

Residential Revalue

2013 Assessment Roll

Northwest Renton Hill

Area 85

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:

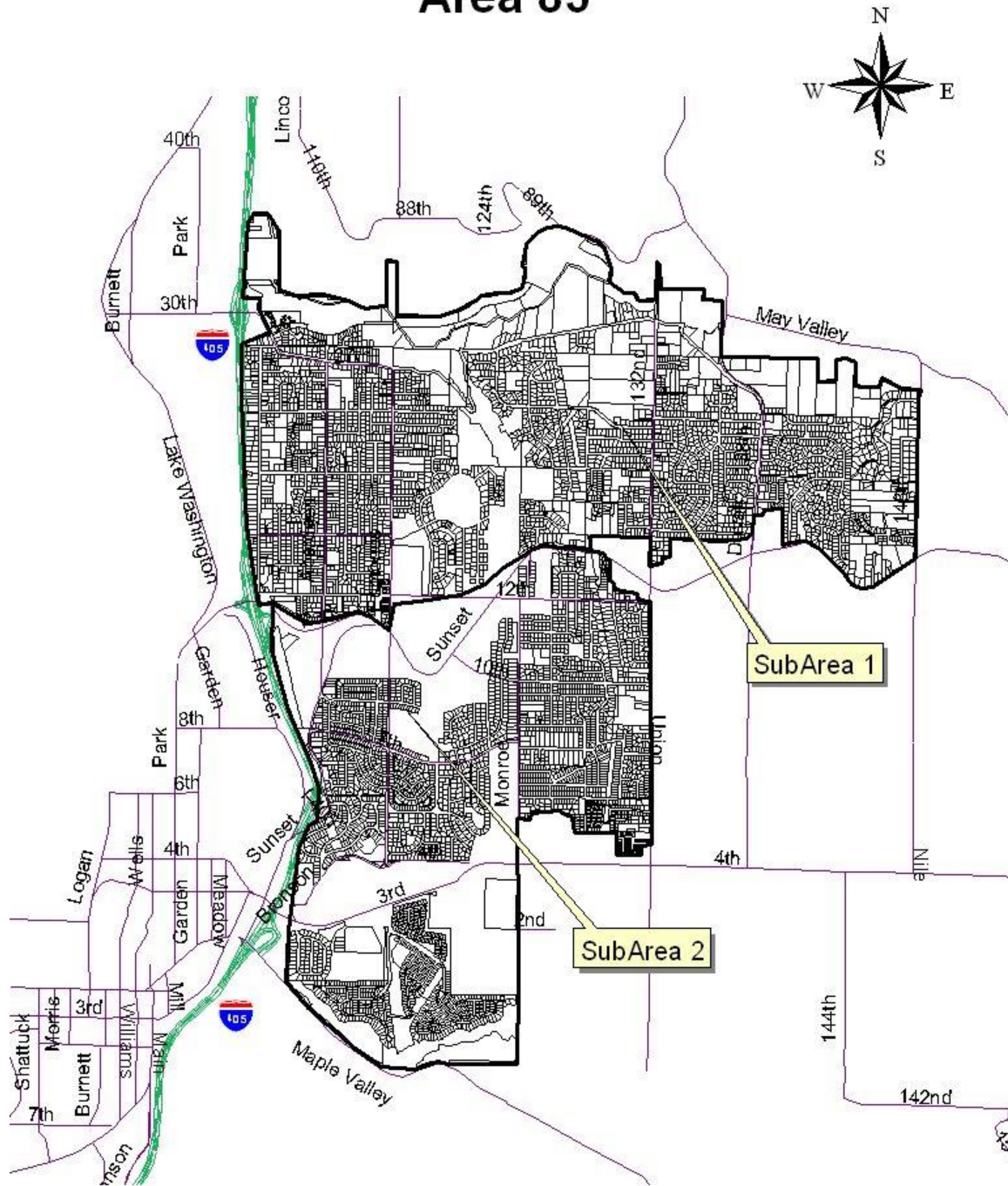
<http://www.kingcounty.gov/Assessor/Reports/AreaReports/~media/Assessor/AreaReports/AppraisalStandard.aspx>

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 85



Northwest Renton Hill's Housing



Grade 5/ Year Built 1943/ Total Living Area 660



Grade 6/ Year Built 1981/ Total Living Area 1160



Grade 7/ Year Built 1994/ Total Living Area 1580



Grade 8/ Year Built 1996/ Total Living Area 2560



Grade 9/ Year Built 1990/ Total Living Area 2820



Grade 10/ Year Built 2008/ Total Living Area 3650

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: Northwest Renton Hill/85

Previous Physical Inspection: 2010

Number of Improved Sales: 567

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

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price*	Ratio	COD
2012 Value	\$127,100	\$138,300	\$265,400			
2013 Value	\$127,100	\$137,900	\$265,000	\$290,400	91.1%	9.29%
Change	\$0	-\$400	-\$400			
% Change	0.0%	-0.3%	-0.2%			

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

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The lower the COD, the more uniform are the predicted assessed values. *The 2013 COD of 9.29% is an improvement from the previous COD of 9.71%.*

Assessment standards prescribed by the International Association of Assessing Officers identify that the COD in rural or diverse neighborhoods should be no more than 20%.

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

Population - Improved Parcel Summary:			
	Land	Imps	Total
2012 Value	\$124,400	\$114,100	\$238,500
2013 Value	\$124,400	\$111,700	\$236,100
Percent Change	0.0%	-2.1%	-1.0%

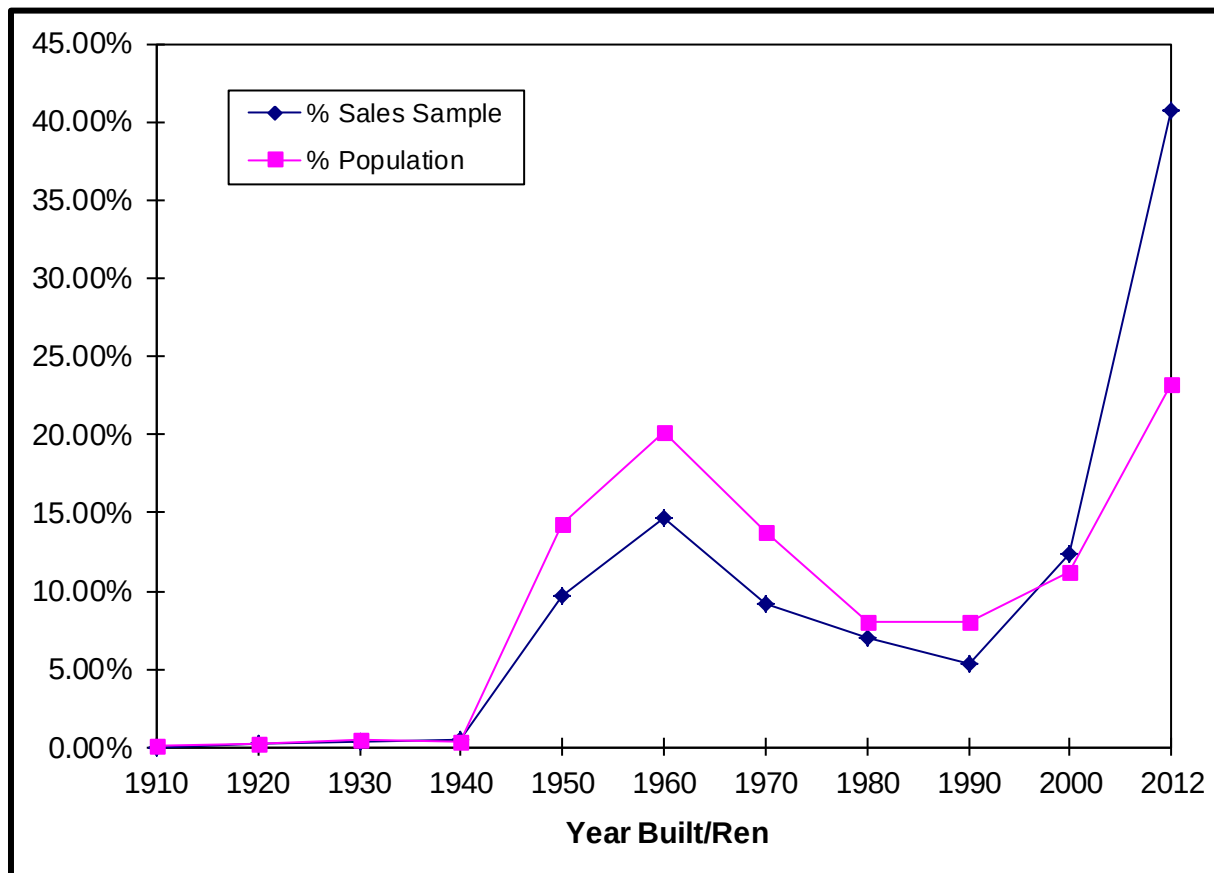
Number of one to three unit residences in the population: 6498

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that two characteristic-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, Low Grade homes ≤ 6 were at a higher assessment level than the rest of the population, which resulted in a downward adjustment. High Grade homes ≥ 9 , were at a lower assessment level compared to the rest of the population, resulting in an upward adjustment. The remaining improved properties in the population will remain at previous assessed value, as indicated by the standard adjustment. The formula adjusts for these differences, thus improving equalization.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	1	0.18%
1930	2	0.35%
1940	3	0.53%
1950	55	9.70%
1960	83	14.64%
1970	52	9.17%
1980	40	7.05%
1990	30	5.29%
2000	70	12.35%
2012	231	40.74%
	567	

Population		
Year Built/Ren	Frequency	% Population
1910	7	0.11%
1920	18	0.28%
1930	30	0.46%
1940	24	0.37%
1950	930	14.31%
1960	1311	20.18%
1970	895	13.77%
1980	523	8.05%
1990	518	7.97%
2000	731	11.25%
2012	1511	23.25%
	6498	

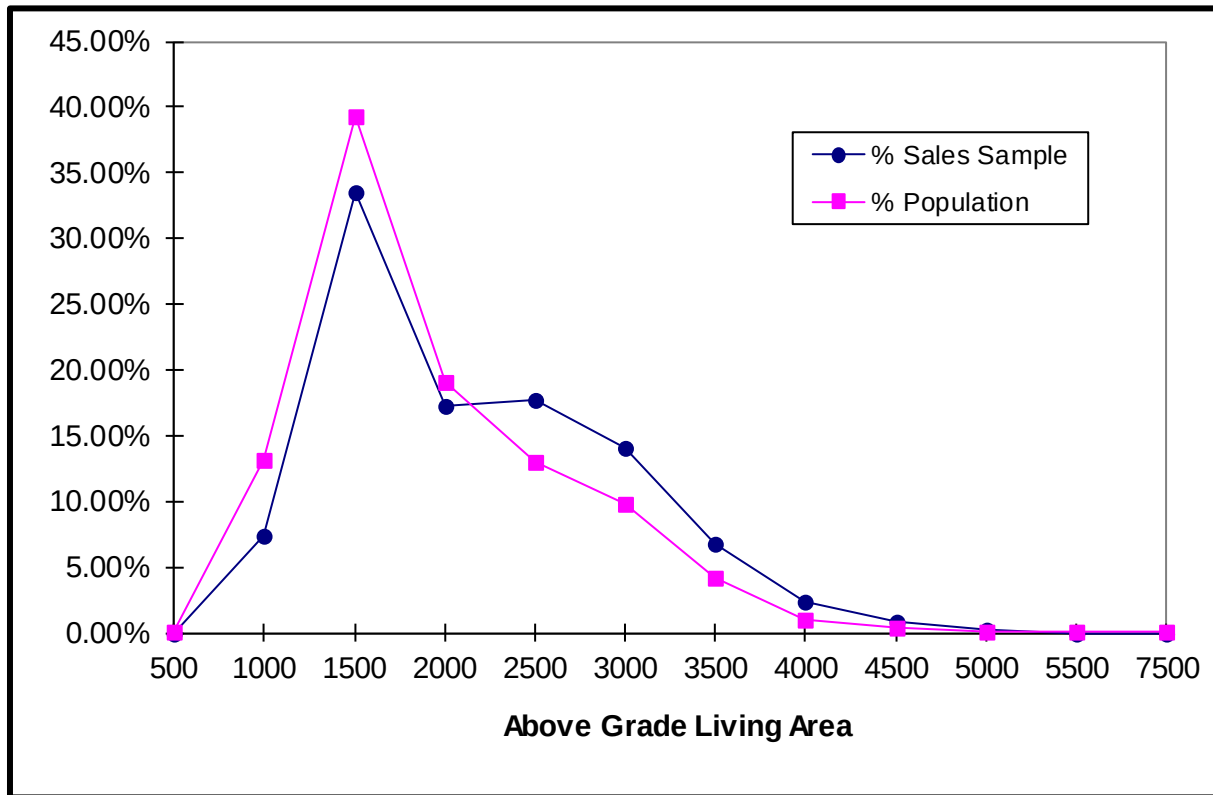


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	42	7.41%
1500	190	33.51%
2000	98	17.28%
2500	100	17.64%
3000	80	14.11%
3500	38	6.70%
4000	13	2.29%
4500	5	0.88%
5000	1	0.18%
5500	0	0.00%
7500	0	0.00%
	567	

Population		
AGLA	Frequency	% Population
500	2	0.03%
1000	851	13.10%
1500	2557	39.35%
2000	1236	19.02%
2500	846	13.02%
3000	633	9.74%
3500	275	4.23%
4000	64	0.98%
4500	24	0.37%
5000	5	0.08%
5500	3	0.05%
7500	2	0.03%
	6498	

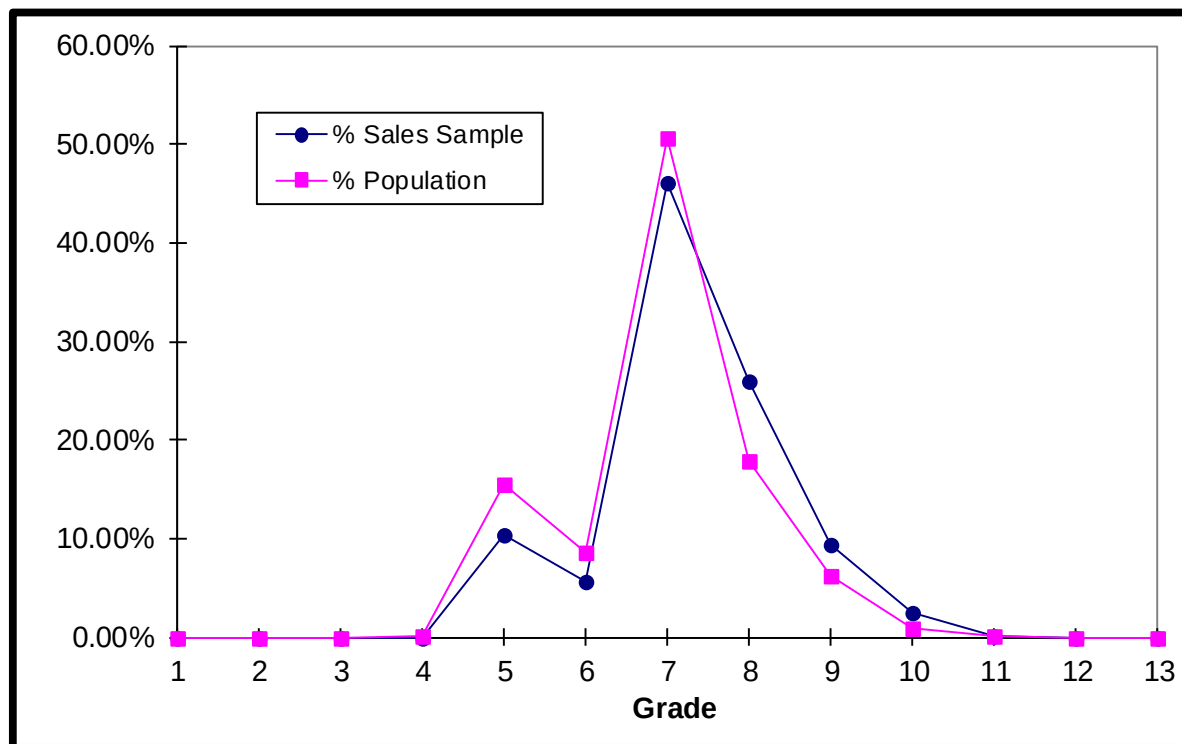


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	59	10.41%
6	32	5.64%
7	261	46.03%
8	147	25.93%
9	53	9.35%
10	14	2.47%
11	1	0.18%
12	0	0.00%
13	0	0.00%
567		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	10	0.15%
5	1013	15.59%
6	552	8.49%
7	3296	50.72%
8	1163	17.90%
9	402	6.19%
10	53	0.82%
11	9	0.14%
12	0	0.00%
13	0	0.00%
6498		



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

Analysis indicates land values are at or below current market levels as of 1/1/2013. No additional adjustment to land value is required.

