

Residential Revalue

2013 Assessment Roll

East Kirkland/ Rose Hill

Area 93

King County Department of Assessments

Seattle, Washington



King County

Department of Assessments

Accounting Division

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

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

Email: assessor.info@kingcounty.gov

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

Lloyd Hara
Assessor

Dear Property Owners:

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

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

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

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

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

Sincerely,

Lloyd Hara
Assessor

A detailed map of King County, Washington, highlighting two specific areas. Sub Area 007 is located in the northern part of the county, near Kirkland and Redmond, and is shaded in green. It is bounded by NE 140th St to the north, NE 124th St to the south, and Slater Ave NE to the west. Sub Area 015 is located in the southern part of the county, near Redmond, and is shaded in purple. It is bounded by NE 80th St to the north, NE 60th St to the south, and NE 116th Ave NE to the west. The map includes major roads like I-90 and SR-520, as well as various parks and lakes. A compass rose is visible in the top right corner.

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East Kirkland/ Rose Hill

Housing



Grade 6/ Year Built 1960/ Total Living Area 770



Grade 7/ Year Built 1982/ Total Living Area 970



Grade 8/ Year Built 1972/ Total Living Area 2,390



Grade 9/ Year Built 1988/ Total Living Area 3,400



Grade 10/ Year Built 2007/ Total Living Area 3,650



Grade 11/ Year Built 2003/ Total Living Area 4,280

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: East Kirkland/ Rose Hill – Area 93

Previous Physical Inspection: 2012

Number of Improved Sales: 713

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	\$172,800	\$228,200	\$401,000			
2013 Value	\$200,800	\$265,200	\$466,000	\$508,700	91.7%	7.74%
Change	+\$28,000	+\$37,000	+\$65,000			
% Change	+16.2%	+16.2%	+16.2%			

*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 7.74% is an improvement from the previous COD of 7.83%.

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	\$174,000	\$194,100	\$368,100
2013 Value	\$202,200	\$225,600	\$427,800
Percent Change	+16.2%	+16.2%	+16.2%

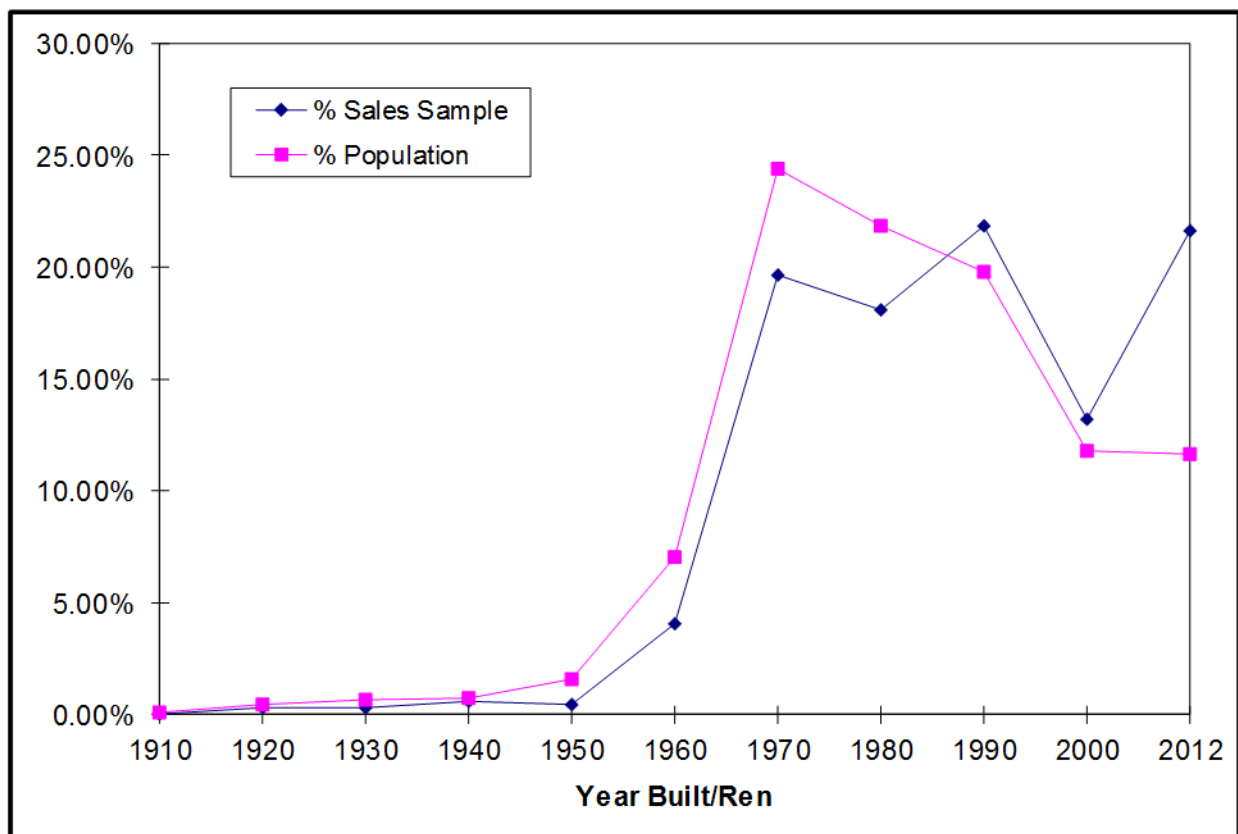
Number of one to three unit residences in the population: 6,894

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 the Upland Green plats (Majors 883520, 883521, and 883522) were at a higher assessment level than the rest of the population and therefore needed to be included in the update formula in order to improve the uniformity of assessments throughout the area.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	2	0.28%
1930	2	0.28%
1940	4	0.56%
1950	3	0.42%
1960	29	4.07%
1970	140	19.64%
1980	129	18.09%
1990	156	21.88%
2000	94	13.18%
2012	154	21.60%
	713	

Population		
Year Built/Ren	Frequency	% Population
1910	8	0.12%
1920	29	0.42%
1930	45	0.65%
1940	52	0.75%
1950	108	1.57%
1960	483	7.01%
1970	1684	24.43%
1980	1506	21.85%
1990	1363	19.77%
2000	814	11.81%
2012	802	11.63%
	6894	

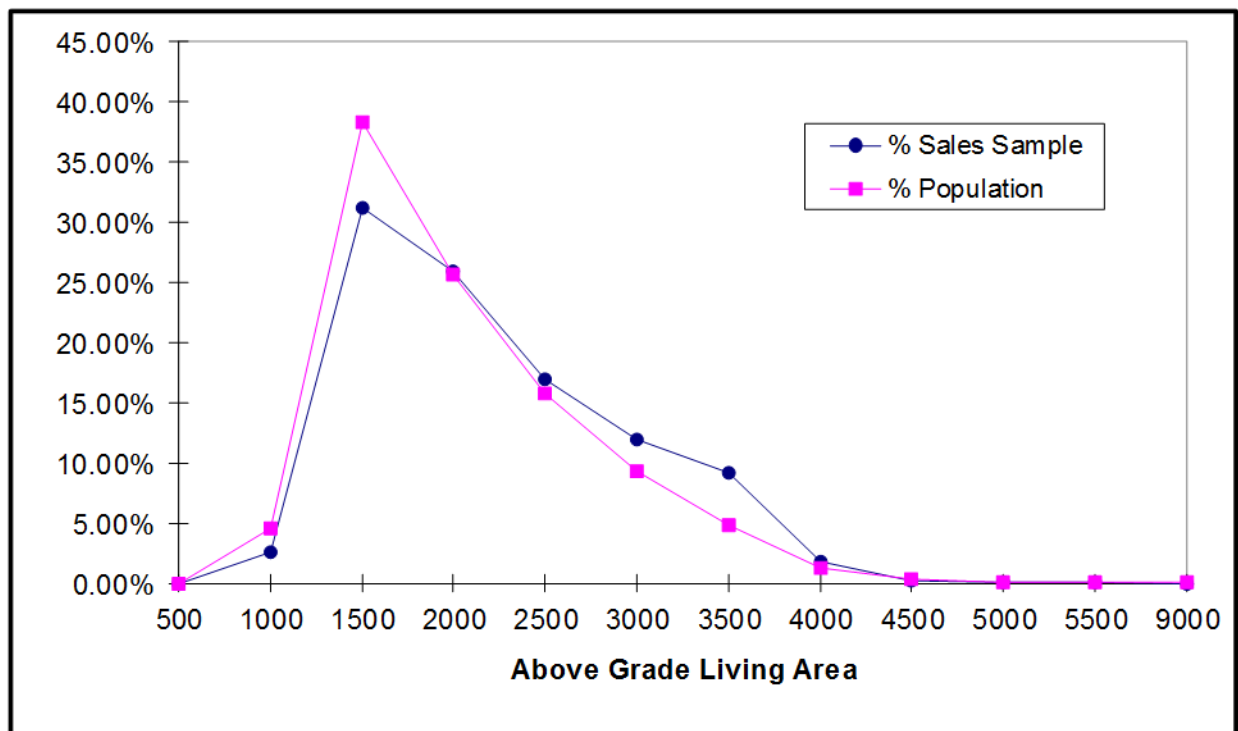


The sales sample frequency distribution follows the population distribution fairly closely with regard to Year Built/Renovated. This distribution is adequate for both accurate analysis and appraisals.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	18	2.52%
1500	222	31.14%
2000	185	25.95%
2500	121	16.97%
3000	85	11.92%
3500	65	9.12%
4000	13	1.82%
4500	2	0.28%
5000	1	0.14%
5500	1	0.14%
9000	0	0.00%
	713	

Population		
AGLA	Frequency	% Population
500	0	0.00%
1000	315	4.57%
1500	2636	38.24%
2000	1765	25.60%
2500	1088	15.78%
3000	639	9.27%
3500	333	4.83%
4000	88	1.28%
4500	20	0.29%
5000	6	0.09%
5500	2	0.03%
9000	2	0.03%
	6894	

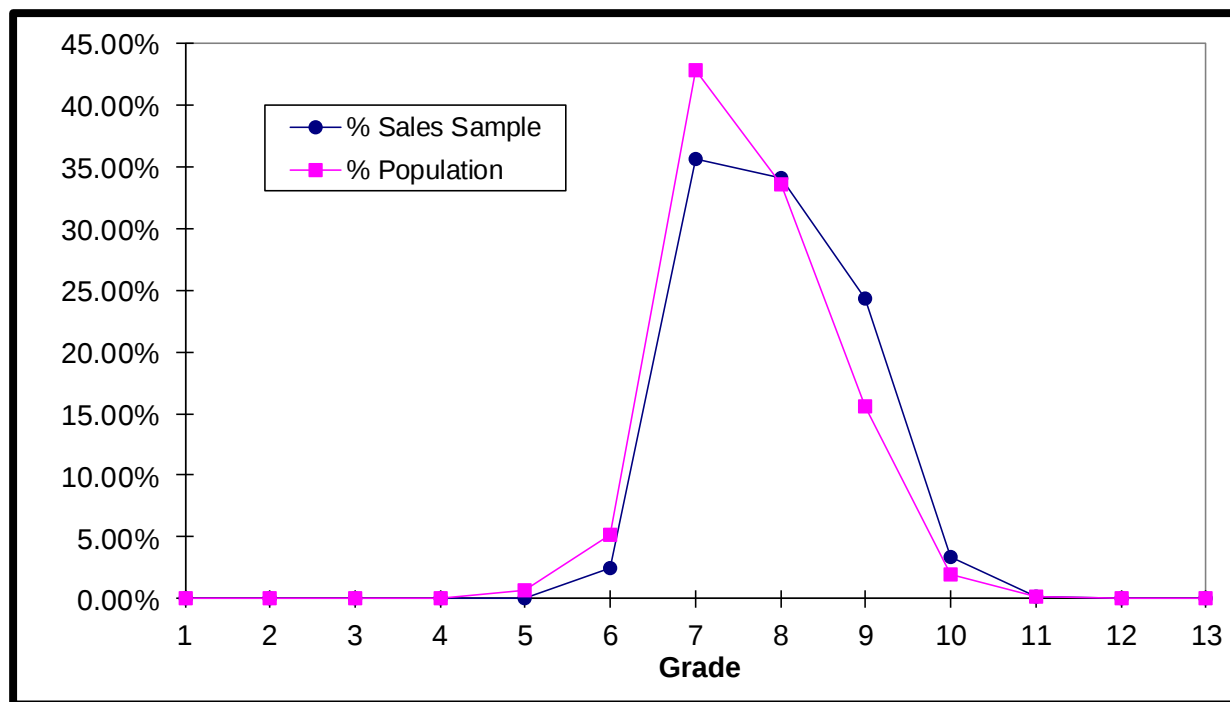


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	18	2.52%
7	254	35.62%
8	243	34.08%
9	173	24.26%
10	24	3.37%
11	1	0.14%
12	0	0.00%
13	0	0.00%
	713	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	5	0.07%
5	47	0.68%
6	355	5.15%
7	2949	42.78%
8	2311	33.52%
9	1071	15.54%
10	140	2.03%
11	12	0.17%
12	4	0.06%
13	0	0.00%
	6894	



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

Sales Screening for Improved Parcel Analysis

In order to ensure that the Assessor's analysis of sales of improved properties best reflects the market value of the majority of the properties within an area, non-typical properties must be removed so a representative sales sample can be analyzed to determine the new valuation level. The following list illustrates examples of non-typical properties which are removed prior to the beginning of the analysis.

1. Vacant parcels
2. Mobile Home parcels
3. Multi-Parcel or Multi Building parcels
4. New construction where less than a 100% complete house was assessed for 2012
5. Existing residences where the data for 2012 is significantly different than the data for 2013 due to remodeling
6. Parcels with improvement values, but no characteristics
7. Parcels with either land or improvement values of \$25,000 or less posted for the 2012 Assessment Roll
8. Short sales, financial institution re-sales and foreclosure sales verified or appearing to be not at market
9. Others as identified in the sales removed list

(See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis for more detailed information)

Land Update

Based on the 13 usable land sales available in the area, and their 2012 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 16.2% increase in land assessments in the area for the 2013 Assessment Year. The formula is:

2013 Land Value = 2012 Land Value x 1.1650, 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 the Upland Green plats (Majors 883520, 883521, and 883522) were at a higher assessment level than the rest of the population and therefore needed to be included in the update formula in order to improve the uniformity of assessments throughout the area.

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 713 useable residential sales in the area.

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

Mobile Home Update

There were no 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 91.7%. 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 +16.2%. 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 93 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

16.50%

Upland Green Plats	Yes
% Adjustment	6.74%

Comments :

The percentages listed are total adjustments not additive adjustments.

For instance, a parcel located in the Upland Green plats (Majors 883520 to 883522) would *approximately* receive a +6.74% upward adjustment. 178 parcels in the improved population would receive this adjustment. There were 24 sales.

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

Generally, parcels located in the Upland Green plats (Majors 883520 to 883522) were at a higher assessment level than the rest of the population. This model corrects for these strata differences.

97% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 93 Summary of Neighborhood Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% of Pop	QSTR	Sub	Range of Building Grades	Range of Year Built	Nearest Major Roadway
883520 thru 883522	Upland Green Division 1, 2, 3	24	178	13.5%	SW-22-26-5	007	7	1980 thru 1983	132 nd Ave NE and NE 143 rd Pl



Area 93 Market Value Changes Over Time

In a changing market, recognition of a sales trend to adjust a population of sold properties to a common date is required to allow for value differences over time between a range of sales dates and the assessment date. The following chart shows the % time adjustment required for sales to reflect the indicated market value as of the assessment date, **January 1, 2013**.

For example, a sale of \$525,000 which occurred on August 1, 2011 would be adjusted by the time trend factor of 1.141, resulting in an adjusted value of \$599,000 (\$525,000 X 1.141 = \$599,025) – rounded to the nearest \$1000.

