SE 23RD PL
014	414150	0020	6/19/12	\$394,500	\$425,000	1420	8	1968	Avg	7998	N	N	2018 165TH PL SE
014	414150	0050	9/25/12	\$392,000	\$409,000	1590	8	1971	Good	11100	N	N	2009 165TH PL SE
014	145990	0030	4/28/10	\$468,000	\$493,000	1610	8	1974	Good	8370	N	N	16712 SE 23RD PL
014	404640	0040	10/24/12	\$460,000	\$474,000	1610	8	1969	Good	8960	N	N	16576 SE 19TH ST
014	414130	0010	12/21/10	\$390,000	\$435,000	1620	8	1967	Good	11280	N	N	2011 168TH AVE SE
014	438400	0050	9/13/11	\$355,000	\$401,000	1640	8	1972	Avg	10788	N	N	16640 SE 17TH ST
014	404640	0180	8/21/12	\$525,000	\$554,000	1680	8	1975	Avg	7888	N	N	16529 SE 19TH ST
014	675200	0060	8/26/12	\$493,500	\$520,000	2350	8	1974	Avg	9450	N	N	2224 166TH AVE SE
014	012405	9059	9/26/12	\$440,000	\$459,000	1460	9	1976	Avg	13770	N	N	16613 SE 17TH PL
014	022405	9199	6/26/12	\$755,000	\$811,000	1790	9	1977	Good	20037	Y	N	15820 SE 24TH ST
014	675080	0110	2/6/12	\$807,500	\$896,000	2000	9	1976	Good	9125	Y	N	16350 SE 16TH ST
014	022405	9222	5/13/10	\$695,000	\$736,000	2150	9	1988	Avg	30008	Y	N	16008 SE 24TH ST
014	012405	9056	9/12/11	\$537,000	\$606,000	2380	9	1977	Good	21769	N	N	16721 SE 18TH ST

Improved Sales Used in this Annual Update Analysis
Area 67
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
014	675150	0300	6/27/11	\$655,000	\$741,000	3100	9	2010	Avg	9450	N	N	2405 159TH AVE SE
014	012405	9068	11/29/11	\$1,100,000	\$1,233,000	4460	9	1964	Good	41243	Y	Y	16601 SE 17TH PL
014	022405	9201	11/20/12	\$987,500	\$1,006,000	2380	10	1983	Avg	108464	Y	Y	15828 SE 24TH ST
014	022405	9200	11/15/10	\$1,100,000	\$1,221,000	2790	10	1998	Avg	107157	Y	Y	15824 SE 24TH ST
014	012405	9089	6/24/11	\$715,000	\$809,000	3120	10	1999	Avg	12015	N	N	16612 SE 24TH ST
014	012405	9088	12/21/12	\$760,000	\$764,000	3170	10	1999	Avg	13249	N	N	16620 SE 24TH ST
014	022405	9029	4/2/12	\$949,000	\$1,042,000	3300	10	2007	Avg	17850	Y	N	16024 SE 24TH ST
014	505180	0080	5/24/12	\$834,000	\$904,000	3390	10	1987	Avg	11659	Y	N	2187 157TH PL SE
014	012405	9082	11/15/10	\$850,000	\$943,000	3450	10	2008	Avg	21781	N	N	16517 SE 18TH ST
014	327572	0070	3/18/10	\$835,000	\$866,000	3740	10	1998	Good	20018	N	N	855 168TH PL SE
014	022405	9219	1/5/10	\$802,000	\$807,000	3860	10	1990	Avg	20264	Y	N	16234 SE 24TH ST
014	664104	0090	6/14/10	\$860,000	\$920,000	3870	10	2006	Avg	10875	N	N	2240 167TH AVE SE
014	012405	9083	2/7/11	\$870,000	\$977,000	3920	10	2008	Avg	21774	N	N	16525 SE 18TH ST

Improved Sales Removed in this Annual Update Analysis
Area 67
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	032405	9075	10/25/11	\$175,000	PREVIMP<=25K; NON-REPRESENTATIVE SALE
008	032405	9083	3/3/10	\$225,000	PREVIMP<=25K
008	064350	0220	10/9/12	\$467,900	ACTIVE PERMIT BEFORE SALE>25K