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

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that two characteristic-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, Low Grade homes ≤ 6 were at a higher assessment level than the rest of the population, which resulted in a downward adjustment. High Grade homes ≥ 9 , were at a lower assessment level compared to the rest of the population, resulting in an upward adjustment. The remaining improved properties in the population will remain at previous assessed value, as indicated by the standard adjustment. The formula adjusts for these differences, thus improving equalization.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the new recommended values on all improved parcels were based on the analysis of the 567 useable residential sales in the area.

Sales used in the valuation model were time adjusted to January 1, 2013. The chosen adjustment model was developed using multiple regression. An explanatory adjustment table is included in this report.

Mobile Home Update

There were only two sales of Mobile Homes within this area, therefore Mobile Homes received the Total % Change indicated by the sales sample as reflected on the Summary page.

Results

The resulting assessment level is 91.1%. 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 -1.0%. This decrease 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 85 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

0.00%

Low Grade	Yes
% Adjustment	-8.41%
High Grade	Yes
% Adjustment	4.12%

Comments :

The percentages listed are total adjustments not additive adjustments.

For instance, a Low Grade <=6 parcel would *approximately* receive a -8.41% downward adjustment. 1575 parcels in the improved population would receive this adjustment. There were 91 sales.

For instance, a High Grade >=9 parcel would *approximately* receive a +4.12% upward adjustment. 464 parcels in the improved population would receive this adjustment. There were 68 sales.

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

Generally Low Grade parcels were at a higher assessment level than the rest of the population. This model corrects for these strata differences.

75.5% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 85 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, 2012 would be adjusted by the time trend factor of 0.997, resulting in an adjusted value of \$523000 (\$525000 X .997=\$523425) – rounded to the nearest \$1000.

Market Adjustment to 1/1/2013		
Sale Date	Adjustment (Factor)	Equivalent Percent
1/1/2010	0.870	-13.0%
2/1/2010	0.878	-12.2%
3/1/2010	0.884	-11.6%
4/1/2010	0.891	-10.9%
5/1/2010	0.897	-10.3%
6/1/2010	0.904	-9.6%
7/1/2010	0.910	-9.0%
8/1/2010	0.916	-8.4%
9/1/2010	0.921	-7.9%
10/1/2010	0.927	-7.3%
11/1/2010	0.932	-6.8%
12/1/2010	0.937	-6.3%
1/1/2011	0.942	-5.8%
2/1/2011	0.947	-5.3%
3/1/2011	0.951	-4.9%
4/1/2011	0.956	-4.4%
5/1/2011	0.960	-4.0%
6/1/2011	0.964	-3.6%
7/1/2011	0.967	-3.3%
8/1/2011	0.971	-2.9%
9/1/2011	0.974	-2.6%
10/1/2011	0.977	-2.3%
11/1/2011	0.980	-2.0%
12/1/2011	0.983	-1.7%
1/1/2012	0.986	-1.4%
2/1/2012	0.988	-1.2%
3/1/2012	0.990	-1.0%
4/1/2012	0.992	-0.8%
5/1/2012	0.994	-0.6%
6/1/2012	0.995	-0.5%
7/1/2012	0.996	-0.4%
8/1/2012	0.997	-0.3%
9/1/2012	0.998	-0.2%
10/1/2012	0.999	-0.1%
11/1/2012	1.000	0.0%
12/1/2012	1.000	0.0%
1/1/2013	1.000	0.0%

Improved Sales Used in this Annual Update Analysis
Area 85
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	334390	3451	11/16/12	\$140,000	\$140,000	780	5	1923	VGood	7296	N	N	1701 NE 16TH ST
001	722780	1770	5/11/12	\$165,000	\$164,000	1420	5	1943	Good	10134	N	N	1520 HARRINGTON AVE NE
001	722780	1305	2/23/11	\$220,000	\$209,000	1440	5	1991	Avg	9279	N	N	1052 GLENNWOOD AVE NE
001	722780	1475	5/6/11	\$235,000	\$226,000	1440	5	1943	Avg	16517	N	N	3001 NE 16TH ST
001	722780	1695	4/20/12	\$194,000	\$193,000	1440	5	1943	Good	11737	N	N	2801 NE 13TH ST
001	722780	0105	3/21/12	\$185,000	\$183,000	1750	5	1943	Avg	9106	N	N	1910 KIRKLAND AVE NE
001	722780	1310	2/2/11	\$218,000	\$207,000	1750	5	1943	Good	10034	N	N	1060 GLENNWOOD AVE NE
001	722780	1690	4/20/12	\$214,000	\$212,000	1750	5	1943	Good	16875	N	N	2800 NE 12TH ST
001	722780	1295	2/23/11	\$240,000	\$228,000	1920	5	1943	Avg	10759	N	N	1073 HARRINGTON AVE NE
001	042800	0075	4/9/12	\$145,000	\$144,000	960	6	1959	Avg	10101	N	N	10221 128TH AVE SE
001	334390	1808	4/20/12	\$163,000	\$162,000	1030	6	1940	VGood	13926	N	N	1503 ABERDEEN AVE NE
001	082305	9105	2/18/11	\$315,000	\$299,000	1100	6	1955	Good	27000	N	N	2135 NE 12TH ST
001	334390	3045	6/30/10	\$193,400	\$176,000	1220	6	1943	VGood	10810	N	N	1809 NE 27TH ST
001	042305	9163	7/26/11	\$192,500	\$187,000	1300	6	1943	Good	7612	N	N	2601 NE 22ND ST
001	722780	0120	4/11/11	\$273,500	\$262,000	2040	6	1943	Good	21098	N	N	1900 KIRKLAND AVE NE
001	688220	0180	12/28/10	\$241,000	\$227,000	920	7	1974	Good	7210	N	N	1632 BLAINE AVE NE
001	688220	0250	10/15/10	\$224,950	\$209,000	970	7	1968	Good	7200	N	N	1633 BLAINE AVE NE
001	327618	0290	3/25/11	\$258,900	\$247,000	980	7	1980	Good	8384	N	N	1706 MONTEREY AVE NE
001	034570	0190	12/17/12	\$248,500	\$248,000	990	7	1981	Avg	7507	N	N	2302 CAMAS AVE NE
001	802955	0010	12/1/11	\$270,000	\$265,000	1006	7	2002	Avg	5972	N	N	2310 MONTEREY AVE NE
001	042800	0185	7/8/11	\$240,000	\$232,000	1040	7	1961	VGood	7920	N	N	10023 126TH AVE SE
001	688220	0080	4/14/11	\$280,000	\$268,000	1040	7	1974	VGood	7885	N	N	1722 CAMAS AVE NE
001	278770	0600	7/26/12	\$225,000	\$224,000	1050	7	1968	Good	7917	N	N	1730 WHITMAN AVE NE
001	334390	2365	2/18/11	\$334,950	\$318,000	1060	7	1960	Good	23895	N	N	2129 ABERDEEN AVE NE
001	334390	2241	8/16/11	\$215,000	\$209,000	1100	7	1954	Good	10868	N	N	2000 NE 27TH ST

Improved Sales Used in this Annual Update Analysis
Area 85
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	064630	0200	8/26/11	\$267,000	\$260,000	1120	7	1960	VGood	7100	N	N	2216 DAYTON AVE NE
001	334390	3644	3/7/12	\$186,500	\$185,000	1120	7	1977	Avg	10728	N	N	2408 JONES AVE NE
001	334390	0982	7/22/11	\$245,000	\$238,000	1140	7	1953	Good	10000	N	N	2233 NE 20TH ST
001	754100	0120	6/10/10	\$279,000	\$253,000	1150	7	1963	Good	6400	N	N	2533 FERNDAL AVE NE
001	133270	0080	1/21/11	\$277,800	\$263,000	1160	7	1979	Good	1968	N	N	2944 KENNEWICK PL NE
001	133270	0140	5/18/10	\$240,000	\$216,000	1160	7	1979	Good	1968	N	N	2932 KENNEWICK PL NE
001	133270	0240	9/20/12	\$245,000	\$245,000	1160	7	1979	Good	1968	N	N	2912 KENNEWICK PL NE
001	278770	0930	11/18/10	\$247,950	\$232,000	1160	7	1969	Good	8045	N	N	1822 WHITMAN CT NE
001	278770	1030	10/3/11	\$306,000	\$299,000	1170	7	1969	VGood	7200	N	N	4222 NE 19TH ST
001	778840	0090	10/12/10	\$180,000	\$167,000	1170	7	1957	Good	8925	N	N	3916 NE 22ND PL
001	019200	0060	1/16/10	\$275,000	\$240,000	1180	7	1965	Good	7201	N	N	2608 NE 24TH ST
001	042305	9160	12/9/11	\$180,000	\$177,000	1180	7	1943	Avg	12950	N	N	2701 NE 23RD ST
001	177640	0030	2/10/11	\$265,000	\$251,000	1180	7	1969	Good	11998	N	N	10404 147TH AVE SE
001	278770	0160	5/18/10	\$253,000	\$228,000	1180	7	1968	Avg	7420	N	N	4417 NE 17TH ST
001	278772	0750	6/14/11	\$240,000	\$232,000	1180	7	1976	Avg	8136	N	N	2220 VASHON AVE NE
001	917280	0100	9/10/12	\$251,000	\$251,000	1180	7	1994	Avg	7794	N	N	2107 CAMAS AVE NE
001	334390	0781	7/25/12	\$243,900	\$243,000	1190	7	1959	Good	9135	N	N	2221 NE 28TH ST
001	019200	0140	4/26/11	\$295,000	\$283,000	1200	7	1966	Good	7222	N	N	2613 NE 24TH ST
001	334390	1884	9/11/12	\$215,000	\$215,000	1200	7	1943	VGood	7500	N	N	1801 ABERDEEN AVE NE
001	034570	0210	1/13/10	\$230,000	\$201,000	1220	7	1981	Avg	7253	N	N	2314 CAMAS AVE NE
001	034570	0230	12/21/12	\$244,000	\$244,000	1220	7	1981	Avg	7253	N	N	2326 CAMAS AVE NE
001	345000	0040	2/27/12	\$199,900	\$198,000	1230	7	1966	Good	9089	N	N	4604 NE 17TH ST
001	278772	0580	6/7/11	\$274,500	\$265,000	1240	7	1977	Good	10827	N	N	4302 NE 20TH CT
001	278772	0610	5/2/12	\$254,500	\$253,000	1240	7	1977	Good	9069	N	N	4315 NE 20TH CT
001	342405	9131	6/1/11	\$320,000	\$308,000	1240	7	1976	Avg	62271	Y	N	9550 132ND AVE SE

Improved Sales Used in this Annual Update Analysis
Area 85
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	082305	9126	4/11/11	\$255,000	\$244,000	1250	7	1953	Good	13500	N	N	2131 NE 12TH ST
001	278772	0010	2/3/12	\$242,000	\$239,000	1250	7	1977	Avg	7347	N	N	1916 ANACORTES AVE NE
001	278772	0310	10/26/11	\$260,000	\$255,000	1250	7	1977	Avg	7877	N	N	4327 NE 22ND CT
001	278772	0780	12/9/11	\$255,000	\$251,000	1250	7	1976	Good	8995	N	N	4303 NE 24TH ST
001	334390	1681	6/8/10	\$257,000	\$233,000	1250	7	1946	Good	5653	N	N	1500 ABERDEEN AVE NE
001	778900	0030	5/25/10	\$239,000	\$216,000	1250	7	1958	VGood	10000	N	N	3715 NE 22ND PL
001	042305	9158	10/12/10	\$233,000	\$216,000	1280	7	1943	VGood	12950	N	N	2625 NE 23RD ST
001	688220	0070	6/12/12	\$207,950	\$207,000	1290	7	1968	Good	7879	N	N	1716 CAMAS AVE NE
001	920250	0250	4/14/11	\$215,000	\$206,000	1290	7	1983	Avg	7247	N	N	2716 NE 23RD PL
001	019200	0050	6/20/11	\$215,000	\$208,000	1300	7	1966	Good	7201	N	N	2600 NE 24TH ST
001	032305	9135	8/19/10	\$230,000	\$211,000	1300	7	1930	VGood	10890	N	N	1800 UNION AVE NE
001	064630	0010	8/24/11	\$236,000	\$230,000	1300	7	1960	Good	7470	N	N	2333 EDMONDS AVE NE
001	272000	0130	3/29/11	\$200,000	\$191,000	1300	7	1959	Good	7599	N	N	2416 DAYTON AVE NE
001	311990	0146	11/6/11	\$350,000	\$343,000	1300	7	1942	VGood	13929	N	N	1161 ABERDEEN AVE NE
001	606140	0220	6/7/12	\$225,000	\$224,000	1300	7	1969	Avg	9648	N	N	5208 NE 24TH ST
001	334390	0094	8/7/12	\$199,900	\$199,000	1310	7	1961	Avg	7345	N	N	2533 EDMONDS AVE NE
001	683870	0150	6/22/12	\$280,000	\$279,000	1320	7	1993	Avg	7214	N	N	2013 ABERDEEN PL NE
001	230920	0020	7/24/12	\$273,000	\$272,000	1330	7	2003	Avg	3178	Y	N	2435 NE 13TH ST
001	004950	0060	10/10/12	\$183,500	\$183,000	1340	7	1963	Avg	8069	N	N	2508 VASHON CT NE
001	278770	0540	3/11/10	\$290,000	\$257,000	1340	7	1968	Avg	8386	N	N	4202 NE 17TH ST
001	688220	0100	10/20/11	\$230,000	\$225,000	1350	7	1970	Avg	7446	N	N	1713 CAMAS AVE NE
001	174999	0130	7/9/12	\$351,540	\$350,000	1370	7	2012	Avg	7159	N	N	1802 PIERCE AVE NE
001	174999	0160	7/24/12	\$350,000	\$349,000	1370	7	2012	Avg	6705	N	N	1820 PIERCE AVE NE
001	042305	9179	11/4/11	\$185,000	\$181,000	1390	7	1957	Good	6602	N	N	2116 EDMONDS AVE NE
001	334450	0165	6/14/11	\$199,000	\$192,000	1400	7	1956	Good	10725	Y	N	2100 HIGH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 85
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	952640	0060	12/12/12	\$289,900	\$290,000	1400	7	1967	Avg	8134	N	N	1825 CAMAS AVE NE
001	983890	0030	9/15/10	\$303,500	\$280,000	1400	7	1994	Avg	9026	N	N	4007 NE 17TH ST
001	920250	0070	3/18/11	\$230,000	\$219,000	1410	7	1983	Avg	8466	N	N	2611 NE 23RD PL
001	019210	0050	5/25/11	\$204,000	\$196,000	1420	7	1968	Good	7201	N	N	2724 NE 24TH ST
001	278770	0670	8/15/12	\$285,000	\$284,000	1430	7	1969	Good	7692	N	N	1826 WHITMAN AVE NE
001	278773	0140	5/20/10	\$265,000	\$239,000	1430	7	1975	Avg	8544	N	N	4112 NE 24TH ST
001	334390	1195	9/10/12	\$211,200	\$211,000	1430	7	1965	Good	7680	N	N	1501 BLAINE AVE NE
001	683870	0070	4/13/10	\$252,000	\$225,000	1430	7	1993	Avg	7201	N	N	2112 ABERDEEN PL NE
001	278773	0030	11/22/10	\$240,939	\$225,000	1450	7	1976	Good	8358	N	N	4326 NE 24TH ST
001	278772	0600	8/3/11	\$305,000	\$296,000	1460	7	1977	Good	9884	N	N	4309 NE 20TH CT
001	311990	0150	10/21/10	\$275,000	\$256,000	1460	7	1976	VGood	10000	N	N	1165 ABERDEEN AVE NE
001	334390	0086	6/27/12	\$215,000	\$214,000	1460	7	1959	Good	9576	N	N	2425 NE 25TH ST
001	230920	0130	8/9/12	\$256,000	\$255,000	1470	7	2002	Avg	3153	N	N	2420 NE 13TH ST
001	230920	0140	10/12/12	\$255,000	\$255,000	1470	7	2001	Avg	3032	N	N	2424 NE 13TH ST
001	334390	1247	3/27/12	\$230,000	\$228,000	1490	7	1973	Good	12070	N	N	2024 BLAINE AVE NE
001	332740	0040	4/2/10	\$315,950	\$282,000	1510	7	1966	Good	8096	N	N	1215 DAYTON AVE NE
001	225320	0085	1/7/10	\$295,000	\$257,000	1520	7	1959	Good	12277	N	N	2113 DAYTON AVE NE
001	334390	2226	8/26/10	\$255,000	\$235,000	1530	7	1968	Good	8000	N	N	2733 ABERDEEN AVE NE
001	230920	0070	3/27/12	\$230,000	\$228,000	1540	7	2001	Avg	3000	N	N	1209 DAYTON PL NE
001	719350	0050	3/10/11	\$239,000	\$228,000	1540	7	1958	Good	7650	N	N	1408 MONTEREY AVE NE
001	334390	0795	12/9/10	\$215,500	\$202,000	1550	7	1949	VGood	12760	N	N	2224 NE 27TH ST
001	334510	0343	8/23/12	\$187,000	\$187,000	1560	7	1980	Avg	12350	N	N	9529 126TH PL SE
001	278770	1130	4/30/10	\$275,000	\$247,000	1570	7	1969	Good	9823	N	N	1913 VASHON CT NE
001	334390	0253	3/8/10	\$273,000	\$242,000	1610	7	1997	Avg	6113	N	N	2405 NE 17TH PL
001	334390	2651	5/29/12	\$345,000	\$343,000	1630	7	2009	Avg	17400	N	N	1908 NE 16TH ST

