

Residential Revalue

2013 Assessment Roll

Redmond Ridge/ Environs

Area 71

King County Department of Assessments

Seattle, Washington



King County

Department of Assessments

Accounting Division

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

Lloyd Hara
Assessor

Dear Property Owners:

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

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

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

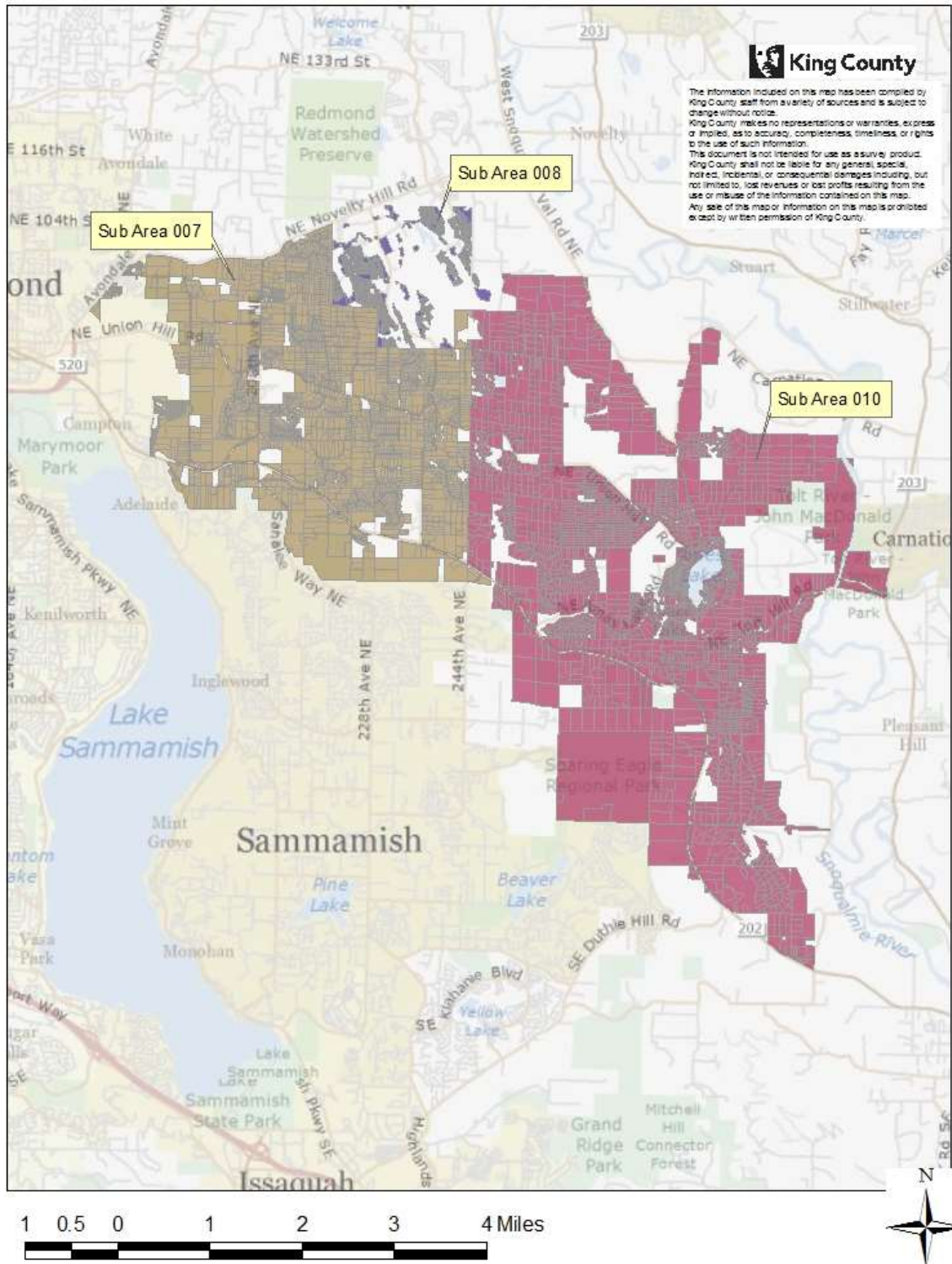
<http://www.kingcounty.gov/Assessor/Reports/AreaReports/~media/Assessor/AreaReports/AppraisalStandard.aspx>

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

Sincerely,

Lloyd Hara
Assessor

Area 71 - Redmond Ridge and Environs



Redmond Ridge/ Environs Housing



Grade 7/ Year Built 1983/ Total Living Area 1510



Grade 8/ Year Built 1992/ Total Living Area 2330



Grade 9/ Year Built 2008/ Total Living Area 3320



Grade 10/ Year Built 1988/ Total Living Area 3210



Grade 11/ Year Built 2005/ Total Living Area 4160



Grade 12/ Year Built 1995/ Total Living Area 5390

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: Redmond Ridge/ Environs

Previous Physical Inspection: 2012

Number of Improved Sales: 864

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	\$196,500	\$343,000	\$539,500			
2013 Value	\$210,500	\$369,000	\$579,500	\$631,400	92.3%	5.86%
Change	+\$14,000	+\$26,000	+\$40,000			
% Change	+7.1%	+7.6%	+7.4%			

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

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The lower the COD, the more uniform are the predicted assessed values. The 2013 COD of 5.86% is an improvement from the previous COD of 5.97%. 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	\$204,700	\$302,700	\$507,400
2013 Value	\$219,300	\$325,400	\$544,700
Percent Change	+7.1%	+7.5%	+7.4%

Number of one to three unit residences in the population: 5521

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, Sub Area 10 and the Plat of Aldarra Ridge were at a higher assessment level than the population. Sub Area 10 required a lesser relative upward adjustment than the population. The Plat of Aldarra Ridge required a small downward adjustment. The plat of Woodbridge was at a lower assessment level than the population thus requiring a larger upward relative adjustment.

We recommend posting these values for the 2013 Assessment Roll.

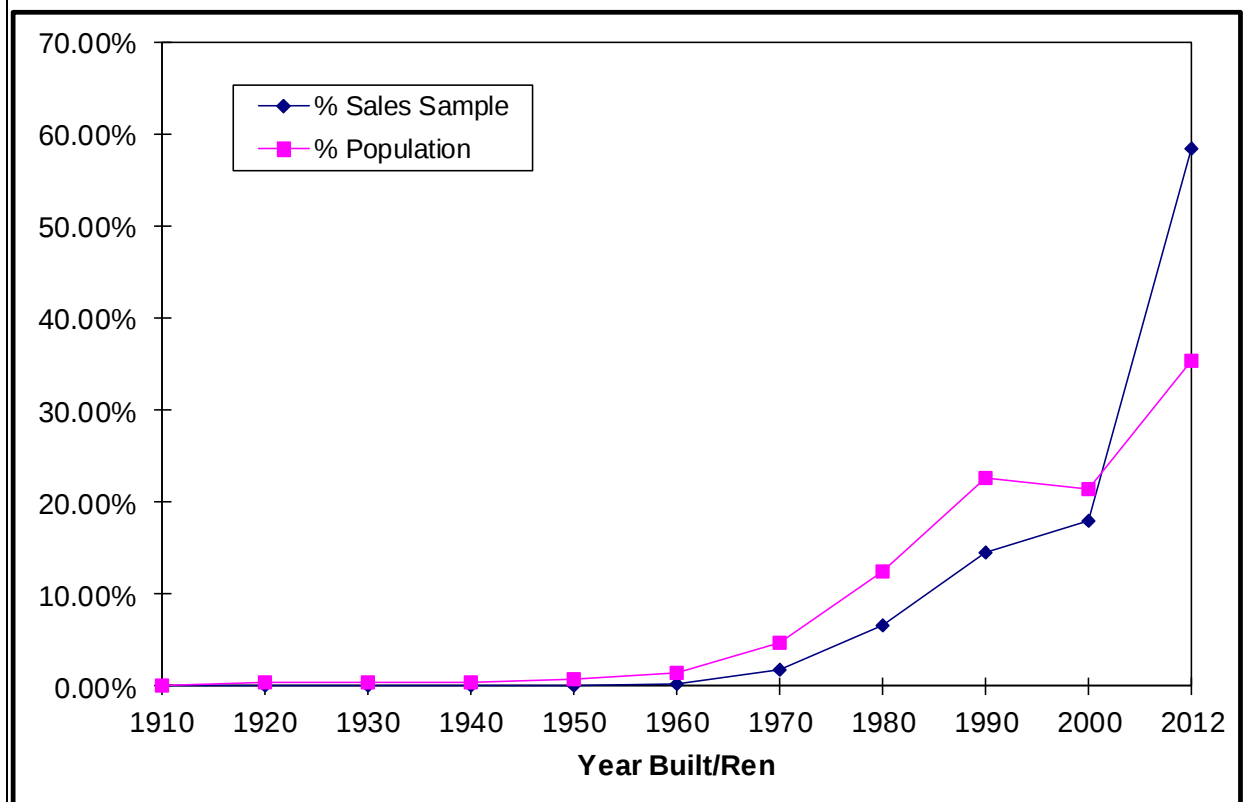
Sales Sample Representation of Population - Year Built / Renovated

Sales Sample

Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	1	0.12%
1930	1	0.12%
1940	0	0.00%
1950	1	0.12%
1960	2	0.23%
1970	16	1.85%
1980	57	6.60%
1990	125	14.47%
2000	156	18.06%
2012	505	58.45%
	864	

Population

Year Built/Ren	Frequency	% Population
1910	8	0.14%
1920	18	0.33%
1930	25	0.45%
1940	20	0.36%
1950	38	0.69%
1960	75	1.36%
1970	261	4.73%
1980	685	12.41%
1990	1248	22.60%
2000	1186	21.48%
2012	1957	35.45%
	5521	



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.

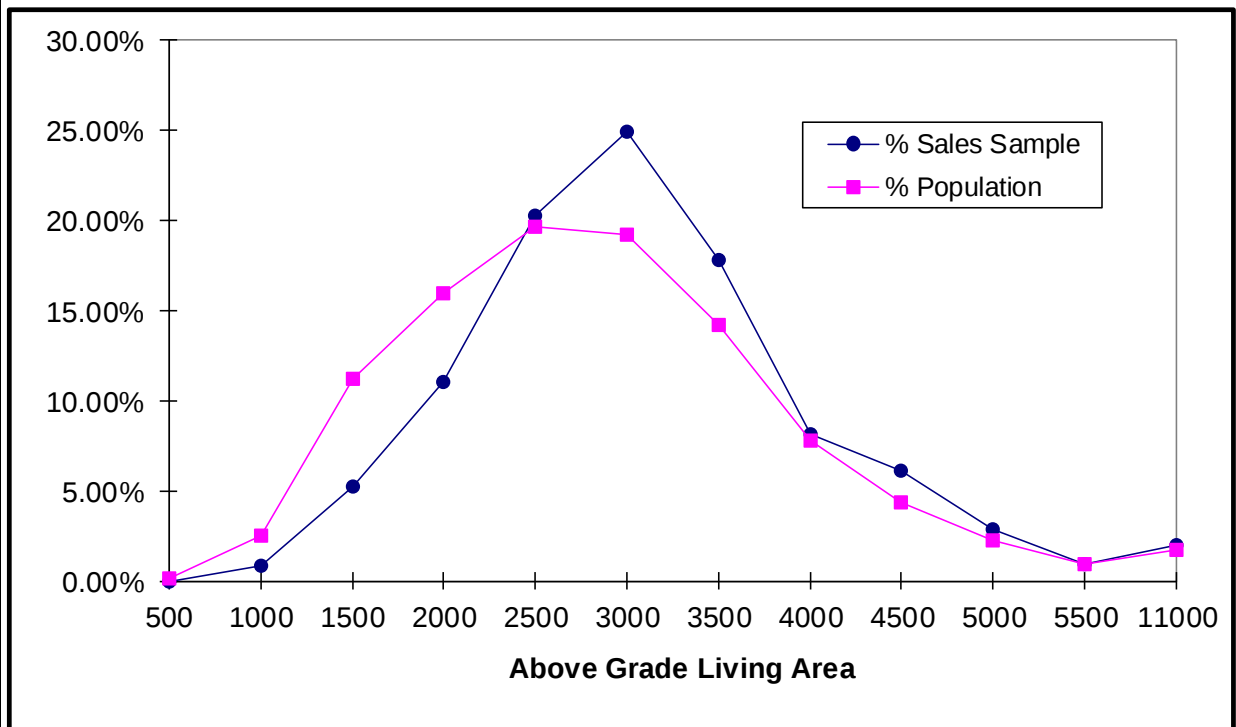
Sales Sample Representation of Population - Above Grade Living Area

Sales Sample

AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	7	0.81%
1500	45	5.21%
2000	95	11.00%
2500	175	20.25%
3000	215	24.88%
3500	154	17.82%
4000	70	8.10%
4500	53	6.13%
5000	25	2.89%
5500	8	0.93%
11000	17	1.97%
	864	

Population

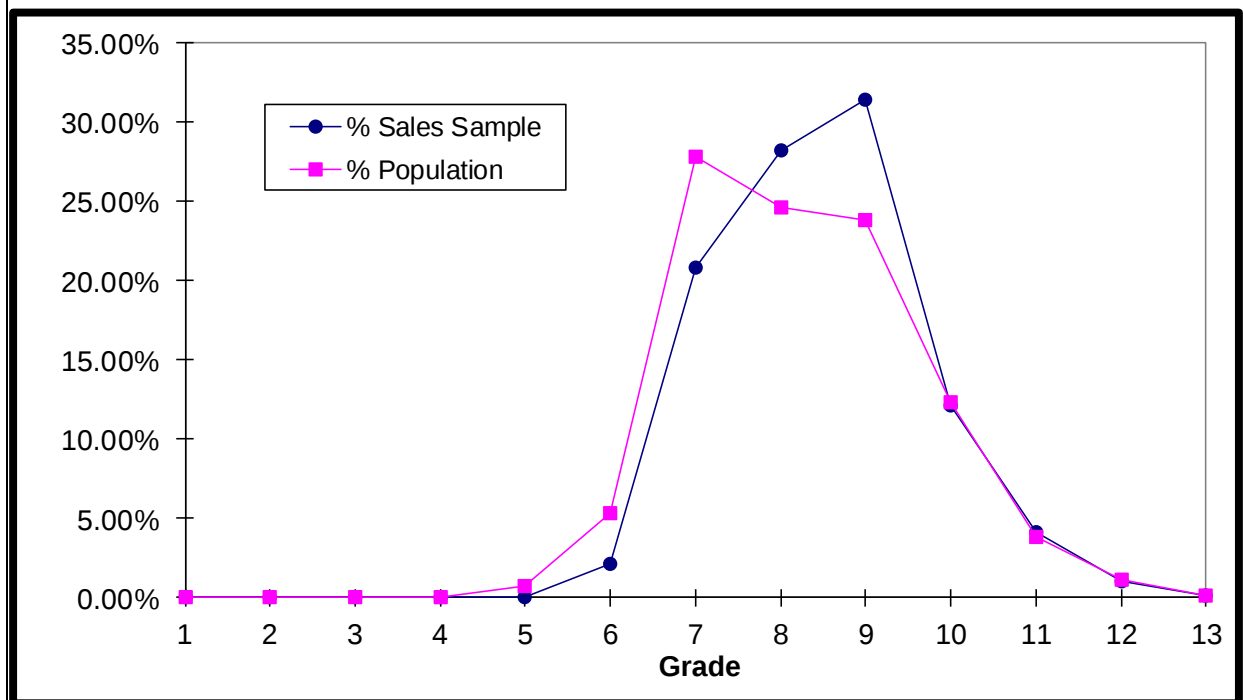
AGLA	Frequency	% Population
500	6	0.11%
1000	141	2.55%
1500	619	11.21%
2000	882	15.98%
2500	1085	19.65%
3000	1059	19.18%
3500	786	14.24%
4000	431	7.81%
4500	243	4.40%
5000	122	2.21%
5500	50	0.91%
11000	97	1.76%
	5521	



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			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	2	0.04%
3	0	0.00%	3	1	0.02%
4	0	0.00%	4	4	0.07%
5	0	0.00%	5	42	0.76%
6	18	2.08%	6	296	5.36%
7	180	20.83%	7	1536	27.82%
8	244	28.24%	8	1361	24.65%
9	271	31.37%	9	1317	23.85%
10	105	12.15%	10	681	12.33%
11	36	4.17%	11	214	3.88%
12	9	1.04%	12	60	1.09%
13	1	0.12%	13	7	0.13%
864			5521		



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 24 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 7.1% increase in land assessments in the area for the 2013 Assessment Year. The formula is:

2013 Land Value = 2012 Land Value x 1.074, with the result truncated to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, Sub Area 10 and the Plat of Aldarra Ridge were at a higher assessment level than the population thus requiring a downward relative adjustment. The plat of Woodbridge was at a lower assessment level than the population thus requiring an upward relative 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 864 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 Limited (4) sales of Mobile Homes within this area. This small sales sample is not considered adequate to conduct a meaningful analysis, therefore Mobile Homes received the Total % Change indicated by the sales sample as reflected on the Summary page.

Results

The resulting assessment level is 92.3%. 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 7.4%. 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 71 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

7.86%	
Sub10 (Ecluding Aldarra Ridge)	Yes
% Adjustment	6.31%
Aldarra Ridge (009830)	Yes
% Adjustment	-1.83%
Woodbridge (951086 thru 951097)	Yes
% Adjustment	11.12%

Comments :

The percentages listed are total adjustments not additive adjustments.

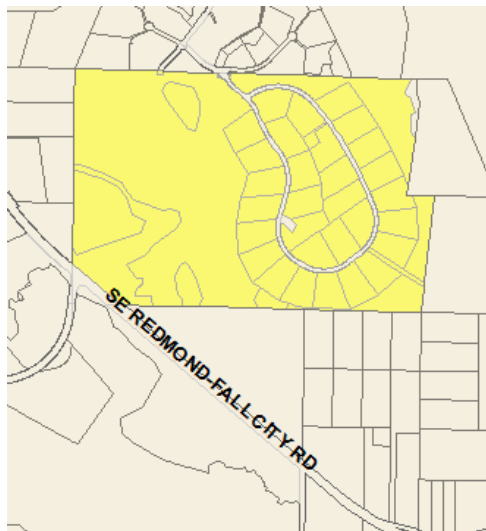
For instance, a house located in Sub Area 10 (Excluding Adlarra Ridge) would approximately receive a 6.31% upward adjustment. 1797 parcels in the improved population would receive this adjustment. There were 179 sales.

Generally Sub Area 10 and Aldarra Ridge parcels were at a higher assessment level than the rest of the population. The Plat of Woodbridge was at a lower assessment level than the population. This model corrects for these strata differences.

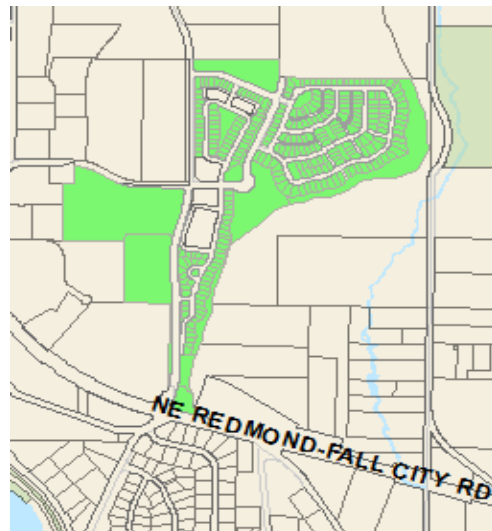
62% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 71 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
009830	Aldarra Ridge	9	13	69.23%	SE/SW-5-24-7	10	10-11	2007 thru 2013	SE Redmond-Fall City Rd.
951086 thru 951097	Woodbridge	47	280	16.78%	SE-7-25-6	7	9	2001 thru 2005	NE Redmond-Fall City Rd.



Aldarra Ridge (009830)



Woodbridge (951086, 951091 & 951097)

Area 71 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, 2012 would be adjusted by the time trend factor of 1.030, resulting in an adjusted value of \$541,000 (\$525,000 X 1.030=\$540,750) – rounded to the nearest \$1,000.

