

Residential Revalue

2013 Assessment Roll

**Bridle Trails/ Wilburton/
Central Bellevue**

Area 68

King County Department of Assessments

Seattle, Washington



King County

Department of Assessments

Accounting Division

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

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

Email: assessor.info@kingcounty.gov

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

Lloyd Hara
Assessor

Dear Property Owners:

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

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

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

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

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

Sincerely,

Lloyd Hara
Assessor



The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice.

King County maintains representative information for general, special, and local elections. This map is not intended to be a complete, up-to-date, or official representation of the information. Therefore, it is not to be used for official information.

The information is not intended for use as surveying data. King County shall not be liable for any general, special, local, or regional elections that are damaged, delayed, or lost as a result of use of this map. Any errors or omissions on this map are the responsibility of the user. King County shall not be liable for any damages or losses resulting from the use of this map.

King County shall not be liable for any damages or losses resulting from the use of this map. King County shall not be liable for any damages or losses resulting from the use of this map.

0.8 0.4 0 0.8 1.6 2.4 3.2 Miles



Bridle Trails/ Wilburton/ Central Bellevue Housing



Grade 7/ Year Built 1975/ Total Living Area 1,680



Grade 8/ Year Built 1972/ Total Living Area 2,580



Grade 9/ Year Built 1984/ Total Living Area 2,420



Grade 10/ Year Built 1992/ Total Living Area 3,360



Grade 11/ Year Built 1999/ Total Living Area 5,070



Grade 12/ Year Built 1989/ Total Living Area 8,300

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: Bridle Trails/ Wilburton/ Central Bellevue – Area 68

Previous Physical Inspection: 2010/2012

Number of Improved Sales: 430

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	\$361,300	\$271,400	\$632,700			
2013 Value	\$399,300	\$306,000	\$705,300	\$772,300	91.3%	10.03%
Change	+\$38,000	+34,600	+72,600			
% Change	+10.5%	+12.7%	+11.5%			

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

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

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

Population - Improved Parcel Summary:			
	Land	Imps	Total
2012 Value	\$366,500	\$226,400	\$592,900
2013 Value	\$409,600	\$253,200	\$662,800
Percent Change	+11.8%	+11.8%	+11.8%

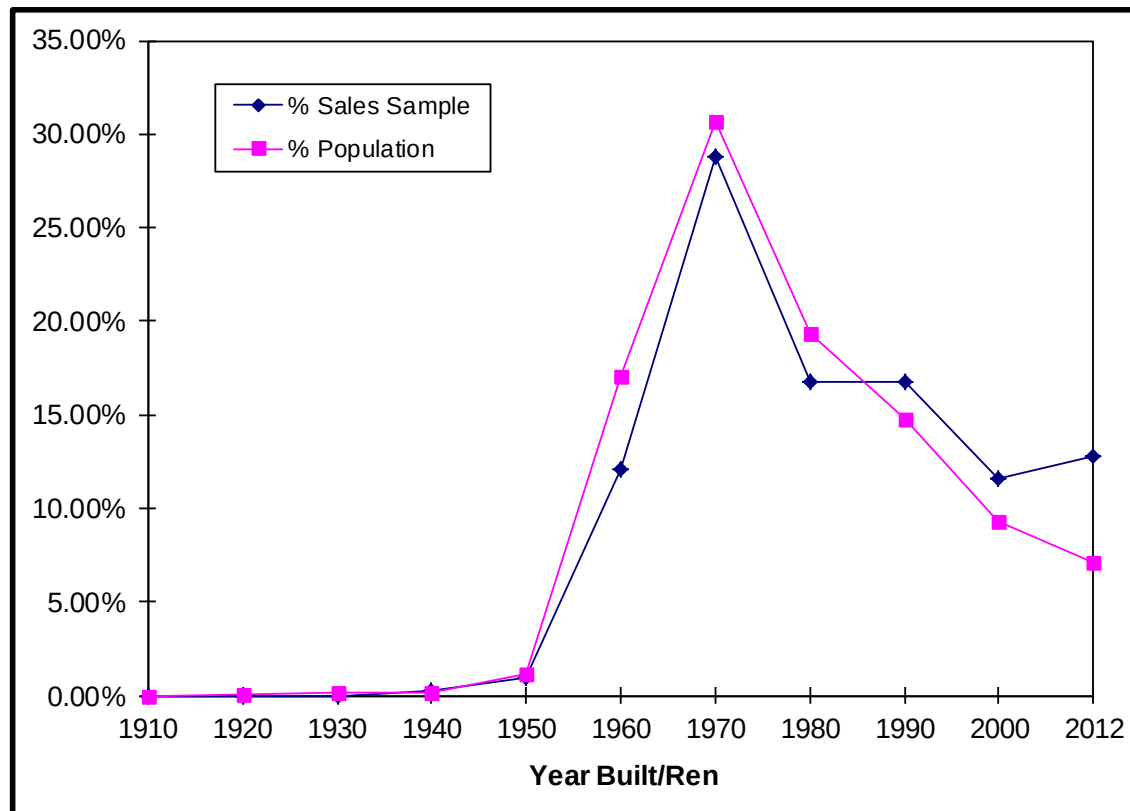
Number of one to three unit residences in the population: 4,422

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that one neighborhood-based variable needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, analysis of the plat of Hunter-Linder (352790) resulted in a -2.51% downward adjustment for the plat. All of the other parcels in the area required only a single standard area adjustment.

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	0.23%
1950	4	0.93%
1960	52	12.09%
1970	124	28.84%
1980	72	16.74%
1990	72	16.74%
2000	50	11.63%
2012	55	12.79%
430		

Population		
Year Built/Ren	Frequency	% Population
1910	0	0.00%
1920	4	0.09%
1930	6	0.14%
1940	7	0.16%
1950	52	1.18%
1960	755	17.07%
1970	1358	30.71%
1980	857	19.38%
1990	655	14.81%
2000	411	9.29%
2012	317	7.17%
4422		

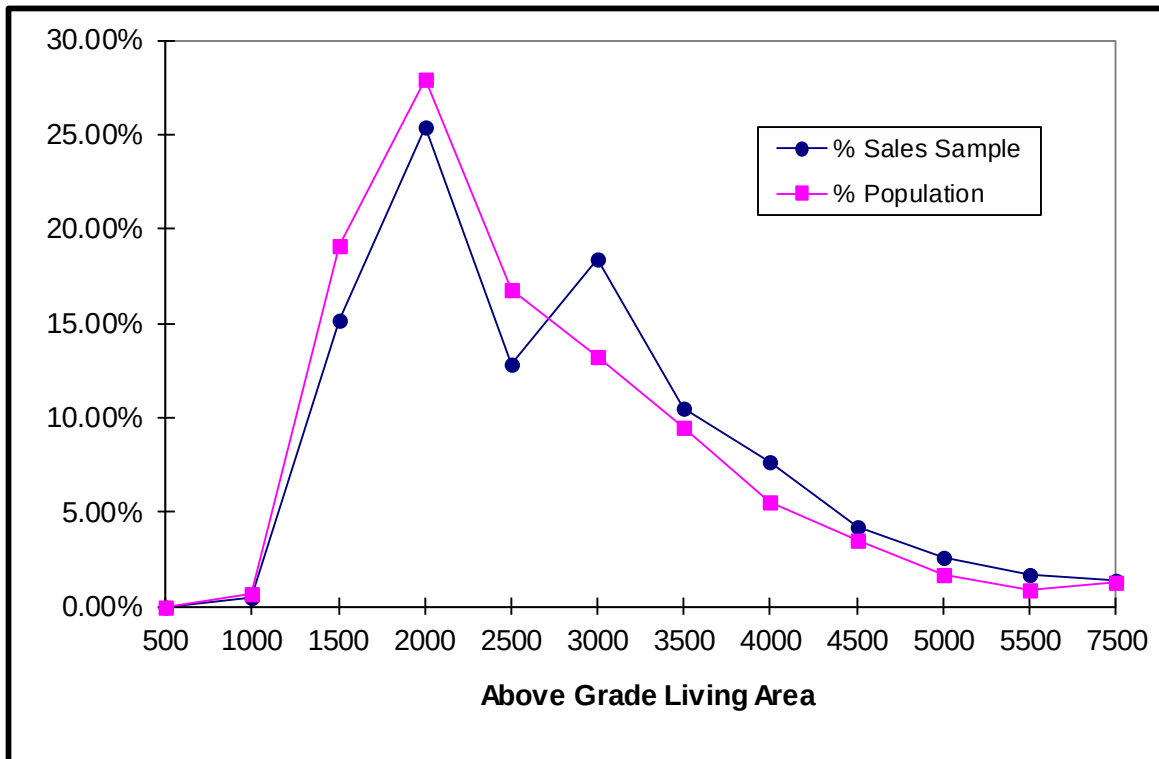


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	2	0.47%
1500	65	15.12%
2000	109	25.35%
2500	55	12.79%
3000	79	18.37%
3500	45	10.47%
4000	33	7.67%
4500	18	4.19%
5000	11	2.56%
5500	7	1.63%
7500	6	1.40%
	430	

Population		
AGLA	Frequency	% Population
500	0	0.00%
1000	31	0.70%
1500	845	19.11%
2000	1235	27.93%
2500	742	16.78%
3000	584	13.21%
3500	419	9.48%
4000	245	5.54%
4500	153	3.46%
5000	72	1.63%
5500	40	0.90%
15000	56	1.27%
	4422	

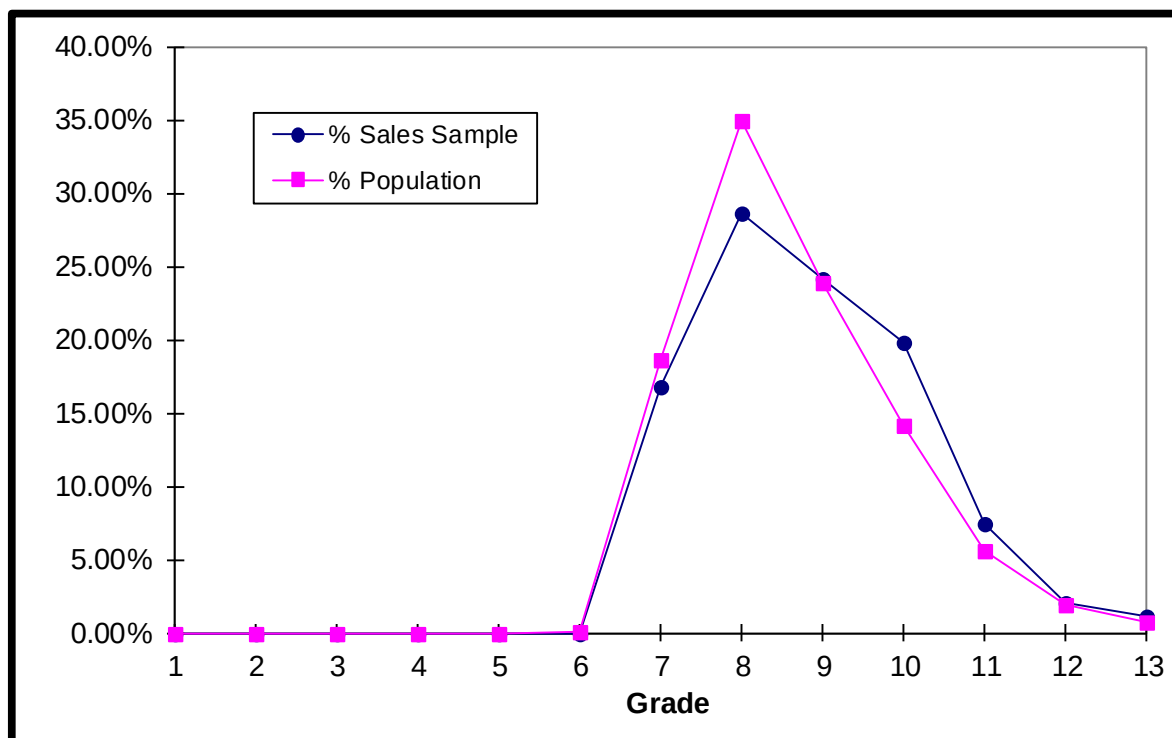


The sales sample frequency distribution follows the population distribution fairly closely with regard to Above Grade Living Area. This distribution is adequate for both accurate analysis and appraisals.

