

Residential Revalue

2013 Assessment Roll

East Woodinville/Bear Creek/Trilogy

Area 95

King County Department of Assessments

Seattle, Washington



King County

Department of Assessments

Accounting Division

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

Lloyd Hara
Assessor

Dear Property Owners:

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

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

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

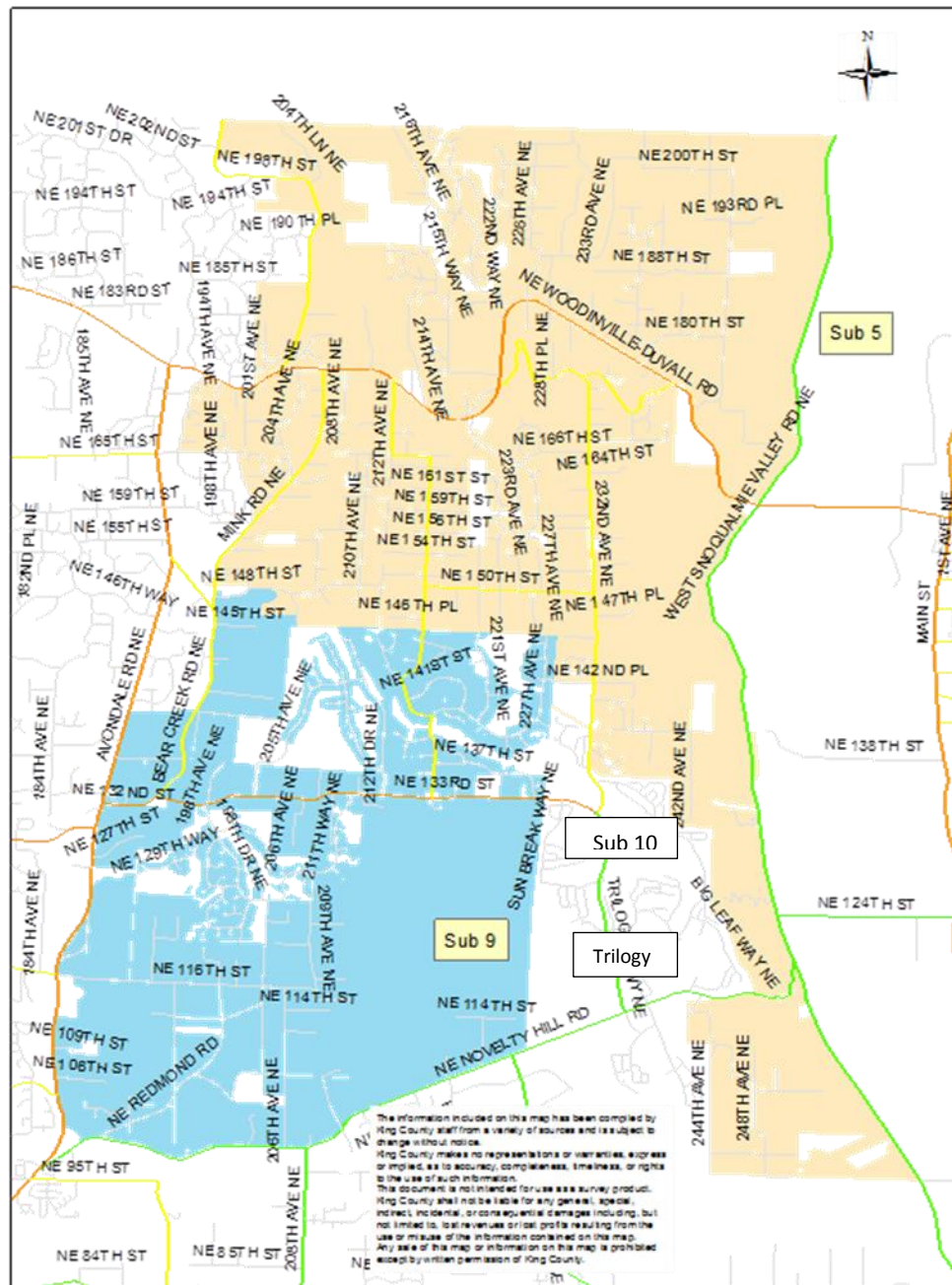
<http://www.kingcounty.gov/Assessor/Reports/AreaReports/~media/Assessor/AreaReports/AppraisalStandard.aspx>