Market Adjustment to 1/1/2013		
Sale Date	Adjustment (Factor)	Equivalent Percent
1/1/2010	0.976	-2.4%
2/1/2010	0.985	-1.5%
3/1/2010	0.992	-0.8%
4/1/2010	0.999	-0.1%
5/1/2010	1.006	0.6%
6/1/2010	1.013	1.3%
7/1/2010	1.018	1.8%
8/1/2010	1.024	2.4%
9/1/2010	1.029	2.9%
10/1/2010	1.034	3.4%
11/1/2010	1.038	3.8%
12/1/2010	1.042	4.2%
1/1/2011	1.046	4.6%
2/1/2011	1.049	4.9%
3/1/2011	1.051	5.1%
4/1/2011	1.053	5.3%
5/1/2011	1.055	5.5%
6/1/2011	1.057	5.7%
7/1/2011	1.057	5.7%
8/1/2011	1.058	5.8%
9/1/2011	1.058	5.8%
10/1/2011	1.058	5.8%
11/1/2011	1.057	5.7%
12/1/2011	1.055	5.5%
1/1/2012	1.054	5.4%
2/1/2012	1.052	5.2%
3/1/2012	1.049	4.9%
4/1/2012	1.046	4.6%
5/1/2012	1.043	4.3%
6/1/2012	1.039	3.9%
7/1/2012	1.035	3.5%
8/1/2012	1.030	3.0%
9/1/2012	1.025	2.5%
10/1/2012	1.019	1.9%
11/1/2012	1.013	1.3%
12/1/2012	1.007	0.7%
1/1/2013	1.000	0.0%

Improved Sales Used in this Annual Update Analysis
Area 71
(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	012505	9139	2/10/10	\$260,000	\$257,000	840	6	1955	Avg	10200	N	N	8810 AVONDALE RD NE
007	144480	0030	7/20/11	\$199,000	\$210,000	910	6	1977	Avg	9686	N	N	7203 234TH AVE NE
007	880781	0130	11/18/10	\$315,000	\$328,000	1080	6	1977	Good	16740	N	N	21105 NE 60TH PL
007	880781	0670	11/11/10	\$247,000	\$257,000	1150	6	1970	Good	11932	N	N	21323 NE 61ST ST
007	880781	0280	6/5/12	\$325,000	\$337,000	1170	6	1981	Avg	12510	N	N	21509 NE 60TH PL
007	880781	0250	4/16/10	\$314,500	\$315,000	1230	6	1977	Good	12510	N	N	21421 NE 60TH PL
007	880781	0470	2/22/10	\$320,000	\$317,000	1240	6	1976	Good	9990	N	N	21004 NE 60TH PL
007	880781	0510	6/4/10	\$290,000	\$294,000	1250	6	1970	VGood	18995	N	N	6042 210TH AVE NE
007	880781	0430	8/11/10	\$296,500	\$304,000	1300	6	1977	Good	9900	N	N	21120 NE 60TH PL
007	880781	0450	6/25/10	\$275,000	\$280,000	1350	6	1976	Good	9900	N	N	21102 NE 60TH PL
007	880781	0170	11/19/12	\$349,000	\$352,000	1670	6	1972	Good	15300	N	N	21205 NE 60TH PL
007	880781	0270	11/5/12	\$350,000	\$354,000	1740	6	1976	Good	12510	N	N	21501 NE 60TH PL
007	052506	9012	10/25/11	\$400,000	\$423,000	1830	6	1948	Good	35150	N	N	19710 NE UNION HILL RD
007	880781	0320	2/22/11	\$306,000	\$322,000	1930	6	1976	Good	10800	N	N	21430 NE 60TH PL
007	033960	0440	2/2/12	\$207,000	\$218,000	800	7	1986	Avg	3741	N	N	18216 NE 91ST ST
007	182506	9078	6/24/10	\$270,000	\$275,000	830	7	1977	Avg	41671	N	N	5215 192ND PL NE
007	033960	0130	2/23/10	\$260,000	\$257,000	910	7	1987	Avg	3204	N	N	18111 NE 91ST CT
007	033960	0280	12/14/12	\$225,000	\$226,000	990	7	1985	Avg	3246	N	N	18319 NE 92ND CT
007	033960	0190	3/9/12	\$277,500	\$291,000	1060	7	1986	Avg	3963	N	N	9105 183RD CT NE
007	062506	9140	7/7/10	\$250,000	\$255,000	1090	7	1986	Avg	10523	N	N	9074 AVONDALE RD NE
007	751120	0360	3/25/11	\$380,000	\$400,000	1210	7	1983	Avg	62597	N	N	5309 221ST AVE NE
007	152506	9050	3/31/11	\$399,000	\$420,000	1230	7	1997	Good	79714	N	N	5039 236TH AVE NE
007	880760	0330	6/8/12	\$300,000	\$311,000	1230	7	1968	Good	10625	N	N	9121 210TH AVE NE
007	033960	0180	11/12/12	\$385,000	\$389,000	1300	7	1986	Avg	3363	N	N	9109 183RD CT NE
007	033960	0490	9/14/11	\$280,000	\$296,000	1300	7	1987	Avg	3100	N	N	9106 182ND AVE NE
007	880770	0060	5/30/10	\$358,000	\$362,000	1320	7	1970	Good	10540	N	N	21070 NE 91ST ST

Improved Sales Used in this Annual Update Analysis
Area 71
(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	033960	0090	4/12/10	\$329,000	\$330,000	1360	7	1987	Avg	3718	N	N	18106 NE 91ST CT
007	880760	0320	3/20/12	\$323,900	\$339,000	1360	7	1968	Avg	10170	N	N	9203 210TH AVE NE
007	880730	0460	8/5/10	\$316,000	\$324,000	1380	7	1969	Avg	14105	N	N	20670 NE 79TH ST
007	102506	9113	7/16/10	\$305,000	\$311,000	1400	7	1967	Avg	95832	N	N	6705 238TH AVE NE
007	042506	9123	10/12/10	\$380,000	\$394,000	1410	7	1986	Good	35340	N	N	22032 NE 80TH ST
007	102506	9092	9/21/11	\$375,000	\$397,000	1450	7	1969	Good	29040	N	N	7511 230TH AVE NE
007	102506	9169	11/21/12	\$410,000	\$414,000	1550	7	1976	Good	96703	N	N	7707 238TH AVE NE
007	033960	0100	1/22/11	\$309,000	\$324,000	1620	7	1987	Avg	3549	N	N	18102 NE 91ST CT
007	880781	0480	12/2/10	\$369,000	\$385,000	1710	7	1993	Good	9990	N	N	6014 210TH AVE NE
007	880730	0470	4/25/10	\$361,000	\$363,000	1720	7	1969	Avg	12007	N	N	20660 NE 79TH ST
007	812160	0030	8/9/11	\$370,000	\$391,000	1940	7	1974	Avg	36599	N	N	6514 227TH AVE NE
007	241391	0180	9/23/11	\$635,000	\$672,000	1970	7	1970	Good	36313	N	N	20942 NE 78TH ST
007	082506	9059	10/18/11	\$440,000	\$465,000	2200	7	1956	Avg	83199	N	N	6062 208TH AVE NE
007	880781	0780	9/26/11	\$334,950	\$354,000	2660	7	1981	Good	11160	N	N	21404 NE 61ST ST
007	133090	0730	3/4/11	\$411,000	\$432,000	1400	8	1981	Good	37200	N	N	4326 229TH AVE NE
007	042506	9037	1/20/12	\$515,000	\$542,000	1440	8	1972	VGood	156816	N	N	22215 NE 85TH ST
007	042506	9133	3/24/10	\$590,000	\$588,000	1480	8	1987	Good	50094	N	N	9401 218TH AVE NE
007	154280	0020	3/3/11	\$338,000	\$355,000	1550	8	1996	Avg	3175	N	N	18397 NE 97TH CT
007	162506	9068	4/14/10	\$586,000	\$587,000	1630	8	2005	Avg	28247	N	N	4417 221ST PL NE
007	152506	9078	11/20/12	\$573,000	\$578,000	1670	8	1982	Good	110206	N	N	23816 NE 43RD ST
007	133090	0240	12/20/10	\$424,950	\$444,000	1720	8	1979	Avg	39360	N	N	4204 232ND AVE NE
007	241390	0010	2/7/11	\$471,100	\$494,000	1720	8	1977	Good	22464	N	N	7305 216TH AVE NE
007	162100	0020	9/5/12	\$405,000	\$415,000	1750	8	1986	Avg	35111	N	N	23811 NE 75TH ST
007	812150	0180	12/5/12	\$420,000	\$423,000	1750	8	1974	Avg	40635	N	N	22820 NE 64TH ST
007	102506	9203	6/18/12	\$472,000	\$489,000	1780	8	1988	Good	39445	N	N	23321 NE 71ST ST
007	042506	9162	5/15/12	\$520,990	\$542,000	1800	8	1988	Good	48787	N	N	21627 NE 97TH PL
007	102506	9185	3/16/12	\$425,000	\$445,000	1810	8	1979	Avg	61855	N	N	23732 NE 63RD PL

Improved Sales Used in this Annual Update Analysis
Area 71
(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	102506	9241	5/31/12	\$492,000	\$511,000	1830	8	1988	Avg	37457	N	N	23314 NE 71ST ST
007	102506	9241	3/6/10	\$483,000	\$511,000	1830	8	1988	Avg	37457	N	N	23314 NE 71ST ST
007	262170	0030	7/9/12	\$480,000	\$496,000	1850	8	1980	Avg	42157	N	N	7324 217TH CT NE
007	950885	0230	8/8/11	\$438,000	\$463,000	1870	8	1980	Avg	35818	N	N	6914 237TH AVE NE
007	812161	0140	12/14/12	\$424,100	\$426,000	1890	8	1974	Avg	40704	N	N	22857 NE 61ST ST
007	152506	9105	5/9/11	\$480,000	\$507,000	2020	8	1990	Avg	45116	N	N	4538 243RD AVE NE
007	950885	0110	5/2/12	\$499,000	\$520,000	2090	8	1980	Avg	38165	N	N	23612 NE 72ND ST
007	102506	9098	12/20/11	\$450,000	\$475,000	2130	8	1993	Avg	12196	N	N	23209 NE 73RD ST
007	241391	0260	8/11/10	\$445,000	\$457,000	2130	8	1979	Avg	22320	N	N	21019 NE 78TH ST
007	172506	9097	10/26/12	\$499,950	\$507,000	2170	8	1988	Good	83635	Y	N	20926 NE 58TH ST
007	152506	9038	5/19/12	\$539,000	\$561,000	2180	8	1965	Good	30215	N	N	5033 236TH AVE NE
007	152506	9075	12/10/12	\$526,500	\$529,000	2190	8	1979	Avg	76665	N	N	23811 NE 43RD ST
007	381100	0260	7/20/12	\$582,000	\$601,000	2220	8	1980	Good	70657	N	N	20525 NE 66TH ST
007	106130	0010	10/24/11	\$515,000	\$544,000	2260	8	1989	Avg	36888	N	N	7704 216TH AVE NE
007	133090	0600	4/9/12	\$425,000	\$425,000	2280	8	1980	Good	35673	N	N	4523 232ND AVE NE
007	102506	9136	11/10/11	\$580,000	\$613,000	2300	8	1912	VGood	67953	Y	N	23260 UNION HILL RD
007	052506	9099	10/25/11	\$615,000	\$650,000	2320	8	1993	Good	219978	N	N	20630 NE 92ND PL
007	092506	9153	11/29/12	\$450,000	\$453,000	2340	8	1984	Avg	45738	N	N	6323 227TH AVE NE
007	262170	0060	11/27/12	\$495,000	\$499,000	2350	8	1980	Avg	35575	N	N	7325 217TH CT NE
007	381100	0180	4/16/10	\$565,000	\$566,000	2350	8	1980	Good	46173	N	N	20505 NE 68TH ST
007	812150	0060	7/4/12	\$567,500	\$587,000	2460	8	1968	VGood	40635	N	N	23021 NE 64TH ST
007	102506	9067	5/8/12	\$575,000	\$599,000	2490	8	1977	Good	82188	N	N	7714 230TH AVE NE
007	152506	9035	2/24/12	\$524,000	\$550,000	2490	8	1983	Good	110597	N	N	5317 236TH AVE NE
007	102506	9222	1/12/11	\$550,000	\$576,000	2500	8	1987	Avg	40080	N	N	22832 NE 74TH ST
007	241391	0030	4/21/10	\$599,000	\$601,000	2510	8	1924	VGood	43093	N	N	7606 208TH AVE NE
007	092506	9090	3/11/11	\$549,999	\$579,000	2530	8	2004	Avg	21260	N	N	8001 219TH AVE NE
007	133091	0020	12/13/12	\$535,000	\$537,000	2550	8	1983	Good	29842	N	N	22821 NE 51ST ST

Improved Sales Used in this Annual Update Analysis
Area 71
(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	042506	9025	2/12/10	\$560,000	\$553,000	2600	8	1987	Avg	97138	N	N	8813 221ST AVE NE
007	381100	0100	8/18/12	\$525,000	\$539,000	2600	8	1982	Good	36462	N	N	6818 205TH AVE NE
007	133090	0410	11/15/12	\$515,000	\$520,000	2610	8	1983	Avg	38319	N	N	23112 NE 47TH ST
007	950885	0020	11/18/11	\$466,575	\$493,000	2660	8	1979	Good	35100	N	N	7214 237TH AVE NE
007	133090	0030	3/11/10	\$435,000	\$432,000	2705	8	1979	Avg	36036	N	N	4504 228TH AVE NE
007	102506	9165	5/7/10	\$715,000	\$720,000	2840	8	1980	Good	98445	N	N	6810 240TH WAY NE
007	133091	0140	10/25/12	\$518,000	\$526,000	2880	8	1983	Avg	36496	N	N	23016 NE 51ST ST
007	751120	0330	5/23/12	\$594,000	\$618,000	2880	8	1983	Good	34850	N	N	5320 221ST AVE NE
007	172506	9095	8/26/11	\$389,100	\$412,000	2940	8	1990	Good	92347	Y	N	20822 NE 58TH ST
007	072506	9032	7/20/11	\$775,000	\$820,000	2970	8	1972	Good	120225	N	N	7601 196TH AVE NE
007	133090	0700	2/9/12	\$570,000	\$599,000	2970	8	1980	VGood	34144	N	N	4218 229TH AVE NE
007	133091	0050	9/18/12	\$560,000	\$572,000	3060	8	1983	Avg	37812	N	N	22929 NE 51ST ST
007	241390	0050	10/5/12	\$495,000	\$504,000	3410	8	1987	Good	15143	N	N	7333 216TH AVE NE
007	042506	9146	3/10/10	\$719,000	\$715,000	3810	8	1988	Avg	45738	N	N	21708 NE 92ND PL
007	951091	0360	2/16/11	\$470,000	\$494,000	1695	9	2002	Avg	4436	N	N	6051 189TH PL NE
007	951086	0480	1/20/10	\$475,000	\$466,000	1700	9	2003	Avg	3300	N	N	6703 188TH PL NE
007	102506	9157	9/12/11	\$840,000	\$889,000	1760	9	1999	Avg	229996	N	N	23503 NE 61ST ST
007	951086	0250	12/22/11	\$460,000	\$485,000	1770	9	2003	Avg	3431	N	N	6636 190TH AVE NE
007	951097	0200	7/26/12	\$510,000	\$526,000	1840	9	2005	Avg	3980	N	N	19406 NE 68TH WAY
007	951086	0300	9/14/10	\$517,500	\$534,000	1870	9	2003	Avg	3290	N	N	6754 190TH AVE NE
007	951097	0160	1/20/11	\$508,000	\$532,000	1870	9	2005	Avg	3220	N	N	19332 NE 68TH WAY
007	951091	0440	1/31/11	\$480,000	\$503,000	1900	9	2002	Avg	3283	N	N	6115 189TH PL NE
007	951086	0490	7/1/11	\$530,000	\$560,000	1920	9	2003	Avg	4155	N	N	6701 188TH PL NE
007	951086	0680	4/2/10	\$515,000	\$515,000	1920	9	2003	Avg	3271	N	N	6553 191ST PL NE
007	951086	0220	8/16/10	\$543,000	\$558,000	1930	9	2003	Avg	3599	N	N	6530 190TH AVE NE
007	052506	9072	1/6/10	\$540,000	\$528,000	1940	9	1962	Avg	102847	N	N	8220 208TH AVE NE
007	951086	0040	9/13/10	\$547,500	\$565,000	2030	9	2003	Avg	4143	N	N	6520 188TH PL NE

Improved Sales Used in this Annual Update Analysis
Area 71
(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	951086	0130	8/31/11	\$522,500	\$553,000	2030	9	2003	Avg	4142	N	N	6637 190TH AVE NE
007	951091	0210	7/25/11	\$540,000	\$571,000	2040	9	2002	Avg	4566	N	N	6056 189TH PL NE
007	951097	0930	8/3/12	\$525,000	\$541,000	2070	9	2005	Avg	3600	N	N	6774 193RD PL NE
007	951097	0790	10/8/12	\$580,000	\$590,000	2090	9	2004	Avg	6817	N	N	19319 NE 65TH WAY
007	951091	0260	3/19/12	\$570,000	\$597,000	2095	9	2002	Avg	4497	N	N	5936 189TH PL NE
007	951086	0110	9/7/11	\$575,000	\$608,000	2110	9	2003	Avg	4126	N	N	6641 190TH AVE NE
007	951091	0300	8/31/10	\$555,000	\$571,000	2115	9	2002	Avg	4489	N	N	5822 189TH PL NE
007	951097	0070	5/5/10	\$540,000	\$544,000	2170	9	2005	Avg	3242	N	N	19172 NE 68TH WAY
007	951097	0780	12/8/10	\$520,000	\$542,000	2180	9	2005	Avg	5508	N	N	6544 194TH PL NE
007	033935	0110	5/25/10	\$575,000	\$581,000	2210	9	2004	Avg	5236	N	N	18418 NE 95TH CT
007	951097	1050	2/5/10	\$537,000	\$529,000	2240	9	2004	Avg	3842	N	N	19202 NE 66TH WAY
007	951097	1040	6/17/11	\$556,500	\$588,000	2250	9	2004	Avg	3600	N	N	19204 NE 66TH WAY
007	951097	1070	6/16/11	\$547,000	\$578,000	2250	9	2004	Avg	4134	N	N	19152 NE 66TH WAY
007	951097	0590	10/11/11	\$562,000	\$594,000	2260	9	2005	Avg	5571	N	N	19302 NE 64TH WAY
007	152506	9029	3/11/11	\$504,000	\$530,000	2280	9	1984	Good	218097	N	N	5006 236TH AVE NE
007	033935	0050	4/18/12	\$530,000	\$553,000	2320	9	2004	Avg	7373	N	N	18417 NE 95TH CT
007	732290	0340	8/25/12	\$540,000	\$554,000	2360	9	1988	Avg	50529	N	N	5014 240TH AVE NE
007	951091	0270	3/16/10	\$585,000	\$582,000	2390	9	2002	Avg	4548	N	N	5932 189TH PL NE
007	951097	0460	12/20/11	\$545,000	\$575,000	2390	9	2004	Avg	4226	N	N	6456 192ND PL NE
007	951097	0580	7/21/11	\$567,750	\$601,000	2390	9	2004	Avg	4886	N	N	6451 193RD PL NE
007	102506	9189	9/15/11	\$549,000	\$581,000	2400	9	1979	Good	58806	N	N	24117 NE 75TH ST
007	951086	0420	5/9/12	\$560,000	\$583,000	2420	9	2003	Avg	4657	N	N	18889 NE 68TH ST
007	951091	0170	6/28/12	\$606,000	\$627,000	2420	9	2002	Avg	4366	N	N	6106 189TH PL NE
007	951086	1040	8/28/12	\$565,000	\$579,000	2430	9	2004	Avg	4486	N	N	19134 NE 65TH WAY
007	951097	0670	2/24/10	\$587,000	\$581,000	2450	9	2005	Avg	4800	N	N	6789 195TH PL NE
007	951097	0840	9/24/12	\$590,000	\$602,000	2480	9	2004	Avg	4481	N	N	6545 194TH PL NE
007	033935	0010	2/28/11	\$498,500	\$524,000	2490	9	2004	Avg	4671	N	N	18437 NE 95TH CT

Improved Sales Used in this Annual Update Analysis
Area 71
(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	312150	0020	10/24/12	\$552,900	\$561,000	2490	9	1993	Avg	23891	N	N	7514 232ND AVE NE
007	951086	0320	6/2/10	\$615,000	\$623,000	2500	9	2003	Avg	5537	N	N	19005 NE 68TH ST
007	033935	0140	9/17/10	\$580,000	\$599,000	2540	9	2004	Avg	6678	N	N	18430 NE 95TH CT
007	951097	0900	5/16/12	\$580,000	\$604,000	2540	9	2005	Avg	4446	N	N	6787 194TH PL NE
007	951097	1000	5/9/12	\$596,250	\$621,000	2540	9	2005	Avg	4256	N	N	6771 193RD PL NE
007	951097	1030	1/19/11	\$575,000	\$602,000	2540	9	2004	Avg	3976	N	N	19206 NE 66TH WAY
007	152506	9083	11/29/11	\$650,000	\$686,000	2560	9	1998	Avg	221284	N	N	4420 243RD AVE NE
007	162506	9120	8/9/12	\$575,500	\$592,000	2580	9	1994	Avg	87120	N	N	22423 NE 60TH ST
007	052506	9064	11/15/12	\$848,500	\$857,000	2590	9	1961	Good	195148	Y	N	20409 NE NOVELTY HILL RD
007	951086	0900	6/10/12	\$608,250	\$631,000	2590	9	2004	Avg	3955	N	N	19112 NE 64TH WAY
007	951097	0810	4/2/10	\$619,000	\$619,000	2590	9	2004	Avg	5117	N	N	19315 NE 65TH WAY
007	162506	9114	4/30/10	\$529,900	\$533,000	2610	9	1986	Good	34423	N	N	4419 223RD PL NE
007	312150	0270	12/31/12	\$629,000	\$629,000	2610	9	1993	Avg	38938	N	N	7834 235TH PL NE
007	042506	9112	12/1/10	\$705,000	\$735,000	2620	9	1997	Avg	100623	N	N	21625 NE 92ND PL
007	751121	0180	7/17/12	\$530,000	\$547,000	2660	9	1987	Good	36167	N	N	4729 225TH AVE NE
007	951097	0540	8/10/12	\$630,000	\$648,000	2730	9	2005	Avg	4920	N	N	6531 193RD PL NE
007	232450	0010	8/23/10	\$553,800	\$569,000	2745	9	2006	Avg	6144	N	N	9931 187TH CT NE
007	166850	0030	10/28/10	\$507,500	\$527,000	2770	9	1986	Avg	35175	N	N	4613 224TH CT NE
007	166850	0090	11/24/10	\$530,000	\$552,000	2770	9	1987	Avg	39529	N	N	4519 223RD PL NE
007	951097	0510	9/28/11	\$610,000	\$645,000	2770	9	2005	Avg	4650	N	N	6537 193RD PL NE
007	951097	1100	5/23/11	\$630,000	\$665,000	2770	9	2005	Avg	5237	N	N	19160 NE 67TH WAY
007	312150	0330	4/1/11	\$595,000	\$627,000	2790	9	1993	Avg	21043	N	N	7819 233RD AVE NE
007	092506	9129	8/3/11	\$690,000	\$730,000	2840	9	1987	Good	42432	N	N	7523 220TH AVE NE
007	108561	0020	7/1/11	\$585,111	\$619,000	2840	9	1998	Avg	25426	N	N	6519 214TH AVE NE
007	951086	0810	12/7/10	\$680,000	\$709,000	2840	9	2004	Avg	5298	N	N	19105 NE 64TH WAY
007	751121	0140	9/2/11	\$548,084	\$580,000	2850	9	1984	Avg	38357	N	N	4527 224TH PL NE
007	232450	0070	1/6/10	\$540,000	\$528,000	2870	9	2006	Avg	5409	N	N	9879 187TH CT NE