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	0	0.00%
7	72	16.74%
8	123	28.60%
9	104	24.19%
10	85	19.77%
11	32	7.44%
12	9	2.09%
13	5	1.16%
	430	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	4	0.09%
7	824	18.63%
8	1546	34.96%
9	1057	23.90%
10	623	14.09%
11	250	5.65%
12	87	1.97%
13	31	0.70%
	4422	



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

Sales 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 7 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 1.119, 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 one neighborhood-based variable needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, analysis of the plat of Hunter-Linder (352790) resulted in a -2.51% downward adjustment for the plat. All of the other parcels in the area required only a single standard area adjustment.

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 430 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 91.3%. 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 +11.8%. 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 68 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

11.91%

Plat 352790	Yes
% Adjustment	-2.51%

Comments:

The percentages listed are total adjustments not additive adjustments.

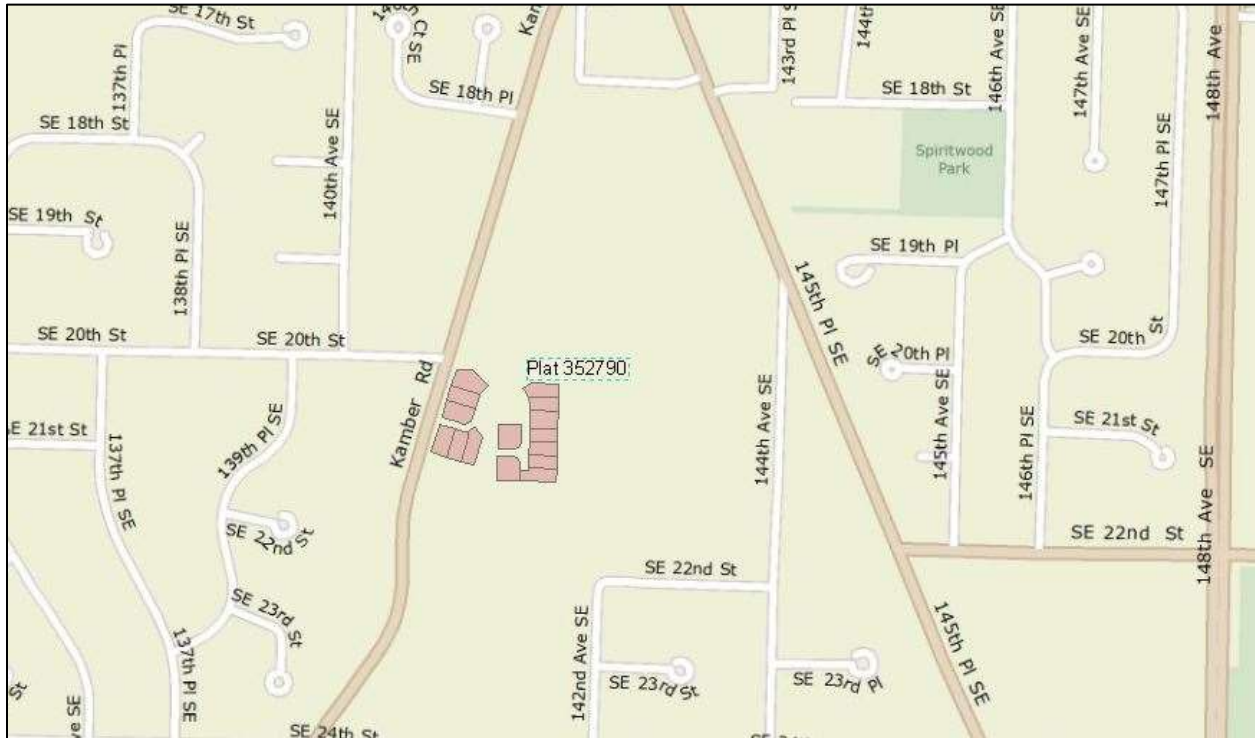
For instance, an improved single family parcel in Hunter-Linder (352790) would *approximately* receive a -2.51% downward adjustment. 11 parcels in the improved population would receive this adjustment. There were 10 sales in the Plat.

Generally, parcels in Hunter-Linder (352790) were at a higher assessment level than the rest of the population. This model corrects for these strata differences.

99.8% of the population of 1 to 3 Unit Residences in the area were adjusted by the Standard Area Adjustment of +11.91% alone.

Area 68 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
352790	Hunter-Lindor	10	15	66.6%	SE-3-24-5	7	9	2011 thru 2012	Kamber Rd and SE 20 th St



Area 68 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 \$320,000 which occurred on April 1, 2011 would be adjusted by the time trend factor of 1.123, resulting in an adjusted value of \$359,000 ($\$320,000 \times 1.123 = \$359,000$) – rounded to the nearest \$1000.

Market Adjustments to 1/1/2013		
Sale Date	Adjustment (Factor)	Equivalent Percent
1/1/2010	1.066	6.6%
2/1/2010	1.073	7.3%
3/1/2010	1.080	8.0%
4/1/2010	1.086	8.6%
5/1/2010	1.092	9.2%
6/1/2010	1.098	9.8%
7/1/2010	1.103	10.3%
8/1/2010	1.107	10.7%
9/1/2010	1.111	11.1%
10/1/2010	1.114	11.4%
11/1/2010	1.117	11.7%
12/1/2010	1.119	11.9%
1/1/2011	1.121	12.1%
2/1/2011	1.122	12.2%
3/1/2011	1.123	12.3%
4/1/2011	1.123	12.3%
5/1/2011	1.122	12.2%
6/1/2011	1.121	12.1%
7/1/2011	1.120	12.0%
8/1/2011	1.118	11.8%
9/1/2011	1.115	11.5%
10/1/2011	1.112	11.2%
11/1/2011	1.108	10.8%
12/1/2011	1.104	10.4%
1/1/2012	1.099	9.9%
2/1/2012	1.094	9.4%
3/1/2012	1.088	8.8%
4/1/2012	1.082	8.2%
5/1/2012	1.075	7.5%
6/1/2012	1.067	6.7%
7/1/2012	1.060	6.0%
8/1/2012	1.051	5.1%
9/1/2012	1.042	4.2%
10/1/2012	1.032	3.2%
11/1/2012	1.022	2.2%
12/1/2012	1.011	1.1%
1/1/2013	1.000	0.0%

Improved Sales Used in this Annual Update Analysis
Area 68
(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
003	172505	9147	1/11/10	\$347,500	\$371,000	1080	7	1960	Avg	23497	N	N	5519 116TH AVE NE
003	154680	0130	2/7/12	\$569,900	\$623,000	1190	7	1958	Good	11872	N	N	2422 127TH AVE NE
003	020100	0330	6/2/11	\$630,000	\$706,000	1290	7	1967	VGood	10700	N	N	3020 128TH AVE NE
003	020100	0810	9/11/12	\$371,000	\$385,000	1310	7	1966	Good	11125	N	N	3116 130TH AVE NE
003	020100	0110	12/5/11	\$465,000	\$513,000	1330	7	1967	Avg	9995	N	N	12704 NE 32ND ST
003	618920	0070	7/20/12	\$509,000	\$537,000	1340	7	1957	Avg	16309	N	N	12409 NE 28TH ST
003	020100	0170	2/29/12	\$514,100	\$560,000	1430	7	1967	Good	10295	N	N	12531 NE 32ND ST
003	020100	0450	10/4/11	\$510,000	\$567,000	1430	7	1967	Good	9432	N	N	12917 NE 31ST ST
003	154680	0105	7/16/12	\$569,000	\$601,000	1450	7	1967	Avg	11586	N	N	2604 127TH AVE NE
003	258830	0110	5/27/10	\$530,000	\$581,000	1460	7	1999	Avg	35000	N	N	5740 127TH AVE NE
003	258830	0130	8/28/10	\$560,000	\$622,000	1460	7	1998	Avg	35000	N	N	5816 127TH AVE NE
003	020100	0280	6/9/10	\$480,000	\$528,000	1480	7	1967	Good	10961	N	N	12727 NE 32ND ST
003	154660	0440	1/19/12	\$450,000	\$493,000	1490	7	1959	Good	13522	N	N	12620 NE 30TH ST
003	154660	0540	6/8/11	\$611,000	\$685,000	1510	7	1960	Avg	10167	N	N	12707 NE 30TH ST
003	020100	0660	9/1/10	\$435,000	\$483,000	1590	7	1966	Good	10201	N	N	12915 NE 29TH ST
003	124150	0268	8/10/10	\$329,000	\$365,000	1600	7	1962	Avg	14973	N	N	6506 128TH AVE NE
003	020100	0460	7/11/12	\$480,000	\$507,000	1750	7	1966	Avg	11012	N	N	12929 NE 31ST ST
003	222505	9162	3/26/10	\$615,000	\$667,000	2030	7	1960	Good	54450	N	N	2829 140TH AVE NE
003	154660	0570	5/24/12	\$525,400	\$562,000	2200	7	1958	Avg	10579	N	N	12624 NE 29TH ST
003	154680	0100	6/8/11	\$510,000	\$572,000	1400	8	1959	Avg	10727	N	N	2612 127TH AVE NE
003	154680	0056	7/12/12	\$749,000	\$791,000	1430	8	2006	Avg	9752	N	N	12623 NE 28TH ST
003	154660	0580	8/11/11	\$560,000	\$625,000	1450	8	1974	Good	10579	N	N	2901 129TH AVE NE
003	154660	0020	7/5/12	\$642,500	\$680,000	1490	8	1973	Good	12746	N	N	2909 124TH AVE NE
003	154681	0020	6/16/11	\$512,500	\$574,000	1620	8	1977	Avg	10452	N	N	2429 130TH AVE NE
003	154681	0030	9/19/11	\$551,500	\$614,000	1670	8	1977	Good	12128	N	N	2421 130TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 68
(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
003	212505	9102	5/31/12	\$425,000	\$454,000	1720	8	1959	VGood	12196	N	N	3047 124TH AVE NE
003	154681	0010	3/8/11	\$530,000	\$595,000	1760	8	1977	Good	10251	N	N	2435 130TH AVE NE
003	933280	0290	4/19/12	\$560,000	\$604,000	1890	8	1966	Avg	10408	N	N	12909 NE 26TH PL
003	152505	9020	8/17/10	\$695,000	\$771,000	1910	8	1967	Good	48351	N	N	4248 132ND AVE NE
003	154660	0105	9/13/10	\$650,000	\$723,000	2030	8	2008	Avg	13064	N	N	12503 NE 29TH ST
003	379100	0090	4/1/11	\$550,000	\$618,000	2070	8	1964	Avg	46409	N	N	3009 137TH AVE NE
003	634500	0200	2/12/10	\$820,543	\$883,000	2100	8	1973	Good	38917	N	N	13252 NE 47TH ST
003	154660	0255	3/7/11	\$562,000	\$631,000	2240	8	1993	Avg	12001	N	N	3099 125TH AVE NE
003	779610	0090	1/24/12	\$659,500	\$722,000	2370	8	1965	Good	35505	N	N	6038 126TH AVE NE
003	108810	0110	2/25/11	\$635,900	\$714,000	2380	8	1973	Good	35005	N	N	6007 136TH AVE NE
003	933280	0310	10/22/12	\$705,000	\$723,000	2590	8	1966	VGood	11314	N	N	12927 NE 26TH PL
003	108890	0115	11/22/11	\$620,000	\$685,000	2620	8	1959	VGood	35045	N	N	14 BRIDLEWOOD CIR
003	222505	9070	3/25/11	\$785,000	\$881,000	2720	8	1967	Good	53294	N	N	3243 134TH AVE NE
003	779600	0105	4/27/12	\$735,000	\$791,000	2760	8	1966	Good	46781	N	N	6139 130TH AVE NE
003	108890	0070	8/19/10	\$700,000	\$777,000	2770	8	1958	Good	41926	N	N	15 BRIDLEWOOD CIR
003	933280	0280	6/22/12	\$724,000	\$769,000	2780	8	1966	Good	10408	N	N	12903 NE 26TH PL
003	678930	0070	6/1/12	\$645,000	\$688,000	2860	8	1966	VGood	43625	N	N	12212 NE 32ND ST
003	154660	0235	7/31/12	\$725,000	\$762,000	2920	8	1984	Good	10420	N	N	3057 125TH AVE NE
003	108890	0075	5/25/11	\$900,000	\$1,009,000	3780	8	1999	Avg	46636	N	N	17 BRIDLEWOOD CIR
003	311710	0070	10/16/12	\$695,000	\$714,000	1660	9	1975	Avg	13039	N	N	13119 NE 25TH PL
003	172700	0580	2/15/12	\$690,000	\$753,000	1720	9	1969	VGood	33781	N	N	13103 NE 36TH ST
003	866940	0210	10/10/12	\$750,000	\$772,000	1730	9	1966	VGood	60163	N	N	4277 137TH AVE NE
003	779600	0035	7/6/12	\$669,500	\$708,000	1830	9	1967	Good	35249	N	N	6317 132ND AVE NE
003	282505	9323	8/8/12	\$590,000	\$619,000	1960	9	2012	Avg	3603	N	N	12480 NE 23RD PL
003	618920	0120	11/8/10	\$694,000	\$776,000	2000	9	1988	Avg	11553	N	N	12430 NE 27TH ST