Improved Sales Used in this Annual Update Analysis
Area 85
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	225385	0070	4/9/10	\$300,000	\$268,000	1640	7	2003	Avg	5308	N	N	1813 DAYTON AVE NE
001	334390	1605	11/17/10	\$215,000	\$201,000	1640	7	1918	VGood	9301	N	N	2131 NE 20TH ST
001	606140	0040	10/5/10	\$375,000	\$348,000	1640	7	2006	Avg	10778	N	N	4903 NE 24TH ST
001	227000	0110	3/26/10	\$240,000	\$213,000	1670	7	2003	Avg	4350	N	N	1154 EDMONDS PL NE
001	815582	0090	7/26/12	\$320,088	\$319,000	1670	7	1990	Avg	7203	N	N	1419 CAMAS AVE NE
001	334390	1330	10/8/10	\$220,000	\$204,000	1690	7	1985	Avg	9294	N	N	2121 NE 27TH ST
001	272000	0040	8/29/12	\$293,450	\$293,000	1710	7	1962	VGood	7575	N	N	2501 DAYTON AVE NE
001	334390	0251	3/2/11	\$295,000	\$281,000	1720	7	1997	Good	5127	N	N	2404 NE 17TH PL
001	225385	0090	3/12/12	\$310,000	\$307,000	1780	7	2003	Avg	5446	N	N	1801 DAYTON AVE NE
001	329545	0080	3/21/12	\$255,000	\$253,000	1780	7	2000	Avg	5064	N	N	1621 MONROE AVE NE
001	064630	0170	12/20/12	\$244,900	\$245,000	1810	7	1959	Good	10800	N	N	2413 NE 23RD ST
001	334390	1968	3/30/10	\$335,000	\$298,000	1810	7	1998	Avg	4794	N	N	2325 ABERDEEN AVE NE
001	042305	9349	2/28/12	\$228,000	\$226,000	1838	7	1997	Avg	4586	N	N	4004 NE 19TH ST
001	329545	0010	5/26/11	\$265,000	\$255,000	1880	7	2000	Avg	4598	N	N	1616 MONROE AVE NE
001	929200	0210	12/1/11	\$276,000	\$271,000	1890	7	1992	Good	18939	N	N	12515 SE 96TH PL
001	225385	0030	12/10/12	\$330,000	\$330,000	1900	7	2003	Avg	5356	N	N	1903 DAYTON AVE NE
001	929200	0120	5/13/10	\$320,000	\$288,000	1930	7	1987	Avg	9600	N	N	12355 SE 96TH PL
001	109131	0040	8/21/12	\$360,000	\$359,000	1940	7	2001	Avg	5570	N	N	1829 ELMA AVE NE
001	815583	0090	11/15/11	\$288,000	\$283,000	1940	7	1994	Avg	10705	N	N	1338 BLAINE AVE NE
001	334450	0222	12/19/11	\$347,475	\$342,000	1960	7	2011	Avg	11155	N	N	2304 HIGH AVE NE
001	666908	0050	8/10/12	\$332,000	\$331,000	1990	7	2007	Avg	5064	N	N	2514 BLAINE AVE NE
001	188764	0260	8/22/12	\$320,000	\$319,000	2030	7	2002	Avg	4916	N	N	2003 QUEEN AVE NE
001	188764	0150	7/14/10	\$349,950	\$319,000	2035	7	2002	Avg	7499	N	N	1908 QUEEN AVE NE
001	329545	0100	5/18/12	\$255,000	\$254,000	2040	7	2000	Avg	4500	N	N	1609 MONROE AVE NE
001	334450	0223	12/15/10	\$309,000	\$290,000	2040	7	2010	Avg	17452	N	N	1635 NE 24TH ST

Improved Sales Used in this Annual Update Analysis
Area 85
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	278772	0220	8/2/12	\$315,000	\$314,000	2090	7	1989	Avg	8763	N	N	4324 NE 22ND CT
001	042305	9358	12/5/12	\$335,000	\$335,000	2092	7	2002	Avg	6599	N	N	2207 UNION AVE NE
001	032305	9308	9/22/10	\$343,000	\$317,000	2130	7	2003	Avg	6000	N	N	4123 NE 22ND ST
001	042305	9375	6/20/12	\$250,000	\$249,000	2130	7	2006	Avg	5562	N	N	4007 14TH PL
001	032305	9083	3/1/10	\$337,000	\$298,000	2180	7	2001	Avg	7236	N	N	4701 NE 23RD ST
001	032305	9300	10/20/11	\$310,000	\$304,000	2210	7	2000	Avg	5219	N	N	4706 NE 23RD ST
001	042305	9231	6/14/11	\$343,650	\$332,000	2210	7	2011	Avg	5650	N	N	1719 REDMOND CT NE
001	225385	0140	3/24/11	\$340,000	\$325,000	2210	7	2003	Avg	5273	N	N	1824 DAYTON AVE NE
001	042305	9409	6/14/11	\$343,400	\$331,000	2230	7	2011	Avg	5650	N	N	1707 REDMOND CT NE
001	042305	9411	7/11/11	\$344,900	\$334,000	2230	7	2011	Avg	5002	N	N	1627 REDMOND CT NE
001	042305	9413	7/15/11	\$339,900	\$329,000	2230	7	2011	Avg	5088	N	N	1615 REDMOND CT NE
001	109131	0140	11/9/10	\$377,400	\$352,000	2350	7	2001	Avg	5589	N	N	4726 NE 19TH ST
001	109131	0160	4/26/10	\$379,000	\$340,000	2355	7	2002	Avg	5966	N	N	4714 NE 19TH ST
001	042305	9408	7/15/11	\$364,460	\$353,000	2450	7	2011	Avg	6215	N	N	1713 REDMOND CT NE
001	188764	0220	7/21/10	\$359,990	\$329,000	2490	7	2002	Avg	5520	N	N	2014 QUEEN AVE NE
001	042305	9410	6/14/11	\$348,340	\$336,000	2500	7	2011	Avg	6655	N	N	1701 REDMOND CT NE
001	042305	9412	7/25/11	\$361,595	\$351,000	2500	7	2011	Avg	5312	N	N	1621 REDMOND CT NE
001	042305	9152	4/13/12	\$385,000	\$382,000	2550	7	1995	Avg	15990	N	N	2601 FERNDAL PL NE
001	666908	0150	6/26/12	\$266,000	\$265,000	2620	7	1965	Avg	10542	N	N	2501 BLAINE AVE NE
001	042305	9198	7/13/11	\$330,000	\$320,000	3630	7	1991	Good	15278	N	N	2717 NE 23RD ST
001	032305	9156	9/14/11	\$275,000	\$268,000	1070	8	1962	Good	21720	N	N	2616 UNION AVE NE
001	334390	3482	10/21/10	\$327,400	\$305,000	1190	8	1975	Good	15597	N	N	1726 NE 16TH ST
001	723090	0150	3/25/11	\$250,000	\$239,000	1210	8	1979	Avg	7645	N	N	1506 DAYTON CT NE
001	929200	0100	8/22/11	\$302,000	\$294,000	1240	8	1976	Good	8500	N	N	12359 SE 96TH PL
001	042305	9321	3/19/12	\$273,000	\$271,000	1290	8	1977	Good	7635	N	N	2819 NE 21ST ST

Improved Sales Used in this Annual Update Analysis
Area 85
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	929200	0460	3/28/11	\$259,995	\$248,000	1300	8	1967	Avg	8600	N	N	12405 SE 98TH ST
001	807901	0510	6/1/11	\$375,000	\$361,000	1420	8	1988	VGood	8748	N	N	5022 NE 21ST ST
001	807900	0220	4/12/10	\$390,000	\$348,000	1430	8	1987	Avg	9127	N	N	2220 FIELD AVE NE
001	807900	0310	5/19/11	\$275,000	\$265,000	1430	8	1987	Avg	7874	N	N	2212 ELMA AVE NE
001	807901	0690	11/2/11	\$314,900	\$309,000	1440	8	1989	Good	7505	N	N	5170 NE 20TH ST
001	807903	0190	9/23/11	\$339,000	\$331,000	1450	8	1991	Avg	7210	N	N	1906 FIELD AVE NE
001	947750	0100	11/21/12	\$265,000	\$265,000	1480	8	1981	Avg	7783	N	N	2318 VASHON CT NE
001	182870	0140	6/1/11	\$256,000	\$247,000	1510	8	1974	Avg	7284	N	N	1606 KENNEWICK AVE NE
001	535830	0110	3/26/12	\$263,800	\$262,000	1510	8	1970	Good	7200	N	N	2515 NE 19TH ST
001	395650	0110	7/24/12	\$315,000	\$314,000	1520	8	1996	Avg	5814	N	N	2024 NE 28TH PL
001	109400	0120	12/17/12	\$264,000	\$264,000	1560	8	1967	Avg	10701	N	N	4519 NE 24TH ST
001	662590	0090	10/20/11	\$279,000	\$273,000	1630	8	1980	Avg	11200	N	N	12101 SE 96TH PL
001	334450	0120	3/28/11	\$373,000	\$356,000	1640	8	1959	Good	23900	Y	N	1909 JONES AVE NE
001	109400	0020	5/30/12	\$265,000	\$264,000	1700	8	1967	Avg	10250	N	N	4620 NE 24TH ST
001	929200	0380	4/23/10	\$332,500	\$298,000	1740	8	1969	VGood	9682	N	N	12510 SE 100TH ST
001	807900	0130	7/19/11	\$329,950	\$320,000	1750	8	1987	Avg	7237	N	N	4909 NE 21ST ST
001	807904	0230	9/13/11	\$339,950	\$332,000	1780	8	1992	Good	8270	N	N	1525 ILWACO AVE NE
001	395650	0080	10/15/12	\$349,500	\$349,000	1800	8	1996	Avg	6509	N	N	2008 NE 28TH PL
001	395650	0050	4/19/10	\$352,000	\$315,000	1850	8	1996	Avg	6848	N	N	2001 NE 28TH PL
001	804405	0120	8/8/12	\$313,000	\$312,000	1850	8	1996	Avg	4551	N	N	3908 NE 19TH ST
001	334390	1647	10/23/12	\$358,500	\$358,000	1870	8	1999	Avg	8438	N	N	2115 NE 17TH ST
001	334390	1648	11/1/12	\$352,900	\$353,000	1890	8	1999	Avg	6390	N	N	2121 NE 17TH PL
001	334510	0003	12/20/11	\$315,000	\$310,000	1900	8	1993	Avg	9138	N	N	2811 DAYTON AVE NE
001	807904	0450	6/12/12	\$349,950	\$348,000	1920	8	1993	Avg	7236	N	N	1806 ILWACO AVE NE
001	929086	0040	4/9/12	\$369,898	\$367,000	1940	8	2005	Avg	7330	N	N	2029 KENNEWICK PL NE

Improved Sales Used in this Annual Update Analysis
Area 85
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	807903	0360	6/10/11	\$345,000	\$333,000	1960	8	1992	Good	10108	N	N	1903 FIELD AVE NE
001	813210	0160	4/2/10	\$325,000	\$290,000	1960	8	1995	Avg	7676	N	N	2502 KENNEWICK PL NE
001	929200	0390	7/8/11	\$358,000	\$347,000	1970	8	1976	Good	9682	N	N	12500 SE 100TH ST
001	032305	9304	1/27/10	\$285,000	\$250,000	1980	8	2001	Avg	5403	N	N	2030 DUVALL AVE NE
001	042305	9378	5/7/10	\$350,000	\$314,000	2010	8	2005	Avg	9827	N	N	1752 NEWPORT AVE NE
001	807904	0240	11/17/10	\$350,000	\$327,000	2030	8	1992	Avg	9381	N	N	1521 ILWACO AVE NE
001	042305	9210	7/13/11	\$343,000	\$332,000	2050	8	2010	Avg	5169	N	N	2136 HARRINGTON PL NE
001	813210	0170	6/3/10	\$389,950	\$353,000	2050	8	1996	Good	9512	N	N	2508 KENNEWICK PL NE
001	174999	0010	7/16/12	\$364,950	\$364,000	2060	8	2012	Avg	7018	N	N	3617 NE 19TH ST
001	174999	0070	9/18/12	\$355,000	\$355,000	2060	8	2012	Avg	4992	N	N	1729 QUEEN CT NE
001	388832	0110	7/3/12	\$262,000	\$261,000	2080	8	2001	Avg	5512	N	N	3134 NE 19TH PL
001	395650	0040	10/9/12	\$385,000	\$385,000	2090	8	1996	Avg	8891	N	N	2007 NE 28TH PL
001	807905	0030	10/17/12	\$285,000	\$285,000	2100	8	1994	Avg	7647	N	N	2012 HOQUIAM AVE NE
001	032305	9333	5/23/11	\$349,950	\$337,000	2160	8	2011	Avg	7371	N	N	4709 NE 23RD PL
001	174999	0030	8/28/12	\$354,950	\$354,000	2190	8	2012	Avg	5338	N	N	1813 QUEEN CT NE
001	032305	9089	11/28/11	\$339,950	\$334,000	2200	8	2011	Avg	6760	N	N	2322 DUVALL AVE NE
001	334210	3373	8/14/12	\$283,000	\$282,000	2200	8	2001	Avg	7562	N	N	2807 LINCOLN PL NE
001	032305	9334	7/11/11	\$349,950	\$339,000	2210	8	2011	Avg	7371	N	N	4715 NE 23RD PL
001	807903	0180	12/29/10	\$345,000	\$325,000	2210	8	1992	Avg	7416	N	N	1902 FIELD AVE NE
001	334390	1255	6/15/11	\$375,000	\$362,000	2240	8	2005	Avg	5468	N	N	2001 BLAINE AVE NE
001	807904	0080	6/3/10	\$400,000	\$362,000	2240	8	1992	Good	7381	N	N	1625 HOQUIAM PL NE
001	334390	1688	3/1/10	\$334,995	\$296,000	2260	8	2002	Avg	6298	N	N	1496 ABERDEEN AVE NE
001	334390	1729	10/16/10	\$360,000	\$335,000	2260	8	2002	Avg	5200	N	N	1328 ABERDEEN AVE NE
001	334390	2159	8/30/11	\$439,950	\$429,000	2260	8	2011	Avg	6136	N	N	2013 NE 27TH ST
001	334450	0116	8/17/10	\$400,000	\$367,000	2260	8	1975	Good	22900	Y	N	1901 JONES AVE NE