Improved Sales Used in this Annual Update Analysis
Area 71
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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
007	232450	0100	1/11/10	\$577,000	\$565,000	2870	9	2006	Avg	5580	N	N	9861 187TH CT NE
007	951097	0380	3/19/12	\$705,000	\$738,000	2890	9	2005	Avg	5006	N	N	19301 NE 64TH WAY
007	751121	0100	7/9/12	\$610,000	\$630,000	2900	9	1984	Good	31033	N	N	4530 224TH PL NE
007	751121	0210	9/9/11	\$537,500	\$569,000	2950	9	1984	Avg	35920	N	N	4917 225TH AVE NE
007	312100	0050	4/22/11	\$612,662	\$646,000	3000	9	1990	Avg	35709	N	N	7317 233RD PL NE
007	732290	0160	8/20/12	\$704,000	\$723,000	3000	9	1987	Good	35780	N	N	5115 240TH AVE NE
007	166850	0020	7/6/12	\$665,000	\$688,000	3010	9	1986	Good	37529	N	N	4616 224TH CT NE
007	082506	9041	2/23/11	\$700,000	\$736,000	3030	9	1993	Good	69696	N	N	20528 NE UNION HILL RD
007	108561	0060	8/22/11	\$622,000	\$658,000	3050	9	1997	Avg	24602	N	N	6410 214TH AVE NE
007	312150	0070	7/24/12	\$660,000	\$681,000	3050	9	1995	Avg	22081	N	N	7723 234TH PL NE
007	102506	9245	10/18/12	\$589,000	\$598,000	3060	9	1991	Avg	50529	N	N	7314 238TH AVE NE
007	751121	0260	4/12/11	\$589,000	\$621,000	3080	9	1984	Avg	53081	N	N	22506 NE 46TH ST
007	052506	9125	9/6/12	\$680,000	\$696,000	3110	9	1998	Avg	35001	N	N	8334 208TH AVE NE
007	162506	9108	11/8/12	\$640,000	\$648,000	3170	9	1990	Avg	104529	N	N	5421 228TH AVE NE
007	102506	9232	2/14/11	\$635,000	\$667,000	3210	9	1998	Avg	111949	N	N	7810 238TH AVE NE
007	812161	0080	11/2/12	\$925,000	\$937,000	3220	9	1999	Good	37324	N	N	22828 NE 61ST ST
007	042506	9061	8/23/11	\$620,000	\$656,000	3250	9	1994	Avg	101930	N	N	21230 NE 92ND PL
007	951086	0850	7/3/11	\$728,000	\$770,000	3290	9	2004	Avg	6682	N	N	19115 NE 64TH WAY
007	312100	0140	7/22/10	\$672,000	\$687,000	3310	9	1991	Avg	39151	N	N	7334 235TH AVE NE
007	951086	0860	8/3/11	\$736,030	\$779,000	3310	9	2004	Avg	6482	N	N	19117 NE 64TH WAY
007	951097	0240	10/7/10	\$678,000	\$702,000	3310	9	2005	Avg	5288	N	N	6794 195TH PL NE
007	951097	0270	6/5/12	\$738,000	\$766,000	3310	9	2005	Avg	5176	N	N	6672 195TH PL NE
007	162506	9004	9/8/11	\$760,000	\$804,000	3320	9	2010	Avg	452588	N	N	4940 225TH AVE NE
007	108561	0100	9/10/12	\$550,000	\$563,000	3390	9	1994	Avg	31642	N	N	6513 214TH AVE NE
007	042506	9181	7/21/10	\$692,500	\$708,000	3430	9	1996	Avg	49046	N	N	9109 215TH PL NE
007	880730	0410	10/30/12	\$665,000	\$674,000	3540	9	2005	Avg	15133	N	N	7928 207TH PL NE
007	092506	9168	7/13/11	\$785,000	\$830,000	3570	9	1987	Avg	44377	N	N	21702 NE 76TH ST

Improved Sales Used in this Annual Update Analysis
Area 71
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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
007	162506	9092	9/15/11	\$737,000	\$780,000	3790	9	1990	Avg	222156	N	N	22119 NE 56TH ST
007	102506	9176	7/28/10	\$679,950	\$696,000	4160	9	1978	Good	42688	N	N	7525 238TH AVE NE
007	102506	9244	2/2/11	\$535,000	\$561,000	4300	9	1989	Avg	41818	N	N	23113 NE 72ND PL
007	312150	0370	12/9/11	\$852,000	\$899,000	4400	9	1994	Avg	45747	N	N	23404 NE 78TH WAY
007	352800	0080	4/13/11	\$660,000	\$696,000	1900	10	1988	Good	35035	N	N	21506 NE 67TH ST
007	352950	0040	5/18/12	\$617,000	\$642,000	2330	10	1993	Avg	19954	N	N	21704 NE 81ST ST
007	133085	0140	3/13/12	\$559,500	\$586,000	2810	10	1994	Avg	21783	N	N	22410 NE 39TH WAY
007	052506	9049	8/17/12	\$975,000	\$1,002,000	2860	10	2009	Avg	144489	N	N	20535 NE NOVELTY HILL RD
007	352800	0330	10/28/11	\$610,000	\$645,000	2860	10	1988	Good	28313	N	N	6751 214TH AVE NE
007	352801	0160	9/28/10	\$775,000	\$801,000	2950	10	1989	Avg	44458	N	N	6735 223RD AVE NE
007	352950	0060	12/8/11	\$645,000	\$681,000	2970	10	1993	Avg	20119	N	N	21610 NE 81ST ST
007	352950	0270	4/22/11	\$685,000	\$722,000	2970	10	1993	Avg	32825	N	N	21711 NE 81ST ST
007	352950	0160	3/29/10	\$685,000	\$684,000	2980	10	1993	Avg	32890	N	N	21321 NE 81ST ST
007	352950	0090	1/9/12	\$647,000	\$681,000	2990	10	1993	Avg	41938	N	N	21416 NE 81ST ST
007	042506	9168	4/20/11	\$640,000	\$675,000	3140	10	1992	Avg	41695	N	N	9726 216TH AVE NE
007	770210	0020	10/25/12	\$617,000	\$626,000	3150	10	1995	Avg	35835	N	N	23730 NE 61ST ST
007	352800	0190	11/8/11	\$650,000	\$687,000	3160	10	1988	Good	40187	N	N	21419 NE 68TH CT
007	929085	0230	4/3/12	\$715,000	\$748,000	3200	10	1989	Avg	32901	N	N	10020 216TH AVE NE
007	042506	9167	11/28/12	\$705,000	\$710,000	3210	10	1989	Good	41707	N	N	9910 216TH AVE NE
007	929085	0160	7/9/12	\$736,000	\$761,000	3210	10	1989	Avg	35457	N	N	21331 NE 101ST CT
007	352800	0540	7/16/12	\$655,000	\$676,000	3220	10	1988	Avg	66211	N	N	21840 NE 69TH ST
007	352961	0110	11/23/10	\$720,000	\$750,000	3250	10	1995	Avg	28447	N	N	8605 217TH AVE NE
007	352800	0371	9/6/11	\$750,000	\$793,000	3280	10	1989	Avg	31600	N	N	6621 214TH AVE NE
007	082506	9083	4/7/11	\$748,000	\$788,000	3300	10	1990	Avg	218671	N	N	7504 196TH AVE NE
007	352801	0260	7/12/10	\$820,000	\$837,000	3320	10	1988	Avg	40803	N	N	22008 NE 66TH PL
007	352802	0020	4/26/10	\$735,000	\$739,000	3320	10	1990	Avg	36838	N	N	6415 224TH AVE NE
007	032506	9051	9/20/12	\$775,000	\$792,000	3345	10	2003	Avg	40903	N	N	8042 243RD PL SE

Improved Sales Used in this Annual Update Analysis
Area 71
(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	929085	0350	7/31/12	\$750,000	\$773,000	3350	10	1990	Avg	36322	N	N	10113 219TH PL NE
007	929085	0350	1/10/11	\$782,500	\$773,000	3350	10	1990	Avg	36322	N	N	10113 219TH PL NE
007	929087	0050	8/16/10	\$700,000	\$719,000	3350	10	1994	Avg	28901	N	N	9604 215TH AVE NE
007	352950	0210	9/15/11	\$710,000	\$751,000	3370	10	1994	Avg	29856	N	N	21507 NE 81ST ST
007	929085	0850	11/17/11	\$665,000	\$702,000	3390	10	1989	Avg	35492	N	N	21817 NE 103RD ST
007	042506	9143	3/29/10	\$1,160,000	\$1,158,000	3400	10	2004	Avg	54450	N	N	21310 NE 92ND PL
007	352801	0210	8/8/11	\$745,000	\$788,000	3420	10	1989	Avg	35024	N	N	22230 NE 66TH PL
007	929085	1000	11/26/12	\$784,900	\$791,000	3460	10	1989	Avg	39710	N	N	10131 214TH AVE NE
007	929085	0170	6/17/10	\$880,000	\$894,000	3490	10	1989	Avg	35924	N	N	21343 NE 101ST CT
007	815580	0290	5/3/11	\$975,000	\$1,029,000	3520	10	1996	Avg	43546	N	Y	6423 240TH WAY NE
007	352950	0170	5/23/12	\$715,000	\$744,000	3540	10	1994	Avg	26334	N	N	21329 NE 81ST ST
007	363680	0050	7/6/10	\$815,000	\$831,000	3540	10	1996	Avg	32567	N	N	8421 217TH AVE NE
007	929085	0710	3/27/12	\$799,950	\$837,000	3620	10	1992	Avg	30963	N	N	10315 218TH AVE NE
007	352960	0010	9/16/11	\$715,000	\$756,000	3650	10	1996	Avg	26597	N	N	8512 213TH PL NE
007	363680	0240	6/15/12	\$753,000	\$781,000	3660	10	1997	Avg	37333	N	N	21511 NE 84TH ST
007	352960	0070	6/29/12	\$715,000	\$740,000	3680	10	1995	Avg	32057	N	N	8731 213TH PL NE
007	929085	0540	12/21/10	\$690,000	\$721,000	3710	10	1990	Avg	44320	N	N	21855 NE 104TH PL
007	815580	0180	8/18/10	\$795,000	\$817,000	3730	10	1998	Avg	58824	N	Y	23913 NE 69TH PL
007	042506	9054	7/26/12	\$1,435,000	\$1,479,000	3770	10	2005	Avg	126759	N	N	8708 218TH AVE NE
007	929085	0790	1/7/11	\$716,000	\$749,000	3790	10	1989	Avg	49896	N	N	21523 NE 103RD ST
007	352801	0100	6/25/12	\$910,000	\$942,000	3805	10	1988	Avg	56716	N	N	22229 NE 66TH PL
007	363680	0190	3/14/11	\$757,250	\$797,000	3830	10	1997	Avg	22920	N	N	8305 213TH PL NE
007	929085	0720	3/28/12	\$760,000	\$795,000	3890	10	1991	Avg	29258	N	N	21530 NE 103RD ST
007	133091	0250	3/28/11	\$755,000	\$795,000	3900	10	1984	Good	108907	N	N	22841 NE 54TH ST
007	363680	0230	10/14/11	\$1,355,000	\$1,433,000	3960	10	1997	Avg	40560	N	N	21425 NE 84TH ST
007	929085	0310	12/18/10	\$850,000	\$888,000	3970	10	1989	Avg	35926	N	N	21809 NE 102ND ST
007	929085	0450	5/4/12	\$810,000	\$844,000	3980	10	1990	Avg	47032	N	N	10310 219TH CT NE

Improved Sales Used in this Annual Update Analysis
Area 71
(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	042506	9105	11/20/10	\$1,100,000	\$1,145,000	4010	10	2007	Avg	82764	N	N	22203 NE 85TH ST
007	929085	0390	8/8/12	\$1,000,000	\$1,029,000	4020	10	1990	Avg	35042	N	N	10128 219TH PL NE
007	929085	0270	8/18/11	\$742,000	\$785,000	4040	10	1989	Avg	38052	N	N	10115 218TH CT NE
007	815580	0160	12/13/12	\$890,000	\$894,000	4050	10	1990	Avg	28010	N	N	23900 NE 69TH PL
007	815580	0160	4/19/11	\$790,000	\$894,000	4050	10	1990	Avg	28010	N	N	23900 NE 69TH PL
007	042506	9106	6/3/10	\$1,400,000	\$1,418,000	4060	10	2000	Avg	82764	N	N	22209 NE 85TH ST
007	352801	0060	6/11/12	\$830,000	\$861,000	4085	10	1989	Avg	37200	N	N	22101 NE 66TH PL
007	929085	0690	1/23/12	\$875,000	\$921,000	4090	10	1991	Avg	36512	N	N	21725 NE 105TH PL
007	929085	0930	6/12/12	\$1,028,000	\$1,066,000	4090	10	1990	Good	35634	N	N	10207 217TH CT NE
007	929085	0700	9/21/10	\$760,000	\$785,000	4160	10	1989	Avg	36499	N	N	21743 NE 105TH PL
007	042506	9152	1/26/11	\$925,000	\$970,000	4240	10	2007	Avg	45738	N	N	9807 218TH PL NE
007	929085	0820	9/26/12	\$1,000,000	\$1,020,000	4450	10	1989	Avg	33928	N	N	21615 NE 103RD ST
007	352800	0430	7/10/12	\$745,000	\$770,000	4470	10	1988	Avg	92461	N	N	21507 NE 67TH ST
007	052506	9065	9/14/11	\$1,100,000	\$1,164,000	4625	10	2001	Avg	87120	N	N	8420 208TH AVE NE
007	052506	9122	8/31/10	\$915,000	\$942,000	4640	10	1991	Avg	47970	N	N	20708 NE 90TH ST
007	352802	0090	9/7/10	\$1,340,000	\$1,381,000	4870	10	1991	Avg	40886	N	N	6025 224TH AVE NE
007	042506	9151	9/25/12	\$1,250,000	\$1,276,000	4990	10	2008	Avg	45738	N	N	9723 218TH PL NE
007	133085	0070	8/23/12	\$745,000	\$765,000	5000	10	1995	Avg	21781	N	N	22506 NE 39TH WAY
007	798750	0020	3/23/12	\$955,000	\$1,000,000	5530	10	1997	Good	35832	N	N	22832 NE 58TH PL
007	042506	9107	8/10/12	\$1,585,000	\$1,630,000	6440	10	2002	Avg	156816	N	N	22211 NE 85TH ST
007	295440	0210	6/14/12	\$870,000	\$902,000	4060	11	1990	Good	35373	N	N	20427 NE 64TH PL
007	052506	9106	4/12/11	\$875,000	\$922,000	4220	11	2008	Avg	111319	N	N	9710 208TH AVE NE
007	152506	9268	7/3/12	\$959,000	\$992,000	4230	11	2006	Avg	92924	N	N	24016 NE 58TH PL
007	295440	0500	4/7/10	\$1,025,000	\$1,026,000	4240	11	1992	Avg	30687	N	N	6711 204TH DR NE
007	102506	9254	7/12/11	\$1,025,000	\$1,084,000	4290	11	2004	Avg	51645	N	N	7910 240TH AVE NE
007	295440	0280	4/15/11	\$1,010,000	\$1,065,000	4650	11	1990	Avg	39139	N	N	20413 NE 63RD ST
007	815580	0310	11/14/11	\$1,085,000	\$1,146,000	4700	11	1990	Avg	37056	N	Y	6401 240TH WAY NE

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Area 71
(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	295440	0390	5/6/10	\$1,045,000	\$1,052,000	4820	11	1996	Avg	42387	N	N	6215 204TH DR NE
007	295440	0040	10/4/12	\$1,250,000	\$1,273,000	4870	11	1990	Avg	35532	N	N	20440 NE 71ST ST
007	042506	9128	9/11/12	\$1,400,000	\$1,432,000	4900	11	2008	Avg	72745	N	N	22335 NE 85TH ST
007	052506	9126	5/17/11	\$1,339,400	\$1,414,000	5190	11	2004	Avg	145490	N	N	20011 NE 85TH ST
007	102506	9032	4/17/12	\$1,353,000	\$1,413,000	5980	11	2007	Avg	55756	N	N	7533 238TH AVE NE
007	295440	0450	5/6/10	\$1,295,000	\$1,304,000	6340	11	1990	Good	35000	N	N	6525 204TH DR NE
007	295440	0350	6/16/11	\$1,425,000	\$1,506,000	5200	12	2001	Avg	43986	N	N	20331 NE 61ST CT
007	295440	0050	5/26/11	\$1,450,000	\$1,532,000	5390	12	1995	Good	49087	N	N	20450 NE 71ST ST
007	295440	0200	6/8/10	\$1,600,000	\$1,622,000	5390	12	2005	Avg	36362	N	N	20424 NE 64TH PL
007	295440	0530	3/8/10	\$1,620,000	\$1,609,000	5850	12	1990	Good	80779	N	N	7207 204TH DR NE
007	092506	9135	12/13/10	\$2,250,000	\$2,348,000	4690	13	2009	Avg	77418	N	N	7917 219TH AVE NE
008	720233	0280	4/21/12	\$318,000	\$332,000	1350	7	2003	Avg	2839	N	N	9148 228TH WAY NE
008	720233	0500	9/29/10	\$315,000	\$326,000	1440	7	2003	Avg	3060	N	N	9137 228TH WAY NE
008	720234	0310	6/25/10	\$379,000	\$386,000	1480	7	2004	Avg	4000	N	N	8513 230TH AVE NE
008	720234	0460	10/10/12	\$350,000	\$356,000	1480	7	2004	Avg	4000	N	N	8530 229TH DR NE
008	720229	0090	6/8/11	\$325,420	\$344,000	1600	7	2002	Avg	4272	N	N	22331 NE 98TH ST
008	720229	0230	8/4/11	\$335,640	\$355,000	1600	7	2002	Avg	3129	N	N	9926 223RD AVE NE
008	720229	0320	3/24/10	\$381,000	\$380,000	1600	7	2002	Avg	3172	N	N	9814 223RD AVE NE
008	720233	0550	1/11/10	\$390,000	\$382,000	1600	7	2003	Avg	3605	N	N	9215 228TH WAY NE
008	720235	0030	5/14/10	\$377,000	\$380,000	1630	7	2004	Avg	3010	N	N	8746 233RD PL NE
008	720235	0090	12/14/11	\$325,000	\$343,000	1630	7	2004	Avg	2730	N	N	8676 233RD PL NE
008	720235	0260	3/9/11	\$351,000	\$369,000	1630	7	2004	Avg	2370	N	N	8517 233RD PL NE
008	720235	0390	9/26/12	\$392,000	\$400,000	1630	7	2004	Avg	2680	N	N	8729 233RD PL NE
008	720238	0130	12/22/11	\$355,000	\$374,000	1630	7	2005	Avg	3286	N	N	8200 233RD PL NE
008	720238	0280	7/2/12	\$373,000	\$386,000	1630	7	2005	Avg	2689	N	N	8205 233RD PL NE
008	720238	0350	1/11/11	\$350,000	\$366,000	1630	7	2005	Avg	3274	N	N	8303 233RD PL NE
008	720238	0370	4/20/10	\$380,000	\$381,000	1630	7	2005	Avg	2954	N	N	8319 233RD PL NE