Improved Sales Used in this Annual Update Analysis
Area 68
(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
003	311710	0090	6/22/11	\$592,500	\$664,000	2040	9	1975	Good	12642	N	N	13120 NE 25TH PL
003	678970	0059	12/21/12	\$870,000	\$874,000	2180	9	1956	Good	51351	N	N	3740 122ND AVE NE
003	666907	0170	12/17/12	\$650,000	\$654,000	2200	9	1985	Good	7230	N	N	6810 126TH AVE NE
003	108810	0260	11/2/11	\$625,000	\$693,000	2220	9	1967	Good	35000	N	N	6331 135TH AVE NE
003	379100	0040	6/23/11	\$625,000	\$700,000	2260	9	1963	Avg	53802	N	N	3024 135TH AVE NE
003	172660	0070	10/3/12	\$625,000	\$645,000	2280	9	1976	Good	12534	N	N	3011 130TH PL NE
003	106550	0080	5/9/11	\$609,000	\$683,000	2310	9	1986	Avg	44964	N	N	13605 NE 48TH PL
003	108810	0320	3/5/12	\$665,000	\$723,000	2380	9	1973	Good	35009	N	N	6322 133RD AVE NE
003	666907	0290	6/22/10	\$574,500	\$633,000	2390	9	1984	Good	7811	N	N	12605 NE 68TH ST
003	172700	0220	3/8/12	\$720,000	\$783,000	2510	9	1972	Good	46787	N	N	12603 NE 39TH ST
003	152505	9219	12/19/12	\$670,000	\$673,000	2520	9	1975	Avg	37897	N	N	13840 NE 44TH PL
003	144550	0080	5/24/10	\$740,000	\$811,000	2540	9	2009	Avg	35561	N	N	13663 NE 37TH PL
003	124150	0217	12/15/10	\$635,000	\$711,000	2550	9	1992	Good	7214	N	N	12621 NE 66TH PL
003	866940	0120	2/29/12	\$633,000	\$689,000	2550	9	1966	Avg	65359	N	N	13633 NE 42ND ST
003	666910	0080	4/25/11	\$1,025,000	\$1,151,000	2560	9	1974	VGood	38963	N	N	3705 131ST AVE NE
003	866940	0170	4/29/10	\$900,000	\$983,000	2600	9	2002	Avg	35749	N	N	4201 137TH AVE NE
003	172660	0020	10/4/12	\$735,000	\$758,000	2610	9	1975	Good	12150	N	N	2815 130TH PL NE
003	124150	0238	2/15/11	\$605,000	\$679,000	2630	9	1996	Avg	8900	N	N	6521 127TH LN NE
003	172660	0460	8/15/11	\$647,000	\$722,000	2640	9	1976	VGood	15581	N	N	13001 NE 28TH PL
003	212505	9017	8/25/10	\$719,950	\$799,000	2670	9	1967	Avg	46609	N	N	3015 122ND PL NE
003	172700	0720	9/21/10	\$700,000	\$779,000	2700	9	1969	Good	14997	N	N	3322 129TH AVE NE
003	172660	0400	10/23/12	\$696,000	\$713,000	2720	9	1976	Good	12260	N	N	2905 131ST PL NE
003	154660	0295	6/1/11	\$721,000	\$808,000	2730	9	2004	Avg	12781	N	N	3005 126TH AVE NE
003	172660	0210	1/4/12	\$685,000	\$753,000	2750	9	1976	Good	26147	N	N	13126 NE 31ST PL
003	172700	0670	3/20/12	\$586,000	\$635,000	2810	9	1969	Avg	13740	N	N	3220 129TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 68
(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
003	172700	0260	5/15/12	\$975,000	\$1,045,000	2840	9	1969	VGood	42394	N	N	12608 NE 36TH PL
003	154660	0030	6/9/10	\$889,000	\$977,000	2910	9	2003	Avg	19514	N	N	2929 124TH PL NE
003	212505	9108	5/16/12	\$675,000	\$723,000	2930	9	1978	Good	31806	N	N	3019 120TH AVE NE
003	222505	9266	10/23/12	\$790,000	\$810,000	2930	9	1976	Good	35283	N	N	13421 NE 38TH PL
003	172660	0200	3/14/11	\$570,000	\$640,000	2940	9	1975	Avg	23187	N	N	13130 NE 31ST PL
003	172660	0130	7/20/11	\$650,000	\$727,000	3040	9	1977	Good	18180	N	N	3120 130TH PL NE
003	282505	9146	9/27/10	\$583,000	\$649,000	3080	9	1979	Good	15255	Y	N	2303 126TH AVE NE
003	172700	0640	9/20/12	\$638,000	\$661,000	3150	9	1970	Good	18263	N	N	13000 NE 32ND PL
003	154660	0270	5/21/12	\$869,000	\$930,000	3170	9	2003	Avg	10198	N	N	3050 125TH AVE NE
003	779600	0095	4/20/12	\$905,000	\$975,000	3170	9	1957	VGood	34850	N	N	6006 128TH AVE NE
003	124270	0003	2/3/12	\$880,000	\$962,000	3260	9	2003	Avg	10505	N	N	2640 116TH AVE NE
003	172660	0370	11/21/11	\$610,000	\$674,000	3410	9	1977	Avg	12189	N	N	2809 131ST PL NE
003	930440	0140	8/9/11	\$880,000	\$983,000	3460	9	1977	Good	39690	N	N	13700 NE 26TH PL
003	172660	0150	9/10/12	\$815,000	\$847,000	3510	9	1976	Good	12410	N	N	3106 130TH PL NE
003	132900	0120	8/31/12	\$935,000	\$974,000	3590	9	1995	Avg	34354	N	N	13722 NE 32ND PL
003	124270	0010	8/27/10	\$800,000	\$888,000	4170	9	2003	Avg	11949	N	N	2624 116TH AVE NE
003	541570	0050	7/13/12	\$1,258,000	\$1,329,000	4280	9	2007	Avg	44589	N	N	13530 NE 29TH PL
003	235130	0110	10/18/10	\$957,500	\$1,068,000	4480	9	1985	Good	41161	N	N	12209 NE 33RD ST
003	152505	9075	5/13/10	\$788,000	\$862,000	5270	9	1936	Good	43560	N	N	4734 140TH AVE NE
003	618920	0295	9/8/11	\$660,000	\$736,000	2220	10	1991	Good	11307	N	N	12440 NE 24TH ST
003	235130	0100	3/3/10	\$755,000	\$816,000	2470	10	1967	Avg	47441	N	N	12111 NE 33RD ST
003	152505	9251	12/14/11	\$835,000	\$920,000	2530	10	1983	Good	48047	N	N	4421 140TH AVE NE
003	176260	0250	5/23/11	\$660,000	\$740,000	2570	10	1984	Avg	35110	N	N	11704 NE 41ST ST
003	750100	0280	7/9/10	\$650,000	\$718,000	2570	10	1988	Avg	14091	N	N	11818 NE 48TH PL
003	946470	0100	3/9/12	\$718,000	\$780,000	2670	10	1979	Good	35403	N	N	3708 142ND PL NE

Improved Sales Used in this Annual Update Analysis
Area 68
(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
003	108870	0230	4/5/10	\$695,000	\$756,000	2680	10	1988	Avg	10748	N	N	2706 142ND PL NE
003	222505	9260	11/7/12	\$945,000	\$964,000	2700	10	1974	Good	34848	N	N	13455 NE 27TH PL
003	172700	0370	3/8/11	\$818,000	\$918,000	2730	10	1970	Avg	35522	N	N	12705 NE 39TH ST
003	280630	0110	8/24/12	\$885,000	\$924,000	2740	10	1977	Avg	35098	N	N	13816 NE 36TH PL
003	108870	0500	11/30/12	\$720,000	\$728,000	2790	10	1988	Avg	16762	N	N	14020 NE 27TH ST
003	634500	0100	12/30/10	\$967,500	\$1,084,000	2790	10	1985	Good	44302	N	N	13406 NE 45TH ST
003	946470	0350	3/30/12	\$725,000	\$785,000	2790	10	1978	Avg	35564	N	N	3104 142ND PL NE
003	176260	0310	10/25/11	\$850,000	\$943,000	2810	10	1984	Avg	28093	N	N	4143 118TH AVE NE
003	613750	0140	6/27/12	\$1,300,000	\$1,379,000	2840	10	1984	Avg	43400	N	N	4515 143RD PL NE
003	108870	0300	7/29/11	\$646,000	\$722,000	2870	10	1988	Avg	11912	N	N	2794 142ND PL NE
003	750100	0060	10/18/12	\$809,900	\$831,000	2920	10	1990	Avg	13654	N	N	4712 117TH PL NE
003	389250	0030	11/26/12	\$816,000	\$827,000	2930	10	1995	Avg	26000	N	N	5919 124TH CT NE
003	946470	0040	3/8/10	\$750,000	\$811,000	3030	10	1979	Good	31974	N	N	3904 142ND PL NE
003	678970	0085	5/17/10	\$880,500	\$964,000	3080	10	1988	Avg	51322	N	N	12294 NE 37TH ST
003	212505	9042	7/2/10	\$737,000	\$813,000	3090	10	1984	Avg	52707	N	N	3433 119TH AVE NE
003	108870	0430	6/27/12	\$850,000	\$902,000	3100	10	1988	Good	9001	N	N	2713 142ND PL NE
003	613750	0060	10/6/10	\$851,000	\$949,000	3100	10	1981	Avg	34995	N	N	4300 143RD PL NE
003	750100	0390	5/12/10	\$750,000	\$821,000	3120	10	1990	Avg	10618	N	N	11728 NE 48TH PL
003	666910	0090	4/7/11	\$635,000	\$713,000	3150	10	1972	Good	38518	N	N	3720 131ST AVE NE
003	750100	0130	12/20/12	\$682,000	\$685,000	3180	10	1990	Avg	13806	N	N	11821 NE 48TH PL
003	750100	0130	3/8/11	\$685,000	\$769,000	3180	10	1990	Avg	13806	N	N	11821 NE 48TH PL
003	108870	0250	2/23/12	\$830,000	\$904,000	3210	10	1988	Good	11297	N	N	2744 142ND PL NE
003	803580	0030	4/17/12	\$898,900	\$969,000	3260	10	1982	Avg	46117	N	N	11825 NE 39TH ST
003	222505	9238	5/17/10	\$925,000	\$1,013,000	3290	10	1973	Good	34848	N	N	3645 134TH AVE NE
003	176260	0062	6/27/12	\$925,000	\$981,000	3300	10	1988	Avg	42014	N	N	11817 NE 41ST LN