Market Adjustment to 1/1/2013		
Sale Date	Adjustment (Factor)	Equivalent Percent
1/1/2010	1.007	0.7%
2/1/2010	1.022	2.2%
3/1/2010	1.035	3.5%
4/1/2010	1.048	4.8%
5/1/2010	1.061	6.1%
6/1/2010	1.072	7.2%
7/1/2010	1.082	8.2%
8/1/2010	1.092	9.2%
9/1/2010	1.101	10.1%
10/1/2010	1.109	10.9%
11/1/2010	1.116	11.6%
12/1/2010	1.122	12.2%
1/1/2011	1.128	12.8%
2/1/2011	1.132	13.2%
3/1/2011	1.136	13.6%
4/1/2011	1.139	13.9%
5/1/2011	1.141	14.1%
6/1/2011	1.142	14.2%
7/1/2011	1.142	14.2%
8/1/2011	1.141	14.1%
9/1/2011	1.140	14.0%
10/1/2011	1.138	13.8%
11/1/2011	1.135	13.5%
12/1/2011	1.131	13.1%
1/1/2012	1.126	12.6%
2/1/2012	1.120	12.0%
3/1/2012	1.113	11.3%
4/1/2012	1.106	10.6%
5/1/2012	1.098	9.8%
6/1/2012	1.088	8.8%
7/1/2012	1.079	7.9%
8/1/2012	1.068	6.8%
9/1/2012	1.056	5.6%
10/1/2012	1.043	4.3%
11/1/2012	1.030	3.0%
12/1/2012	1.015	1.5%
1/1/2013	1.000	0.0%

Improved Sales Used in this Annual Update Analysis
Area 93
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
007	663990	0350	7/26/11	\$255,000	\$291,000	840	6	1962	VGood	10530	N	N	10700 SLATER AVE NE
007	867940	0110	4/12/10	\$225,000	\$237,000	1010	6	1960	Avg	10850	N	N	12413 NE 112TH ST
007	932930	0180	2/23/11	\$263,555	\$299,000	1030	6	1980	Good	6809	N	N	13233 NE 129TH PL
007	867960	0130	7/21/10	\$289,500	\$315,000	1060	6	1961	Avg	12517	N	N	11027 126TH AVE NE
007	867940	0100	8/25/10	\$230,000	\$253,000	1100	6	1960	Avg	14357	N	N	12415 NE 112TH ST
007	867950	0130	10/26/10	\$234,900	\$262,000	1100	6	1960	Good	9630	N	N	12406 NE 108TH PL
007	867960	0390	7/20/12	\$265,000	\$284,000	1100	6	1960	Avg	9520	N	N	12412 NE 112TH PL
007	868010	0010	8/18/10	\$290,000	\$318,000	1240	6	1961	Avg	9647	N	N	12410 NE 108TH LN
007	674370	0217	9/7/12	\$285,000	\$300,000	1300	6	1963	Avg	12155	N	N	10208 126TH AVE NE
007	867940	0120	11/9/10	\$367,500	\$411,000	1300	6	1960	Good	9600	N	N	12405 NE 112TH ST
007	342605	9067	2/25/10	\$300,000	\$310,000	1520	6	1976	Avg	12196	N	N	13221 NE 109TH PL
007	868010	0030	1/4/12	\$290,000	\$326,000	2000	6	1961	Good	9416	N	N	10816 124TH AVE NE
007	674370	0291	10/28/11	\$264,000	\$300,000	860	7	1967	Avg	9600	N	N	12649 NE 104TH ST
007	660850	0200	3/23/11	\$235,000	\$267,000	880	7	1971	Good	9975	N	N	12820 NE 112TH ST
007	883521	0010	3/28/12	\$155,000	\$172,000	920	7	1981	Avg	5728	N	N	13200 NE 138TH PL
007	883521	0490	3/10/10	\$207,900	\$216,000	920	7	1981	Avg	3689	N	N	13215 NE 138TH PL
007	124670	0169	7/2/12	\$295,000	\$318,000	970	7	1965	Good	10000	N	N	10041 134TH AVE NE
007	883520	0910	12/24/12	\$240,000	\$241,000	970	7	1981	Good	4068	N	N	13310 NE 137TH PL
007	131295	0080	4/10/12	\$387,000	\$427,000	1010	7	1969	Good	13000	N	N	13004 NE 109TH PL
007	242302	0310	9/23/11	\$424,950	\$484,000	1070	7	1977	Avg	8000	N	N	11219 127TH AVE NE
007	256490	0230	8/16/12	\$306,000	\$325,000	1070	7	1982	Avg	10902	N	N	11263 126TH AVE NE
007	548730	0300	5/6/11	\$236,200	\$269,000	1070	7	1963	Avg	10050	N	N	13034 NE 113TH ST
007	660850	0190	10/25/11	\$275,000	\$312,000	1070	7	1964	Avg	9975	N	N	12812 NE 112TH ST
007	674370	0315	7/30/10	\$390,000	\$426,000	1070	7	1977	Avg	16726	N	N	12626 NE 105TH PL
007	419150	0160	8/8/11	\$419,000	\$478,000	1080	7	1963	Good	10425	N	N	13033 NE 102ND PL

Improved Sales Used in this Annual Update Analysis
Area 93
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
007	894431	0130	2/13/12	\$274,000	\$306,000	1080	7	1989	Good	5334	N	N	13451 NE 135TH ST
007	894431	0280	4/26/11	\$255,000	\$291,000	1080	7	1989	Avg	5000	N	N	13418 NE 135TH ST
007	123310	0690	4/9/10	\$484,000	\$509,000	1090	7	2001	Avg	9800	N	N	12615 NE 90TH ST
007	640270	0120	4/18/12	\$475,000	\$523,000	1090	7	1962	VGood	13361	N	N	12211 NE 106TH ST
007	332605	9141	12/29/11	\$440,000	\$495,000	1120	7	1964	Good	10519	N	N	13044 NE 102ND PL
007	419140	0030	5/19/11	\$355,000	\$405,000	1120	7	1962	Good	9975	N	N	13016 NE 87TH ST
007	222605	9058	6/20/12	\$500,000	\$541,000	1130	7	1961	VGood	149695	N	N	13830 NE 137TH ST
007	419150	0100	11/29/12	\$310,000	\$315,000	1140	7	1963	Avg	10500	N	N	13008 NE 102ND PL
007	883520	0130	5/18/12	\$220,000	\$240,000	1140	7	1981	Avg	5000	N	N	13417 NE 136TH PL
007	883520	0650	11/22/11	\$217,000	\$246,000	1150	7	1982	Avg	5000	N	N	13626 135TH AVE NE
007	388810	0211	1/8/10	\$378,500	\$383,000	1160	7	1967	VGood	10500	N	N	9733 132ND AVE NE
007	259240	0540	6/28/11	\$370,000	\$423,000	1170	7	1972	Good	8000	N	N	13004 NE 128TH PL
007	259240	1140	5/4/12	\$315,000	\$346,000	1170	7	1971	Good	5400	N	N	12930 NE 131ST PL
007	124670	0057	10/23/12	\$348,000	\$360,000	1180	7	1986	Avg	15383	N	N	10418 132ND AVE NE
007	124670	0260	7/27/12	\$412,000	\$441,000	1180	7	1974	Avg	46609	N	N	10125 136TH AVE NE
007	124670	0240	10/11/11	\$320,000	\$364,000	1200	7	1936	VGood	21614	N	N	13456 NE 100TH ST
007	742022	0120	2/23/11	\$390,000	\$443,000	1200	7	1993	Avg	7200	N	N	13009 NE 98TH PL
007	357030	0120	2/11/10	\$352,000	\$362,000	1200	7	2009	Avg	2510	N	N	13642 NE 83RD CT
007	357030	0170	2/17/10	\$356,000	\$367,000	1200	7	2009	Avg	5715	N	N	8310 137TH CT NE
007	344600	0110	6/13/11	\$285,000	\$325,000	1230	7	1966	Avg	9920	N	N	13013 NE 94TH ST
007	660850	0230	2/26/10	\$278,888	\$288,000	1230	7	1960	Avg	9975	N	N	12842 NE 112TH ST
007	124670	0074	5/10/12	\$390,000	\$427,000	1240	7	2007	Avg	54450	N	N	10638 134TH AVE NE
007	032505	9162	5/17/12	\$399,950	\$437,000	1260	7	1973	Avg	19984	N	N	13711 NE 100TH ST
007	883520	0660	9/28/12	\$255,000	\$266,000	1260	7	1981	Good	5000	N	N	13630 135TH AVE NE
007	674370	0322	10/28/12	\$391,500	\$404,000	1290	7	1966	Avg	9775	N	N	10434 126TH AVE NE
007	511605	0080	9/14/12	\$314,950	\$331,000	1300	7	1984	Good	2629	N	N	8501 139TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 93
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
007	883520	0820	3/8/12	\$251,000	\$279,000	1300	7	1981	Avg	3601	N	N	13707 134TH AVE NE
007	511606	0170	7/20/12	\$291,500	\$312,000	1320	7	1984	Avg	2990	Y	N	8613 137TH AVE NE
007	242302	0150	4/5/12	\$275,000	\$304,000	1330	7	1977	Avg	7420	N	N	12721 NE 112TH ST
007	242302	0330	3/5/10	\$375,000	\$389,000	1330	7	1977	Good	7416	N	N	11207 127TH AVE NE
007	032505	9226	6/29/12	\$395,000	\$426,000	1340	7	1984	Avg	9600	N	N	9004 132ND AVE NE
007	124670	0133	8/29/10	\$438,850	\$483,000	1340	7	1958	Good	12300	N	N	10234 132ND AVE NE
007	344600	0060	6/13/11	\$300,000	\$343,000	1340	7	1965	Good	9000	N	N	13040 NE 94TH ST
007	419150	0140	12/8/12	\$300,000	\$304,000	1350	7	1962	Avg	10500	N	N	13038 NE 102ND PL
007	683800	0200	7/8/10	\$360,000	\$391,000	1350	7	1985	Avg	3738	N	N	13322 NE 86TH PL
007	683800	0210	6/22/11	\$324,900	\$371,000	1350	7	1985	Avg	3272	N	N	13318 NE 86TH PL
007	511606	0270	12/3/12	\$301,000	\$305,000	1360	7	1984	Avg	3204	Y	N	8515 137TH AVE NE
007	511606	0300	6/7/12	\$296,500	\$322,000	1360	7	1984	Avg	3860	Y	N	8503 137TH AVE NE
007	674370	0018	10/17/11	\$338,000	\$384,000	1360	7	1993	Avg	12240	N	N	12420 NE 106TH LN
007	445870	0120	1/24/12	\$285,000	\$320,000	1370	7	1965	Good	12420	N	N	10424 128TH AVE NE
007	511605	0320	5/3/10	\$295,000	\$313,000	1370	7	1984	Avg	3608	Y	N	13914 NE 87TH ST
007	883520	0750	5/21/10	\$253,500	\$271,000	1370	7	1981	Avg	2739	N	N	13706 134TH AVE NE
007	883521	0400	7/14/11	\$240,000	\$274,000	1370	7	1983	Avg	6170	N	N	13719 135TH AVE NE
007	883522	0210	5/19/10	\$277,000	\$296,000	1370	7	1982	Good	4790	N	N	13217 NE 139TH PL
007	259240	0700	8/21/12	\$390,000	\$413,000	1380	7	1972	Good	7200	N	N	12930 NE 128TH PL
007	883520	0020	5/6/10	\$315,000	\$335,000	1380	7	1980	Good	6741	N	N	13311 NE 136TH PL
007	511605	0300	9/28/10	\$270,199	\$299,000	1390	7	1984	Avg	3813	Y	N	8616 139TH AVE NE
007	511605	0430	12/13/10	\$281,300	\$316,000	1390	7	1984	Avg	3630	Y	N	13804 NE 87TH ST
007	883522	0140	5/4/11	\$244,000	\$278,000	1390	7	1982	Good	3475	N	N	13228 NE 139TH PL
007	131295	0050	1/13/10	\$355,171	\$360,000	1400	7	1970	Good	10010	N	N	13028 NE 109TH PL
007	883520	0560	5/2/11	\$215,000	\$245,000	1400	7	1981	Good	3619	N	N	13401 NE 137TH PL
007	883521	0450	12/23/11	\$210,000	\$237,000	1400	7	1982	Avg	3425	N	N	13305 NE 138TH PL

Improved Sales Used in this Annual Update Analysis
Area 93
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
007	123850	0906	2/21/11	\$400,000	\$454,000	1410	7	1962	Good	18006	N	N	12221 NE 100TH ST
007	883521	0180	6/18/12	\$210,000	\$227,000	1410	7	1981	Good	3300	N	N	13318 NE 138TH PL
007	674370	0300	4/20/12	\$340,000	\$374,000	1420	7	1962	Good	19166	N	N	10630 126TH AVE NE
007	883521	0370	1/22/10	\$283,000	\$288,000	1420	7	1983	Avg	5559	N	N	13711 135TH AVE NE
007	147300	0070	9/21/12	\$515,000	\$539,000	1440	7	1984	Good	37915	N	N	14245 NE 80TH PL
007	883520	0760	4/20/12	\$240,000	\$264,000	1440	7	1981	Avg	3460	N	N	13708 134TH AVE NE
007	332605	9143	10/24/12	\$375,000	\$387,000	1450	7	1934	Good	29160	N	N	10655 132ND AVE NE
007	388810	0180	8/1/12	\$407,000	\$434,000	1450	7	1964	Good	10575	N	N	13018 NE 95TH ST
007	683800	0030	1/28/10	\$321,000	\$328,000	1450	7	1987	Avg	3882	N	N	8527 134TH CT NE
007	883521	0190	3/18/10	\$283,000	\$295,000	1450	7	1981	Avg	3306	N	N	13322 NE 138TH PL
007	683800	0440	12/10/10	\$359,950	\$405,000	1460	7	1985	Avg	2872	N	N	13418 NE 89TH CT
007	683800	0450	4/20/12	\$362,000	\$398,000	1460	7	1985	Avg	2390	N	N	13422 NE 89TH CT
007	883520	0190	12/21/12	\$309,000	\$311,000	1470	7	1981	Avg	4400	N	N	13505 NE 136TH PL
007	883521	0350	12/11/12	\$294,000	\$297,000	1470	7	1983	Good	5000	N	N	13708 135TH AVE NE
007	883522	0060	3/21/11	\$242,500	\$276,000	1480	7	1983	Avg	5295	N	N	13856 133RD PL NE
007	548730	0040	1/18/12	\$346,310	\$389,000	1510	7	1963	Good	10500	N	N	13033 NE 113TH ST
007	883520	0300	8/14/12	\$308,000	\$327,000	1510	7	1982	Avg	4722	N	N	13626 134TH CT NE
007	388810	0108	1/26/10	\$341,000	\$348,000	1520	7	1985	Avg	10346	N	N	8706 128TH AVE NE
007	640270	0080	2/14/11	\$277,000	\$314,000	1520	7	1961	Good	10081	N	N	10515 124TH AVE NE
007	173260	0100	10/25/10	\$399,000	\$445,000	1530	7	1994	Avg	7516	N	N	13116 NE 108TH ST
007	173260	0180	11/30/11	\$322,750	\$365,000	1530	7	1994	Avg	9283	N	N	13103 NE 108TH ST
007	883520	0690	3/7/11	\$259,000	\$294,000	1540	7	1981	Good	5841	N	N	13424 NE 137TH PL
007	683800	0740	11/18/11	\$295,000	\$334,000	1570	7	1986	Good	3990	N	N	8727 132ND PL NE
007	883520	0720	6/3/10	\$322,000	\$345,000	1570	7	1983	Good	5199	N	N	13412 NE 137TH PL
007	894431	0290	3/6/12	\$322,000	\$358,000	1570	7	1989	Avg	5000	N	N	13410 NE 135TH ST
007	123850	0911	9/14/12	\$379,000	\$398,000	1600	7	1923	Good	20462	N	N	12065 NE 100TH ST

