

**Residential Revalue**

**2013 Assessment Roll**

# **Kingsgate/Queensgate**

**Area 73**

**King County Department of Assessments**

**Seattle, Washington**



## King County

Department of Assessments

### Accounting Division

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***Lloyd Hara***  
***Assessor***

Dear Property Owners:

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

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

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

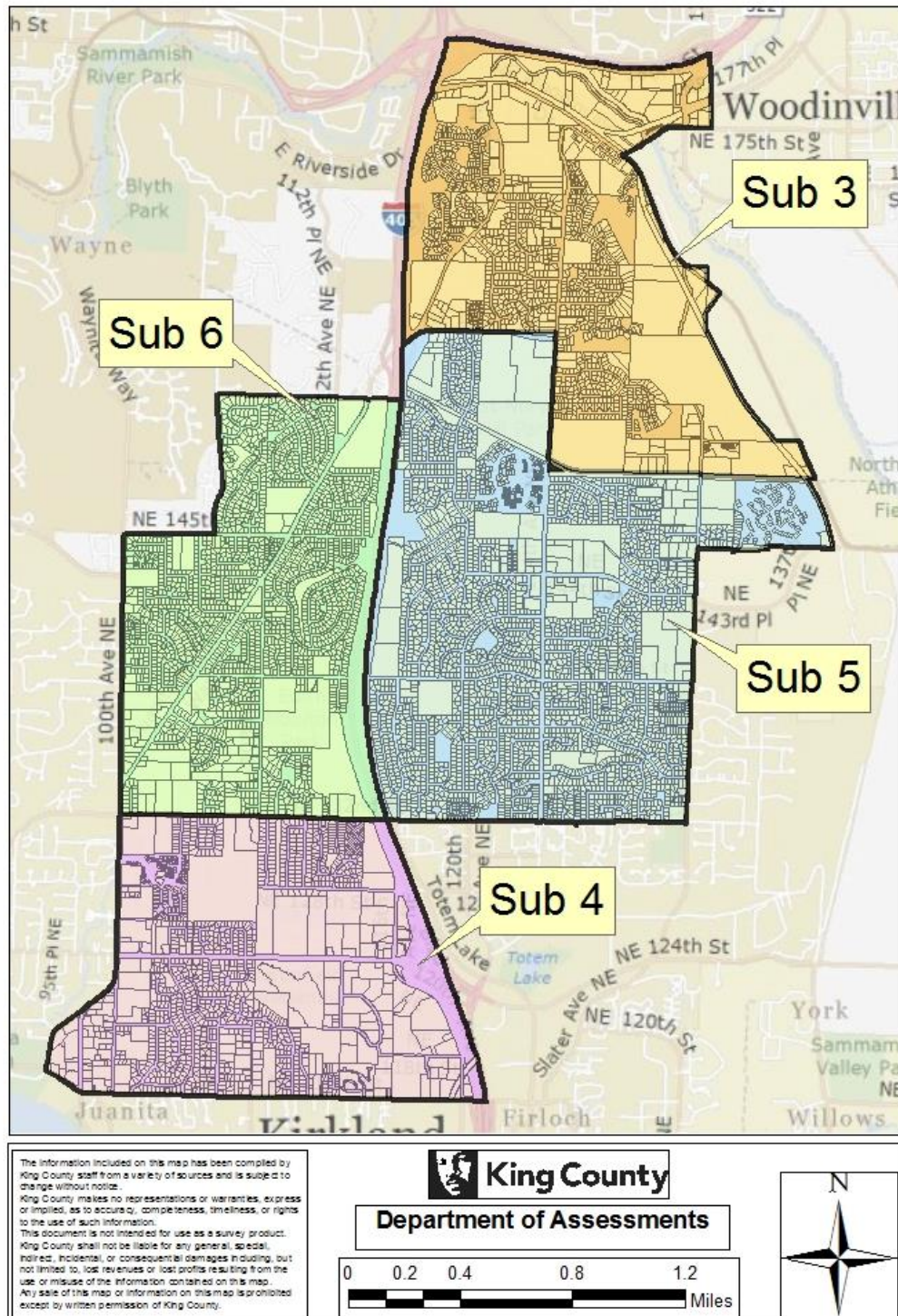
<http://www.kingcounty.gov/Assessor/Reports/AreaReports/~media/Assessor/AreaReports/AppraisalStandard.aspx>

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

Sincerely,

Lloyd Hara  
Assessor

## Area 73 Sub Areas



# Kingsgate/Queensgate Housing





Grade 5/ Year Built 1920/ Total Living Area 1050



Grade 6/ Year Built 1952/ Total Living Area 1260



Grade 7/ Year Built 1977/ Total Living Area 1920



Grade 8/ Year Built 1980/ Total Living Area 1780



Grade 9/ Year Built 2005/ Total Living Area 3300



Grade 10/ Year Built 2006/ Total Living Area 3900

## ***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:** Kingsgate and Queensgate / 73

**Previous Physical Inspection:** 2012

**Number of Improved Sales:** 596

**Range of Sale Dates:** 1/1/2010 – 1/1/2013

| Sales – Average Improved Valuation Change Summary |           |           |           |             |       |       |
|---------------------------------------------------|-----------|-----------|-----------|-------------|-------|-------|
|                                                   | Land      | Imps      | Total     | Sale Price* | Ratio | COD   |
| <b>2012 Value</b>                                 | \$97,300  | \$214,700 | \$312,000 |             |       |       |
| <b>2013 Value</b>                                 | \$110,200 | \$244,300 | \$354,500 | \$386,800   | 92.0% | 6.94% |
| <b>Change</b>                                     | +\$12,900 | +\$29,600 | +\$42,500 |             |       |       |
| <b>% Change</b>                                   | +13.3%    | +13.8%    | +13.6%    |             |       |       |

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

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The lower the COD, the more uniform are the predicted assessed values. *No characteristic based variables were found, therefore there is no change to the COD.* 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     |
| <b>2012 Value</b>                     | \$98,900  | \$192,400 | \$291,300 | \$98,900  |
| <b>2013 Value</b>                     | \$111,900 | \$219,000 | \$330,900 | \$111,900 |
| <b>Percent Change</b>                 | +13.1%    | +13.8%    | +13.6%    | +13.1%    |

Number of one to three unit residences in the population: 6944

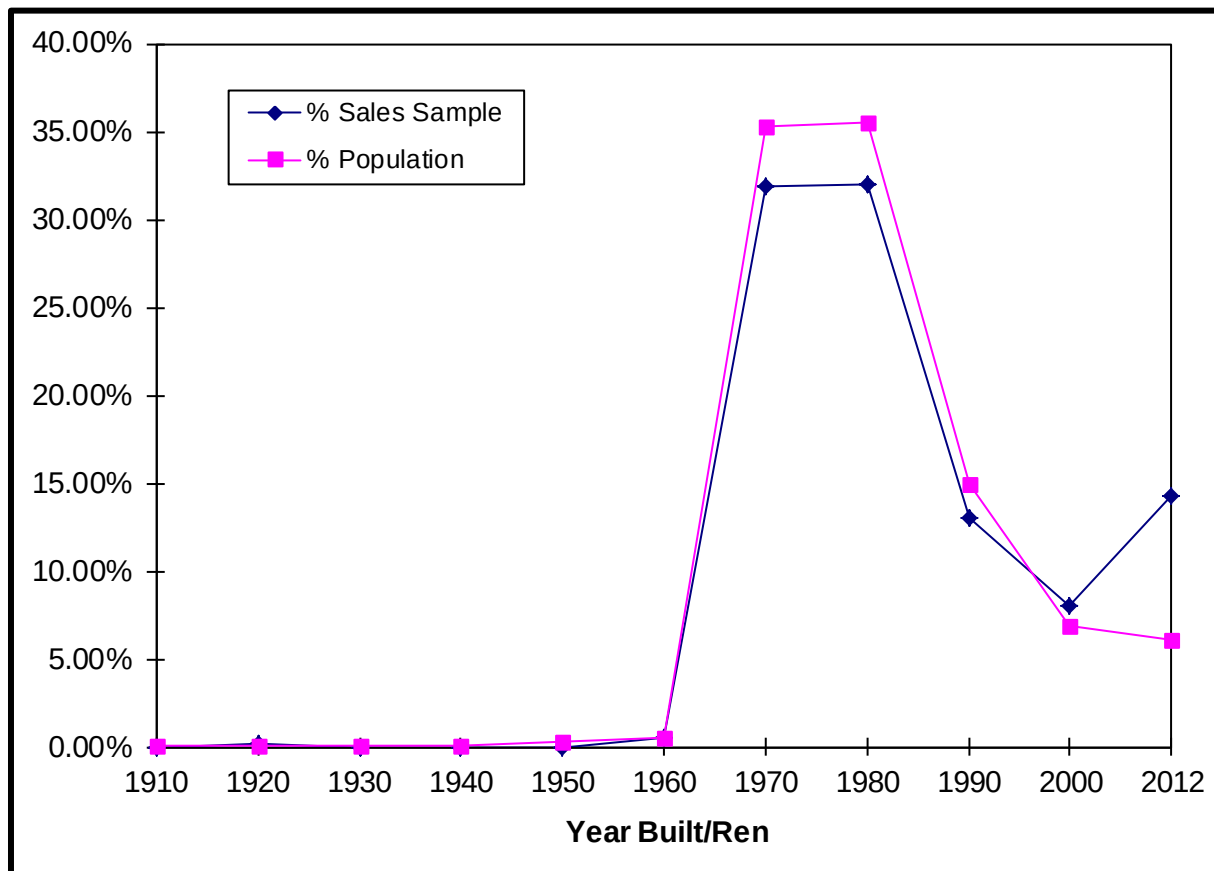
**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that the area required a single standard area 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         | 0.17%          |
| 1930           | 0         | 0.00%          |
| 1940           | 0         | 0.00%          |
| 1950           | 0         | 0.00%          |
| 1960           | 3         | 0.50%          |
| 1970           | 190       | 31.88%         |
| 1980           | 191       | 32.05%         |
| 1990           | 78        | 13.09%         |
| 2000           | 48        | 8.05%          |
| 2012           | 85        | 14.26%         |
|                | 596       |                |

| Population     |           |              |
|----------------|-----------|--------------|
| Year Built/Ren | Frequency | % Population |
| 1910           | 4         | 0.06%        |
| 1920           | 4         | 0.06%        |
| 1930           | 6         | 0.09%        |
| 1940           | 7         | 0.10%        |
| 1950           | 19        | 0.27%        |
| 1960           | 38        | 0.55%        |
| 1970           | 2452      | 35.31%       |
| 1980           | 2467      | 35.53%       |
| 1990           | 1042      | 15.01%       |
| 2000           | 483       | 6.96%        |
| 2012           | 422       | 6.08%        |
|                | 6944      |              |



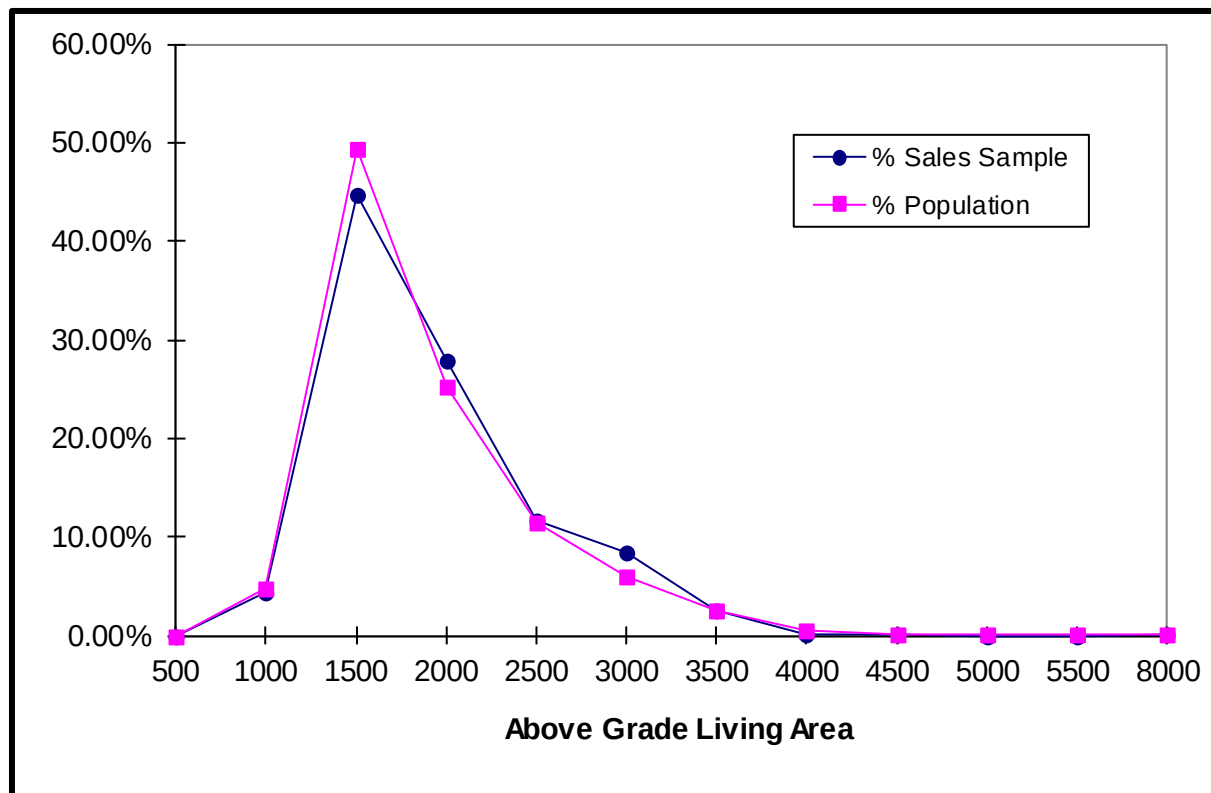
Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.



### ***Sales Sample Representation of Population - Above Grade Living Area***

| <b>Sales Sample</b> |           |                |
|---------------------|-----------|----------------|
| AGLA                | Frequency | % Sales Sample |
| 500                 | 0         | 0.00%          |
| 1000                | 26        | 4.36%          |
| 1500                | 266       | 44.63%         |
| 2000                | 166       | 27.85%         |
| 2500                | 70        | 11.74%         |
| 3000                | 50        | 8.39%          |
| 3500                | 15        | 2.52%          |
| 4000                | 1         | 0.17%          |
| 4500                | 1         | 0.17%          |
| 5000                | 0         | 0.00%          |
| 5500                | 0         | 0.00%          |
| 8000                | 1         | 0.17%          |
|                     | 596       |                |

| <b>Population</b> |           |              |
|-------------------|-----------|--------------|
| AGLA              | Frequency | % Population |
| 500               | 0         | 0.00%        |
| 1000              | 334       | 4.81%        |
| 1500              | 3427      | 49.35%       |
| 2000              | 1755      | 25.27%       |
| 2500              | 801       | 11.54%       |
| 3000              | 416       | 5.99%        |
| 3500              | 171       | 2.46%        |
| 4000              | 30        | 0.43%        |
| 4500              | 5         | 0.07%        |
| 5000              | 3         | 0.04%        |
| 5500              | 1         | 0.01%        |
| 8000              | 1         | 0.01%        |
|                   | 6944      |              |

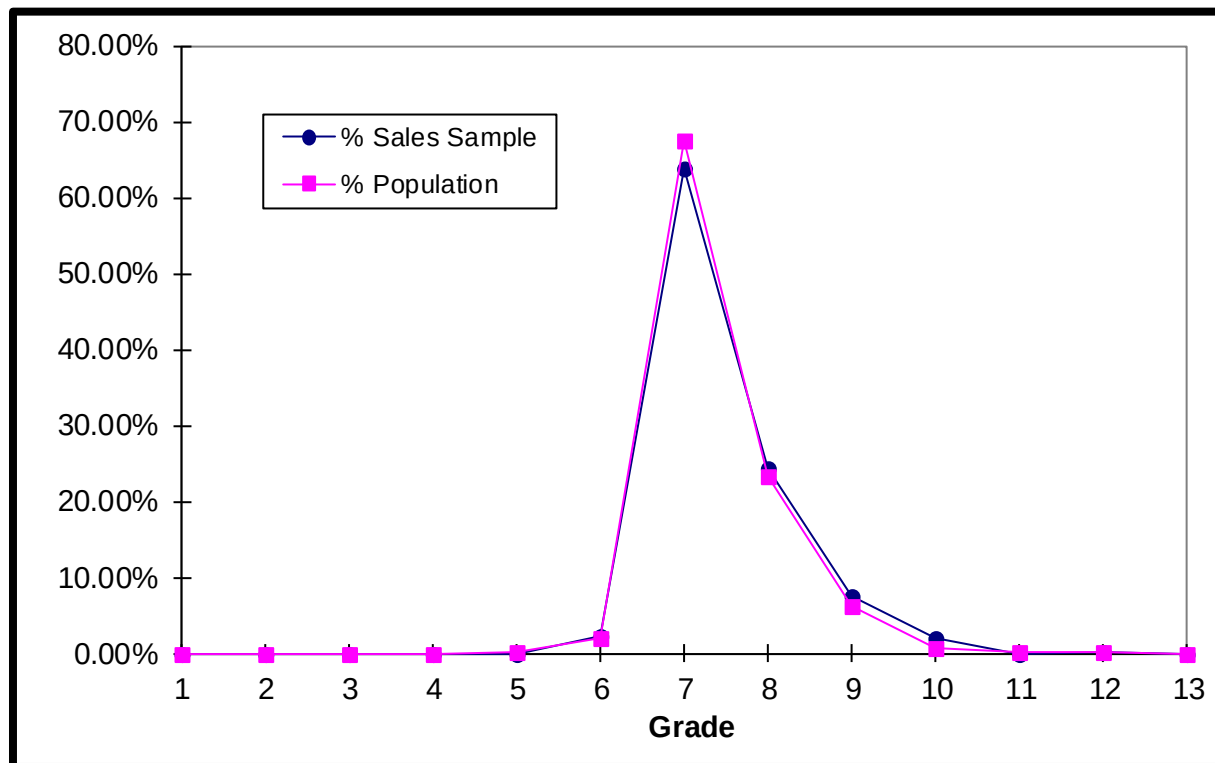


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

### ***Sales Sample Representation of Population - Grade***

| <b>Sales Sample</b> |           |                |
|---------------------|-----------|----------------|
| Grade               | Frequency | % Sales Sample |
| 1                   | 0         | 0.00%          |
| 2                   | 0         | 0.00%          |
| 3                   | 0         | 0.00%          |
| 4                   | 0         | 0.00%          |
| 5                   | 0         | 0.00%          |
| 6                   | 14        | 2.35%          |
| 7                   | 381       | 63.93%         |
| 8                   | 145       | 24.33%         |
| 9                   | 44        | 7.38%          |
| 10                  | 11        | 1.85%          |
| 11                  | 0         | 0.00%          |
| 12                  | 1         | 0.17%          |
| 13                  | 0         | 0.00%          |
| 596                 |           |                |

| <b>Population</b> |           |              |
|-------------------|-----------|--------------|
| Grade             | Frequency | % Population |
| 1                 | 0         | 0.00%        |
| 2                 | 0         | 0.00%        |
| 3                 | 0         | 0.00%        |
| 4                 | 0         | 0.00%        |
| 5                 | 2         | 0.03%        |
| 6                 | 143       | 2.06%        |
| 7                 | 4691      | 67.55%       |
| 8                 | 1624      | 23.39%       |
| 9                 | 437       | 6.29%        |
| 10                | 45        | 0.65%        |
| 11                | 1         | 0.01%        |
| 12                | 1         | 0.01%        |
| 13                | 0         | 0.00%        |
| 6944              |           |              |



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 four usable land sales 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 13.1% increase in land assessments in the area for the 2013 Assessment Year. The formula is:

**2013 Land Value = 2012 Land Value x 1.136 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 the area required a single standard area adjustment.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the new recommended values on all improved parcels were based on the analysis of the 596 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***

Based on 16 sales of mobile homes in this area an overall adjustment of 9.6% is recommended.

## ***Results***

The resulting assessment level is 92.0%. 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 13.1%. 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 73 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

13.79%

Comments :

100% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.