008	064350	0220	4/13/12	\$270,400	BANKRUPTCY - RECEIVER OR TRUSTEE
008	064650	0030	9/24/12	\$324,950	QUESTIONABLE PER SALES IDENTIFICATION
008	173680	0550	11/9/10	\$438,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	173680	0910	8/13/12	\$5,318	DOR RATIO
008	173680	1020	6/19/12	\$7,140	DOR RATIO;EASEMENT OR RIGHT-OF-WAY
008	173680	1040	9/14/12	\$6,565	DOR RATIO
008	173680	1060	7/11/12	\$4,932	DOR RATIO
008	173680	1070	7/17/12	\$7,600	DOR RATIO
008	173680	1080	10/20/12	\$6,192	DOR RATIO
008	220710	0070	4/18/12	\$268,000	MODEL DEVELOPMENT EXCLUSION; DIAGNOSTIC OUTLIER 2
008	220710	0270	3/16/12	\$285,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
008	220710	0565	9/12/12	\$231,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	220710	0570	4/25/12	\$205,600	PREVIMP<=25K
008	220710	0570	1/27/12	\$220,000	PREVIMP<=25K; BANKRUPTCY - RECEIVER OR TRUSTEE
008	220710	0940	4/23/12	\$480,000	IMP. CHARACTERISTICS DID NOT MATCH
008	220710	0940	8/19/11	\$205,000	NON-REPRESENTATIVE SALE
008	220720	0130	8/11/11	\$73,094	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY
008	220720	0320	10/19/10	\$260,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	220720	0350	8/20/12	\$359,414	BANKRUPTCY - RECEIVER OR TRUSTEE
008	220720	0580	8/8/12	\$261,500	SHORT SALE; IMP CHARACTERISTICS CHANGED SINCE SALE
008	220720	0605	10/2/12	\$278,398	BANKRUPTCY - RECEIVER OR TRUSTEE
008	323650	0350	9/25/12	\$280,000	NO MARKET EXPOSURE
008	342505	9139	6/19/12	\$1,175,000	IMP. CHARACTERISTICS DID NOT MATCH
008	403680	0650	3/7/12	\$210,000	PREVIMP<=25K
008	403680	1305	11/22/11	\$235,000	SHORT SALE; MODEL DEVELOPMENT EXCLUSION
008	403680	1435	10/24/11	\$175,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ESTATE SALE
008	403720	0790	2/2/12	\$350,000	RELOCATION - SALE TO SERVICE
008	403740	0115	2/28/12	\$256,571	BANKRUPTCY - RECEIVER OR TRUSTEE
008	403740	0340	10/25/11	\$230,000	NO MARKET EXP; IMP. CHARACTERISTICS CHANGED SINCE SALE
008	403750	0340	9/10/12	\$374,576	BANKRUPTCY - RECEIVER OR TRUSTEE
008	403750	0350	7/20/12	\$369,000	RELOCATION - SALE TO SERVICE
008	403840	0150	4/6/12	\$310,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
008	403930	0740	12/27/11	\$850,000	UNFINISHED AREA
008	403940	0170	10/23/12	\$231,750	ESTATE SALE; NO MARKET EXPOSURE
008	403940	0250	1/28/11	\$70,667	DOR RATIO; QCD; RELATED PARTY, FRIEND, OR NEIGHBOR
008	403940	0340	2/1/10	\$205,000	DOR RATIO; QCD; RELATED PARTY, FRIEND, OR NEIGHBOR
008	403940	0370	12/4/12	\$250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	403950	0380	2/24/10	\$236,000	PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY
008	675110	0130	4/28/10	\$187,500	ESTATE SALE; RELATED PARTY; PARTIAL INTEREST (1/3, 1/2, Etc.)