Improved Sales Used in this Annual Update Analysis
Area 68
(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
003	750100	0160	6/26/12	\$720,000	\$764,000	3320	10	1991	Avg	19353	N	N	4820 119TH PL NE
003	750100	0360	12/22/10	\$720,000	\$807,000	3350	10	1990	Avg	13737	N	N	4833 118TH AVE NE
003	666740	0010	5/29/12	\$760,000	\$812,000	3380	10	1981	Avg	35330	N	N	13205 NE 55TH PL
003	779600	0020	7/27/11	\$720,000	\$805,000	3400	10	1988	Avg	34958	N	N	6125 132ND AVE NE
003	154250	0020	10/12/10	\$805,000	\$898,000	3420	10	1981	Avg	35043	N	N	5015 133RD AVE NE
003	750100	0090	1/18/10	\$712,000	\$762,000	3490	10	1990	Avg	18589	N	N	11719 NE 48TH PL
003	222505	9295	5/22/12	\$735,000	\$786,000	3530	10	1979	Good	35180	N	N	2826 140TH AVE NE
003	222505	9329	2/25/11	\$1,050,000	\$1,179,000	3590	10	1987	Good	36672	N	N	3824 140TH AVE NE
003	172700	1230	8/22/12	\$895,000	\$935,000	3600	10	1985	Avg	13477	N	N	13102 NE 33RD ST
003	222505	9291	11/9/10	\$755,000	\$844,000	3680	10	1978	Good	37026	N	N	13431 NE 27TH ST
003	750100	0460	12/1/10	\$710,000	\$795,000	3680	10	1990	Avg	16225	N	N	4807 117TH PL NE
003	946470	0450	7/7/11	\$850,600	\$952,000	3770	10	1978	Avg	34956	N	N	14104 NE 30TH PL
003	108810	0020	8/16/12	\$1,030,000	\$1,078,000	3830	10	1990	Good	34992	N	N	13301 NE 61ST ST
003	750100	0440	4/13/12	\$791,373	\$854,000	3840	10	1991	Avg	13572	N	N	4816 117TH PL NE
003	280630	0080	12/14/11	\$637,000	\$702,000	3850	10	1974	Good	35209	N	N	13600 NE 36TH PL
003	613750	0260	3/7/11	\$875,000	\$982,000	3860	10	1981	Good	31077	N	N	4225 143RD PL NE
003	212505	9054	7/26/12	\$1,740,000	\$1,832,000	3890	10	1977	VGood	53578	N	N	11704 NE 34TH ST
003	280630	0090	10/18/12	\$982,000	\$1,008,000	3900	10	1976	Good	35172	N	N	13707 NE 36TH PL
003	108870	0280	6/22/12	\$859,950	\$913,000	3980	10	1988	Avg	10810	N	N	2778 142ND PL NE
003	770195	0030	7/5/12	\$849,195	\$899,000	4000	10	1982	Good	37061	N	N	13850 NE 34TH PL
003	176260	0130	9/8/11	\$935,000	\$1,042,000	4060	10	1984	Avg	36978	N	N	11805 NE 43RD PL
003	176260	0130	11/12/12	\$937,000	\$954,000	4060	10	1984	Avg	36978	N	N	11805 NE 43RD PL
003	541570	0040	12/28/12	\$750,000	\$751,000	4250	10	1973	Good	44688	N	N	13520 NE 29TH PL
003	222505	9248	7/9/10	\$1,100,000	\$1,214,000	4270	10	1979	Good	34848	N	N	2857 134TH AVE NE
003	108810	0190	2/13/12	\$1,175,000	\$1,283,000	4440	10	1978	VGood	35078	N	N	6134 133RD AVE NE

Improved Sales Used in this Annual Update Analysis
Area 68
(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
003	189670	0020	10/10/11	\$1,410,000	\$1,566,000	4470	10	2005	Avg	36485	N	N	13609 NE 28TH ST
003	108810	0450	8/26/10	\$1,530,000	\$1,699,000	4590	10	2008	Avg	35046	N	N	13516 NE 66TH ST
003	803580	0010	11/29/12	\$808,000	\$818,000	3090	11	1983	Avg	53999	N	N	11610 NE 39TH ST
003	946470	0630	8/1/12	\$885,000	\$930,000	3100	11	1979	Good	31504	N	N	3811 142ND PL NE
003	154250	0010	3/14/12	\$775,000	\$841,000	3230	11	1979	Good	35024	N	N	5021 133RD AVE NE
003	389250	0120	10/12/10	\$870,000	\$970,000	3230	11	1992	Avg	26005	N	N	5611 125TH LN NE
003	794125	0020	10/28/10	\$1,030,000	\$1,150,000	3250	11	1987	Good	43357	N	N	14024 NE 32ND PL
003	222505	9082	4/5/10	\$902,500	\$981,000	3330	11	1986	Good	43430	N	N	2651 134TH AVE NE
003	389250	0160	5/6/11	\$970,000	\$1,089,000	3480	11	1992	Avg	26000	N	N	5612 125TH LN NE
003	666740	0040	3/10/10	\$932,300	\$1,009,000	3490	11	1982	Avg	35121	N	N	13230 NE 55TH PL
003	389250	0010	8/22/12	\$1,125,395	\$1,176,000	3520	11	1993	Avg	26000	N	N	5824 124TH CT NE
003	172785	0080	4/23/12	\$1,015,000	\$1,093,000	3720	11	1986	Good	16466	N	N	3285 126TH AVE NE
003	389250	0180	8/5/11	\$925,000	\$1,034,000	3920	11	1992	Avg	26000	N	N	5704 125TH LN NE
003	212505	9194	10/16/11	\$1,080,000	\$1,199,000	4000	11	2002	Avg	9075	N	N	12918 NE 24TH ST
003	803580	0070	6/26/12	\$931,842	\$989,000	4080	11	1982	Avg	48683	N	N	11810 NE 39TH ST
003	152505	9232	4/21/11	\$1,500,000	\$1,684,000	4260	11	2008	Avg	37026	N	N	4202 140TH AVE NE
003	279490	0050	1/3/12	\$990,000	\$1,088,000	4260	11	1972	Avg	35005	N	N	13413 NE 32ND LN
003	389250	0050	6/15/11	\$1,050,000	\$1,177,000	4310	11	1991	Avg	26000	N	N	5825 124TH CT NE
003	152505	9082	6/13/12	\$1,845,000	\$1,964,000	4400	11	2001	Avg	63597	N	N	4530 132ND AVE NE
003	152505	9240	8/23/10	\$1,229,500	\$1,365,000	4520	11	1985	Avg	27878	N	N	4750 140TH AVE NE
003	222505	9319	6/13/11	\$1,125,000	\$1,261,000	4720	11	1982	VGood	35194	N	N	3441 134TH AVE NE
003	613750	0100	12/6/11	\$1,250,000	\$1,379,000	4930	11	1982	VGood	40482	N	N	4440 143RD AVE NE
003	613750	0100	8/5/10	\$1,275,000	\$1,412,000	4930	11	1982	VGood	40482	N	N	4440 143RD AVE NE
003	172700	1160	3/14/12	\$1,325,000	\$1,438,000	5410	11	1974	VGood	23622	N	N	13109 NE 33RD ST
003	172785	0300	11/1/10	\$1,000,000	\$1,117,000	5780	11	1984	Good	16352	N	N	12640 NE 35TH PL