Improved Sales Used in this Annual Update Analysis
Area 85
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	807902	0220	7/25/12	\$350,000	\$349,000	2260	8	1990	Avg	8261	N	N	1907 ILWACO AVE NE
001	929086	0130	2/8/12	\$325,000	\$321,000	2260	8	2005	Avg	6094	N	N	1816 NE 21ST ST
001	929086	0350	6/20/10	\$385,000	\$349,000	2260	8	2005	Avg	5733	N	N	2013 LINCOLN PL NE
001	334210	3369	6/9/10	\$358,000	\$324,000	2286	8	2002	Avg	8269	N	N	2835 LINCOLN PL NE
001	804405	0130	5/20/10	\$338,999	\$305,000	2300	8	1996	Avg	5575	N	N	3914 NE 19TH ST
001	032305	9270	4/21/10	\$397,000	\$355,000	2310	8	1987	Good	9092	N	N	5300 NE 16TH ST
001	042305	9407	11/3/11	\$389,950	\$382,000	2310	8	2011	Avg	5041	N	N	2515 NE 23RD ST
001	344920	0050	9/11/12	\$379,950	\$379,000	2320	8	2001	Avg	6720	N	N	2638 NE 24TH CT
001	807900	0210	2/14/11	\$350,000	\$332,000	2320	8	1987	Avg	7810	N	N	2218 FIELD AVE NE
001	344920	0180	2/22/10	\$350,000	\$309,000	2330	8	2001	Avg	4704	N	N	2620 NE 25TH ST
001	334390	3203	2/3/11	\$399,000	\$378,000	2350	8	1995	Good	98936	N	N	2120 JONES AVE NE
001	559220	0020	11/23/11	\$380,500	\$374,000	2390	8	2010	Avg	6143	N	N	2012 NE 16TH ST
001	042305	9135	2/7/12	\$378,012	\$374,000	2410	8	2011	Avg	5070	N	N	2503 NE 23RD ST
001	807904	0510	9/20/12	\$385,000	\$385,000	2450	8	1991	Avg	7737	N	N	5108 NE 18TH CT
001	334390	1731	6/9/11	\$349,950	\$338,000	2470	8	2011	Avg	5676	N	N	2120 NE 12TH ST
001	807903	0220	7/11/11	\$353,000	\$342,000	2470	8	1993	Avg	7205	N	N	1918 FIELD AVE NE
001	334390	0402	11/2/11	\$350,000	\$343,000	2490	8	2002	Avg	6480	N	N	1504 CAMAS PL NE
001	042305	9406	8/4/11	\$419,765	\$408,000	2500	8	2011	Avg	5041	N	N	2509 NE 23RD ST
001	334390	1723	1/24/11	\$349,850	\$331,000	2500	8	2011	Avg	5676	N	N	2126 NE 12TH ST
001	522650	0410	7/29/11	\$362,500	\$352,000	2510	8	1989	Avg	7236	N	N	4603 NE 19TH ST
001	804410	0120	9/9/10	\$375,000	\$346,000	2520	8	1994	Avg	7228	N	N	1701 DAYTON AVE NE
001	606140	0290	5/1/12	\$430,000	\$427,000	2540	8	2011	Avg	9648	N	N	5014 NE 24TH ST
001	807903	0320	3/8/10	\$440,000	\$390,000	2540	8	1993	Avg	11418	N	N	4900 NE 19TH CT
001	807901	0650	11/4/11	\$375,000	\$368,000	2560	8	1988	VGood	7637	N	N	5131 NE 21ST ST
001	807904	0060	4/25/12	\$373,000	\$370,000	2560	8	1992	Avg	9594	N	N	1631 FIELD PL NE

Improved Sales Used in this Annual Update Analysis
Area 85
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	032305	9335	10/19/11	\$367,500	\$360,000	2580	8	2011	Avg	6252	N	N	4721 NE 23RD PL
001	032305	9336	10/31/11	\$379,950	\$372,000	2580	8	2011	Avg	5000	N	N	4727 NE 23RD PL
001	334390	2908	5/21/12	\$375,000	\$373,000	2580	8	2001	Avg	10673	N	N	1803 NE 27TH CT
001	174999	0040	11/8/12	\$367,500	\$367,000	2590	8	2012	Avg	5863	N	N	1809 QUEEN CT NE
001	231100	0040	8/22/12	\$439,950	\$439,000	2590	8	2006	Avg	4704	N	N	1771 MONROE AVE NE
001	334390	1254	5/10/10	\$466,500	\$419,000	2590	8	1982	Avg	28564	N	N	2121 BLAINE AVE NE
001	807901	0060	10/10/11	\$380,000	\$372,000	2590	8	1989	Good	7200	N	N	2086 ILWACO AVE NE
001	334390	2012	3/1/11	\$435,000	\$414,000	2600	8	2005	Avg	6490	N	N	2018 NE 24TH PL
001	334390	2012	6/22/12	\$389,000	\$387,000	2600	8	2005	Avg	6490	N	N	2018 NE 24TH PL
001	807902	0300	1/27/12	\$382,000	\$377,000	2610	8	1990	Avg	9086	N	N	1904 ILWACO AVE NE
001	516970	0140	10/31/11	\$375,000	\$368,000	2620	8	2011	Avg	5460	N	N	4631 NE 18TH CIR
001	516970	0151	9/23/11	\$370,000	\$361,000	2620	8	2011	Avg	5094	N	N	4627 NE 18TH CIR
001	334390	1897	3/15/12	\$350,000	\$347,000	2660	8	2005	Avg	5304	N	N	1909 ABERDEEN AVE NE
001	418720	0010	11/9/10	\$412,900	\$386,000	2670	8	2010	Avg	10023	N	N	4901 NE 25TH ST
001	418720	0070	8/6/10	\$412,200	\$378,000	2670	8	2010	Avg	10001	N	N	5015 NE 25TH ST
001	418720	0110	6/21/10	\$389,250	\$353,000	2670	8	2010	Avg	10107	N	N	5117 NE 25TH ST
001	418720	0130	5/21/10	\$394,900	\$356,000	2670	8	2010	Avg	10044	N	N	5207 NE 25TH ST
001	418720	0250	9/7/10	\$418,450	\$386,000	2670	8	2010	Avg	17239	N	N	4924 NE 25TH ST
001	522650	0260	7/28/10	\$359,000	\$328,000	2710	8	1989	Good	7200	N	N	1814 CHELAN PL NE
001	934760	0110	2/15/11	\$447,500	\$425,000	2729	8	2011	Avg	5806	N	N	1709 NE 26TH PL
001	723090	0180	3/19/10	\$443,000	\$393,000	2760	8	2009	Avg	5210	N	N	2418 NE 16TH ST
001	929086	0110	10/24/12	\$450,000	\$450,000	2830	8	2005	Avg	6626	N	N	2120 KENNEWICK PL NE
001	334390	1722	1/13/11	\$355,000	\$335,000	2850	8	2011	Avg	6683	N	N	2132 NE 12TH ST
001	032305	9315	1/31/12	\$370,000	\$365,000	2900	8	2003	Avg	6165	N	N	2015 ELMA PL NE
001	334390	1800	12/15/11	\$540,000	\$531,000	2980	8	2011	Avg	10503	N	N	1413 ABERDEEN AVE NE

Improved Sales Used in this Annual Update Analysis
Area 85
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	418720	0030	10/6/10	\$425,900	\$395,000	2980	8	2010	Avg	10001	N	N	4913 NE 25TH ST
001	418720	0060	8/10/10	\$428,000	\$393,000	2980	8	2010	Avg	10001	N	N	5009 NE 25TH ST
001	418720	0090	8/13/12	\$455,000	\$454,000	2980	8	2010	Avg	10162	N	N	5105 NE 25TH ST
001	418720	0090	7/9/10	\$415,500	\$379,000	2980	8	2010	Avg	10162	N	N	5105 NE 25TH ST
001	418720	0150	6/21/10	\$404,600	\$367,000	2980	8	2010	Avg	16531	N	N	5219 NE 25TH ST
001	418720	0170	4/11/12	\$455,000	\$452,000	2980	8	2010	Avg	10001	N	N	5206 NE 25TH ST
001	418720	0170	7/9/10	\$426,650	\$389,000	2980	8	2010	Avg	10001	N	N	5206 NE 25TH ST
001	334390	0986	3/8/10	\$450,000	\$398,000	2990	8	2009	Avg	5034	N	N	1816 CAMAS AVE NE
001	418720	0120	6/16/10	\$397,300	\$360,000	3030	8	2010	Avg	10279	N	N	5201 NE 25TH ST
001	418720	0220	7/9/10	\$425,700	\$388,000	3030	8	2010	Avg	16972	N	N	5012 NE 25TH ST
001	418720	0240	10/6/10	\$425,900	\$395,000	3030	8	2010	Avg	12871	N	N	5004 NE 25TH ST
001	418720	0280	6/21/10	\$443,350	\$402,000	3030	8	2010	Avg	12484	N	N	4906 NE 25TH ST
001	418720	0020	10/6/10	\$429,000	\$398,000	3080	8	2010	Avg	10001	N	N	4907 NE 25TH ST
001	418720	0050	8/10/10	\$425,675	\$390,000	3080	8	2010	Avg	10001	N	N	5003 NE 25TH ST
001	418720	0140	7/1/10	\$407,325	\$371,000	3080	8	2010	Avg	11614	N	N	5213 NE 25TH ST
001	418720	0180	6/8/10	\$419,375	\$380,000	3080	8	2010	Avg	10118	N	N	5200 NE 25TH ST
001	418720	0290	10/6/10	\$443,900	\$412,000	3080	8	2010	Avg	10400	N	N	4900 SE 25TH ST
001	606140	0300	3/8/12	\$435,000	\$431,000	3090	8	2011	Avg	9648	N	N	5008 NE 24TH ST
001	418720	0040	9/9/10	\$438,600	\$405,000	3180	8	2010	Avg	10001	N	N	4919 NE 25TH ST
001	418720	0080	7/9/10	\$417,250	\$380,000	3180	8	2010	Avg	10001	N	N	5021 NE 25TH ST
001	418720	0100	6/21/10	\$418,950	\$380,000	3180	8	2010	Avg	10168	N	N	5111 NE 25TH ST
001	418720	0160	6/3/10	\$440,600	\$398,000	3180	8	2010	Avg	20803	N	N	5212 NE 25TH ST
001	418720	0210	8/20/10	\$428,550	\$394,000	3180	8	2010	Avg	12977	N	N	5016 NE 25TH ST
001	418720	0230	7/9/10	\$433,700	\$395,000	3180	8	2010	Avg	14866	N	N	5008 NE 25TH ST
001	418720	0260	9/11/10	\$460,900	\$426,000	3180	8	2010	Avg	15274	N	N	4918 NE 25TH ST

Improved Sales Used in this Annual Update Analysis
Area 85
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	418720	0270	9/22/10	\$452,900	\$419,000	3180	8	2010	Avg	15050	N	N	4912 NE 25TH ST
001	334390	2906	11/3/10	\$325,000	\$303,000	1890	9	2001	Avg	7544	N	N	1815 NE 27TH CT
001	947755	0080	12/7/11	\$470,000	\$462,000	2220	9	2010	Avg	16660	N	N	1727 NILE AVE NE
001	947755	0080	4/13/11	\$470,000	\$450,000	2220	9	2010	Avg	16660	N	N	1727 NILE AVE NE
001	934760	0010	2/5/10	\$408,000	\$358,000	2320	9	1999	Avg	5481	N	N	1708 NE 26TH PL
001	934760	0080	11/8/11	\$359,000	\$352,000	2320	9	2000	Avg	5829	N	N	1807 NE 26TH PL
001	934760	0100	1/28/10	\$392,000	\$344,000	2320	9	2000	Avg	5479	N	N	1715 NE 26TH PL
001	344982	0180	10/16/12	\$405,000	\$405,000	2410	9	1998	Avg	6850	N	N	3412 NE 21ST ST
001	344981	0010	6/22/12	\$430,000	\$428,000	2451	9	1997	Avg	6955	N	N	2407 OLYMPIA AVE NE
001	344981	0010	8/2/11	\$430,000	\$418,000	2451	9	1997	Avg	6955	N	N	2407 OLYMPIA AVE NE
001	344980	0250	9/28/12	\$429,950	\$430,000	2490	9	1998	Avg	9521	N	N	2516 MONROE CT NE
001	334390	3607	8/14/12	\$432,000	\$431,000	2640	9	2005	Avg	7560	N	N	1711 NE 23RD ST
001	025950	0240	7/10/12	\$375,000	\$374,000	2670	9	2007	Avg	4534	N	N	2021 FERNDAL AVE NE
001	344981	0150	12/1/10	\$435,000	\$408,000	2676	9	1997	Avg	8366	N	N	3530 NE 24TH CT
001	334390	3642	6/10/10	\$415,000	\$376,000	2700	9	1977	Good	14000	N	N	2514 JONES AVE NE
001	344982	0410	7/5/12	\$407,500	\$406,000	2730	9	1998	Avg	6000	N	N	2324 OLYMPIA AVE NE
001	042305	9134	2/22/10	\$490,500	\$433,000	2740	9	2009	Avg	9195	N	N	2904 NE 21ST ST
001	042305	9391	1/4/12	\$365,000	\$360,000	2740	9	2006	Avg	5350	N	N	3915 NE 21ST ST
001	042305	9402	4/21/10	\$419,950	\$376,000	2740	9	2010	Avg	5600	N	N	2900 NE 21ST ST
001	516970	0158	9/19/12	\$349,000	\$349,000	2750	9	2006	Avg	6170	N	N	4503 NE 18TH CIR
001	803540	0370	11/5/10	\$600,000	\$560,000	2770	9	1998	Avg	17568	N	N	5505 NE 21ST CT
001	042305	9392	5/14/10	\$421,000	\$379,000	2810	9	2006	Avg	5350	N	N	3921 NE 21ST ST
001	042305	9395	3/8/12	\$390,000	\$386,000	2810	9	2006	Avg	5360	N	N	4005 NE 21ST ST
001	042305	9399	9/20/11	\$454,995	\$444,000	2810	9	2011	Avg	7876	N	N	3804 NE 19TH ST
001	042305	9393	8/3/12	\$357,000	\$356,000	2820	9	2006	Avg	6420	N	N	3927 NE 21ST ST