### **Area 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 \$525000 which occurred on August 1, 2010 would be adjusted by the time trend factor of 1.058, resulting in an adjusted value of \$555000 ( $\$525000 \times 1.058 = \$555450$ ) – rounded to the nearest \$1000.*

| <b>Market Adjustment to 1/1/2013</b> |                     |                    |
|--------------------------------------|---------------------|--------------------|
| Sale Date                            | Adjustment (Factor) | Equivalent Percent |
| 1/1/2010                             | 0.975               | -2.5%              |
| 2/1/2010                             | 0.989               | -1.1%              |
| 3/1/2010                             | 1.002               | 0.2%               |
| 4/1/2010                             | 1.014               | 1.4%               |
| 5/1/2010                             | 1.026               | 2.6%               |
| 6/1/2010                             | 1.038               | 3.8%               |
| 7/1/2010                             | 1.048               | 4.8%               |
| 8/1/2010                             | 1.058               | 5.8%               |
| 9/1/2010                             | 1.067               | 6.7%               |
| 10/1/2010                            | 1.075               | 7.5%               |
| 11/1/2010                            | 1.082               | 8.2%               |
| 12/1/2010                            | 1.088               | 8.8%               |
| 1/1/2011                             | 1.094               | 9.4%               |
| 2/1/2011                             | 1.099               | 9.9%               |
| 3/1/2011                             | 1.103               | 10.3%              |
| 4/1/2011                             | 1.107               | 10.7%              |
| 5/1/2011                             | 1.109               | 10.9%              |
| 6/1/2011                             | 1.111               | 11.1%              |
| 7/1/2011                             | 1.112               | 11.2%              |
| 8/1/2011                             | 1.113               | 11.3%              |
| 9/1/2011                             | 1.112               | 11.2%              |
| 10/1/2011                            | 1.111               | 11.1%              |
| 11/1/2011                            | 1.109               | 10.9%              |
| 12/1/2011                            | 1.106               | 10.6%              |
| 1/1/2012                             | 1.103               | 10.3%              |
| 2/1/2012                             | 1.098               | 9.8%               |
| 3/1/2012                             | 1.094               | 9.4%               |
| 4/1/2012                             | 1.088               | 8.8%               |
| 5/1/2012                             | 1.081               | 8.1%               |
| 6/1/2012                             | 1.074               | 7.4%               |
| 7/1/2012                             | 1.066               | 6.6%               |
| 8/1/2012                             | 1.057               | 5.7%               |
| 9/1/2012                             | 1.047               | 4.7%               |
| 10/1/2012                            | 1.036               | 3.6%               |
| 11/1/2012                            | 1.025               | 2.5%               |
| 12/1/2012                            | 1.013               | 1.3%               |
| 1/1/2013                             | 1.000               | 0.0%               |

**Improved Sales Used in this Annual Update Analysis**  
**Area 73**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Adj Sale Price | Above Grade Living | Bld Grade | Year Built/ Ren | Cond  | Lot Size | View | Water-front | Situs Address      |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|-----------------|-------|----------|------|-------------|--------------------|
| 003      | 387680 | 0550  | 8/10/10   | \$230,000  | \$244,000      | 770                | 6         | 1969            | Avg   | 7296     | N    | N           | 12627 NE 157TH ST  |
| 003      | 387680 | 0650  | 10/15/12  | \$235,000  | \$242,000      | 770                | 6         | 1969            | Avg   | 7436     | N    | N           | 12625 NE 156TH PL  |
| 003      | 951810 | 0059  | 10/27/11  | \$158,000  | \$175,000      | 770                | 6         | 1960            | Avg   | 2500     | N    | N           | 12608 NE 173RD PL  |
| 003      | 387680 | 0340  | 3/23/10   | \$330,000  | \$334,000      | 790                | 6         | 1968            | VGood | 7350     | N    | N           | 12424 NE 157TH ST  |
| 003      | 387680 | 0210  | 5/11/12   | \$199,950  | \$216,000      | 900                | 6         | 1969            | Avg   | 8360     | N    | N           | 15515 127TH PL NE  |
| 003      | 387680 | 0430  | 7/10/12   | \$230,000  | \$245,000      | 900                | 6         | 1970            | Avg   | 7210     | N    | N           | 12518 NE 156TH ST  |
| 003      | 387680 | 0710  | 6/8/11    | \$214,900  | \$239,000      | 1000               | 6         | 1969            | Avg   | 8268     | N    | N           | 15671 126TH AVE NE |
| 003      | 387680 | 0170  | 7/25/12   | \$245,000  | \$259,000      | 1170               | 6         | 1969            | Avg   | 7000     | N    | N           | 12539 NE 156TH ST  |
| 003      | 387680 | 0180  | 12/19/11  | \$265,000  | \$293,000      | 1180               | 6         | 1969            | Good  | 7500     | N    | N           | 12547 NE 156TH ST  |
| 003      | 387680 | 0110  | 4/23/12   | \$230,000  | \$249,000      | 1450               | 6         | 1969            | Avg   | 9749     | N    | N           | 12501 NE 156TH ST  |
| 003      | 387681 | 0160  | 8/23/11   | \$259,000  | \$288,000      | 1510               | 6         | 1970            | Good  | 7503     | N    | N           | 15719 126TH AVE NE |
| 003      | 155252 | 0050  | 8/14/12   | \$328,000  | \$345,000      | 1190               | 7         | 1994            | Avg   | 16318    | N    | N           | 16906 123RD PL NE  |
| 003      | 866320 | 0750  | 8/15/11   | \$275,000  | \$306,000      | 1230               | 7         | 1977            | Avg   | 7210     | N    | N           | 16203 121ST AVE NE |
| 003      | 155250 | 0210  | 10/17/12  | \$416,000  | \$429,000      | 1240               | 7         | 1994            | Avg   | 7035     | N    | N           | 12102 NE 169TH ST  |
| 003      | 951320 | 0010  | 12/8/11   | \$265,000  | \$293,000      | 1280               | 7         | 1983            | Avg   | 7138     | N    | N           | 12403 NE 169TH ST  |
| 003      | 866320 | 0440  | 3/9/10    | \$330,000  | \$332,000      | 1380               | 7         | 1978            | Avg   | 9500     | N    | N           | 16116 122ND PL NE  |
| 003      | 951320 | 0300  | 12/13/11  | \$262,312  | \$290,000      | 1420               | 7         | 1984            | Avg   | 5682     | N    | N           | 12412 NE 169TH ST  |
| 003      | 155250 | 0110  | 12/3/10   | \$356,000  | \$388,000      | 1500               | 7         | 1994            | Good  | 10879    | N    | N           | 12220 NE 169TH ST  |
| 003      | 155251 | 0260  | 6/20/11   | \$365,000  | \$406,000      | 1630               | 7         | 1995            | Avg   | 9153     | N    | N           | 12215 NE 165TH PL  |
| 003      | 387681 | 0020  | 12/5/12   | \$375,000  | \$379,000      | 1650               | 7         | 1970            | Good  | 8645     | N    | N           | 12626 NE 157TH ST  |
| 003      | 302280 | 0220  | 1/30/12   | \$360,050  | \$396,000      | 1680               | 7         | 2011            | Avg   | 2686     | N    | N           | 11930 NE 161ST PL  |
| 003      | 302280 | 0260  | 2/7/12    | \$360,950  | \$396,000      | 1680               | 7         | 2011            | Avg   | 2801     | N    | N           | 16142 119TH PL NE  |
| 003      | 302280 | 0320  | 2/4/11    | \$365,000  | \$401,000      | 1680               | 7         | 2011            | Avg   | 2842     | N    | N           | 11936 NE 161ST PL  |
| 003      | 302280 | 0330  | 4/30/12   | \$367,000  | \$397,000      | 1680               | 7         | 2011            | Avg   | 2742     | N    | N           | 11937 NE 161ST PL  |

**Improved Sales Used in this Annual Update Analysis**  
**Area 73**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Adj Sale Price | Above Grade Living | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address      |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|-----------------|------|----------|------|-------------|--------------------|
| 003      | 302280 | 0350  | 7/24/12   | \$366,000  | \$388,000      | 1680               | 7         | 2011            | Avg  | 2577     | N    | N           | 16013 120TH AVE NE |
| 003      | 302280 | 0360  | 6/27/12   | \$349,950  | \$373,000      | 1680               | 7         | 2011            | Avg  | 3279     | N    | N           | 16005 120TH AVE NE |
| 003      | 302280 | 0370  | 9/21/11   | \$358,950  | \$399,000      | 1680               | 7         | 2011            | Avg  | 2691     | N    | N           | 16032 119TH PL NE  |
| 003      | 302280 | 0380  | 10/12/11  | \$362,500  | \$403,000      | 1680               | 7         | 2011            | Avg  | 2763     | N    | N           | 16024 119TH PL NE  |
| 003      | 155251 | 0100  | 9/28/10   | \$345,950  | \$371,000      | 1680               | 7         | 1994            | Good | 6200     | N    | N           | 16715 122ND AVE NE |
| 003      | 302280 | 0010  | 5/2/12    | \$360,000  | \$389,000      | 1740               | 7         | 2012            | Avg  | 3043     | N    | N           | 16006 120TH AVE NE |
| 003      | 302280 | 0280  | 5/11/11   | \$375,000  | \$416,000      | 1760               | 7         | 2011            | Avg  | 2880     | N    | N           | 16139 120TH AVE NE |
| 003      | 155251 | 0270  | 7/18/11   | \$375,000  | \$417,000      | 1770               | 7         | 1995            | Avg  | 10924    | N    | N           | 12217 NE 165TH PL  |
| 003      | 302280 | 0120  | 4/12/12   | \$371,500  | \$403,000      | 1790               | 7         | 2011            | Avg  | 3453     | N    | N           | 12014 NE 162ND PL  |
| 003      | 951320 | 0280  | 7/11/11   | \$288,000  | \$320,000      | 1810               | 7         | 1984            | Avg  | 6955     | N    | N           | 12420 NE 169TH ST  |
| 003      | 155251 | 0160  | 12/13/11  | \$290,000  | \$320,000      | 1820               | 7         | 1994            | Avg  | 9490     | N    | N           | 16421 122ND CT NE  |
| 003      | 302280 | 0080  | 9/21/11   | \$377,000  | \$419,000      | 1860               | 7         | 2011            | Avg  | 2867     | N    | N           | 16120 120TH AVE NE |
| 003      | 302280 | 0090  | 8/1/11    | \$374,000  | \$416,000      | 1860               | 7         | 2011            | Avg  | 2867     | N    | N           | 16128 120TH AVE NE |
| 003      | 302280 | 0240  | 10/4/11   | \$370,000  | \$411,000      | 1860               | 7         | 2011            | Avg  | 2689     | N    | N           | 16126 119TH PL NE  |
| 003      | 302280 | 0170  | 10/28/10  | \$426,400  | \$461,000      | 1870               | 7         | 2010            | Avg  | 4555     | N    | N           | 16145 119TH PL NE  |
| 003      | 155251 | 0410  | 5/17/10   | \$410,000  | \$423,000      | 1880               | 7         | 1994            | Good | 6780     | N    | N           | 12211 NE 168TH PL  |
| 003      | 155251 | 0030  | 7/27/10   | \$370,000  | \$391,000      | 1890               | 7         | 1994            | Avg  | 8307     | N    | N           | 12112 NE 168TH PL  |
| 003      | 302280 | 0270  | 5/2/11    | \$374,000  | \$415,000      | 1900               | 7         | 2011            | Avg  | 3105     | N    | N           | 11935 NE 162ND PL  |
| 003      | 302280 | 0020  | 11/10/11  | \$392,000  | \$434,000      | 1920               | 7         | 2010            | Avg  | 2869     | N    | N           | 16014 120TH AVE NE |
| 003      | 302280 | 0040  | 1/25/12   | \$399,000  | \$439,000      | 1920               | 7         | 2011            | Avg  | 2869     | N    | N           | 16030 120TH AVE NE |
| 003      | 302280 | 0060  | 2/24/12   | \$404,000  | \$442,000      | 1920               | 7         | 2010            | Avg  | 2868     | N    | N           | 16104 120TH AVE NE |
| 003      | 302280 | 0100  | 5/5/11    | \$388,000  | \$431,000      | 1920               | 7         | 2011            | Avg  | 2868     | N    | N           | 16136 120TH AVE NE |
| 003      | 302280 | 0190  | 9/20/11   | \$398,000  | \$442,000      | 1920               | 7         | 2011            | Avg  | 3192     | N    | N           | 16125 119TH PL NE  |
| 003      | 302280 | 0200  | 5/6/11    | \$408,000  | \$453,000      | 1920               | 7         | 2011            | Avg  | 3426     | N    | N           | 16115 119TH PL NE  |
| 003      | 302280 | 0210  | 3/11/11   | \$410,000  | \$453,000      | 1920               | 7         | 2011            | Avg  | 3433     | N    | N           | 16033 119TH PL NE  |

**Improved Sales Used in this Annual Update Analysis**  
**Area 73**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Adj Sale Price | Above Grade Living | Bld Grade | Year Built/ Ren | Cond  | Lot Size | View | Water-front | Situs Address      |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|-----------------|-------|----------|------|-------------|--------------------|
| 003      | 302280 | 0230  | 10/26/11  | \$380,000  | \$422,000      | 1920               | 7         | 2011            | Avg   | 2665     | N    | N           | 16118 119TH PL NE  |
| 003      | 302280 | 0300  | 6/1/12    | \$374,950  | \$403,000      | 1920               | 7         | 2011            | Avg   | 2677     | N    | N           | 16123 120TH AVE NE |
| 003      | 155251 | 0230  | 8/3/11    | \$430,000  | \$478,000      | 1930               | 7         | 1994            | Good  | 9247     | N    | N           | 16423 122ND PL NE  |
| 003      | 302280 | 0180  | 11/15/11  | \$402,000  | \$445,000      | 1930               | 7         | 2011            | Avg   | 3188     | N    | N           | 16135 119TH PL NE  |
| 003      | 025500 | 0320  | 5/3/10    | \$395,000  | \$406,000      | 1990               | 7         | 1986            | Good  | 12866    | N    | N           | 16512 126TH AVE NE |
| 003      | 155251 | 0040  | 3/24/10   | \$410,000  | \$415,000      | 2010               | 7         | 1994            | VGood | 7335     | N    | N           | 12108 NE 168TH PL  |
| 003      | 951320 | 0190  | 2/16/11   | \$366,000  | \$403,000      | 2030               | 7         | 1983            | Good  | 11922    | N    | N           | 16822 126TH AVE NE |
| 003      | 155251 | 0300  | 10/15/10  | \$356,000  | \$384,000      | 2060               | 7         | 1994            | Avg   | 7844     | N    | N           | 12214 NE 165TH PL  |
| 003      | 302280 | 0030  | 3/12/11   | \$408,000  | \$451,000      | 2080               | 7         | 2011            | Avg   | 2869     | N    | N           | 16022 120TH AVE NE |
| 003      | 302280 | 0050  | 5/24/12   | \$408,000  | \$439,000      | 2080               | 7         | 2011            | Avg   | 2823     | N    | N           | 16038 120TH AVE NE |
| 003      | 302280 | 0070  | 12/6/11   | \$399,950  | \$442,000      | 2080               | 7         | 2011            | Avg   | 2868     | N    | N           | 16112 120TH AVE NE |
| 003      | 302280 | 0110  | 12/6/11   | \$409,000  | \$452,000      | 2080               | 7         | 2011            | Avg   | 3584     | N    | N           | 16144 120TH AVE NE |
| 003      | 025500 | 0240  | 4/22/10   | \$375,000  | \$384,000      | 2170               | 7         | 1986            | Avg   | 7975     | N    | N           | 12533 NE 166TH ST  |
| 003      | 866320 | 0200  | 12/14/12  | \$372,000  | \$375,000      | 1390               | 8         | 1978            | Avg   | 7700     | N    | N           | 12121 NE 163RD ST  |
| 003      | 866320 | 0480  | 12/3/12   | \$370,000  | \$375,000      | 1390               | 8         | 1977            | Good  | 8400     | N    | N           | 12305 NE 162ND ST  |
| 003      | 866320 | 0600  | 5/19/10   | \$400,000  | \$413,000      | 1390               | 8         | 1977            | Good  | 7764     | N    | N           | 16216 122ND AVE NE |
| 003      | 866320 | 0730  | 1/25/12   | \$317,900  | \$350,000      | 1390               | 8         | 1978            | Avg   | 7313     | N    | N           | 16219 121ST AVE NE |
| 003      | 866320 | 0110  | 8/22/11   | \$356,500  | \$397,000      | 1400               | 8         | 1977            | Good  | 7700     | N    | N           | 16106 121ST AVE NE |
| 003      | 866320 | 0310  | 10/10/12  | \$406,000  | \$419,000      | 1400               | 8         | 1978            | Good  | 7350     | N    | N           | 12129 NE 162ND PL  |
| 003      | 866320 | 0310  | 6/16/11   | \$388,000  | \$431,000      | 1400               | 8         | 1978            | Good  | 7350     | N    | N           | 12129 NE 162ND PL  |
| 003      | 866320 | 0290  | 9/14/10   | \$375,000  | \$401,000      | 1440               | 8         | 1978            | Good  | 6460     | N    | N           | 12117 NE 162ND PL  |
| 003      | 866320 | 0460  | 12/21/11  | \$340,000  | \$375,000      | 1460               | 8         | 1977            | Good  | 12346    | N    | N           | 12207 NE 162ND ST  |
| 003      | 866320 | 0580  | 6/28/12   | \$348,500  | \$372,000      | 1520               | 8         | 1977            | Avg   | 10200    | N    | N           | 16200 122ND AVE NE |
| 003      | 152925 | 0030  | 4/11/12   | \$370,000  | \$402,000      | 1650               | 8         | 2008            | Avg   | 2578     | Y    | N           | 15128 132ND AVE NE |
| 003      | 209580 | 0660  | 4/8/11    | \$353,500  | \$391,000      | 1720               | 8         | 1988            | Good  | 4992     | N    | N           | 11717 NE 165TH PL  |

**Improved Sales Used in this Annual Update Analysis**  
**Area 73**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Adj Sale Price | Above Grade Living | Bld Grade | Year Built/ Ren | Cond  | Lot Size | View | Water-front | Situs Address      |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|-----------------|-------|----------|------|-------------|--------------------|
| 003      | 209580 | 0430  | 8/17/11   | \$349,000  | \$388,000      | 1900               | 8         | 1989            | Good  | 8506     | N    | N           | 11705 NE 168TH CT  |
| 003      | 382550 | 0330  | 9/23/10   | \$399,000  | \$428,000      | 1910               | 8         | 1990            | VGood | 5686     | N    | N           | 11949 NE 168TH ST  |
| 003      | 152925 | 0080  | 3/25/11   | \$465,000  | \$514,000      | 1930               | 8         | 2008            | Avg   | 2599     | Y    | N           | 13323 NE 152ND ST  |
| 003      | 152925 | 0090  | 3/23/11   | \$460,000  | \$509,000      | 1930               | 8         | 2008            | Avg   | 2599     | Y    | N           | 13325 NE 152ND ST  |
| 003      | 946591 | 0070  | 10/14/10  | \$431,000  | \$465,000      | 1940               | 8         | 1994            | Good  | 10035    | N    | N           | 12457 NE 160TH ST  |
| 003      | 866320 | 0220  | 9/30/11   | \$357,500  | \$397,000      | 1960               | 8         | 1977            | Good  | 7456     | N    | N           | 16233 122ND AVE NE |
| 003      | 209580 | 0420  | 12/30/10  | \$300,000  | \$328,000      | 1970               | 8         | 1989            | Avg   | 8058     | N    | N           | 11708 NE 168TH CT  |
| 003      | 697997 | 0130  | 9/25/12   | \$394,800  | \$410,000      | 1970               | 8         | 2007            | Avg   | 3122     | N    | N           | 12435 NE 171ST CT  |
| 003      | 697997 | 0300  | 7/25/11   | \$361,500  | \$402,000      | 1970               | 8         | 2006            | Avg   | 4543     | N    | N           | 17203 125TH PL NE  |
| 003      | 152925 | 0100  | 12/27/10  | \$475,000  | \$519,000      | 2060               | 8         | 2008            | Avg   | 2799     | Y    | N           | 13327 NE 152ND ST  |
| 003      | 152925 | 0110  | 11/18/11  | \$459,000  | \$508,000      | 2060               | 8         | 2008            | Avg   | 2800     | Y    | N           | 13383 NE 152ND ST  |
| 003      | 209580 | 0220  | 10/11/10  | \$362,000  | \$390,000      | 2080               | 8         | 1988            | Avg   | 4500     | N    | N           | 16806 118TH AVE NE |
| 003      | 209580 | 0090  | 11/14/11  | \$382,000  | \$423,000      | 2090               | 8         | 1987            | Good  | 5052     | N    | N           | 11819 NE 167TH ST  |
| 003      | 209580 | 0370  | 7/7/10    | \$365,000  | \$383,000      | 2190               | 8         | 1989            | Avg   | 5190     | N    | N           | 16821 118TH AVE NE |
| 003      | 697997 | 0060  | 10/25/12  | \$444,950  | \$457,000      | 2210               | 8         | 2007            | Avg   | 3546     | N    | N           | 12459 NE 171ST PL  |
| 003      | 209580 | 0520  | 12/20/10  | \$394,000  | \$430,000      | 2250               | 8         | 1988            | Good  | 7752     | N    | N           | 11704 NE 166TH CT  |
| 003      | 209580 | 0290  | 7/16/12   | \$440,000  | \$467,000      | 2320               | 8         | 1989            | Avg   | 5610     | N    | N           | 16910 118TH AVE NE |
| 003      | 162605 | 9166  | 3/22/10   | \$463,200  | \$468,000      | 2520               | 8         | 1999            | Good  | 7072     | N    | N           | 15704 124TH AVE NE |
| 003      | 162605 | 9167  | 5/10/11   | \$404,950  | \$449,000      | 2610               | 8         | 1999            | Avg   | 7966     | N    | N           | 15710 124TH AVE NE |
| 003      | 934850 | 0460  | 12/14/11  | \$425,000  | \$470,000      | 1690               | 9         | 1988            | Avg   | 13421    | N    | N           | 12142 NE 166TH PL  |
| 003      | 934850 | 0080  | 4/14/10   | \$474,000  | \$483,000      | 1810               | 9         | 1987            | Good  | 9600     | N    | N           | 16407 121ST AVE NE |
| 003      | 868050 | 0080  | 5/21/10   | \$455,000  | \$470,000      | 2100               | 9         | 1997            | Avg   | 6063     | N    | N           | 15506 128TH CT NE  |
| 003      | 553650 | 0320  | 9/14/12   | \$430,000  | \$448,000      | 2200               | 9         | 2005            | Avg   | 5229     | N    | N           | 15381 129TH AVE NE |
| 003      | 946590 | 0620  | 9/28/12   | \$460,000  | \$477,000      | 2290               | 9         | 1989            | Avg   | 6342     | N    | N           | 12463 NE 164TH ST  |
| 003      | 946670 | 0150  | 7/2/12    | \$430,000  | \$458,000      | 2290               | 9         | 1992            | Avg   | 6630     | N    | N           | 16320 124TH PL NE  |