Improved Sales Used in this Annual Update Analysis
Area 68
(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
003	152505	9044	5/18/11	\$1,660,000	\$1,862,000	6170	11	2002	Avg	35009	N	N	4190 134TH AVE NE
003	222505	9087	9/4/12	\$1,388,000	\$1,445,000	3930	12	1989	Good	35034	N	N	2745 140TH AVE NE
003	132900	0160	8/23/12	\$1,400,000	\$1,462,000	4470	12	1998	Good	35611	N	N	13799 NE 32ND PL
003	770195	0090	10/9/12	\$1,195,000	\$1,230,000	4670	12	1984	Avg	39036	N	N	13725 NE 34TH PL
003	133170	0100	7/15/10	\$1,200,000	\$1,326,000	4820	12	1988	Good	34560	N	N	13560 NE 54TH PL
003	779600	0165	6/3/10	\$2,200,000	\$2,416,000	5320	12	2008	Avg	34773	N	N	6029 128TH AVE NE
003	222505	9121	7/18/12	\$1,830,000	\$1,930,000	5400	12	2006	Avg	40510	N	N	3827 134TH AVE NE
003	389250	0190	6/8/10	\$1,497,500	\$1,646,000	5450	12	1992	Avg	26007	N	N	5714 125TH LN NE
003	152505	9148	7/16/10	\$2,250,000	\$2,486,000	5830	12	2005	Avg	40075	N	N	4710 140TH AVE NE
003	222505	9066	11/1/11	\$2,086,500	\$2,312,000	5870	12	2006	Avg	40510	N	N	3207 134TH AVE NE
003	131047	0020	10/12/11	\$1,300,000	\$1,444,000	3920	13	1989	Avg	35271	N	N	13960 NE 31ST PL
003	212505	9007	3/30/10	\$1,315,239	\$1,428,000	4220	13	1988	Good	44516	N	N	12411 NE 36TH PL
003	280630	0020	6/8/11	\$2,000,000	\$2,242,000	5000	13	2006	Avg	35070	N	N	3611 140TH AVE NE
003	222505	9103	1/7/10	\$3,475,000	\$3,708,000	6100	13	2008	Avg	47044	N	N	3015 134TH AVE NE
003	222505	9094	7/25/12	\$1,850,000	\$1,948,000	6380	13	2007	Avg	29620	N	N	3459 140TH AVE NE
007	330400	0260	11/13/12	\$407,000	\$414,000	760	7	1987	Avg	1875	Y	N	317 122ND PL NE
007	620550	0070	6/25/12	\$500,000	\$531,000	890	7	1950	VGood	11972	Y	N	12238 SE 25TH ST
007	507670	0120	8/16/11	\$375,000	\$419,000	1010	7	1961	Good	9720	N	N	2742 124TH AVE SE
007	330400	0130	4/6/10	\$345,000	\$375,000	1020	7	1987	Avg	1975	N	N	312 122ND PL NE
007	330400	0140	10/3/10	\$313,100	\$349,000	1020	7	1987	Avg	1625	N	N	324 122ND PL NE
007	620550	0600	7/29/10	\$425,000	\$470,000	1060	7	1952	VGood	15664	Y	N	2530 121ST AVE SE
007	102405	9118	4/25/12	\$320,000	\$344,000	1110	7	1978	Good	9583	N	N	14551 SE 26TH ST
007	620550	0560	1/5/11	\$520,000	\$583,000	1120	7	1950	VGood	9360	Y	N	2533 122ND AVE SE
007	620610	0160	2/24/10	\$574,950	\$620,000	1200	7	1956	VGood	16000	N	N	2314 127TH AVE SE
007	326000	0070	12/11/12	\$685,000	\$690,000	1230	7	1963	VGood	8320	N	N	440 129TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 68
(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
007	358490	0070	6/24/10	\$400,000	\$441,000	1230	7	1967	Avg	9940	N	N	12942 SE 23RD ST
007	326010	0020	9/4/12	\$490,000	\$510,000	1240	7	1963	Good	7500	N	N	417 128TH AVE SE
007	951200	0030	8/27/12	\$450,000	\$469,000	1240	7	1964	Avg	10762	N	N	12638 SE 27TH ST
007	326010	0100	5/26/10	\$439,900	\$482,000	1300	7	1968	VGood	7945	N	N	12522 SE 4TH PL
007	620550	0250	7/25/11	\$415,000	\$464,000	1300	7	1950	Good	16100	N	N	2530 123RD AVE SE
007	923820	0035	5/26/10	\$370,000	\$406,000	1300	7	1958	Good	9408	N	N	12640 SE 30TH ST
007	278500	0120	2/16/11	\$455,000	\$511,000	1320	7	1962	Good	9657	N	N	12824 SE 3RD ST
007	620550	0590	7/18/12	\$475,000	\$501,000	1330	7	1959	Good	12170	N	N	12106 SE 26TH ST
007	358490	0050	7/5/11	\$285,000	\$319,000	1350	7	1967	Avg	9940	N	N	12956 SE 23RD ST
007	042405	9067	11/23/12	\$730,000	\$740,000	1370	7	2006	Avg	19602	N	N	1805 132ND PL SE
007	092405	9231	4/13/10	\$435,500	\$474,000	1390	7	1976	Good	8750	N	N	12437 SE 29TH ST
007	432670	0060	2/24/10	\$560,000	\$604,000	1400	7	1959	Good	10707	N	N	12439 SE 25TH ST
007	813470	0050	10/27/11	\$435,000	\$482,000	1400	7	1960	Avg	22962	N	N	2440 145TH AVE SE
007	620550	0080	8/23/11	\$575,000	\$642,000	1430	7	1950	VGood	13120	Y	N	12244 SE 25TH ST
007	051450	0070	6/19/12	\$421,500	\$448,000	1490	7	1967	Good	7500	N	N	2440 137TH AVE SE
007	332505	9206	7/9/12	\$495,000	\$523,000	1500	7	1978	Avg	16117	N	N	732 128TH AVE NE
007	278500	0150	8/23/10	\$415,000	\$461,000	1530	7	1960	Good	10880	N	N	213 130TH AVE SE
007	954160	0155	11/18/12	\$445,000	\$452,000	1540	7	1958	Avg	8400	N	N	1829 126TH AVE SE
007	956050	0070	8/2/11	\$500,000	\$559,000	1540	7	1959	VGood	11544	N	N	2332 129TH AVE SE
007	051450	0220	4/1/11	\$320,000	\$359,000	1580	7	1957	Good	9020	N	N	2414 139TH AVE SE
007	923820	0040	8/22/11	\$369,950	\$413,000	1580	7	1968	Good	9412	N	N	12648 SE 30TH ST
007	954160	0100	9/13/12	\$389,950	\$405,000	1580	7	1958	Good	8399	N	N	1718 125TH AVE SE
007	620610	0115	10/21/10	\$490,000	\$547,000	1630	7	1953	Good	10800	N	N	12331 SE 23RD PL
007	721571	0020	1/27/10	\$466,700	\$500,000	1630	7	1996	Avg	2847	N	N	2761 124TH AVE SE
007	721571	0050	11/29/11	\$480,000	\$530,000	1630	7	1996	Avg	3073	N	N	2755 124TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 68
(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
007	721571	0220	5/19/10	\$455,000	\$498,000	1630	7	1996	Avg	2104	N	N	2733 124 124TH AVE SE
007	177650	0085	11/5/12	\$410,000	\$418,000	1680	7	1977	Good	15063	N	N	701 124TH AVE NE
007	326000	0200	6/21/10	\$444,888	\$490,000	1700	7	1966	Good	7200	N	N	12914 SE 7TH PL
007	278500	0520	5/31/12	\$420,000	\$448,000	1730	7	1965	Good	10880	Y	N	13012 SE 4TH PL
007	432670	0035	11/21/12	\$550,000	\$558,000	1770	7	1958	VGood	14862	N	N	12406 SE 25TH ST
007	530710	0330	5/11/11	\$415,000	\$466,000	1820	7	1961	Good	10167	N	N	2805 129TH AVE SE
007	756000	0290	3/29/11	\$439,900	\$494,000	1850	7	2000	Avg	2508	N	N	2489 132ND AVE SE
007	326000	0230	11/11/11	\$416,000	\$460,000	1900	7	1965	Good	9345	Y	N	12927 130TH PL SE
007	326000	0050	2/17/11	\$491,250	\$551,000	1920	7	1963	VGood	7560	N	N	12911 SE 4TH PL
007	721571	0120	9/10/12	\$450,000	\$468,000	1970	7	1996	Avg	3737	N	N	2749 124TH AVE SE
007	756000	0030	10/23/12	\$516,600	\$530,000	1970	7	2000	Avg	4573	N	N	2477 132ND AVE SE
007	756000	0240	4/6/10	\$509,950	\$555,000	1970	7	2000	Avg	3472	N	N	2449 132ND AVE SE
007	756000	0250	7/2/12	\$499,950	\$530,000	1970	7	2000	Avg	3502	N	N	2457 132ND AVE SE
007	432670	0025	6/21/12	\$579,000	\$615,000	1980	7	1959	Good	10684	N	N	12422 SE 25TH ST
007	721571	0250	6/17/10	\$469,800	\$517,000	2030	7	1996	Avg	2659	N	N	2727 124TH AVE SE
007	530710	0090	2/22/11	\$350,000	\$393,000	2050	7	1961	Good	12486	N	N	2923 129TH AVE SE
007	951200	0130	2/27/12	\$451,000	\$491,000	2100	7	1961	VGood	10190	N	N	12639 SE 27TH ST
007	530710	0170	3/29/10	\$492,000	\$534,000	2310	7	1961	Good	9670	Y	N	2904 129TH AVE SE
007	954160	0371	7/28/10	\$430,000	\$476,000	1200	8	1962	Avg	10600	N	N	2015 128TH AVE SE
007	954260	0110	5/22/12	\$575,000	\$615,000	1220	8	1962	Good	11250	N	N	1520 127TH AVE SE
007	620610	0085	3/9/11	\$440,000	\$494,000	1240	8	1976	Good	10800	N	N	12326 SE 23RD PL
007	278500	0080	2/7/11	\$340,000	\$382,000	1300	8	1962	Good	10000	N	N	120 128TH AVE SE
007	620610	0075	11/14/11	\$412,000	\$456,000	1320	8	1953	Good	10800	N	N	12320 SE 23RD PL
007	278500	0110	8/16/12	\$369,500	\$387,000	1330	8	1962	Avg	8400	N	N	12816 SE 3RD ST
007	781110	0090	5/16/12	\$590,000	\$632,000	1340	8	1966	VGood	15254	N	N	13756 SE 18TH PL

Improved Sales Used in this Annual Update Analysis
Area 68
(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
007	954180	0055	3/10/11	\$440,000	\$494,000	1370	8	1964	Avg	26408	N	N	1920 123RD AVE SE
007	332500	0080	8/7/12	\$466,000	\$489,000	1380	8	1965	Good	9660	N	N	12804 NE 4TH PL
007	115300	0060	10/13/10	\$530,000	\$591,000	1390	8	1968	Good	18108	N	N	506 130TH AVE NE
007	332505	9177	2/10/11	\$465,000	\$522,000	1400	8	1970	Good	11325	N	N	12614 NE 7TH ST
007	954200	0255	5/10/10	\$470,000	\$514,000	1410	8	1959	VGood	11464	N	N	12206 SE 12TH ST
007	781110	0010	8/7/12	\$449,990	\$472,000	1420	8	1967	Good	9890	N	N	1852 138TH PL SE
007	781120	0240	8/24/12	\$580,000	\$606,000	1420	8	1967	Good	9500	N	N	2211 SE 137TH PL
007	233270	0100	6/10/10	\$560,000	\$616,000	1440	8	1963	VGood	12320	N	N	236 130TH PL NE
007	781120	0120	3/10/11	\$446,000	\$501,000	1450	8	1968	Good	10622	N	N	13703 SE 23RD ST
007	781120	0120	11/17/12	\$549,950	\$559,000	1450	8	1968	Good	10622	N	N	13703 SE 23RD ST
007	956050	0135	1/18/12	\$550,000	\$603,000	1450	8	1959	VGood	10125	N	N	2443 129TH AVE SE
007	233020	0015	7/19/11	\$549,950	\$615,000	1460	8	1960	Good	10250	N	N	110 128TH AVE NE
007	781110	0190	5/22/12	\$590,000	\$631,000	1460	8	1966	Good	10875	N	N	1809 138TH PL SE
007	326020	0160	9/28/12	\$395,000	\$408,000	1480	8	1968	VGood	7344	N	N	12633 SE 7TH PL
007	342505	9227	10/15/11	\$500,000	\$555,000	1480	8	1980	Good	29283	Y	N	13610 SE 5TH ST
007	954180	0075	3/29/10	\$560,000	\$608,000	1490	8	1958	VGood	16200	N	N	2042 123RD AVE SE
007	931650	0010	10/4/11	\$417,500	\$464,000	1500	8	1983	Avg	9450	N	N	2290 120TH PL SE
007	620750	0045	9/23/11	\$560,000	\$623,000	1510	8	1958	VGood	9926	N	N	2504 127TH AVE SE
007	781121	0150	6/15/12	\$550,000	\$585,000	1510	8	1971	Good	7844	N	N	13800 SE 21ST ST
007	781122	0180	10/3/12	\$585,000	\$603,000	1530	8	1980	Avg	8740	N	N	13630 SE 20TH ST
007	247230	0030	7/28/11	\$572,000	\$640,000	1540	8	1963	Good	11280	N	N	325 131ST AVE NE
007	115940	0140	11/11/11	\$434,000	\$480,000	1560	8	1974	Good	11963	N	N	418 129TH PL NE
007	954160	0516	6/7/11	\$533,300	\$598,000	1560	8	1965	Avg	12075	N	N	1726 128TH AVE SE
007	954200	0150	7/12/11	\$392,000	\$439,000	1560	8	1966	Avg	12330	N	N	12122 SE 10TH ST
007	737960	0210	6/8/12	\$399,000	\$425,000	1570	8	1962	Good	9025	N	N	14221 SE 23RD ST