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Area 93
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
007	660850	0100	4/12/11	\$376,000	\$428,000	1610	7	1961	Good	10350	N	N	12859 NE 112TH ST
007	683800	0100	3/27/12	\$355,000	\$393,000	1640	7	1986	Avg	3398	N	N	8602 134TH CT NE
007	742022	0100	1/10/12	\$419,000	\$471,000	1640	7	1993	Good	7203	N	N	13019 NE 98TH PL
007	388810	0077	2/29/12	\$335,000	\$373,000	1660	7	1964	Avg	9760	N	N	9224 128TH AVE NE
007	388810	0077	11/6/12	\$365,000	\$375,000	1660	7	1964	Avg	9760	N	N	9224 128TH AVE NE
007	683800	0790	10/16/12	\$352,000	\$365,000	1670	7	1987	Avg	2450	N	N	13223 NE 89TH ST
007	674370	0207	7/20/10	\$389,000	\$423,000	1680	7	1940	VGood	7831	N	N	10216 126TH AVE NE
007	548730	0070	8/29/11	\$330,000	\$376,000	1720	7	1963	Good	10500	N	N	13009 NE 113TH ST
007	640270	0190	4/27/12	\$315,000	\$346,000	1730	7	1962	Good	10695	N	N	10737 124TH AVE NE
007	332605	9120	11/3/11	\$295,100	\$335,000	1740	7	1961	Good	9583	N	N	10205 132ND AVE NE
007	272605	9119	7/25/12	\$270,000	\$289,000	1770	7	1984	Good	7980	N	N	13417 NE 132ND ST
007	242300	0250	3/13/12	\$380,000	\$422,000	1790	7	1975	Avg	9858	N	N	12654 NE 109TH ST
007	242300	0190	7/27/10	\$445,000	\$485,000	1810	7	1976	Good	7200	N	N	12651 NE 109TH ST
007	242301	0400	3/6/12	\$285,000	\$317,000	1820	7	1976	Avg	8089	N	N	10917 127TH PL NE
007	683800	0720	4/5/11	\$330,000	\$376,000	1830	7	1987	Good	4153	N	N	8835 132ND PL NE
007	242301	0240	9/22/12	\$411,000	\$430,000	1840	7	1976	Avg	6600	N	N	11011 127TH PL NE
007	548730	0320	9/27/11	\$279,900	\$319,000	1840	7	1963	Avg	10125	N	N	13046 NE 113TH ST
007	683800	0050	3/22/10	\$480,000	\$501,000	1870	7	1986	Good	4213	N	N	8506 134TH CT NE
007	683800	0130	9/13/11	\$375,000	\$427,000	1870	7	1986	Good	3569	N	N	8614 134TH CT NE
007	683800	0180	9/21/12	\$370,000	\$388,000	1870	7	1986	Avg	3169	N	N	13330 NE 86TH PL
007	683800	0300	2/14/12	\$295,000	\$330,000	1870	7	1986	Avg	3117	N	N	8620 133RD AVE NE
007	683800	0330	12/2/10	\$420,000	\$471,000	1870	7	1986	Good	2993	N	N	8706 133RD AVE NE
007	683800	0620	10/7/11	\$376,023	\$428,000	1870	7	1986	Good	3773	N	N	13308 NE 89TH ST
007	683800	0660	6/21/11	\$325,000	\$371,000	1880	7	1987	Avg	2833	N	N	13206 NE 89TH ST
007	683800	0670	8/22/11	\$315,000	\$359,000	1880	7	1987	Avg	2742	N	N	13202 NE 89TH ST
007	866340	0060	9/28/12	\$390,000	\$407,000	1920	7	1978	Good	7560	N	N	13028 133RD PL NE

Improved Sales Used in this Annual Update Analysis
Area 93
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
007	123850	0484	7/22/10	\$580,000	\$632,000	2060	7	1994	Avg	35000	N	N	9209 126TH AVE NE
007	259240	0230	7/20/12	\$470,000	\$504,000	2410	7	1972	VGood	8050	N	N	12905 NE 128TH PL
007	259240	0750	8/2/12	\$495,000	\$528,000	2910	7	1972	Good	6975	N	N	12900 129TH AVE NE
007	282605	9184	7/26/11	\$349,950	\$400,000	910	8	1976	Good	9583	N	N	13117 NE 128TH PL
007	867960	0310	1/6/11	\$334,000	\$377,000	960	8	1962	Avg	9800	N	N	10914 126TH AVE NE
007	242300	0240	10/4/12	\$405,000	\$422,000	1160	8	1976	Avg	7590	N	N	10908 127TH PL NE
007	242300	0400	11/18/11	\$390,300	\$442,000	1160	8	1975	Avg	8400	N	N	12612 NE 107TH PL
007	242301	0210	4/19/11	\$375,000	\$427,000	1220	8	1977	Avg	9000	N	N	11119 127TH PL NE
007	613950	0230	10/29/10	\$407,500	\$455,000	1270	8	1976	Good	7350	N	N	12814 NE 106TH PL
007	173710	0430	6/25/12	\$425,000	\$459,000	1320	8	1982	Avg	7350	N	N	13024 NE 111TH PL
007	392920	0020	1/20/12	\$450,000	\$505,000	1320	8	1987	Avg	15323	N	N	14102 NE 86TH CT
007	923780	0100	2/1/10	\$406,000	\$415,000	1320	8	1987	Avg	8625	N	N	8230 140TH AVE NE
007	663990	0217	5/18/12	\$359,000	\$392,000	1320	8	1997	Avg	1643	N	N	12317 NE 101ST LN
007	173710	0680	7/14/11	\$469,950	\$537,000	1390	8	1982	Good	8400	N	N	11037 131ST AVE NE
007	613950	0090	1/19/10	\$375,000	\$381,000	1420	8	1976	Avg	7920	N	N	12853 NE 106TH ST
007	613950	0220	2/24/10	\$495,000	\$511,000	1420	8	1976	Good	7643	N	N	12818 NE 106TH PL
007	613950	0170	9/6/12	\$465,000	\$490,000	1430	8	1976	Avg	7252	N	N	10615 129TH PL NE
007	812630	0470	4/17/10	\$467,000	\$493,000	1470	8	1983	Avg	11959	N	N	13314 NE 118TH CT
007	173710	0060	7/2/12	\$381,000	\$411,000	1480	8	1981	Good	7350	N	N	12915 NE 110TH PL
007	342605	9049	8/30/10	\$425,832	\$469,000	1480	8	1951	Good	22215	N	N	11262 132ND AVE NE
007	674370	0259	9/27/11	\$395,899	\$451,000	1500	8	1989	Avg	7214	N	N	12703 NE 101ST PL
007	794140	0070	6/17/11	\$395,000	\$451,000	1540	8	1989	Avg	7326	N	N	12908 NE 103RD PL
007	242300	0260	6/3/10	\$505,000	\$542,000	1550	8	1975	Good	7314	N	N	12648 NE 109TH ST
007	388600	0070	12/20/12	\$410,000	\$412,000	1550	8	2005	Avg	2771	N	N	13109 NE 97TH ST
007	124190	0009	3/4/10	\$492,500	\$510,000	1560	8	1994	Avg	7200	N	N	12826 NE 86TH ST
007	123850	0387	12/9/11	\$342,000	\$386,000	1590	8	1988	Avg	8026	N	N	12731 NE 94TH CT

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Area 93
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
007	752440	0010	8/18/11	\$339,750	\$388,000	1590	8	1981	Avg	17485	N	N	13211 NE 114TH ST
007	222605	9094	4/6/11	\$540,500	\$616,000	1610	8	1977	Good	63162	N	N	13230 NE 142ND PL
007	332605	9229	12/10/10	\$395,000	\$444,000	1620	8	1992	Avg	7218	N	N	10008 131ST PL NE
007	943010	0280	11/21/12	\$456,000	\$465,000	1630	8	1994	Avg	7623	N	N	13606 NE 93RD ST
007	388810	0109	9/12/12	\$461,100	\$485,000	1680	8	1977	VGood	9600	N	N	12917 NE 88TH ST
007	541530	0050	8/17/11	\$320,000	\$365,000	1690	8	1987	Avg	7439	N	N	12823 133RD PL NE
007	812630	0250	4/13/11	\$424,500	\$484,000	1700	8	1989	Avg	57063	N	N	13426 NE 119TH WAY
007	664835	0090	3/31/11	\$415,000	\$473,000	1710	8	1988	Avg	11118	N	N	14324 NE 84TH CT
007	812630	0590	9/13/11	\$339,950	\$387,000	1710	8	1988	Avg	11968	N	N	11711 134TH PL NE
007	742780	0160	2/29/12	\$469,000	\$522,000	1730	8	1989	Avg	7100	N	N	12711 NE 97TH PL
007	173710	0220	5/21/12	\$425,000	\$464,000	1740	8	1979	Avg	7350	N	N	10919 128TH PL NE
007	674170	0256	5/20/11	\$377,000	\$430,000	1740	8	1990	Avg	7293	N	N	9741 128TH AVE NE
007	032505	9049	3/22/11	\$391,000	\$445,000	1790	8	1979	Avg	13684	N	N	9012 132ND AVE NE
007	332605	9231	11/30/11	\$421,000	\$476,000	1810	8	1992	Avg	7209	N	N	10021 131ST PL NE
007	388810	0107	10/25/11	\$559,000	\$635,000	1810	8	1978	Good	16536	N	N	12840 NE 88TH ST
007	743630	0060	12/15/10	\$435,800	\$490,000	1810	8	1997	Avg	5568	N	N	10112 125TH AVE NE
007	242301	0370	1/10/11	\$343,000	\$387,000	1820	8	1976	Avg	9640	N	N	12655 NE 110TH ST
007	674370	0272	12/8/10	\$465,000	\$523,000	1820	8	1990	Good	7207	N	N	12706 NE 102ND PL
007	742020	0180	2/26/10	\$476,000	\$492,000	1820	8	1989	Avg	7210	N	N	13036 NE 101ST PL
007	404575	0020	2/26/10	\$400,000	\$414,000	1830	8	1994	Avg	3720	N	N	12211 NE 97TH ST
007	674170	0253	9/20/10	\$490,000	\$542,000	1840	8	1990	Good	7201	N	N	9743 128TH AVE NE
007	212800	0060	10/14/11	\$437,500	\$497,000	1850	8	1977	Good	7700	N	N	12821 NE 108TH PL
007	943010	0380	1/7/11	\$450,000	\$508,000	1860	8	1995	Avg	8513	N	N	9416 135TH PL NE
007	943011	0010	9/25/12	\$450,000	\$471,000	1860	8	1995	Avg	8074	N	N	13517 NE 94TH ST
007	943011	0390	10/19/11	\$404,900	\$460,000	1860	8	1995	Avg	9860	N	N	13526 NE 94TH ST
007	124190	0005	5/26/11	\$408,000	\$466,000	1880	8	1986	Avg	32587	N	N	12919 NE 87TH ST

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Area 93
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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
007	943011	0290	6/13/11	\$509,950	\$582,000	1880	8	1995	Avg	8359	Y	N	13744 NE 93RD CT
007	123850	0284	10/12/11	\$392,000	\$446,000	1900	8	1988	Avg	8687	N	N	12702 NE 94TH CT
007	794140	0030	9/13/11	\$410,000	\$467,000	1900	8	1989	Avg	7326	N	N	12818 NE 103RD PL
007	663990	0090	6/4/12	\$423,000	\$460,000	1930	8	1999	Avg	7201	N	N	12031 NE 100TH PL
007	742780	0010	4/5/10	\$485,000	\$509,000	1930	8	1989	Avg	5034	N	N	9833 128TH AVE NE
007	123310	0704	3/25/10	\$520,000	\$544,000	1930	8	1998	Good	7200	N	N	12633 NE 90TH ST
007	943010	0300	3/27/12	\$435,000	\$482,000	1940	8	1995	Good	7600	N	N	13516 NE 93RD ST
007	742020	0200	5/4/12	\$475,000	\$521,000	1950	8	1989	Avg	7210	N	N	13022 NE 101ST PL
007	663990	0307	9/5/12	\$447,500	\$472,000	1950	8	2000	Avg	19172	N	N	12219 NE 105TH ST
007	674370	0255	7/6/12	\$375,000	\$404,000	1960	8	1989	Avg	7211	N	N	12720 NE 101ST PL
007	221609	0060	6/18/10	\$440,500	\$475,000	1960	8	2000	Avg	4573	N	N	12417 NE 105TH ST
007	332605	9235	6/17/10	\$500,000	\$539,000	1970	8	1994	Good	7941	N	N	13123 NE 111TH PL
007	404575	0050	9/19/12	\$403,500	\$423,000	1980	8	1994	Good	4620	N	N	9620 122ND LN NE
007	613950	0150	8/23/12	\$480,000	\$508,000	2010	8	1976	Avg	6600	N	N	10627 129TH PL NE
007	332605	9221	11/4/10	\$465,000	\$519,000	2080	8	1991	Good	7382	N	N	12808 NE 100TH ST
007	173710	0370	3/8/10	\$485,000	\$504,000	2100	8	1982	Good	6825	N	N	12908 NE 111TH PL
007	256490	0090	7/20/11	\$365,000	\$417,000	2100	8	1979	Avg	6440	N	N	11311 127TH AVE NE
007	282605	9183	12/18/12	\$381,000	\$384,000	2110	8	1976	Avg	10018	N	N	13109 NE 128TH PL
007	943010	0040	6/15/10	\$535,000	\$576,000	2110	8	1994	Avg	7506	N	N	13317 NE 93RD ST
007	794140	0080	7/13/12	\$510,500	\$548,000	2130	8	1989	Avg	7326	N	N	12916 NE 103RD PL
007	928890	0030	3/22/10	\$506,000	\$528,000	2130	8	1984	Good	8963	N	N	14012 NE 86TH CT
007	743630	0120	9/23/10	\$399,000	\$442,000	2130	8	1998	Avg	5114	N	N	12525 NE 101ST ST
007	388810	0104	7/19/12	\$623,475	\$669,000	2140	8	2012	Avg	8743	N	N	8805 130TH AVE NE
007	388810	0241	7/29/12	\$625,000	\$668,000	2140	8	2012	Avg	8052	N	N	8811 130TH AVE NE
007	388810	0242	4/23/12	\$624,990	\$687,000	2140	8	2012	Avg	8088	N	N	8817 130TH AVE NE
007	388810	0243	10/17/12	\$627,990	\$651,000	2140	8	2012	Avg	7483	N	N	8903 130TH AVE NE