**Improved Sales Used in this Annual Update Analysis**  
**Area 73**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Adj Sale Price | Above Grade Living | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address      |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|-----------------|------|----------|------|-------------|--------------------|
| 003      | 553650 | 0040  | 3/16/11   | \$485,000  | \$536,000      | 2310               | 9         | 2004            | Avg  | 5158     | N    | N           | 15325 128TH AVE NE |
| 003      | 946590 | 0650  | 5/23/11   | \$440,000  | \$489,000      | 2370               | 9         | 1989            | Avg  | 8983     | N    | N           | 16417 125TH CT NE  |
| 003      | 946590 | 0710  | 8/19/10   | \$457,647  | \$486,000      | 2420               | 9         | 1989            | Avg  | 7735     | N    | N           | 16415 126TH AVE NE |
| 003      | 946590 | 0560  | 2/24/11   | \$456,800  | \$504,000      | 2430               | 9         | 1989            | Avg  | 6341     | N    | N           | 16317 126TH AVE NE |
| 003      | 946590 | 0550  | 7/13/11   | \$458,000  | \$510,000      | 2500               | 9         | 1989            | Avg  | 7122     | N    | N           | 16309 126TH AVE NE |
| 003      | 946591 | 0320  | 3/7/11    | \$467,000  | \$516,000      | 2500               | 9         | 1990            | Avg  | 7394     | N    | N           | 12440 NE 160TH ST  |
| 003      | 553650 | 0030  | 6/26/12   | \$410,000  | \$437,000      | 2560               | 9         | 2004            | Avg  | 5571     | N    | N           | 15323 128TH AVE NE |
| 003      | 553650 | 0390  | 11/16/10  | \$485,000  | \$526,000      | 2585               | 9         | 2005            | Avg  | 7365     | N    | N           | 15320 128TH AVE NE |
| 003      | 868050 | 0030  | 11/7/12   | \$490,000  | \$501,000      | 2590               | 9         | 1997            | Avg  | 6052     | N    | N           | 15505 128TH CT NE  |
| 003      | 934610 | 0020  | 2/8/12    | \$435,000  | \$477,000      | 2600               | 9         | 1988            | Avg  | 9979     | N    | N           | 16325 123RD PL NE  |
| 003      | 934850 | 0280  | 3/24/11   | \$440,000  | \$487,000      | 2600               | 9         | 1987            | Good | 12800    | N    | N           | 12124 NE 164TH ST  |
| 003      | 946670 | 0010  | 12/17/10  | \$495,000  | \$540,000      | 2630               | 9         | 1992            | Good | 6341     | N    | N           | 12460 NE 164TH ST  |
| 003      | 946591 | 0370  | 9/23/11   | \$495,500  | \$551,000      | 2660               | 9         | 1990            | Good | 7308     | N    | N           | 12432 NE 160TH ST  |
| 003      | 946590 | 0280  | 1/3/12    | \$515,000  | \$568,000      | 2760               | 9         | 1990            | Avg  | 8468     | N    | N           | 12413 NE 162ND ST  |
| 003      | 946591 | 0180  | 9/28/12   | \$583,800  | \$606,000      | 2770               | 9         | 1992            | Avg  | 23108    | N    | N           | 12550 NE 160TH PL  |
| 003      | 946591 | 0170  | 5/18/10   | \$560,000  | \$578,000      | 2820               | 9         | 1992            | Good | 9299     | N    | N           | 12552 NE 160TH PL  |
| 003      | 553650 | 0350  | 8/1/10    | \$565,000  | \$598,000      | 3000               | 9         | 2004            | Avg  | 5000     | N    | N           | 12817 NE 154TH ST  |
| 003      | 553650 | 0350  | 6/21/10   | \$565,000  | \$590,000      | 3000               | 9         | 2004            | Avg  | 5000     | N    | N           | 12817 NE 154TH ST  |
| 003      | 182750 | 0070  | 9/24/12   | \$585,000  | \$608,000      | 3040               | 9         | 2004            | Avg  | 6004     | N    | N           | 12450 NE 154TH PL  |
| 003      | 610885 | 0070  | 12/6/10   | \$564,880  | \$615,000      | 3080               | 9         | 2006            | Avg  | 6228     | N    | N           | 12450 NE 155TH PL  |
| 003      | 934850 | 0190  | 5/6/10    | \$460,850  | \$474,000      | 3100               | 9         | 1988            | Avg  | 10959    | N    | N           | 12226 NE 164TH ST  |
| 003      | 946591 | 0050  | 7/20/12   | \$540,000  | \$573,000      | 3100               | 9         | 1991            | Avg  | 12173    | N    | N           | 12443 NE 160TH ST  |
| 004      | 143790 | 0380  | 12/14/11  | \$315,000  | \$348,000      | 900                | 7         | 1972            | Good | 6771     | N    | N           | 13026 111TH PL NE  |
| 004      | 771600 | 0170  | 4/1/10    | \$260,000  | \$264,000      | 1010               | 7         | 1966            | Avg  | 8000     | N    | N           | 11604 110TH AVE NE |
| 004      | 771600 | 0230  | 11/12/11  | \$258,000  | \$286,000      | 1030               | 7         | 1967            | Avg  | 7200     | N    | N           | 11700 110TH AVE NE |

**Improved Sales Used in this Annual Update Analysis**  
**Area 73**  
**(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      |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|-----------------|------|----------|------|-------------|--------------------|
| 004      | 375830 | 0230  | 8/9/10    | \$326,000  | \$346,000      | 1050               | 7         | 1966            | Avg  | 9975     | N    | N           | 11858 102ND PL NE  |
| 004      | 257030 | 0190  | 5/25/10   | \$325,000  | \$336,000      | 1060               | 7         | 1963            | Avg  | 9976     | N    | N           | 13028 105TH PL NE  |
| 004      | 866328 | 0260  | 6/13/12   | \$250,000  | \$268,000      | 1100               | 7         | 1985            | Avg  | 7763     | N    | N           | 12332 107TH PL NE  |
| 004      | 143790 | 0180  | 3/25/12   | \$305,000  | \$332,000      | 1120               | 7         | 1972            | Avg  | 7000     | N    | N           | 11125 NE 129TH ST  |
| 004      | 305700 | 0130  | 3/11/10   | \$212,500  | \$214,000      | 1120               | 7         | 1982            | Avg  | 3330     | N    | N           | 13147 113TH PL NE  |
| 004      | 375650 | 0380  | 2/14/11   | \$260,000  | \$286,000      | 1140               | 7         | 1962            | Avg  | 9750     | N    | N           | 12850 110TH AVE NE |
| 004      | 305700 | 0070  | 6/24/11   | \$192,000  | \$214,000      | 1160               | 7         | 1982            | Avg  | 2158     | N    | N           | 11245 NE 131ST LN  |
| 004      | 355890 | 0150  | 7/7/11    | \$319,950  | \$356,000      | 1160               | 7         | 1975            | Avg  | 6500     | N    | N           | 11828 103RD AVE NE |
| 004      | 794110 | 0220  | 8/7/12    | \$239,900  | \$253,000      | 1160               | 7         | 1984            | Avg  | 1318     | N    | N           | 10257 NE 129TH PL  |
| 004      | 794113 | 0170  | 12/31/12  | \$229,000  | \$229,000      | 1160               | 7         | 1986            | Avg  | 1435     | N    | N           | 12812 103RD PL NE  |
| 004      | 794111 | 0070  | 6/15/10   | \$270,000  | \$281,000      | 1180               | 7         | 1984            | Avg  | 1296     | N    | N           | 10235 NE 129TH LN  |
| 004      | 794111 | 0070  | 6/27/11   | \$250,000  | \$278,000      | 1180               | 7         | 1984            | Avg  | 1296     | N    | N           | 10235 NE 129TH LN  |
| 004      | 355891 | 0530  | 8/4/11    | \$275,000  | \$306,000      | 1190               | 7         | 1969            | Avg  | 7350     | N    | N           | 12202 104TH AVE NE |
| 004      | 794111 | 0150  | 3/25/10   | \$261,000  | \$264,000      | 1190               | 7         | 1984            | Avg  | 1152     | N    | N           | 10217 NE 129TH LN  |
| 004      | 771610 | 0030  | 6/21/10   | \$308,000  | \$322,000      | 1200               | 7         | 1967            | Avg  | 9180     | N    | N           | 11915 110TH AVE NE |
| 004      | 257030 | 0210  | 10/8/10   | \$307,500  | \$331,000      | 1210               | 7         | 1976            | Avg  | 16778    | N    | N           | 13040 105TH PL NE  |
| 004      | 355880 | 0020  | 11/8/11   | \$354,000  | \$392,000      | 1210               | 7         | 1974            | Good | 7475     | N    | N           | 10241 NE 120TH ST  |
| 004      | 355891 | 0520  | 12/14/12  | \$385,000  | \$388,000      | 1210               | 7         | 1972            | Good | 7490     | N    | N           | 12140 104TH AVE NE |
| 004      | 144580 | 0210  | 8/30/12   | \$249,000  | \$261,000      | 1230               | 7         | 1954            | Avg  | 12375    | N    | N           | 12409 105TH AVE NE |
| 004      | 147165 | 0010  | 4/19/11   | \$380,000  | \$421,000      | 1240               | 7         | 1980            | Good | 10152    | N    | N           | 10404 NE 125TH PL  |
| 004      | 680150 | 0050  | 6/1/12    | \$250,000  | \$268,000      | 1250               | 7         | 1983            | Avg  | 8220     | N    | N           | 13029 103RD PL NE  |
| 004      | 312720 | 0042  | 9/9/11    | \$262,500  | \$292,000      | 1250               | 7         | 1961            | Avg  | 9600     | N    | N           | 11605 106TH AVE NE |
| 004      | 355891 | 0090  | 7/8/10    | \$415,000  | \$436,000      | 1250               | 7         | 1975            | Good | 8630     | N    | N           | 12224 102ND PL NE  |
| 004      | 375830 | 0300  | 3/12/12   | \$285,000  | \$311,000      | 1250               | 7         | 1966            | Avg  | 9975     | N    | N           | 11806 102ND PL NE  |
| 004      | 794112 | 0040  | 9/13/11   | \$258,800  | \$288,000      | 1280               | 7         | 1984            | Avg  | 1440     | N    | N           | 12809 102ND AVE NE |

**Improved Sales Used in this Annual Update Analysis**  
**Area 73**  
**(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      |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|-----------------|-------|----------|------|-------------|--------------------|
| 004      | 144580 | 0090  | 12/18/12  | \$343,500  | \$346,000      | 1300               | 7         | 1974            | Avg   | 6718     | N    | N           | 10511 NE 125TH PL  |
| 004      | 355890 | 0230  | 10/25/11  | \$283,000  | \$314,000      | 1300               | 7         | 1974            | Avg   | 9224     | N    | N           | 10519 NE 120TH PL  |
| 004      | 771600 | 0010  | 7/28/11   | \$260,000  | \$289,000      | 1310               | 7         | 1965            | Avg   | 9600     | N    | N           | 10951 NE 116TH PL  |
| 004      | 257030 | 0160  | 3/22/12   | \$241,500  | \$263,000      | 1320               | 7         | 1970            | Avg   | 9976     | N    | N           | 13008 105TH PL NE  |
| 004      | 512840 | 0040  | 6/25/10   | \$420,000  | \$439,000      | 1320               | 7         | 1966            | Good  | 10500    | N    | N           | 11617 111TH AVE NE |
| 004      | 742411 | 0080  | 4/7/11    | \$322,000  | \$357,000      | 1320               | 7         | 1975            | Good  | 7200     | N    | N           | 10313 NE 125TH PL  |
| 004      | 355890 | 0610  | 12/27/10  | \$341,378  | \$373,000      | 1330               | 7         | 1968            | Avg   | 10518    | N    | N           | 12100 105TH PL NE  |
| 004      | 355885 | 0050  | 3/4/11    | \$299,950  | \$331,000      | 1340               | 7         | 1968            | Avg   | 9570     | N    | N           | 11818 104TH AVE NE |
| 004      | 355890 | 0670  | 9/29/10   | \$360,000  | \$387,000      | 1340               | 7         | 1977            | Avg   | 8172     | N    | N           | 12017 106TH AVE NE |
| 004      | 771610 | 0140  | 6/27/11   | \$243,157  | \$270,000      | 1360               | 7         | 1967            | Avg   | 7705     | N    | N           | 10922 NE 118TH ST  |
| 004      | 866328 | 0120  | 11/20/12  | \$356,000  | \$362,000      | 1370               | 7         | 1981            | Avg   | 7210     | N    | N           | 10614 NE 123RD ST  |
| 004      | 355890 | 0280  | 10/29/12  | \$398,500  | \$409,000      | 1400               | 7         | 1976            | Avg   | 7752     | N    | N           | 12024 106TH AVE NE |
| 004      | 355890 | 0330  | 9/10/12   | \$365,000  | \$381,000      | 1400               | 7         | 1969            | Avg   | 8500     | N    | N           | 10717 NE 121ST ST  |
| 004      | 375830 | 0070  | 2/15/12   | \$310,000  | \$340,000      | 1430               | 7         | 1964            | VGood | 9600     | N    | N           | 11651 101ST PL NE  |
| 004      | 375830 | 0250  | 7/20/11   | \$305,000  | \$339,000      | 1430               | 7         | 1966            | Avg   | 9975     | N    | N           | 11844 102ND PL NE  |
| 004      | 355891 | 0200  | 7/3/12    | \$341,000  | \$363,000      | 1440               | 7         | 1975            | Avg   | 8425     | N    | N           | 10250 NE 121ST ST  |
| 004      | 355891 | 0600  | 7/30/12   | \$375,000  | \$396,000      | 1450               | 7         | 1969            | Good  | 8560     | N    | N           | 12117 105TH AVE NE |
| 004      | 355885 | 0070  | 5/18/11   | \$288,000  | \$320,000      | 1460               | 7         | 1968            | Avg   | 8250     | N    | N           | 11834 104TH AVE NE |
| 004      | 794110 | 0050  | 9/26/11   | \$290,000  | \$322,000      | 1470               | 7         | 1984            | Avg   | 2016     | N    | N           | 10027 NE 129TH PL  |
| 004      | 257030 | 0250  | 6/21/11   | \$355,000  | \$395,000      | 1480               | 7         | 1961            | Good  | 10625    | N    | N           | 10404 NE 131ST ST  |
| 004      | 680150 | 0140  | 9/22/11   | \$325,000  | \$361,000      | 1480               | 7         | 1983            | Avg   | 8631     | N    | N           | 13026 103RD PL NE  |
| 004      | 794113 | 0060  | 5/17/11   | \$250,000  | \$278,000      | 1490               | 7         | 1985            | Avg   | 2357     | N    | N           | 12850 103RD PL NE  |
| 004      | 292605 | 9221  | 1/11/12   | \$235,000  | \$259,000      | 1500               | 7         | 1977            | Avg   | 9583     | N    | N           | 10623 NE 124TH ST  |
| 004      | 143790 | 0340  | 12/16/10  | \$291,000  | \$318,000      | 1510               | 7         | 1972            | Avg   | 6700     | N    | N           | 12938 111TH PL NE  |
| 004      | 143790 | 0400  | 12/5/12   | \$391,500  | \$396,000      | 1510               | 7         | 1972            | Avg   | 8825     | N    | N           | 13108 111TH PL NE  |



**Improved Sales Used in this Annual Update Analysis**  
**Area 73**  
**(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      |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|-----------------|-------|----------|------|-------------|--------------------|
| 004      | 144580 | 0040  | 4/6/11    | \$299,888  | \$332,000      | 1510               | 7         | 1974            | Avg   | 7336     | N    | N           | 10515 NE 124TH CT  |
| 004      | 512840 | 0030  | 3/8/12    | \$240,000  | \$262,000      | 1520               | 7         | 1967            | Avg   | 10500    | N    | N           | 11625 111TH AVE NE |
| 004      | 355891 | 0820  | 12/11/12  | \$285,000  | \$288,000      | 1520               | 7         | 1976            | Avg   | 8480     | N    | N           | 10304 NE 123RD PL  |
| 004      | 355891 | 0360  | 5/18/10   | \$407,900  | \$421,000      | 1560               | 7         | 1971            | Good  | 7875     | N    | N           | 12110 103RD AVE NE |
| 004      | 312670 | 0006  | 5/22/12   | \$400,000  | \$430,000      | 1580               | 7         | 1963            | Good  | 11400    | N    | N           | 11614 106TH AVE NE |
| 004      | 355880 | 0180  | 5/19/10   | \$398,880  | \$412,000      | 1660               | 7         | 1975            | Avg   | 10286    | N    | N           | 11708 103RD AVE NE |
| 004      | 355885 | 0030  | 11/14/12  | \$367,100  | \$374,000      | 1670               | 7         | 1968            | Avg   | 9350     | N    | N           | 11802 104TH AVE NE |
| 004      | 866328 | 0250  | 8/16/12   | \$397,500  | \$418,000      | 1690               | 7         | 1985            | Avg   | 8146     | N    | N           | 12326 107TH PL NE  |
| 004      | 355890 | 0530  | 2/24/12   | \$450,000  | \$493,000      | 1870               | 7         | 1969            | VGood | 8400     | N    | N           | 10536 NE 122ND ST  |
| 004      | 355891 | 0300  | 1/12/11   | \$414,000  | \$454,000      | 2040               | 7         | 1974            | Good  | 8475     | N    | N           | 11842 103RD AVE NE |
| 004      | 292605 | 9166  | 6/22/11   | \$342,500  | \$381,000      | 2070               | 7         | 1965            | Avg   | 7405     | N    | N           | 11930 100TH AVE NE |
| 004      | 144340 | 0040  | 3/3/11    | \$365,000  | \$403,000      | 2100               | 7         | 1980            | Avg   | 7700     | N    | N           | 12415 106TH PL NE  |
| 004      | 144340 | 0110  | 2/20/10   | \$435,000  | \$434,000      | 2100               | 7         | 1980            | Good  | 7104     | N    | N           | 10614 NE 125TH PL  |
| 004      | 144340 | 0130  | 8/19/11   | \$360,000  | \$401,000      | 2100               | 7         | 1980            | Avg   | 7215     | N    | N           | 10626 NE 125TH PL  |
| 004      | 355891 | 0060  | 10/7/11   | \$381,000  | \$423,000      | 2430               | 7         | 1974            | Good  | 8936     | N    | N           | 12212 102ND PL NE  |
| 004      | 312720 | 0041  | 3/5/12    | \$406,000  | \$444,000      | 2440               | 7         | 1961            | Good  | 9600     | N    | N           | 11611 106TH AVE NE |
| 004      | 143791 | 0010  | 10/20/11  | \$336,000  | \$373,000      | 1100               | 8         | 1974            | Good  | 7920     | N    | N           | 11330 NE 128TH ST  |
| 004      | 143791 | 0250  | 4/13/10   | \$424,000  | \$432,000      | 1230               | 8         | 1974            | Good  | 7004     | N    | N           | 11309 NE 129TH CT  |
| 004      | 143791 | 0240  | 9/20/11   | \$352,000  | \$391,000      | 1310               | 8         | 1974            | Avg   | 6750     | N    | N           | 12930 113TH PL NE  |
| 004      | 312720 | 0036  | 8/10/11   | \$470,000  | \$523,000      | 1310               | 8         | 1997            | Good  | 8325     | N    | N           | 11635 106TH AVE NE |
| 004      | 794070 | 0190  | 3/10/11   | \$320,000  | \$353,000      | 1370               | 8         | 1986            | Avg   | 5756     | N    | N           | 12701 102ND AVE NE |
| 004      | 794070 | 0210  | 6/17/10   | \$328,000  | \$342,000      | 1370               | 8         | 1986            | Avg   | 5682     | N    | N           | 12713 102ND AVE NE |
| 004      | 794070 | 0130  | 7/13/11   | \$326,000  | \$363,000      | 1380               | 8         | 1987            | Avg   | 5094     | N    | N           | 10141 NE 126TH PL  |
| 004      | 143791 | 0330  | 7/4/12    | \$323,000  | \$344,000      | 1470               | 8         | 1974            | Avg   | 8074     | N    | N           | 12925 113TH PL NE  |
| 004      | 143791 | 0170  | 3/5/10    | \$389,000  | \$390,000      | 1570               | 8         | 1974            | Avg   | 6984     | N    | N           | 11328 NE 129TH ST  |