Improved Sales Used in this Annual Update Analysis
Area 85
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	334390	1614	5/24/10	\$440,000	\$397,000	2890	9	2008	Avg	7350	N	N	2114 NE 18TH ST
001	042305	9400	3/7/12	\$432,000	\$428,000	2910	9	2011	Avg	5001	N	N	1904 REDMOND AVE NE
001	128800	0040	11/16/10	\$475,000	\$444,000	2960	9	2004	Avg	4762	N	N	4119 NE 27TH PL
001	334390	1615	8/12/10	\$465,750	\$427,000	2970	9	2008	Avg	7515	N	N	2120 NE 18TH ST
001	032305	9041	8/24/10	\$460,000	\$423,000	2990	9	2006	Avg	12830	N	N	4124 NE 22ND ST
001	666925	0030	2/9/12	\$370,000	\$366,000	2990	9	2005	Avg	5564	N	N	2418 CAMAS AVE NE
001	344980	0050	7/27/11	\$470,000	\$456,000	3010	9	1997	Avg	12244	N	N	3203 NE 26TH CT
001	334390	3651	3/15/11	\$505,000	\$481,000	3040	9	2011	Avg	6312	N	N	2512 JONES AVE NE
001	042305	9403	4/13/10	\$463,450	\$414,000	3080	9	2010	Avg	5293	N	N	2908 NE 21ST ST
001	344982	0430	9/29/10	\$440,000	\$408,000	3160	9	2005	Avg	9072	N	N	2540 LYNNWOOD AVE NE
001	334390	3604	8/11/10	\$440,000	\$404,000	3190	9	2006	Avg	5540	N	N	2306 JONES AVE NE
001	344982	0300	9/7/12	\$480,000	\$479,000	3200	9	1998	Good	10524	N	N	3519 NE 23RD CT
001	344980	0210	7/5/12	\$425,000	\$424,000	3260	9	1996	Avg	9759	N	N	3225 NE 25TH ST
001	042305	9379	7/26/11	\$505,000	\$490,000	3340	9	2006	Avg	10320	N	N	1825 REDMOND PL NE
001	344980	0100	12/14/10	\$544,000	\$511,000	3350	9	1996	Avg	10731	N	N	2541 LYNNWOOD AVE NE
001	802977	0390	9/22/11	\$570,000	\$557,000	3360	9	2006	Avg	6300	N	N	1727 KITSAP PL NE
001	344982	0210	2/10/11	\$539,000	\$511,000	3410	9	1998	Good	8411	N	N	2126 NEWPORT CT NE
001	802977	0140	7/27/11	\$560,000	\$543,000	3420	9	2006	Avg	4770	N	N	1615 MOUNT BAKER PL NE
001	802977	0460	4/2/10	\$545,000	\$486,000	3510	9	2006	Avg	6460	N	N	5320 NE 17TH ST
001	344980	0160	9/22/11	\$570,000	\$557,000	3590	9	1996	Avg	11030	N	N	2507 LYNNWOOD AVE NE
001	344980	0070	2/8/10	\$580,000	\$510,000	3650	9	1999	Avg	26210	N	N	3215 NE 26TH CT
001	802977	0380	8/12/11	\$590,000	\$574,000	3650	9	2006	Avg	5580	N	N	1731 KITSAP PL NE
001	947755	0040	3/19/10	\$628,000	\$558,000	2650	10	2008	Avg	13050	N	N	1740 MOUNT BAKER AVE NE
001	032305	9324	12/11/11	\$658,645	\$648,000	2940	10	2011	Avg	8070	N	N	5368 NE 16TH ST
001	802977	0340	4/27/10	\$660,000	\$592,000	3460	10	2008	Avg	11500	N	N	1732 KITSAP PL NE

Improved Sales Used in this Annual Update Analysis
Area 85
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	802977	0020	2/24/12	\$563,700	\$558,000	3510	10	2006	Avg	6120	N	N	1701 MOUNT BAKER AVE NE
001	802977	0250	7/10/12	\$667,000	\$665,000	3510	10	2007	Avg	6670	N	N	5370 NE 17TH ST
001	802977	0480	7/15/11	\$659,000	\$639,000	3660	10	2007	Avg	7620	N	N	5301 NE 17TH PL
001	947755	0060	3/18/10	\$665,000	\$590,000	3700	10	2008	Avg	11490	N	N	1730 MOUNT BAKER AVE NE
001	032305	9321	1/5/11	\$700,000	\$660,000	3710	10	2010	Avg	7450	N	N	1801 KITSAP PL NE
001	032305	9325	7/29/11	\$722,000	\$701,000	3750	10	2008	Avg	8070	N	N	5362 NE 16TH ST
001	032305	9328	2/18/10	\$660,000	\$582,000	3760	10	2008	Avg	8820	N	N	5214 NE 16TH ST
001	032305	9332	4/29/10	\$775,000	\$695,000	4490	10	2008	Avg	12350	N	N	1800 KITSAP PL NE
001	418720	0190	8/22/11	\$690,000	\$672,000	4518	11	2006	Avg	36925	N	N	5102 NE 25TH ST
002	041800	0485	12/29/11	\$138,000	\$136,000	660	5	2011	Avg	5200	N	N	3625 NE 7TH PL
002	041800	0365	8/23/12	\$167,500	\$167,000	700	5	1952	Good	5200	N	N	3625 NE 6TH PL
002	042000	0100	3/18/10	\$175,000	\$155,000	700	5	1953	Good	5700	N	N	3704 NE 6TH ST
002	042100	0540	10/13/11	\$139,900	\$137,000	700	5	1953	VGood	5830	N	N	612 TACOMA AVE NE
002	722750	0365	11/1/11	\$119,270	\$117,000	720	5	1942	Good	5700	N	N	926 EDMONDS AVE NE
002	722750	0995	7/25/12	\$155,000	\$155,000	720	5	1942	VGood	4900	N	N	2107 NE 9TH ST
002	722750	1055	2/24/10	\$221,000	\$195,000	720	5	1942	VGood	5040	N	N	2300 NE 8TH PL
002	041800	0135	1/28/10	\$175,000	\$153,000	740	5	1952	VGood	6172	N	N	3425 NE 7TH PL
002	041800	0145	8/2/11	\$145,000	\$141,000	740	5	1952	Good	5200	N	N	3413 NE 7TH PL
002	042450	0020	8/20/12	\$155,000	\$155,000	800	5	1955	Good	5600	N	N	3407 NE 8TH ST
002	042450	0085	3/25/10	\$150,000	\$133,000	800	5	1955	Good	6313	N	N	813 NEWPORT CT NE
002	042500	0090	4/23/10	\$171,500	\$154,000	800	5	1955	Avg	6320	N	N	1004 OLYMPIA AVE NE
002	041800	0525	4/11/11	\$128,000	\$122,000	860	5	1952	Good	5850	N	N	3507 NE 7TH PL
002	722750	0505	5/11/10	\$180,000	\$162,000	860	5	1942	Good	5101	N	N	2612 NE 9TH ST
002	722750	1615	6/2/11	\$143,000	\$138,000	880	5	1942	Good	4785	N	N	2413 NE 6TH PL
002	722750	2230	4/21/10	\$180,000	\$161,000	910	5	1942	Good	5562	N	N	625 FERNDAL AVE NE

Improved Sales Used in this Annual Update Analysis
Area 85
(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
002	042100	0005	4/22/10	\$155,000	\$139,000	960	5	1953	Avg	5643	N	N	686 QUEEN AVE NE
002	722750	1855	2/16/10	\$226,200	\$199,000	960	5	1942	Good	6272	N	N	644 FERNDAL PL NE
002	042100	0090	3/29/10	\$206,000	\$183,000	970	5	1953	Good	10244	N	N	3801 NE 7TH ST
002	722750	2115	1/4/11	\$190,000	\$179,000	980	5	1942	Good	7290	N	N	2601 NE 6TH PL
002	041800	0305	12/28/11	\$123,000	\$121,000	990	5	1952	VGood	5500	N	N	3304 NE 6TH ST
002	042000	0115	10/13/10	\$185,000	\$172,000	1000	5	1953	VGood	5700	N	N	3722 NE 6TH ST
002	042500	0245	11/16/10	\$152,000	\$142,000	1000	5	1954	Good	7070	N	N	3501 NE 9TH ST
002	722750	0795	9/11/12	\$135,000	\$135,000	1010	5	1942	Good	6632	N	N	764 DAYTON AVE NE
002	042200	0090	7/3/12	\$173,000	\$172,000	1030	5	1954	Good	5500	N	N	771 REDMOND AVE NE
002	722750	0205	3/27/12	\$130,000	\$129,000	1030	5	1942	Good	5320	N	N	909 EDMONDS AVE NE
002	722750	0035	5/6/10	\$195,500	\$176,000	1050	5	1942	Avg	5472	N	N	815 ABERDEEN AVE NE
002	722750	0180	10/26/10	\$162,000	\$151,000	1050	5	1942	Good	5127	N	N	2420 NE 9TH PL
002	722750	1860	5/21/12	\$135,000	\$134,000	1050	5	1942	Good	8556	N	N	648 FERNDAL PL NE
002	722750	1235	1/26/12	\$175,000	\$173,000	1060	5	1942	Good	5022	N	N	2302 NE 7TH ST
002	722750	2095	5/26/10	\$204,500	\$185,000	1070	5	1942	VGood	5355	Y	N	2505 NE 6TH PL
002	042400	0135	11/22/11	\$137,500	\$135,000	1080	5	1954	Good	6000	N	N	3313 NE 9TH ST
002	042100	0030	9/13/10	\$200,000	\$185,000	1090	5	1953	VGood	5200	N	N	668 QUEEN AVE NE
002	722750	2465	11/30/12	\$188,500	\$188,000	1090	5	1942	Good	6575	Y	N	625 CAMAS AVE NE
002	042200	0100	2/22/10	\$188,500	\$166,000	1100	5	1954	Good	5500	N	N	803 REDMOND AVE NE
002	722750	0980	5/29/10	\$191,400	\$173,000	1140	5	1942	VGood	5450	N	N	854 ABERDEEN AVE NE
002	722750	0145	9/10/12	\$140,111	\$140,000	1170	5	1942	Avg	5095	N	N	2316 NE 9TH PL
002	722750	0410	5/4/12	\$167,900	\$167,000	1170	5	1942	VGood	5700	N	N	909 FERNDAL CIR NE
002	722750	1400	5/8/12	\$205,000	\$204,000	1200	5	1942	Good	4738	N	N	2211 NE 7TH ST
002	042100	0630	10/20/10	\$163,700	\$152,000	1220	5	1953	VGood	5885	N	N	3916 NE 6TH ST
002	041800	0370	12/20/10	\$179,900	\$169,000	1250	5	1952	Good	5200	N	N	3619 NE 6TH PL

Improved Sales Used in this Annual Update Analysis
Area 85
(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
002	042300	0040	11/17/10	\$194,999	\$182,000	1300	5	1954	Good	6500	N	N	854 PIERCE AVE NE
002	722750	1600	8/26/11	\$150,000	\$146,000	1300	5	1942	Good	4858	N	N	674 DAYTON AVE NE
002	722750	1755	4/18/12	\$142,000	\$141,000	1300	5	1942	VGood	6390	N	N	2603 NE 7TH ST
002	722750	2375	7/9/10	\$165,000	\$150,000	1310	5	1942	Good	5158	N	N	608 CAMAS AVE NE
002	722750	1765	10/30/12	\$151,001	\$151,000	1430	5	1942	Good	5490	N	N	2613 NE 7TH ST
002	042300	0080	3/12/12	\$161,600	\$160,000	1440	5	1954	Avg	6104	N	N	817 QUEEN AVE NE
002	722780	0895	2/24/12	\$145,000	\$143,000	1440	5	1943	Good	9612	N	N	2812 NE 6TH PL
002	042200	0010	6/15/12	\$220,000	\$219,000	1580	5	1954	VGood	5250	N	N	3800 NE 8TH CT
002	722750	1180	11/7/12	\$170,000	\$170,000	1650	5	1942	VGood	4799	N	N	2115 NE 8TH ST
002	947620	0175	6/21/10	\$180,000	\$163,000	730	6	1943	Good	11500	Y	N	454 GRANDEY WAY NE
002	947670	0075	2/24/10	\$150,000	\$132,000	750	6	1943	Good	6800	N	N	436 WINDSOR WAY NE
002	947620	0365	1/9/12	\$160,000	\$158,000	780	6	1943	Good	6395	Y	N	425 WINDSOR WAY NE
002	722750	1230	6/11/10	\$255,000	\$231,000	930	6	1942	Good	4613	N	N	2308 NE 7TH ST
002	082305	9118	9/26/12	\$148,500	\$148,000	950	6	1949	Good	9195	N	N	2204 NE 10TH PL
002	042500	0215	7/14/10	\$194,000	\$177,000	960	6	1956	VGood	5700	N	N	3524 NE 9TH ST
002	947620	0360	10/8/12	\$172,449	\$172,000	980	6	1943	Avg	6289	Y	N	423 WINDSOR WAY NE
002	092305	9124	5/17/11	\$250,000	\$240,000	990	6	1938	Good	26208	N	N	3401 NE 12TH ST
002	042520	0170	6/23/10	\$200,000	\$182,000	1020	6	1959	Good	7176	N	N	851 REDMOND AVE NE
002	947620	0650	7/6/10	\$229,900	\$209,000	1020	6	1942	VGood	7679	N	N	554 BRONSON WAY NE
002	947620	0300	7/28/11	\$183,000	\$178,000	1090	6	2002	Avg	6910	N	N	506 BRONSON PL NE
002	947620	0400	8/29/11	\$209,000	\$204,000	1090	6	1943	Good	8137	Y	N	439 WINDSOR WAY NE
002	042500	0150	9/10/12	\$130,000	\$130,000	1120	6	1958	Good	5500	N	N	3617 NE 10TH ST
002	042400	0105	4/20/10	\$237,000	\$212,000	1170	6	1954	Good	6000	N	N	871 OLYMPIA AVE NE
002	947670	0040	3/15/12	\$169,800	\$168,000	1170	6	1943	VGood	11000	Y	N	405 GRANDEY WAY NE
002	042400	0010	2/8/11	\$165,000	\$156,000	1200	6	1954	Good	6000	N	N	3409 NE 10TH ST

Improved Sales Used in this Annual Update Analysis
Area 85
(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
002	947620	0685	1/19/11	\$249,900	\$236,000	1200	6	1944	Avg	7722	Y	N	569 BRONSON PL NE
002	042400	0120	12/26/12	\$165,000	\$165,000	1220	6	1954	Avg	6000	N	N	3401 NE 9TH ST
002	042500	0070	8/24/10	\$165,000	\$152,000	1300	6	1958	Good	5695	N	N	3519 NE 10TH LN
002	947620	0665	5/31/11	\$222,000	\$214,000	1320	6	1942	VGood	7032	N	N	553 BRONSON PL NE
002	042100	0410	4/27/10	\$214,500	\$192,000	1330	6	1967	Good	5273	N	N	4016 NE 7TH ST
002	947620	0595	5/9/12	\$153,000	\$152,000	1330	6	1944	Avg	7860	Y	N	506 WINDSOR PL NE
002	042520	0195	6/19/12	\$180,000	\$179,000	1460	6	1958	Good	8910	N	N	862 REDMOND AVE NE
002	922590	0065	3/28/12	\$227,000	\$225,000	1460	6	1944	VGood	10871	N	N	2307 NE 10TH ST
002	806290	0040	8/7/12	\$284,000	\$283,000	1620	6	1934	Good	19729	N	N	3515 NE 12TH ST
002	042520	0185	7/8/11	\$227,000	\$220,000	1680	6	1958	VGood	8742	N	N	872 REDMOND AVE NE
002	329180	0470	1/14/10	\$278,000	\$243,000	880	7	1980	Good	8986	N	N	2841 NE 4TH CT
002	297230	0040	5/15/12	\$180,000	\$179,000	930	7	1983	Avg	7949	N	N	4004 NE 10TH ST
002	807420	0070	10/25/11	\$150,000	\$147,000	960	7	1957	Avg	8250	N	N	511 KIRKLAND AVE NE
002	042540	0210	9/13/11	\$185,000	\$180,000	970	7	1959	Good	6132	N	N	3415 NE 10TH PL
002	106570	0020	9/12/11	\$207,000	\$202,000	970	7	1980	Good	7811	N	N	1110 PIERCE AVE NE
002	106140	0410	1/13/12	\$220,000	\$217,000	1010	7	1962	Good	8250	N	N	1013 REDMOND AVE NE
002	298740	0025	4/26/12	\$171,900	\$171,000	1030	7	1997	Avg	6250	N	N	1006 REDMOND AVE NE
002	807440	0010	6/15/11	\$220,000	\$212,000	1030	7	1958	Good	7876	N	N	929 LYNNWOOD AVE NE
002	723130	0010	12/14/11	\$175,000	\$172,000	1060	7	1955	Good	7348	Y	N	2105 NE 6TH CT
002	042550	0050	11/8/12	\$170,000	\$170,000	1070	7	1961	Good	6300	N	N	3506 NE 10TH PL
002	106140	0170	5/30/11	\$209,500	\$202,000	1090	7	1960	Good	11690	N	N	1160 REDMOND AVE NE
002	106140	0390	8/3/11	\$169,000	\$164,000	1090	7	1962	Good	10440	N	N	1032 REDMOND AVE NE
002	106140	0400	6/28/10	\$193,000	\$175,000	1090	7	1962	Good	8030	N	N	3637 NE 10TH CT
002	106140	0420	4/19/10	\$232,500	\$208,000	1090	7	1962	Good	7770	N	N	1009 REDMOND AVE NE
002	042550	0060	8/22/11	\$240,000	\$234,000	1100	7	1961	Good	6216	N	N	3514 NE 10TH PL