Improved Sales Used in this Annual Update Analysis
Area 68
(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
007	781122	0130	11/21/12	\$640,000	\$650,000	1570	8	1999	Good	22425	N	N	13604 SE 18TH ST
007	737960	0100	7/25/12	\$432,000	\$455,000	1580	8	1962	VGood	8800	N	N	2217 142ND AVE SE
007	954200	0035	7/10/12	\$675,000	\$714,000	1580	8	1965	Good	13084	N	N	12162 SE 14TH ST
007	956050	0170	11/10/11	\$400,000	\$443,000	1590	8	1967	Avg	9315	N	N	2321 129TH AVE SE
007	252470	0080	4/11/12	\$638,000	\$689,000	1600	8	1976	Good	21000	N	N	13606 SE 3RD PL
007	233000	0025	12/7/10	\$549,950	\$616,000	1610	8	1958	Good	12500	N	N	12801 NE 2ND ST
007	781110	0170	8/23/10	\$446,900	\$496,000	1610	8	1966	Avg	9200	Y	N	1829 138TH PL SE
007	781120	0190	9/29/10	\$426,546	\$475,000	1610	8	1968	Good	8162	N	N	2236 SE 137TH PL
007	781110	0310	7/2/10	\$499,000	\$550,000	1620	8	1967	VGood	9348	Y	N	2102 137TH PL SE
007	954180	0175	5/9/11	\$665,000	\$746,000	1620	8	1958	Good	14300	Y	N	1829 123RD AVE SE
007	954220	0640	6/25/10	\$480,000	\$529,000	1630	8	1968	Avg	10004	N	N	1834 121ST AVE SE
007	233000	0040	4/2/12	\$499,000	\$540,000	1640	8	1958	Good	10250	N	N	143 129TH AVE NE
007	410000	0070	3/2/11	\$484,000	\$543,000	1650	8	1960	Good	11804	N	N	12456 SE 26TH PL
007	737960	0370	11/16/10	\$417,500	\$467,000	1650	8	1962	Good	8480	N	N	14211 SE 22ND ST
007	278500	0490	11/28/12	\$551,000	\$558,000	1660	8	1966	Good	10400	N	N	320 130TH AVE SE
007	332500	0110	3/30/11	\$640,200	\$719,000	1690	8	1964	VGood	11736	N	N	12815 NE 4TH PL
007	332505	9135	2/1/10	\$440,000	\$472,000	1700	8	1961	Good	13759	N	N	618 123RD AVE NE
007	954160	0150	6/7/10	\$440,000	\$483,000	1700	8	1967	Avg	8715	N	N	1857 126TH AVE SE
007	247210	0075	7/22/10	\$464,000	\$513,000	1710	8	1957	Good	11474	N	N	655 131ST AVE NE
007	954230	0060	9/30/10	\$440,000	\$490,000	1710	8	1965	Good	12432	N	N	1505 121ST AVE SE
007	620610	0140	7/11/12	\$520,000	\$550,000	1720	8	1955	Avg	18000	Y	N	2358 127TH AVE SE
007	326020	0080	10/22/10	\$473,000	\$528,000	1750	8	1966	VGood	8250	N	N	12624 SE 7TH PL
007	737960	0190	5/27/11	\$350,000	\$393,000	1750	8	1962	Good	8928	N	N	14232 SE 23RD ST
007	770200	0030	6/10/10	\$520,000	\$572,000	1770	8	1964	Good	10272	N	N	13030 NE 10TH ST
007	326000	0020	5/21/12	\$612,500	\$655,000	1780	8	1968	Good	7344	Y	N	413 130TH PL SE

Improved Sales Used in this Annual Update Analysis
Area 68
(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
007	954220	0610	6/18/10	\$570,000	\$627,000	1780	8	1962	VGood	11130	N	N	12106 SE 20TH PL
007	247210	0085	4/13/10	\$592,000	\$645,000	1790	8	1957	Good	11640	N	N	633 131ST AVE NE
007	425950	0080	6/11/12	\$450,000	\$479,000	1800	8	1962	Avg	10350	N	N	12614 NE 2ND ST
007	856140	0030	11/15/12	\$510,000	\$519,000	1800	8	1967	VGood	11269	N	N	832 130TH AVE NE
007	115300	0030	8/8/12	\$624,000	\$655,000	1810	8	1968	Good	10960	N	N	507 130TH AVE NE
007	954160	0470	7/26/11	\$799,950	\$894,000	1820	8	2007	Avg	14375	Y	N	1716 127TH AVE SE
007	326000	0270	3/4/10	\$500,000	\$540,000	1860	8	1965	Good	8301	Y	N	12926 130TH PL SE
007	883890	0028	4/17/12	\$564,207	\$608,000	1870	8	1955	Avg	50965	N	N	2029 144TH AVE SE
007	954160	0300	10/11/10	\$457,500	\$510,000	1890	8	1989	Avg	8250	N	N	1900 126TH AVE SE
007	737960	0090	7/27/11	\$409,000	\$457,000	1920	8	1962	Good	8800	N	N	2209 142ND AVE SE
007	954220	0050	4/27/12	\$400,300	\$431,000	1920	8	1965	Good	19002	Y	N	12024 SE 20TH ST
007	247230	0040	3/17/11	\$475,000	\$533,000	1940	8	1970	Avg	11400	N	N	301 131ST AVE NE
007	326020	0140	6/5/12	\$454,900	\$485,000	1950	8	1968	Good	7416	N	N	12649 SE 7TH PL
007	115940	0150	1/7/11	\$482,500	\$541,000	1960	8	1963	Avg	12610	N	N	659 129TH PL NE
007	781110	0270	4/20/12	\$500,000	\$539,000	1960	8	1967	Good	10800	N	N	13743 SE 20TH ST
007	278500	0330	8/2/11	\$620,000	\$693,000	1970	8	1959	VGood	13800	N	N	2 129TH AVE SE
007	430520	0230	8/12/10	\$420,000	\$466,000	1970	8	1986	Good	7200	N	N	1740 140TH LN SE
007	781121	0280	3/15/10	\$598,750	\$648,000	1990	8	1973	VGood	14250	N	N	13705 SE 23RD LN
007	953890	0150	7/15/11	\$520,000	\$582,000	2000	8	1983	Good	9360	Y	N	2317 135TH PL SE
007	233000	0140	12/13/12	\$456,337	\$460,000	2010	8	1964	Avg	13770	N	N	241 130TH AVE NE
007	953890	0130	5/23/12	\$528,000	\$565,000	2020	8	1980	Good	10640	N	N	2215 135TH PL SE
007	756950	0140	1/9/12	\$540,000	\$593,000	2020	8	1999	Avg	2601	N	N	2373 132ND AVE SE
007	781122	0050	8/15/11	\$498,000	\$556,000	2040	8	1986	Good	11070	N	N	13612 SE 20TH ST
007	954180	0081	3/25/10	\$557,000	\$604,000	2070	8	1958	Good	17997	Y	N	2052 123RD AVE SE
007	865350	0055	1/27/11	\$441,100	\$495,000	2090	8	1952	Good	25700	N	N	13805 SE 1ST ST

Improved Sales Used in this Annual Update Analysis
Area 68
(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
007	233000	0106	5/10/10	\$525,000	\$574,000	2110	8	1967	Good	10080	N	N	145 130TH AVE NE
007	954160	0585	9/26/12	\$500,000	\$517,000	2160	8	1958	VGood	9000	N	N	2071 127TH AVE SE
007	781121	0140	10/20/11	\$525,000	\$583,000	2170	8	1971	VGood	8625	N	N	13806 SE 21ST ST
007	247210	0015	7/6/12	\$625,000	\$661,000	2210	8	1958	Avg	14000	N	N	634 131ST AVE NE
007	233000	0130	12/16/11	\$437,000	\$481,000	2220	8	1964	VGood	15520	N	N	223 130TH AVE NE
007	342505	9032	12/3/12	\$580,000	\$586,000	2220	8	1979	Good	26571	N	N	13960 SE 1ST ST
007	781100	0180	6/7/10	\$493,000	\$542,000	2270	8	1977	Good	8855	Y	N	2205 139TH PL SE
007	781122	0090	8/18/10	\$650,000	\$721,000	2270	8	1985	Good	11120	Y	N	1813 136TH PL SE
007	332505	9097	4/10/10	\$525,000	\$571,000	2310	8	1957	Good	11761	N	N	12657 NE 5TH ST
007	954180	0156	7/11/11	\$714,000	\$799,000	2320	8	1959	Good	13300	Y	N	2021 123RD AVE SE
007	233000	0030	11/8/12	\$730,000	\$744,000	2390	8	2005	Avg	12500	N	N	161 129TH AVE NE
007	247210	0010	4/5/12	\$611,200	\$661,000	2530	8	1958	VGood	14000	N	N	644 131ST AVE NE
007	247210	0030	6/29/11	\$821,900	\$920,000	2560	8	1966	VGood	14000	N	N	600 131ST AVE NE
007	342505	9126	12/9/10	\$625,000	\$700,000	2640	8	1987	Good	30056	N	N	13634 SE 5TH ST
007	342505	9206	10/14/10	\$575,000	\$641,000	2650	8	1986	Avg	18295	N	N	211 140TH AVE SE
007	954180	0157	9/21/12	\$600,000	\$621,000	3070	8	1961	VGood	13300	Y	N	2011 123RD AVE SE
007	115940	0270	2/6/10	\$799,980	\$860,000	1630	9	2008	Avg	14417	Y	N	425 129TH PL NE
007	781120	0160	11/15/12	\$455,000	\$463,000	1640	9	1967	Good	12350	N	N	2218 SE 137TH PL
007	954230	0140	10/22/12	\$590,000	\$605,000	1640	9	1966	Good	11608	N	N	1307 121ST AVE SE
007	954230	0350	3/22/11	\$635,000	\$713,000	1660	9	1966	Good	8390	Y	N	12152 SE 14TH ST
007	233040	0045	2/18/10	\$543,000	\$585,000	1700	9	1976	Good	12441	N	N	202 129TH AVE NE
007	856150	0040	4/18/12	\$460,750	\$497,000	1700	9	1963	Good	14767	N	N	919 129TH AVE NE
007	888000	0060	11/2/12	\$560,000	\$572,000	1800	9	1963	Good	10698	N	N	12635 NE 3RD ST
007	954285	0360	11/26/12	\$579,500	\$587,000	1800	9	1977	Good	10560	N	N	2006 130TH AVE SE
007	115940	0010	1/16/12	\$400,000	\$439,000	1820	9	1981	Good	14110	N	N	656 129TH PL NE