Improved Sales Removed in this Annual Update Analysis
Area 67
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	675110	0130	4/29/10	\$187,500	QCD; PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY
008	675110	0225	10/11/10	\$420,163	BANKRUPTCY - RECEIVER OR TRUSTEE
008	675130	0120	7/28/11	\$48,562	DOR RATIO; QCD; RELATED PARTY, FRIEND, OR NEIGHBOR
008	675130	0125	10/9/12	\$305,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	675130	0450	7/6/11	\$300,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY
008	737460	0160	8/24/12	\$4,320	DOR RATIO
008	737460	0170	2/6/12	\$4,000	DOR RATIO
008	792330	0005	1/6/12	\$4,010	DOR RATIO;EASEMENT OR RIGHT-OF-WAY
008	792330	0075	12/2/11	\$3,405	DOR RATIO;EASEMENT OR RIGHT-OF-WAY
008	792330	0080	1/6/12	\$7,368	DOR RATIO;EASEMENT OR RIGHT-OF-WAY
008	792330	0135	12/1/11	\$87,500	CORPORATE AFFILIATES; PARTIAL INTEREST (1/3, 1/2, Etc.)
008	792370	0300	4/27/12	\$11,594	QCD; RELATED PARTY, FRIEND, OR NEIGHBOR
008	792380	0230	11/23/11	\$255,200	BANKRUPTCY - RECEIVER OR TRUSTEE
008	889445	0100	5/29/10	\$835,000	RELOCATION - SALE TO SERVICE
008	894460	0060	12/29/11	\$145,100	FULL SALES PRICE NOT REPORTED; GOVERNMENT AGENCY
012	143370	0090	4/26/10	\$67,195	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
012	156200	0030	10/28/10	\$550,000	RELOCATION - SALE TO SERVICE
012	156210	0260	9/26/12	\$559,823	BANKRUPTCY - RECEIVER OR TRUSTEE
012	156220	0590	12/11/12	\$570,000	RELOCATION - SALE TO SERVICE
012	234580	0040	6/30/10	\$399,990	OBSOLESCENCE
012	234580	0170	5/12/10	\$107,000	DOR RATIO
012	234580	0230	10/27/10	\$399,950	OBSOLESCENCE
012	234580	0240	6/15/10	\$500,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
012	261920	0010	9/26/12	\$154,355	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
012	261960	0290	10/16/12	\$250,000	ESTATE SALE; PARTIAL INTEREST (1/3, 1/2, Etc.)
012	261960	0290	10/22/12	\$250,000	ESTATE SALE; PARTIAL INTEREST (1/3, 1/2, Etc.)
012	272505	9112	2/24/11	\$693,397	BANKRUPTCY - RECEIVER OR TRUSTEE
012	272505	9112	8/17/11	\$670,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
012	272505	9112	12/21/11	\$800,000	NO MARKET EXPOSURE
012	272505	9149	1/12/10	\$479,500	MODEL DEVELOPMENT EXCLUSION; DIAGNOSTIC OUTLIER 2
012	329820	0170	1/20/10	\$280,000	PREVIMP<=25K
012	329820	0210	12/5/11	\$206,000	OBSOLESCENCE; QUESTIONABLE PER SALES IDENTIFICATION
012	363100	0100	9/21/12	\$364,188	BANKRUPTCY - RECEIVER OR TRUSTEE
012	389110	0025	8/25/11	\$670,000	% COMPLETE
012	403770	0125	12/8/11	\$7,044	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
012	403770	0185	5/23/11	\$320,000	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
012	403820	0220	1/17/12	\$418,072	BANKRUPTCY - RECEIVER OR TRUSTEE
012	403820	0620	5/5/11	\$261,500	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
012	403820	1120	12/28/12	\$280,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
012	403830	0140	1/7/10	\$405,209	BANKRUPTCY - RECEIVER OR TRUSTEE
012	403850	1100	7/19/11	\$90,000	QCD; RELATED PARTY, FRIEND, OR NEIGHBOR
012	403870	0790	12/18/12	\$565,000	MODEL DEVELOPMENT EXCLUSION; DIAGNOSTIC OUTLIER 1

Improved Sales Removed in this Annual Update Analysis
Area 67
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
012	403870	0920	12/1/11	\$645,000	MODEL DEVELOPMENT EXCLUSION; DIAGNOSTIC OUTLIER 2