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

Sincerely,

Lloyd Hara
Assessor

Area 95

 King County

May 14, 2009

East Woodinville/Bear Creek/Trilogy Housing



Grade 7/Year Built 1983/Total Living Area 2400



Grade 8/Year Built 1973/Total Living Area 3710



Grade 9/Year Built 2009/Total Living Area 3980



Grade 10/ Year Built 1999/ Total Living Area 3600



Grade 11/Yr Built 1996/Total Living Area 5630



Grade 12/Yr Built 2002/Total Living Area 6820

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: 95

Previous Physical Inspection: 2007

Number of Improved Sales: 645

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	\$190,900	\$330,200	\$521,100			
2013 Value	\$209,000	\$361,000	\$570,000	\$621,900	92.1%	7.97%
Change	+\$18,100	+\$30,800	+\$48,900			
% Change	+9.5%	+9.3%	+9.4%			

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

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The lower the COD, the more uniform are the predicted assessed values. *The 2013 COD of 7.97% is an improvement from the previous COD of 8.12%.*

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	\$199,300	\$322,900	\$522,200
2013 Value	\$218,300	\$355,200	\$573,500
Percent Change	+9.5%	+10.0%	+9.8%

Number of one to three unit residences in the population: 4,565

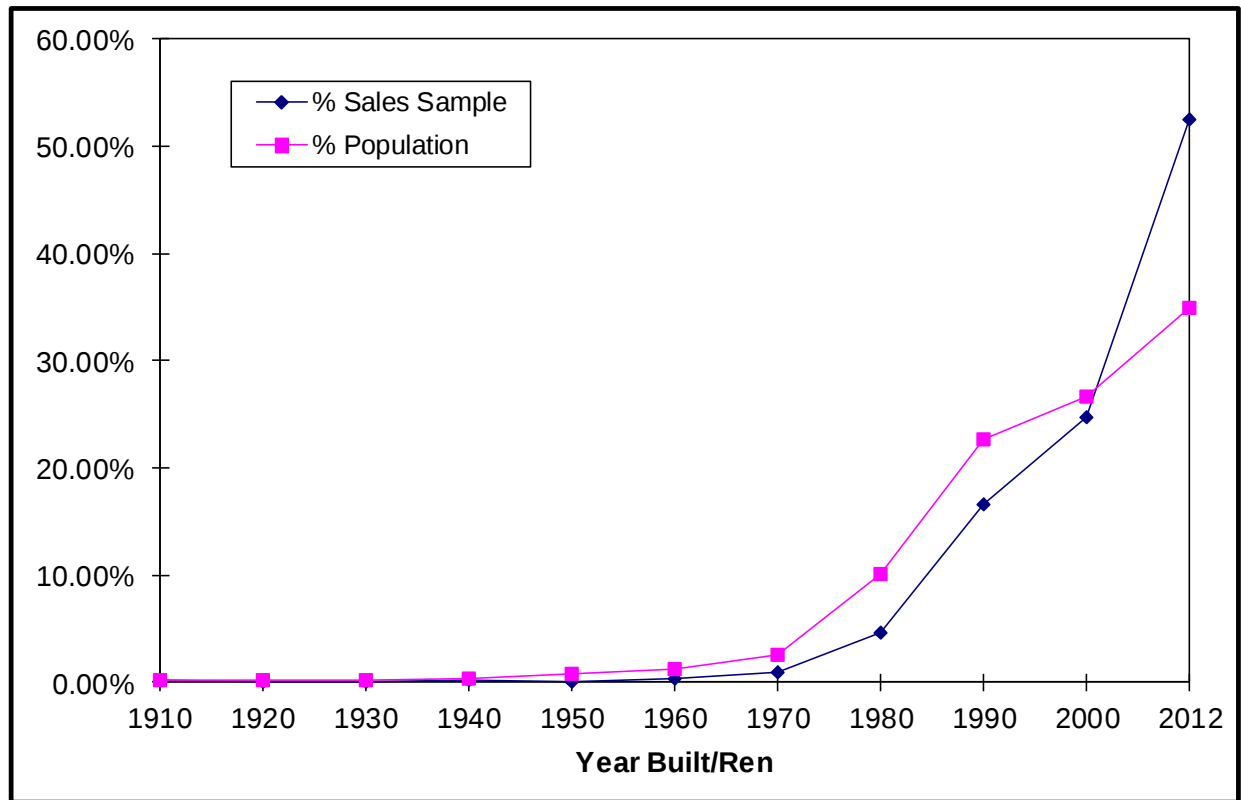
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several neighborhood/plat-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, properties located in the plats Lake of the Woods (405450-405456) and Shadowbrook (770196-770199), were at a lower assessment level than the remaining population, requiring a larger upward adjustment. Conversely, attached-SFRs located in Trilogy (868221-868233 attached-SFRs only), were at a higher assessment level relative to the remainder of the population, requiring a lower relative upward adjustment.