**Improved Sales Used in this Annual Update Analysis**  
**Area 73**  
**(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      |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|-----------------|-------|----------|------|-------------|--------------------|
| 004      | 144580 | 0030  | 10/27/11  | \$360,000  | \$399,000      | 1630               | 8         | 1974            | Good  | 9543     | N    | N           | 10509 NE 124TH CT  |
| 004      | 794071 | 0230  | 5/14/12   | \$316,000  | \$341,000      | 1630               | 8         | 1989            | Avg   | 5250     | N    | N           | 12616 104TH AVE NE |
| 004      | 312670 | 0023  | 4/15/10   | \$484,000  | \$494,000      | 1690               | 8         | 1996            | Good  | 10187    | N    | N           | 10620 NE 116TH ST  |
| 004      | 355891 | 0390  | 8/20/11   | \$475,000  | \$528,000      | 1700               | 8         | 1970            | VGood | 7875     | N    | N           | 12125 104TH AVE NE |
| 004      | 794070 | 0150  | 4/5/11    | \$335,000  | \$371,000      | 1730               | 8         | 1986            | Avg   | 6975     | N    | N           | 10122 NE 126TH ST  |
| 004      | 312670 | 0029  | 2/15/11   | \$485,000  | \$534,000      | 1810               | 8         | 1996            | Good  | 7720     | N    | N           | 10616 NE 116TH ST  |
| 004      | 025450 | 0020  | 5/16/12   | \$497,000  | \$536,000      | 1820               | 8         | 1989            | Good  | 7246     | N    | N           | 11925 109TH AVE NE |
| 004      | 512840 | 0100  | 12/14/10  | \$385,000  | \$420,000      | 2000               | 8         | 1969            | Good  | 9600     | N    | N           | 11822 111TH AVE NE |
| 004      | 312670 | 0083  | 3/7/11    | \$449,950  | \$497,000      | 2200               | 8         | 1967            | Avg   | 20000    | N    | N           | 10615 NE 120TH ST  |
| 004      | 292605 | 9024  | 5/20/11   | \$455,000  | \$505,000      | 2420               | 8         | 1977            | Good  | 60548    | N    | N           | 11727 112TH AVE NE |
| 004      | 269545 | 0210  | 3/23/10   | \$574,975  | \$581,000      | 2510               | 8         | 2009            | Avg   | 7215     | N    | N           | 13116 112TH AVE NE |
| 004      | 269545 | 0240  | 3/8/10    | \$569,990  | \$573,000      | 2580               | 8         | 2010            | Avg   | 7531     | N    | N           | 13134 112TH AVE NE |
| 004      | 269545 | 0170  | 1/16/10   | \$589,990  | \$579,000      | 2780               | 8         | 2009            | Avg   | 7264     | N    | N           | 13026 112TH AVE NE |
| 004      | 269545 | 0200  | 2/22/10   | \$599,990  | \$599,000      | 2780               | 8         | 2009            | Avg   | 7491     | N    | N           | 13108 112TH AVE NE |
| 004      | 269545 | 0230  | 4/7/10    | \$590,000  | \$600,000      | 2780               | 8         | 2009            | Avg   | 7220     | N    | N           | 13128 112TH AVE NE |
| 004      | 269545 | 0040  | 4/5/12    | \$550,000  | \$598,000      | 2850               | 8         | 2009            | Avg   | 7215     | N    | N           | 13115 112TH AVE NE |
| 004      | 269545 | 0160  | 2/1/10    | \$600,535  | \$594,000      | 2850               | 8         | 2009            | Avg   | 6570     | N    | N           | 13020 112TH AVE NE |
| 004      | 269545 | 0180  | 1/27/10   | \$594,990  | \$587,000      | 2850               | 8         | 2009            | Avg   | 7209     | N    | N           | 13032 112TH AVE NE |
| 004      | 269545 | 0140  | 1/6/10    | \$609,990  | \$596,000      | 2910               | 8         | 2009            | Avg   | 7322     | N    | N           | 13006 112TH AVE NE |
| 004      | 269545 | 0150  | 2/1/10    | \$619,990  | \$613,000      | 3120               | 8         | 2009            | Avg   | 7448     | N    | N           | 13012 112TH AVE NE |
| 004      | 269545 | 0190  | 1/13/10   | \$609,990  | \$598,000      | 3120               | 8         | 2009            | Avg   | 7211     | N    | N           | 13104 112TH AVE NE |
| 004      | 312670 | 0008  | 2/17/11   | \$421,000  | \$464,000      | 3200               | 8         | 2001            | Avg   | 7737     | N    | N           | 11604 106TH AVE NE |
| 004      | 152520 | 0100  | 9/1/11    | \$500,000  | \$556,000      | 2080               | 9         | 1995            | Good  | 10222    | N    | N           | 11911 105TH AVE NE |
| 004      | 292605 | 9276  | 12/28/10  | \$419,000  | \$458,000      | 2140               | 9         | 1995            | Avg   | 7201     | N    | N           | 12511 105TH PL NE  |
| 004      | 292605 | 9278  | 10/14/11  | \$394,500  | \$438,000      | 2150               | 9         | 1995            | Avg   | 7264     | N    | N           | 12425 105TH PL NE  |

**Improved Sales Used in this Annual Update Analysis**  
**Area 73**  
**(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      |
|----------|--------|-------|-----------|-------------|----------------|--------------------|-----------|-----------------|-------|----------|------|-------------|--------------------|
| 004      | 312720 | 0031  | 6/10/11   | \$570,000   | \$634,000      | 2510               | 9         | 1990            | Good  | 10608    | N    | N           | 11643 106TH AVE NE |
| 004      | 007600 | 0120  | 12/13/11  | \$500,000   | \$553,000      | 2660               | 10        | 1999            | Good  | 8725     | N    | N           | 11204 NE 117TH ST  |
| 004      | 007600 | 0060  | 12/6/12   | \$561,000   | \$567,000      | 2720               | 10        | 1999            | Avg   | 4550     | N    | N           | 11632 112TH DR NE  |
| 004      | 007600 | 0080  | 9/21/12   | \$521,860   | \$543,000      | 2720               | 10        | 1999            | Avg   | 4431     | N    | N           | 11631 112TH DR NE  |
| 004      | 007600 | 0130  | 7/22/12   | \$540,000   | \$572,000      | 2720               | 10        | 2000            | Avg   | 8742     | N    | N           | 11210 NE 117TH ST  |
| 004      | 007600 | 0150  | 1/11/12   | \$525,000   | \$578,000      | 2720               | 10        | 2000            | Good  | 8796     | N    | N           | 11218 NE 117TH ST  |
| 004      | 292605 | 9284  | 7/24/12   | \$635,500   | \$673,000      | 2950               | 10        | 2004            | Avg   | 7200     | N    | N           | 11215 NE 116TH PL  |
| 004      | 312670 | 0047  | 10/6/10   | \$825,000   | \$888,000      | 3230               | 10        | 2004            | Avg   | 8675     | N    | N           | 11712 106TH AVE NE |
| 004      | 292605 | 9283  | 7/27/10   | \$660,373   | \$697,000      | 3250               | 10        | 2004            | Avg   | 7200     | N    | N           | 11216 NE 116TH PL  |
| 004      | 312670 | 0039  | 10/9/12   | \$690,000   | \$713,000      | 3640               | 10        | 2003            | Avg   | 7352     | N    | N           | 10615 NE 117TH PL  |
| 004      | 292605 | 9203  | 6/1/10    | \$1,700,000 | \$1,764,000    | 7920               | 12        | 2003            | Avg   | 20344    | N    | N           | 10603 NE 124TH ST  |
| 005      | 162605 | 9144  | 11/11/11  | \$191,000   | \$212,000      | 880                | 6         | 1952            | Fair  | 13172    | N    | N           | 11615 NE 155TH ST  |
| 005      | 337430 | 0170  | 1/23/12   | \$200,000   | \$220,000      | 1170               | 6         | 1970            | Avg   | 7140     | N    | N           | 13221 125TH AVE NE |
| 005      | 320550 | 0350  | 7/14/10   | \$367,000   | \$386,000      | 760                | 7         | 1973            | VGood | 11820    | N    | N           | 11915 NE 133RD PL  |
| 005      | 320550 | 0350  | 5/29/12   | \$345,000   | \$371,000      | 760                | 7         | 1973            | VGood | 11820    | N    | N           | 11915 NE 133RD PL  |
| 005      | 320550 | 0390  | 10/27/11  | \$232,500   | \$258,000      | 910                | 7         | 1971            | VGood | 7475     | N    | N           | 12029 NE 133RD PL  |
| 005      | 183991 | 0220  | 7/5/12    | \$220,000   | \$234,000      | 920                | 7         | 1970            | Avg   | 7350     | N    | N           | 12305 NE 134TH ST  |
| 005      | 701620 | 0180  | 1/18/12   | \$313,500   | \$345,000      | 920                | 7         | 1972            | Good  | 7345     | N    | N           | 11822 NE 156TH ST  |
| 005      | 183991 | 0210  | 4/23/12   | \$300,000   | \$325,000      | 970                | 7         | 1970            | Avg   | 7560     | N    | N           | 12301 NE 134TH ST  |
| 005      | 183991 | 0260  | 11/9/11   | \$237,500   | \$263,000      | 970                | 7         | 1970            | Fair  | 8190     | N    | N           | 12312 NE 134TH ST  |
| 005      | 104900 | 0880  | 4/11/12   | \$148,000   | \$161,000      | 980                | 7         | 1972            | Avg   | 2535     | N    | N           | 12308 NE 150TH CT  |
| 005      | 320540 | 0170  | 7/21/10   | \$355,000   | \$374,000      | 1010               | 7         | 1968            | Good  | 7080     | N    | N           | 13438 121ST AVE NE |
| 005      | 320540 | 0420  | 8/17/11   | \$230,000   | \$256,000      | 1010               | 7         | 1968            | Avg   | 7323     | N    | N           | 13515 121ST AVE NE |
| 005      | 328810 | 0360  | 10/20/12  | \$270,000   | \$278,000      | 1030               | 7         | 1965            | Good  | 10248    | N    | N           | 14261 119TH PL NE  |
| 005      | 092720 | 0330  | 5/12/10   | \$325,000   | \$335,000      | 1050               | 7         | 1975            | Avg   | 7314     | N    | N           | 12502 NE 140TH ST  |

**Improved Sales Used in this Annual Update Analysis**  
**Area 73**  
**(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      |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|-----------------|-------|----------|------|-------------|--------------------|
| 005      | 092720 | 0010  | 9/23/11   | \$365,000  | \$406,000      | 1080               | 7         | 1975            | Good  | 7350     | N    | N           | 14002 125TH PL NE  |
| 005      | 320550 | 0130  | 7/27/11   | \$339,000  | \$377,000      | 1080               | 7         | 1969            | Good  | 7650     | N    | N           | 12114 NE 134TH ST  |
| 005      | 328830 | 0380  | 2/24/12   | \$315,000  | \$345,000      | 1100               | 7         | 1972            | Avg   | 9683     | N    | N           | 11722 NE 148TH PL  |
| 005      | 387600 | 0390  | 8/18/10   | \$280,000  | \$298,000      | 1100               | 7         | 1967            | Avg   | 7980     | N    | N           | 11525 NE 140TH ST  |
| 005      | 387631 | 2610  | 3/12/10   | \$307,500  | \$309,000      | 1100               | 7         | 1975            | Avg   | 7482     | N    | N           | 14600 125TH AVE NE |
| 005      | 255867 | 0290  | 11/4/10   | \$337,000  | \$365,000      | 1110               | 7         | 1975            | Good  | 6825     | N    | N           | 13516 131ST AVE NE |
| 005      | 255867 | 0300  | 3/18/11   | \$344,750  | \$381,000      | 1110               | 7         | 1975            | Good  | 6984     | N    | N           | 13522 131ST AVE NE |
| 005      | 328830 | 0900  | 11/19/12  | \$317,900  | \$324,000      | 1110               | 7         | 1971            | Avg   | 21934    | N    | N           | 11719 NE 148TH PL  |
| 005      | 387631 | 2550  | 10/1/10   | \$315,000  | \$338,000      | 1110               | 7         | 1975            | Avg   | 7200     | N    | N           | 12411 NE 146TH PL  |
| 005      | 092720 | 0190  | 7/20/12   | \$305,000  | \$323,000      | 1130               | 7         | 1977            | Good  | 8505     | N    | N           | 12421 NE 141ST PL  |
| 005      | 255863 | 0050  | 4/19/12   | \$275,000  | \$298,000      | 1130               | 7         | 1973            | Avg   | 6816     | N    | N           | 12822 NE 138TH CT  |
| 005      | 387630 | 0050  | 12/19/11  | \$261,500  | \$289,000      | 1140               | 7         | 1968            | Avg   | 9152     | N    | N           | 13910 120TH AVE NE |
| 005      | 104901 | 0510  | 4/22/11   | \$268,099  | \$297,000      | 1150               | 7         | 1973            | Good  | 4599     | N    | N           | 14704 121ST CT NE  |
| 005      | 701620 | 0320  | 8/17/10   | \$314,900  | \$335,000      | 1150               | 7         | 1972            | Good  | 7200     | N    | N           | 15608 118TH AVE NE |
| 005      | 255865 | 0120  | 10/21/10  | \$376,000  | \$406,000      | 1160               | 7         | 1976            | Good  | 7700     | N    | N           | 13029 NE 134TH PL  |
| 005      | 387631 | 2340  | 6/11/12   | \$305,300  | \$327,000      | 1160               | 7         | 1976            | Avg   | 7560     | N    | N           | 14713 125TH AVE NE |
| 005      | 255860 | 0040  | 5/3/11    | \$417,000  | \$463,000      | 1170               | 7         | 1972            | VGood | 7272     | N    | N           | 12423 NE 137TH PL  |
| 005      | 387631 | 0760  | 2/9/12    | \$355,000  | \$390,000      | 1170               | 7         | 1970            | VGood | 8313     | N    | N           | 14256 131ST AVE NE |
| 005      | 701620 | 0150  | 3/17/10   | \$280,000  | \$282,000      | 1170               | 7         | 1971            | Avg   | 7210     | N    | N           | 15619 119TH AVE NE |
| 005      | 255864 | 0280  | 7/8/11    | \$282,500  | \$314,000      | 1180               | 7         | 1974            | Avg   | 7819     | N    | N           | 13629 128TH AVE NE |
| 005      | 255865 | 0260  | 3/13/10   | \$429,500  | \$432,000      | 1180               | 7         | 1974            | VGood | 7764     | N    | N           | 12930 NE 136TH ST  |
| 005      | 278793 | 0170  | 6/1/10    | \$240,000  | \$249,000      | 1180               | 7         | 1974            | Avg   | 6862     | N    | N           | 13231 129TH PL NE  |
| 005      | 387631 | 0710  | 11/15/10  | \$359,950  | \$391,000      | 1180               | 7         | 1970            | Good  | 9200     | N    | N           | 14271 131ST AVE NE |
| 005      | 387631 | 3080  | 4/24/12   | \$358,000  | \$388,000      | 1180               | 7         | 1976            | Avg   | 11082    | N    | N           | 14605 128TH AVE NE |
| 005      | 638620 | 0150  | 2/22/11   | \$330,000  | \$364,000      | 1180               | 7         | 1987            | Avg   | 7806     | N    | N           | 13010 NE 137TH PL  |

**Improved Sales Used in this Annual Update Analysis**  
**Area 73**  
**(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      |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|-----------------|-------|----------|------|-------------|--------------------|
| 005      | 954290 | 0070  | 7/9/12    | \$312,000  | \$332,000      | 1180               | 7         | 1969            | Avg   | 11181    | N    | N           | 12208 NE 137TH PL  |
| 005      | 255861 | 0240  | 12/18/12  | \$305,000  | \$307,000      | 1190               | 7         | 1973            | Avg   | 8625     | N    | N           | 12720 NE 138TH ST  |
| 005      | 255863 | 0190  | 7/31/12   | \$350,000  | \$370,000      | 1190               | 7         | 1974            | VGood | 7566     | N    | N           | 13706 129TH PL NE  |
| 005      | 387631 | 0240  | 9/28/10   | \$360,000  | \$387,000      | 1190               | 7         | 1972            | Avg   | 9450     | N    | N           | 12639 NE 141ST WAY |
| 005      | 387631 | 3360  | 2/9/10    | \$344,000  | \$342,000      | 1190               | 7         | 1976            | Good  | 7200     | N    | N           | 12424 NE 149TH ST  |
| 005      | 701620 | 0350  | 7/8/10    | \$339,000  | \$356,000      | 1190               | 7         | 1971            | Good  | 7579     | N    | N           | 11817 NE 157TH ST  |
| 005      | 701620 | 0500  | 1/17/12   | \$325,000  | \$358,000      | 1190               | 7         | 1971            | Avg   | 6825     | N    | N           | 11809 NE 155TH ST  |
| 005      | 255873 | 0150  | 5/1/12    | \$361,000  | \$390,000      | 1200               | 7         | 1983            | Avg   | 7365     | N    | N           | 12448 NE 136TH PL  |
| 005      | 259770 | 0080  | 5/25/12   | \$278,500  | \$300,000      | 1200               | 7         | 1968            | Avg   | 11940    | N    | N           | 14451 120TH PL NE  |
| 005      | 104900 | 0230  | 8/17/11   | \$217,000  | \$241,000      | 1210               | 7         | 1972            | Avg   | 1334     | N    | N           | 15007 123RD AVE NE |
| 005      | 670660 | 0230  | 10/21/10  | \$384,000  | \$415,000      | 1210               | 7         | 1977            | VGood | 8000     | N    | N           | 12209 NE 138TH PL  |
| 005      | 092720 | 0370  | 7/6/11    | \$262,000  | \$291,000      | 1220               | 7         | 1969            | Avg   | 10360    | N    | N           | 12402 NE 140TH ST  |
| 005      | 387620 | 1090  | 8/5/10    | \$285,250  | \$302,000      | 1220               | 7         | 1968            | Good  | 7296     | N    | N           | 11828 NE 142ND ST  |
| 005      | 255866 | 0220  | 3/14/11   | \$369,000  | \$408,000      | 1230               | 7         | 1976            | Good  | 7650     | N    | N           | 13422 128TH PL NE  |
| 005      | 255869 | 0090  | 2/1/12    | \$325,000  | \$357,000      | 1230               | 7         | 1977            | Avg   | 6500     | N    | N           | 12720 NE 135TH ST  |
| 005      | 387631 | 1120  | 9/10/12   | \$280,000  | \$292,000      | 1230               | 7         | 1974            | Avg   | 8000     | N    | N           | 12810 NE 144TH WAY |
| 005      | 255870 | 0220  | 11/10/11  | \$395,000  | \$438,000      | 1240               | 7         | 1978            | VGood | 7350     | N    | N           | 13225 126TH PL NE  |
| 005      | 255871 | 0010  | 4/7/11    | \$280,900  | \$311,000      | 1240               | 7         | 1977            | Avg   | 8008     | N    | N           | 13202 130TH PL NE  |
| 005      | 387631 | 1520  | 2/2/12    | \$340,000  | \$373,000      | 1240               | 7         | 1975            | Avg   | 7920     | N    | N           | 14503 129TH AVE NE |
| 005      | 387631 | 2660  | 3/23/11   | \$344,950  | \$381,000      | 1240               | 7         | 1975            | Good  | 9213     | N    | N           | 12517 NE 147TH PL  |
| 005      | 387648 | 0210  | 4/21/10   | \$310,000  | \$317,000      | 1240               | 7         | 1979            | Avg   | 7098     | N    | N           | 12931 NE 147TH PL  |
| 005      | 701600 | 0020  | 6/8/12    | \$322,500  | \$346,000      | 1240               | 7         | 1968            | Avg   | 8188     | N    | N           | 11631 NE 155TH ST  |
| 005      | 701600 | 0420  | 5/21/10   | \$330,000  | \$341,000      | 1240               | 7         | 1968            | Avg   | 7644     | N    | N           | 15205 117TH PL NE  |
| 005      | 104900 | 0060  | 9/16/10   | \$285,000  | \$305,000      | 1260               | 7         | 1972            | Good  | 5612     | N    | N           | 12202 NE 149TH PL  |
| 005      | 104901 | 0200  | 4/30/12   | \$225,000  | \$243,000      | 1260               | 7         | 1972            | Avg   | 5530     | N    | N           | 12112 NE 150TH ST  |