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Area 93
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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
007	720247	0010	7/15/11	\$533,000	\$609,000	2170	8	1991	Good	10960	N	N	8553 142ND AVE NE
007	943010	0230	5/20/11	\$515,000	\$588,000	2170	8	1995	Avg	7505	Y	N	13723 NE 94TH ST
007	272605	9046	6/3/10	\$384,000	\$412,000	2180	8	2001	Avg	10690	N	N	13008 132ND AVE NE
007	332605	9200	9/7/12	\$500,000	\$527,000	2180	8	1978	Good	9147	N	N	10725 128TH AVE NE
007	388810	0011	6/14/10	\$575,000	\$619,000	2190	8	1997	Avg	9161	N	N	12827 NE 99TH LN
007	943011	0190	2/1/12	\$535,000	\$599,000	2200	8	1996	Avg	10806	N	N	9318 139TH CT NE
007	221609	0010	9/24/10	\$420,000	\$465,000	2210	8	2000	Avg	7080	N	N	10418 124TH AVE NE
007	928890	0010	10/19/11	\$540,000	\$613,000	2220	8	1984	Good	7905	N	N	14028 NE 86TH CT
007	663990	0093	11/15/10	\$475,000	\$532,000	2230	8	1999	Avg	7205	N	N	12023 NE 100TH PL
007	173710	0650	3/23/10	\$460,000	\$481,000	2240	8	1979	Avg	10744	N	N	11034 130TH AVE NE
007	923780	0120	11/1/10	\$414,000	\$462,000	2240	8	1988	Good	10175	N	N	8319 141ST AVE NE
007	943011	0210	7/21/12	\$525,100	\$563,000	2250	8	1996	Avg	12871	N	N	9321 139TH CT NE
007	943011	0380	12/6/11	\$422,500	\$477,000	2250	8	1995	Avg	12191	N	N	13534 NE 94TH ST
007	388810	0193	9/17/12	\$562,000	\$590,000	2290	8	1998	Avg	7220	N	N	13120 NE 95TH LN
007	928890	0250	3/8/12	\$522,000	\$580,000	2380	8	1984	Good	8412	N	N	14003 NE 87TH ST
007	173710	0970	4/4/11	\$479,950	\$547,000	2400	8	1979	Good	6650	N	N	11023 129TH PL NE
007	928890	0170	10/18/12	\$539,000	\$558,000	2400	8	1983	Good	7622	N	N	8716 140TH CT NE
007	388810	0189	3/22/12	\$557,500	\$618,000	2420	8	1998	Avg	7317	N	N	13107 NE 95TH LN
007	663990	0171	1/23/12	\$518,000	\$581,000	2420	8	1994	Avg	25220	N	N	12306 NE 100TH PL
007	752440	0170	11/18/11	\$498,000	\$564,000	2420	8	1984	Good	12743	N	N	13330 NE 115TH CT
007	123850	0330	6/28/12	\$480,000	\$518,000	2440	8	2000	Avg	17200	N	N	12618 NE 90TH ST
007	928890	0160	8/6/10	\$497,000	\$544,000	2470	8	1983	Avg	8473	N	N	8706 140TH CT NE
007	928890	0160	12/7/12	\$525,000	\$532,000	2470	8	1983	Avg	8473	N	N	8706 140TH CT NE
007	943011	0050	5/5/10	\$520,000	\$552,000	2530	8	1995	Good	7516	N	N	13609 NE 94TH ST
007	123310	0802	7/24/12	\$659,950	\$706,000	2570	8	2000	Avg	14113	N	N	12715 NE 90TH ST
007	674370	0031	12/6/11	\$510,000	\$576,000	2570	8	2004	Avg	9882	N	N	10506 124TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 93
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
007	752440	0160	6/15/11	\$558,000	\$637,000	2600	8	1984	Good	12085	Y	N	13338 NE 115TH CT
007	889898	0030	6/18/12	\$546,400	\$592,000	2610	8	1996	Avg	7221	N	N	12618 NE 100TH ST
007	222605	9119	2/2/12	\$490,000	\$549,000	2640	8	2002	Avg	5304	N	N	13228 NE 135TH CT
007	812630	0080	10/7/11	\$500,000	\$569,000	2680	8	1986	Good	12012	N	N	11639 132ND CT NE
007	928890	0140	5/2/11	\$540,000	\$616,000	2810	8	1982	Good	7600	N	N	8715 141ST CT NE
007	388810	0271	8/1/12	\$669,950	\$715,000	2810	8	2001	Avg	9096	N	N	9722 130TH AVE NE
007	743630	0160	4/11/12	\$342,000	\$377,000	1590	9	1997	Avg	1845	N	N	12420 NE 100TH ST
007	743630	0220	7/18/11	\$335,000	\$383,000	1590	9	1997	Avg	1865	N	N	10020 124TH AVE NE
007	743630	0230	4/4/11	\$333,000	\$379,000	1590	9	1997	Avg	1701	N	N	10024 124TH AVE NE
007	124670	0295	3/23/12	\$600,000	\$665,000	2000	9	1978	Avg	76665	Y	N	10322 136TH AVE NE
007	943011	0100	10/26/10	\$499,950	\$557,000	2130	9	1995	Avg	8187	Y	N	13745 NE 93RD CT
007	388810	0105	9/7/10	\$595,000	\$656,000	2220	9	2001	Avg	7420	N	N	8808 128TH AVE NE
007	032505	9263	6/3/11	\$535,000	\$611,000	2290	9	1998	Avg	9762	N	N	14208 NE 86TH PL
007	221609	0200	4/21/10	\$621,950	\$657,000	2320	9	2001	Good	6437	N	N	10427 126TH AVE NE
007	131048	0160	2/25/11	\$435,000	\$494,000	2373	9	1999	Avg	5630	N	N	13377 NE 134TH PL
007	131048	0280	1/11/11	\$440,000	\$497,000	2373	9	1999	Avg	6883	N	N	13415 135TH AVE NE
007	123850	0498	8/18/10	\$650,000	\$713,000	2380	9	2010	Avg	8516	N	N	9301 126TH AVE NE
007	123850	0462	9/13/12	\$500,000	\$525,000	2390	9	2004	Avg	9585	N	N	12504 NE 90TH ST
007	282605	9074	11/21/11	\$500,000	\$566,000	2440	9	1998	Avg	7204	N	N	13117 NE 117TH ST
007	911320	0150	12/13/10	\$680,000	\$765,000	2440	9	2000	Avg	4669	N	N	9206 133RD CT NE
007	911320	0300	12/13/12	\$665,000	\$671,000	2440	9	2000	Avg	5148	N	N	13321 NE 92ND WAY
007	123850	0497	6/21/10	\$619,000	\$668,000	2480	9	2010	Avg	8503	N	N	9305 126TH AVE NE
007	911320	0270	7/13/10	\$618,000	\$671,000	2490	9	2000	Avg	6285	N	N	13339 NE 92ND WAY
007	418710	0010	4/6/12	\$542,000	\$599,000	2500	9	1996	Avg	20814	N	N	13615 NE 103RD ST
007	674370	0016	6/24/10	\$537,000	\$580,000	2510	9	1999	Good	7362	N	N	12408 NE 106TH LN
007	674370	0296	10/4/12	\$446,500	\$465,000	2520	9	1993	Avg	7311	N	N	12619 NE 107TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
007	889898	0010	12/21/11	\$502,000	\$566,000	2520	9	1997	Avg	6481	N	N	12630 NE 100TH ST
007	674370	0368	1/5/11	\$687,047	\$775,000	2540	9	2010	Avg	6541	N	N	12717 NE 106TH LN
007	674370	0017	7/14/11	\$539,950	\$617,000	2640	9	1999	Avg	7362	N	N	12414 NE 106TH LN
007	123850	0495	6/3/11	\$610,000	\$697,000	2700	9	2011	Avg	8005	N	N	9315 126TH AVE NE
007	674370	0061	4/14/11	\$580,000	\$661,000	2710	9	2003	Avg	7308	N	N	10512 125TH AVE NE
007	123310	0771	10/9/11	\$525,000	\$597,000	2740	9	1993	Avg	7209	N	N	12725 NE 86TH ST
007	663990	0012	3/1/10	\$602,000	\$623,000	2740	9	2009	Avg	7571	N	N	10708 121ST PL NE
007	663990	0009	3/18/10	\$596,838	\$622,000	2740	9	2009	Avg	7104	N	N	10709 121ST PL NE
007	663990	0009	3/12/12	\$605,000	\$672,000	2740	9	2009	Avg	7104	N	N	10709 121ST PL NE
007	674370	0311	12/28/11	\$687,937	\$775,000	2740	9	2011	Avg	8774	N	N	12627 S 106TH PL
007	674370	0309	9/14/10	\$620,500	\$685,000	2760	9	2010	Avg	7208	N	N	12611 NE 106TH PL
007	332605	9257	9/8/11	\$632,000	\$720,000	2790	9	2005	Avg	7187	N	N	13116 NE 104TH ST
007	389510	0041	3/8/10	\$569,000	\$591,000	2800	9	2007	Avg	6593	N	N	8366 138TH CT NE
007	674170	0207	4/20/10	\$650,000	\$687,000	2800	9	2002	Avg	10427	N	N	9605 128TH AVE NE
007	674370	0305	10/27/10	\$599,000	\$668,000	2820	9	2010	Avg	7307	N	N	12616 NE 106TH PL
007	674370	0307	12/2/10	\$627,382	\$704,000	2820	9	2010	Avg	7785	N	N	12616 NE 106TH PL
007	674170	0185	3/12/12	\$670,000	\$744,000	2850	9	2004	Avg	10560	N	N	12640 NE 95TH ST
007	124670	0255	5/1/12	\$552,000	\$606,000	2880	9	1994	Avg	28983	N	N	10045 136TH AVE NE
007	123310	0731	6/8/10	\$700,000	\$752,000	2880	9	2009	Avg	6589	N	N	8712 126TH AVE NE
007	123310	0733	6/17/11	\$705,000	\$805,000	2880	9	2009	Avg	10950	N	N	8720 126TH AVE NE
007	388810	0129	11/15/12	\$659,950	\$675,000	2900	9	2008	Avg	7464	N	N	12905 NE 88TH ST
007	674370	0204	4/23/12	\$702,500	\$773,000	2920	9	2012	Avg	7599	N	N	10228 126TH AVE NE
007	674370	0303	12/9/10	\$599,000	\$673,000	2940	9	2010	Avg	7550	N	N	12612 NE 106TH PL
007	123850	0496	3/16/11	\$613,000	\$697,000	2940	9	2011	Avg	8005	N	N	9309 126TH AVE NE
007	674370	0369	1/26/11	\$675,000	\$764,000	2960	9	2010	Avg	7746	N	N	12709 NE 106TH LN
007	123310	0910	4/26/11	\$675,000	\$770,000	2990	9	2004	Avg	8439	N	N	8751 126TH AVE NE

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Area 93
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
007	389510	0038	4/27/12	\$533,500	\$586,000	2990	9	2011	Avg	4026	N	N	8361 138TH CT NE
007	671700	0040	11/14/11	\$530,000	\$600,000	3010	9	2005	Avg	5857	N	N	13225 NE 137TH CT
007	147159	0040	1/14/10	\$556,000	\$564,000	3070	9	1998	Avg	11080	N	N	14219 NE 86TH PL
007	032505	9284	4/8/10	\$790,000	\$831,000	3070	9	2009	Avg	6731	N	N	14022 NE 85TH CT
007	671700	0030	1/7/11	\$500,000	\$564,000	3080	9	2005	Avg	5537	N	N	13226 NE 137TH CT
007	671700	0050	2/16/10	\$520,000	\$535,000	3080	9	2005	Avg	4888	N	N	13217 NE 137TH CT
007	674370	0342	11/21/11	\$699,900	\$792,000	3100	9	2007	Avg	8138	N	N	12646 NE 104TH ST
007	332605	9258	6/11/12	\$680,000	\$738,000	3130	9	2005	Avg	7083	N	N	10020 131ST PL NE
007	445870	0100	4/25/11	\$550,000	\$627,000	3150	9	2006	Avg	11430	N	N	12804 NE 104TH ST
007	867950	0170	10/25/12	\$624,950	\$645,000	3160	9	2008	Avg	9555	N	N	12411 NE 108TH PL
007	032505	9061	3/29/10	\$790,000	\$827,000	3170	9	2009	Avg	9480	N	N	14026 NE 85TH CT
007	332605	9255	9/25/12	\$700,000	\$732,000	3170	9	2005	Avg	7187	N	N	13126 NE 104TH ST
007	388810	0221	6/26/12	\$698,000	\$754,000	3180	9	2004	Avg	8890	N	N	9926 130TH AVE NE
007	261992	0180	11/9/11	\$565,000	\$640,000	3190	9	2004	Avg	4469	N	N	13428 NE 97TH ST
007	389510	0037	5/11/12	\$617,000	\$676,000	3200	9	2010	Avg	4496	N	N	8367 138TH CT NE
007	261992	0150	7/24/12	\$656,000	\$702,000	3220	9	2004	Avg	4479	N	N	13422 NE 97TH ST
007	261992	0170	4/15/10	\$610,000	\$643,000	3230	9	2004	Avg	4290	N	N	13426 NE 97TH ST
007	674370	0362	1/26/11	\$719,000	\$814,000	3280	9	2010	Avg	7200	N	N	12716 NE 106TH LN
007	674370	0367	10/25/10	\$729,500	\$813,000	3280	9	2010	Avg	7200	N	N	12725 NE 106TH LN
007	261992	0070	4/28/10	\$627,000	\$664,000	3290	9	2003	Avg	4785	N	N	13330 NE 97TH ST
007	261992	0090	11/17/11	\$560,000	\$634,000	3300	9	2003	Avg	5644	N	N	13336 NE 97TH ST
007	674370	0229	11/30/12	\$715,000	\$726,000	3300	9	2005	Avg	6881	N	N	10034 127TH AVE NE
007	032505	9277	9/2/10	\$735,000	\$810,000	3330	9	2009	Avg	7399	N	N	14009 NE 85TH CT
007	389510	0047	4/23/12	\$565,000	\$621,000	3360	9	2012	Avg	6600	N	N	8360 138TH CT NE
007	032505	9283	7/24/12	\$847,500	\$907,000	3400	9	2008	Avg	8371	Y	N	14018 NE 85TH CT
007	389510	0039	6/13/11	\$620,000	\$708,000	3420	9	2009	Avg	6845	N	N	8355 138TH CT NE

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Area 93
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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
007	332605	9156	4/8/11	\$722,500	\$823,000	3430	9	2005	Avg	7336	N	N	13030 NE 104TH ST
007	123850	0447	2/9/10	\$590,000	\$605,000	3480	9	2009	Avg	7300	N	N	9027 125TH AVE NE
007	389510	0035	1/11/12	\$642,500	\$722,000	3500	9	2009	Avg	7113	N	N	8479 138TH CT NE
007	663990	0244	2/16/10	\$721,000	\$742,000	3500	9	2008	Avg	8395	N	N	12329 NE 102ND LN
007	389510	0036	4/4/12	\$649,000	\$717,000	3520	9	2011	Avg	5301	N	N	8473 138TH CT NE
007	674370	0293	10/13/11	\$758,000	\$862,000	3570	9	2008	Avg	8832	N	N	12633 NE 104TH ST
007	674370	0084	5/26/10	\$605,000	\$647,000	2510	10	2002	Avg	7200	N	N	10655 126TH AVE NE
007	663990	0243	3/3/11	\$625,000	\$710,000	3020	10	2008	Avg	8897	N	N	12323 NE 102ND LN
007	674370	0321	4/5/10	\$775,000	\$814,000	3070	10	2006	Avg	8243	N	N	12617 NE 105TH PL
007	674370	0365	6/1/10	\$689,500	\$739,000	3100	10	2010	Avg	7200	N	N	10613 128TH AVE NE
007	262173	0170	9/1/10	\$605,000	\$666,000	3290	10	2000	Avg	11605	N	N	13716 NE 136TH PL
007	674370	0361	5/11/11	\$662,000	\$755,000	3310	10	2010	Avg	7291	N	N	12710 NE 106TH LN
007	262173	0220	3/11/11	\$541,000	\$615,000	3430	10	2000	Avg	10157	N	N	13622 NE 136TH PL
007	262173	0160	8/16/11	\$646,900	\$738,000	3480	10	2000	Avg	15287	N	N	13720 NE 136TH PL
007	262173	0270	4/10/12	\$604,900	\$668,000	3480	10	2000	Avg	9051	N	N	13553 137TH PL NE
007	388810	0091	4/13/11	\$730,000	\$832,000	3490	10	2008	Avg	10043	N	N	12843 NE 91ST ST
007	262173	0100	10/26/10	\$645,000	\$719,000	3640	10	2000	Avg	13852	N	N	13528 137TH PL NE
007	674370	0205	12/14/11	\$850,000	\$959,000	3710	10	2011	Avg	11854	N	N	10222 126TH AVE NE
007	663990	0240	5/17/10	\$725,000	\$773,000	3790	10	2008	Avg	14719	N	N	12326 NE 102ND LN
007	674370	0316	5/11/10	\$705,000	\$750,000	3880	10	2007	Avg	8417	N	N	10600 126TH AVE NE
007	262173	0070	9/14/11	\$629,000	\$717,000	3900	10	2000	Avg	10744	N	N	13727 NE 135TH PL
007	032505	9267	3/24/10	\$880,000	\$920,000	4470	10	2003	Avg	12090	N	N	9212 132ND AVE NE
007	272605	9020	10/22/12	\$965,000	\$998,000	5280	10	2006	Avg	9298	N	N	13106 134TH AVE NE
007	272605	9144	10/16/12	\$840,000	\$871,000	4570	11	2006	Avg	10194	N	N	13112 134TH AVE NE
015	102505	9167	8/13/10	\$275,000	\$301,000	940	6	1970	Good	10085	N	N	7505 134TH AVE NE
015	812345	0460	7/12/12	\$254,000	\$273,000	960	6	1950	Good	11718	N	N	6226 148TH AVE NE