We recommend posting these values for the 2013 Assessment Roll.

Sales Sample Representation of Population - Year Built / Renovated

Year Built/Ren	Frequency	% Sales Sample
1910	1	0.16%
1920	0	0.00%
1930	0	0.00%
1940	1	0.16%
1950	0	0.00%
1960	2	0.31%
1970	6	0.93%
1980	30	4.65%
1990	107	16.59%
2000	159	24.65%
2012	339	52.56%
	645	

Year Built/Ren	Frequency	% Population
1910	7	0.15%
1920	12	0.26%
1930	12	0.26%
1940	19	0.42%
1950	36	0.79%
1960	54	1.18%
1970	114	2.50%
1980	462	10.12%
1990	1035	22.67%
2000	1217	26.66%
2012	1597	34.98%
	4565	

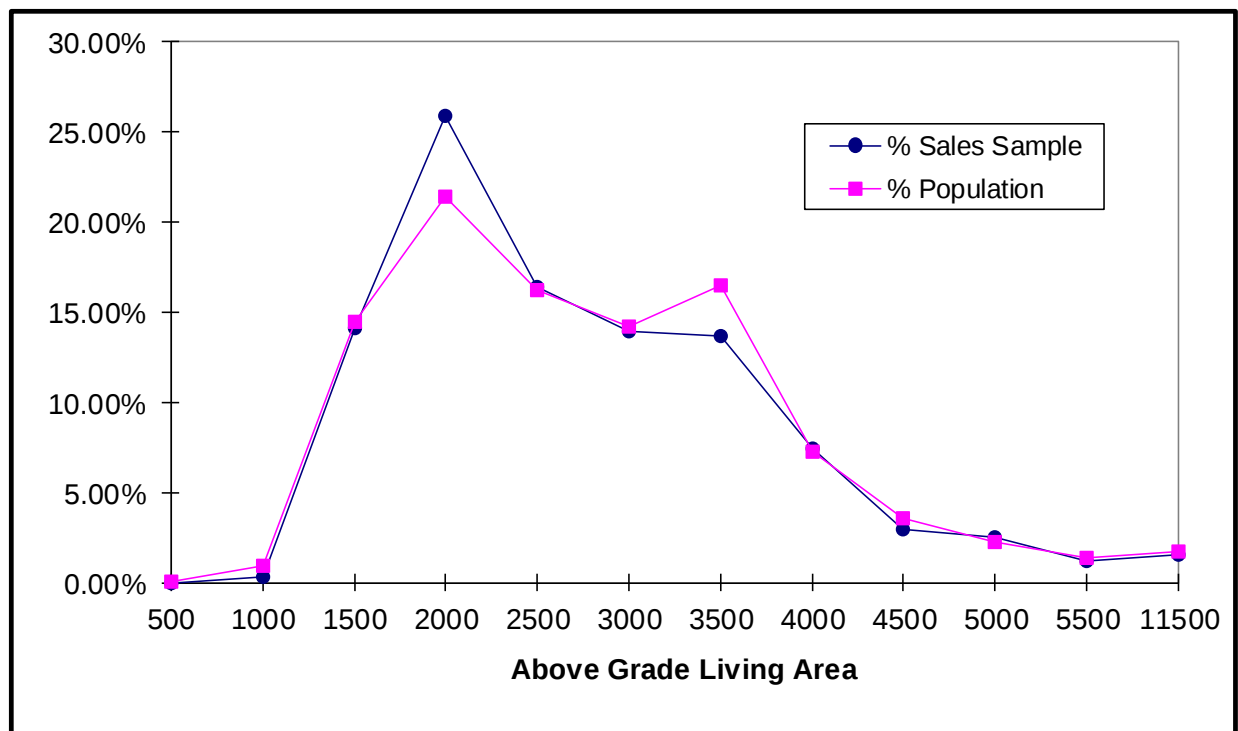


Sales of new homes built over the last few years are over represented in this sample.
This is a common occurrence due to the fact that most new homes will sell shortly after completion.
This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	2	0.31%
1500	91	14.11%
2000	167	25.89%
2500	106	16.43%
3000	90	13.95%
3500	88	13.64%
4000	48	7.44%
4500	19	2.95%
5000	16	2.48%
5500	8	1.24%
11500	10	1.55%
	645	

Population		
AGLA	Frequency	% Population
500	2	0.04%
1000	44	0.96%
1500	661	14.48%
2000	977	21.40%
2500	742	16.25%
3000	650	14.24%
3500	752	16.47%
4000	332	7.27%
4500	163	3.57%
5000	103	2.26%
5500	61	1.34%
11500	78	1.71%
	4565	