Improved Sales Used in this Annual Update Analysis
Area 68
(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
007	954230	0500	5/27/11	\$695,000	\$779,000	1820	9	1967	Good	10336	Y	N	12151 SE 15TH ST
007	954160	0445	10/24/11	\$760,000	\$843,000	1850	9	1958	VGood	13750	Y	N	1804 127TH AVE SE
007	954230	0540	12/12/12	\$555,000	\$559,000	1850	9	1968	Good	9860	N	N	12121 SE 15TH ST
007	781110	0260	10/20/11	\$749,900	\$832,000	1880	9	1967	VGood	19630	N	N	13747 SE 20TH ST
007	954230	0470	3/26/12	\$762,000	\$825,000	1910	9	1965	Good	9963	Y	N	12140 SE 15TH ST
007	954285	0020	7/25/12	\$486,000	\$512,000	1930	9	1979	Avg	10000	N	N	12805 SE 22ND PL
007	954220	0200	5/15/12	\$575,000	\$616,000	1960	9	1963	Good	16128	Y	N	1609 121ST AVE SE
007	954220	0380	4/6/11	\$527,275	\$592,000	1970	9	1967	Good	10614	Y	N	12125 SE 17TH PL
007	342505	9148	12/22/11	\$506,000	\$557,000	1980	9	1958	Avg	23453	N	N	13745 SE 7TH ST
007	954210	0155	12/17/12	\$700,000	\$704,000	2050	9	1959	Good	12600	Y	N	12126 SE 22ND ST
007	954220	0440	9/25/12	\$725,000	\$750,000	2050	9	1964	Good	9631	Y	N	12222 SE 18TH PL
007	954230	0250	12/12/10	\$440,000	\$493,000	2060	9	1967	Avg	11015	N	N	12125 SE 13TH ST
007	954200	0195	7/5/12	\$586,000	\$620,000	2120	9	1964	Good	25400	N	N	1016 122ND AVE SE
007	954230	0280	8/23/12	\$760,000	\$794,000	2180	9	1966	Good	8706	N	N	1318 121ST AVE SE
007	954260	0080	8/26/11	\$500,000	\$558,000	2200	9	1977	Good	7304	N	N	1500 127TH AVE SE
007	954230	0430	11/28/11	\$507,750	\$561,000	2260	9	1967	Avg	12238	N	N	12104 SE 15TH ST
007	233280	0010	4/26/11	\$662,500	\$744,000	2330	9	1967	VGood	12360	N	N	226 130TH PL NE
007	954285	0130	6/21/12	\$600,000	\$637,000	2400	9	1977	Good	9450	N	N	1912 129TH AVE SE
007	352790	0020	10/25/12	\$650,000	\$666,000	2400	9	2012	Avg	4060	N	N	14006 SE 21ST PL
007	954285	0650	9/6/12	\$588,000	\$612,000	2430	9	1978	Avg	9453	N	N	12810 SE 22ND PL
007	352790	0140	10/17/11	\$635,000	\$705,000	2430	9	2011	Avg	3932	N	N	14007 SE 21ST PL
007	954260	0010	10/26/11	\$545,000	\$604,000	2510	9	1982	Avg	7463	N	N	12520 SE 14TH ST
007	352790	0070	9/7/12	\$699,000	\$727,000	2510	9	2012	Avg	3379	N	N	14018 SE 21ST PL
007	342505	9185	10/23/12	\$550,000	\$564,000	2520	9	1976	Avg	21238	N	N	13633 SE 5TH ST
007	342505	9060	9/27/10	\$595,000	\$663,000	2570	9	1990	Good	17545	N	N	717 140TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 68
(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
007	352790	0010	11/7/12	\$659,950	\$673,000	2570	9	2011	Avg	4767	N	N	14002 SE 21ST PL
007	352790	0060	6/7/12	\$712,800	\$760,000	2590	9	2012	Avg	4646	N	N	14016 SE 21ST PL
007	352790	0080	6/5/12	\$685,000	\$731,000	2590	9	2012	Avg	3379	N	N	14020 SE 21ST PL
007	352790	0130	12/19/11	\$689,950	\$760,000	2590	9	2011	Avg	4049	N	N	14009 SE 21ST PL
007	352790	0040	10/20/11	\$705,000	\$782,000	2610	9	2011	Avg	3954	N	N	14010 SE 21ST PL
007	352790	0150	6/14/12	\$620,000	\$660,000	2660	9	2011	Avg	4354	N	N	14003 SE 21ST PL
007	067210	0040	3/7/12	\$648,050	\$704,000	2680	9	1988	Avg	18766	N	N	1225 134TH AVE NE
007	067210	0041	7/27/10	\$678,888	\$751,000	2690	9	1988	Good	18877	N	N	1235 134TH AVE NE
007	954240	0005	10/5/12	\$625,000	\$644,000	2720	9	1972	Avg	11418	N	N	1623 125TH AVE SE
007	342505	9063	5/24/12	\$780,000	\$834,000	2730	9	2002	Avg	32278	N	N	13961 SE 7TH ST
007	352790	0120	7/30/12	\$720,000	\$757,000	2900	9	2011	Avg	4991	N	N	14017 SE 21ST PL
007	342505	9223	3/16/12	\$800,000	\$868,000	2910	9	1978	VGood	26571	N	N	249 140TH AVE NE
007	954160	0110	11/28/12	\$835,000	\$845,000	2950	9	2007	Avg	8400	N	N	1736 125TH AVE SE
007	954230	0560	3/24/11	\$611,000	\$686,000	3200	9	1965	Good	9689	N	N	12113 SE 15TH ST
007	954285	0530	8/26/11	\$675,000	\$753,000	3220	9	1978	Avg	11000	N	N	1901 129TH AVE SE
007	115300	0140	8/19/12	\$1,000,000	\$1,046,000	3400	9	1999	Avg	19429	N	N	13006 NE 3RD PL
007	954285	0210	6/23/10	\$835,000	\$920,000	3610	9	2006	Avg	10270	N	N	2129 130TH PL SE
007	233290	0090	10/15/12	\$920,000	\$945,000	3730	9	1973	Good	10275	N	N	13025 NE 1ST ST
007	342505	9041	7/3/12	\$1,375,000	\$1,456,000	3870	9	2008	Avg	19665	N	N	13819 SE 1ST ST
007	342505	9183	10/5/11	\$950,000	\$1,056,000	4000	9	1965	VGood	37461	N	N	13622 SE 5TH ST
007	447190	0020	4/28/11	\$550,000	\$617,000	2160	10	2001	Avg	8129	N	N	2355 140TH WAY SE
007	447190	0040	2/2/11	\$580,000	\$651,000	2160	10	2001	Avg	7025	N	N	2399 140TH WAY SE
007	856150	0100	4/6/11	\$731,500	\$821,000	2370	10	1998	Good	11656	N	N	920 129TH PL NE
007	883890	0113	6/8/11	\$528,000	\$592,000	2530	10	1997	Avg	14743	N	N	1840 140TH PL SE
007	439765	0090	6/23/10	\$615,000	\$677,000	2620	10	2000	Avg	4741	N	N	1847 145TH PL SE

Improved Sales Used in this Annual Update Analysis
Area 68
(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
007	439765	0130	6/22/12	\$640,000	\$680,000	2620	10	2000	Avg	3813	N	N	1803 145TH PL SE
007	439765	0180	11/9/11	\$635,000	\$703,000	2620	10	2000	Avg	5788	N	N	1815 145TH PL SE
007	666420	0080	5/24/12	\$745,000	\$797,000	2660	10	2012	Avg	5891	N	N	1940 134TH PL SE
007	342505	9136	4/29/10	\$1,275,000	\$1,392,000	2710	10	1965	VGood	31197	N	N	465 140TH AVE NE
007	954200	0165	2/23/10	\$695,000	\$749,000	2710	10	2000	Avg	43230	N	N	12200 SE 10TH ST
007	342505	9262	5/6/11	\$850,000	\$954,000	2860	10	1997	Avg	13903	N	N	209 140TH AVE NE
007	865350	0080	10/17/12	\$890,000	\$914,000	2890	10	2004	Avg	21143	Y	N	106 136TH AVE SE
007	856150	0120	12/16/11	\$934,000	\$1,029,000	2930	10	2005	Avg	9825	N	N	12954 NE 9TH ST
007	883890	0193	6/28/11	\$600,000	\$672,000	2930	10	2000	Avg	7544	N	N	14436 SE 24TH ST
007	342505	9270	12/7/11	\$892,000	\$984,000	2955	10	2000	Avg	16130	N	N	219 140TH AVE NE
007	342505	9271	8/25/11	\$884,000	\$986,000	3070	10	1999	Avg	16130	N	N	229 140TH AVE NE
007	439765	0020	5/5/11	\$695,000	\$780,000	3260	10	1999	Avg	8324	N	N	1895 145TH PL SE
007	439765	0060	9/19/11	\$699,000	\$778,000	3270	10	1999	Avg	6588	N	N	1859 145TH PL SE
007	954210	0120	10/21/10	\$638,500	\$713,000	3280	10	1962	Good	18433	N	N	12110 SE 23RD ST
007	067210	0061	6/26/12	\$900,000	\$955,000	3340	10	1995	Avg	13501	N	N	13203 NE 10TH PL
007	207770	0031	7/29/12	\$1,046,000	\$1,100,000	3510	10	2010	Avg	23706	Y	N	928 137TH PL SE
007	067210	0140	6/21/12	\$950,000	\$1,009,000	3630	10	1996	Avg	38947	N	N	1220 134TH AVE NE
007	342505	9036	3/7/11	\$1,147,000	\$1,288,000	3650	10	2008	Avg	17670	N	N	13606 SE 7TH ST
007	342505	9289	2/5/12	\$963,100	\$1,053,000	3760	10	2006	Avg	19804	N	N	13771 NE 2ND PL
007	332505	9101	1/14/11	\$940,000	\$1,054,000	4440	10	2008	Avg	10018	N	N	624 128TH AVE NE
007	342505	9286	7/28/11	\$950,000	\$1,062,000	4690	10	2008	Avg	18740	N	N	13610 SE 7TH ST
007	342505	9222	8/18/11	\$999,999	\$1,116,000	5153	10	2002	Avg	32670	N	N	13773 SE 2ND ST
007	342505	9114	12/20/12	\$1,193,100	\$1,198,000	2740	11	2005	Avg	17265	Y	N	13600 MAIN ST
007	342505	9265	2/8/10	\$839,000	\$902,000	3210	11	1998	Avg	20674	N	N	13953 SE 5TH ST
007	342505	9252	10/23/12	\$1,310,000	\$1,343,000	3660	11	1998	Avg	20207	N	N	13900 NE 1ST PL

Improved Sales Used in this Annual Update Analysis
Area 68
(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
007	342505	9089	10/19/11	\$900,000	\$999,000	3780	11	1998	Avg	29135	N	N	445 140TH AVE NE
007	342505	9248	11/5/10	\$1,500,000	\$1,676,000	4270	11	1997	Avg	37548	N	N	13640 MAIN ST
007	342505	9057	12/2/10	\$1,155,000	\$1,293,000	4560	11	2003	Avg	27878	N	N	13806 SE 7TH ST
007	342505	9254	10/5/12	\$1,280,007	\$1,320,000	4940	11	1997	Avg	24506	N	N	13801 NE 1ST PL
007	342505	9266	4/1/10	\$1,375,000	\$1,494,000	5070	11	1999	Avg	20372	N	N	13925 SE 5TH ST