Improved Sales Used in this Annual Update Analysis
Area 85
(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
002	329180	0510	4/7/10	\$277,500	\$248,000	1100	7	1984	Good	7650	N	N	2714 NE 4TH CT
002	508590	0005	2/7/12	\$220,000	\$217,000	1120	7	1958	Good	8040	N	N	1021 OLYMPIA AVE NE
002	807420	0150	6/6/12	\$199,950	\$199,000	1120	7	1957	Good	7650	N	N	625 KIRKLAND AVE NE
002	807420	0130	11/3/11	\$168,500	\$165,000	1130	7	1957	Good	7650	N	N	689 KIRKLAND AVE NE
002	106150	0150	4/26/10	\$238,500	\$214,000	1140	7	1962	Good	15476	N	N	1151 SHELTON AVE NE
002	106150	0370	6/6/12	\$208,000	\$207,000	1140	7	1963	Good	11856	N	N	3901 NE 11TH CT
002	042550	0180	1/24/11	\$183,000	\$173,000	1150	7	1960	Good	5280	N	N	1018 OLYMPIA AVE NE
002	106570	0050	5/24/11	\$204,000	\$196,000	1150	7	1980	Good	12510	N	N	3609 NE 11TH CT
002	245720	0025	5/17/10	\$248,000	\$223,000	1160	7	1959	Good	8860	N	N	833 INDEX CT NE
002	723630	0050	11/2/12	\$205,000	\$205,000	1170	7	1958	Avg	7917	N	N	512 HARRINGTON AVE NE
002	723650	0045	4/26/11	\$243,000	\$233,000	1170	7	2011	Avg	7700	N	N	2920 NE 4TH ST
002	329180	0440	5/11/12	\$255,000	\$253,000	1180	7	1983	Good	7920	N	N	474 FERNDAL AVE NE
002	807420	0195	5/16/12	\$157,000	\$156,000	1180	7	1957	Good	7650	N	N	608 JEFFERSON AVE NE
002	329180	0420	8/13/12	\$291,000	\$290,000	1200	7	1984	Good	7920	N	N	514 FERNDAL AVE NE
002	807420	0105	10/26/11	\$220,000	\$216,000	1200	7	1957	Good	8250	N	N	3000 NE 5TH PL
002	880910	0050	6/15/11	\$219,000	\$211,000	1220	7	1991	Avg	7263	N	N	4002 NE 7TH CT
002	285480	0060	4/18/12	\$185,000	\$184,000	1240	7	1959	Avg	7860	N	N	1054 LYNNWOOD AVE NE
002	329180	0540	12/8/11	\$250,000	\$246,000	1240	7	1980	Avg	5940	N	N	2802 NE 4TH CT
002	780900	0040	8/5/10	\$230,000	\$211,000	1270	7	1958	Good	7500	N	N	842 LYNNWOOD AVE NE
002	802974	0020	8/24/12	\$265,000	\$265,000	1270	7	2002	Avg	4191	N	N	509 QUEEN AVE NE
002	106150	0720	5/6/10	\$223,000	\$200,000	1280	7	1965	Good	7220	N	N	1003 TACOMA AVE NE
002	329180	0550	8/25/12	\$250,000	\$250,000	1280	7	1980	Good	7971	N	N	2837 NE 4TH CT
002	245720	0170	12/10/10	\$226,000	\$212,000	1290	7	1959	Avg	9646	N	N	813 JEFFERSON AVE NE
002	245720	0010	6/13/12	\$222,000	\$221,000	1300	7	1961	Good	7089	N	N	821 INDEX CT NE
002	329180	0190	8/21/12	\$215,000	\$215,000	1300	7	1984	Good	7875	N	N	405 FERNDAL AVE NE

Improved Sales Used in this Annual Update Analysis
Area 85
(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
002	329180	0390	5/9/11	\$247,000	\$237,000	1300	7	1984	Avg	7500	N	N	2613 NE 5TH PL
002	723130	0105	2/5/10	\$267,000	\$235,000	1320	7	1974	VGood	9779	Y	N	636 BLAINE AVE NE
002	807440	0045	4/8/10	\$292,500	\$261,000	1320	7	1961	Good	8453	N	N	839 LYNNWOOD AVE NE
002	723650	0065	3/8/11	\$200,250	\$191,000	1330	7	1959	Avg	8118	N	N	451 INDEX AVE NE
002	802974	0090	9/27/12	\$245,000	\$245,000	1330	7	2002	Avg	3959	N	N	527 QUEEN AVE NE
002	746141	0100	4/28/11	\$215,000	\$206,000	1370	7	1978	Good	8400	N	N	1033 NEWPORT CT NE
002	894475	0420	1/26/11	\$247,000	\$234,000	1370	7	1997	Avg	2960	N	N	522 QUEEN PL NE
002	894475	0800	5/9/11	\$219,000	\$210,000	1370	7	1997	Avg	3639	N	N	528 SHELTON PL NE
002	780900	0015	2/9/10	\$290,000	\$255,000	1390	7	1958	Good	7500	N	N	920 LYNNWOOD AVE NE
002	165753	0640	4/28/10	\$232,000	\$208,000	1410	7	2004	Avg	1273	N	N	442 TACOMA PL NE
002	285480	0125	9/15/10	\$280,000	\$259,000	1420	7	1997	Avg	13787	N	N	1025 MONROE AVE NE
002	285480	0185	5/6/10	\$215,000	\$193,000	1430	7	1958	Good	8346	N	N	1022 KIRKLAND AVE NE
002	894475	0530	2/2/12	\$177,000	\$175,000	1430	7	1997	Avg	3363	N	N	3922 NE 5TH PL
002	165753	0550	2/25/11	\$198,500	\$189,000	1440	7	2004	Avg	1208	N	N	444 TACOMA AVE NE
002	106150	0200	10/30/12	\$215,500	\$215,000	1450	7	1963	Good	7480	N	N	1162 SHELTON AVE NE
002	508590	0010	12/5/12	\$215,000	\$215,000	1470	7	1958	Avg	8040	N	N	1017 OLYMPIA AVE NE
002	723130	0055	10/19/12	\$275,000	\$275,000	1470	7	1961	Good	9134	Y	N	659 BLAINE AVE NE
002	746141	0020	11/23/11	\$225,000	\$221,000	1480	7	1978	Good	7314	N	N	1006 NEWPORT CT NE
002	285480	0070	2/22/10	\$300,000	\$265,000	1490	7	1959	Avg	8181	N	N	1042 LYNNWOOD AVE NE
002	746141	0130	11/2/12	\$280,000	\$280,000	1550	7	1978	Good	7000	N	N	1005 NEWPORT CT NE
002	807440	0170	11/8/11	\$200,000	\$196,000	1550	7	1958	Good	8058	N	N	813 KIRKLAND AVE NE
002	559290	0265	8/9/12	\$293,000	\$292,000	1560	7	1956	Good	8894	Y	N	182 MONTEREY PL NE
002	165753	0020	2/3/12	\$185,000	\$183,000	1570	7	2005	Avg	1355	N	N	4024 NE 4TH PL
002	106140	0260	7/3/12	\$210,000	\$209,000	1590	7	1962	VGood	9486	N	N	1072 REDMOND AVE NE
002	430730	1010	4/5/12	\$262,500	\$260,000	1590	7	2002	Avg	3898	N	N	203 GLENNWOOD AVE SE

Improved Sales Used in this Annual Update Analysis
Area 85
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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	430731	0400	9/27/11	\$225,000	\$220,000	1590	7	2003	Avg	4108	N	N	100 GLENNWOOD PL NE
002	106140	0090	3/18/10	\$240,000	\$213,000	1600	7	1962	Good	7684	N	N	1073 REDMOND AVE NE
002	165753	0010	7/20/12	\$180,000	\$179,000	1600	7	2005	Avg	2244	N	N	4046 4TH PL
002	165753	0040	12/28/11	\$178,000	\$175,000	1600	7	2005	Avg	1700	N	N	4034 NE 4TH PL
002	894475	0060	8/10/11	\$242,000	\$235,000	1610	7	1998	Avg	2700	N	N	3715 NE 6TH ST
002	780920	0005	10/22/12	\$230,000	\$230,000	1650	7	1958	Good	14633	N	N	921 MONROE AVE NE
002	951099	0020	8/27/12	\$237,000	\$237,000	1660	7	2003	Avg	3251	N	N	3813 NE 14TH ST
002	951099	0090	10/12/11	\$229,000	\$224,000	1670	7	2003	Avg	3196	N	N	3815 NE 14TH PL
002	430731	0040	4/3/12	\$245,000	\$243,000	1680	7	2003	Avg	3914	N	N	131 GLENNWOOD PL NE
002	430731	0250	3/23/10	\$293,950	\$261,000	1680	7	2004	Avg	3600	N	N	2708 NE 2ND ST
002	430732	0060	5/30/12	\$230,000	\$229,000	1680	7	2003	Avg	4277	N	N	306 GLENNWOOD CT SE
002	430735	0200	10/19/11	\$225,000	\$220,000	1680	7	2004	Avg	4308	N	N	332 INDEX AVE SE
002	430735	1050	2/24/10	\$264,950	\$234,000	1680	7	2004	Avg	3480	N	N	316 KIRKLAND AVE SE
002	430735	1080	10/10/11	\$220,000	\$215,000	1680	7	2004	Avg	3678	N	N	334 KIRKLAND AVE SE
002	042540	0205	9/27/11	\$225,000	\$220,000	1690	7	1967	Good	6720	N	N	3423 NE 10TH PL
002	894475	0490	4/5/10	\$295,000	\$263,000	1690	7	1997	Avg	3688	N	N	3834 NE 5TH PL
002	165753	0420	3/9/11	\$236,300	\$225,000	1720	7	2005	Avg	2329	N	N	472 SHELTON PL NE
002	165753	0490	11/28/12	\$182,000	\$182,000	1720	7	2005	Avg	1851	N	N	439 TACOMA AVE NE
002	106150	0250	8/15/11	\$269,000	\$262,000	1740	7	1963	Good	7700	N	N	1110 SHELTON AVE NE
002	245720	0150	3/21/11	\$234,000	\$223,000	1740	7	1958	Good	8300	N	N	2907 NE 8TH PL
002	165753	0180	10/22/10	\$234,000	\$218,000	1760	7	2005	Avg	2688	N	N	3912 NE 4TH CIR
002	165753	0360	7/6/12	\$179,000	\$178,000	1830	7	2005	Avg	1487	N	N	446 SHELTON PL NE
002	165753	0410	3/16/11	\$228,000	\$217,000	1830	7	2005	Avg	1487	N	N	468 SHELTON PL NE
002	894475	0320	10/13/10	\$285,000	\$265,000	1870	7	1997	Avg	3594	N	N	3718 NE 5TH ST
002	894475	0350	2/7/11	\$231,300	\$219,000	1870	7	1997	Avg	3854	N	N	505 REDMOND PL NE

Improved Sales Used in this Annual Update Analysis
Area 85
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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	165753	0290	7/27/12	\$240,000	\$239,000	1890	7	2005	Avg	2214	N	N	431 SHELTON PL NE
002	807440	0090	9/12/12	\$277,000	\$277,000	1960	7	1958	Good	8250	N	N	830 KIRKLAND AVE NE
002	806290	0020	12/2/11	\$275,000	\$270,000	2030	7	1964	Good	8010	N	N	3504 NE 11TH PL
002	430730	0630	12/21/11	\$232,000	\$228,000	2120	7	2003	Avg	3480	N	N	111 GLENNWOOD PL SE
002	430734	0440	4/9/10	\$276,500	\$247,000	2120	7	2004	Avg	3691	N	N	242 FERNDAL CT NE
002	430734	0630	11/8/12	\$233,000	\$233,000	2120	7	2004	Avg	3765	N	N	253 FERNDAL AVE NE
002	430732	0370	4/22/10	\$333,000	\$298,000	2140	7	2003	Avg	7650	N	N	2725 SE 4TH ST
002	430730	0500	4/21/10	\$285,000	\$255,000	2160	7	2002	Avg	5338	N	N	206 GLENNWOOD PL SE
002	430731	0160	12/26/12	\$305,000	\$305,000	2160	7	2003	Avg	3785	N	N	2605 NE 2ND ST
002	430734	0020	1/10/11	\$240,000	\$226,000	2160	7	2004	Avg	3600	N	N	2513 NE 2ND ST
002	430734	0050	3/19/12	\$245,088	\$243,000	2160	7	2004	Avg	5276	N	N	201 EDMONDS PL NE
002	430735	0920	11/21/12	\$295,000	\$295,000	2160	7	2004	Avg	4216	N	N	300 KIRKLAND PL SE
002	395590	0200	11/21/12	\$321,500	\$321,000	2200	7	2001	Avg	5115	N	N	250 BLAINE CT SE
002	395590	0200	4/16/10	\$304,000	\$272,000	2200	7	2001	Avg	5115	N	N	250 BLAINE CT SE
002	395590	0870	5/11/12	\$250,000	\$249,000	2200	7	2001	Avg	5824	N	N	2221 SE 2ND CT
002	722750	1368	2/15/11	\$305,000	\$290,000	2210	7	2002	Avg	5739	N	N	2125 NE 6TH CIR
002	430730	0700	8/15/11	\$267,000	\$260,000	2330	7	2002	Avg	3480	N	N	179 GLENNWOOD PL SE
002	430730	0340	4/12/11	\$315,000	\$302,000	2340	7	2002	Avg	4275	N	N	271 FERNDAL AVE SE
002	395590	0750	6/13/11	\$308,000	\$297,000	2420	7	2001	Avg	6196	N	N	2300 SE 3RD ST
002	430730	0780	1/20/10	\$300,000	\$262,000	2420	7	2003	Avg	4989	N	N	228 GLENNWOOD PL SE
002	395590	0760	11/2/12	\$296,500	\$296,000	2510	7	2001	Avg	5495	N	N	274 CAMAS AVE SE
002	430735	0320	3/17/11	\$210,000	\$200,000	2560	7	2004	Avg	3500	N	N	265 INDEX AVE SE
002	430730	1180	12/23/11	\$282,500	\$278,000	2560	7	2003	Avg	3600	N	N	2835 NE 1ST ST
002	430734	0290	1/12/11	\$259,000	\$245,000	2560	7	2004	Avg	3480	N	N	234 EDMONDS PL NE
002	430734	0360	5/12/10	\$315,000	\$283,000	2560	7	2003	Avg	3741	N	N	227 FERNDAL CT NE