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Area 93
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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
015	389710	0172	6/28/11	\$308,000	\$352,000	1150	6	1970	Good	6600	N	N	11629 NE 74TH ST
015	640070	0332	1/25/10	\$340,500	\$347,000	1200	6	1952	Good	20075	N	N	7041 122ND AVE NE
015	943530	0109	8/23/11	\$242,500	\$277,000	1360	6	1982	Avg	11445	N	N	6450 154TH AVE NE
015	102505	9108	12/2/10	\$430,000	\$483,000	1780	6	1950	Good	33103	N	N	7355 148TH AVE NE
015	640070	0166	5/19/10	\$250,000	\$267,000	790	7	1940	Avg	7956	N	N	12226 NE 73RD ST
015	290970	0240	3/24/10	\$335,000	\$350,000	820	7	1971	Good	11514	N	N	13702 NE 83RD ST
015	042505	9046	6/25/10	\$318,160	\$344,000	940	7	1967	Avg	15289	N	N	8323 132ND AVE NE
015	123310	0477	7/3/12	\$275,000	\$296,000	950	7	1961	Good	9000	N	N	8003 126TH AVE NE
015	856250	0300	8/6/10	\$435,000	\$476,000	960	7	1962	Good	8538	N	N	13790 NE 78TH PL
015	743690	0075	9/21/12	\$295,000	\$309,000	970	7	1958	Good	8925	N	N	8310 133RD AVE NE
015	856270	0340	5/23/12	\$320,000	\$349,000	990	7	1964	Avg	9041	N	N	7220 137TH AVE NE
015	290970	0250	4/11/12	\$206,000	\$227,000	1010	7	1975	Avg	17967	N	N	13640 NE 83RD ST
015	856250	0800	11/13/12	\$339,900	\$348,000	1010	7	1963	Good	7975	N	N	13773 NE 76TH PL
015	108580	0070	12/3/12	\$367,500	\$373,000	1030	7	1971	Avg	8857	N	N	12313 NE 68TH PL
015	102505	9181	8/3/11	\$348,000	\$397,000	1050	7	1977	Avg	7400	N	N	13319 NE 75TH ST
015	389710	0135	1/14/10	\$328,000	\$333,000	1050	7	1976	Good	6600	N	N	11636 NE 74TH ST
015	131093	0080	3/8/12	\$337,500	\$375,000	1060	7	1981	Good	8824	N	N	7404 153RD CT NE
015	131093	0190	12/5/12	\$390,000	\$395,000	1060	7	1981	Avg	10509	N	N	7426 152ND CT NE
015	184230	0180	2/25/12	\$289,000	\$322,000	1060	7	1967	Avg	7894	N	N	7014 143RD PL NE
015	548731	0170	10/2/12	\$352,500	\$368,000	1060	7	1971	Avg	8794	N	N	13518 NE 78TH ST
015	719732	0040	9/7/12	\$310,000	\$326,000	1070	7	1977	Avg	10488	N	N	15332 NE 65TH CT
015	131093	0110	6/9/10	\$383,000	\$412,000	1080	7	1981	Avg	12272	Y	N	7428 153RD CT NE
015	520250	0050	7/9/12	\$370,000	\$398,000	1080	7	1978	Avg	8847	N	N	14812 NE 70TH CT
015	743690	0030	3/12/12	\$269,000	\$299,000	1080	7	1958	Avg	8925	N	N	8417 134TH AVE NE
015	092505	9188	4/21/10	\$288,000	\$304,000	1110	7	1966	Good	10200	N	N	7528 126TH AVE NE
015	184210	0150	4/12/10	\$406,000	\$428,000	1110	7	1965	Good	9520	N	N	14109 NE 72ND ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built /Ren	Cond	Lot Size	View	Water-front	Situs Address
015	184210	0150	10/17/12	\$415,000	\$430,000	1110	7	1965	Good	9520	N	N	14109 NE 72ND ST
015	184230	0050	11/28/11	\$238,000	\$269,000	1110	7	1965	Fair	9072	N	N	14314 NE 72ND ST
015	620290	0130	3/14/12	\$367,100	\$408,000	1110	7	1962	Avg	8960	N	N	12029 NE 65TH ST
015	620300	0070	1/12/10	\$405,000	\$410,000	1120	7	1965	Good	10150	N	N	12018 NE 64TH ST
015	741970	0055	2/28/12	\$260,000	\$290,000	1130	7	1959	Avg	21508	N	N	7050 132ND AVE NE
015	742100	0060	6/9/11	\$285,000	\$325,000	1130	7	1965	Avg	10125	N	N	7817 124TH AVE NE
015	123750	0024	6/27/11	\$360,000	\$411,000	1140	7	1966	Good	10545	N	N	13346 NE 80TH ST
015	804500	0560	8/8/11	\$260,000	\$297,000	1140	7	1966	Fair	10283	N	N	7518 135TH PL NE
015	856250	0490	4/17/12	\$278,500	\$307,000	1150	7	1967	Avg	8183	N	N	13823 NE 76TH ST
015	022510	0067	4/8/10	\$309,950	\$326,000	1160	7	1967	Good	6150	N	N	7812 122ND AVE NE
015	951250	1210	6/15/10	\$362,500	\$390,000	1170	7	1969	Avg	8050	N	N	14209 NE 75TH ST
015	951250	1020	2/9/12	\$394,590	\$441,000	1180	7	1968	Good	11636	N	N	7602 142ND AVE NE
015	856260	0490	10/4/11	\$371,000	\$422,000	1190	7	1966	Good	7700	N	N	13724 NE 73RD PL
015	804420	0130	5/29/12	\$284,050	\$309,000	1200	7	1983	Avg	2625	N	N	14119 NE 78TH CT
015	742400	0090	9/5/12	\$337,000	\$355,000	1210	7	1961	Good	10183	N	N	7803 131ST AVE NE
015	856250	0790	9/14/11	\$355,000	\$404,000	1210	7	1963	Good	7483	N	N	13771 NE 76TH PL
015	804500	0010	5/9/12	\$312,000	\$342,000	1220	7	1966	Avg	7453	N	N	7409 134TH AVE NE
015	804500	0280	8/27/12	\$385,000	\$407,000	1220	7	1966	Avg	7619	N	N	7015 134TH AVE NE
015	951250	0020	7/19/11	\$396,000	\$452,000	1220	7	1968	Avg	8960	N	N	7637 140TH PL NE
015	951250	0330	12/18/12	\$385,000	\$388,000	1220	7	1968	Avg	7350	N	N	7302 143RD AVE NE
015	379515	0010	3/24/10	\$505,000	\$528,000	1220	7	1913	VGood	7822	N	N	8208 122ND AVE NE
015	390110	0080	4/1/10	\$341,300	\$358,000	1230	7	1961	Good	8580	N	N	12424 NE 72ND ST
015	390110	0060	10/4/11	\$282,000	\$321,000	1240	7	1962	Avg	9590	N	N	12407 NE 73RD ST
015	742410	0050	8/12/10	\$300,000	\$329,000	1240	7	1968	Avg	7300	N	N	12839 NE 83RD ST
015	792271	0090	12/3/12	\$480,000	\$487,000	1240	7	1976	Avg	10357	N	N	15016 NE 64TH ST
015	742410	0200	9/14/10	\$287,500	\$318,000	1250	7	1968	Avg	8820	N	N	12832 NE 83RD ST

Improved Sales Used in this Annual Update Analysis
Area 93
(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
015	743700	0080	8/4/11	\$235,000	\$268,000	1250	7	1965	Fair	10799	N	N	8218 135TH PL NE
015	102505	9131	1/11/12	\$365,000	\$410,000	1260	7	1969	Avg	11198	N	N	7819 133RD AVE NE
015	108770	0015	7/5/12	\$330,000	\$355,000	1270	7	1956	Avg	11200	N	N	12220 NE 65TH ST
015	123750	0660	2/8/10	\$410,000	\$421,000	1280	7	1976	Avg	10203	N	N	13550 NE 83RD ST
015	081800	0080	12/7/10	\$350,000	\$393,000	1290	7	1969	Good	9450	N	N	13221 NE 70TH ST
015	169800	0070	10/19/12	\$470,000	\$487,000	1290	7	1977	Good	9884	N	N	12020 NE 66TH ST
015	856270	0550	4/20/12	\$335,000	\$369,000	1290	7	1966	Avg	7918	N	N	13720 NE 71ST PL
015	081800	0210	9/27/12	\$515,000	\$538,000	1300	7	1969	Good	9025	N	N	13509 NE 70TH ST
015	081800	0290	12/13/11	\$290,000	\$327,000	1300	7	1969	Avg	8400	N	N	13416 NE 70TH ST
015	108710	0065	5/4/11	\$350,000	\$399,000	1300	7	1955	Good	10790	N	N	12229 NE 67TH ST
015	124150	0055	10/26/12	\$413,000	\$426,000	1300	7	1968	Good	8525	N	N	12606 NE 73RD ST
015	743690	0020	11/3/10	\$273,500	\$305,000	1310	7	1958	Avg	8925	N	N	8401 134TH AVE NE
015	951250	0260	11/28/11	\$245,000	\$277,000	1310	7	1968	Fair	7700	N	N	14209 NE 73RD ST
015	290970	0200	4/19/11	\$305,000	\$348,000	1320	7	1969	Good	10008	N	N	13703 NE 83RD ST
015	418000	0070	11/24/10	\$474,950	\$532,000	1340	7	1967	VGood	9666	N	N	7335 128TH AVE NE
015	804500	0090	10/26/11	\$290,000	\$329,000	1350	7	1966	Avg	7459	N	N	13317 NE 74TH ST
015	092505	9059	3/10/10	\$444,000	\$461,000	1360	7	1947	Good	16440	N	N	7616 116TH AVE NE
015	856285	0110	9/6/11	\$415,000	\$473,000	1360	7	1972	Avg	8800	N	N	6501 141ST PL NE
015	365760	0010	12/15/11	\$230,000	\$260,000	1370	7	1967	Avg	10508	N	N	15354 NE 63RD WAY
015	548720	0010	11/11/11	\$300,000	\$340,000	1370	7	1961	Avg	10307	N	N	7855 135TH AVE NE
015	092505	9145	5/4/10	\$334,950	\$356,000	1380	7	1958	Good	12196	N	N	7532 123RD AVE NE
015	123310	0326	2/21/12	\$308,500	\$344,000	1380	7	1958	Good	8400	N	N	8026 122ND AVE NE
015	804420	0020	9/10/12	\$300,000	\$316,000	1390	7	1981	Avg	3150	N	N	7807 140TH PL NE
015	108610	0280	5/2/11	\$315,000	\$359,000	1400	7	1972	Good	8432	N	N	6210 120TH AVE NE
015	108790	0050	5/25/11	\$390,000	\$445,000	1400	7	1963	Good	10182	N	N	6110 123RD AVE NE
015	804500	0050	5/3/11	\$349,000	\$398,000	1400	7	1966	Good	6746	N	N	13310 NE 74TH ST

Improved Sales Used in this Annual Update Analysis
Area 93
(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
015	108770	0095	1/4/10	\$375,000	\$378,000	1410	7	1956	Avg	11920	N	N	12213 NE 64TH ST
015	131093	0090	2/15/11	\$434,500	\$493,000	1410	7	1982	Avg	8801	N	N	7412 153RD CT NE
015	856250	0110	7/16/12	\$405,000	\$435,000	1410	7	1962	VGood	9547	N	N	13772 NE 76TH PL
015	124150	0035	9/25/12	\$316,000	\$330,000	1420	7	1955	Good	13584	N	N	7203 126TH AVE NE
015	856250	0520	7/29/11	\$400,000	\$457,000	1420	7	1968	Good	7875	N	N	7424 138TH PL NE
015	856270	0380	10/1/12	\$360,000	\$376,000	1420	7	1966	Avg	8013	N	N	13725 NE 72ND PL
015	812345	0330	6/25/10	\$450,000	\$486,000	1440	7	1979	Avg	9102	N	N	6110 149TH CT NE
015	873170	0045	12/4/12	\$359,000	\$364,000	1440	7	1955	Avg	10125	N	N	12629 NE 73RD ST
015	943530	0153	5/3/10	\$370,000	\$393,000	1450	7	1987	Avg	9583	N	N	15309 NE 63RD CT
015	951250	0230	10/14/10	\$379,950	\$423,000	1460	7	1968	Avg	7700	N	N	14105 NE 73RD ST
015	951250	0900	5/15/12	\$349,950	\$383,000	1460	7	1968	Avg	9316	N	N	7618 140TH PL NE
015	092505	9210	5/17/10	\$349,950	\$373,000	1470	7	1972	Avg	12100	N	N	12421 NE 65TH PL
015	390050	0140	7/8/10	\$325,000	\$353,000	1490	7	1965	Good	10529	N	N	7560 124TH AVE NE
015	804500	0180	6/27/11	\$379,950	\$434,000	1490	7	1966	Avg	7431	N	N	13326 NE 72ND ST
015	804500	0520	6/12/10	\$365,000	\$393,000	1490	7	1966	Avg	10939	N	N	7624 135TH PL NE
015	804500	0520	6/12/10	\$365,000	\$393,000	1490	7	1966	Avg	10939	N	N	7624 135TH PL NE
015	856250	0190	1/24/11	\$330,000	\$373,000	1500	7	1962	Good	11971	N	N	13774 NE 77TH PL
015	856260	0020	4/20/10	\$388,000	\$410,000	1500	7	1966	Avg	9325	N	N	13631 NE 75TH ST
015	951250	0030	5/10/12	\$420,000	\$460,000	1500	7	1968	Good	8960	N	N	7633 140TH PL NE
015	792270	0660	9/28/11	\$350,000	\$398,000	1520	7	1968	Good	10116	N	N	6805 151ST AVE NE
015	792271	0530	6/5/12	\$370,000	\$402,000	1550	7	1971	Good	9200	N	N	6505 149TH AVE NE
015	081800	0110	5/27/11	\$389,000	\$444,000	1560	7	1969	Good	8296	N	N	6904 133RD CT NE
015	620290	0020	4/29/11	\$459,000	\$524,000	1560	7	1963	Good	8960	N	N	12118 NE 65TH ST
015	941350	0090	5/30/12	\$371,500	\$405,000	1560	7	1972	Avg	8280	N	N	6412 146TH AVE NE
015	792270	0690	8/27/12	\$415,000	\$439,000	1570	7	1967	Avg	11783	N	N	6912 151ST AVE NE
015	123750	0780	5/9/12	\$320,000	\$351,000	1580	7	1959	Avg	14250	N	N	8336 132ND AVE NE

Improved Sales Used in this Annual Update Analysis
Area 93
(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
015	642110	0570	4/20/12	\$465,000	\$512,000	1580	7	1925	VGood	11243	N	N	7021 151ST AVE NE
015	792271	0200	7/14/10	\$355,000	\$386,000	1580	7	1973	Good	8160	N	N	6624 149TH AVE NE
015	548731	0020	2/10/10	\$335,000	\$344,000	1590	7	1971	Good	10220	N	N	7710 135TH PL NE
015	548731	0020	12/29/11	\$353,000	\$398,000	1590	7	1971	Good	10220	N	N	7710 135TH PL NE
015	642110	0338	12/16/11	\$299,900	\$338,000	1620	7	1983	Avg	9758	N	N	14828 NE 75TH ST
015	743700	0100	10/29/10	\$353,320	\$394,000	1620	7	1965	Good	10395	N	N	8211 135TH PL NE
015	123310	0491	12/2/11	\$266,159	\$301,000	1660	7	1913	Good	7555	N	N	8017 126TH AVE NE
015	184230	0190	9/24/12	\$405,000	\$424,000	1670	7	1967	Avg	8767	N	N	7006 143RD PL NE
015	390110	0020	7/1/11	\$399,000	\$456,000	1670	7	1961	Good	8580	N	N	12432 NE 73RD ST
015	390110	0020	10/15/12	\$450,000	\$467,000	1670	7	1961	Good	8580	N	N	12432 NE 73RD ST
015	943530	0175	12/17/12	\$650,000	\$655,000	1680	7	1973	Good	30970	N	N	6506 152ND AVE NE
015	358523	0030	4/21/10	\$349,950	\$370,000	1700	7	1968	Good	7210	N	N	7919 127TH PL NE
015	804500	0240	12/8/10	\$409,970	\$461,000	1700	7	1966	Good	9988	N	N	13302 NE 72ND ST
015	804500	0480	6/16/11	\$345,000	\$394,000	1700	7	1966	Avg	10285	N	N	7603 135TH PL NE
015	856250	0080	11/6/12	\$430,000	\$442,000	1720	7	1963	Avg	8443	N	N	13714 NE 76TH PL
015	742440	0150	10/18/11	\$331,250	\$376,000	1740	7	1983	Avg	10405	N	N	8108 126TH PL SE
015	856260	0310	11/15/12	\$450,000	\$460,000	1750	7	1966	Avg	8354	N	N	13919 NE 70TH PL
015	108790	0020	8/24/12	\$525,000	\$556,000	1770	7	1959	Good	11920	N	N	12228 NE 62ND ST
015	254710	0005	12/22/10	\$400,000	\$450,000	1770	7	1966	Avg	12004	N	N	7308 128TH AVE NE
015	108770	0075	12/2/11	\$349,000	\$395,000	1810	7	1956	Good	9520	N	N	12218 NE 64TH ST
015	108580	0130	5/18/10	\$499,000	\$532,000	1830	7	1972	Good	8917	N	N	12308 NE 68TH PL
015	289600	0730	11/24/10	\$380,000	\$426,000	1860	7	1976	Avg	10820	N	N	7921 146TH AVE NE
015	856260	0130	7/25/11	\$370,000	\$422,000	1910	7	1965	Avg	8566	N	N	13709 NE 73RD PL
015	102505	9095	2/28/11	\$419,950	\$477,000	1930	7	1969	Avg	10060	N	N	7826 133RD AVE NE
015	856250	0530	1/31/11	\$340,000	\$385,000	1940	7	1963	Avg	7585	N	N	7416 138TH PL NE
015	131093	0060	8/25/11	\$412,000	\$470,000	1960	7	1981	Avg	9892	N	N	15243 NE 74TH WAY