Improved Sales Used in this Annual Update Analysis
Area 71
(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	720229	0500	8/14/12	\$372,000	\$382,000	1650	7	2002	Avg	2941	N	N	22330 NE 100TH WAY
008	720233	0200	2/22/10	\$369,000	\$365,000	1650	7	2003	Avg	3060	N	N	9141 229TH PL NE
008	720233	0240	3/21/11	\$382,950	\$403,000	1650	7	2003	Avg	2989	N	N	9189 229TH PL NE
008	720233	0290	2/2/12	\$349,000	\$367,000	1650	7	2003	Avg	3064	N	N	9136 228TH WAY NE
008	720233	0460	4/16/10	\$420,000	\$421,000	1680	7	2004	Avg	4750	N	N	22741 NE 91ST WAY
008	720229	0440	3/14/12	\$351,000	\$368,000	1690	7	2004	Avg	3129	N	N	9925 223RD PL NE
008	720229	0620	11/9/11	\$341,400	\$361,000	1690	7	2002	Avg	3026	N	N	22363 NE 101ST PL
008	720234	0390	6/6/11	\$340,000	\$359,000	1690	7	2004	Avg	4851	N	N	22913 NE 87TH PL
008	720235	0060	8/17/10	\$395,000	\$406,000	1690	7	2004	Avg	2890	N	N	8722 233RD PL NE
008	720235	0100	1/13/11	\$383,000	\$401,000	1690	7	2004	Avg	3160	N	N	8668 233RD PL NE
008	720235	0210	7/19/12	\$390,000	\$402,000	1690	7	2004	Avg	3280	N	N	8550 233RD PL NE
008	720235	0270	10/13/11	\$360,000	\$381,000	1690	7	2004	Avg	2590	N	N	8525 233RD PL NE
008	720235	0300	5/5/10	\$389,500	\$392,000	1690	7	2004	Avg	3310	N	N	8549 233RD PL NE
008	720235	0360	9/13/11	\$355,000	\$376,000	1690	7	2004	Avg	2440	N	N	8705 233RD PL NE
008	720238	0040	3/23/12	\$365,000	\$382,000	1690	7	2005	Avg	2520	N	N	8314 233RD PL NE
008	720238	0210	1/21/11	\$363,500	\$381,000	1690	7	2005	Avg	3004	N	N	8134 233RD PL NE
008	720238	0380	6/19/12	\$380,000	\$394,000	1690	7	2005	Avg	2870	N	N	8327 233RD PL NE
008	720234	0790	6/11/10	\$445,000	\$451,000	1880	7	2004	Avg	5000	N	N	8829 228TH WAY NE
008	720234	1500	11/21/12	\$420,000	\$424,000	1940	7	2004	Avg	5176	N	N	8114 230TH PL NE
008	720233	0800	1/26/12	\$410,000	\$431,000	2010	7	2003	Avg	4080	N	N	9127 227TH AVE NE
008	720238	0110	12/20/11	\$450,000	\$475,000	2020	7	2005	Avg	4138	N	N	8216 233RD PL NE
008	720238	0400	10/17/11	\$430,500	\$455,000	2020	7	2005	Avg	4169	N	N	8343 233RD PL NE
008	720238	0390	4/12/12	\$430,250	\$450,000	2030	7	2005	Avg	3388	N	N	8335 233RD PL NE
008	720234	0120	9/21/12	\$405,000	\$414,000	2050	7	2004	Avg	5057	N	N	8436 230TH WAY NE
008	720234	0180	5/18/12	\$415,000	\$432,000	2050	7	2004	Avg	5796	N	N	8431 230TH WAY NE
008	720234	1350	7/9/10	\$460,000	\$469,000	2050	7	2005	Avg	6031	N	N	23026 NE 82ND ST
008	720228	0290	8/2/10	\$452,000	\$463,000	2120	7	2001	Avg	4045	N	N	9512 226TH PL NE

Improved Sales Used in this Annual Update Analysis
Area 71
(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	720228	0320	2/8/11	\$425,000	\$446,000	2120	7	2001	Avg	4710	N	N	9536 226TH PL NE
008	720231	0060	1/21/10	\$445,000	\$437,000	2120	7	2002	Avg	4407	N	N	22712 NE FERN REACH CIR
008	720231	0080	7/16/10	\$442,000	\$451,000	2120	7	2002	Avg	4321	N	N	22724 NE FERN REACH CIR
008	720234	0070	6/23/10	\$442,000	\$449,000	2120	7	2004	Avg	5080	N	N	8606 230TH WAY NE
008	720235	0180	12/3/10	\$415,000	\$433,000	2120	7	2004	Avg	3720	N	N	8604 233RD PL NE
008	720235	0190	6/16/11	\$410,000	\$433,000	2120	7	2004	Avg	3600	N	N	8566 233RD PL NE
008	720235	0240	10/19/12	\$460,000	\$467,000	2120	7	2004	Avg	3450	N	N	8526 233RD PL NE
008	720235	0330	8/18/11	\$425,000	\$450,000	2120	7	2004	Avg	3630	N	N	8659 233RD PL NE
008	720226	1110	9/27/12	\$428,500	\$437,000	2240	7	2000	Avg	4773	N	N	10136 225TH TER NE
008	720227	0680	3/21/12	\$422,000	\$442,000	2270	7	2001	Avg	4729	N	N	9819 228TH TER NE
008	720226	1140	6/1/11	\$422,000	\$446,000	2280	7	2000	Avg	4295	N	N	10160 225TH TER NE
008	720227	0060	4/18/11	\$436,800	\$461,000	2280	7	2001	Avg	5221	N	N	9954 227TH WAY NE
008	720228	0300	4/7/10	\$455,000	\$455,000	2280	7	2001	Avg	5038	N	N	9520 226TH PL NE
008	720228	0330	11/3/11	\$425,000	\$449,000	2280	7	2001	Avg	4501	N	N	9544 226TH PL NE
008	720231	0050	5/7/12	\$439,500	\$458,000	2280	7	2002	Avg	6327	N	N	22706 NE FERN REACH CIR
008	720231	0050	3/6/10	\$459,950	\$458,000	2280	7	2002	Avg	6327	N	N	22706 NE FERN REACH CIR
008	720231	0070	4/16/10	\$455,000	\$456,000	2280	7	2002	Avg	4446	N	N	22718 NE FERN REACH CIR
008	720231	0090	7/3/12	\$460,000	\$476,000	2280	7	2002	Avg	4908	N	N	22730 NE FERN REACH CIR
008	720233	0780	6/23/11	\$457,000	\$483,000	2280	7	2003	Avg	4925	N	N	9103 227TH AVE NE
008	720233	0760	10/22/10	\$420,000	\$436,000	2290	7	2003	Avg	4080	N	N	9116 227TH AVE NE
008	720227	0110	11/18/10	\$438,000	\$456,000	2360	7	2001	Avg	4182	N	N	22727 NE CASCARA CIR
008	720234	1020	12/15/11	\$385,000	\$406,000	2370	7	2005	Avg	5590	N	N	8806 228TH WAY NE
008	720234	0760	3/28/11	\$450,000	\$474,000	2390	7	2004	Avg	5026	N	N	8805 228TH WAY NE
008	720234	1060	11/18/10	\$450,000	\$468,000	2410	7	2005	Avg	4876	N	N	8838 228TH WAY NE
008	720229	0010	5/10/12	\$432,000	\$450,000	2480	7	2005	Avg	3754	N	N	9924 223RD PL NE
008	720233	1230	9/17/12	\$480,000	\$491,000	2480	7	2003	Avg	5982	N	N	22559 NE 91ST WAY
008	720234	1230	12/6/11	\$430,000	\$454,000	2480	7	2004	Avg	5070	N	N	23017 NE 81ST ST

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Area 71
(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	720226	0680	4/28/10	\$458,500	\$461,000	2510	7	2001	Avg	5129	N	N	10137 224TH AVE NE
008	720226	0690	5/13/10	\$458,000	\$462,000	2510	7	2001	Avg	5125	N	N	10145 224TH AVE NE
008	720226	1360	7/23/12	\$480,000	\$495,000	2510	7	2000	Avg	5132	N	N	10135 225TH TER NE
008	720227	0940	9/24/12	\$460,000	\$469,000	2510	7	2001	Avg	5456	N	N	9960 228TH TER NE
008	720228	0070	4/15/11	\$443,000	\$467,000	2510	7	2001	Avg	4327	N	N	22592 NE 96TH ST
008	720228	0750	5/25/12	\$440,000	\$458,000	2510	7	2001	Avg	8394	N	N	9427 225TH WAY NE
008	720228	0680	12/4/11	\$445,000	\$470,000	2520	7	2004	Avg	5350	N	N	9405 226TH PL NE
008	720233	1430	10/4/10	\$470,000	\$486,000	2550	7	2003	Avg	6326	N	N	22540 NE 92ND ST
008	720228	0600	4/13/12	\$465,000	\$486,000	2565	7	2002	Avg	4489	N	N	9515 226TH PL NE
008	720233	1010	7/28/11	\$432,500	\$458,000	2600	7	2003	Avg	6474	N	N	9208 226TH PL NE
008	720234	0360	2/16/11	\$450,000	\$473,000	2600	7	2004	Avg	6204	N	N	8611 230TH AVE NE
008	720227	0540	8/31/10	\$468,500	\$482,000	2620	7	2001	Avg	4359	N	N	9756 227TH WAY NE
008	720227	0770	10/15/10	\$487,000	\$505,000	2620	7	2001	Avg	5087	N	N	9949 228TH TER NE
008	720228	0310	5/27/10	\$467,000	\$472,000	2620	7	2001	Avg	5177	N	N	9528 226TH PL NE
008	720233	0680	11/28/12	\$507,000	\$511,000	2620	7	2003	Avg	7203	N	N	9254 227TH AVE NE
008	720233	0750	4/14/11	\$459,500	\$484,000	2620	7	2003	Avg	4080	N	N	9128 227TH AVE NE
008	720234	0200	10/17/12	\$460,000	\$467,000	2620	7	2004	Avg	5848	N	N	8503 230TH WAY NE
008	720234	1150	12/8/10	\$484,000	\$505,000	2620	7	2005	Avg	5199	N	N	8125 229TH DR NE
008	720234	1170	5/27/11	\$425,000	\$449,000	2620	7	2005	Avg	5302	N	N	8109 229TH DR NE
008	720233	1160	8/13/12	\$505,000	\$519,000	2640	7	2003	Avg	7096	N	N	9181 226TH PL NE
008	720234	0630	4/12/10	\$496,000	\$497,000	2660	7	2004	Avg	5277	N	N	8427 229TH DR NE
008	720227	0860	7/27/12	\$481,000	\$496,000	2690	7	2001	Avg	4737	N	N	9818 228TH TER NE
008	720228	0040	3/21/11	\$449,000	\$473,000	2720	7	2001	Avg	4932	N	N	22578 NE 96TH ST
008	720228	0020	8/24/10	\$470,250	\$483,000	2740	7	2003	Avg	4129	N	N	22572 NE 96TH ST
008	720228	0540	6/23/10	\$477,500	\$486,000	2755	7	2002	Avg	4895	N	N	9442 225TH WAY NE
008	720228	0810	6/14/12	\$484,000	\$502,000	2755	7	2002	Avg	6106	N	N	9517 225TH WAY NE
008	720226	0700	5/8/12	\$485,000	\$505,000	2760	7	2001	Avg	5125	N	N	10153 224TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 71
(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	720226	0740	9/11/12	\$493,000	\$504,000	2760	7	2001	Avg	5421	N	N	10185 224TH AVE NE
008	720226	1340	7/6/11	\$427,500	\$452,000	2760	7	2000	Avg	5160	N	N	10119 225TH TER NE
008	720226	1370	9/9/12	\$493,475	\$505,000	2760	7	2000	Avg	5126	N	N	10143 225TH TER NE
008	720227	0820	10/18/12	\$480,000	\$488,000	2890	7	2001	Avg	4736	N	N	9746 228TH TER NE
008	720226	0770	6/29/12	\$511,400	\$529,000	2920	7	2001	Avg	5577	N	N	22416 NE 102ND PL
008	720228	0620	4/2/12	\$507,000	\$530,000	3020	7	2002	Avg	6046	N	N	9503 226TH PL NE
008	720233	1490	12/18/12	\$560,000	\$562,000	3020	7	2003	Avg	6591	N	N	22523 NE 93RD PL
008	720234	0680	7/10/12	\$525,000	\$543,000	3040	7	2004	Avg	5000	N	N	8531 229TH DR NE
008	720228	0840	10/22/12	\$529,000	\$537,000	3270	7	2002	Avg	6666	N	N	9539 225TH WAY NE
008	720234	0210	1/8/10	\$475,000	\$465,000	3280	7	2004	Avg	5769	N	N	8511 230TH WAY NE
008	720234	0550	6/17/10	\$540,000	\$549,000	3280	7	2004	Avg	7514	N	N	8315 229TH DR NE
008	720234	0830	11/20/12	\$540,000	\$545,000	3280	7	2004	Avg	4998	N	N	8923 228TH WAY NE
008	720234	0930	9/26/11	\$440,000	\$465,000	3280	7	2005	Avg	4904	N	N	8716 230TH WAY NE
008	720228	0590	5/17/10	\$518,500	\$523,000	3410	7	2003	Avg	6202	N	N	9511 226TH PL NE
008	720233	1200	9/11/12	\$560,000	\$573,000	3880	7	2003	Avg	5700	N	N	22619 NE 91ST WAY
008	720233	1240	10/1/12	\$550,000	\$561,000	3880	7	2003	Avg	6167	N	N	22551 NE 91ST WAY
008	720233	1290	1/19/10	\$574,000	\$563,000	3880	7	2003	Avg	9520	N	N	9143 225TH WAY NE
008	720234	1210	12/5/10	\$514,000	\$536,000	3880	7	2005	Avg	6084	N	N	22927 NE 81ST ST
008	720233	1360	3/21/12	\$560,000	\$586,000	4140	7	2003	Avg	6994	N	N	9261 225TH WAY NE
008	720234	0560	11/28/11	\$548,500	\$579,000	4160	7	2004	Avg	6733	N	N	8323 229TH DR NE
008	720234	0600	8/10/12	\$595,000	\$612,000	4160	7	2004	Avg	10028	N	N	22820 NE 84TH PL
008	720229	0040	4/21/10	\$532,000	\$534,000	4230	7	2001	Avg	5891	N	N	9830 223RD PL NE
008	720226	0240	9/23/11	\$430,000	\$455,000	2190	8	2001	Avg	8250	N	N	22523 NE 100TH WAY
008	720310	0580	12/13/11	\$484,000	\$511,000	2220	8	2008	Avg	4134	N	N	10838 243RD AVE NE
008	720226	0250	1/8/10	\$497,500	\$487,000	2330	8	2001	Avg	7512	N	N	22531 NE CASCARA CIR
008	720226	0410	3/29/10	\$489,000	\$488,000	2330	8	2001	Avg	4462	N	N	22582 NE 99TH WAY
008	720311	0020	10/6/10	\$519,750	\$538,000	2370	8	2009	Avg	3811	N	N	10736 EASTRIDGE DR NE

Improved Sales Used in this Annual Update Analysis
Area 71
(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	720311	0120	6/7/10	\$518,000	\$525,000	2370	8	2010	Avg	4727	N	N	10632 EASTRIDGE DR NE
008	720311	0230	2/1/10	\$519,000	\$511,000	2370	8	2010	Avg	4154	N	N	10733 242ND PL NE
008	720311	0060	5/17/10	\$510,000	\$515,000	2380	8	2010	Avg	3811	N	N	10704 EASTRIDGE DR NE
008	720311	0080	6/26/10	\$508,685	\$518,000	2380	8	2010	Avg	3863	N	N	10664 EASTRIDGE DR NE
008	720311	0100	9/22/10	\$514,990	\$532,000	2380	8	2010	Avg	3940	N	N	10648 EASTRIDGE DR NE
008	720311	0150	8/5/10	\$514,990	\$528,000	2380	8	2010	Avg	3678	N	N	10645 242ND PL NE
008	720311	0190	6/16/10	\$505,000	\$513,000	2380	8	2010	Avg	3752	N	N	10701 242ND PL NE
008	720311	0170	10/22/10	\$505,900	\$525,000	2390	8	2010	Avg	3676	N	N	10661 242ND PL NE
008	720310	0040	9/8/11	\$573,500	\$607,000	2420	8	2011	Avg	7036	N	N	11033 243RD AVE NE
008	720311	0560	3/17/11	\$575,000	\$605,000	2420	8	2011	Avg	5871	N	N	10748 243RD AVE NE
008	720311	0590	6/20/11	\$579,000	\$612,000	2420	8	2011	Avg	5500	N	N	10724 243RD AVE NE
008	720311	0670	11/10/11	\$582,000	\$615,000	2420	8	2011	Avg	7582	N	N	10630 243RD AVE NE
008	720310	0590	10/8/12	\$516,500	\$526,000	2440	8	2008	Avg	5013	N	N	10835 243RD AVE NE
008	720311	0040	2/16/10	\$514,990	\$509,000	2450	8	2010	Avg	3811	N	N	10720 EASTRIDGE DR NE
008	720311	0090	6/23/10	\$512,000	\$521,000	2450	8	2010	Avg	3944	N	N	10656 EASTRIDGE DR NE
008	720311	0140	6/22/10	\$509,000	\$518,000	2450	8	2010	Avg	3816	N	N	10637 242ND PL NE
008	720311	0210	5/17/10	\$508,000	\$513,000	2450	8	2010	Avg	3951	N	N	10717 242ND PL NE
008	720311	0240	2/11/10	\$512,990	\$506,000	2450	8	2010	Avg	4332	N	N	10741 242ND PL NE
008	720311	0180	6/23/10	\$519,990	\$529,000	2460	8	2010	Avg	3703	N	N	10669 242ND PL NE
008	720311	0220	7/9/12	\$504,000	\$521,000	2460	8	2010	Avg	4056	N	N	10725 242ND PL NE
008	720311	0220	3/24/10	\$508,000	\$521,000	2460	8	2010	Avg	4056	N	N	10725 242ND PL NE
008	720310	0380	5/20/10	\$518,000	\$523,000	2470	8	2008	Avg	5841	N	N	24208 NE 108TH ST
008	720311	0050	4/14/10	\$520,000	\$521,000	2470	8	2010	Avg	3811	N	N	10712 EASTRIDGE DR NE
008	720311	0110	8/16/10	\$510,000	\$524,000	2470	8	2010	Avg	3962	N	N	10640 EASTRIDGE DR NE
008	720315	0260	7/3/12	\$505,440	\$523,000	2470	8	2011	Avg	4988	N	N	10230 242ND AVE NE
008	720315	0350	12/1/11	\$504,000	\$532,000	2470	8	2011	Avg	5608	N	N	10245 EASTRIDGE DR NE
008	720315	0380	3/23/12	\$504,940	\$529,000	2470	8	2011	Avg	5496	N	N	10227 EASTRIDGE DR NE

Improved Sales Used in this Annual Update Analysis
Area 71
(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	720310	0210	1/7/10	\$575,622	\$563,000	2480	8	2010	Avg	4950	N	N	10826 243RD AVE NE
008	720310	0280	5/7/10	\$574,990	\$579,000	2480	8	2010	Avg	4953	N	N	24251 NE 108TH ST
008	720311	0070	5/24/10	\$499,000	\$504,000	2480	8	2010	Avg	3811	N	N	10672 EASTRIDGE DR NE
008	720311	0130	6/21/10	\$519,990	\$529,000	2480	8	2010	Avg	4645	N	N	10629 242ND PL NE
008	720311	0160	9/24/10	\$505,000	\$522,000	2480	8	2010	Avg	3746	N	N	10653 242ND PL NE
008	720311	0200	6/22/10	\$519,990	\$529,000	2480	8	2010	Avg	3834	N	N	10709 242ND PL NE
008	720317	0050	9/27/12	\$579,990	\$592,000	2480	8	2012	Avg	5263	N	N	10506 SHERIDAN CRES NE
008	720310	0090	12/1/10	\$554,699	\$578,000	2490	8	2010	Avg	6003	N	N	11016 243RD AVE NE
008	720315	0250	6/17/11	\$509,335	\$538,000	2490	8	2011	Avg	5000	N	N	10224 242ND AVE NE
008	720310	0020	3/2/12	\$555,100	\$582,000	2500	8	2011	Avg	6227	N	N	11017 243RD AVE NE
008	720310	0070	12/13/10	\$575,000	\$600,000	2500	8	2010	Avg	11460	N	N	11032 243RD AVE NE
008	720311	0280	6/23/10	\$560,000	\$569,000	2500	8	2010	Avg	5277	N	N	10738 242ND PL NE
008	720311	0320	6/3/10	\$561,990	\$569,000	2500	8	2010	Avg	4714	N	N	10702 242ND PL NE
008	720311	0350	6/21/10	\$557,500	\$567,000	2500	8	2010	Avg	4443	N	N	10644 242ND PL NE
008	720311	0480	10/21/10	\$569,000	\$590,000	2500	8	2010	Avg	5605	N	N	10731 243RD AVE NE
008	720311	0510	9/21/10	\$563,000	\$581,000	2500	8	2010	Avg	7016	N	N	10761 243RD AVE NE
008	720311	0520	10/29/10	\$591,000	\$613,000	2500	8	2010	Avg	5296	N	N	10780 243RD PL NE
008	720311	0550	2/11/11	\$567,500	\$596,000	2500	8	2010	Avg	6153	N	N	10756 243RD AVE NE
008	720311	0580	5/16/11	\$553,000	\$584,000	2500	8	2010	Avg	5500	N	N	10732 243RD AVE NE
008	720315	0240	5/5/11	\$493,990	\$521,000	2500	8	2011	Avg	5000	N	N	10218 242ND AVE NE
008	720311	0400	10/20/11	\$545,000	\$576,000	2510	8	2011	Avg	6076	N	N	10635 243RD AVE NE
008	720315	0030	2/25/11	\$566,630	\$595,000	2510	8	2011	Avg	5991	N	N	10273 SHERIDAN CRES NE
008	720315	0050	1/12/12	\$550,000	\$579,000	2510	8	2011	Avg	12544	N	N	10261 SHERIDAN CRES NE
008	720315	0080	12/8/11	\$530,448	\$560,000	2510	8	2011	Avg	5436	N	N	10243 242ND AVE NE
008	720315	0110	11/16/11	\$530,000	\$560,000	2510	8	2011	Avg	5350	N	N	10225 242ND AVE NE
008	720315	0140	11/4/11	\$530,340	\$560,000	2510	8	2011	Avg	8345	N	N	10207 242ND AVE NE
008	720315	0170	6/23/12	\$532,694	\$552,000	2510	8	2012	Avg	6227	N	N	24209 NE 102ND ST