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Area 85
(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
002	430735	0460	11/28/11	\$268,000	\$263,000	2560	7	2004	Avg	3480	N	N	322 INDEX PL SE
002	395590	0160	1/7/11	\$315,000	\$297,000	2620	7	2001	Avg	5618	N	N	259 CAMAS AVE SE
002	430735	1170	7/28/10	\$365,000	\$334,000	2620	7	2004	Avg	9353	N	N	326 LYNNWOOD AVE SE
002	395590	0020	9/20/11	\$297,000	\$290,000	2670	7	2001	Avg	6218	N	N	2414 SE 2ND PL
002	395590	1350	6/5/12	\$230,000	\$229,000	2670	7	2001	Avg	6975	N	N	276 DAYTON AVE SE
002	430733	0040	6/28/11	\$360,000	\$348,000	2690	7	2003	Avg	8643	Y	N	2755 SE 4TH ST
002	395590	1320	9/2/11	\$312,000	\$304,000	2760	7	2001	Avg	5883	N	N	2408 SE 3RD ST
002	430730	0150	1/15/10	\$325,000	\$284,000	2820	7	2002	Avg	4050	N	N	115 FERNDAL AVE SE
002	430732	0200	8/16/10	\$340,000	\$312,000	3020	7	2003	Avg	5580	N	N	272 HARRINGTON AVE SE
002	395590	0310	10/31/12	\$410,000	\$410,000	3040	7	2000	Avg	7713	N	N	2118 SE 2ND PL
002	430732	0180	2/23/11	\$318,000	\$302,000	3180	7	2003	Avg	5580	N	N	280 HARRINGTON AVE SE
002	430733	0320	4/23/12	\$310,000	\$308,000	3390	7	2003	Avg	4702	N	N	211 INDEX PL SE
002	430735	1100	2/20/12	\$387,000	\$383,000	3880	7	2004	Avg	8717	Y	N	3103 SE 4TH ST
002	430735	0560	5/27/10	\$408,000	\$368,000	4040	7	2004	Avg	8229	Y	N	2925 SE 4TH ST
002	430733	0060	8/31/12	\$422,000	\$421,000	4110	7	2004	Avg	7860	Y	N	2809 SE 4TH ST
002	395590	0980	6/24/10	\$450,000	\$409,000	4250	7	2001	Avg	7599	N	N	2301 SE 3RD ST
002	559290	0115	3/21/11	\$340,000	\$324,000	1210	8	1956	VGood	7200	Y	N	123 CAPRI AVE NE
002	559290	0215	7/22/11	\$363,000	\$352,000	1300	8	1955	Good	7866	Y	N	104 CAPRI AVE NE
002	559290	0330	12/13/10	\$338,000	\$317,000	1340	8	1956	Good	9862	Y	N	70 MONTEREY PL NE
002	559290	0180	1/27/11	\$310,000	\$293,000	1500	8	1954	Good	8500	Y	N	121 MONTEREY PL NE
002	559290	0300	10/15/12	\$300,000	\$300,000	1710	8	1953	Avg	7739	Y	N	114 MONTEREY PL NE
002	092305	9246	6/8/10	\$384,000	\$348,000	1950	8	2004	Avg	6740	N	N	1005 SHELTON AVE NE
002	559290	0305	10/26/11	\$296,857	\$291,000	1980	8	1953	VGood	7557	Y	N	108 MONTEREY PL NE
002	801110	0006	2/18/10	\$297,000	\$262,000	2080	8	2005	Avg	6855	N	N	3315 NE 7TH CT
002	092305	9254	11/24/10	\$335,000	\$314,000	2330	8	2010	Avg	8500	N	N	546 MONROE AVE NE

Improved Sales Used in this Annual Update Analysis
Area 85
(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
002	330780	0030	6/16/11	\$355,000	\$343,000	2400	8	2004	Avg	9530	N	N	1306 REDMOND PL NE
002	092305	9250	9/30/11	\$260,000	\$254,000	2410	8	2004	Avg	5962	N	N	1004 SHELTON AVE NE
002	756970	0040	6/1/10	\$415,000	\$375,000	2430	8	2007	Avg	7277	N	N	4003 NE 9TH PL
002	756970	0060	8/24/12	\$322,000	\$321,000	2430	8	2007	Avg	4573	N	N	4034 NE 9TH PL
002	082305	9144	12/18/12	\$312,000	\$312,000	2460	8	2005	Avg	5950	Y	N	665 BLAINE CT NE
002	092305	9255	2/4/11	\$350,000	\$332,000	2550	8	2010	Avg	6505	N	N	552 MONROE AVE NE
002	756970	0070	12/21/12	\$396,950	\$397,000	2780	8	2007	Avg	4500	N	N	4029 NE 9TH PL
002	722750	2511	7/16/12	\$415,000	\$414,000	2150	9	2003	Avg	6344	Y	N	604 BRONSON PL NE
002	947620	0710	4/13/10	\$488,000	\$436,000	2470	9	2009	Avg	7200	Y	N	353 BRONSON WAY NE
002	330780	0080	11/9/12	\$366,000	\$366,000	2500	9	1978	VGood	21070	N	N	1303 REDMOND PL NE
002	330780	0080	11/9/10	\$358,750	\$335,000	2500	9	1978	VGood	21070	N	N	1303 REDMOND PL NE
002	330780	0060	11/19/12	\$377,000	\$377,000	2520	9	2004	Avg	8480	N	N	1321 REDMOND PL NE
002	330780	0070	12/12/12	\$395,000	\$395,000	2690	9	2004	Avg	8800	N	N	1315 REDMOND PL NE
002	092305	9105	4/2/10	\$533,000	\$475,000	3340	9	2008	Avg	8276	N	N	1158 QUEEN AVE NE
002	092305	9185	4/5/10	\$518,000	\$462,000	3140	10	2008	Avg	8033	N	N	1164 QUEEN AVE NE
002	092305	9187	11/30/12	\$557,000	\$557,000	3400	10	2008	Avg	7840	N	N	1152 QUEEN AVE NE
002	092305	9107	4/26/10	\$550,000	\$493,000	4020	10	2009	Avg	5029	N	N	1170 QUEEN AVE NE

Improved Sales Removed in this Annual Update Analysis
Area 85
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	019210	0015	2/10/12	\$135,000	NON-REP SALE; IMP CHAR CHANGED SINCE SALE; ESTATE
001	019210	0015	5/31/12	\$232,500	PRESENT CHAR DO NOT MATCH SALE CHARACTERISTICS
001	032305	9121	6/2/11	\$100,000	NO MARKET EXPOSURE; EASEMENT OR RIGHT-OF-WAY
001	032305	9164	12/3/10	\$445,000	NO MARKET EXPOSURE; BANKRUPTCY; EXEMPT EXCISE TAX
001	032305	9164	9/7/11	\$236,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
001	032305	9240	10/28/12	\$125,000	NO MARKET EXPOSURE
001	032305	9303	2/13/12	\$54,892	DOR RATIO;QCD; RELATED PARTY, FRIEND, OR NEIGHBOR
001	042305	9030	10/7/10	\$305,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	042305	9138	1/26/12	\$300,000	%COMPL; ESTATE ADMINISTRATOR, OR EXECUTOR
001	042305	9138	11/13/12	\$439,950	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
001	042305	9148	12/3/12	\$449,950	DIAGNOSTIC OUTLIER;MODEL DEVELOPMENT EXCLUSION
001	042305	9197	4/24/12	\$475,000	NO MARKET EXPOSURE
001	042305	9197	2/28/11	\$266,741	NO MARKET EXPOSURE; BANKRUPTCY; EXEMPT EXCISE TAX
001	042305	9272	12/20/11	\$160,000	NON-REPRESENTATIVE SALE; SHORT SALE
001	042305	9349	9/12/11	\$323,869	NO MARKET EXPOSURE; BANKRUPTCY; EXEMPT EXCISE TAX
001	042305	9396	8/30/12	\$340,100	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
001	042305	9404	5/4/11	\$394,000	NON-REPRESENTATIVE SALE
001	042800	0185	7/8/11	\$240,000	RELOCATION - SALE TO SERVICE
001	042800	0235	2/15/11	\$155,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
001	128800	0200	2/9/11	\$415,000	NON-REPRESENTATIVE SALE; SHORT SALE
001	133270	0050	9/12/12	\$320,000	SALE CHARACTERISTICS DO NOT MATCH SALE 2013 AV
001	174999	0050	12/7/12	\$366,500	%COMPLETE
001	174999	0060	10/30/12	\$357,950	%COMPLETE
001	174999	0150	12/20/12	\$335,000	%COMPL; BUILDER OR DEVELOPER SALES
001	231100	0050	6/1/10	\$355,000	NON-REPRESENTATIVE SALE; SHORT SALE
001	278770	0600	2/2/12	\$319,777	NO MARKET EXPOSURE; BANKRUPTCY; EXEMPT EXCISE TAX
001	278770	1010	2/21/12	\$114,117	DOR RATIO;QCD; RELATED PARTY, FRIEND, OR NEIGHBOR
001	278770	1080	7/25/11	\$215,000	NON-REPRESENTATIVE SALE; ESTATE ADMINISTRATOR
001	278772	0280	7/23/10	\$237,500	NON-REP SALE; FINANCIAL INSTITUTION RESALE
001	278772	0470	7/28/11	\$122,500	DOR RATIO;QCD; RELATED PARTY, FRIEND, OR NEIGHBOR
001	311990	0150	6/1/10	\$205,000	NON-REP SALE; ESTATE ADMIN; NO MARKET EXPOSURE
001	311990	0161	9/29/10	\$980,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	329540	0010	5/16/11	\$147,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
001	329545	0080	1/10/12	\$205,001	NO MARKET EXPOSURE; BANKRUPTCY; EXEMPT EXCISE TAX
001	332740	0120	11/9/11	\$370,722	NO MARKET EXPOSURE; BANKRUPTCY; EXEMPT EXCISE TAX
001	332740	0120	12/27/11	\$231,900	NON-REP SALE; FINANCIAL INSTITUTION RESALE
001	334210	3365	8/25/11	\$185,000	DOR RATIO;%COMPL; IMP. CHAR CHANGED SINCE SALE
001	334390	0202	12/2/11	\$222,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE

Improved Sales Removed in this Annual Update Analysis
Area 85
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	334390	0584	3/19/10	\$187,500	IMP.CHARACTERISTICS CHANGED SINCE SALE;ESTATE SALE
001	334390	0737	5/26/10	\$299,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
001	334390	1191	3/16/11	\$170,000	NON-REPRESENTATIVE SALE; SHORT SALE
001	334390	1365	4/4/11	\$165,000	NON-REPRESENTATIVE SALE
001	334390	1521	8/30/11	\$219,990	NON-REPRESENTATIVE SALE; SHORT SALE
001	334390	1527	3/17/11	\$180,000	IMP. CHAR CHANGED SINCE SALE; FINANCIAL INST RESALE
001	334390	1645	5/1/11	\$120,000	DOR RATIO; %COMPL; NO MARKET EXPOSURE
001	334390	1649	8/1/12	\$117,000	DOR RATIO;QCD; RELATED PARTY, FRIEND, OR NEIGHBOR
001	334390	1769	12/11/12	\$600,000	DIAGNOSTIC OUTLIER;EXCLUSION FROM THE SAMPLE SET
001	334390	1843	12/14/10	\$90,000	DOR RATIO; PART INTEREST; RELATED PARTY/FRIEND
001	334390	2520	6/22/12	\$925,000	TEAR DOWN; SEGREGATION SINCE SALE
001	334390	2651	11/17/11	\$300,000	NO MARKET EXPOSURE; BANKRUPTCY; EXEMPT EXCISE TAX
001	334390	3045	4/12/10	\$359,987	NO MARKET EXPOSURE; BANKRUPTCY; EXEMPT EXCISE TAX
001	334390	3485	7/11/12	\$241,315	NO MARKET EXPOSURE; BANKRUPTCY; EXEMPT EXCISE TAX
001	334390	3602	8/4/11	\$290,000	SEGREGATION OR MERGER; BUILDER/DEVELOPER SALE
001	334390	3611	12/3/12	\$509,950	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
001	334450	0129	12/13/12	\$565,000	ACTIVE PERMIT BEFORE SALE>25K
001	334450	0221	12/10/12	\$320,000	ACTIVE PERMIT BEFORE SALE>25K
001	334510	0521	8/24/10	\$262,016	NO MARKET EXPOSURE; BANKRUPTCY; EXEMPT EXCISE TAX
001	344950	0150	1/19/11	\$137,200	NON-REP SALE; FINANCIAL INSTITUTION RESALE
001	344980	0070	2/8/10	\$580,000	RELOCATION - SALE TO SERVICE
001	344981	0160	12/12/11	\$24,508	DOR RATIO;QCD; RELATED PARTY, FRIEND, OR NEIGHBOR
001	354230	0015	4/5/12	\$145,000	BOX PLOT; ANOMALY DETECTION
001	354230	0015	7/3/12	\$158,000	DIAGNOSTIC OUTLIER;OBSERVATION OUTSIDE THE NORM
001	354230	0075	3/9/11	\$165,000	IMP. CHAR CHANGED SINCE SALE; FINANCIAL INST RESALE
001	388832	0040	7/2/12	\$243,012	NO MARKET EXPOSURE; BANKRUPTCY; EXEMPT EXCISE TAX
001	516970	0150	9/16/11	\$350,000	NON-REPRESENTATIVE SALE
001	523000	0130	12/28/12	\$201,000	NO MARKET EXPOSURE; BANKRUPTCY; EXEMPT EXCISE TAX
001	535830	0040	6/6/11	\$325,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	559205	0060	9/9/11	\$110,000	DOR RATIO;QUIT CLAIM DEED
001	666925	0100	8/26/10	\$350,000	NON-REPRESENTATIVE SALE; SHORT SALE
001	719350	0030	7/10/12	\$254,900	DIAGNOSTIC OUTLIER;MODEL DEVELOPMENT EXCLUSION
001	722780	1300	2/22/11	\$350,000	NON-REPRESENTATIVE SALE; GOVERNMENT AGENCY;
001	722780	1510	10/31/11	\$113,000	NON-REPRESENTATIVE SALE; SHORT SALE
001	722780	1515	5/25/10	\$110,000	PREVIMP<=25K
001	722780	1765	12/28/11	\$159,000	NO MARKET EXPOSURE; BANKRUPTCY; EXEMPT EXCISE TAX
001	722780	1991	10/23/12	\$201,300	NO MARKET EXPOSURE; BANKRUPTCY; EXEMPT EXCISE TAX
001	754100	0020	12/1/10	\$225,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE

Improved Sales Removed in this Annual Update Analysis
Area 85
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	754100	0060	3/8/11	\$226,950	NON-REP SALE; FINANCIAL INSTITUTION RESALE
001	778840	0150	3/22/11	\$162,000	NON-REPRESENTATIVE SALE; SHORT SALE
001	778900	0025	11/16/11	\$105,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
001	802955	0110	3/8/11	\$310,000	NON-REPRESENTATIVE SALE; SHORT SALE
001	802977	0060	12/5/11	\$520,600	NO MARKET EXPOSURE; BANKRUPTCY; EXEMPT EXCISE TAX
001	802977	0060	9/2/12	\$515,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
001	802977	0090	9/13/10	\$500,000	NON-REPRESENTATIVE SALE; SHORT SALE
001	802977	0140	7/1/11	\$560,000	RELOCATION - SALE TO SERVICE
001	802977	0240	8/17/12	\$633,250	NON-REP SALE;FINANCIAL INST RESALE;EXEMPT EXCISE TAX
001	802977	0290	8/26/11	\$440,000	NON-REPRESENTATIVE SALE; SHORT SALE
001	802977	0360	9/23/11	\$435,000	NON-REPRESENTATIVE SALE; SHORT SALE
001	802977	0400	6/29/11	\$480,000	NON-REPRESENTATIVE SALE; SHORT SALE
001	802977	0440	11/5/12	\$415,000	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
001	802977	0460	4/2/10	\$545,000	RELOCATION - SALE TO SERVICE
001	803540	0230	1/25/10	\$100,000	DOR RATIO;QCD; RELATED PARTY, FRIEND, OR NEIGHBOR
001	804410	0100	2/27/12	\$270,000	NON-REPRESENTATIVE SALE;FINANCIAL INST RESALE
001	807904	0200	2/22/12	\$320,000	NON-REP SALE; EXEMPT EXCISE TAX; FINANCIAL INST SALE
001	807904	0700	8/30/11	\$328,000	NON-REPRESENTATIVE SALE
001	813210	0170	5/17/10	\$389,950	RELOCATION - SALE TO SERVICE
001	880920	0050	10/17/12	\$390,000	DIAGNOSTIC OUTLIER;EXCLUSION FROM THE SAMPLE SET
001	920250	0250	4/2/10	\$2,000	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE
001	920250	0260	6/4/12	\$205,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR
001	929086	0210	4/7/11	\$299,000	NON-REPRESENTATIVE SALE; SHORT SALE
001	947750	0050	8/6/12	\$304,000	RELATED PARTY/FRIEND/NEIGHBOR; NO MRKT EXPOSURE
001	947755	0080	12/7/11	\$470,000	RELOCATION - SALE TO SERVICE
001	952640	0050	9/21/10	\$108,000	DOR RATIO;QCD;PART INTEREST;RELATED PARTY/FRIEND
002	041800	0090	2/25/11	\$135,000	NO MARKET EXPOSURE; BANKRUPTCY; EXEMPT EXCISE TAX
002	041800	0320	4/13/12	\$139,000	DIAGNOSTIC OUTLIER;MODEL DEVELOPMENT EXCLUSION
002	041800	0415	12/27/11	\$159,709	NO MARKET EXPOSURE; BANKRUPTCY, EXEMPT EXCISE TAX
002	041800	0415	5/24/12	\$125,000	PREVIMP<=25K;GOV AGENCY; EXEMPT EXCISE TAX
002	041800	0430	2/24/12	\$82,500	PREVIMP<=25K
002	041800	0495	4/6/12	\$100,199	DIAGNOSTIC OUTLIER;OBSERVATION OUTSIDE THE NORM
002	042000	0050	9/9/11	\$117,770	NON-REP SALE; FINANCIAL INSTITUTION RESALE
002	042100	0040	10/22/12	\$101,000	PREVIMP<=25K
002	042100	0285	11/9/10	\$144,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
002	042100	0295	2/16/12	\$264,023	NO MARKET EXPOSURE; BANKRUPTCY; EXEMPT EXCISE TAX
002	042100	0510	4/6/12	\$91,500	NON-REP SALE; FINANCIAL INSTITUTION RESALE
002	042100	0595	3/28/11	\$136,000	DIAGNOSTIC OUTLIER; ANOMALY DETECTION