Improved Sales Used in this Annual Update Analysis
Area 93
(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
015	640070	0072	5/12/11	\$440,000	\$502,000	1990	7	1993	Avg	7050	N	N	7328 121ST LN NE
015	123690	0103	7/3/12	\$376,500	\$406,000	2010	7	1958	Avg	12028	N	N	12857 NE 80TH ST
015	108770	0085	5/2/12	\$390,500	\$429,000	2080	7	1958	Good	9520	N	N	12204 NE 64TH ST
015	290970	0210	7/20/11	\$379,900	\$434,000	2080	7	1969	Avg	9979	N	N	13709 NE 83RD ST
015	108770	0110	10/7/11	\$367,500	\$418,000	2150	7	1959	Avg	9600	N	N	12233 NE 64TH ST
015	941350	0040	5/25/11	\$360,000	\$411,000	2390	7	1969	Avg	8927	N	N	14704 NE 64TH ST
015	184220	0110	5/21/10	\$428,500	\$458,000	2460	7	1964	Avg	9200	N	N	14115 NE 71ST PL
015	184230	0160	2/16/10	\$505,000	\$520,000	2800	7	1965	Good	9120	N	N	14311 NE 72ND ST
015	856260	0220	12/21/12	\$449,900	\$452,000	1070	8	1964	Avg	7350	N	N	7201 139TH PL NE
015	289600	0920	12/8/11	\$429,900	\$486,000	1180	8	1975	Good	11840	N	N	7614 144TH AVE NE
015	719735	0050	6/16/10	\$349,950	\$377,000	1190	8	1977	Avg	9594	N	N	15317 NE 62ND CT
015	719735	0130	7/20/11	\$424,000	\$484,000	1190	8	1978	Good	10000	N	N	15308 NE 62ND CT
015	530860	0050	2/7/11	\$360,000	\$408,000	1230	8	1982	Avg	8657	N	N	11719 NE 75TH PL
015	720243	0120	10/19/11	\$409,500	\$465,000	1250	8	1970	Good	9024	N	N	15333 NE 66TH CT
015	548731	0120	4/18/12	\$369,000	\$406,000	1260	8	1971	Good	7614	N	N	13521 NE 78TH ST
015	660030	0030	11/24/10	\$420,000	\$471,000	1290	8	1969	Good	17608	N	N	12908 NE 78TH PL
015	108800	0050	3/10/10	\$538,500	\$560,000	1300	8	1973	Good	10548	N	N	12020 NE 68TH PL
015	289600	0390	12/17/10	\$430,000	\$484,000	1320	8	1975	Good	11000	N	N	14615 NE 76TH ST
015	108800	0040	3/25/11	\$413,000	\$470,000	1340	8	1972	Good	8926	N	N	12104 68TH PL NE
015	792270	0310	1/19/10	\$445,000	\$452,000	1340	8	1968	Avg	8975	N	N	15103 NE 68TH ST
015	792270	0700	1/6/10	\$359,500	\$363,000	1340	8	1967	Avg	10640	N	N	6908 151ST AVE NE
015	289600	0690	11/13/12	\$420,000	\$430,000	1350	8	1978	Avg	21173	N	N	7910 147TH AVE NE
015	856250	0570	5/14/12	\$379,000	\$415,000	1350	8	1964	Good	8385	N	N	7427 139TH PL NE
015	812345	0110	8/23/12	\$425,000	\$450,000	1360	8	1977	Avg	8750	N	N	6026 148TH CT NE
015	184231	0010	12/14/11	\$400,000	\$451,000	1370	8	1977	Good	7752	N	N	14208 NE 71ST ST
015	389710	0365	8/21/12	\$420,000	\$445,000	1380	8	1973	Good	12875	N	N	11717 NE 73RD ST

Improved Sales Used in this Annual Update Analysis
Area 93
(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
015	743640	0050	3/9/12	\$413,000	\$459,000	1410	8	1973	Good	6500	N	N	13011 NE 78TH ST
015	743640	0160	12/10/10	\$395,000	\$444,000	1410	8	1974	Good	8314	N	N	7728 131ST AVE NE
015	056900	0050	6/4/12	\$457,300	\$497,000	1430	8	1969	Good	8624	N	N	14101 NE 62ND ST
015	068653	0190	7/27/10	\$519,000	\$566,000	1430	8	1972	Good	9000	N	N	14220 NE 64TH CT
015	856260	0480	12/13/12	\$519,000	\$524,000	1430	8	1964	Good	7460	N	N	13804 NE 73RD PL
015	102505	9188	4/5/11	\$355,000	\$404,000	1440	8	1978	Avg	8402	N	N	7512 134TH AVE NE
015	792270	0210	10/19/11	\$363,000	\$412,000	1440	8	1968	Avg	9700	N	N	6810 152ND AVE NE
015	812345	0360	1/10/12	\$435,000	\$489,000	1440	8	1978	Avg	8282	N	N	6128 149TH CT NE
015	111580	0600	1/12/12	\$352,577	\$396,000	1460	8	1972	Avg	9620	N	N	6720 144TH AVE NE
015	111581	0160	3/21/12	\$425,800	\$472,000	1460	8	1976	Avg	7102	N	N	6626 140TH PL NE
015	289600	0670	2/18/10	\$387,500	\$399,000	1460	8	1977	Avg	10345	N	N	7820 147TH AVE NE
015	941350	0350	9/21/10	\$381,000	\$422,000	1480	8	1971	Good	8394	N	N	6312 147TH CT NE
015	743640	0100	11/13/12	\$428,888	\$439,000	1490	8	1974	Good	8518	N	N	7705 131ST AVE NE
015	804450	0130	6/18/12	\$315,000	\$341,000	1490	8	1977	Avg	8375	N	N	14030 NE 69TH PL
015	743650	0160	1/24/11	\$389,950	\$441,000	1500	8	1974	Good	7579	N	N	12820 NE 76TH ST
015	743650	0260	9/25/12	\$388,500	\$406,000	1500	8	1974	Avg	8661	N	N	7636 128TH PL NE
015	108801	0280	4/19/11	\$349,995	\$399,000	1540	8	1973	Avg	8581	N	N	11914 NE 67TH PL
015	289600	0410	10/29/12	\$470,000	\$485,000	1540	8	1975	Avg	10000	N	N	14705 NE 76TH ST
015	184231	0140	11/1/12	\$347,000	\$357,000	1550	8	1978	Fair	9600	N	N	7009 142ND PL NE
015	289600	0220	3/8/10	\$537,000	\$558,000	1560	8	1975	Good	9600	N	N	7549 146TH AVE NE
015	289600	0960	8/6/12	\$520,000	\$554,000	1560	8	1975	Avg	8000	N	N	7603 144TH AVE NE
015	812345	0160	7/16/10	\$507,275	\$552,000	1580	8	1978	Avg	8280	N	N	6043 150TH CT NE
015	687030	0080	4/29/10	\$445,000	\$472,000	1590	8	2005	Avg	2415	N	N	7862 148TH CT NE
015	687030	0120	12/13/12	\$455,000	\$459,000	1590	8	2005	Avg	3044	N	N	7878 148TH CT NE
015	769480	0220	12/13/12	\$435,000	\$439,000	1590	8	2007	Avg	1983	N	N	6888 156TH PL NE
015	108800	0080	10/8/10	\$406,500	\$452,000	1610	8	1972	Good	9305	N	N	12008 NE 68TH PL

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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
015	108800	0080	11/14/11	\$436,000	\$494,000	1610	8	1972	Good	9305	N	N	12008 NE 68TH PL
015	792270	0200	5/13/10	\$479,000	\$510,000	1620	8	1976	Avg	12469	N	N	6915 153RD AVE NE
015	792272	0130	6/27/11	\$518,000	\$592,000	1620	8	1977	Good	8360	N	N	6417 152ND AVE NE
015	792272	0290	9/15/10	\$430,000	\$475,000	1620	8	1977	Avg	9020	N	N	6220 152ND AVE NE
015	792272	0030	5/12/10	\$519,000	\$553,000	1630	8	1977	Good	10982	N	N	15106 NE 67TH PL
015	068653	0630	6/19/12	\$375,000	\$406,000	1640	8	1973	Avg	8250	N	N	6628 143RD AVE NE
015	620265	0050	8/9/10	\$425,000	\$465,000	1650	8	1984	Avg	7810	N	N	13436 NE 69TH WAY
015	620265	0220	7/27/12	\$479,000	\$512,000	1650	8	1984	Avg	6800	N	N	13409 NE 69TH WAY
015	812345	0420	1/3/12	\$425,000	\$478,000	1650	8	1977	Good	8573	N	N	14818 NE 61ST WAY
015	108801	0010	9/1/10	\$440,000	\$485,000	1660	8	1973	Avg	8925	N	N	11814 NE 68TH PL
015	792271	0150	6/15/12	\$501,000	\$543,000	1670	8	1974	Avg	8400	N	N	6506 149TH AVE NE
015	111580	0360	6/25/10	\$398,000	\$430,000	1680	8	1972	Avg	11875	N	N	14504 NE 67TH ST
015	951250	0350	7/22/10	\$532,000	\$579,000	1680	8	1968	VGood	8160	N	N	7314 143RD AVE NE
015	092505	9264	12/6/10	\$534,000	\$600,000	1690	8	1992	Good	8691	N	N	7512 130TH AVE NE
015	941350	0280	5/11/10	\$390,000	\$415,000	1690	8	1972	Avg	7875	N	N	14615 NE 64TH ST
015	124150	0145	6/16/11	\$423,990	\$484,000	1690	8	1999	Avg	3909	N	N	13027 NE 70TH DR
015	175970	0550	3/16/10	\$710,000	\$740,000	1710	8	1966	VGood	13978	N	N	6811 120TH AVE NE
015	792271	0120	5/1/12	\$425,000	\$467,000	1710	8	1975	Good	9678	N	N	14910 NE 64TH ST
015	102505	9113	5/2/11	\$625,000	\$713,000	1730	8	2007	Avg	12000	N	N	7834 134TH AVE NE
015	743650	0200	11/2/12	\$477,000	\$491,000	1730	8	1974	Avg	7891	N	N	7606 128TH PL NE
015	941350	0240	6/4/12	\$545,000	\$593,000	1750	8	1970	Good	12129	N	N	6222 146TH AVE NE
015	092505	9227	3/17/10	\$471,500	\$491,000	1760	8	1977	Good	9600	N	N	7545 132ND AVE NE
015	092505	9234	5/7/10	\$460,000	\$489,000	1760	8	1979	Avg	14026	N	N	7908 125TH LN NE
015	943530	0196	11/20/12	\$659,900	\$674,000	1760	8	1977	Good	12196	N	N	6527 154TH AVE NE
015	108800	0090	3/2/12	\$399,000	\$444,000	1770	8	1972	Avg	8520	N	N	12004 NE 68TH PL
015	123750	0011	12/17/10	\$355,000	\$399,000	1770	8	1957	Good	11850	N	N	8028 132ND AVE NE

Improved Sales Used in this Annual Update Analysis
Area 93
(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
015	792271	0180	3/28/11	\$439,950	\$501,000	1770	8	1973	Good	8400	N	N	6608 149TH AVE NE
015	687030	0150	7/18/11	\$445,000	\$508,000	1770	8	2005	Avg	2591	N	N	7892 148TH CT NE
015	289600	0790	10/6/10	\$415,000	\$461,000	1780	8	1975	Avg	8800	N	N	7707 146TH AVE NE
015	792270	0120	6/22/12	\$525,950	\$569,000	1780	8	1968	Good	8730	N	N	15215 NE 68TH ST
015	254720	0050	11/9/12	\$389,000	\$399,000	1790	8	1967	Avg	10112	N	N	12827 NE 75TH ST
015	856270	0510	8/22/11	\$392,523	\$448,000	1810	8	1965	Avg	7700	N	N	13805 NE 71ST PL
015	792270	0400	11/11/11	\$455,000	\$516,000	1820	8	1967	Good	11932	N	N	15001 NE 66TH ST
015	092505	9253	1/14/10	\$462,500	\$469,000	1830	8	1990	Avg	7210	N	N	7411 131ST PL NE
015	640070	0313	4/26/11	\$410,000	\$468,000	1850	8	1990	Avg	7634	N	N	7210 120TH AVE NE
015	389510	0155	6/14/12	\$527,500	\$572,000	1870	8	1959	Good	22281	N	N	13840 NE 80TH ST
015	856260	0420	8/23/12	\$410,000	\$434,000	1920	8	1965	Avg	9099	N	N	7302 139TH PL NE
015	056900	0080	12/14/11	\$535,000	\$604,000	1930	8	1973	Good	6750	N	N	14116 NE 62ND ST
015	111580	0380	11/24/10	\$432,500	\$485,000	1930	8	1972	Good	10002	N	N	14509 NE 67TH CT
015	111581	0030	2/2/10	\$402,500	\$412,000	1930	8	1975	Avg	10959	N	N	6605 140TH PL NE
015	424900	0030	4/16/10	\$609,000	\$642,000	1930	8	1988	Avg	7526	N	N	15228 NE 73RD ST
015	642110	0011	8/16/10	\$465,000	\$510,000	1930	8	1995	Avg	10083	N	N	7939 152ND AVE NE
015	792271	0310	5/14/10	\$520,000	\$554,000	1940	8	1975	Good	9656	N	N	6905 149TH AVE NE
015	421520	0020	9/17/10	\$492,500	\$544,000	1960	8	1967	Good	12219	N	N	7522 124TH PL NE
015	124150	0140	12/16/11	\$415,000	\$468,000	1960	8	1998	Avg	3600	N	N	13105 NE 70TH DR
015	056900	0150	1/20/11	\$497,000	\$562,000	1990	8	1969	Good	10240	N	N	14016 NE 62ND ST
015	687030	0010	8/22/11	\$465,000	\$530,000	2010	8	2005	Avg	3037	N	N	7853 149TH AVE NE
015	687030	0030	11/17/10	\$455,000	\$509,000	2010	8	2005	Avg	2747	N	N	14884 NE 78TH WAY
015	068653	0020	7/22/11	\$485,000	\$554,000	2030	8	1976	Good	9300	N	N	14218 NE 67TH CT
015	092505	9043	4/23/12	\$399,950	\$440,000	2030	8	1967	Good	10160	N	N	11720 NE 75TH PL
015	620265	0150	8/3/11	\$482,000	\$550,000	2030	8	1986	Avg	8803	N	N	13213 NE 69TH WAY
015	856270	0080	3/5/10	\$455,000	\$472,000	2040	8	1966	Avg	10395	N	N	7025 137TH AVE NE

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Area 93
(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
015	640070	0222	7/8/11	\$499,000	\$570,000	2040	8	2000	Good	9835	N	N	7042 122ND AVE NE
015	102505	9195	9/14/10	\$560,000	\$619,000	2050	8	1983	Good	13448	N	N	6410 140TH AVE NE
015	640070	0285	11/15/12	\$580,000	\$593,000	2080	8	2008	Avg	7738	N	N	12218 NE 70TH ST
015	184231	0150	10/3/11	\$410,000	\$466,000	2090	8	1974	Avg	8800	N	N	7005 142ND PL NE
015	289600	0020	11/3/11	\$550,000	\$624,000	2100	8	1976	VGood	8800	N	N	7519 144TH AVE NE
015	640070	0304	2/16/11	\$540,000	\$613,000	2130	8	2010	Avg	6708	N	N	7010 122ND AVE NE
015	666600	0010	3/24/11	\$374,950	\$427,000	2140	8	1955	Good	15481	N	N	6515 116TH AVE NE
015	344460	0050	8/27/12	\$504,000	\$533,000	2160	8	1985	Avg	7497	N	N	13015 NE 71ST ST
015	418000	0060	6/28/11	\$497,000	\$568,000	2160	8	2003	Avg	9664	N	N	7430 127TH AVE NE
015	769480	0020	7/11/12	\$517,000	\$556,000	2160	8	2007	Avg	5850	N	N	15555 NE 68TH CT
015	126240	0120	3/21/12	\$465,000	\$516,000	2170	8	1967	Good	9729	N	N	12638 NE 70TH PL
015	640070	0309	6/8/11	\$519,000	\$593,000	2170	8	1989	VGood	7200	N	N	12005 NE 73RD ST
015	642110	0131	7/29/11	\$470,000	\$537,000	2180	8	1997	Avg	6830	N	N	7709 151ST AVE NE
015	108750	0005	7/25/11	\$450,000	\$514,000	2190	8	1985	Good	10790	N	N	12204 NE 66TH ST
015	742040	0050	2/12/10	\$487,500	\$501,000	2230	8	1994	Avg	8052	N	N	8024 131ST PL NE
015	289600	0310	11/28/12	\$417,000	\$424,000	2250	8	1976	Avg	10836	N	N	7506 146TH AVE NE
015	092505	9259	3/24/10	\$525,000	\$549,000	2270	8	1992	Good	14145	N	N	6607 126TH AVE NE
015	112505	9128	5/11/10	\$453,000	\$482,000	2300	8	1987	Avg	8617	Y	N	15316 OLD REDMOND RD
015	386470	0050	10/8/12	\$528,500	\$550,000	2330	8	1988	Avg	6825	N	N	13018 NE 70TH DR
015	941351	0320	7/20/12	\$435,000	\$466,000	2360	8	1979	Good	8900	N	N	6220 145TH AVE NE
015	289600	0460	8/9/12	\$508,500	\$541,000	2400	8	1975	Avg	8348	N	N	7614 146TH AVE NE
015	389710	0860	11/21/12	\$521,000	\$532,000	2400	8	1963	Avg	9350	N	N	11805 NE 75TH ST
015	102505	9028	2/24/10	\$509,000	\$526,000	2450	8	1992	Avg	8901	N	N	14016 NE 63RD CT
015	804470	0020	1/5/12	\$445,000	\$501,000	2460	8	1982	Avg	7002	N	N	14009 NE 63RD CT
015	804470	0070	5/13/11	\$549,950	\$628,000	2460	8	1982	Good	7647	N	N	14111 NE 63RD CT
015	241970	0060	6/24/10	\$649,800	\$702,000	2490	8	2010	Avg	4181	N	N	14700 NE 73RD WAY