**Improved Sales Used in this Annual Update Analysis**  
**Area 73**  
**(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      |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|-----------------|-------|----------|------|-------------|--------------------|
| 005      | 104901 | 0240  | 8/15/12   | \$265,000  | \$279,000      | 1260               | 7         | 1972            | Avg   | 5950     | N    | N           | 12107 NE 150TH ST  |
| 005      | 104901 | 0250  | 6/1/11    | \$210,000  | \$233,000      | 1260               | 7         | 1972            | Fair  | 5550     | N    | N           | 12109 NE 150TH ST  |
| 005      | 328830 | 1000  | 10/23/12  | \$336,000  | \$346,000      | 1260               | 7         | 1969            | Avg   | 9366     | N    | N           | 11826 NE 145TH ST  |
| 005      | 104901 | 0110  | 9/4/12    | \$235,000  | \$246,000      | 1270               | 7         | 1972            | Avg   | 5475     | N    | N           | 12114 NE 151ST ST  |
| 005      | 320540 | 0110  | 4/16/10   | \$349,900  | \$357,000      | 1270               | 7         | 1968            | Good  | 7712     | N    | N           | 12023 NE 134TH PL  |
| 005      | 255861 | 0120  | 10/5/10   | \$357,000  | \$384,000      | 1280               | 7         | 1973            | Avg   | 8112     | N    | N           | 13544 127TH AVE NE |
| 005      | 255872 | 0080  | 4/20/12   | \$379,900  | \$412,000      | 1280               | 7         | 1977            | Good  | 9054     | N    | N           | 12529 NE 134TH PL  |
| 005      | 371550 | 0090  | 3/29/11   | \$250,000  | \$277,000      | 1290               | 7         | 1969            | Avg   | 8085     | N    | N           | 12546 NE 138TH PL  |
| 005      | 371550 | 0110  | 11/11/11  | \$329,000  | \$365,000      | 1290               | 7         | 1969            | Good  | 8610     | N    | N           | 12533 NE 138TH PL  |
| 005      | 104900 | 0570  | 6/13/11   | \$230,000  | \$256,000      | 1300               | 7         | 1972            | Good  | 2580     | N    | N           | 12325 NE 149TH ST  |
| 005      | 320540 | 0130  | 4/5/11    | \$272,500  | \$302,000      | 1300               | 7         | 1968            | Avg   | 7290     | N    | N           | 13412 121ST AVE NE |
| 005      | 328820 | 0160  | 3/4/11    | \$369,000  | \$407,000      | 1300               | 7         | 1968            | Good  | 9450     | N    | N           | 11751 NE 143RD ST  |
| 005      | 701600 | 0330  | 11/21/12  | \$320,000  | \$325,000      | 1300               | 7         | 1968            | Avg   | 8000     | N    | N           | 15220 117TH PL NE  |
| 005      | 701620 | 0220  | 4/23/10   | \$329,950  | \$338,000      | 1300               | 7         | 1971            | Good  | 8034     | N    | N           | 11823 NE 156TH ST  |
| 005      | 104901 | 0740  | 4/29/11   | \$179,900  | \$200,000      | 1310               | 7         | 1973            | Avg   | 1968     | N    | N           | 14707 122ND PL NE  |
| 005      | 104901 | 0760  | 8/4/11    | \$193,000  | \$215,000      | 1310               | 7         | 1973            | Good  | 2050     | N    | N           | 14703 122ND PL NE  |
| 005      | 104901 | 0790  | 10/1/12   | \$185,300  | \$192,000      | 1310               | 7         | 1973            | Avg   | 2184     | N    | N           | 12211 NE 148TH CT  |
| 005      | 104901 | 0820  | 5/28/10   | \$225,000  | \$233,000      | 1310               | 7         | 1973            | Good  | 2150     | N    | N           | 12217 NE 148TH CT  |
| 005      | 387620 | 0130  | 2/1/12    | \$369,995  | \$406,000      | 1330               | 7         | 1967            | Avg   | 7500     | N    | N           | 11911 NE 142ND PL  |
| 005      | 387648 | 0150  | 5/14/12   | \$425,000  | \$458,000      | 1330               | 7         | 1979            | Good  | 9100     | N    | N           | 12912 NE 146TH PL  |
| 005      | 328820 | 0350  | 6/12/12   | \$355,000  | \$380,000      | 1340               | 7         | 1967            | Good  | 11282    | N    | N           | 11726 NE 141ST ST  |
| 005      | 701600 | 0640  | 3/26/12   | \$265,000  | \$289,000      | 1350               | 7         | 1968            | Good  | 7725     | N    | N           | 11700 NE 155TH ST  |
| 005      | 387631 | 3170  | 5/16/12   | \$335,000  | \$361,000      | 1350               | 7         | 1976            | Avg   | 8000     | N    | N           | 12803 NE 149TH ST  |
| 005      | 104901 | 0420  | 8/27/12   | \$200,000  | \$210,000      | 1360               | 7         | 1973            | Avg   | 4234     | N    | N           | 14709 120TH CT NE  |
| 005      | 255872 | 0070  | 9/13/11   | \$378,000  | \$420,000      | 1360               | 7         | 1977            | VGood | 9411     | N    | N           | 12523 NE 134TH PL  |

**Improved Sales Used in this Annual Update Analysis**  
**Area 73**  
**(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      |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|-----------------|------|----------|------|-------------|--------------------|
| 005      | 328830 | 0790  | 7/11/12   | \$365,000  | \$388,000      | 1360               | 7         | 1974            | Avg  | 8040     | N    | N           | 14805 116TH PL NE  |
| 005      | 255864 | 0210  | 8/12/11   | \$309,900  | \$345,000      | 1390               | 7         | 1975            | Avg  | 8004     | N    | N           | 12822 NE 136TH ST  |
| 005      | 387648 | 0310  | 12/21/12  | \$359,950  | \$362,000      | 1390               | 7         | 1979            | Avg  | 7700     | N    | N           | 12902 NE 147TH PL  |
| 005      | 387631 | 1500  | 8/29/12   | \$379,900  | \$398,000      | 1390               | 7         | 1975            | Avg  | 9338     | N    | N           | 14515 129TH AVE NE |
| 005      | 387631 | 1500  | 4/17/10   | \$315,000  | \$322,000      | 1390               | 7         | 1975            | Avg  | 9338     | N    | N           | 14515 129TH AVE NE |
| 005      | 212605 | 9262  | 11/16/10  | \$312,000  | \$339,000      | 1400               | 7         | 1988            | Good | 7762     | N    | N           | 12024 NE 145TH ST  |
| 005      | 371550 | 0060  | 8/26/10   | \$325,000  | \$346,000      | 1400               | 7         | 1969            | Avg  | 7600     | N    | N           | 12523 NE 138TH PL  |
| 005      | 387631 | 0470  | 12/31/10  | \$305,000  | \$334,000      | 1400               | 7         | 1973            | Good | 7350     | N    | N           | 12820 NE 142ND PL  |
| 005      | 638620 | 0100  | 6/9/11    | \$321,000  | \$357,000      | 1400               | 7         | 1987            | Good | 7508     | N    | N           | 13009 NE 137TH PL  |
| 005      | 371550 | 0150  | 4/1/11    | \$272,000  | \$301,000      | 1410               | 7         | 1969            | Avg  | 8250     | N    | N           | 13814 125TH AVE NE |
| 005      | 255870 | 0100  | 6/16/11   | \$375,000  | \$417,000      | 1420               | 7         | 1978            | Good | 7770     | N    | N           | 12703 NE 133RD PL  |
| 005      | 371550 | 0240  | 1/12/10   | \$349,000  | \$342,000      | 1430               | 7         | 1969            | Good | 10420    | N    | N           | 13813 125TH AVE NE |
| 005      | 255861 | 0030  | 5/10/11   | \$314,000  | \$349,000      | 1440               | 7         | 1973            | Good | 6992     | N    | N           | 13551 127TH AVE NE |
| 005      | 255863 | 0270  | 2/23/10   | \$313,500  | \$313,000      | 1440               | 7         | 1973            | Avg  | 7350     | N    | N           | 13904 129TH PL NE  |
| 005      | 328830 | 0190  | 9/27/10   | \$317,000  | \$340,000      | 1440               | 7         | 1969            | Good | 11390    | N    | N           | 14835 119TH PL NE  |
| 005      | 387600 | 0710  | 7/18/11   | \$325,000  | \$362,000      | 1440               | 7         | 1965            | Good | 7425     | N    | N           | 13820 116TH PL NE  |
| 005      | 387620 | 0790  | 9/11/12   | \$348,500  | \$364,000      | 1460               | 7         | 1967            | Good | 7224     | N    | N           | 14255 121ST AVE NE |
| 005      | 387631 | 0930  | 3/9/10    | \$282,000  | \$283,000      | 1460               | 7         | 1974            | Avg  | 7884     | N    | N           | 14408 130TH AVE NE |
| 005      | 255870 | 0240  | 11/15/10  | \$350,000  | \$380,000      | 1470               | 7         | 1978            | Good | 7350     | N    | N           | 13213 126TH PL NE  |
| 005      | 387630 | 0770  | 1/25/11   | \$380,000  | \$417,000      | 1500               | 7         | 1968            | Good | 9364     | N    | N           | 12132 NE 141ST PL  |
| 005      | 104901 | 0190  | 7/22/10   | \$272,000  | \$287,000      | 1510               | 7         | 1972            | Avg  | 6014     | N    | N           | 12118 NE 150TH ST  |
| 005      | 255863 | 0100  | 9/3/10    | \$305,000  | \$326,000      | 1510               | 7         | 1974            | Avg  | 7384     | N    | N           | 12901 NE 139TH ST  |
| 005      | 387620 | 1500  | 10/6/10   | \$325,000  | \$350,000      | 1510               | 7         | 1968            | Good | 7843     | N    | N           | 11832 NE 140TH ST  |
| 005      | 255863 | 0230  | 7/12/11   | \$375,000  | \$417,000      | 1520               | 7         | 1973            | Good | 7350     | N    | N           | 13804 129TH PL NE  |
| 005      | 701620 | 0440  | 9/28/10   | \$310,000  | \$333,000      | 1570               | 7         | 1971            | Good | 7210     | N    | N           | 15611 118TH AVE NE |

**Improved Sales Used in this Annual Update Analysis**  
**Area 73**  
**(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      |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|-----------------|-------|----------|------|-------------|--------------------|
| 005      | 387600 | 1790  | 3/2/12    | \$350,000  | \$383,000      | 1580               | 7         | 1965            | Avg   | 7210     | N    | N           | 13624 116TH PL NE  |
| 005      | 327500 | 0020  | 2/13/12   | \$353,500  | \$388,000      | 1590               | 7         | 1978            | Good  | 8060     | N    | N           | 13950 127TH PL NE  |
| 005      | 327500 | 0180  | 10/18/10  | \$360,000  | \$388,000      | 1590               | 7         | 1978            | Good  | 7840     | N    | N           | 13939 127TH PL NE  |
| 005      | 387600 | 1850  | 3/9/11    | \$329,500  | \$364,000      | 1610               | 7         | 1965            | Good  | 7085     | N    | N           | 11617 NE 136TH ST  |
| 005      | 387600 | 0780  | 4/19/11   | \$329,000  | \$365,000      | 1640               | 7         | 1965            | Good  | 8000     | N    | N           | 13720 117TH AVE NE |
| 005      | 387600 | 1610  | 10/25/11  | \$358,000  | \$397,000      | 1650               | 7         | 1966            | VGood | 7475     | N    | N           | 11610 NE 135TH ST  |
| 005      | 387600 | 0870  | 5/2/12    | \$347,000  | \$375,000      | 1650               | 7         | 1966            | VGood | 7000     | N    | N           | 13502 117TH AVE NE |
| 005      | 387630 | 0980  | 5/4/12    | \$325,000  | \$351,000      | 1670               | 7         | 1968            | Good  | 7200     | N    | N           | 12300 NE 142ND PL  |
| 005      | 387631 | 0400  | 11/1/12   | \$412,000  | \$422,000      | 1680               | 7         | 1969            | Good  | 7840     | N    | N           | 12809 NE 142ND PL  |
| 005      | 104901 | 0780  | 7/12/12   | \$185,000  | \$197,000      | 1720               | 7         | 1973            | Avg   | 2184     | N    | N           | 12209 NE 148TH CT  |
| 005      | 866317 | 0210  | 4/15/11   | \$303,000  | \$336,000      | 1730               | 7         | 1988            | Avg   | 7832     | N    | N           | 12728 NE 133RD PL  |
| 005      | 701600 | 0010  | 6/15/12   | \$306,000  | \$327,000      | 1770               | 7         | 1968            | Avg   | 8000     | N    | N           | 11623 NE 155TH ST  |
| 005      | 162605 | 9157  | 2/7/11    | \$415,000  | \$457,000      | 1800               | 7         | 1997            | Good  | 8360     | N    | N           | 12946 NE 149TH PL  |
| 005      | 866317 | 0050  | 10/4/12   | \$318,000  | \$329,000      | 1820               | 7         | 1967            | Avg   | 8429     | N    | N           | 12822 NE 132ND ST  |
| 005      | 328820 | 0540  | 11/1/11   | \$360,000  | \$399,000      | 1840               | 7         | 1967            | Good  | 8580     | N    | N           | 14206 117TH AVE NE |
| 005      | 387600 | 1500  | 9/5/12    | \$412,000  | \$431,000      | 1840               | 7         | 1965            | Good  | 7300     | N    | N           | 11611 NE 135TH ST  |
| 005      | 701610 | 0560  | 3/3/10    | \$409,000  | \$410,000      | 1840               | 7         | 1970            | VGood | 7210     | N    | N           | 11719 NE 150TH PL  |
| 005      | 255867 | 0310  | 1/20/10   | \$380,000  | \$374,000      | 1900               | 7         | 1975            | Good  | 7220     | N    | N           | 13528 131ST AVE NE |
| 005      | 387631 | 1400  | 9/2/11    | \$290,000  | \$323,000      | 1960               | 7         | 1975            | Avg   | 8156     | N    | N           | 12947 NE 145TH PL  |
| 005      | 387600 | 0730  | 6/23/12   | \$375,000  | \$400,000      | 1980               | 7         | 1965            | Avg   | 10178    | N    | N           | 13806 116TH PL NE  |
| 005      | 387610 | 0570  | 11/2/10   | \$365,000  | \$395,000      | 1980               | 7         | 1966            | Good  | 7992     | N    | N           | 13804 119TH AVE NE |
| 005      | 387631 | 0160  | 12/13/10  | \$380,000  | \$415,000      | 2080               | 7         | 1973            | Good  | 6745     | N    | N           | 14112 126TH PL NE  |
| 005      | 387631 | 2300  | 4/16/12   | \$304,000  | \$330,000      | 2090               | 7         | 1975            | Avg   | 7140     | N    | N           | 12415 NE 149TH ST  |
| 005      | 670660 | 0110  | 2/15/11   | \$366,000  | \$403,000      | 2110               | 7         | 1977            | VGood | 7000     | N    | N           | 12211 NE 139TH PL  |
| 005      | 255874 | 0130  | 7/25/11   | \$410,000  | \$456,000      | 2170               | 7         | 1961            | Good  | 17697    | N    | N           | 12660 NE 132ND ST  |



**Improved Sales Used in this Annual Update Analysis**  
**Area 73**  
**(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      |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|-----------------|-------|----------|------|-------------|--------------------|
| 005      | 212605 | 9275  | 5/7/12    | \$400,000  | \$432,000      | 2200               | 7         | 1997            | Good  | 10734    | N    | N           | 13110 NE 137TH PL  |
| 005      | 387600 | 2153  | 7/27/10   | \$330,000  | \$349,000      | 2210               | 7         | 1965            | Avg   | 6900     | N    | N           | 13306 117TH AVE NE |
| 005      | 255869 | 0080  | 8/21/12   | \$455,000  | \$478,000      | 2240               | 7         | 1977            | VGood | 9450     | N    | N           | 12719 NE 135TH ST  |
| 005      | 701620 | 0460  | 7/31/12   | \$410,000  | \$433,000      | 2350               | 7         | 1972            | Good  | 7210     | N    | N           | 15525 118TH PL NE  |
| 005      | 328820 | 0070  | 3/6/12    | \$309,950  | \$339,000      | 2600               | 7         | 1967            | Avg   | 8625     | N    | N           | 11703 NE 144TH PL  |
| 005      | 387630 | 0650  | 9/22/11   | \$409,000  | \$455,000      | 2980               | 7         | 1968            | VGood | 8895     | N    | N           | 12148 NE 141ST ST  |
| 005      | 866326 | 0010  | 12/14/12  | \$290,000  | \$292,000      | 1030               | 8         | 1987            | Avg   | 3726     | N    | N           | 13204 122ND PL NE  |
| 005      | 701610 | 0380  | 10/19/10  | \$359,950  | \$388,000      | 1160               | 8         | 1970            | Good  | 8947     | N    | N           | 15206 118TH AVE NE |
| 005      | 328830 | 1100  | 2/15/12   | \$255,000  | \$280,000      | 1180               | 8         | 1974            | Avg   | 8250     | N    | N           | 11636 NE 145TH ST  |
| 005      | 153090 | 0360  | 12/16/11  | \$310,000  | \$342,000      | 1380               | 8         | 1990            | Avg   | 4410     | N    | N           | 13336 NE 147TH PL  |
| 005      | 153090 | 0480  | 3/1/10    | \$354,950  | \$356,000      | 1420               | 8         | 1987            | Avg   | 3500     | N    | N           | 14614 136TH PL NE  |
| 005      | 328830 | 0970  | 7/28/11   | \$368,000  | \$409,000      | 1450               | 8         | 1975            | Good  | 13875    | N    | N           | 14543 119TH AVE NE |
| 005      | 387600 | 0540  | 6/23/11   | \$251,000  | \$279,000      | 1460               | 8         | 1968            | Fair  | 7910     | N    | N           | 13716 115TH AVE NE |
| 005      | 153090 | 0110  | 6/1/10    | \$435,000  | \$451,000      | 1470               | 8         | 1988            | Good  | 4200     | N    | N           | 14616 134TH AVE NE |
| 005      | 153090 | 0390  | 6/21/10   | \$475,500  | \$497,000      | 1520               | 8         | 1990            | Good  | 4060     | N    | N           | 13432 NE 148TH ST  |
| 005      | 153090 | 0450  | 8/22/11   | \$318,000  | \$354,000      | 1520               | 8         | 1988            | Avg   | 3710     | N    | N           | 13516 NE 148TH ST  |
| 005      | 328830 | 1120  | 4/26/11   | \$277,500  | \$308,000      | 1540               | 8         | 1974            | Avg   | 9130     | N    | N           | 11624 NE 145TH ST  |
| 005      | 328830 | 1050  | 2/3/12    | \$320,000  | \$351,000      | 1560               | 8         | 1973            | Good  | 15750    | N    | N           | 11736 NE 145TH ST  |
| 005      | 152920 | 0100  | 9/6/12    | \$475,000  | \$496,000      | 1570               | 8         | 1993            | Avg   | 3710     | N    | N           | 13627 NE 146TH LN  |
| 005      | 103645 | 0390  | 12/20/10  | \$402,000  | \$439,000      | 1600               | 8         | 2001            | Avg   | 3711     | N    | N           | 13247 120TH AVE NE |
| 005      | 153090 | 0070  | 3/1/12    | \$333,000  | \$364,000      | 1620               | 8         | 1989            | Avg   | 9151     | N    | N           | 14615 134TH AVE NE |
| 005      | 152920 | 0430  | 2/15/12   | \$325,000  | \$356,000      | 1640               | 8         | 1994            | Avg   | 3420     | N    | N           | 14805 137TH LN NE  |
| 005      | 866326 | 0060  | 9/27/10   | \$352,000  | \$378,000      | 1650               | 8         | 1986            | Good  | 6704     | N    | N           | 13306 122ND PL NE  |
| 005      | 387600 | 2130  | 4/7/10    | \$420,000  | \$427,000      | 1730               | 8         | 1965            | VGood | 11091    | N    | N           | 13620 116TH AVE NE |
| 005      | 212605 | 9118  | 6/15/12   | \$370,000  | \$396,000      | 1750               | 8         | 1964            | Good  | 10272    | N    | N           | 12030 NE 144TH ST  |

**Improved Sales Used in this Annual Update Analysis**  
**Area 73**  
**(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      |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|-----------------|-------|----------|------|-------------|--------------------|
| 005      | 152920 | 0200  | 10/22/12  | \$390,000  | \$401,000      | 1780               | 8         | 1994            | Avg   | 3710     | N    | N           | 14645 138TH WAY NE |
| 005      | 328820 | 0170  | 3/20/12   | \$425,000  | \$463,000      | 1780               | 8         | 1968            | Avg   | 7313     | N    | N           | 14214 117TH PL NE  |
| 005      | 387600 | 0320  | 5/3/11    | \$250,000  | \$277,000      | 1800               | 8         | 1965            | Fair  | 8117     | N    | N           | 11502 NE 139TH PL  |
| 005      | 387600 | 1230  | 9/27/12   | \$320,000  | \$332,000      | 1800               | 8         | 1966            | Avg   | 7200     | N    | N           | 13621 116TH AVE NE |
| 005      | 387600 | 1280  | 10/10/11  | \$365,000  | \$405,000      | 1800               | 8         | 1966            | Avg   | 7200     | N    | N           | 13515 116TH AVE NE |
| 005      | 387600 | 1310  | 12/3/12   | \$345,000  | \$349,000      | 1800               | 8         | 1965            | Avg   | 7200     | N    | N           | 13415 116TH AVE NE |
| 005      | 387610 | 0500  | 6/15/12   | \$340,000  | \$364,000      | 1800               | 8         | 1966            | Avg   | 9450     | N    | N           | 13615 119TH AVE NE |
| 005      | 701600 | 0320  | 12/16/10  | \$440,000  | \$480,000      | 1800               | 8         | 1968            | VGood | 7200     | N    | N           | 15214 117TH PL NE  |
| 005      | 378700 | 0130  | 7/15/10   | \$397,000  | \$418,000      | 1810               | 8         | 1985            | Avg   | 7298     | N    | N           | 14130 129TH AVE NE |
| 005      | 378700 | 0160  | 10/12/12  | \$385,000  | \$397,000      | 1810               | 8         | 1986            | Good  | 8422     | N    | N           | 14142 129TH AVE NE |
| 005      | 387600 | 0450  | 3/12/10   | \$335,000  | \$337,000      | 1840               | 8         | 1965            | Avg   | 8784     | N    | N           | 11517 NE 139TH PL  |
| 005      | 103645 | 0100  | 7/5/12    | \$424,000  | \$451,000      | 1860               | 8         | 2001            | Avg   | 3543     | N    | N           | 13225 119TH AVE NE |
| 005      | 153090 | 0330  | 5/18/10   | \$375,000  | \$387,000      | 1880               | 8         | 1991            | Avg   | 3500     | N    | N           | 14711 134TH CT NE  |
| 005      | 387630 | 0030  | 1/14/11   | \$345,000  | \$378,000      | 1900               | 8         | 1968            | Avg   | 9149     | N    | N           | 13915 120TH AVE NE |
| 005      | 153090 | 0300  | 10/12/11  | \$335,000  | \$372,000      | 2000               | 8         | 1991            | Avg   | 3710     | N    | N           | 14702 134TH CT NE  |
| 005      | 152920 | 0250  | 3/23/12   | \$430,000  | \$468,000      | 2030               | 8         | 1994            | Avg   | 3710     | N    | N           | 14632 138TH AVE NE |
| 005      | 387500 | 0100  | 11/19/10  | \$438,000  | \$476,000      | 2040               | 8         | 2005            | Avg   | 5224     | N    | N           | 13242 124TH CT NE  |
| 005      | 378650 | 0030  | 11/19/12  | \$360,000  | \$366,000      | 2100               | 8         | 1990            | Avg   | 10724    | N    | N           | 12825 NE 140TH CT  |
| 005      | 378650 | 0020  | 9/1/10    | \$437,004  | \$466,000      | 2110               | 8         | 1990            | Good  | 8131     | N    | N           | 12831 NE 140TH CT  |
| 005      | 387610 | 0790  | 5/19/11   | \$378,000  | \$420,000      | 2160               | 8         | 1965            | Avg   | 10798    | N    | N           | 11822 NE 138TH ST  |
| 005      | 701610 | 0410  | 11/12/12  | \$405,000  | \$413,000      | 2260               | 8         | 1968            | Avg   | 8322     | N    | N           | 15228 118TH AVE NE |
| 005      | 387600 | 0800  | 4/11/11   | \$399,900  | \$443,000      | 2270               | 8         | 1966            | Good  | 8154     | N    | N           | 13704 117TH AVE NE |
| 005      | 701610 | 0060  | 4/2/12    | \$314,200  | \$342,000      | 2280               | 8         | 1969            | Good  | 8142     | N    | N           | 11930 NE 151ST PL  |
| 005      | 378700 | 0060  | 11/20/12  | \$425,000  | \$432,000      | 2320               | 8         | 1986            | Avg   | 7560     | N    | N           | 14034 129TH AVE NE |
| 005      | 387600 | 2120  | 2/4/10    | \$489,000  | \$484,000      | 2330               | 8         | 2006            | Avg   | 8576     | N    | N           | 13624 116TH AVE NE |