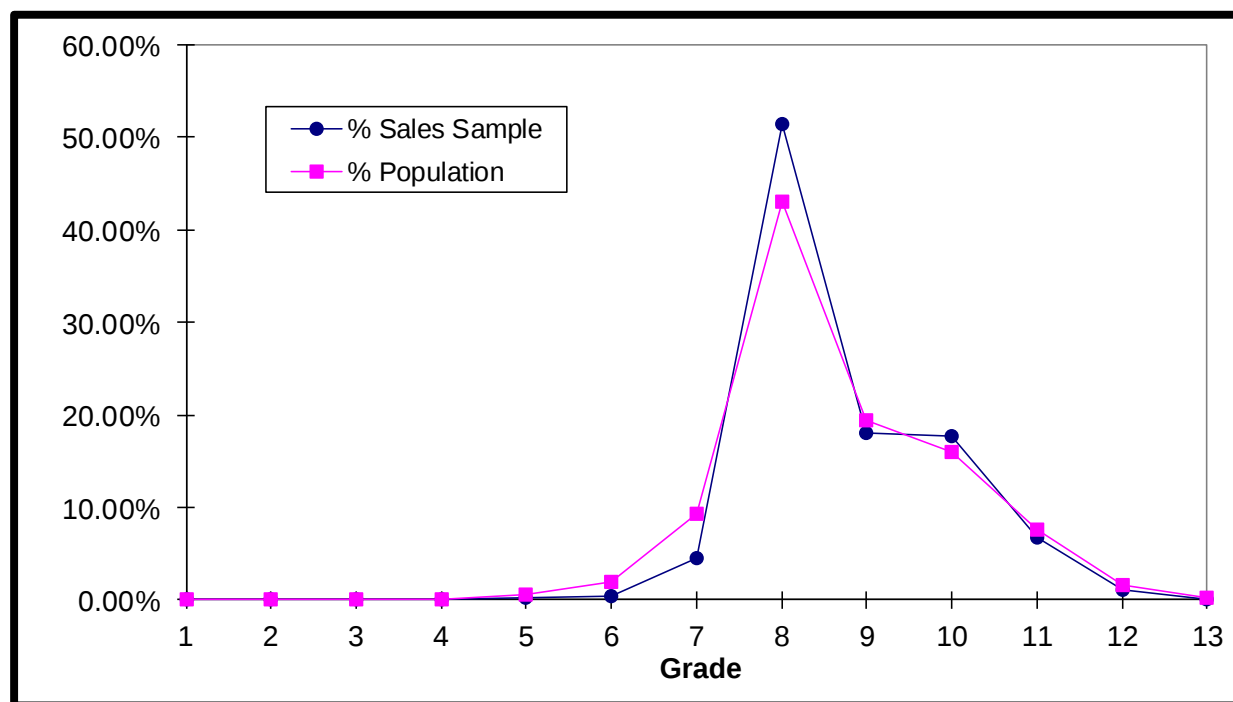


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	1	0.16%
6	3	0.47%
7	29	4.50%
8	332	51.47%
9	116	17.98%
10	114	17.67%
11	43	6.67%
12	7	1.09%
13	0	0.00%
	645	

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	6	0.13%
5	25	0.55%
6	92	2.02%
7	426	9.33%
8	1968	43.11%
9	886	19.41%
10	732	16.04%
11	344	7.54%
12	72	1.58%
13	14	0.31%
	4565	



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 9 usable land sales available in the area, 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 9.5% increase in land assessments in the area for the 2013 Assessment Year. The formula is:

2013 Land Value = 2012 Land Value x 1.098, with the result truncated to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several neighborhood/plat-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, properties located in the plats Lake of the Woods (405450-405456) and Shadowbrook (770196-770199), were at a lower assessment level than the remaining population, requiring a larger upward adjustment. Conversely, attached-SFRs located in Trilogy (868221-868233 attached-SFRs only), were at a higher assessment level relative to the remainder of the population, requiring a lower relative upward adjustment.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the new recommended values on all improved parcels were based on the analysis of the 645 useable residential sales in the area.

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

Mobile Home Update

There were Limited (5) sales of Mobile Homes within this area. This small sales sample is not considered adequate to conduct a meaningful analysis, therefore Mobile Homes received the Total % Change indicated by the sales sample as reflected on the Summary page.