Improved Sales Used in this Annual Update Analysis
Area 71
(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	720315	0200	5/16/12	\$523,533	\$545,000	2510	8	2012	Avg	4950	N	N	24227 NE 102ND ST
008	720315	0230	1/24/11	\$510,972	\$536,000	2510	8	2011	Avg	4812	N	N	10212 242ND AVE NE
008	720315	0280	8/17/11	\$505,900	\$535,000	2510	8	2011	Avg	4718	N	N	10242 242ND AVE NE
008	720315	0300	7/15/11	\$504,134	\$533,000	2510	8	2011	Avg	5468	N	N	10254 242ND AVE NE
008	720315	0340	8/15/11	\$509,900	\$539,000	2510	8	2011	Avg	5345	N	N	10251 EASTRIDGE DR NE
008	720315	0370	10/19/11	\$500,000	\$529,000	2510	8	2011	Avg	5473	N	N	10233 EASTRIDGE DR NE
008	720315	0400	12/13/10	\$507,000	\$529,000	2510	8	2011	Avg	6316	N	N	10215 EASTRIDGE DR NE
008	720317	0080	8/1/12	\$559,013	\$576,000	2510	8	2012	Avg	5041	N	N	10470 SHERIDAN CRES NE
008	720317	0240	7/10/12	\$528,652	\$546,000	2510	8	2012	Avg	4378	N	N	10396 EASTRIDGE LN NE
008	720315	0270	4/26/12	\$513,990	\$536,000	2520	8	2011	Avg	4896	N	N	10236 242ND AVE NE
008	720315	0290	4/10/12	\$509,990	\$533,000	2520	8	2011	Avg	4742	N	N	10248 242ND AVE NE
008	720315	0360	12/20/11	\$505,950	\$534,000	2520	8	2011	Avg	5343	N	N	10239 EASTRIDGE DR NE
008	720315	0390	1/4/11	\$507,990	\$531,000	2520	8	2011	Avg	5405	N	N	10221 EASTRIDGE DR NE
008	720311	0640	10/24/11	\$569,500	\$602,000	2540	8	2011	Avg	5500	N	N	10654 243RD AVE NE
008	720317	0110	7/18/12	\$553,728	\$572,000	2540	8	2012	Avg	6969	N	N	10422 SHERIDAN CREST NT
008	720226	0870	5/4/12	\$440,000	\$459,000	2560	8	2001	Avg	4568	N	N	10197 226TH AVE NE
008	720315	0010	10/27/10	\$539,758	\$560,000	2560	8	2010	Avg	6534	N	N	10285 SHERIDAN CRES NE
008	720315	0090	2/6/12	\$530,000	\$557,000	2560	8	2011	Avg	5233	N	N	10237 242ND AVE NE
008	720315	0120	1/10/12	\$535,000	\$563,000	2560	8	2011	Avg	5108	N	N	10219 242ND AVE NE
008	720315	0150	12/8/11	\$540,000	\$570,000	2560	8	2011	Avg	9859	N	N	10201 242ND AVE NE
008	720315	0190	6/15/12	\$546,349	\$567,000	2560	8	2012	Avg	4950	N	N	24221 NE 102ND ST
008	720315	0210	12/7/11	\$525,000	\$554,000	2560	8	2011	Avg	5696	N	N	24233 NE 102ND ST
008	720315	0220	2/28/12	\$535,000	\$561,000	2560	8	2011	Avg	6921	N	N	10206 242ND AVE NE
008	720311	0440	7/11/11	\$546,875	\$578,000	2580	8	2011	Avg	5124	N	N	10705 243RD AVE NE
008	720310	0080	4/6/11	\$576,691	\$608,000	2590	8	2009	Avg	9009	N	N	11024 243RD AVE NE
008	720311	0410	9/21/11	\$564,990	\$598,000	2590	8	2011	Avg	5665	N	N	10647 243RD AVE NE
008	720315	0020	12/15/10	\$557,000	\$581,000	2650	8	2010	Avg	5808	N	N	10279 SHERIDAN CRES NE

Improved Sales Used in this Annual Update Analysis
Area 71
(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	720315	0060	1/24/12	\$555,990	\$585,000	2650	8	2011	Avg	8396	N	N	10255 242ND AVE NE
008	720315	0070	5/23/12	\$540,287	\$562,000	2650	8	2012	Avg	8473	N	N	10249 242ND AVE NE
008	720315	0100	11/9/11	\$530,000	\$560,000	2650	8	2011	Avg	5732	N	N	10231 242ND AVE NE
008	720315	0130	11/28/11	\$539,000	\$569,000	2650	8	2011	Avg	5752	N	N	10213 242ND AVE NE
008	720315	0180	6/22/12	\$542,076	\$562,000	2650	8	2011	Avg	4950	N	N	24215 NE 102ND ST
008	720317	0010	8/10/12	\$554,990	\$571,000	2650	8	2012	Avg	5318	N	N	10586 SHERIDAN CRES NE
008	720317	0040	6/21/12	\$555,205	\$575,000	2650	8	2012	Avg	5789	N	N	10524 SHERIDAN CRES NE
008	720317	0060	8/7/12	\$562,881	\$579,000	2650	8	2012	Avg	4964	N	N	10498 SHERIDAN CRES NE
008	720317	0090	7/18/12	\$559,954	\$578,000	2650	8	2012	Avg	5421	N	N	10452 SHERIDAN CRES NE
008	720317	0100	7/27/12	\$584,988	\$603,000	2650	8	2012	Avg	6057	N	N	10434 SHERIDAN CRES NE
008	720317	0120	7/6/12	\$570,914	\$590,000	2650	8	2012	Avg	8237	N	N	10404 SHERIDAN CREST NT
008	720226	0330	4/23/10	\$500,000	\$502,000	2660	8	2001	Avg	4000	N	N	9929 227TH WAY NE
008	720226	0350	5/17/10	\$487,500	\$492,000	2660	8	2001	Avg	4000	N	N	9913 227TH WAY NE
008	720226	0450	3/11/10	\$488,000	\$485,000	2660	8	2001	Avg	8438	N	N	22550 NE 99TH WAY
008	720226	0980	5/4/11	\$485,000	\$512,000	2660	8	2001	Avg	4049	N	N	10109 226TH AVE NE
008	720310	0100	5/25/10	\$589,000	\$596,000	2700	8	2010	Avg	5940	N	N	11008 243RD AVE NE
008	720311	0290	3/19/12	\$572,000	\$599,000	2700	8	2010	Avg	5000	N	N	10726 242ND PL NE
008	720311	0290	5/21/10	\$574,990	\$599,000	2700	8	2010	Avg	5000	N	N	10726 242ND PL NE
008	720311	0360	9/20/10	\$554,990	\$573,000	2700	8	2010	Avg	4779	N	N	10636 242ND PL NE
008	720311	0460	1/17/11	\$551,192	\$577,000	2700	8	2010	Avg	5280	N	N	10721 243RD AVE NE
008	720311	0540	6/15/11	\$551,938	\$583,000	2700	8	2010	Avg	6319	N	N	10764 243RD AVE NE
008	720310	0220	2/25/10	\$565,000	\$560,000	2720	8	2010	Avg	4950	N	N	10818 243RD AVE NE
008	720311	0340	6/17/10	\$567,100	\$576,000	2720	8	2010	Avg	4483	N	N	10652 242ND PL NE
008	720226	0030	6/16/11	\$530,000	\$560,000	2750	8	2001	Avg	6599	N	N	22617 NE 98TH PL
008	720226	0160	8/24/11	\$538,000	\$569,000	2750	8	2001	Avg	6791	N	N	9903 225TH AVE NE
008	720226	0510	12/28/10	\$525,000	\$549,000	2750	8	2000	Avg	7571	N	N	22513 NE 99TH WAY
008	720311	0380	1/14/11	\$597,261	\$625,000	2750	8	2010	Avg	7067	N	N	10613 243RD AVE NE

Improved Sales Used in this Annual Update Analysis
Area 71
(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	720310	0230	4/16/10	\$569,000	\$570,000	2760	8	2010	Avg	4950	N	N	10810 243RD AVE NE
008	720311	0300	6/4/10	\$565,000	\$572,000	2760	8	2010	Avg	4996	N	N	10718 242ND PL NE
008	720311	0420	9/23/11	\$568,000	\$601,000	2760	8	2011	Avg	5115	N	N	10655 243RD AVE NE
008	720311	0450	2/22/11	\$563,000	\$592,000	2760	8	2010	Avg	5143	N	N	10713 243RD AVE NE
008	720311	0490	10/6/10	\$573,000	\$593,000	2760	8	2010	Avg	5965	N	N	10745 243RD AVE NE
008	720311	0700	1/11/12	\$567,500	\$598,000	2760	8	2011	Avg	7202	N	N	10606 243RD AVE NE
008	720310	0010	9/3/10	\$577,000	\$594,000	2770	8	2010	Avg	7607	N	N	11009 243RD AVE NE
008	720226	0130	11/2/11	\$530,000	\$560,000	2780	8	2000	Avg	7581	N	N	9817 225TH AVE NE
008	720226	0560	5/17/11	\$535,000	\$565,000	2780	8	2000	Avg	6888	N	N	22532 NE 98TH PL
008	720310	0050	2/16/12	\$542,000	\$569,000	2780	8	2011	Avg	6801	N	N	11041 243RD AVE NE
008	720311	0530	9/29/10	\$595,000	\$615,000	2780	8	2010	Avg	5181	N	N	10772 243RD AVE NE
008	720311	0390	11/4/11	\$557,000	\$589,000	2790	8	2011	Avg	5355	N	N	10625 243RD AVE NE
008	720311	0600	6/22/11	\$555,000	\$587,000	2790	8	2011	Avg	5500	N	N	10716 243RD AVE NE
008	720311	0630	10/27/11	\$573,600	\$606,000	2790	8	2011	Avg	5500	N	N	10662 243RD AVE NE
008	720227	0160	3/31/12	\$541,000	\$566,000	2800	8	2002	Avg	5637	N	N	22832 NE 100TH PL
008	720227	0970	7/20/11	\$543,500	\$575,000	2800	8	2002	Avg	6187	N	N	9951 229TH LN NE
008	720227	1040	12/16/11	\$528,000	\$557,000	2800	8	2001	Avg	5712	N	N	9823 229TH LN NE
008	720310	0200	4/26/10	\$557,990	\$561,000	2800	8	2010	Avg	4950	N	N	10834 243RD AVE NE
008	720311	0270	5/12/10	\$579,950	\$585,000	2820	8	2010	Avg	6466	N	N	10742 242ND PL NE
008	720311	0310	5/17/10	\$565,000	\$570,000	2820	8	2010	Avg	4742	N	N	10710 242ND PL NE
008	720311	0330	12/21/12	\$602,000	\$604,000	2820	8	2010	Avg	4415	N	N	10660 242ND PL NE
008	720311	0330	6/29/10	\$579,000	\$604,000	2820	8	2010	Avg	4415	N	N	10660 242ND PL NE
008	720311	0370	12/14/11	\$566,500	\$598,000	2820	8	2010	Avg	7217	N	N	10628 242ND PL NE
008	720311	0430	11/3/11	\$571,500	\$604,000	2820	8	2011	Avg	5120	N	N	10665 243RD AVE NE
008	720311	0500	10/20/10	\$574,990	\$596,000	2820	8	2010	Avg	6743	N	N	10753 243RD PL NE
008	720311	0570	6/8/11	\$569,450	\$602,000	2820	8	2010	Avg	5500	N	N	10740 243RD AVE NE
008	720311	0610	8/24/11	\$568,800	\$602,000	2820	8	2011	Avg	5500	N	N	10708 243RD AVE NE

Improved Sales Used in this Annual Update Analysis
Area 71
(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	720311	0660	12/20/11	\$552,000	\$582,000	2820	8	2011	Avg	5998	N	N	10638 243RD AVE NE
008	720311	0690	12/20/11	\$558,000	\$588,000	2820	8	2011	Avg	7850	N	N	10614 243RD AVE NE
008	720310	0030	11/23/11	\$582,000	\$614,000	2840	8	2011	Avg	6404	N	N	11025 243RD AVE NE
008	720310	0060	9/27/11	\$561,000	\$593,000	2890	8	2011	Avg	11699	N	N	11040 243RD AVE NE
008	720311	0470	4/12/11	\$560,000	\$590,000	2890	8	2010	Avg	5443	N	N	10729 243RD AVE NE
008	720227	1100	10/10/11	\$547,500	\$579,000	2980	8	2001	Avg	5895	N	N	9729 229TH LN NE
008	720227	0350	11/12/10	\$579,500	\$603,000	3030	8	2001	Avg	6647	N	N	9752 229TH LN NE
008	720311	0620	7/26/11	\$580,000	\$614,000	3120	8	2011	Avg	5500	N	N	10670 243RD AVE NE
008	720311	0680	9/13/11	\$585,870	\$620,000	3120	8	2011	Avg	8323	N	N	10622 243RD AVE NE
008	720311	0650	10/27/11	\$570,000	\$602,000	3130	8	2011	Avg	6239	N	N	10646 243RD AVE NE
008	720227	0170	2/29/12	\$542,000	\$569,000	3140	8	2003	Avg	5698	N	N	22840 NE 100TH PL
008	720227	0200	5/23/11	\$550,000	\$581,000	3150	8	2003	Avg	5587	N	N	10010 229TH LN NE
008	720227	0250	11/21/11	\$532,530	\$562,000	3150	8	2001	Avg	7400	N	N	9934 229TH LN NE
008	720227	0300	6/7/10	\$615,000	\$623,000	3150	8	2001	Avg	6461	N	N	9832 229TH LN NE
008	720310	0600	8/4/11	\$549,990	\$582,000	2500	9	2011	Avg	6242	N	N	11108 MUIRWOOD WAY NE
008	720316	0110	8/15/12	\$657,257	\$675,000	2730	9	2012	Avg	4871	N	N	10625 ELLISTON WAY NE
008	720318	0230	6/20/12	\$606,329	\$628,000	2740	9	2012	Avg	5895	N	N	23970 NE 100TH ST
008	720318	0260	8/28/12	\$631,600	\$648,000	2740	9	2012	Avg	5803	N	N	23961 NE 101ST PL
008	720318	0290	4/23/12	\$595,000	\$621,000	2750	9	2012	Avg	6782	N	N	23999 NE 100TH ST
008	720318	0310	7/2/12	\$595,000	\$616,000	2750	9	2012	Avg	6940	N	N	10071 240TH AVE NE
008	720310	0610	5/15/11	\$567,000	\$599,000	2820	9	2011	Avg	6209	N	N	11100 MUIRWOOD WAY NE
008	720318	0250	5/14/12	\$600,000	\$625,000	2910	9	2012	Avg	5609	N	N	23960 NE 100TH ST
008	720318	0280	5/9/12	\$600,000	\$625,000	2910	9	2012	Avg	6927	N	N	23979 NE 100TH ST
008	720230	0300	10/20/11	\$689,000	\$728,000	2930	9	2003	Avg	6530	N	N	9317 221ST PL NE
008	720312	0030	8/6/10	\$625,000	\$641,000	2950	9	2010	Avg	4850	N	N	10847 237TH AVE NE
008	720230	0620	3/6/10	\$620,000	\$616,000	3010	9	2004	Avg	7462	N	N	9411 222ND AVE NE
008	720310	0910	1/6/11	\$607,000	\$635,000	3100	9	2010	Avg	5000	N	N	10832 237TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 71
(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	720318	0220	9/5/12	\$625,000	\$640,000	3100	9	2012	Avg	6022	N	N	23978 NE 100TH ST
008	720318	0270	2/15/12	\$600,000	\$630,000	3100	9	2012	Avg	6786	N	N	23973 NE 100TH ST
008	720318	0300	7/31/12	\$610,000	\$628,000	3100	9	2012	Avg	6790	N	N	10087 240TH AVE NE
008	720310	0620	12/7/10	\$620,000	\$647,000	3130	9	2010	Avg	6182	N	N	11066 MUIRWOOD WAY NE
008	720310	0840	4/27/11	\$621,945	\$656,000	3130	9	2010	Avg	5984	N	N	23709 NE 108TH PL
008	720312	0040	5/25/10	\$614,000	\$621,000	3130	9	2010	Avg	4850	N	N	10839 237TH AVE NE
008	720313	0050	2/24/10	\$630,000	\$624,000	3130	9	2009	Avg	5489	N	N	10767 ELLISTON WAY NE
008	720316	0240	8/22/12	\$624,000	\$641,000	3130	9	2012	Avg	5852	N	N	10656 238TH PL NE
008	720316	0300	2/22/12	\$620,000	\$651,000	3130	9	2012	Avg	7390	N	N	23752 NE 107TH LN
008	720230	0120	10/15/12	\$605,000	\$615,000	3170	9	2003	Avg	7432	N	N	9633 222ND AVE NE
008	720316	0070	7/24/12	\$670,000	\$691,000	3190	9	2011	Avg	5350	N	N	10657 ELLISTON WAY NE
008	720316	0370	9/21/11	\$625,350	\$661,000	3190	9	2011	Avg	6617	N	N	23703 NE 107TH LN
008	720310	0690	2/1/10	\$699,990	\$689,000	3240	9	2010	Avg	8986	N	N	10930 237TH AVE NE
008	720312	0050	5/19/10	\$635,000	\$641,000	3240	9	2010	Avg	4852	N	N	10831 237TH AVE NE
008	720316	0330	11/21/11	\$628,000	\$663,000	3300	9	2011	Avg	10380	N	N	23728 NE 107TH LN
008	720316	0350	7/15/11	\$632,000	\$668,000	3300	9	2011	Avg	6868	N	N	23712 NE 107TH LN
008	720316	0120	8/3/12	\$659,855	\$679,000	3309	9	2012	Avg	5492	N	N	ELLISTON WAY NE
008	720310	0870	2/25/11	\$626,000	\$658,000	3310	9	2010	Avg	5000	N	N	10829 238TH TER NE
008	720310	1410	1/25/10	\$617,000	\$606,000	3310	9	2009	Avg	6416	N	N	23611 NE 109TH CT
008	720312	0020	6/29/12	\$640,000	\$662,000	3310	9	2010	Avg	4850	N	N	10907 237TH AVE NE
008	720312	0020	8/18/10	\$647,000	\$662,000	3310	9	2010	Avg	4850	N	N	10907 237TH AVE NE
008	720316	0410	5/22/12	\$698,000	\$726,000	3310	9	2012	Avg	8029	N	N	10651 238TH PL NE
008	720310	0900	12/23/10	\$635,000	\$663,000	3320	9	2010	Avg	6507	N	N	10840 237TH AVE NE
008	720312	0060	5/25/10	\$620,000	\$627,000	3320	9	2010	Avg	5318	N	N	10823 237TH AVE NE
008	720313	0040	8/31/12	\$660,000	\$676,000	3320	9	2010	Avg	5864	N	N	10775 ELLISTON WAY NE
008	720313	0040	8/26/10	\$640,000	\$676,000	3320	9	2010	Avg	5864	N	N	10775 ELLISTON WAY NE
008	720316	0280	2/16/12	\$650,741	\$684,000	3320	9	2012	Avg	7098	N	N	10680 238TH PL NE