Improved Sales Removed in this Annual Update Analysis
Area 68
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	020100	0400	10/21/12	\$450,000	PREVIMP<=25K
003	020100	0430	11/2/10	\$243,500	DOR RATIO; QCD; PARTIAL INTEREST (1/3, 1/2, Etc.)
003	020100	0580	7/13/11	\$640,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	062710	0020	6/28/10	\$847,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	066280	0020	9/18/11	\$665,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	066280	0070	6/20/11	\$1,100,000	IMP COUNT
003	068760	0130	9/16/10	\$204,093	DOR RATIO; QCD; RELATED PARTY/FRIEND/NEIGH.
003	108570	0010	6/28/10	\$900,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	108570	0060	3/9/11	\$708,000	DIAGNOSTIC OUTLIER
003	108870	0460	5/26/11	\$729,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	124150	0238	2/17/10	\$59,125	DOR RATIO; QCD; RELATED PARTY/FRIEND/NEIGH.
003	124270	0035	7/23/10	\$300,000	NON-REP. SALE; ESTATE ADMIN. SALE
003	131047	0080	8/9/12	\$1,275,000	IMP CHARACTERISTICS CHANGED SINCE SALE
003	133110	0080	10/5/10	\$820,000	IMP. CHAR. CHANGED POST SALE; FIN. INST. RESALE
003	152505	9073	3/18/12	\$890,000	IMP COUNT
003	152505	9073	3/18/12	\$890,000	IMP COUNT; RELOCATION - SALE TO SERVICE
003	154250	0070	9/25/12	\$675,000	DIAGNOSTIC OUTLIER
003	154660	0640	5/2/11	\$437,000	PREVIMP<=25K
003	162505	9017	6/28/10	\$735,000	PREVIMP<=25K
003	172505	9091	10/12/11	\$180,000	PREVIMP<=25K
003	172505	9148	1/11/12	\$316,000	IMP CHARACTERISTICS CHANGED SINCE SALE
003	172700	0490	5/19/11	\$685,000	NON-REPRESENTATIVE SALE; SHORT SALE
003	172700	0700	6/16/11	\$925,000	DIAGNOSTIC OUTLIER
003	172785	0080	4/23/12	\$1,015,000	RELOCATION - SALE TO SERVICE
003	176260	0130	6/16/11	\$720,000	NO MARKET EXPOSURE; FINANCIAL INST. RESALE
003	212505	9034	4/26/12	\$5,000	DOR RATIO;PREVIMP<=25K; QUIT CLAIM DEED
003	212505	9034	4/25/12	\$614,000	PREVIMP<=25K; FULL SALES PRICE NOT REPORTED
003	212505	9054	6/11/10	\$1,750,000	DIAGNOSTIC OUTLIER
003	212505	9192	6/8/10	\$3,067,000	NO MARKET EXPOSURE
003	222505	9037	11/22/11	\$435,000	PREVIMP<=25K
003	222505	9064	6/24/10	\$630,000	IMP COUNT;NO MARKET EXPOSURE
003	222505	9065	9/19/12	\$1,575,000	DIAGNOSTIC OUTLIER
003	222505	9066	10/29/11	\$2,086,500	RELOCATION - SALE TO SERVICE
003	222505	9122	4/13/10	\$250,000	DOR RATIO; QCD; RELATED PARTY/FRIEND/NEIGH.
003	222505	9125	4/2/10	\$587,500	PREVIMP<=25K
003	222505	9138	12/10/10	\$845,000	IMP. CHAR. CHANGED POST SALE; FIN. INST. RESALE
003	222505	9144	8/24/11	\$1,820,000	NON-REPRESENTATIVE SALE; SHORT SALE
003	222505	9145	8/14/12	\$2,775,000	DIAGNOSTIC OUTLIER
003	222505	9310	9/7/10	\$625,700	BANKRUPTCY - RECEIVER OR TRUSTEE
003	222505	9351	3/26/12	\$1,465,000	DIAGNOSTIC OUTLIER
003	222505	9351	3/26/12	\$1,465,000	RELOCATION - SALE TO SERVICE
003	222505	9356	9/3/10	\$1,575,000	IMP COUNT
003	222505	9365	1/19/10	\$3,020,000	DIAGNOSTIC OUTLIER

Improved Sales Removed in this Annual Update Analysis
Area 68
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	258830	0120	4/7/10	\$1,130,000	IMP COUNT
003	279490	0050	1/3/12	\$990,000	RELOCATION - SALE TO SERVICE
003	280630	0065	10/20/10	\$1,350,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	379100	0010	4/19/10	\$584,800	PREVIMP<=25K; QUIT CLAIM DEED
003	634500	0040	5/11/10	\$2,500,000	DIAGNOSTIC OUTLIER
003	666740	0050	3/21/11	\$1,950,000	IMP COUNT
003	678930	0045	5/29/12	\$849,000	PREVIMP<=25K
003	678970	0015	6/20/11	\$737,500	IMP CHARACTERISTICS CHANGED SINCE SALE
003	678970	0025	5/25/11	\$700,000	PREVIMP<=25K
003	779600	0090	4/26/10	\$1,235,000	DIAGNOSTIC OUTLIER
003	779610	0070	6/19/12	\$530,000	PREVIMP<=25K
003	803580	0010	9/23/11	\$760,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	803580	0030	12/3/10	\$644,000	NON-REPRESENTATIVE SALE; FIN. INST. RESALE
003	866940	0050	9/12/12	\$665,000	PREVIMP<=25K
003	866940	0060	5/9/12	\$523,000	PREVIMP<=25K
003	866940	0260	9/20/12	\$500,000	IMP COUNT
003	866940	0340	5/19/10	\$719,000	PREVIMP<=25K
003	933280	0310	10/23/10	\$525,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	946470	0160	2/11/11	\$739,000	IMP. CHAR. CHANGED POST SALE; RELO-BY SERVICE
003	946470	0160	2/11/11	\$739,000	RELOCATION - SALE TO SERVICE
007	042405	9039	11/9/11	\$244,809	BANKRUPTCY - RECEIVER OR TRUSTEE
007	042405	9039	4/6/12	\$243,750	IMP. CHAR. CHANGED POST SALE; FIN. INST. RESALE
007	042405	9121	10/10/12	\$270,000	PREVIMP<=25K
007	067210	0139	4/18/12	\$575,000	PREVIMP<=25K
007	068605	0100	3/31/11	\$210,000	DOR RATIO; NO MARKET EXPO.; RELATED PARTY
007	071000	0090	2/11/11	\$381,000	FINANCIAL INSTITUTION RESALE
007	092405	9222	2/22/11	\$348,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	207770	0025	10/31/11	\$1,240,000	DIAGNOSTIC OUTLIER
007	207770	0032	9/29/10	\$315,000	NON-REPRESENTATIVE SALE
007	207770	0056	12/14/12	\$295,000	PREVIMP<=25K
007	207770	0062	8/20/12	\$625,000	PREVIMP<=25K
007	207770	0080	10/6/11	\$280,000	TEARDOWN; FINANCIAL INSTITUTION RESALE
007	233000	0030	11/3/12	\$730,000	RELOCATION - SALE TO SERVICE
007	233000	0035	8/19/11	\$475,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	233270	0050	2/3/11	\$690,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	233270	0130	3/17/10	\$477,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	233270	0140	12/27/11	\$764,645	BANKRUPTCY - TRUSTEE; TAX EXEMPT
007	247140	0030	9/15/10	\$428,200	IMP CHARACTERISTICS CHANGED SINCE SALE
007	278500	0150	7/19/10	\$415,000	RELOCATION - SALE TO SERVICE
007	278500	0380	11/7/12	\$385,000	DIAGNOSTIC OUTLIER
007	282505	9107	1/6/11	\$500,000	FULL SALES PRICE NOT REPORTED; SHORT SALE
007	326000	0630	8/22/11	\$479,450	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	326010	0010	8/11/11	\$150,308	DOR RATIO; QCD; RELATED PARTY/FRIEND/NEIGH.
007	326020	0170	9/20/12	\$500,000	UNFINISHED AREA

Improved Sales Removed in this Annual Update Analysis
Area 68
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	332505	9090	4/27/11	\$370,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	332505	9118	1/27/10	\$550,000	NON-REPRESENTATIVE SALE; FIN. INST. RESALE
007	342505	9044	4/12/11	\$567,000	OBSOLESCENCE; BANKRUPTCY; TAX EXEMPT
007	342505	9044	1/10/11	\$954,500	OBSOLESCENCE
007	342505	9069	2/8/11	\$305,100	PREVIMP<=25K
007	342505	9110	9/18/12	\$550,000	IMP COUNT
007	342505	9113	3/16/11	\$505,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	342505	9118	6/11/10	\$715,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	342505	9229	1/27/11	\$465,000	NON-REPRESENTATIVE SALE; FIN. INST. RESALE
007	342505	9285	5/11/11	\$230,000	DOR RATIO; %COMPLETE
007	342505	9287	11/24/10	\$700,000	IMP. CHAR. CHANGED POST SALE; FIN. INST. RESALE
007	352790	0100	9/26/12	\$709,065	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
007	507670	0085	12/15/10	\$325,000	PREVIMP<=25K
007	507670	0105	6/21/10	\$380,000	PREVIMP<=25K
007	610740	0080	6/1/10	\$399,000	PREVIMP<=25K
007	620550	0090	6/11/12	\$450,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	620550	0540	1/19/10	\$371,000	NON-REPRESENTATIVE SALE; FIN. INST. RESALE
007	666420	0020	9/6/12	\$859,950	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
007	666420	0060	12/12/12	\$749,950	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
007	666420	0120	8/28/12	\$824,950	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
007	666420	0130	8/29/12	\$775,950	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
007	721571	0170	2/25/10	\$405,000	FINANCIAL INSTITUTION RESALE
007	737960	0150	8/29/11	\$341,000	FINANCIAL INSTITUTION RESALE
007	737960	0250	3/24/10	\$231,000	NON-REPRESENTATIVE SALE
007	781100	0220	7/6/10	\$2,500	DOR RATIO; EASEMENT OR RIGHT-OF-WAY
007	781110	0090	1/27/12	\$258,000	NO MARKET EXPO; IMP. CHAR. CHANGED POST SALE
007	781121	0270	10/20/10	\$570,000	IMP CHARACTERISTICS CHANGED SINCE SALE
007	781122	0130	8/19/11	\$192,734	DOR RATIO; QCD; RELATED PARTY/FRIEND/NEIGH.
007	797130	0035	7/25/12	\$382,000	NO MARKET EXPOSURE
007	813470	0090	2/25/10	\$520,000	PREVIMP<=25K;NO MARKET EXPO.; GOV. AGENCY
007	813470	0220	12/27/12	\$568,000	GOVERNMENT AGENCY; NO MARKET EXPOSURE
007	856140	0020	8/30/12	\$427,000	NO MARKET EXPOSURE; ESTATE SALE
007	865350	0034	9/5/12	\$146,668	DOR RATIO; RELATED PARTY/FRIEND/NEIGH.
007	883890	0033	10/30/12	\$500,000	PREVIMP<=25K
007	883890	0119	1/26/10	\$437,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	888000	0040	3/10/11	\$475,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	923820	0005	10/12/11	\$330,000	SHORT SALE; LEASE OR LEASE-HOLD
007	951200	0030	2/23/12	\$307,897	BANKRUPTCY TRUSTEE; TAX EXEMPT
007	954160	0121	6/21/10	\$435,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	954160	0235	12/26/12	\$599,000	UNFIN AREA
007	954160	0410	6/1/10	\$449,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	954200	0285	6/10/11	\$330,000	IMP CHARACTERISTICS CHANGED SINCE SALE
007	954220	0360	10/16/12	\$300,000	DOR RATIO
007	954220	0400	7/18/11	\$503,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed in this Annual Update Analysis
Area 68
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	954230	0200	8/20/10	\$460,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	954240	0090	11/24/12	\$294,500	DOR RATIO
007	954285	0360	11/23/12	\$579,500	RELOCATION - SALE TO SERVICE
007	956030	0025	4/13/10	\$330,000	DOR RATIO; NO MARKET EXPO; FIN. INST. RESALE
007	956050	0075	3/14/10	\$385,000	NO MARKET EXPO; RELATED PARTY
007	956050	0080	11/1/11	\$479,000	ESTATE SALE; IMP. CHAR. CHANGED SINCE SALE
007	956070	0015	10/27/10	\$410,000	ESTATE SALE; IMP. CHAR. CHANGED SINCE SALE

Vacant Sales Used in this Annual Update Analysis
Area 68
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
003	678970	0050	12/11/2012	\$525,000	46,823	Y	N
003	162505	9039	8/18/2011	\$840,000	36,442	Y	N
007	282505	9318	10/24/2012	\$330,000	10,000	N	N
007	883890	0009	9/25/2012	\$850,000	56,192	N	N
007	666420	0140	12/20/2010	\$310,000	5,676	N	N
007	883890	0031	11/29/2010	\$435,000	50,965	N	N
007	342505	9293	11/19/2010	\$280,000	11,536	N	N

Vacant Sales Removed in this Annual Update Analysis
Area 68
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	222505	9195	1/24/2011	\$644,000	GOVERNMENT AGENCY; NO MARKET EXPOSURE
007	067210	0110	12/14/2011	\$650,000	QUESTIONABLE PER APPRAISAL
007	342505	9293	9/18/2010	\$192,096	BANKRUPTCY - RECEIVER OR TRUSTEE
007	042405	9002	3/5/2010	\$1,750,000	GOVERNMENT AGENCY; NO MARKET EXPOSURE