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Area 93
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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
015	856270	0280	2/22/12	\$383,200	\$427,000	2540	8	1965	Avg	8060	N	N	7214 138TH PL NE
015	092505	9069	9/13/12	\$565,000	\$594,000	2550	8	2012	Avg	6987	N	N	7522 116TH AVE NE
015	687031	0090	6/28/10	\$588,000	\$636,000	2650	8	2008	Avg	4637	N	N	7927 150TH CT NE
015	241970	0230	7/25/11	\$595,000	\$679,000	2670	8	2009	Avg	3952	N	N	7258 147TH CT NE
015	082505	9048	5/21/12	\$545,000	\$595,000	2700	8	2001	Avg	10261	N	N	6013 116TH AVE NE
015	092505	9319	8/24/12	\$550,000	\$582,000	2720	8	2012	Avg	6986	N	N	7522 116TH AVE NE
015	175970	2067	3/23/10	\$539,999	\$564,000	2740	8	2009	Avg	8510	N	N	6224 116TH AVE NE
015	092505	9320	5/15/12	\$645,000	\$705,000	2800	8	2012	Avg	6987	N	N	7525 116TH AVE NE
015	241970	0080	5/27/10	\$708,000	\$758,000	2910	8	2010	Avg	4356	N	N	14690 NE 73RD WAY
015	286910	0030	2/28/11	\$602,500	\$684,000	3010	8	1986	Good	7697	N	N	6814 142ND CT NE
015	241970	0020	6/23/10	\$670,000	\$723,000	3030	8	2010	Avg	4181	N	N	14744 NE 73RD WAY
015	241970	0180	4/1/10	\$660,000	\$692,000	3110	8	2010	Avg	3988	N	N	7257 147TH CT NE
015	792271	0830	10/31/12	\$490,000	\$505,000	3170	8	1973	Avg	8960	N	N	6316 151ST AVE NE
015	943530	0090	1/20/11	\$600,000	\$678,000	4030	8	2002	Avg	23715	N	N	6556 154TH AVE NE
015	773230	0510	5/2/12	\$484,500	\$532,000	1540	9	1984	Avg	7151	N	N	6119 141ST CT NE
015	773230	0340	1/5/12	\$482,500	\$543,000	1710	9	1985	Avg	9278	N	N	14310 NE 61ST ST
015	254721	0110	5/9/11	\$480,000	\$548,000	1720	9	1974	Good	12316	N	N	12919 NE 72ND ST
015	773241	0010	2/19/10	\$510,000	\$526,000	1780	9	1988	Good	9920	N	N	5718 147TH AVE NE
015	112505	9088	6/19/12	\$547,200	\$592,000	1810	9	1990	Good	9794	Y	N	15318 OLD REDMOND RD
015	773241	0340	5/23/11	\$543,999	\$621,000	1850	9	1988	Good	9000	N	N	14511 NE 58TH ST
015	773241	0440	10/22/10	\$585,000	\$652,000	1970	9	1987	Good	7810	N	N	14607 NE 57TH ST
015	385010	0010	12/23/11	\$500,000	\$564,000	2070	9	2003	Avg	4337	Y	N	7011 117TH PL NE
015	642110	0170	4/11/11	\$550,000	\$627,000	2100	9	1999	Avg	22782	N	N	7527 151ST AVE NE
015	773240	0210	12/26/12	\$612,000	\$614,000	2120	9	1986	Avg	12154	N	N	6110 147TH CT NE
015	773230	0540	9/29/10	\$577,500	\$640,000	2130	9	1984	Avg	7211	N	N	14026 NE 61ST ST
015	773240	0410	12/22/11	\$557,000	\$628,000	2150	9	1986	Avg	7504	N	N	14501 NE 61ST ST

Improved Sales Used in this Annual Update Analysis
Area 93
(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
015	409910	0030	10/17/12	\$529,000	\$548,000	2170	9	1996	Good	3929	N	N	6809 117TH AVE NE
015	773241	0490	9/28/12	\$585,000	\$611,000	2190	9	1988	Good	8562	N	N	14765 NE 57TH ST
015	773240	0090	8/23/12	\$610,000	\$646,000	2200	9	1986	Avg	7609	N	N	6131 145TH CT NE
015	773240	0250	12/19/12	\$604,000	\$608,000	2230	9	1986	Avg	8464	N	N	6142 147TH PL NE
015	173795	0040	6/26/12	\$580,000	\$627,000	2320	9	1996	Avg	9911	N	N	7726 134TH AVE NE
015	254721	0140	12/22/10	\$530,000	\$597,000	2360	9	1972	Good	11908	N	N	12931 NE 72ND ST
015	092505	9156	9/20/10	\$610,000	\$675,000	2390	9	2000	Avg	7210	N	N	6510 125TH AVE NE
015	773241	0280	11/9/10	\$625,000	\$699,000	2390	9	1987	Good	8976	N	N	14498 NE 58TH ST
015	773240	0350	1/9/12	\$615,000	\$691,000	2400	9	1986	Avg	7500	N	N	14709 NE 61ST ST
015	773240	0180	12/21/10	\$600,000	\$676,000	2420	9	1986	Good	8271	N	N	6111 147TH CT NE
015	365760	0040	7/24/12	\$565,000	\$605,000	2430	9	1994	Avg	7873	N	N	15330 NE 63RD WAY
015	112505	9130	3/19/12	\$485,000	\$538,000	2450	9	1989	Avg	19700	N	N	15330 OLD REDMOND RD
015	365760	0050	5/17/11	\$543,000	\$620,000	2450	9	1994	Avg	7878	N	N	15322 NE 63RD WAY
015	123310	0324	6/14/11	\$590,000	\$674,000	2460	9	2010	Avg	10075	N	N	8040 122ND AVE NE
015	642100	0040	7/9/12	\$612,000	\$658,000	2460	9	1988	Avg	7503	N	N	14916 NE 76TH CT
015	092505	9291	11/21/11	\$521,199	\$590,000	2460	9	2001	Avg	8396	N	N	7547 125TH PL NE
015	123310	0328	5/24/11	\$599,000	\$684,000	2460	9	2010	Avg	8186	N	N	8036 122ND AVE NE
015	102505	9039	9/20/12	\$549,950	\$576,000	2470	9	1988	Avg	12276	N	N	6911 143RD CT NE
015	773230	0160	10/18/10	\$581,000	\$647,000	2470	9	1984	Avg	7219	N	N	6005 142ND CT NE
015	773241	0070	2/11/10	\$635,000	\$652,000	2470	9	1987	Good	8293	N	N	5858 147TH AVE NE
015	773241	0240	10/11/10	\$600,000	\$667,000	2490	9	1987	Avg	8853	N	N	14550 NE 58TH ST
015	773241	0320	8/22/12	\$680,000	\$720,000	2490	9	1987	Good	8416	N	N	14476 NE 58TH ST
015	365760	0070	6/22/10	\$590,000	\$637,000	2500	9	1995	Avg	8717	N	N	15306 NE 63RD WAY
015	409910	0080	8/10/12	\$534,278	\$569,000	2500	9	1996	Avg	3968	N	N	6830 117TH AVE NE
015	409910	0120	5/6/11	\$465,450	\$531,000	2500	9	1996	Avg	3842	N	N	6805 117TH AVE NE
015	123750	0621	6/25/10	\$596,000	\$644,000	2500	9	2008	Avg	9630	N	N	13440 NE 83RD ST

Improved Sales Used in this Annual Update Analysis
Area 93
(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
015	773241	0180	10/5/11	\$612,300	\$696,000	2530	9	1987	Avg	9132	N	N	5774 146TH AVE NE
015	173795	0030	4/19/11	\$542,500	\$618,000	2540	9	1998	Avg	9394	N	N	7738 134TH AVE NE
015	773230	0240	12/27/12	\$632,500	\$634,000	2550	9	1985	Avg	8996	N	N	6011 143RD CT NE
015	773240	0320	8/1/12	\$649,900	\$694,000	2560	9	1986	Avg	9559	N	N	6106 147TH PL NE
015	092505	9308	8/23/12	\$627,000	\$664,000	2560	9	2005	Avg	7665	N	N	11718 NE 75TH PL
015	773241	0410	7/12/11	\$655,000	\$748,000	2600	9	1987	Good	9516	N	N	5711 146TH AVE NE
015	720243	0010	5/21/10	\$525,000	\$561,000	2610	9	1996	Avg	7718	N	N	15360 NE 66TH CT
015	720243	0080	6/21/10	\$625,000	\$674,000	2610	9	1997	Avg	7575	N	N	15306 NE 66TH CT
015	720243	0130	11/12/12	\$655,000	\$671,000	2610	9	1996	Avg	10403	N	N	15339 NE 66TH CT
015	124150	0168	9/20/10	\$645,000	\$714,000	2610	9	2004	Avg	6892	N	N	13028 NE 70TH DR
015	642110	0030	9/20/10	\$600,000	\$664,000	2620	9	1999	Avg	9866	Y	N	7717 152ND AVE NE
015	092505	9292	4/22/12	\$712,000	\$783,000	2620	9	2001	Avg	7212	N	N	12519 NE 75TH PL
015	773241	0230	8/18/10	\$675,000	\$741,000	2630	9	1987	Good	8860	N	N	14572 NE 58TH ST
015	123310	0358	7/19/11	\$598,500	\$683,000	2640	9	2011	Avg	6750	N	N	8027 124TH AVE NE
015	642100	0120	4/27/11	\$602,900	\$688,000	2670	9	1988	Avg	21043	N	N	14921 NE 75TH CT
015	773240	0470	1/25/10	\$665,000	\$678,000	2670	9	1986	Good	13288	N	N	14413 NE 61ST ST
015	254720	0140	1/4/11	\$656,000	\$740,000	2750	9	2006	Avg	10138	N	N	7401 130TH AVE NE
015	773241	0380	9/23/10	\$675,000	\$747,000	2770	9	1987	Good	8642	N	N	14583 NE 58TH ST
015	642110	0133	3/15/10	\$670,000	\$698,000	2770	9	2001	Avg	14860	N	N	7703 151ST AVE NE
015	124150	0010	2/10/11	\$530,000	\$601,000	2770	9	2006	Avg	7398	N	N	7410 124TH AVE NE
015	123310	0525	6/30/11	\$640,000	\$731,000	2780	9	2001	Avg	7232	N	N	8218 125TH PL NE
015	123310	0334	2/17/10	\$700,000	\$721,000	2780	9	2007	Avg	7648	N	N	8010 122ND AVE NE
015	092505	9008	3/21/12	\$690,500	\$766,000	2790	9	1993	Avg	12632	N	N	7848 123RD AVE NE
015	123310	0648	2/5/10	\$599,950	\$614,000	2820	9	2003	Avg	7330	N	N	12715 NE 81ST PL
015	123310	0648	11/1/12	\$655,600	\$675,000	2820	9	2003	Avg	7330	N	N	12715 NE 81ST PL
015	124150	0178	7/27/12	\$690,000	\$738,000	2830	9	2003	Avg	7280	N	N	13125 NE 71ST LN

Improved Sales Used in this Annual Update Analysis
Area 93
(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
015	424900	0040	9/20/12	\$620,000	\$650,000	2840	9	1989	Avg	8095	N	N	15236 NE 73RD ST
015	311102	0020	8/2/12	\$689,990	\$736,000	2840	9	2012	Avg	7202	N	N	14121 NE 84TH ST
015	390110	0095	5/24/11	\$805,000	\$919,000	2890	9	2011	Avg	8580	N	N	12448 NE 72ND ST
015	388910	0031	10/20/10	\$630,000	\$702,000	2890	9	2002	Avg	8553	N	N	6924 123RD AVE NE
015	124150	0030	8/3/11	\$695,000	\$793,000	2910	9	2011	Avg	7008	N	N	7023 126TH AVE NE
015	311102	0010	6/14/12	\$679,990	\$737,000	2920	9	2012	Avg	7629	N	N	13125 NE 84TH ST
015	124150	0007	7/5/12	\$720,000	\$776,000	2930	9	2006	Avg	7750	N	N	7424 124TH AVE NE
015	124150	0064	10/29/12	\$730,000	\$753,000	2950	9	2003	Avg	7202	N	N	7321 126TH AVE NE
015	424900	0090	4/20/10	\$617,000	\$652,000	2960	9	1989	Avg	7837	N	N	7212 153RD AVE NE
015	123310	0647	4/7/11	\$670,000	\$763,000	3010	9	2003	Avg	8131	N	N	12721 NE 81ST PL
015	102505	9213	3/8/10	\$739,000	\$767,000	3080	9	2005	Avg	6474	N	N	14778 NE 60TH CT
015	640070	0144	7/26/12	\$800,000	\$856,000	3100	9	2006	Avg	7625	N	N	12308 NE 73RD PL
015	311102	0030	11/8/12	\$800,000	\$821,000	3150	9	2012	Avg	7257	N	N	13117 NE 84TH ST
015	123310	0656	8/7/12	\$674,900	\$719,000	3180	9	1991	Good	19735	N	N	8127 128TH AVE NE
015	124150	0122	12/7/12	\$688,000	\$697,000	3180	9	2007	Avg	8022	N	N	12824 NE 70TH PL
015	424900	0360	9/13/12	\$665,000	\$699,000	3200	9	1988	Avg	7541	N	N	15226 NE 72ND ST
015	123310	0337	3/1/10	\$745,000	\$771,000	3230	9	2007	Avg	12312	N	N	8014 122ND AVE NE
015	124150	0066	10/24/12	\$725,000	\$749,000	3230	9	2010	Avg	7469	N	N	7031 126TH AVE NE
015	092505	9087	4/6/10	\$675,000	\$709,000	3240	9	2007	Avg	7009	N	N	7914 123RD AVE NE
015	092505	9134	5/10/12	\$749,990	\$821,000	3240	9	2012	Avg	9100	N	N	7524 126TH AVE NE
015	042505	9020	6/4/12	\$729,000	\$793,000	3260	9	2006	Avg	9204	N	N	8219 132ND AVE NE
015	092505	9260	10/20/11	\$775,000	\$880,000	3270	9	2005	Avg	12100	N	N	6543 125TH AVE NE
015	124150	0060	9/22/10	\$700,000	\$775,000	3280	9	2003	Avg	7426	N	N	7327 126TH AVE NE
015	773240	0140	5/31/12	\$660,000	\$719,000	3300	9	1986	Avg	9540	N	N	14502 NE 61ST ST
015	389710	0735	9/26/12	\$679,000	\$710,000	3310	9	2003	Avg	8611	N	N	11821 NE 74TH ST
015	102505	9214	4/26/10	\$650,000	\$688,000	3310	9	2006	Avg	6422	N	N	14782 NE 60TH CT

Improved Sales Used in this Annual Update Analysis
Area 93
(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
015	388910	0037	6/17/10	\$710,000	\$765,000	3350	9	2008	Avg	7955	N	N	12033 NE 70TH ST
015	640070	0203	11/16/12	\$843,000	\$862,000	3450	9	2008	Avg	7807	N	N	7312 122ND AVE NE
015	388910	0034	7/1/10	\$700,000	\$758,000	3550	9	2008	Avg	11450	N	N	12027 NE 70TH ST
015	124150	0059	11/2/10	\$745,000	\$832,000	3560	9	2004	Avg	8754	N	N	7330 126TH AVE NE
015	773241	0210	9/13/10	\$875,000	\$966,000	3820	9	1987	Good	8838	N	N	14594 NE 58TH ST
015	126240	0098	5/5/11	\$719,000	\$820,000	3090	10	2007	Avg	6997	N	N	7014 126TH AVE NE
015	286920	0050	4/9/10	\$700,000	\$736,000	3290	10	2001	Avg	6139	N	N	7225 148TH PL NE
015	286920	0070	9/21/11	\$598,000	\$681,000	3290	10	2000	Avg	6227	N	N	7237 148TH PL NE
015	389710	0340	4/29/10	\$760,000	\$805,000	3300	10	2008	Avg	6600	N	N	11701 NE 73RD ST
015	123750	0577	5/17/12	\$749,995	\$820,000	3550	10	2007	Avg	8618	N	N	13420 NE 83RD ST
015	123750	0578	4/4/11	\$690,000	\$786,000	3650	10	2007	Avg	8791	N	N	13416 NE 83RD ST
015	092505	9133	5/25/10	\$840,000	\$898,000	3830	10	2007	Avg	9100	N	N	7323 126TH AVE NE