012	403880	0320	3/8/11	\$91,727	QCD; RELATED PARTY, FRIEND, OR NEIGHBOR
012	403880	0550	3/30/10	\$97,993	DOR RATIO; ESTATE SALE; QCD; RELATED PARTY
012	403910	0060	1/23/12	\$260,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
012	403970	0710	7/19/10	\$629,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
012	403970	1270	2/17/10	\$683,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
012	404010	0530	6/20/11	\$382,000	% NETCOND; PREVIMP<=25K
012	404010	0690	2/9/10	\$390,000	OBSOLESCENCE
012	404020	0170	3/1/10	\$315,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
012	404050	0270	7/12/11	\$280,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
012	404060	0460	4/11/11	\$330,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
012	404080	0080	2/4/10	\$100,000	DOR RATIO; QUIT CLAIM DEED
012	404080	0580	2/7/12	\$170,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
012	404080	0660	2/14/11	\$205,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
012	738530	0170	6/23/11	\$674,950	MODEL DEVELOPMENT EXCLUSION; DIAGNOSTIC OUTLIER 1
012	885731	0170	9/14/12	\$287,341	BANKRUPTCY - RECEIVER OR TRUSTEE
012	885731	0180	12/14/10	\$166,950	FINANCIAL INSTITUTION RESALE; AUCTION SALE
012	885732	0070	8/22/11	\$385,000	RELOCATION - SALE TO SERVICE
012	885732	0260	8/23/12	\$155,951	DOR RATIO; QCD; PARTIAL INTEREST (1/3, 1/2, Etc.)
012	885732	0260	8/23/12	\$34,217	DOR RATIO;QUIT CLAIM DEED
014	012405	9083	1/29/11	\$870,000	RELOCATION - SALE TO SERVICE
014	022405	9029	4/2/12	\$949,000	RELOCATION - SALE TO SERVICE
014	022405	9219	1/5/10	\$787,000	RELOCATION - SALE TO SERVICE
014	403700	0275	2/6/12	\$241,160	NON-REPRESENTATIVE SALE
014	403700	0410	10/29/12	\$432,046	BANKRUPTCY - RECEIVER OR TRUSTEE
014	403700	0720	6/30/11	\$235,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
014	403720	0145	3/27/12	\$121,090	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
014	403720	0250	11/19/12	\$585,000	OBSOLESCENCE
014	403720	0375	6/10/11	\$260,000	ESTATE SALE; MODEL DEVELOPMENT EXCLUSION
014	403720	0425	3/22/11	\$278,000	ACTIVE PERMIT; FINANCIAL INSTITUTION RESALE
014	403720	0550	12/26/12	\$269,000	SHORT SALE; MODEL DEVELOPMENT EXCLUSION
014	403720	0595	3/16/11	\$219,000	MODEL DEVELOPMENT EXCLUSION; FINANCIAL INST. RESALE
014	403860	0600	10/13/11	\$97,174	ESTATE SALE; QCD; RELATED PARTY, FRIEND, OR NEIGHBOR
014	414150	0020	4/11/12	\$404,234	BANKRUPTCY - RECEIVER OR TRUSTEE
014	505180	0050	2/17/11	\$198,615	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
014	675080	0080	7/27/11	\$460,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
014	675150	0300	4/28/10	\$302,000	DOR RATIO
014	737510	0025	1/20/12	\$32,400	DOR RATIO; QCD; RELATED PARTY, FRIEND, OR NEIGHBOR
014	737510	0160	2/10/11	\$297,000	OBSOLESCENCE

Vacant Sales Used in this Annual Update Analysis
Area 67
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
008	664830	0095	7/2/2012	\$270,000	11193	N	N
012	272505	9146	9/9/2011	\$120,000	16117	N	N

Vacant Sales Removed in this Annual Update Analysis
Area 67
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
012	234580	0180	5/12/2010	\$107,000	DOR RATIO;QUESTIONABLE PER SALES IDENTIFICATION
012	234580	0160	5/12/2010	\$107,000	DOR RATIO;QUESTIONABLE PER SALES IDENTIFICATION
012	234580	0150	5/12/2010	\$107,000	DOR RATIO;QUESTIONABLE PER SALES IDENTIFICATION