Improved Sales Used in this Annual Update Analysis
Area 71
(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	720310	0720	11/28/12	\$719,000	\$724,000	3324	9	2011	Avg	6206	N	N	23716 NE 109TH PL
008	720310	0720	6/22/11	\$670,000	\$724,000	3324	9	2011	Avg	6206	N	N	23716 NE 109TH PL
008	720236	0360	6/24/10	\$625,000	\$636,000	3330	9	2005	Avg	8200	N	N	8906 239TH AVE NE
008	720236	0580	7/2/12	\$617,500	\$639,000	3330	9	2004	Avg	10267	N	N	8823 237TH PL NE
008	720236	0630	7/18/12	\$640,000	\$661,000	3330	9	2004	Avg	6878	N	N	23611 NE 89TH ST
008	720236	0750	5/16/12	\$620,000	\$645,000	3330	9	2004	Avg	8592	N	N	8602 236TH AVE NE
008	720316	0080	7/20/12	\$655,000	\$676,000	3350	9	2012	Avg	5406	N	N	10649 ELLISTON WAY NE
008	720316	0320	3/5/12	\$627,990	\$659,000	3350	9	2012	Avg	7629	N	N	23736 NE 107TH LN
008	720230	0180	9/24/10	\$632,000	\$653,000	3370	9	2003	Avg	7291	N	N	9455 221ST PL NE
008	720310	0880	10/25/10	\$648,000	\$672,000	3370	9	2011	Avg	5000	N	N	10837 238TH TER NE
008	720310	0750	8/9/10	\$716,949	\$735,000	3380	9	2010	Avg	8599	N	N	10854 238TH TER NE
008	720316	0260	9/12/12	\$654,000	\$669,000	3389	9	2012	Avg	4815	N	N	10668 238TH PL NE
008	720310	0830	5/9/11	\$700,000	\$739,000	3390	9	2010	Avg	6009	N	N	23717 NE 108TH PL
008	720313	0010	4/20/10	\$668,990	\$671,000	3390	9	2010	Avg	6249	N	N	10799 ELLISTON WAY NE
008	720310	0800	5/25/10	\$720,000	\$728,000	3400	9	2010	Avg	13487	N	N	10814 238TH TER NE
008	720313	0030	8/13/10	\$655,000	\$672,000	3400	9	2010	Avg	5481	N	N	10783 ELLISTON WAY NE
008	720310	0920	9/20/10	\$630,000	\$650,000	3410	9	2010	Avg	5000	N	N	10824 237TH AVE NE
008	720316	0090	8/30/12	\$640,000	\$656,000	3410	9	2012	Avg	5838	N	N	10641 ELLISTON WAY NE
008	720310	0660	11/3/11	\$685,000	\$724,000	3420	9	2010	Avg	6787	N	N	11034 MUIRWOOD WAY NE
008	720310	0660	5/6/10	\$680,000	\$724,000	3420	9	2010	Avg	6787	N	N	11034 MUIRWOOD WAY NE
008	720310	0820	5/9/11	\$650,000	\$686,000	3420	9	2011	Avg	6055	N	N	23725 NE 108TH PL
008	720316	0270	8/2/12	\$663,000	\$683,000	3420	9	2012	Avg	6110	N	N	10674 238TH PL NE
008	720316	0310	4/3/12	\$642,200	\$672,000	3420	9	2012	Avg	6222	N	N	23744 NE 107TH LN
008	720316	0360	6/28/11	\$660,000	\$698,000	3420	9	2011	Avg	7366	N	N	23704 NE 107TH LN
008	720316	0420	12/9/11	\$640,000	\$675,000	3420	9	2011	Avg	7048	N	N	10643 238TH PL NE
008	720310	0930	11/10/10	\$677,000	\$704,000	3430	9	2010	Avg	8557	N	N	10816 237TH AVE NE
008	720313	0060	4/19/10	\$630,000	\$632,000	3470	9	2010	Avg	6456	N	N	10759 ELLISTON WAY NE

Improved Sales Used in this Annual Update Analysis
Area 71
(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	720230	0440	3/31/11	\$668,500	\$704,000	3480	9	2003	Avg	7636	N	N	9348 222ND AVE NE
008	720230	0370	8/15/12	\$659,950	\$678,000	3500	9	2004	Avg	6718	N	N	22163 NE 93RD ST
008	720230	0580	1/21/10	\$655,000	\$643,000	3500	9	2004	Avg	7899	N	N	9335 222ND AVE NE
008	720236	0040	7/19/10	\$630,000	\$644,000	3500	9	2004	Avg	7140	N	N	8625 236TH AVE NE
008	720236	0220	11/26/12	\$672,000	\$677,000	3500	9	2005	Avg	6515	N	N	9041 236TH AVE NE
008	720236	0320	5/6/10	\$636,700	\$641,000	3500	9	2005	Avg	6768	N	N	9034 236TH AVE NE
008	720236	0690	9/9/11	\$669,975	\$709,000	3500	9	2004	Avg	9415	N	N	8710 236TH AVE NE
008	720236	0810	9/27/11	\$645,000	\$682,000	3500	9	2004	Avg	5795	N	N	8508 236TH AVE NE
008	720310	0850	10/19/10	\$665,000	\$689,000	3500	9	2010	Avg	5960	N	N	23701 NE 108TH PL
008	720316	0100	7/5/12	\$699,990	\$724,000	3530	9	2012	Avg	8402	N	N	10633 ELLISTON WAY NE
008	720316	0380	12/16/11	\$690,000	\$728,000	3530	9	2011	Avg	10420	N	N	23715 NE 107TH LN
008	720316	0060	3/28/12	\$686,500	\$718,000	3550	9	2012	Avg	5926	N	N	10065 ELLISTON WAY NE
008	720316	0230	6/13/12	\$699,990	\$726,000	3550	9	2012	Avg	6701	N	N	10650 238TH PL NE
008	720310	0860	2/10/11	\$704,000	\$739,000	3580	9	2010	Avg	6465	N	N	10821 238TH TER NE
008	720310	0890	10/27/10	\$702,000	\$729,000	3610	9	2010	Avg	8352	N	N	10845 238TH TER NE
008	720310	1030	10/10/12	\$695,000	\$707,000	3610	9	2008	Avg	5958	N	N	10852 MUIRWOOD WAY NE
008	720310	1860	12/11/12	\$700,000	\$703,000	3610	9	2008	Avg	7165	N	N	10913 ELLISTON WAY NE
008	720310	1870	5/13/10	\$752,173	\$759,000	3650	9	2010	Avg	7971	N	N	10921 ELLISTON WAY NE
008	720312	0070	8/18/10	\$720,000	\$740,000	3670	9	2010	Avg	6856	N	N	10815 237TH AVE NE
008	720310	0810	8/23/10	\$705,000	\$725,000	3760	9	2010	Avg	9160	N	N	23733 NE 108TH PL
008	720316	0390	10/31/11	\$679,990	\$719,000	3760	9	2011	Avg	6842	N	N	10673 238TH PL NE
008	720310	0730	2/16/11	\$710,638	\$746,000	3790	9	2010	Avg	6874	N	N	23724 NE 109TH PL
008	720316	0020	8/31/11	\$750,000	\$793,000	3830	9	2011	Avg	6719	N	N	10727 ELLISTON WAY NE
008	720316	0210	8/18/11	\$757,438	\$801,000	3830	9	2011	Avg	9216	N	N	10638 238TH PL NE
008	720316	0200	6/27/11	\$752,000	\$795,000	3840	9	2011	Avg	7732	N	N	10507 ELLISTON WAY NE
008	720310	0740	9/29/10	\$750,000	\$775,000	3900	9	2010	Avg	8004	N	N	23732 NE 109TH PL
008	720310	0760	4/28/10	\$759,990	\$764,000	3900	9	2010	Avg	9773	N	N	10846 238TH TER NE

Improved Sales Used in this Annual Update Analysis
Area 71
(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	720310	0780	6/22/10	\$726,500	\$739,000	3900	9	2010	Avg	9925	N	N	10830 238TH TER NE
008	720236	0240	4/20/11	\$695,000	\$733,000	3920	9	2005	Avg	7771	N	N	9053 236TH AVE NE
008	720236	0480	9/20/10	\$707,000	\$730,000	3920	9	2005	Avg	8666	N	N	8920 237TH PL NE
008	720230	0100	7/5/12	\$700,000	\$724,000	3970	9	2003	Avg	11868	N	N	9670 222ND AVE NE
008	720316	0010	10/1/12	\$730,000	\$744,000	3980	9	2011	Avg	6682	N	N	10735 ELLISTON WAY NE
008	720316	0010	10/3/11	\$741,000	\$744,000	3980	9	2011	Avg	6682	N	N	10735 ELLISTON WAY NE
008	720236	0300	4/1/11	\$725,000	\$764,000	3990	9	2005	Avg	8413	N	N	9050 236TH AVE NE
008	720236	0490	6/23/11	\$684,000	\$723,000	3990	9	2005	Avg	7867	N	N	8910 237TH PL NE
008	720236	0620	10/25/12	\$710,000	\$720,000	3990	9	2004	Avg	6804	N	N	23619 NE 89TH ST
008	720236	0620	5/5/12	\$720,000	\$720,000	3990	9	2004	Avg	6804	N	N	23619 NE 89TH ST
008	720316	0030	2/6/12	\$758,223	\$797,000	4080	9	2011	Avg	7765	N	N	10719 ELLISTON WAY NE
008	720316	0050	7/25/12	\$830,812	\$857,000	4080	9	2012	Avg	8162	N	N	10703 ELLISTON WAY NE
008	720236	0230	6/26/12	\$714,000	\$739,000	4090	9	2005	Avg	6945	N	N	9049 236TH AVE NE
008	720236	0790	6/21/12	\$730,000	\$756,000	4090	9	2004	Avg	13551	N	N	8524 236TH AVE NE
008	720310	0790	4/6/10	\$742,600	\$743,000	4100	9	2010	Avg	12774	N	N	10822 238TH TER NE
008	720310	1390	6/16/10	\$717,000	\$728,000	4100	9	2008	Avg	9414	N	N	23618 NE 109TH CT
008	720316	0040	10/28/11	\$760,000	\$803,000	4100	9	2011	Avg	8727	N	N	10711 ELLISTON WAY NE
008	720316	0140	9/13/11	\$749,000	\$792,000	4100	9	2011	Avg	9088	N	N	10601 ELLISTON WAY NE
008	720316	0160	10/20/11	\$750,000	\$793,000	4100	9	2011	Avg	7625	N	N	10537 ELLISTON WAY NE
008	720316	0190	11/29/11	\$783,500	\$827,000	4100	9	2011	Avg	7581	N	N	10513 ELLISTON WAY NE
008	720316	0290	12/22/11	\$800,000	\$843,000	4100	9	2011	Avg	9967	N	N	23760 NE 107TH LN
008	720316	0400	4/23/12	\$710,000	\$741,000	4110	9	2011	Avg	7728	N	N	10663 238TH PL NE
008	720310	0770	7/26/10	\$727,500	\$744,000	4120	9	2010	Avg	8136	N	N	10838 238TH TER NE
008	720310	0670	5/21/10	\$740,000	\$748,000	4220	9	2010	Avg	8174	N	N	23680 NE 110TH PL
008	720316	0150	9/6/11	\$750,000	\$793,000	4490	9	2011	Avg	8870	N	N	10545 ELLISTON WAY NE
008	720316	0170	8/25/11	\$755,000	\$799,000	4490	9	2011	Avg	7124	N	N	10529 ELLISTON WAY NE
008	720316	0180	9/27/11	\$745,000	\$788,000	4490	9	2011	Avg	7826	N	N	10521 ELLISTON WAY NE

Improved Sales Used in this Annual Update Analysis
Area 71
(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	720316	0340	12/16/11	\$765,000	\$807,000	4560	9	2011	Avg	12302	N	N	23720 NE 107TH LN
008	720318	0370	11/29/12	\$791,981	\$798,000	3720	10	2012	Avg	6765	N	N	10082 240TH AVE NE
010	020390	0590	2/23/11	\$210,000	\$221,000	910	6	1977	Avg	10162	N	N	27730 NE 34TH ST
010	020390	0920	3/16/10	\$260,000	\$259,000	1130	6	1996	Avg	9879	N	N	2850 280TH AVE NE
010	020390	0860	1/25/12	\$335,000	\$352,000	1460	6	1986	Avg	33716	N	N	2819 280TH AVE NE
010	891300	0170	4/8/10	\$330,000	\$330,000	1760	6	1978	Avg	27428	Y	N	1220 293RD AVE NE
010	020310	1193	7/6/10	\$379,500	\$387,000	1100	7	1989	Avg	15600	N	N	3527 289TH AVE NE
010	020390	0540	5/19/10	\$334,950	\$338,000	1140	7	1979	Avg	12640	N	N	3419 277TH PL NE
010	142800	0740	3/28/12	\$280,000	\$293,000	1150	7	1976	Avg	52716	N	N	4205 268TH AVE NE
010	321129	0030	3/15/10	\$370,000	\$368,000	1180	7	1992	Avg	35356	N	N	27524 NE 31ST CT
010	321129	0050	1/22/10	\$373,000	\$366,000	1180	7	1992	Avg	39189	N	N	27514 NE 31ST CT
010	321129	0350	5/24/11	\$354,500	\$374,000	1180	7	1992	Avg	34062	N	N	3026 273RD AVE NE
010	321129	0110	6/2/10	\$359,950	\$365,000	1190	7	1992	Avg	28399	N	N	27239 NE 31ST PL
010	142800	0230	4/27/10	\$437,500	\$440,000	1290	7	1977	Avg	102801	N	N	4403 264TH AVE NE
010	318311	0100	4/19/10	\$336,200	\$337,000	1370	7	1989	Avg	36321	N	N	801 289TH AVE NE
010	020310	1385	9/28/12	\$425,000	\$433,000	1420	7	1996	Avg	32485	N	N	3027 W AMES LAKE DR NE
010	022506	9040	3/15/11	\$350,000	\$368,000	1450	7	1968	Good	212137	N	N	8834 250TH AVE NE
010	022506	9040	5/9/11	\$410,000	\$368,000	1450	7	1968	Good	212137	N	N	8834 250TH AVE NE
010	142800	0140	4/12/12	\$399,999	\$418,000	1510	7	1976	Good	104544	N	N	4114 260TH AVE NE
010	112506	9120	12/22/10	\$427,000	\$446,000	1520	7	1984	Avg	54014	N	N	6726 244TH PL NE
010	202507	9032	11/15/10	\$435,000	\$453,000	1590	7	1974	Good	219106	N	N	2609 294TH AVE NE
010	321129	0170	7/8/11	\$345,000	\$365,000	1610	7	1992	Avg	32077	N	N	3005 273RD AVE NE
010	132506	9075	6/3/10	\$505,000	\$512,000	1630	7	1983	Avg	218235	N	N	27241 NE 53RD ST
010	321129	0310	5/26/10	\$373,000	\$377,000	1640	7	1992	Avg	23618	N	N	27326 NE 30TH WAY
010	020310	0845	3/3/11	\$335,000	\$352,000	1660	7	1980	Avg	18009	N	N	28004 NE 33RD ST
010	891300	0070	11/16/12	\$432,200	\$437,000	1660	7	1985	Good	21840	Y	N	1247 293RD AVE NE
010	730200	0650	7/20/12	\$350,000	\$361,000	1700	7	1978	Avg	60112	N	N	27919 NE 49TH ST

Improved Sales Used in this Annual Update Analysis
Area 71
(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
010	142800	0770	9/28/10	\$379,000	\$392,000	1730	7	1984	Avg	43472	N	N	26708 NE 40TH ST
010	172507	9023	6/20/12	\$429,000	\$445,000	1730	7	1971	Avg	216057	Y	N	5830 302ND AVE NE
010	321129	0270	2/17/11	\$355,000	\$373,000	1730	7	1992	Avg	25777	N	N	3105 275TH WAY NE
010	302507	9098	10/17/12	\$430,000	\$437,000	1760	7	1977	Good	58370	N	N	1828 290TH AVE NE
010	302507	9098	3/4/11	\$420,000	\$437,000	1760	7	1977	Good	58370	N	N	1828 290TH AVE NE
010	020310	1216	6/27/11	\$345,000	\$365,000	1780	7	1977	Avg	20830	N	N	3424 289TH AVE NE
010	730200	0101	8/29/12	\$365,000	\$374,000	1850	7	1984	Avg	40075	N	N	4529 AMES LAKE-CARNATION RD NE
010	020310	1045	11/30/11	\$465,000	\$491,000	1890	7	1977	Good	20794	N	N	28204 NE 40TH ST
010	142506	9080	4/10/12	\$559,724	\$585,000	2150	7	1994	Good	212572	N	N	24614 NE 52ND PL
010	172507	9047	12/20/12	\$410,000	\$411,000	2280	7	1978	Avg	200811	N	N	29803 NE 52ND ST
010	252506	9080	5/24/10	\$520,000	\$526,000	2300	7	1998	Avg	217800	N	N	26515 NE 15TH ST
010	730201	0040	4/14/11	\$415,000	\$438,000	2370	7	1978	Good	43995	N	N	27831 NE 47TH ST
010	312507	9045	2/14/12	\$399,000	\$419,000	2470	7	1977	Avg	211266	N	N	710 278TH AVE NE
010	142800	0620	12/22/11	\$352,000	\$371,000	2660	7	1987	Good	40075	N	N	26715 NE 50TH ST
010	142800	1195	9/23/11	\$420,750	\$445,000	1372	8	1996	Avg	55709	N	N	4036 272ND AVE NE
010	730200	0590	8/6/12	\$390,000	\$401,000	1380	8	1974	Avg	48351	N	N	27714 NE 47TH ST
010	730200	0300	8/26/11	\$462,500	\$489,000	1520	8	1972	Avg	56576	N	N	5413 277TH AVE NE
010	321131	0040	7/18/11	\$399,500	\$423,000	1840	8	1995	Avg	29887	N	N	27464 NE QUAIL CREEK DR
010	072507	9039	8/29/12	\$499,000	\$512,000	1850	8	1989	Avg	309276	N	N	29127 NE 62ND PL
010	142800	0750	12/4/12	\$437,000	\$440,000	1850	8	1987	Avg	101494	N	N	4123 268TH AVE NE
010	697990	0070	6/13/11	\$495,000	\$523,000	1920	8	1998	Avg	30545	N	N	2427 QUAIL CREEK WAY NE
010	202507	9055	10/19/10	\$415,437	\$431,000	1980	8	1984	Avg	70131	N	N	29229 NE TOLT HILL RD
010	730200	0680	7/21/11	\$386,000	\$408,000	2060	8	1974	Good	51400	N	N	4733 281ST AVE NE
010	020310	1330	4/7/11	\$407,000	\$429,000	2090	8	1991	Avg	47916	N	N	3036 E AMES LAKE DR NE
010	202507	9074	7/14/10	\$433,800	\$443,000	2110	8	1985	Avg	296643	Y	N	2638 298TH PL NE
010	697992	0010	6/15/10	\$505,000	\$513,000	2170	8	1998	Avg	28607	N	N	27734 NE 30TH ST
010	321131	0030	6/7/11	\$400,000	\$423,000	2260	8	1995	Avg	58563	N	N	27468 NE QUAIL CREEK DR

Improved Sales Used in this Annual Update Analysis
Area 71
(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
010	302507	9118	11/23/11	\$390,000	\$412,000	2340	8	1997	Avg	34818	N	N	2121 290TH AVE NE
010	697990	0020	7/5/11	\$443,000	\$468,000	2350	8	1995	Avg	34613	N	N	27615 NE QUAIL CREEK DR
010	142506	9038	5/18/11	\$405,000	\$428,000	2360	8	1984	Avg	109771	N	N	25509 NE 42ND PL
010	142800	0270	6/1/12	\$440,000	\$457,000	2380	8	1992	Avg	51244	N	N	4040 264TH AVE NE
010	142800	0829	8/9/12	\$380,000	\$391,000	2380	8	1989	Avg	36054	Y	N	4308 268TH AVE NE
010	242506	9067	5/5/11	\$775,000	\$818,000	2420	8	1978	Good	219978	N	N	27212 NE AMES LAKE RD
010	242506	9063	7/18/11	\$532,000	\$563,000	2430	8	1985	Avg	104979	N	N	2433 274TH AVE NE
010	020310	1410	9/12/11	\$400,000	\$423,000	2439	8	1999	Avg	23435	N	N	3119 W AMES LAKE DR NE
010	697990	0260	10/24/12	\$520,000	\$528,000	2440	8	1997	Avg	23791	N	N	2621 279TH CT NE
010	072507	9057	6/27/11	\$580,000	\$613,000	2480	8	1990	Avg	222156	N	N	29105 NE 62ND PL
010	020340	0020	7/11/12	\$452,000	\$467,000	2500	8	1995	Avg	29861	N	N	27947 NE QUAIL CREEK DR
010	697990	0190	3/4/11	\$515,000	\$542,000	2500	8	1996	Avg	29655	N	N	27903 NE 26TH ST
010	697991	0130	2/23/10	\$545,000	\$540,000	2560	8	1997	Avg	26225	N	N	27733 NE 29TH CT
010	697992	0060	11/15/11	\$460,000	\$486,000	2640	8	1997	Avg	28972	N	N	27514 NE QUAIL CREEK DR
010	142800	0520	11/17/10	\$450,000	\$468,000	2650	8	1996	Avg	52272	N	N	26505 NE UNION HILL RD
010	192507	9043	3/18/11	\$430,000	\$453,000	2700	8	1986	Avg	53120	N	N	2425 291ST AVE NE
010	730200	0450	3/18/11	\$569,950	\$600,000	2740	8	1977	Good	38350	N	N	5314 277TH AVE NE
010	020340	0080	9/20/10	\$595,000	\$614,000	2750	8	1996	Avg	35169	N	N	2622 280TH PL NE
010	020340	0200	12/20/11	\$468,000	\$493,000	2940	8	1998	Avg	30404	N	N	27931 NE 26TH ST
010	020310	1103	4/12/10	\$585,000	\$586,000	3090	8	2000	Avg	16720	N	N	4143 W AMES LAKE DR NE
010	730200	0350	9/20/11	\$530,000	\$561,000	3290	8	1990	Avg	48144	N	N	5117 279TH AVE NE
010	062407	9022	4/26/12	\$620,000	\$647,000	3320	8	2005	Avg	217800	N	N	901 290TH AVE SE
010	112506	9112	9/9/10	\$840,000	\$866,000	3870	8	1986	Avg	223462	N	N	25330 NE 67TH PL
010	020500	0170	5/14/10	\$495,000	\$499,000	1930	9	1994	Avg	24904	N	N	26101 NE 27TH DR
010	020360	0130	2/2/10	\$500,000	\$492,000	2190	9	1996	Avg	38307	N	N	6112 284TH WAY NE
010	020310	1484	11/5/10	\$555,000	\$577,000	2202	9	1997	Avg	41820	N	N	28021 NE AMES LAKE RD
010	020360	0460	4/28/12	\$552,000	\$576,000	2250	9	1998	Avg	43703	N	N	6401 286TH PL NE