Improved Sales Removed in this Annual Update Analysis
Area 93
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	032505	9155	11/9/11	\$209,500	MODEL DEVELOPMENT EXCLUSION
007	123310	0702	12/9/10	\$280,000	PREVIMP<=25K
007	123310	0771	9/30/11	\$525,000	RELOCATION - SALE TO SERVICE
007	123850	0302	11/29/11	\$280,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	123850	0415	10/24/12	\$300,000	PREVIMP<=25K
007	123850	0567	1/19/10	\$340,148	NO MARKET EXPOSURE
007	123850	0685	4/11/11	\$432,000	FINANCIAL INSTITUTION RESALE
007	123850	0700	4/20/11	\$550,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
007	123850	0939	12/5/12	\$761,450	MODEL DEVELOPMENT EXCLUSION
007	123850	0939	12/21/11	\$475,000	NO MARKET EXPOSURE
007	123850	0940	10/25/12	\$259,000	DOR RATIO; QCD; RELATED PARTY
007	124670	0005	5/23/12	\$400,000	MODEL DEVELOPMENT EXCLUSION
007	124670	0005	4/12/10	\$275,000	NON-REPRESENTATIVE SALE
007	124670	0009	1/27/10	\$185,000	PREVIMP<=25K
007	124670	0028	2/8/11	\$390,000	NO MARKET EXPOSURE; RELATED PARTY
007	124670	0108	9/4/12	\$337,500	MODEL DEVELOPMENT EXCLUSION
007	124670	0109	12/3/10	\$333,000	PREVIMP<=25K
007	124670	0192	1/30/12	\$280,000	PREVIMP<=25K
007	173710	0240	8/4/11	\$218,750	DOR RATIO; NO MARKET EXPOSURE; RELATED PARTY
007	173710	0690	5/9/11	\$455,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	173710	0690	10/2/12	\$495,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	221609	0140	2/14/12	\$454,750	BANKRUPTCY - RECEIVER OR TRUSTEE; QCD
007	259240	0150	8/29/10	\$241,443	QUIT CLAIM DEED; RELATED PARTY
007	259240	0270	1/21/11	\$238,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	259240	0620	7/15/10	\$130,000	DOR RATIO;NO MARKET EXPOSURE; RELATED PARTY
007	259240	0790	11/20/12	\$268,900	BANKRUPTCY - RECEIVER OR TRUSTEE
007	272605	9033	9/17/12	\$2,190,000	DOR RATIO
007	272605	9100	12/16/11	\$449,000	OBSOLESCENCE
007	332605	9126	1/4/12	\$425,000	PREVIMP<=25K;NO MARKET EXPOSURE
007	332605	9142	8/2/11	\$200,000	NON-REPRESENTATIVE SALE
007	332605	9269	12/18/12	\$773,620	DOR RATIO;PREVIMP<=25K
007	332605	9270	10/4/12	\$675,000	%COMPLETE
007	388600	0140	8/15/12	\$350,000	MODEL DEVELOPMENT EXCLUSION
007	388810	0065	2/1/10	\$318,000	NO MARKET EXPOSURE; RELATED PARTY
007	388810	0077	11/5/12	\$365,000	RELOCATION - SALE TO SERVICE
007	388810	0101	12/19/12	\$549,990	ACTIVE PERMIT BEFORE SALE>25K;PREVIMP<=25K
007	388810	0183	11/19/12	\$115,000	DOR RATIO
007	388810	0185	4/28/11	\$712,750	IMP COUNT
007	388810	0186	2/1/12	\$191,419	SHORT SALE
007	388810	0190	12/18/12	\$850,000	PREVIMP<=25K
007	388810	0244	11/7/12	\$559,990	ACTIVE PERMIT BEFORE SALE>25K;PREVIMP<=25K
007	388810	0245	11/27/12	\$569,990	ACTIVE PERMIT BEFORE SALE>25K;PREVIMP<=25K

Improved Sales Removed in this Annual Update Analysis
Area 93
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	388810	0246	9/19/12	\$552,681	ACTIVE PERMIT BEFORE SALE>25K;%COMPLETE
007	419140	0050	3/24/11	\$264,900	FINANCIAL INSTITUTION RESALE
007	509680	0010	4/23/10	\$279,150	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	509680	0040	5/6/11	\$238,700	NO MARKET EXPOSURE; RELATED PARTY
007	511605	0290	3/15/12	\$257,900	IMP. CHARACTERISTICS DO NOT MATCH RECORDS
007	511605	0290	11/4/11	\$424,206	BANKRUPTCY - RECEIVER OR TRUSTEE
007	548730	0270	9/27/10	\$162,500	DOR RATIO; NO MARKET EXPOSURE; QUIT CLAIM DEED
007	663990	0009	3/12/12	\$605,000	RELOCATION - SALE TO SERVICE
007	663990	0010	12/30/11	\$658,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	663990	0030	12/4/12	\$1,300,000	PREVIMP<=25K; NO MARKET EXPOSURE
007	663990	0090	3/6/12	\$472,624	BANKRUPTCY - RECEIVER OR TRUSTEE
007	663990	0350	4/21/10	\$240,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	674170	0203	10/31/12	\$427,530	BANKRUPTCY - RECEIVER OR TRUSTEE
007	674370	0025	11/6/12	\$200,000	ESTATE SALE; NO MARKET EXPOSURE
007	674370	0270	5/4/10	\$580,000	NO MARKET EXPOSURE
007	674370	0317	8/30/11	\$402,000	PREVIMP<=25K; NO MARKET EXPOSURE
007	771730	0030	6/26/12	\$185,000	SHORT SALE
007	781410	0040	12/12/12	\$509,475	BANKRUPTCY - RECEIVER OR TRUSTEE
007	794140	0110	12/21/11	\$339,000	SHORT SALE
007	812630	0260	10/5/12	\$116,335	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY
007	812630	0510	11/12/12	\$585,000	IMP. CHARACTERISTICS DO NOT MATCH RECORDS
007	863550	0030	1/25/12	\$11,083	DOR RATIO; EASEMENT OR RIGHT-OF-WAY
007	867950	0010	6/6/12	\$191,000	UNFINISHED AREA
007	867960	0390	12/9/11	\$392,761	BANKRUPTCY - RECEIVER OR TRUSTEE
007	883520	0250	5/10/10	\$310,000	MODEL DEVELOPMENT EXCLUSION
007	883520	0370	12/9/10	\$325,000	SHORT SALE
007	883520	0900	8/8/12	\$235,310	BANKRUPTCY - RECEIVER OR TRUSTEE
007	883522	0220	12/31/12	\$220,000	SHORT SALE
007	911320	0270	7/13/10	\$618,000	RELOCATION - SALE TO SERVICE
007	923780	0010	8/30/10	\$55,450	QCD; PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY
007	932930	0120	12/18/12	\$248,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QCD
015	032505	9122	6/27/11	\$155,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
015	032505	9122	9/1/11	\$199,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
015	068653	0190	7/23/10	\$519,000	RELOCATION - SALE TO SERVICE
015	081800	0020	4/3/12	\$234,200	NO MARKET EXPOSURE
015	092505	9066	6/13/11	\$232,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
015	092505	9111	7/19/12	\$350,000	TEARDOWN; QUESTIONABLE PER SALES IDENTIFICATION
015	092505	9111	7/19/12	\$350,000	TEARDOWN; QUESTIONABLE PER SALES IDENTIFICATION
015	092505	9111	7/19/12	\$350,000	TEARDOWN; QUESTIONABLE PER SALES IDENTIFICATION
015	092505	9111	7/19/12	\$350,000	TEARDOWN; QUESTIONABLE PER SALES IDENTIFICATION
015	092505	9111	7/19/12	\$350,000	TEARDOWN; QUESTIONABLE PER SALES IDENTIFICATION
015	092505	9111	7/19/12	\$350,000	TEARDOWN; QUESTIONABLE PER SALES IDENTIFICATION

Improved Sales Removed in this Annual Update Analysis
Area 93
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
015	092505	9116	10/22/10	\$300,000	UNFINISHED AREA
015	092505	9125	8/4/11	\$319,000	SHORT SALE
015	092505	9223	3/14/11	\$255,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
015	092505	9234	1/7/10	\$525,000	BANKRUPTCY - RECEIVER OR TRUSTEE
015	092505	9281	5/25/12	\$675,000	IMP. CHARACTERISTICS DO NOT MATCH RECORDS
015	102505	9214	1/18/10	\$599,000	QUIT CLAIM DEED
015	108610	0150	1/11/12	\$125,000	DOR RATIO;ESTATE SALE; RELATED PARTY
015	111580	0180	12/29/11	\$320,000	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
015	112505	9088	6/19/12	\$547,200	RELOCATION - SALE TO SERVICE
015	123310	0501	7/9/12	\$430,037	BANKRUPTCY - RECEIVER OR TRUSTEE
015	123310	0515	9/26/11	\$675,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
015	123310	0656	5/4/12	\$699,912	BANKRUPTCY - RECEIVER OR TRUSTEE
015	123750	0060	4/17/12	\$20,000	DOR RATIO
015	123750	0420	2/2/12	\$220,000	OBSOLESCENCE; IMP. CHARACTERISTICS CHANGED
015	123750	0740	5/20/10	\$264,000	UNFINISHED AREA
015	123750	0802	5/31/12	\$285,000	ACTIVE PERMIT BEFORE SALE>25K
015	123750	0802	10/16/12	\$275,000	ACTIVE PERMIT BEFORE SALE>25K
015	124150	0030	6/18/12	\$250,000	DOR RATIO;QCD; PARTIAL INTEREST (1/3, 1/2, Etc.)
015	124150	0042	7/16/10	\$186,000	NO MARKET EXPOSURE; RELATED PARTY
015	124150	0157	10/5/12	\$215,000	SHORT SALE
015	142070	0045	12/7/12	\$435,442	BANKRUPTCY - RECEIVER OR TRUSTEE
015	147151	0010	1/12/11	\$477,899	FORCED SALE
015	184210	0130	1/27/10	\$380,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
015	184210	0150	10/12/12	\$415,000	RELOCATION - SALE TO SERVICE
015	241970	0070	6/17/10	\$665,000	NON-REPRESENTATIVE SALE
015	254710	0055	8/17/12	\$547,500	IMP. CHARACTERISTICS DID NOT MATCH
015	254720	0020	3/18/10	\$285,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
015	254720	0240	2/22/12	\$365,000	SHORT SALE
015	286920	0120	12/21/10	\$608,000	SHORT SALE
015	289600	0920	9/19/11	\$290,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
015	311102	0040	9/7/12	\$719,990	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
015	311102	0050	10/23/12	\$724,990	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
015	311102	0060	11/9/12	\$803,990	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
015	311102	0070	12/4/12	\$807,990	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
015	311102	0080	12/14/12	\$799,990	ACTIVE PERMIT BEFORE SALE>25K
015	386470	0040	7/20/10	\$530,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
015	389710	0230	10/12/11	\$530,250	NON-REPRESENTATIVE SALE
015	389710	0785	4/25/11	\$350,000	TEAR DOWN
015	390050	0060	10/24/12	\$219,900	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
015	424900	0080	6/22/11	\$350,000	SHORT SALE
015	548731	0020	12/29/11	\$353,000	RELOCATION - SALE TO SERVICE
015	548731	0080	9/25/12	\$423,711	BANKRUPTCY - RECEIVER OR TRUSTEE

Improved Sales Removed in this Annual Update Analysis
Area 93
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
015	548731	0150	9/21/12	\$372,809	BANKRUPTCY - RECEIVER OR TRUSTEE
015	620300	0140	7/27/10	\$510,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
015	640070	0040	10/16/12	\$301,000	BANKRUPTCY - RECEIVER OR TRUSTEE
015	640070	0060	12/21/12	\$438,000	IMP COUNT
015	640070	0061	4/18/12	\$365,000	ACTIVE PERMIT BEFORE SALE
015	640070	0210	9/26/11	\$641,000	IMP COUNT
015	640070	0304	4/19/10	\$130,000	DOR RATIO
015	642110	0561	4/8/11	\$297,900	SHORT SALE
015	642110	0570	12/2/11	\$280,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
015	667270	0100	7/16/12	\$490,000	IMP. CHARACTERISTICS DO NOT MATCH RECORDS
015	687030	0070	4/28/11	\$410,192	QUIT CLAIM DEED
015	719735	0020	7/8/11	\$368,000	NON-REPRESENTATIVE SALE
015	719735	0060	2/5/10	\$345,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
015	720243	0020	4/5/11	\$350,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
015	742040	0080	3/29/12	\$360,000	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
015	742400	0150	4/21/12	\$130,000	DOR RATIO; NO MARKET EXPOSURE; RELATED PARTY
015	743640	0100	7/3/12	\$324,000	BANKRUPTCY - RECEIVER OR TRUSTEE
015	743690	0015	7/2/12	\$220,000	SHORT SALE
015	743690	0040	6/3/11	\$160,000	DOR RATIO; QCD; RELATED PARTY
015	743690	0075	6/18/12	\$348,493	BANKRUPTCY - RECEIVER OR TRUSTEE
015	773240	0140	5/24/12	\$660,000	RELOCATION - SALE TO SERVICE
015	792270	0720	10/19/11	\$313,000	FINANCIAL INSTITUTION RESALE
015	792271	0760	6/14/10	\$279,858	DOR RATIO;QCD; RELATED PARTY
015	792271	0840	5/6/10	\$425,000	NO MARKET EXPOSURE
015	804420	0180	7/26/10	\$155,768	QUIT CLAIM DEED
015	812345	0450	6/20/12	\$237,500	PREVIMP<=25K
015	856250	0290	12/16/10	\$365,000	UNFINISHED AREA
015	856250	0470	8/23/12	\$215,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
015	856250	0700	10/12/12	\$330,000	NO MARKET EXPOSURE
015	856270	0080	3/5/10	\$455,000	RELOCATION - SALE TO SERVICE
015	856270	0270	11/4/11	\$220,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
015	873170	0020	6/22/11	\$215,900	FINANCIAL INSTITUTION RESALE
015	941350	0110	12/31/12	\$575,000	RELOCATION - SALE TO SERVICE
015	941350	0240	8/5/10	\$300,000	QUESTIONABLE PER APPRAISAL
015	941350	0240	12/20/10	\$525,000	SHORT SALE
015	941351	0100	5/27/10	\$490,000	QUESTIONABLE PER SALES IDENTIFICATION
015	951250	0420	9/20/12	\$325,000	MODEL DEVELOPMENT EXCLUSION
015	951250	0590	5/31/11	\$238,100	IMP. CHARACTERISTICS CHANGED SINCE SALE
015	951250	0900	5/11/12	\$365,000	RELOCATION - SALE TO SERVICE
015	951250	1020	8/30/11	\$245,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Vacant Sales Used in this Annual Update Analysis
Area 93
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
007	123850	0937	2/27/2012	\$175,000	12750	N	N
007	123850	0322	1/5/2012	\$147,000	14150	N	N
007	674370	0311	6/20/2011	\$190,000	8774	N	N
007	663990	0011	5/26/2011	\$180,000	15148	N	N
007	389510	0045	5/17/2011	\$475,000	49754	N	N
007	674370	0358	3/22/2011	\$185,000	7333	N	N
007	674370	0318	5/11/2010	\$195,000	8452	N	N
007	123850	0670	3/30/2010	\$275,000	16020	Y	Y
015	092505	9078	3/1/2012	\$100,000	5608	N	N
015	092505	9134	5/31/2011	\$235,000	9100	N	N
015	123310	0355	12/8/2010	\$614,548	8676	N	N
015	124150	0039	10/29/2010	\$200,000	7003	N	N
015	124150	0066	3/11/2010	\$231,750	7469	N	N

Vacant Sales Removed in this Annual Update Analysis
Area 93
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	388810	0104	6/18/2011	\$30,000	GOVERNMENT AGENCY; QUIT CLAIM DEED
007	102505	9002	3/31/2011	\$65,000	QUIT CLAIM DEED
007	674370	0205	1/19/2011	\$280,000	SEGREGATION AND/OR MERGER
015	640070	0090	11/8/2012	\$520,000	SEGREGATION AND/OR MERGER
015	092505	9302	10/17/2012	\$198,076	BANKRUPTCY - RECEIVER OR TRUSTEE
015	042505	9030	5/17/2012	\$790,000	SEGREGATION AND/OR MERGER
015	123310	0385	5/15/2012	\$1,269,050	CORPORATE AFFILIATES; MULTI-PARCEL SALE
015	092505	9069	7/13/2011	\$305,000	SEGREGATION AND/OR MERGER
015	124150	0030	10/29/2010	\$220,000	NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES
015	092505	9090	10/1/2010	\$150,000	NO MARKET EXPOSURE; PLOTTAGE
015	092505	9157	10/1/2010	\$45,000	NO MARKET EXPOSURE; PLOTTAGE
015	390110	0030	7/16/2010	\$70,000	NO MARKET EXPOSURE; RELATED PARTY
015	175970	0549	2/4/2010	\$350,000	NO MARKET EXPOSURE