**Improved Sales Used in this Annual Update Analysis**  
**Area 73**  
**(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      |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|-----------------|-------|----------|------|-------------|--------------------|
| 005      | 103645 | 0230  | 7/9/10    | \$384,900  | \$404,000      | 2400               | 8         | 2001            | Avg   | 4020     | N    | N           | 11954 NE 132ND LN  |
| 005      | 701610 | 0340  | 12/13/11  | \$315,000  | \$348,000      | 2430               | 8         | 1969            | Avg   | 7980     | N    | N           | 15211 118TH AVE NE |
| 005      | 387631 | 0800  | 7/26/12   | \$465,000  | \$492,000      | 2520               | 8         | 1968            | Avg   | 10763    | N    | N           | 14324 131ST LN NE  |
| 005      | 104153 | 0030  | 7/27/10   | \$495,000  | \$523,000      | 2530               | 8         | 2003            | Avg   | 5616     | N    | N           | 13113 NE 133RD CT  |
| 005      | 387630 | 0910  | 3/31/11   | \$349,999  | \$387,000      | 2580               | 8         | 1968            | Good  | 12364    | N    | N           | 14150 123RD AVE NE |
| 005      | 387630 | 0170  | 8/26/11   | \$390,000  | \$434,000      | 2630               | 8         | 1968            | Good  | 9137     | N    | N           | 13907 121ST AVE NE |
| 005      | 701620 | 0040  | 9/29/11   | \$435,000  | \$483,000      | 2640               | 8         | 1970            | VGood | 7307     | N    | N           | 11912 NE 155TH ST  |
| 005      | 387600 | 1400  | 4/6/12    | \$375,000  | \$408,000      | 2730               | 8         | 1966            | Avg   | 7220     | N    | N           | 13305 117TH AVE NE |
| 005      | 387600 | 0820  | 7/30/12   | \$434,000  | \$459,000      | 2730               | 8         | 1965            | Good  | 7000     | N    | N           | 13612 117TH AVE NE |
| 005      | 387600 | 0820  | 3/22/10   | \$414,500  | \$419,000      | 2730               | 8         | 1965            | Good  | 7000     | N    | N           | 13612 117TH AVE NE |
| 005      | 387600 | 1290  | 3/12/12   | \$422,000  | \$461,000      | 2820               | 8         | 1966            | Good  | 7500     | N    | N           | 13507 116TH AVE NE |
| 005      | 387600 | 1470  | 6/23/11   | \$499,950  | \$556,000      | 2820               | 8         | 1966            | VGood | 7300     | N    | N           | 11635 NE 135TH ST  |
| 005      | 387600 | 2151  | 4/18/12   | \$400,000  | \$434,000      | 2820               | 8         | 1966            | Avg   | 10982    | N    | N           | 13302 117TH AVE NE |
| 005      | 387610 | 0560  | 6/10/10   | \$439,950  | \$458,000      | 2820               | 8         | 1966            | VGood | 8658     | N    | N           | 13800 119TH AVE NE |
| 005      | 387610 | 0720  | 9/25/12   | \$487,000  | \$506,000      | 2820               | 8         | 2011            | Avg   | 9660     | N    | N           | 13839 119TH AVE NE |
| 005      | 387620 | 0400  | 3/26/12   | \$450,000  | \$490,000      | 2920               | 8         | 1967            | Avg   | 9389     | N    | N           | 11925 NE 143RD PL  |
| 005      | 328820 | 0430  | 9/13/12   | \$475,000  | \$495,000      | 2960               | 8         | 1967            | Good  | 8580     | N    | N           | 14064 117TH AVE NE |
| 005      | 328820 | 0480  | 5/24/10   | \$417,350  | \$432,000      | 3040               | 8         | 1966            | Good  | 12070    | N    | N           | 11709 NE 141ST PL  |
| 005      | 387631 | 0740  | 5/25/12   | \$393,000  | \$423,000      | 3220               | 8         | 1970            | Avg   | 8439     | N    | N           | 14251 131ST AVE NE |
| 005      | 328820 | 0290  | 1/25/12   | \$472,000  | \$519,000      | 3380               | 8         | 1967            | Avg   | 10700    | N    | N           | 14143 117TH PL NE  |
| 005      | 815960 | 0170  | 7/14/10   | \$409,000  | \$430,000      | 1820               | 9         | 2003            | Avg   | 3417     | N    | N           | 13131 NE 138TH PL  |
| 005      | 815960 | 0110  | 11/17/11  | \$397,000  | \$440,000      | 1830               | 9         | 2002            | Avg   | 3644     | N    | N           | 13866 131ST PL NE  |
| 005      | 815960 | 0300  | 8/15/11   | \$428,000  | \$476,000      | 1830               | 9         | 2002            | Avg   | 3714     | N    | N           | 13045 NE 139TH PL  |
| 005      | 815960 | 0370  | 11/9/10   | \$480,000  | \$520,000      | 2190               | 9         | 2003            | Avg   | 3878     | N    | N           | 13141 NE 139TH ST  |
| 005      | 815960 | 0430  | 4/16/12   | \$469,000  | \$509,000      | 2190               | 9         | 2003            | Avg   | 3621     | N    | N           | 13114 NE 138TH PL  |

**Improved Sales Used in this Annual Update Analysis**  
**Area 73**  
**(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      |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|-----------------|-------|----------|------|-------------|--------------------|
| 005      | 815960 | 0150  | 5/4/12    | \$480,000  | \$519,000      | 2400               | 9         | 2003            | Avg   | 4520     | N    | N           | 13143 NE 138TH PL  |
| 005      | 815960 | 0090  | 9/13/12   | \$482,000  | \$503,000      | 2410               | 9         | 2002            | Avg   | 4513     | N    | N           | 13878 131ST PL NE  |
| 005      | 162560 | 0030  | 1/13/10   | \$550,000  | \$539,000      | 2560               | 9         | 2008            | Avg   | 4843     | N    | N           | 13967 127TH PL NE  |
| 005      | 162560 | 0040  | 2/19/10   | \$539,900  | \$538,000      | 2560               | 9         | 2007            | Avg   | 3740     | N    | N           | 13961 127TH PL NE  |
| 005      | 162605 | 9171  | 6/6/12    | \$522,500  | \$560,000      | 3080               | 9         | 2005            | Avg   | 8732     | Y    | N           | 13155 NE 145TH PL  |
| 005      | 212605 | 9279  | 1/12/11   | \$650,000  | \$713,000      | 3130               | 10        | 2003            | Avg   | 11505    | N    | N           | 13025 NE 144TH PL  |
| 005      | 212605 | 9280  | 12/28/10  | \$699,000  | \$764,000      | 4370               | 10        | 2002            | Avg   | 14950    | N    | N           | 13017 NE 144TH PL  |
| 006      | 947700 | 0440  | 5/11/10   | \$277,000  | \$285,000      | 1100               | 6         | 1970            | Good  | 7800     | N    | N           | 14529 114TH AVE NE |
| 006      | 138730 | 1620  | 10/16/12  | \$235,000  | \$242,000      | 900                | 7         | 1976            | Avg   | 8025     | N    | N           | 11014 NE 150TH ST  |
| 006      | 920620 | 0080  | 8/23/10   | \$276,000  | \$294,000      | 920                | 7         | 1963            | Avg   | 11100    | N    | N           | 13260 108TH AVE NE |
| 006      | 376540 | 0060  | 5/30/12   | \$300,000  | \$322,000      | 940                | 7         | 1962            | Good  | 9625     | N    | N           | 10304 NE 136TH PL  |
| 006      | 376540 | 0170  | 4/26/11   | \$240,000  | \$266,000      | 940                | 7         | 1962            | Avg   | 9000     | N    | N           | 10323 NE 136TH PL  |
| 006      | 376550 | 0090  | 8/12/11   | \$267,000  | \$297,000      | 950                | 7         | 1962            | Good  | 12375    | N    | N           | 10610 NE 137TH PL  |
| 006      | 376480 | 0270  | 2/25/11   | \$219,900  | \$242,000      | 960                | 7         | 1966            | Avg   | 7275     | N    | N           | 14228 105TH AVE NE |
| 006      | 814300 | 0180  | 11/15/12  | \$317,500  | \$324,000      | 970                | 7         | 1968            | Avg   | 8177     | N    | N           | 10466 NE 142ND ST  |
| 006      | 814300 | 0400  | 1/3/12    | \$252,950  | \$279,000      | 970                | 7         | 1968            | Avg   | 7920     | N    | N           | 14129 104TH PL NE  |
| 006      | 814300 | 0410  | 5/15/12   | \$215,000  | \$232,000      | 970                | 7         | 1968            | Avg   | 10684    | N    | N           | 10338 NE 141ST PL  |
| 006      | 814300 | 0090  | 11/10/11  | \$270,000  | \$299,000      | 1010               | 7         | 1968            | Good  | 8400     | N    | N           | 14134 104TH PL NE  |
| 006      | 814310 | 0660  | 6/11/12   | \$255,500  | \$274,000      | 1010               | 7         | 1968            | Avg   | 14095    | N    | N           | 10230 NE 140TH PL  |
| 006      | 620440 | 0140  | 5/3/12    | \$265,000  | \$286,000      | 1030               | 7         | 1976            | Avg   | 8085     | N    | N           | 14724 107TH AVE NE |
| 006      | 138730 | 0320  | 8/9/12    | \$330,700  | \$349,000      | 1040               | 7         | 1976            | VGood | 7000     | N    | N           | 11116 NE 154TH ST  |
| 006      | 202605 | 9159  | 7/27/12   | \$325,000  | \$344,000      | 1100               | 7         | 1979            | Avg   | 7000     | N    | N           | 10517 NE 140TH ST  |
| 006      | 375470 | 0110  | 7/10/12   | \$335,000  | \$356,000      | 1100               | 7         | 1972            | Avg   | 7603     | N    | N           | 10505 NE 139TH ST  |
| 006      | 814300 | 0230  | 8/18/11   | \$240,000  | \$267,000      | 1100               | 7         | 1967            | Good  | 7200     | N    | N           | 10426 NE 142ND ST  |
| 006      | 947700 | 0890  | 1/24/12   | \$317,000  | \$349,000      | 1110               | 7         | 1976            | Avg   | 7344     | N    | N           | 11321 NE 149TH ST  |

**Improved Sales Used in this Annual Update Analysis**  
**Area 73**  
**(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      |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|-----------------|-------|----------|------|-------------|--------------------|
| 006      | 947720 | 1670  | 9/9/11    | \$334,950  | \$372,000      | 1120               | 7         | 1975            | Good  | 8190     | N    | N           | 14104 111TH AVE NE |
| 006      | 375470 | 0360  | 7/25/12   | \$290,000  | \$307,000      | 1120               | 7         | 1972            | Avg   | 7107     | N    | N           | 13928 106TH PL NE  |
| 006      | 375470 | 0370  | 6/23/11   | \$283,000  | \$315,000      | 1140               | 7         | 1972            | Avg   | 8000     | N    | N           | 13934 106TH PL NE  |
| 006      | 779655 | 0150  | 11/26/12  | \$257,000  | \$261,000      | 1140               | 7         | 1984            | Avg   | 4348     | N    | N           | 10107 NE 144TH CT  |
| 006      | 691871 | 0200  | 7/22/10   | \$305,000  | \$322,000      | 1150               | 7         | 1976            | Avg   | 5920     | N    | N           | 10229 NE 143RD ST  |
| 006      | 138730 | 1350  | 12/16/10  | \$346,000  | \$378,000      | 1160               | 7         | 1969            | Good  | 7704     | N    | N           | 15011 110TH AVE NE |
| 006      | 289570 | 0150  | 11/10/11  | \$342,000  | \$379,000      | 1160               | 7         | 1979            | VGood | 9000     | N    | N           | 13438 108TH AVE NE |
| 006      | 321160 | 0160  | 9/15/10   | \$290,000  | \$310,000      | 1180               | 7         | 1972            | Avg   | 7210     | N    | N           | 10618 NE 140TH ST  |
| 006      | 138730 | 0850  | 8/28/12   | \$327,000  | \$343,000      | 1190               | 7         | 1968            | Avg   | 9715     | N    | N           | 14903 108TH PL NE  |
| 006      | 138730 | 0880  | 6/27/12   | \$287,000  | \$306,000      | 1190               | 7         | 1969            | Avg   | 7625     | N    | N           | 14816 108TH PL NE  |
| 006      | 138730 | 1000  | 11/8/12   | \$395,000  | \$404,000      | 1190               | 7         | 1968            | Good  | 8000     | N    | N           | 10834 NE 149TH ST  |
| 006      | 691873 | 0170  | 3/2/10    | \$350,000  | \$351,000      | 1200               | 7         | 1975            | Avg   | 8120     | N    | N           | 10133 NE 144TH PL  |
| 006      | 814310 | 0030  | 9/14/11   | \$245,000  | \$272,000      | 1200               | 7         | 1968            | Avg   | 6480     | N    | N           | 10352 NE 141ST ST  |
| 006      | 814300 | 0270  | 5/27/10   | \$300,000  | \$311,000      | 1210               | 7         | 1976            | Avg   | 8373     | N    | N           | 14207 104TH AVE NE |
| 006      | 330323 | 0330  | 9/16/11   | \$270,000  | \$300,000      | 1220               | 7         | 1969            | Avg   | 8220     | N    | N           | 10826 NE 141ST PL  |
| 006      | 795505 | 0220  | 4/22/11   | \$270,000  | \$299,000      | 1220               | 7         | 1973            | Avg   | 7244     | N    | N           | 10722 NE 144TH CT  |
| 006      | 947720 | 0080  | 3/8/10    | \$392,500  | \$394,000      | 1220               | 7         | 1977            | VGood | 8200     | N    | N           | 11205 NE 141ST ST  |
| 006      | 947720 | 0100  | 7/28/10   | \$342,000  | \$361,000      | 1220               | 7         | 1977            | Good  | 8378     | N    | N           | 11221 NE 141ST ST  |
| 006      | 947720 | 1030  | 4/12/11   | \$287,000  | \$318,000      | 1220               | 7         | 1975            | Avg   | 6825     | N    | N           | 14238 112TH AVE NE |
| 006      | 814310 | 0130  | 9/27/11   | \$270,000  | \$300,000      | 1230               | 7         | 1970            | Good  | 7280     | N    | N           | 10206 NE 142ND ST  |
| 006      | 947720 | 1270  | 4/27/10   | \$329,000  | \$337,000      | 1230               | 7         | 1976            | Good  | 6900     | N    | N           | 11229 NE 143RD CT  |
| 006      | 395580 | 0130  | 2/17/12   | \$280,000  | \$307,000      | 1250               | 7         | 1962            | Good  | 9900     | N    | N           | 10637 NE 132ND PL  |
| 006      | 947720 | 0280  | 2/3/12    | \$322,000  | \$354,000      | 1270               | 7         | 2011            | Avg   | 8040     | N    | N           | 14064 113TH AVE NE |
| 006      | 395580 | 0050  | 5/24/12   | \$284,000  | \$306,000      | 1270               | 7         | 1962            | Good  | 9600     | N    | N           | 10639 NE 133RD PL  |
| 006      | 947720 | 1630  | 4/5/11    | \$320,000  | \$354,000      | 1270               | 7         | 1977            | Good  | 7280     | N    | N           | 11206 NE 141ST ST  |

**Improved Sales Used in this Annual Update Analysis**  
**Area 73**  
**(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      |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|-----------------|-------|----------|------|-------------|--------------------|
| 006      | 620441 | 0210  | 8/9/10    | \$323,500  | \$343,000      | 1280               | 7         | 1978            | Good  | 14911    | N    | N           | 10530 NE 148TH CT  |
| 006      | 620442 | 0280  | 6/25/10   | \$318,000  | \$333,000      | 1280               | 7         | 1978            | Avg   | 10500    | N    | N           | 10514 NE 151ST ST  |
| 006      | 138730 | 0720  | 6/15/12   | \$300,000  | \$321,000      | 1290               | 7         | 1976            | Avg   | 7875     | N    | N           | 15227 108TH PL NE  |
| 006      | 947700 | 0920  | 5/4/11    | \$329,000  | \$365,000      | 1290               | 7         | 1967            | VGood | 7830     | N    | N           | 11345 NE 149TH ST  |
| 006      | 138730 | 0600  | 4/11/12   | \$315,000  | \$342,000      | 1300               | 7         | 1976            | Avg   | 7172     | N    | N           | 15427 110TH AVE NE |
| 006      | 321160 | 0080  | 4/18/11   | \$225,000  | \$249,000      | 1300               | 7         | 1969            | Avg   | 7210     | N    | N           | 14037 108TH AVE NE |
| 006      | 321160 | 0770  | 8/23/12   | \$307,300  | \$323,000      | 1300               | 7         | 1969            | Good  | 7800     | N    | N           | 14149 105TH AVE NE |
| 006      | 947700 | 0560  | 5/8/12    | \$284,000  | \$307,000      | 1300               | 7         | 1967            | Avg   | 7200     | N    | N           | 14512 114TH AVE NE |
| 006      | 947710 | 0430  | 5/16/12   | \$327,400  | \$353,000      | 1300               | 7         | 1969            | Avg   | 8700     | N    | N           | 11019 NE 141ST ST  |
| 006      | 947710 | 1120  | 11/18/11  | \$292,500  | \$324,000      | 1300               | 7         | 1968            | VGood | 8000     | N    | N           | 14241 110TH AVE NE |
| 006      | 947710 | 1290  | 12/5/11   | \$285,000  | \$315,000      | 1300               | 7         | 1967            | Good  | 9350     | N    | N           | 14390 109TH AVE NE |
| 006      | 947710 | 0550  | 1/24/12   | \$315,000  | \$346,000      | 1300               | 7         | 1968            | VGood | 7345     | N    | N           | 14224 110TH AVE NE |
| 006      | 376550 | 0160  | 5/19/11   | \$285,000  | \$317,000      | 1310               | 7         | 1964            | Avg   | 10125    | N    | N           | 10565 NE 137TH PL  |
| 006      | 947710 | 0520  | 2/25/11   | \$265,000  | \$292,000      | 1310               | 7         | 1968            | Good  | 7371     | N    | N           | 14206 110TH AVE NE |
| 006      | 376530 | 0090  | 10/19/12  | \$349,000  | \$359,000      | 1320               | 7         | 1963            | Avg   | 21060    | N    | N           | 10340 NE 137TH PL  |
| 006      | 620440 | 0100  | 10/18/12  | \$350,000  | \$361,000      | 1320               | 7         | 1978            | Avg   | 7851     | N    | N           | 14704 107TH AVE NE |
| 006      | 947700 | 1120  | 5/11/11   | \$317,000  | \$352,000      | 1320               | 7         | 1967            | Good  | 7875     | N    | N           | 14822 113TH AVE NE |
| 006      | 138730 | 1760  | 5/7/12    | \$299,000  | \$323,000      | 1330               | 7         | 1975            | Avg   | 8500     | N    | N           | 15319 111TH AVE NE |
| 006      | 138730 | 1820  | 6/9/11    | \$319,000  | \$355,000      | 1330               | 7         | 1975            | Good  | 7600     | N    | N           | 15121 111TH AVE NE |
| 006      | 321160 | 0450  | 8/14/12   | \$310,000  | \$326,000      | 1330               | 7         | 1969            | Avg   | 8075     | N    | N           | 14159 107TH AVE NE |
| 006      | 814300 | 0160  | 11/19/12  | \$310,000  | \$316,000      | 1330               | 7         | 1968            | Avg   | 8800     | N    | N           | 14176 104TH PL NE  |
| 006      | 138730 | 1360  | 2/1/11    | \$339,000  | \$373,000      | 1340               | 7         | 1969            | VGood | 6800     | N    | N           | 15005 110TH AVE NE |
| 006      | 138730 | 1380  | 10/21/11  | \$272,000  | \$302,000      | 1340               | 7         | 1976            | Good  | 7493     | N    | N           | 14907 110TH AVE NE |
| 006      | 138730 | 0670  | 8/7/12    | \$330,000  | \$348,000      | 1360               | 7         | 1969            | Avg   | 7422     | N    | N           | 10815 NE 154TH CT  |
| 006      | 321160 | 0620  | 4/19/11   | \$250,500  | \$278,000      | 1360               | 7         | 1969            | Avg   | 7566     | N    | N           | 14158 105TH AVE NE |