Improved Sales Used in this Annual Update Analysis
Area 71
(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
010	020500	0270	8/31/12	\$525,000	\$538,000	2280	9	1993	Avg	40307	N	N	2512 261ST CT NE
010	020360	0310	11/14/12	\$535,000	\$541,000	2290	9	1997	Avg	44099	N	N	28650 NE 63RD WAY
010	020500	0770	12/7/10	\$426,500	\$445,000	2290	9	1996	Avg	62290	N	N	2717 264TH CT NE
010	020500	0280	12/13/12	\$530,000	\$532,000	2310	9	1992	Avg	34175	N	N	2506 261ST CT NE
010	182507	9084	3/23/11	\$490,000	\$516,000	2310	9	1997	Avg	53578	N	N	4335 279TH AVE NE
010	020500	0240	4/22/10	\$529,900	\$532,000	2330	9	1994	Avg	33881	N	N	26004 NE 25TH ST
010	020500	0370	11/1/12	\$499,999	\$507,000	2410	9	1992	Avg	38640	N	N	26331 NE 25TH ST
010	020360	0260	10/10/12	\$525,000	\$534,000	2420	9	1997	Avg	20628	N	N	28659 NE 63RD WAY
010	020500	0010	6/22/10	\$439,000	\$446,000	2450	9	1994	Avg	55387	N	N	2540 265TH AVE NE
010	302507	9180	3/22/12	\$477,000	\$500,000	2450	9	2007	Avg	57867	N	N	27802 NE TOLT HILL RD
010	020500	0450	1/27/10	\$554,000	\$545,000	2470	9	1993	Avg	33305	N	N	26021 NE 25TH ST
010	142800	1190	8/23/11	\$590,000	\$624,000	2610	9	2007	Avg	51883	N	N	4022 272ND AVE NE
010	142800	0390	6/17/10	\$492,000	\$500,000	2630	9	1993	Avg	50094	N	N	4911 266TH AVE NE
010	020360	0180	10/18/10	\$497,000	\$515,000	2650	9	1997	Avg	47081	N	N	28443 NE 63RD WAY
010	020360	0220	9/17/10	\$515,000	\$531,000	2650	9	1997	Avg	32090	N	N	28615 NE 63RD WAY
010	112506	9157	2/23/12	\$540,000	\$567,000	2650	9	2004	Avg	46473	N	N	24540 NE UNION HILL RD
010	020500	0430	10/19/12	\$527,800	\$536,000	2730	9	1992	Avg	33305	N	N	26111 NE 25TH ST
010	020500	0090	3/13/10	\$544,000	\$541,000	2740	9	1994	Avg	34449	N	N	26419 NE 27TH DR
010	020360	0200	10/29/12	\$525,000	\$532,000	2770	9	1997	Avg	42976	N	N	28551 NE 63RD WAY
010	020360	0590	3/28/12	\$535,000	\$560,000	2770	9	1997	Avg	63118	N	N	6338 284TH WAY NE
010	020500	0700	6/12/12	\$524,000	\$544,000	2770	9	1997	Avg	50529	N	N	26126 NE 27TH DR
010	182507	9054	3/23/12	\$505,000	\$529,000	2770	9	1997	Avg	55321	N	N	4323 279TH AVE NE
010	020340	0100	5/20/10	\$610,000	\$616,000	2790	9	1998	Avg	25377	N	N	2630 280TH PL NE
010	020340	0110	2/3/10	\$620,000	\$611,000	2790	9	1998	Avg	27538	N	N	2631 280TH PL NE
010	133200	0230	6/14/12	\$610,000	\$633,000	2820	9	1995	Avg	42543	N	N	4417 251ST WAY NE
010	020360	0560	11/9/11	\$547,000	\$578,000	2840	9	1997	Avg	34203	N	N	28432 NE 63RD WAY
010	232480	0010	4/25/12	\$580,000	\$605,000	2860	9	1995	Avg	27227	N	N	7921 245TH WAY NE

Improved Sales Used in this Annual Update Analysis
Area 71
(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
010	232480	0070	7/21/10	\$625,000	\$639,000	3000	9	1995	Avg	25341	N	N	7617 245TH WAY NE
010	020500	0060	2/16/11	\$505,000	\$530,000	3070	9	1996	Avg	29991	N	N	2508 265TH AVE NE
010	022506	9057	9/7/11	\$750,000	\$793,000	3080	9	1983	Avg	215186	Y	N	25930 NE 80TH ST
010	133200	0130	7/5/12	\$522,000	\$540,000	3100	9	1998	Avg	45441	N	N	25122 NE 47TH CT
010	020360	0230	12/6/12	\$560,000	\$563,000	3110	9	1997	Avg	44940	N	N	28631 NE 63RD WAY
010	020360	0210	10/25/10	\$525,000	\$545,000	3130	9	1997	Avg	52649	N	N	28601 NE 63RD WAY
010	020360	0300	12/7/11	\$529,900	\$559,000	3130	9	1997	Avg	40105	N	N	28672 NE 63RD WAY
010	020360	0320	4/11/12	\$535,000	\$559,000	3160	9	1998	Avg	33600	N	N	28634 NE 63RD WAY
010	020310	1240	8/10/11	\$600,000	\$635,000	3270	9	2007	Avg	21270	N	N	3400 E AMES LAKE DR NE
010	133200	0160	9/19/12	\$660,000	\$674,000	3290	9	1997	Avg	36284	N	N	25119 NE 47TH CT
010	142800	0650	6/24/10	\$815,000	\$829,000	3290	9	2004	Avg	99752	N	N	4723 268TH AVE NE
010	112506	9044	11/7/11	\$580,900	\$614,000	3400	9	2004	Avg	108464	N	N	6425 247TH AVE NE
010	020360	0440	10/11/10	\$653,000	\$676,000	3450	9	1998	Avg	55240	N	N	6465 286TH PL NE
010	142506	9043	8/31/10	\$749,000	\$771,000	3580	9	2007	Avg	218236	N	N	4610 244TH AVE NE
010	312507	9015	11/20/12	\$725,000	\$732,000	3590	9	2008	Avg	198633	N	N	635 286TH AVE SE
010	133200	0320	10/15/12	\$625,000	\$635,000	3690	9	1996	Avg	38883	N	N	4216 251ST WAY NE
010	142800	0905	3/12/12	\$620,000	\$650,000	3730	9	2000	Avg	39130	N	N	4719 270TH AVE NE
010	142506	9106	1/31/12	\$600,000	\$631,000	4250	9	1993	Avg	72431	N	N	5316 245TH AVE NE
010	202507	9067	9/27/11	\$700,000	\$740,000	4520	9	1996	Avg	245243	Y	N	30011 NE TOLT HILL RD
010	112506	9098	6/6/11	\$767,861	\$811,000	4730	9	1994	Avg	218538	N	N	25121 NE 67TH PL
010	020310	0195	7/6/11	\$837,000	\$885,000	1900	10	1996	Avg	11216	Y	Y	3634 W AMES LAKE DR NE
010	192507	9051	3/24/11	\$860,000	\$906,000	3100	10	2006	Avg	63162	N	N	28232 H NE QUAIL CREEK DR
010	322507	9047	3/15/12	\$690,000	\$723,000	3120	10	1989	Avg	218037	N	N	219 292ND AVE SE
010	322507	9047	5/5/11	\$699,000	\$723,000	3120	10	1989	Avg	218037	N	N	219 292ND AVE SE
010	192507	9050	1/19/10	\$850,000	\$834,000	3160	10	2005	Avg	69260	N	N	28206 NE QUAIL CREEK DR
010	022506	9039	9/15/10	\$910,000	\$939,000	3200	10	2005	Avg	197327	N	N	8730 250TH AVE NE
010	322507	9046	10/31/12	\$862,500	\$874,000	3200	10	1991	Avg	216965	N	N	111 292ND AVE SE

Improved Sales Used in this Annual Update Analysis
Area 71
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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
010	112506	9091	2/16/10	\$825,000	\$815,000	3210	10	2003	Avg	224769	N	N	6402 258TH AVE NE
010	111720	0170	9/18/11	\$606,250	\$641,000	3260	10	1997	Avg	110579	N	N	25626 NE 39TH WAY
010	322507	9060	8/25/11	\$635,000	\$672,000	3310	10	1990	Avg	202508	N	N	29221 SE 5TH ST
010	864760	0020	6/22/11	\$675,000	\$714,000	3340	10	2005	Avg	123600	N	N	28916 NE 2ND PL
010	111720	0440	8/19/11	\$610,000	\$645,000	3357	10	1998	Avg	73386	N	N	25936 NE 29TH PL
010	111720	0240	11/22/11	\$765,000	\$808,000	3400	10	1998	Avg	95924	N	N	25609 NE 39TH WAY
010	111720	0110	8/27/12	\$708,000	\$726,000	3470	10	1997	Avg	79617	N	N	3925 259TH WAY NE
010	111720	0270	9/1/11	\$590,000	\$624,000	3470	10	1994	Avg	78004	N	N	25729 NE 39TH WAY
010	111720	0430	9/20/12	\$790,000	\$807,000	3540	10	1998	Avg	88519	N	N	25927 NE 29TH PL
010	112506	9037	6/6/12	\$715,000	\$742,000	3630	10	2007	Avg	243176	N	N	24805 NE 80TH ST
010	022506	9053	8/6/12	\$799,000	\$822,000	3680	10	2007	Avg	115869	N	N	25818 NE 80TH ST
010	142506	9077	3/18/10	\$1,260,000	\$1,255,000	3690	10	2003	Avg	217800	N	N	24515 NE 52ND PL
010	112506	9083	5/24/11	\$1,100,000	\$1,162,000	3750	10	1997	Avg	234963	N	N	25707 NE 67TH PL
010	312507	9042	1/4/11	\$738,000	\$772,000	3760	10	1987	Avg	210830	Y	N	711 278TH AVE NE
010	238600	0140	12/14/11	\$735,000	\$775,000	3850	10	1990	Good	50727	N	N	3912 264TH AVE NE
010	238600	0140	12/30/10	\$669,000	\$775,000	3850	10	1990	Good	50727	N	N	3912 264TH AVE NE
010	292507	9072	6/24/12	\$804,500	\$833,000	3980	10	1985	Avg	42323	Y	N	1631 292ND PL NE
010	238600	0360	11/24/10	\$886,500	\$923,000	4030	10	1992	Avg	68671	N	N	25925 NE 34TH ST
010	111720	0450	8/15/12	\$880,000	\$904,000	4090	10	1991	Avg	78616	N	N	25920 NE 29TH PL
010	238600	0430	6/2/10	\$925,000	\$937,000	4190	10	1989	Avg	101276	Y	N	26207 NE 34TH ST
010	085360	0090	8/18/10	\$890,000	\$914,000	4270	10	1998	Avg	105502	N	N	120 290TH AVE NE
010	111720	0140	2/22/10	\$930,000	\$921,000	4290	10	1997	Avg	97895	N	N	25812 NE 39TH WAY
010	238600	0470	12/5/11	\$869,900	\$918,000	4450	10	1994	Avg	77086	Y	N	26319 NE 34TH ST
010	009830	0090	1/13/11	\$925,000	\$968,000	4650	10	2010	Avg	132616	N	N	2052 297TH WAY SE
010	867852	0050	4/20/10	\$950,000	\$953,000	4690	10	2003	Avg	136589	N	N	29846 SE 15TH PL
010	009830	0170	9/18/10	\$1,135,000	\$1,171,000	5840	10	2007	Avg	129038	N	N	2049 297TH WAY SE
010	009830	0120	12/5/11	\$975,000	\$1,029,000	6010	10	2007	Avg	128044	N	N	1820 297TH WAY SE

Improved Sales Used in this Annual Update Analysis
Area 71
(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
010	723755	0310	9/24/10	\$1,070,000	\$1,105,000	3890	11	2001	Avg	101930	N	N	25005 NE PATTERSON WAY
010	111720	0080	4/1/11	\$1,000,000	\$1,053,000	4270	11	1998	Avg	69032	N	N	3918 259TH WAY NE
010	112506	9076	9/13/10	\$1,080,000	\$1,114,000	4310	11	2008	Avg	240855	N	N	6616 247TH AVE NE
010	012506	9038	3/27/12	\$1,692,000	\$1,771,000	4359	11	1997	Avg	453895	Y	N	8565 261ST AVE NE
010	142506	9031	12/28/11	\$1,230,500	\$1,297,000	4380	11	2008	Avg	221720	N	N	4402 244TH AVE NE
010	867852	0060	4/24/12	\$1,250,000	\$1,305,000	4610	11	2004	Avg	159456	N	N	29840 SE 15TH PL
010	009830	0100	8/9/11	\$975,000	\$1,031,000	4620	11	2007	Avg	125641	N	N	2016 297TH WAY SE
010	022506	9043	11/20/12	\$1,220,000	\$1,231,000	4640	11	2008	Avg	220413	N	N	8303 250TH AVE NE
010	723755	0230	11/20/12	\$1,200,000	\$1,211,000	4640	11	2003	Avg	64033	N	N	5825 245TH PL NE
010	723755	0270	4/22/11	\$1,220,000	\$1,287,000	4670	11	2001	Avg	48787	N	N	5620 245TH AVE NE
010	009830	0140	5/25/10	\$1,220,000	\$1,234,000	4730	11	2007	Avg	131347	N	N	1833 297TH WAY SE
010	009830	0180	8/15/11	\$1,195,000	\$1,264,000	4770	11	2007	Avg	128965	N	N	2057 297TH WAY SE
010	085360	0100	3/5/10	\$1,075,000	\$1,067,000	4830	11	2000	Avg	109601	N	N	29001 NE 3RD WAY
010	723755	0250	9/7/11	\$1,215,700	\$1,286,000	4910	11	2006	Avg	60548	N	N	5623 245TH AVE NE
010	009830	0150	4/9/10	\$1,250,000	\$1,251,000	5190	11	2007	Avg	132438	N	N	1851 297TH WAY SE
010	867852	0040	3/1/10	\$1,560,000	\$1,547,000	5340	11	2007	Avg	214319	N	N	29850 SE 15TH PL
010	242506	9082	4/6/10	\$930,000	\$930,000	5390	11	2001	Avg	173804	N	N	3006 264TH AVE NE
010	238600	0420	4/26/11	\$1,310,000	\$1,382,000	5640	11	1990	Avg	107615	Y	N	26133 NE 34TH ST
010	723755	0260	4/2/12	\$1,650,000	\$1,726,000	5670	11	2008	Avg	75794	N	N	5615 245TH AVE NE
010	009830	0010	12/12/12	\$1,360,000	\$1,366,000	5770	11	2007	Avg	126565	N	N	1710 297TH WAY SE
010	723755	0150	5/3/10	\$1,300,000	\$1,308,000	6010	11	2001	Avg	48787	N	N	5837 246TH PL NE
010	085360	0310	4/10/12	\$1,350,000	\$1,411,000	6085	11	2000	Avg	142725	N	N	105 290TH AVE NE
010	022506	9068	4/13/10	\$1,600,000	\$1,603,000	6980	11	2009	Avg	228690	N	N	8825 255TH AVE NE
010	111720	0210	8/26/11	\$1,500,000	\$1,587,000	5260	12	2008	Avg	307539	N	N	25205 NE 39TH WAY
010	022506	9058	1/18/11	\$1,870,000	\$1,959,000	5550	12	2005	Avg	192099	N	N	8215 255TH AVE NE
010	085360	0190	4/21/10	\$1,900,000	\$1,907,000	6870	12	1997	Avg	70173	N	N	428 289TH PL NE
010	022506	9074	4/22/11	\$1,500,000	\$1,582,000	7120	12	1999	Avg	432175	N	N	8549 246TH LN NE

Improved Sales Used in this Annual Update Analysis
Area 71
(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
010	238600	0280	1/5/12	\$1,775,000	\$1,870,000	9720	12	1988	Good	81335	N	N	3453 260TH AVE NE

Improved Sales Removed in this Annual Update Analysis
Area 71
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
7	033935	0120	10/23/2011	\$264,963	QUIT CLAIM DEED
7	042506	9080	12/23/2011	\$76,562	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
7	052506	9041	4/30/2010	\$6,000	DOR RATIO;OPEN SPACE/EASEMENT OR RIGHT-OF-WAY
7	052506	9051	3/20/2012	\$600,000	SHORT SALE
7	052506	9053	5/25/2011	\$601,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	062506	9004	5/5/2011	\$40,000	DOR RATIO;GOVERNMENT AGENCY
7	062506	9031	10/27/2011	\$289,350	BANKRUPTCY – RECEIVER OR TRUSTEE
7	062506	9147	11/1/2012	\$130,684	BANKRUPTCY – RECEIVER OR TRUSTEE
7	082506	9093	12/2/2010	\$850,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	082506	9094	1/4/2010	\$750,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	092506	9022	9/12/2011	\$445,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	092506	9050	3/11/2010	\$480,000	IMP COUNT;%COMPLETE
7	092506	9082	4/25/2011	\$300,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
7	092506	9128	11/19/2012	\$192,188	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
7	092506	9179	1/4/2010	\$505,000	FINANCIAL INSTITUTION RESALE; NON-REPRESENTATIVE SALE
7	102506	9021	3/7/2011	\$269,900	FINANCIAL INSTITUTION RESALE; NON-REPRESENTATIVE SALE
7	102506	9068	11/12/2010	\$237,240	DOR RATIO
7	102506	9103	7/11/2012	\$303,000	EXEMPT FROM EXCISE TAX; NON REPRESENTATIVE SALE
7	102506	9213	9/7/2011	\$778,000	INCORRECT CHARACTERISTIC DATA
7	102506	9240	12/7/2012	\$382,500	SHORT SALE
7	102506	9245	7/26/2010	\$200,802	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
7	133085	0120	11/23/2010	\$615,000	NON-REPRESENTATIVE SALE
7	133090	0010	6/4/2010	\$350,000	NON-REPRESENTATIVE SALE
7	152506	9035	4/25/2011	\$320,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	152506	9055	7/29/2010	\$749,000	NON-REPRESENTATIVE SALE
7	162100	0010	3/30/2012	\$40,000	DOR RATIO
7	162506	9022	5/24/2010	\$400,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	162506	9026	7/24/2012	\$50,000	PREVIMP<=25K;RELATED PARTY, FRIEND, OR NEIGHBOR
7	162506	9053	11/4/2010	\$250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	162506	9077	11/21/2012	\$668,000	NON-REPRESENTATIVE SALE
7	162506	9086	3/24/2011	\$370,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	241391	0070	11/15/2010	\$450,000	SHORT SALE
7	295440	0050	5/17/2011	\$1,450,000	RELOCATION - SALE TO SERVICE
7	295440	0200	3/24/2010	\$1,637,500	RELOCATION - SALE TO SERVICE
7	295440	0210	6/8/2012	\$875,000	RELOCATION - SALE TO SERVICE
7	295440	0280	8/14/2012	\$865,000	RELOCATION - SALE TO SERVICE
7	295440	0350	6/16/2011	\$1,425,000	RELOCATION - SALE TO SERVICE
7	312150	0200	9/22/2011	\$585,000	FINANCIAL INSTITUTION RESALE; NON-REPRESENTATIVE SALE
7	352800	0170	10/18/2011	\$530,000	SHORT SALE

Improved Sales Removed in this Annual Update Analysis
Area 71
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
7	751121	0160	5/23/2011	\$440,640	SHORT SALE
7	751121	0340	12/10/2010	\$625,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
7	812160	0080	12/4/2012	\$309,000	OBSOLESCENCE
7	815580	0280	5/16/2012	\$1,040,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	880730	0180	6/23/2011	\$215,000	FINANCIAL INSTITUTION RESALE;NON-REPRESENTATIVE SALE
7	880730	0300	7/30/2012	\$215,000	PREVIMP<=25K
7	880730	0410	6/7/2010	\$535,000	FINANCIAL INSTITUTION RESALE; NON-REPRESENTATIVE SALE
7	880760	0300	1/6/2012	\$156,000	NO MARKET EXPOSURE;
7	880760	0320	11/8/2011	\$198,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	880780	0310	5/2/2011	\$320,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
7	880780	0320	6/13/2012	\$227,000	NO MARKET EXPOSURE;
7	880781	0610	8/10/2012	\$238,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	929085	0030	6/25/2012	\$662,170	SHORT SALE
7	929085	0120	4/20/2012	\$630,000	SHORT SALE
7	929085	0350	7/30/2012	\$750,000	RELOCATION - SALE TO SERVICE
8	720226	0030	6/16/2011	\$530,000	RELOCATION - SALE TO SERVICE
8	720227	0970	7/20/2011	\$543,500	RELOCATION - SALE TO SERVICE
8	720228	0040	12/22/2010	\$449,000	RELOCATION - SALE TO SERVICE
8	720229	0130	8/6/2012	\$281,000	NON-REPRESENTATIVE SALE
8	720229	0280	4/11/2011	\$319,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
8	720229	0280	10/5/2010	\$303,288	BANKRUPTCY - RECEIVER OR TRUSTEE
8	720229	0860	3/25/2011	\$287,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
8	720234	0560	7/15/2011	\$540,000	RELOCATION - SALE TO SERVICE
8	720236	0160	5/17/2012	\$149,650	DOR RATIO;QUIT CLAIM DEED
8	720236	0300	3/23/2011	\$725,000	RELOCATION - SALE TO SERVICE
8	720236	0420	2/10/2012	\$605,000	SHORT SALE
8	720236	0690	8/20/2011	\$669,975	RELOCATION - SALE TO SERVICE
8	720238	0050	8/17/2012	\$355,000	SHORT SALE
8	720238	0300	8/21/2012	\$380,000	SHORT SALE
8	720310	0380	5/17/2010	\$518,000	RELOCATION - SALE TO SERVICE
8	720310	1290	4/6/2010	\$337,285	AFFORDABLE HOUSING SALES
8	720310	1340	9/18/2012	\$332,000	AFFORDABLE HOUSING SALES
8	720310	1340	1/19/2010	\$323,300	AFFORDABLE HOUSING SALES
8	720310	1350	7/6/2012	\$336,000	AFFORDABLE HOUSING SALES
8	720310	1660	12/20/2012	\$220,000	AFFORDABLE HOUSING SALES
8	720310	1680	5/18/2012	\$310,000	AFFORDABLE HOUSING SALES
8	720310	1770	5/25/2011	\$340,000	RELOCATION - SALE TO SERVICE; AFFORDABLE HOUSING SALES
8	720310	1770	8/23/2011	\$340,000	AFFORDABLE HOUSING SALES
8	720310	1980	1/28/2010	\$373,010	AFFORDABLE HOUSING SALES