Improved Sales Removed in this Annual Update Analysis
Area 85
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	042100	0635	3/21/11	\$118,750	NON-REP SALE; FINANCIAL INSTITUTION RESALE
002	042100	0655	1/19/11	\$120,418	PREVIMP<=25K;GOV AGENCY; EXEMPT EXCISE TAX
002	042200	0010	2/28/11	\$235,000	NO MARKET EXPOSURE; BANKRUPTCY; EXEMPT EXCISE TAX
002	042200	0010	11/4/11	\$130,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
002	042200	0045	12/13/12	\$156,001	NO MARKET EXPOSURE; BANKRUPTCY; EXEMPT EXCISE TAX
002	042200	0060	11/1/12	\$90,000	NO MARKET EXPOSURE; CONTRACT OR CASH SALE
002	042300	0215	1/27/12	\$98,500	NON-REP SALE; FINANCIAL INSTITUTION RESALE
002	042300	0250	7/15/11	\$100,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
002	042300	0250	7/26/11	\$100,000	NON-REPRESENTATIVE SALE;QCD; EXEMPT EXCISE TAX
002	042400	0115	2/20/12	\$124,900	IMP CHAR CHANGED SINCE SALE; EXEMPT EXCISE TAX
002	042400	0115	6/13/12	\$243,500	PRESENT CHAR DO NOT MATCH SALE CHARACTERISTICS
002	042450	0010	2/3/12	\$130,000	DIAGNOSTIC OUTLIER;MODEL DEVELOPMENT EXCLUSION
002	042520	0030	10/31/12	\$110,000	DIAGNOSTIC OUTLIER;OBSERVATION OUTSIDE THE NORM
002	042520	0115	2/1/12	\$127,000	NON-REPRESENTATIVE SALE;FINANCIAL INSTITUTION SALE
002	042540	0225	4/23/11	\$62,000	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
002	042550	0140	6/10/10	\$230,000	RELATED PARTY, FRIEND, OR NEIGHBOR; ESTATE; QCD
002	042550	0160	3/28/11	\$173,000	NON-REPRESENTATIVE SALE; ESTATE ADMIN,EXECUTOR
002	082305	9141	5/22/12	\$55,000	DOR RATIO; FINANCIAL INSTITUTION RESALE
002	082305	9141	11/15/11	\$150,000	NO MARKET EXPOSURE; BANKRUPTCY; EXEMPT EXCISE TAX
002	091150	0105	1/6/10	\$150,000	DIAGNOSTIC OUTLIER;EXCLUSION FROM THE SAMPLE SET
002	091150	0125	5/6/10	\$120,000	NON-REPRESENTATIVE SALE; QUIT CLAIM DEED
002	092305	9119	2/2/12	\$172,951	NO MARKET EXPOSURE; BANKRUPTCY; EXEMPT EXCISE TAX
002	092305	9119	6/27/12	\$127,434	NON-REP SALE; FINANCIAL INSTITUTION RESALE
002	092305	9178	12/4/12	\$339,198	NO MARKET EXPOSURE; BANKRUPTCY; EXEMPT EXCISE TAX
002	092305	9205	11/7/11	\$72,500	NO MARKET EXPOSURE; BANKRUPTCY; EXEMPT EXCISE TAX
002	092305	9230	3/30/12	\$331,000	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
002	092305	9252	9/18/12	\$182,336	DOR RATIO;STATEMENT TO DOR
002	092305	9253	3/2/12	\$345,000	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
002	106140	0400	4/14/10	\$243,281	NO MARKET EXPOSURE; BANKRUPTCY; EXEMPT EXCISE TAX
002	165753	0200	5/24/11	\$282,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	165753	0650	7/5/12	\$155,000	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
002	172305	9096	1/27/12	\$258,460	NO MARKET EXPOSURE; BANKRUPTCY; EXEMPT EXCISE TAX
002	172305	9096	7/19/12	\$146,000	NON-REP SALE; EXEMPT EXCISE TAX; FINANCIAL INST SALE
002	285480	0035	6/7/12	\$120,000	DIAGNOSTIC OUTLIER;EXCLUSION FROM THE SAMPLE SET
002	285480	0055	5/17/12	\$239,900	ACTIVE PERMIT BEFORE SALE>25K
002	298740	0030	11/29/10	\$29,614	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
002	298740	0115	1/3/12	\$192,900	NON-REP SALE; FINANCIAL INSTITUTION RESALE
002	430730	0570	7/14/11	\$338,101	NO MARKET EXPOSURE; BANKRUPTCY; EXEMPT EXCISE TAX

Improved Sales Removed in this Annual Update Analysis
Area 85
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	430731	0040	2/10/12	\$176,500	NO MARKET EXPOSURE; BANKRUPTCY; EXEMPT EXCISE TAX
002	430734	0050	10/27/11	\$416,387	NO MARKET EXPOSURE; BANKRUPTCY; EXEMPT EXCISE TAX
002	430734	0310	11/10/11	\$406,490	NO MARKET EXPOSURE; BANKRUPTCY; EXEMPT EXCISE TAX
002	430734	0320	7/9/12	\$269,000	NO MARKET EXPOSURE; BANKRUPTCY; EXEMPT EXCISE TAX
002	430734	0360	11/9/12	\$325,418	NO MARKET EXPOSURE; BANKRUPTCY; EXEMPT EXCISE TAX
002	430734	0600	1/25/12	\$133,000	NON-REPRESENTATIVE SALE; QUIT CLAIM DEED
002	559290	0030	2/17/11	\$250,000	BOX PLOT; ANOMALY DETECTION
002	722750	0105	12/12/11	\$135,000	DIAGNOSTIC OUTLIER;MODEL DEVELOPMENT EXCLUSION
002	722750	0125	5/29/12	\$101,302	NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX
002	722750	0145	3/12/12	\$250,700	NO MARKET EXPOSURE; BANKRUPTCY; EXEMPT EXCISE TAX
002	722750	0145	4/2/12	\$214,390	NO MARKET EXPOSURE; BANKRUPTCY; EXEMPT EXCISE TAX
002	722750	0260	10/9/12	\$85,000	NO MARKET EXPOSURE; BANKRUPTCY; EXEMPT EXCISE TAX
002	722750	0355	12/6/12	\$175,000	NO MARKET EXPOSURE; BANKRUPTCY; EXEMPT EXCISE TAX
002	722750	0520	12/12/12	\$166,000	BOX PLOT; ANOMALY DETECTION
002	722750	0670	6/19/12	\$128,000	DIAGNOSTIC OUTLIER;OBSERVATION OUTSIDE THE NORM
002	722750	0670	11/8/11	\$178,284	NO MARKET EXPOSURE; BANKRUPTCY; EXEMPT EXCISE TAX
002	722750	0730	3/20/12	\$79,000	DOR RATIO; EXEMPT EXCISE TAX; FINANCIAL INST SALE
002	722750	0750	5/30/12	\$118,500	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
002	722750	0795	4/13/12	\$85,000	DOR RATIO
002	722750	1015	7/17/12	\$117,000	DIAGNOSTIC OUTLIER;MODEL DEVELOPMENT EXCLUSION
002	722750	1105	5/17/12	\$235,000	DIAGNOSTIC OUTLIER;EXCLUSION FROM THE SAMPLE SET
002	722750	1105	1/23/12	\$110,199	NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX
002	722750	1115	2/1/12	\$110,000	DIAGNOSTIC OUTLIER;OBSERVATION OUTSIDE THE NORM
002	722750	1135	12/7/11	\$289,701	NO MARKET EXPOSURE; BANKRUPTCY; EXEMPT EXCISE TAX
002	722750	1135	3/30/12	\$113,000	NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX
002	722750	1180	8/31/12	\$354,273	NO MARKET EXPOSURE; BANKRUPTCY; EXEMPT EXCISE TAX
002	722750	1210	9/28/10	\$130,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	722750	1235	11/15/11	\$85,000	DOR RATIO; ESTATE; IMP. CHAR CHANGED SINCE SALE
002	722750	1300	5/18/12	\$151,500	NO MARKET EXPOSURE; BANKRUPTCY; EXEMPT EXCISE TAX
002	722750	1325	11/2/12	\$140,000	IMP CHARACTERISTICS CHANGED SINCE SALE
002	722750	1400	12/15/11	\$70,000	DOR RATIO; ESTATE ADMINISTRATOR, OR EXECUTOR
002	722750	1465	5/15/10	\$85,000	DOR RATIO;QCD; RELATED PARTY, FRIEND, OR NEIGHBOR
002	722750	1610	2/29/12	\$80,000	DOR RATIO
002	722750	1650	6/14/12	\$109,000	DIAGNOSTIC OUTLIER;MODEL DEVELOPMENT EXCLUSION
002	722750	1675	6/4/10	\$296,511	NO MARKET EXPOSURE; BANKRUPTCY; EXEMPT EXCISE TAX
002	722750	1765	6/29/12	\$346,018	NO MARKET EXPOSURE; BANKRUPTCY; EXEMPT EXCISE TAX
002	722750	1870	9/7/12	\$108,000	NO MARKET EXPOSURE; BANKRUPTCY; EXEMPT EXCISE TAX
002	722750	1880	6/4/10	\$228,900	DIAGNOSTIC OUTLIER; ANOMALY DETECTION

Improved Sales Removed in this Annual Update Analysis
Area 85
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	722750	2055	3/26/12	\$104,000	DIAGNOSTIC OUTLIER;EXCLUSION FROM THE SAMPLE SET
002	722750	2080	12/29/10	\$137,319	RELATED PARTY, FRIEND, OR NEIGHBOR; QUIT CLAIM DEED;
002	722750	2135	9/7/12	\$110,000	NON-REPRESENTATIVE SALE
002	722750	2265	5/6/11	\$143,962	NON-REP SALE; FINANCIAL INSTITUTION RESALE
002	722750	2370	4/26/12	\$128,001	NO MARKET EXPOSURE; BANKRUPTCY; EXEMPT EXCISE TAX
002	722750	2465	7/24/12	\$161,468	NO MARKET EXPOSURE; BANKRUPTCY; EXEMPT EXCISE TAX
002	722780	0695	12/19/11	\$182,750	NO MARKET EXPOSURE; BANKRUPTCY; EXEMPT EXCISE TAX
002	722780	0695	2/23/12	\$132,000	NON-REPRESENTATIVE SALE FINANCIAL INSTITUTION SALE
002	722780	0715	3/16/12	\$183,000	DIAGNOSTIC OUTLIER;OBSERVATION OUTSIDE THE NORM
002	722780	0720	7/13/10	\$152,809	NO MARKET EXPOSURE; BANKRUPTCY; EXEMPT EXCISE TAX
002	722780	0790	12/28/12	\$165,000	PREVIMP<=25K
002	722780	0810	10/10/11	\$125,000	DIAGNOSTIC OUTLIER;MODEL DEVELOPMENT EXCLUSION
002	722780	0910	10/11/11	\$225,000	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
002	723130	0115	2/22/12	\$160,000	DIAGNOSTIC OUTLIER;OBSERVATION OUTSIDE THE NORM
002	723610	0050	8/14/12	\$247,895	NO MARKET EXPOSURE; BANKRUPTCY; EXEMPT EXCISE TAX
002	723630	0080	7/2/12	\$160,500	NO MARKET EXPOSURE; BANKRUPTCY; EXEMPT EXCISE TAX
002	756970	0070	7/12/12	\$363,452	NO MARKET EXPOSURE; BANKRUPTCY; EXEMPT EXCISE TAX
002	756970	0100	7/27/12	\$295,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	780920	0025	2/14/12	\$112,199	NON-REP SALE; FINANCIAL INSTITUTION RESALE
002	801110	0074	5/31/12	\$158,000	NO MARKET EXPOSURE; BANKRUPTCY; EXEMPT EXCISE TAX
002	801110	0074	11/9/12	\$125,199	NON-REP SALE; FINANCIAL INSTITUTION RESALE
002	802974	0070	3/29/12	\$180,000	BOX PLOT; ANOMALY DETECTION
002	807420	0150	4/30/12	\$84,000	DOR RATIO
002	894475	0870	1/21/11	\$204,000	NON-REP SALE; EXEMPT EXCISE TAX; FINANCIAL INST SALE
002	894850	0060	12/15/11	\$165,000	NON-REP SALE; EXEMPT EXCISE TAX; FINANCIAL INST SALE
002	922590	0055	1/30/12	\$110,000	DOR RATIO
002	922590	0055	4/24/12	\$300,000	SALE CHARACTERISTICS DO NOT MATCH 2013AV
002	947620	0400	5/4/11	\$80,700	DOR RATIO
002	947620	0420	4/30/12	\$220,000	UNFINISHED AREA
002	947620	0470	12/19/12	\$195,000	IMP. CHAR CHANGED SINCE SALE; FINANCIAL INST RESALE
002	947620	0470	10/3/12	\$382,500	NO MARKET EXPOSURE; BANKRUPTCY; EXEMPT EXCISE TAX
002	947620	0675	1/25/10	\$150,000	PREVIMP<=25K
002	947670	0065	4/26/12	\$140,000	DIAGNOSTIC OUTLIER;EXCLUSION FROM THE SAMPLE SET
002	947670	0070	10/18/12	\$145,000	DIAGNOSTIC OUTLIER;MODEL DEVELOPMENT EXCLUSION

Vacant Sales Used in this Annual Update Analysis
Area 85
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
001	032305	9321	6/28/2010	\$230,000	7450	N	N
001	042305	9197	11/30/2011	\$110,000	8500	N	N
001	042305	9210	9/16/2010	\$100,000	5169	N	N
001	042305	9399	4/14/2011	\$108,000	7876	N	N
001	042305	9400	7/19/2011	\$107,000	5001	N	N
001	042305	9402	4/21/2010	\$100,000	5600	N	N
001	042305	9404	12/30/2010	\$100,000	5001	N	N
001	334390	2159	2/17/2011	\$90,000	6136	N	N
001	334390	2483	10/19/2012	\$132,500	5115	N	N
001	334390	3651	8/13/2010	\$115,000	6312	N	N
001	334450	0129	3/23/2012	\$150,000	5000	N	N
001	334450	0129	3/3/2010	\$115,000	5000	N	N
001	334450	0132	3/20/2012	\$150,000	5592	N	N
001	334450	0132	2/25/2010	\$120,000	5592	N	N
001	934760	0110	7/16/2010	\$125,000	5806	N	N

Vacant Sales Removed in this Annual Update Analysis
Area 85
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	032305	9089	5/23/2011	\$85,000	NON-REPRESENTATIVE SALE;FINANCIAL INST RESALE
001	042305	9231	12/9/2010	\$581,000	SEGREGATION AND/OR MERGER
001	042305	9396	2/7/2012	\$75,000	NON-REPRESENTATIVE SALE; NO MARKET EXPOSURE
001	174999	0020	8/22/2012	\$380,000	IMPROVED SALE
001	174999	0090	10/22/2012	\$349,500	IMPROVED SALE

Mobile Home Sales Used in this Annual Update Analysis
Area 85

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
001	032305	9238	6/10/2010	\$180,000	20150	N	N
001	523000	0210	1/21/2010	\$202,000	31150	N	N

Mobile Home Sales Removed in this Annual Update Analysis
Area 85

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
					NO MOBILE HOME SALES REMOVED