**Improved Sales Used in this Annual Update Analysis**  
**Area 73**  
**(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                    |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|-----------------|-------|----------|------|-------------|----------------------------------|
| 006      | 691871 | 0470  | 8/10/10   | \$280,000  | \$297,000      | 1360               | 7         | 1975            | Avg   | 8156     | N    | N           | 14306 102ND AVE NE               |
| 006      | 810660 | 0210  | 6/26/12   | \$294,000  | \$314,000      | 1360               | 7         | 1983            | Avg   | 8608     | N    | N           | 13940 113TH AVE NE               |
| 006      | 138730 | 0380  | 10/13/11  | \$299,500  | \$333,000      | 1370               | 7         | 1969            | Good  | 7315     | N    | N           | 15405 111TH AVE NE               |
| 006      | 330323 | 0370  | 5/24/12   | \$350,000  | \$376,000      | 1390               | 7         | 1972            | Avg   | 7500     | N    | N           | 10802 NE 141ST PL                |
| 006      | 795505 | 0230  | 8/20/12   | \$365,000  | \$383,000      | 1390               | 7         | 1973            | Avg   | 9692     | N    | N           | 10716 NE 144TH CT                |
| 006      | 395570 | 0140  | 11/19/12  | \$333,000  | \$339,000      | 1400               | 7         | 1962            | Avg   | 10299    | N    | N           | 10000 NE 133RD PL                |
| 006      | 620440 | 0050  | 10/3/11   | \$345,000  | \$383,000      | 1410               | 7         | 1978            | Good  | 8176     | N    | N           | 10714 NE 145TH PL                |
| 006      | 947720 | 1060  | 12/9/10   | \$278,000  | \$303,000      | 1410               | 7         | 1971            | Good  | 7854     | N    | N           | 14264 112TH AVE NE               |
| 006      | 947700 | 0580  | 7/8/10    | \$260,000  | \$273,000      | 1420               | 7         | 1967            | Good  | 7200     | N    | N           | 14526 114TH AVE NE               |
| 006      | 376550 | 0050  | 5/3/11    | \$255,000  | \$283,000      | 1440               | 7         | 1963            | Avg   | 10125    | N    | N           | 10550 NE 137TH PL                |
| 006      | 620440 | 0180  | 8/23/12   | \$381,800  | \$401,000      | 1440               | 7         | 1976            | Avg   | 7370     | N    | N           | 14818 107TH AVE NE               |
| 006      | 620441 | 0250  | 8/7/12    | \$300,000  | \$316,000      | 1440               | 7         | 1978            | Avg   | 7623     | N    | N           | 10537 NE 148TH CT                |
| 006      | 138730 | 1320  | 12/13/10  | \$385,000  | \$420,000      | 1450               | 7         | 1975            | VGood | 7330     | N    | N           | 10937 NE 151ST ST                |
| 006      | 124230 | 0031  | 6/18/10   | \$385,000  | \$402,000      | 1490               | 7         | 1914            | VGood | 19600    | N    | N           | 13612 JUANITA-WOODINVILLE WAY NE |
| 006      | 814310 | 0090  | 7/3/12    | \$250,000  | \$266,000      | 1490               | 7         | 1968            | Avg   | 6300     | N    | N           | 10304 NE 141ST ST                |
| 006      | 321160 | 0210  | 6/8/10    | \$345,000  | \$359,000      | 1500               | 7         | 1971            | Good  | 7210     | N    | N           | 10524 NE 140TH ST                |
| 006      | 138730 | 0050  | 9/29/10   | \$336,000  | \$361,000      | 1510               | 7         | 1974            | Good  | 8229     | N    | N           | 11015 NE 150TH ST                |
| 006      | 620440 | 0210  | 8/11/11   | \$348,950  | \$388,000      | 1510               | 7         | 1976            | Good  | 10400    | N    | N           | 10622 NE 149TH ST                |
| 006      | 947700 | 0020  | 10/5/12   | \$321,000  | \$332,000      | 1510               | 7         | 1967            | Avg   | 7573     | N    | N           | 14516 111TH AVE NE               |
| 006      | 947700 | 1130  | 2/23/10   | \$320,000  | \$320,000      | 1510               | 7         | 1967            | Good  | 9450     | N    | N           | 14823 113TH AVE NE               |
| 006      | 947710 | 0830  | 8/2/11    | \$345,000  | \$384,000      | 1510               | 7         | 1967            | VGood | 7996     | N    | N           | 11023 NE 143RD ST                |
| 006      | 947710 | 1110  | 6/11/12   | \$330,000  | \$353,000      | 1510               | 7         | 1968            | Good  | 6893     | N    | N           | 14245 110TH AVE NE               |
| 006      | 947710 | 1320  | 2/24/11   | \$270,000  | \$298,000      | 1510               | 7         | 1967            | Good  | 7313     | N    | N           | 11121 NE 145TH ST                |
| 006      | 947700 | 0640  | 5/25/12   | \$365,000  | \$393,000      | 1530               | 7         | 1967            | Good  | 14620    | N    | N           | 14712 114TH AVE NE               |
| 006      | 947720 | 0560  | 5/7/10    | \$355,000  | \$365,000      | 1530               | 7         | 1984            | Good  | 7245     | N    | N           | 11230 NE 143RD PL                |

**Improved Sales Used in this Annual Update Analysis**  
**Area 73**  
**(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      |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|-----------------|-------|----------|------|-------------|--------------------|
| 006      | 620442 | 0060  | 12/5/11   | \$293,000  | \$324,000      | 1540               | 7         | 1979            | Good  | 7150     | N    | N           | 14928 106TH AVE NE |
| 006      | 664740 | 0110  | 6/6/11    | \$416,000  | \$462,000      | 1540               | 7         | 1982            | VGood | 12969    | N    | N           | 13405 110TH PL NE  |
| 006      | 138730 | 1750  | 8/25/11   | \$322,000  | \$358,000      | 1550               | 7         | 1969            | Good  | 8585     | N    | N           | 15327 111TH AVE NE |
| 006      | 620441 | 0280  | 3/22/12   | \$305,000  | \$332,000      | 1570               | 7         | 1978            | Good  | 9576     | N    | N           | 14711 106TH AVE NE |
| 006      | 947700 | 0140  | 4/9/10    | \$348,950  | \$355,000      | 1570               | 7         | 1967            | VGood | 7396     | N    | N           | 14615 112TH AVE NE |
| 006      | 620441 | 0080  | 6/22/10   | \$340,000  | \$355,000      | 1600               | 7         | 1977            | Good  | 9025     | N    | N           | 14604 106TH AVE NE |
| 006      | 620442 | 0040  | 2/8/10    | \$345,000  | \$342,000      | 1600               | 7         | 1979            | Avg   | 9500     | N    | N           | 14916 106TH AVE NE |
| 006      | 795506 | 0180  | 3/10/10   | \$384,000  | \$386,000      | 1600               | 7         | 1974            | Avg   | 6650     | N    | N           | 10505 NE 144TH ST  |
| 006      | 138730 | 0410  | 8/3/10    | \$245,000  | \$259,000      | 1610               | 7         | 1976            | Avg   | 7320     | N    | N           | 15420 110TH PL NE  |
| 006      | 795505 | 0240  | 3/23/10   | \$363,000  | \$367,000      | 1620               | 7         | 1973            | Good  | 7221     | N    | N           | 10708 NE 144TH CT  |
| 006      | 779655 | 0110  | 11/2/11   | \$315,000  | \$349,000      | 1630               | 7         | 1986            | Avg   | 6714     | N    | N           | 10125 NE 144TH CT  |
| 006      | 947700 | 0030  | 6/22/10   | \$335,000  | \$350,000      | 1630               | 7         | 1967            | Good  | 7200     | N    | N           | 14526 111TH AVE NE |
| 006      | 947700 | 1150  | 2/28/12   | \$272,000  | \$298,000      | 1630               | 7         | 1967            | Avg   | 7210     | N    | N           | 14809 113TH AVE NE |
| 006      | 947700 | 1230  | 5/5/11    | \$325,000  | \$361,000      | 1630               | 7         | 1967            | Good  | 7000     | N    | N           | 14722 112TH AVE NE |
| 006      | 947710 | 0900  | 5/10/11   | \$338,000  | \$375,000      | 1630               | 7         | 1967            | VGood | 8075     | N    | N           | 14328 110TH AVE NE |
| 006      | 947710 | 1200  | 4/2/10    | \$285,000  | \$289,000      | 1630               | 7         | 1967            | Avg   | 7344     | N    | N           | 14336 109TH AVE NE |
| 006      | 947700 | 0650  | 3/23/10   | \$220,000  | \$222,000      | 1640               | 7         | 1967            | Fair  | 11730    | N    | N           | 14720 114TH AVE NE |
| 006      | 321160 | 0410  | 9/24/12   | \$295,000  | \$306,000      | 1650               | 7         | 1969            | Avg   | 7210     | N    | N           | 14138 107TH AVE NE |
| 006      | 779655 | 0100  | 2/22/12   | \$310,000  | \$339,000      | 1650               | 7         | 1986            | Good  | 6305     | N    | N           | 10129 NE 144TH CT  |
| 006      | 947710 | 1020  | 2/24/11   | \$332,000  | \$366,000      | 1790               | 7         | 1967            | VGood | 7416     | N    | N           | 14317 110TH AVE NE |
| 006      | 947720 | 0630  | 3/9/10    | \$392,000  | \$394,000      | 1890               | 7         | 1976            | VGood | 6868     | N    | N           | 14267 111TH AVE NE |
| 006      | 664740 | 0160  | 4/10/12   | \$375,000  | \$407,000      | 1890               | 7         | 1983            | VGood | 8013     | N    | N           | 13438 110TH PL NE  |
| 006      | 664740 | 0160  | 3/8/11    | \$375,000  | \$414,000      | 1890               | 7         | 1983            | VGood | 8013     | N    | N           | 13438 110TH PL NE  |
| 006      | 664720 | 0040  | 12/3/10   | \$380,000  | \$414,000      | 1960               | 7         | 1979            | Avg   | 13113    | N    | N           | 13236 111TH CT NE  |
| 006      | 376550 | 0060  | 1/23/12   | \$340,000  | \$374,000      | 1980               | 7         | 1963            | Good  | 10125    | N    | N           | 10558 NE 137TH PL  |



**Improved Sales Used in this Annual Update Analysis**  
**Area 73**  
**(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      |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|-----------------|-------|----------|------|-------------|--------------------|
| 006      | 947710 | 0140  | 3/19/10   | \$420,000  | \$424,000      | 2130               | 7         | 1968            | VGood | 9490     | N    | N           | 14317 109TH AVE NE |
| 006      | 144180 | 0100  | 12/27/12  | \$371,000  | \$372,000      | 1190               | 8         | 1976            | Good  | 8597     | N    | N           | 13538 104TH PL NE  |
| 006      | 085570 | 0010  | 5/21/10   | \$436,500  | \$451,000      | 1250               | 8         | 1978            | Good  | 7939     | N    | N           | 10132 NE 141ST PL  |
| 006      | 085570 | 0080  | 5/19/10   | \$332,500  | \$343,000      | 1250               | 8         | 1979            | Avg   | 7000     | N    | N           | 14216 101ST PL NE  |
| 006      | 138730 | 0980  | 5/16/11   | \$317,000  | \$352,000      | 1340               | 8         | 1976            | Good  | 7951     | N    | N           | 11013 NE 149TH ST  |
| 006      | 056530 | 0100  | 8/9/10    | \$310,100  | \$329,000      | 1430               | 8         | 1978            | Avg   | 7518     | N    | N           | 11002 NE 140TH ST  |
| 006      | 101550 | 0240  | 10/12/11  | \$360,000  | \$400,000      | 1430               | 8         | 1980            | Avg   | 7700     | N    | N           | 10013 NE 141ST ST  |
| 006      | 620443 | 0060  | 10/26/10  | \$410,000  | \$443,000      | 1590               | 8         | 1979            | VGood | 12117    | N    | N           | 10601 NE 152ND ST  |
| 006      | 289570 | 0010  | 4/16/12   | \$419,000  | \$454,000      | 1690               | 8         | 1979            | Good  | 12600    | N    | N           | 13430 109TH AVE NE |
| 006      | 289570 | 0010  | 2/3/11    | \$370,000  | \$407,000      | 1690               | 8         | 1979            | Good  | 12600    | N    | N           | 13430 109TH AVE NE |
| 006      | 620443 | 0150  | 4/13/11   | \$375,000  | \$415,000      | 1760               | 8         | 1980            | Avg   | 16430    | N    | N           | 10652 NE 154TH PL  |
| 006      | 101550 | 0020  | 11/12/12  | \$389,950  | \$398,000      | 1860               | 8         | 1981            | Avg   | 7020     | N    | N           | 10015 NE 140TH ST  |
| 006      | 001130 | 0150  | 9/23/10   | \$366,000  | \$393,000      | 1960               | 8         | 2003            | Avg   | 4134     | N    | N           | 10061 NE 142ND PL  |
| 006      | 202555 | 0230  | 3/14/12   | \$342,000  | \$373,000      | 2140               | 8         | 1994            | Avg   | 5908     | N    | N           | 14407 113TH PL NE  |
| 006      | 376465 | 0110  | 4/25/11   | \$371,000  | \$411,000      | 2300               | 8         | 1998            | Avg   | 5872     | N    | N           | 14430 108TH PL NE  |
| 006      | 376465 | 0200  | 5/28/11   | \$345,000  | \$383,000      | 2300               | 8         | 1998            | Avg   | 4833     | N    | N           | 14456 108TH PL NE  |
| 006      | 202555 | 0210  | 11/8/11   | \$415,000  | \$460,000      | 2360               | 8         | 1994            | Good  | 5220     | N    | N           | 14419 113TH PL NE  |
| 006      | 202555 | 0270  | 6/17/11   | \$442,000  | \$491,000      | 2450               | 8         | 1993            | VGood | 5220     | N    | N           | 14426 113TH AVE NE |
| 006      | 620443 | 0180  | 10/18/12  | \$400,000  | \$412,000      | 2470               | 8         | 1981            | Avg   | 15200    | N    | N           | 10636 NE 154TH PL  |
| 006      | 202555 | 0160  | 9/26/12   | \$449,900  | \$467,000      | 2530               | 8         | 1993            | Avg   | 7366     | N    | N           | 14428 113TH PL NE  |
| 006      | 202555 | 0010  | 7/12/10   | \$536,500  | \$564,000      | 2260               | 9         | 1994            | Good  | 6386     | N    | N           | 14427 113TH AVE NE |
| 006      | 202605 | 9192  | 6/22/11   | \$560,000  | \$623,000      | 3410               | 9         | 2007            | Avg   | 5199     | N    | N           | 13921 105TH CT NE  |

**Improved Sales Removed in this Annual Update Analysis**  
**Area 73**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Comments                                     |
|----------|--------|-------|-----------|------------|----------------------------------------------|
| 003      | 025500 | 0170  | 8/7/12    | \$257,000  | EXEMPT FROM EXCISE TAX;                      |
| 003      | 025500 | 0170  | 12/12/12  | \$394,000  | INCORRECT DATA                               |
| 003      | 092605 | 9086  | 3/1/12    | \$250,000  | OBSOLESCENCE;PREVIMP<=25K                    |
| 003      | 152925 | 0070  | 3/28/12   | \$445,000  | FINANCIAL INSTITUTION RESALE                 |
| 003      | 152925 | 0120  | 5/21/12   | \$410,000  | FINANCIAL INSTITUTION RESALE                 |
| 003      | 152925 | 0130  | 6/13/12   | \$405,000  | FINANCIAL INSTITUTION RESALE                 |
| 003      | 152925 | 0140  | 2/27/12   | \$450,000  | FINANCIAL INSTITUTION RESALE                 |
| 003      | 155251 | 0100  | 4/22/10   | \$270,000  | IMP. CHARACTERISTICS CHANGED SINCE SALE; AND |
| 003      | 155251 | 0330  | 11/12/12  | \$286,745  | EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS   |
| 003      | 162605 | 9174  | 6/23/11   | \$395,000  | FINANCIAL INSTITUTION RESALE                 |
| 003      | 302280 | 0150  | 7/25/12   | \$399,950  | % COMPLETE                                   |
| 003      | 302280 | 0290  | 6/26/12   | \$387,570  | BUILDER OR DEVELOPER SALES                   |
| 003      | 302280 | 0310  | 7/24/12   | \$404,500  | BUILDER OR DEVELOPER SALES                   |
| 003      | 382550 | 0290  | 2/16/12   | \$403,000  | EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS   |
| 003      | 387680 | 0370  | 10/2/12   | \$289,000  | INCORRECT DATA                               |
| 003      | 387682 | 0040  | 9/20/12   | \$35,875   | DOR RATIO;QUIT CLAIM DEED                    |
| 003      | 553650 | 0090  | 2/13/12   | \$395,000  | FINANCIAL INSTITUTION RESALE                 |
| 003      | 697997 | 0150  | 4/22/11   | \$324,900  | STATEMENT TO DOR; AND OTHER WARNINGS         |
| 003      | 866320 | 0310  | 10/10/12  | \$406,000  | RELOCATION - SALE TO SERVICE                 |
| 003      | 866320 | 0540  | 8/22/12   | \$275,000  | EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS   |
| 003      | 866320 | 0540  | 11/4/11   | \$440,208  | FORCED SALE; AND OTHER WARNINGS              |
| 003      | 866320 | 0640  | 11/24/12  | \$420,000  | INCORRECT DATA                               |
| 003      | 894640 | 0030  | 8/22/11   | \$305,000  | SHORT SALE                                   |
| 003      | 894640 | 0080  | 7/31/12   | \$251,800  | QUIT CLAIM DEED; AND OTHER WARNINGS          |
| 003      | 934850 | 0430  | 1/26/11   | \$251,430  | NO MARKET EXPOSURE; QUIT CLAIM DEED          |
| 003      | 946590 | 0480  | 10/22/10  | \$520,000  | QUIT CLAIM DEED                              |
| 003      | 946591 | 0410  | 8/24/12   | \$233,733  | EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS   |
| 003      | 946670 | 0330  | 8/30/12   | \$397,000  | QUIT CLAIM DEED; AND OTHER WRNINGS           |
| 004      | 143791 | 0140  | 4/24/12   | \$340,000  | EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS   |
| 004      | 143791 | 0140  | 12/22/11  | \$425,128  | EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS   |
| 004      | 257030 | 0020  | 12/7/11   | \$251,000  | EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS   |
| 004      | 292605 | 9120  | 3/6/12    | \$266,000  | EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS   |
| 004      | 292605 | 9160  | 6/1/10    | \$350,000  | RELATED PARTY, FRIEND, OR NEIGHBOR           |
| 004      | 302605 | 9230  | 3/1/11    | \$450,000  | OBSOLESCENCE                                 |
| 004      | 305700 | 0090  | 7/17/12   | \$145,000  | NON-REPRESENTATIVE SALE                      |
| 004      | 312670 | 0081  | 4/23/10   | \$315,000  | IMP. CHARACTERISTICS CHANGED SINCE SALE;     |
| 004      | 312670 | 0081  | 6/26/12   | \$402,500  | INCORRECT DATA                               |
| 004      | 355891 | 0060  | 10/18/11  | \$31,062   | QUIT CLAIM DEED; AND OTHER WARNINGS          |