Improved Sales Removed in this Annual Update Analysis
Area 71
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
8	720310	2060	2/23/2012	\$335,000	AFFORDABLE HOUSING SALES
8	720310	2060	3/4/2010	\$342,200	AFFORDABLE HOUSING SALES
8	720310	2130	10/4/2011	\$215,000	AFFORDABLE HOUSING SALES
8	720310	2200	12/17/2012	\$225,000	AFFORDABLE HOUSING SALES
8	720311	0290	3/2/2012	\$572,000	RELOCATION - SALE TO SERVICE
8	720314	0010	7/15/2010	\$382,555	AFFORDABLE HOUSING SALES
8	720314	0020	9/10/2010	\$372,550	AFFORDABLE HOUSING SALES
8	720314	0030	10/7/2010	\$361,110	AFFORDABLE HOUSING SALES
8	720314	0040	6/18/2010	\$346,753	AFFORDABLE HOUSING SALES
8	720314	0050	10/13/2010	\$363,440	AFFORDABLE HOUSING SALES
8	720314	0060	12/27/2010	\$398,195	AFFORDABLE HOUSING SALES
8	720314	0070	3/7/2011	\$327,130	AFFORDABLE HOUSING SALES
8	720314	0080	3/15/2011	\$295,992	AFFORDABLE HOUSING SALES
8	720314	0100	8/9/2011	\$320,980	AFFORDABLE HOUSING SALES
8	720314	0110	6/21/2010	\$319,020	AFFORDABLE HOUSING SALES
8	720314	0120	7/1/2010	\$337,611	AFFORDABLE HOUSING SALES
8	720314	0130	8/17/2011	\$328,000	AFFORDABLE HOUSING SALES
8	720314	0140	6/8/2010	\$344,725	AFFORDABLE HOUSING SALES
8	720314	0150	1/27/2011	\$370,315	AFFORDABLE HOUSING SALES
8	720314	0160	8/17/2012	\$362,000	AFFORDABLE HOUSING SALES
8	720314	0160	6/22/2010	\$390,080	AFFORDABLE HOUSING SALES
8	720314	0170	1/1/2011	\$357,505	AFFORDABLE HOUSING SALES
8	720314	0180	2/22/2011	\$374,655	AFFORDABLE HOUSING SALES
8	720314	0190	6/8/2010	\$360,785	AFFORDABLE HOUSING SALES
8	720314	0200	8/4/2010	\$301,430	AFFORDABLE HOUSING SALES
8	720314	0210	5/5/2011	\$290,775	AFFORDABLE HOUSING SALES
8	720314	0220	4/18/2011	\$336,820	AFFORDABLE HOUSING SALES
8	720314	0240	10/25/2010	\$326,845	AFFORDABLE HOUSING SALES
8	720314	0250	8/25/2011	\$313,535	AFFORDABLE HOUSING SALES
8	720314	0260	7/20/2010	\$343,725	AFFORDABLE HOUSING SALES
8	720314	0270	10/11/2010	\$330,795	AFFORDABLE HOUSING SALES
8	720314	0280	8/11/2011	\$307,270	AFFORDABLE HOUSING SALES
8	720314	0290	4/18/2011	\$280,000	AFFORDABLE HOUSING SALES
8	720314	0300	8/4/2010	\$327,380	AFFORDABLE HOUSING SALES
8	720314	0310	6/8/2010	\$357,886	AFFORDABLE HOUSING SALES
8	720314	0320	9/6/2012	\$319,330	AFFORDABLE HOUSING SALES
8	720314	0320	6/1/2010	\$292,615	AFFORDABLE HOUSING SALES
8	720314	0330	6/4/2010	\$357,440	AFFORDABLE HOUSING SALES
8	720314	0340	6/8/2010	\$309,345	AFFORDABLE HOUSING SALES

Improved Sales Removed in this Annual Update Analysis
Area 71
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
8	720314	0350	6/24/2010	\$327,418	AFFORDABLE HOUSING SALES
8	720314	0360	6/22/2010	\$306,505	AFFORDABLE HOUSING SALES
8	720314	0370	6/14/2010	\$293,715	AFFORDABLE HOUSING SALES
8	720314	0380	6/15/2010	\$320,790	AFFORDABLE HOUSING SALES
8	720314	0390	12/15/2010	\$326,755	AFFORDABLE HOUSING SALES
8	720314	0400	11/23/2010	\$334,000	AFFORDABLE HOUSING SALES
8	720314	0410	6/2/2011	\$326,185	AFFORDABLE HOUSING SALES
8	720314	0420	10/20/2010	\$322,330	AFFORDABLE HOUSING SALES
8	720314	0430	5/5/2011	\$330,535	AFFORDABLE HOUSING SALES
8	720314	0440	12/5/2012	\$347,500	AFFORDABLE HOUSING SALES
8	720314	0440	12/9/2010	\$343,850	AFFORDABLE HOUSING SALES
8	720314	0450	3/17/2011	\$334,565	AFFORDABLE HOUSING SALES
8	720314	0460	3/25/2011	\$288,835	AFFORDABLE HOUSING SALES
8	720314	0470	8/15/2012	\$340,000	AFFORDABLE HOUSING SALES
8	720314	0470	4/21/2011	\$325,310	AFFORDABLE HOUSING SALES
8	720314	0480	7/13/2011	\$332,170	AFFORDABLE HOUSING SALES
8	720314	0490	8/11/2010	\$294,960	AFFORDABLE HOUSING SALES
8	720314	0500	7/19/2011	\$288,035	AFFORDABLE HOUSING SALES
8	720314	0510	12/28/2010	\$323,019	AFFORDABLE HOUSING SALES
8	720314	0520	4/20/2011	\$310,000	AFFORDABLE HOUSING SALES
8	720314	0530	3/12/2012	\$365,500	AFFORDABLE HOUSING SALES
8	720314	0530	8/1/2011	\$363,000	AFFORDABLE HOUSING SALES
8	720314	0540	4/4/2011	\$304,400	AFFORDABLE HOUSING SALES
8	720314	0550	6/7/2011	\$345,720	AFFORDABLE HOUSING SALES
8	720314	0560	5/18/2011	\$348,010	AFFORDABLE HOUSING SALES
8	720316	0010	10/1/2012	\$744,500	RELOCATION - SALE TO SERVICE
8	720316	0220	9/12/2012	\$760,000	%COMPLETE
8	720316	0250	9/7/2012	\$669,990	%COMPLETE
8	720317	0020	10/24/2012	\$562,990	PREVIMP<=25K
8	720317	0030	10/15/2012	\$571,211	PREVIMP<=25K
8	720317	0070	10/9/2012	\$560,988	PREVIMP<=25K
8	720317	0130	11/2/2012	\$559,036	PREVIMP<=25K
8	720317	0140	12/4/2012	\$575,984	PREVIMP<=25K
8	720317	0150	10/29/2012	\$579,266	PREVIMP<=25K
8	720317	0170	11/21/2012	\$583,990	%COMPLETE
8	720317	0220	9/10/2012	\$566,272	%COMPLETE
8	720317	0250	10/16/2012	\$527,990	%COMPLETE
8	720317	0260	10/9/2012	\$531,053	%COMPLETE
8	720317	0270	9/14/2012	\$537,000	%COMPLETE

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Area 71
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
8	720317	0470	12/11/2012	\$518,990	PREVIMP<=25K
8	720317	0480	12/5/2012	\$528,393	PREVIMP<=25K
8	720317	0500	12/7/2012	\$556,826	PREVIMP<=25K
8	720317	0510	11/20/2012	\$534,029	PREVIMP<=25K;BUILDER OR DEVELOPER SALES
8	720317	0540	9/25/2012	\$517,678	%COMPLETE
8	720317	0550	11/2/2012	\$511,414	PREVIMP<=25K
8	720317	0560	11/16/2012	\$516,799	PREVIMP<=25K
8	720317	0570	11/19/2012	\$512,010	PREVIMP<=25K
8	720317	0580	9/13/2012	\$520,000	%COMPLETE;BUILDER OR DEVELOPER SALES
8	720318	0010	10/12/2012	\$679,990	%COMPLETE
8	720318	0030	11/14/2012	\$729,500	%COMPLETE
8	720318	0040	10/25/2012	\$689,990	%COMPLETE
8	720318	0050	12/10/2012	\$695,000	%COMPLETE
8	720318	0070	12/12/2012	\$699,990	%COMPLETE
8	720318	0150	11/20/2012	\$726,644	%COMPLETE
8	720318	0180	11/5/2012	\$627,500	%COMPLETE
8	720318	0190	11/20/2012	\$625,000	%COMPLETE
8	720318	0200	10/3/2012	\$600,000	%COMPLETE
8	720318	0210	8/20/2012	\$602,250	%COMPLETE
8	720318	0320	9/10/2012	\$626,000	%COMPLETE
8	720318	0330	10/15/2012	\$633,754	%COMPLETE
8	720318	0340	8/15/2012	\$790,000	%COMPLETE
8	720318	0380	9/25/2012	\$768,498	%COMPLETE
8	720318	0390	10/1/2012	\$799,200	%COMPLETE
8	720318	0400	11/21/2012	\$798,276	%COMPLETE
8	720318	0410	10/17/2012	\$781,988	%COMPLETE
8	720318	0420	11/8/2012	\$620,000	%COMPLETE
8	720318	0430	11/26/2012	\$632,990	%COMPLETE
8	720318	0440	10/17/2012	\$613,545	%COMPLETE
8	720318	0450	11/26/2012	\$629,990	%COMPLETE
10	009830	0010	6/21/2011	\$1,459,000	DIAGNOSTIC OUTLIER
10	009830	0100	3/1/2011	\$975,000	RELOCATION - SALE TO SERVICE
10	009830	0140	12/24/2012	\$1,050,000	RELOCATION - SALE TO SERVICE
10	012506	9014	9/26/2012	\$120,000	DOR RATIO;QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
10	020310	0525	6/14/2011	\$599,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	020310	0650	12/8/2011	\$505,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	020310	0745	6/8/2012	\$108,147	DOR RATIO;PREVIMP<=25K;BANKRUPTCY - RECEIVER OR TRUSTEE
10	020310	0865	2/2/2010	\$530,000	SHORT SALE
10	020310	1365	5/2/2011	\$550,000	FINANCIAL INSTITUTION RESALE; NON-REPRESENTATIVE SALE

Improved Sales Removed in this Annual Update Analysis
Area 71
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
10	020310	1425	12/28/2011	\$183,750	FINANCIAL INSTITUTION RESALE; NON-REPRESENTATIVE SALE
10	020310	1524	6/10/2010	\$369,900	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
10	020340	0010	11/8/2012	\$400,000	SHORT SALE
10	020360	0190	8/29/2012	\$415,000	SHORT SALE
10	020360	0590	12/2/2011	\$403,870	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
10	020360	0630	12/2/2010	\$515,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	062407	9027	8/9/2012	\$460,000	IMP COUNT;STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
10	082407	9027	11/11/2010	\$505,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
10	082507	9016	12/28/2011	\$40,000	DOR RATIO; NO MARKET EXPOSURE; TIMBER AND FOREST LAND
10	082507	9026	4/24/2012	\$830,000	OPEN SPACE; IMP CHARACTERISTICS CHANGED SINCE SALE
10	082507	9026	4/18/2011	\$575,000	OPEN SPACE; IMP CHARACTERISTICS CHANGED SINCE SALE
10	085360	0070	12/7/2012	\$1,269,221	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	085360	0100	3/2/2010	\$1,075,000	RELOCATION - SALE TO SERVICE
10	111720	0300	8/31/2012	\$635,000	FINANCIAL INSTITUTION RESALE; NON-REPRESENTATIVE SALE
10	112506	9037	2/17/2012	\$908,077	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	112506	9084	12/7/2011	\$1,175,000	INCORRECT CHARACTERISTIC DATA
10	112506	9126	2/21/2012	\$515,000	SHORT SALE
10	122506	9038	11/19/2012	\$2,300,000	BANKRUPTCY - RECEIVER OR TRUSTEE
10	132506	9066	4/20/2011	\$350,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	133200	0160	9/19/2012	\$660,000	RELOCATION - SALE TO SERVICE
10	142506	9056	9/8/2010	\$83,186	DOR RATIO; QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
10	142800	0130	11/21/2012	\$295,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	142800	0620	4/21/2011	\$180,000	DOR RATIO;FINANCIAL INSTITUTION RESALE
10	142800	0912	5/3/2011	\$321,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	142800	0941	9/7/2012	\$163,940	DOR RATIO;QUIT CLAIM DEED
10	142800	1125	12/13/2012	\$259,450	QUIT CLAIM DEED
10	142800	1330	1/5/2012	\$116,906	DOR RATIO; QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
10	172507	9022	4/11/2011	\$517,500	OBSOLESCENCE
10	172507	9056	11/6/2012	\$365,000	NON-REPRESENTATIVE SALE
10	182507	9019	3/12/2010	\$259,900	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
10	182507	9048	6/1/2010	\$475,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	232480	0010	4/23/2012	\$580,000	RELOCATION - SALE TO SERVICE
10	232480	0330	12/16/2010	\$480,000	SHORT SALE
10	238600	0430	6/2/2010	\$925,000	RELOCATION - SALE TO SERVICE
10	238600	0500	10/12/2012	\$400,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
10	238600	0510	9/18/2012	\$835,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
10	242506	9070	2/24/2010	\$870,625	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
10	252506	9002	2/27/2012	\$290,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	252506	9044	10/24/2011	\$4,000	DOR RATIO;EASEMENT OR RIGHT-OF-WAY

Improved Sales Removed in this Annual Update Analysis
Area 71
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
10	292507	9036	8/1/2012	\$458,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; STATEMENT TO DOR
10	292507	9042	9/13/2011	\$195,087	DOR RATIO;QUIT CLAIM DEED
10	292507	9043	3/22/2011	\$499,990	IMP CHARACTERISTICS CHNAGED SINCE SALE
10	292507	9074	5/19/2012	\$509,250	IMP COUNT
10	292507	9083	4/2/2010	\$375,000	DOR RATIO
10	292507	9084	4/22/2010	\$1,050,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
10	302507	9026	9/1/2012	\$393,500	BANKRUPTCY - RECEIVER OR TRUSTEE
10	302507	9031	9/13/2011	\$314,700	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
10	302507	9072	7/27/2010	\$1,140,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	302507	9094	9/24/2010	\$1,015,000	SHORT SALE
10	302507	9102	8/29/2011	\$445,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
10	302507	9115	8/22/2012	\$390,000	SHORT SALE
10	302507	9130	4/12/2011	\$430,000	SHORT SALE
10	302507	9159	9/19/2012	\$625,000	SHORT SALE
10	312507	9003	3/23/2012	\$201,033	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
10	312507	9055	5/26/2010	\$853,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	318311	0010	11/30/2012	\$420,000	INCORRECT CHARACTERISTIC DATA
10	321129	0370	5/23/2011	\$272,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
10	321131	0030	6/7/2011	\$510,000	RELOCATION - SALE TO SERVICE
10	322507	9014	9/24/2012	\$545,000	SHORT SALE
10	322507	9044	1/14/2010	\$923,000	NON-REPRESENTATIVE SALE
10	322507	9049	8/29/2011	\$180,000	DOR RATIO;QUIT CLAIM DEED
10	697990	0120	4/5/2012	\$407,000	SHORT SALE
10	697990	0270	12/11/2012	\$460,000	SHORT SALE
10	723755	0160	3/21/2012	\$700,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	723755	0160	5/14/2012	\$700,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	723755	0300	10/23/2012	\$1,207,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	730200	0140	6/25/2010	\$50,000	DOR RATIO;QUIT CLAIM DEED; FINANCIAL INSTITUTION RESALE
10	730200	0140	3/7/2011	\$105,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
10	730200	0160	7/17/2012	\$245,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	730200	0320	12/15/2011	\$240,000	DOR RATIO;NO MARKET EXPOSURE
10	867851	0010	10/24/2012	\$1,400,000	SHORT SALE
10	891300	0250	9/9/2011	\$480,200	IMP. CHARACTERISTICS CHANGED SINCE SALE

Vacant Sales Used in this Annual Update Analysis
Area 71
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
007	042506	9178	1/8/2010	\$260,000	94,961	N	N
007	052506	9141	1/11/2011	\$241,000	104,544	N	N
007	082506	9029	9/15/2011	\$160,000	432,986	N	N
007	172506	9070	8/1/2011	\$220,000	965,290	N	N
007	241391	0120	3/19/2012	\$50,000	62,726	N	N
010	009830	0070	9/13/2010	\$400,000	131,795	N	N
010	009830	0080	9/14/2012	\$345,950	130,765	N	N
010	020310	0560	12/13/2011	\$189,950	17,000	N	N
010	020310	1510	5/25/2010	\$185,000	278,891	N	N
010	022506	9033	4/22/2011	\$222,000	197,326	N	N
010	062407	9032	8/5/2010	\$355,000	281,833	Y	N
010	082407	9056	1/13/2011	\$185,000	217,694	N	N
010	112506	9021	2/16/2012	\$200,000	401,456	N	N
010	112506	9055	11/18/2010	\$260,000	61,757	N	N
010	112506	9160	6/20/2012	\$270,000	66,727	N	N
010	122506	9045	3/9/2010	\$800,000	277,286	Y	N
010	122506	9053	10/11/2010	\$725,000	86,684	Y	N
010	122506	9055	12/26/2012	\$525,400	218,439	Y	N
010	142506	9066	7/11/2011	\$325,000	583,704	N	N
010	142506	9068	9/26/2011	\$260,000	223,898	N	N
010	182507	9023	6/7/2011	\$40,000	155,771	N	N
010	232506	9006	5/6/2010	\$514,500	571,943	N	N
010	322507	9031	5/1/2012	\$300,000	225,139	Y	N
010	322507	9039	7/5/2012	\$310,000	212,862	N	N

Vacant Sales Removed in this Annual Update Analysis
Area 71
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	052506	9036	5/27/2010	\$1,517	DOR RATIO; EASEMENT OR RIGHT-OF-WAY
007	052506	9071	1/5/2010	\$2,426	DOR RATIO;EASEMENT OR RIGHT-OF-WAY
007	062506	9017	4/21/2010	\$4,060	DOR RATIO; EASEMENT OR RIGHT-OF-WAY
007	082506	9029	8/8/2011	\$35,000	DOR RATIO; QUIT CLAIM DEED
007	092506	9053	5/3/2010	\$50,000	DOR RATIO; CONTRACT OR CASH SALE
007	162506	9055	2/1/2012	\$50,000	DOR RATIO; NO MARKET EXPOSURE
007	929087	0160	10/18/2012	\$150,100	DOR RATIO; BANKRUPTCY RECEIVER OR TRUSTEE
010	020310	0280	8/25/2011	\$109,900	NO MARKET EXPOSURE
010	082407	9029	10/11/2011	\$320,300	MULTI-PARCEL SALE
010	082507	9017	7/18/2012	\$115,500	DOR RATIO;OPEN SPACE; EASEMENT OR RIGHT OF WAY
010	082507	9025	6/10/2011	\$74,000	DOR RATIO; TIMBER AND FOREST LAND
010	142506	9103	1/13/2012	\$180,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
010	142506	9122	10/12/2012	\$229,687	OPEN SPACE; EXEMPT FROM EXCISE TAX
010	192507	9053	3/26/2012	\$155,000	DOR RATIO
010	192507	9053	11/29/2011	\$280,877	BANKRUPTCY - RECEIVER OR TRUSTEE
010	232506	9009	4/25/2012	\$10,000	DOR RATIO; PREVLAND<=25K; ESTATE SALE
010	302507	9036	12/14/2012	\$5,000	DOR RATIO; QUIT CLAIM DEED
010	730200	0102	6/6/2012	\$15,000	DOR RATIO