**Improved Sales Removed in this Annual Update Analysis**  
**Area 73**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Comments                                       |
|----------|--------|-------|-----------|------------|------------------------------------------------|
| 004      | 355891 | 0070  | 10/18/11  | \$31,062   | QUIT CLAIM DEED; AND OTHER WARNINGS            |
| 004      | 355891 | 0450  | 4/21/12   | \$376,000  | INCORRECT DATA                                 |
| 004      | 355891 | 0470  | 10/26/12  | \$460,000  | NO MARKET EXPOSURE;                            |
| 004      | 375650 | 0020  | 5/15/12   | \$175,000  | EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS     |
| 004      | 375650 | 0340  | 4/8/10    | \$270,000  | SHORT SALE                                     |
| 004      | 375650 | 0620  | 8/24/12   | \$181,500  | IMP. CHARACTERISTICS CHANGED SINCE SALE;       |
| 004      | 375660 | 0090  | 10/21/11  | \$222,000  | SHORT SALE                                     |
| 004      | 375830 | 0060  | 5/11/10   | \$310,000  | IMP. CHARACTERISTICS CHANGED SINCE SALE;       |
| 004      | 512840 | 0050  | 8/2/12    | \$427,500  | INCORRECT DATA                                 |
| 004      | 771600 | 0140  | 10/22/12  | \$390,000  | INCORRECT DATA                                 |
| 004      | 771610 | 0120  | 3/15/10   | \$270,000  | IMP. CHARACTERISTICS CHANGED SINCE SALE; AND   |
| 004      | 771610 | 0150  | 10/30/10  | \$246,000  | IMP. CHARACTERISTICS CHANGED SINCE SALE;       |
| 004      | 794114 | 0080  | 11/9/11   | \$212,157  | EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS     |
| 004      | 794114 | 0080  | 4/10/12   | \$216,000  | EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS     |
| 004      | 866328 | 0220  | 4/25/12   | \$324,900  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR    |
| 005      | 092720 | 0110  | 8/10/12   | \$409,000  | FINANCIAL INSTITUTION RESALE                   |
| 005      | 092720 | 0110  | 12/9/11   | \$283,600  | NO MARKET EXPOSURE; FORCED SALE; AND OTHER     |
| 005      | 092720 | 0120  | 11/18/11  | \$280,433  | FORCED SALE; EXEMPT FROM EXCISE TAX            |
| 005      | 092720 | 0120  | 4/19/12   | \$290,500  | STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE |
| 005      | 104900 | 0050  | 12/19/12  | \$310,370  | EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS     |
| 005      | 104900 | 0100  | 11/23/12  | \$349,000  | INCORRECT DATA                                 |
| 005      | 104900 | 0860  | 2/13/12   | \$99,000   | EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS     |
| 005      | 104901 | 0720  | 4/4/12    | \$173,250  | FINANCIAL INSTITUTION RESALE                   |
| 005      | 104901 | 0720  | 2/24/12   | \$166,500  | FORCED SALE; AND OTHER WARNINGS                |
| 005      | 152920 | 0200  | 3/30/10   | \$100,000  | DOR RATIO;QUIT CLAIM DEED                      |
| 005      | 152920 | 0240  | 2/14/12   | \$315,000  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR    |
| 005      | 153090 | 0050  | 8/2/12    | \$341,000  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR    |
| 005      | 153090 | 0550  | 9/12/12   | \$324,000  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR    |
| 005      | 162605 | 9035  | 8/28/12   | \$630,000  | UNFINISHED AREA                                |
| 005      | 183991 | 0120  | 9/10/10   | \$275,000  | IMP. CHARACTERISTICS CHANGED SINCE SALE; AND   |
| 005      | 183991 | 0190  | 5/7/12    | \$201,250  | IMP. CHARACTERISTICS CHANGED SINCE SALE;       |
| 005      | 183991 | 0190  | 10/16/12  | \$334,999  | INCORRECT DATA                                 |
| 005      | 183991 | 0230  | 3/1/12    | \$265,000  | EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS     |
| 005      | 212605 | 9118  | 5/30/12   | \$370,000  | FORCED SALE; AND OTHER WARNINGS                |
| 005      | 255860 | 0150  | 5/25/12   | \$312,500  | FINANCIAL INSTITUTION RESALE                   |
| 005      | 255861 | 0180  | 6/6/12    | \$477,000  | NO MARKET EXPOSURE;                            |
| 005      | 255863 | 0270  | 9/8/11    | \$123,472  | DOR RATIO;QUIT CLAIM DEED                      |
| 005      | 255866 | 0310  | 7/21/10   | \$320,000  | RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER  |

**Improved Sales Removed in this Annual Update Analysis**  
**Area 73**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Comments                                     |
|----------|--------|-------|-----------|------------|----------------------------------------------|
| 005      | 255868 | 0100  | 8/26/10   | \$370,276  | GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX    |
| 005      | 255869 | 0050  | 8/2/12    | \$415,965  | EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS   |
| 005      | 255872 | 0140  | 12/16/11  | \$458,535  | EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS   |
| 005      | 255873 | 0150  | 1/31/12   | \$262,000  | EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS   |
| 005      | 278793 | 0170  | 1/28/10   | \$260,000  | EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS   |
| 005      | 278793 | 0200  | 2/24/11   | \$466,723  | EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS   |
| 005      | 320540 | 0270  | 12/17/12  | \$279,000  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR  |
| 005      | 320550 | 0220  | 6/11/12   | \$290,000  | EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS   |
| 005      | 320550 | 0280  | 12/20/12  | \$338,000  | INCORRECT DATA                               |
| 005      | 320550 | 0290  | 1/11/12   | \$215,000  | EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS   |
| 005      | 328810 | 0140  | 9/12/12   | \$180,000  | NO MARKET EXPOSURE;                          |
| 005      | 328810 | 0350  | 4/5/12    | \$366,000  | EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS   |
| 005      | 328810 | 0400  | 2/28/12   | \$226,000  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR  |
| 005      | 328820 | 0850  | 12/12/12  | \$275,950  | INCORRECT DATA                               |
| 005      | 328830 | 0010  | 11/1/12   | \$329,200  | INCORRECT DATA                               |
| 005      | 328830 | 0020  | 8/1/12    | \$338,990  | INCORRECT DATA                               |
| 005      | 328830 | 0270  | 8/14/12   | \$382,000  | INCORRECT DATA                               |
| 005      | 328830 | 0670  | 1/27/11   | \$265,000  | SHORT SALE                                   |
| 005      | 328830 | 1100  | 12/7/11   | \$282,921  | EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS   |
| 005      | 328830 | 1140  | 12/12/12  | \$49,440   | DOR RATIO                                    |
| 005      | 328830 | 1200  | 4/23/12   | \$290,000  | FINANCIAL INSTITUTION RESALE                 |
| 005      | 328830 | 1200  | 7/11/12   | \$426,000  | INCORRECT DATA                               |
| 005      | 328830 | 1200  | 12/8/11   | \$331,200  | EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS   |
| 005      | 337430 | 0130  | 5/18/12   | \$340,500  | EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS   |
| 005      | 337430 | 0130  | 3/14/12   | \$428,275  | EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS   |
| 005      | 371550 | 0160  | 2/16/12   | \$218,000  | IMP. CHARACTERISTICS CHANGED SINCE SALE; AND |
| 005      | 371550 | 0160  | 5/22/12   | \$338,870  | INCORRECT DATA                               |
| 005      | 387600 | 0020  | 3/4/10    | \$270,000  | FINANCIAL INSTITUTION RESALE                 |
| 005      | 387600 | 0170  | 8/4/11    | \$220,000  | OBSOLESCENCE                                 |
| 005      | 387600 | 0210  | 3/22/10   | \$240,000  | IMP. CHARACTERISTICS CHANGED SINCE SALE; AND |
| 005      | 387600 | 0860  | 5/23/11   | \$435,000  | NO MARKET EXPOSURE                           |
| 005      | 387600 | 0870  | 10/25/11  | \$230,000  | IMP. CHARACTERISTICS CHANGED SINCE SALE; AND |
| 005      | 387610 | 0320  | 11/5/10   | \$355,590  | EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS   |
| 005      | 387610 | 0320  | 3/2/11    | \$233,500  | FINANCIAL INSTITUTION RESALE                 |
| 005      | 387610 | 0340  | 12/15/10  | \$330,000  | IMP. CHARACTERISTICS CHANGED SINCE SALE; AND |
| 005      | 387620 | 0670  | 10/15/12  | \$319,900  | INCORRECT DATA                               |
| 005      | 387620 | 1340  | 3/1/12    | \$406,300  | NO MARKET EXPOSURE;                          |
| 005      | 387630 | 0720  | 6/26/12   | \$297,500  | FINANCIAL INSTITUTION RESALE                 |

**Improved Sales Removed in this Annual Update Analysis**  
**Area 73**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Comments                                       |
|----------|--------|-------|-----------|------------|------------------------------------------------|
| 005      | 387630 | 0830  | 11/26/12  | \$275,000  | NON-REPRESENTATIVE SALE                        |
| 005      | 387630 | 0860  | 3/5/10    | \$295,000  | OBSOLESCENCE                                   |
| 005      | 387630 | 1450  | 2/28/12   | \$240,000  | IMP. CHARACTERISTICS CHANGED SINCE SALE; AND   |
| 005      | 387630 | 1450  | 5/29/12   | \$360,000  | INCORRECT DATA                                 |
| 005      | 387631 | 0430  | 10/11/12  | \$174,400  | NO MARKET EXPOSURE;                            |
| 005      | 387631 | 0950  | 3/27/12   | \$371,763  | FORCED SALE; AND OTHER WARNINGS                |
| 005      | 387631 | 1070  | 7/27/10   | \$424,504  | EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS     |
| 005      | 387631 | 2930  | 1/11/12   | \$230,000  | INCORRECT DATA                                 |
| 005      | 387631 | 2960  | 4/12/12   | \$210,000  | SHORT SALE; NON-REPRESENTATIVE SALE            |
| 005      | 434010 | 0090  | 9/4/12    | \$504,873  | EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS     |
| 005      | 434010 | 0090  | 10/19/12  | \$515,000  | STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE |
| 005      | 670660 | 0270  | 5/20/11   | \$250,000  | NO MARKET EXPOSURE; AND OTHER WARNINGS         |
| 005      | 701600 | 0060  | 7/2/12    | \$400,000  | INCORRECT DATA                                 |
| 005      | 701600 | 0080  | 5/20/11   | \$230,000  | SHORT SALE                                     |
| 005      | 701600 | 0160  | 6/27/12   | \$261,453  | FORCED SALE; AND OTHER WARNINGS                |
| 005      | 701600 | 0170  | 10/31/12  | \$396,175  | EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS     |
| 005      | 701600 | 0270  | 7/23/10   | \$250,000  | NO MARKET EXPOSURE; AND OTHER WARNINGS         |
| 005      | 701600 | 0300  | 9/10/12   | \$387,500  | INCORRECT DATA                                 |
| 005      | 701600 | 0460  | 11/5/12   | \$385,000  | EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS     |
| 005      | 701600 | 0460  | 7/18/12   | \$392,383  | EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS     |
| 005      | 701620 | 0260  | 12/27/12  | \$291,500  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR    |
| 005      | 701630 | 0050  | 2/11/10   | \$222,000  | IMP. CHARACTERISTICS CHANGED SINCE SALE; AND   |
| 005      | 701631 | 0070  | 11/28/12  | \$291,504  | FORCED SALE                                    |
| 005      | 815960 | 0380  | 12/28/12  | \$410,000  | RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER  |
| 005      | 866317 | 0120  | 12/7/12   | \$324,783  | EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS     |
| 005      | 954290 | 0170  | 4/12/12   | \$207,700  | EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS     |
| 005      | 954290 | 0320  | 10/18/12  | \$230,000  | IMP. CHARACTERISTICS CHANGED SINCE SALE; AND   |
| 006      | 056530 | 0050  | 9/27/12   | \$312,000  | QUIT CLAIM DEED; AND OTHER WARNINGS            |
| 006      | 138730 | 0250  | 8/2/12    | \$285,000  | EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS     |
| 006      | 138730 | 0280  | 4/12/10   | \$299,950  | IMP. CHARACTERISTICS CHANGED SINCE SALE;       |
| 006      | 138730 | 1360  | 11/14/10  | \$195,000  | NO MARKET EXPOSURE; AND OTHER WARNINGS         |
| 006      | 139550 | 0040  | 2/27/12   | \$177,900  | FINANCIAL INSTITUTION RESALE                   |
| 006      | 139550 | 0040  | 5/10/12   | \$325,000  | INCORRECT DATA                                 |
| 006      | 139550 | 0180  | 9/26/12   | \$225,251  | EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS     |
| 006      | 144180 | 0090  | 11/14/12  | \$245,000  | NO MARKET EXPOSURE;                            |
| 006      | 202555 | 0070  | 1/13/12   | \$452,500  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR    |
| 006      | 202555 | 0110  | 6/21/10   | \$500,000  | NO MARKET EXPOSURE; AND OTHER WARNINGS         |
| 006      | 202605 | 9120  | 4/18/11   | \$232,000  | INCORRECT DATA                                 |

**Improved Sales Removed in this Annual Update Analysis**  
**Area 73**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Comments                                       |
|----------|--------|-------|-----------|------------|------------------------------------------------|
| 006      | 202605 | 9148  | 11/23/11  | \$462,200  | FORCED SALE; AND OTHER WARNINGS                |
| 006      | 321160 | 0420  | 7/20/11   | \$233,000  | IMP. CHARACTERISTICS CHANGED SINCE SALE; AND   |
| 006      | 330323 | 0170  | 7/11/12   | \$200,000  | QUIT CLAIM DEED                                |
| 006      | 375470 | 0040  | 7/6/10    | \$297,677  | GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX      |
| 006      | 375470 | 0220  | 5/3/11    | \$210,000  | SHORT SALE                                     |
| 006      | 375470 | 0360  | 11/20/12  | \$418,000  | INCORRECT DATA                                 |
| 006      | 376480 | 0240  | 12/28/10  | \$132,732  | QUIT CLAIM DEED;ANS OTHER WARNINGS             |
| 006      | 376480 | 0570  | 9/18/12   | \$263,000  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR    |
| 006      | 376540 | 0030  | 3/1/12    | \$215,000  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR    |
| 006      | 376540 | 0110  | 11/30/11  | \$190,000  | EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS     |
| 006      | 395570 | 0040  | 2/6/12    | \$215,000  | STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE |
| 006      | 620441 | 0100  | 6/24/10   | \$77,300   | QUIT CLAIM DEED;ANS OTHER WARNINGS             |
| 006      | 664740 | 0140  | 8/17/10   | \$300,000  | IMP. CHARACTERISTICS CHANGED SINCE SALE;       |
| 006      | 664740 | 0140  | 6/7/12    | \$398,000  | INCORRECT DATA                                 |
| 006      | 664740 | 0190  | 9/1/12    | \$265,750  | QUIT CLAIM DEED;ANS OTHER WARNINGS             |
| 006      | 691871 | 0290  | 12/17/12  | \$99,456   | QUIT CLAIM DEED;ANS OTHER WARNINGS             |
| 006      | 779655 | 0060  | 1/31/11   | \$249,900  | FINANCIAL INSTITUTION RESALE                   |
| 006      | 795505 | 0110  | 8/15/12   | \$377,500  | INCORRECT DATA                                 |
| 006      | 795506 | 0160  | 7/27/12   | \$142,500  | RELATED PARTY, FRIEND, OR NEIGHBOR;            |
| 006      | 810660 | 0110  | 5/29/12   | \$313,738  | FORCED SALE; AND OTHER WARNINGS                |
| 006      | 810660 | 0150  | 3/26/12   | \$269,000  | EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS     |
| 006      | 810660 | 0150  | 11/29/11  | \$247,500  | EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS     |
| 006      | 814300 | 0150  | 10/28/11  | \$389,456  | FORCED SALE; AND OTHER WARNINGS                |
| 006      | 814300 | 0150  | 3/23/12   | \$222,500  | STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE |
| 006      | 814310 | 0040  | 1/28/10   | \$312,242  | GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX      |
| 006      | 814310 | 0360  | 6/14/12   | \$273,452  | FORCED SALE; AND OTHER WARNINGS                |
| 006      | 814310 | 0360  | 12/17/12  | \$270,000  | EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS     |
| 006      | 814310 | 0360  | 5/22/12   | \$273,452  | FORCED SALE; AND OTHER WARNINGS                |
| 006      | 814310 | 0380  | 3/9/11    | \$190,000  | RELATED PARTY, FRIEND, OR NEIGHBOR; SHORT SALE |
| 006      | 947700 | 0550  | 12/28/12  | \$215,500  | EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS     |
| 006      | 947700 | 1210  | 12/27/12  | \$337,707  | EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS     |
| 006      | 947700 | 1280  | 12/7/12   | \$352,000  | INCORRECT DATA                                 |
| 006      | 947710 | 0090  | 6/20/12   | \$250,000  | IMP. CHARACTERISTICS CHANGED SINCE SALE; AND   |
| 006      | 947710 | 0090  | 9/25/12   | \$337,000  | INCORRECT DATA                                 |
| 006      | 947710 | 0280  | 3/6/12    | \$289,900  | EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS     |
| 006      | 947710 | 0280  | 11/23/11  | \$251,300  | EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS     |
| 006      | 947710 | 0550  | 8/3/11    | \$200,000  | IMP. CHARACTERISTICS CHANGED SINCE SALE; AND   |
| 006      | 947710 | 1240  | 3/27/12   | \$252,000  | FINANCIAL INSTITUTION RESALE                   |

**Improved Sales Removed in this Annual Update Analysis**  
**Area 73**  
**(1 to 3 Unit Residences)**

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Comments</b>                              |
|-----------------|--------------|--------------|------------------|-------------------|----------------------------------------------|
| 006             | 947710       | 1320         | 2/24/11          | \$270,000         | RELOCATION - SALE TO SERVICE                 |
| 006             | 947720       | 0280         | 7/8/11           | \$150,000         | IMP. CHARACTERISTICS CHANGED SINCE SALE; AND |
| 006             | 947720       | 0320         | 4/13/10          | \$145,350         | IMP. CHARACTERISTICS CHANGED SINCE SALE; AND |
| 006             | 947720       | 0880         | 5/28/12          | \$275,000         | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR  |
| 006             | 947720       | 1220         | 2/11/11          | \$208,000         | EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS   |
| 006             | 947720       | 1220         | 6/28/11          | \$212,000         | IMP. CHARACTERISTICS CHANGED SINCE SALE; AND |
| 006             | 947720       | 1220         | 5/15/12          | \$284,000         | INCORRECT DATA                               |

**Vacant Sales Used in this Annual Update Analysis**  
**Area 73**  
**(1 to 3 Unit Residences)**

| <b>8Sub<br/>Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale<br/>Date</b> | <b>Sale<br/>Price</b> | <b>Lot<br/>Size</b> | <b>View</b> | <b>Water-<br/>front</b> |
|----------------------|--------------|--------------|----------------------|-----------------------|---------------------|-------------|-------------------------|
| 4                    | 292605       | 9211         | 7/20/2010            | \$73,000              | 12196               | N           | N                       |
| 4                    | 292605       | 9292         | 7/17/2012            | \$235,000             | 7546                | N           | N                       |
| 5                    | 371550       | 0300         | 3/10/2011            | \$50,000              | 10346               | N           | N                       |
| 5                    | 866324       | 0010-0230 *  | 4/30/2012            | \$3,680,000           | 61814               | N           | N                       |

\* This was a multi-parcel sale of 23 lots with average lot size of 2688 square feet.



**Vacant Sales Removed in this Annual Update Analysis**  
**Area 73**  
**(1 to 3 Unit Residences)**

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Comments</b>       |
|-----------------|--------------|--------------|------------------|-------------------|-----------------------|
| 3               | 302280       | 0160         | 2/10/2011        | \$126,000         | CORPORATE AFFILIATES; |

**Mobile Home Sales Used in this Annual Update Analysis**  
**Area 73**

| Sub Area | Major  | Minor | SaleDate   | Sale Price | Adj Sale Price | Living Area | Class | Year Built | Cond | Lot Size | View | Situs Address         |
|----------|--------|-------|------------|------------|----------------|-------------|-------|------------|------|----------|------|-----------------------|
| 3        | 951120 | 1290  | 11/26/2012 | \$169000   | \$172000       | 1248        | 3     | 1986       | 3    | 3968     | No   | 17317 WOODCREST DR NE |
| 3        | 951120 | 1110  | 8/21/2012  | \$170000   | \$179000       | 1792        | 4     | 1978       | 3    | 6850     | Yes  | 11722 NE 172ND ST     |
| 3        | 951120 | 1390  | 7/9/2012   | \$205000   | \$218000       | 2016        | 4     | 1979       | 4    | 9507     | No   | 17337 WOODCREST DR NE |
| 3        | 951120 | 1460  | 7/11/2012  | \$115000   | \$122000       | 1080        | 3     | 1989       | 3    | 5627     | Yes  | 17363 WOODCREST DR NE |
| 3        | 951120 | 0400  | 6/18/2012  | \$195000   | \$209000       | 1440        | 4     | 1978       | 3    | 7109     | No   | 17117 WOODCREST DR NE |
| 3        | 951120 | 0770  | 2/28/2012  | \$170000   | \$186000       | 1344        | 3     | 1978       | 4    | 6271     | Yes  | 11843 NE 172ND ST     |
| 3        | 951120 | 1310  | 10/24/2011 | \$218000   | \$242000       | 1782        | 4     | 1986       | 4    | 4273     | No   | 17321 WOODCREST DR NE |
| 3        | 951120 | 0520  | 5/3/2011   | \$173500   | \$192000       | 1408        | 3     | 1985       | 3    | 6880     | No   | 17101 117TH CT NE     |
| 3        | 951120 | 1080  | 3/30/2011  | \$199649   | \$221000       | 1404        | 4     | 1982       | 3    | 6777     | Yes  | 17336 WOODCREST DR NE |
| 3        | 951120 | 0330  | 1/20/2011  | \$200000   | \$219000       | 1680        | 4     | 1978       | 4    | 5658     | No   | 17005 118TH CT NE     |
| 3        | 951120 | 0450  | 6/14/2010  | \$210000   | \$219000       | 1620        | 4     | 1980       | 5    | 5332     | No   | 17207 WOODCREST DR NE |
| 3        | 951120 | 1450  | 6/3/2010   | \$166500   | \$173000       | 1296        | 3     | 1989       | 3    | 7582     | No   | 17359 WOODCREST DR NE |
| 3        | 951120 | 0860  | 6/1/2010   | \$181500   | \$188000       | 1248        | 3     | 1982       | 3    | 5732     | No   | 11713 NE 172ND ST     |
| 3        | 951120 | 0440  | 5/10/2010  | \$181500   | \$187000       | 1512        | 4     | 1984       | 4    | 5033     | No   | 17201 WOODCREST DR NE |
| 3        | 951120 | 0010  | 4/23/2010  | \$204000   | \$209000       | 1152        | 4     | 1978       | 3    | 8011     | No   | 17322 119TH AVE NE    |
| 3        | 951120 | 1070  | 3/1/2010   | \$212500   | \$213000       | 1710        | 3     | 1983       | 3    | 7634     | Yes  | 17340 WOODCREST DR NE |

## **Mobile Home Sales Removed in this Annual Update Analysis Area 73**

No mobile home sales were removed.