Results

The resulting assessment level is 92.1%. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10.

Application of these recommended values for the 2013 assessment year (taxes payable in 2014) results in an average total change from the 2012 assessments of +9.8%. This increase is due partly to market changes over time and the previous assessment levels.

Note: Additional information may reside in the Assessor's Real Property Database, Assessor's procedures, Assessor's "field" maps, Revalue Plan, separate studies, and statutes.

Area 95 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

9.23%

**Lake of the Woods
(405450-405456)**

Yes

% Adjustment 15.05%

**Shadowbrook
(770196-770199)**

Yes

% Adjustment 17.47%

**Trilogy Attached
(868221-868233)
(attached only)**

Yes

% Adjustment 5.40%

Comments :

The percentages listed are total adjustments not additive adjustments.

For instance, a parcel located in the plat of Lake of the Woods would *approximately* receive a 15.05% upward adjustment. A total of 215 parcels in the improved population would receive this adjustment. There were 20 sales. A parcel located in Shadowbrook would approximately receive a 17.47% adjustment. A total of 218 parcels in the improved population would receive this adjustment. There were 29 sales. Attached single family residences located in Trilogy were at a higher assessment level relative to the remainder of the population. Trilogy would approximately receive a 5.40% increase. A total of 460 parcels in the improved population would receive this adjustment. There were 120 sales.

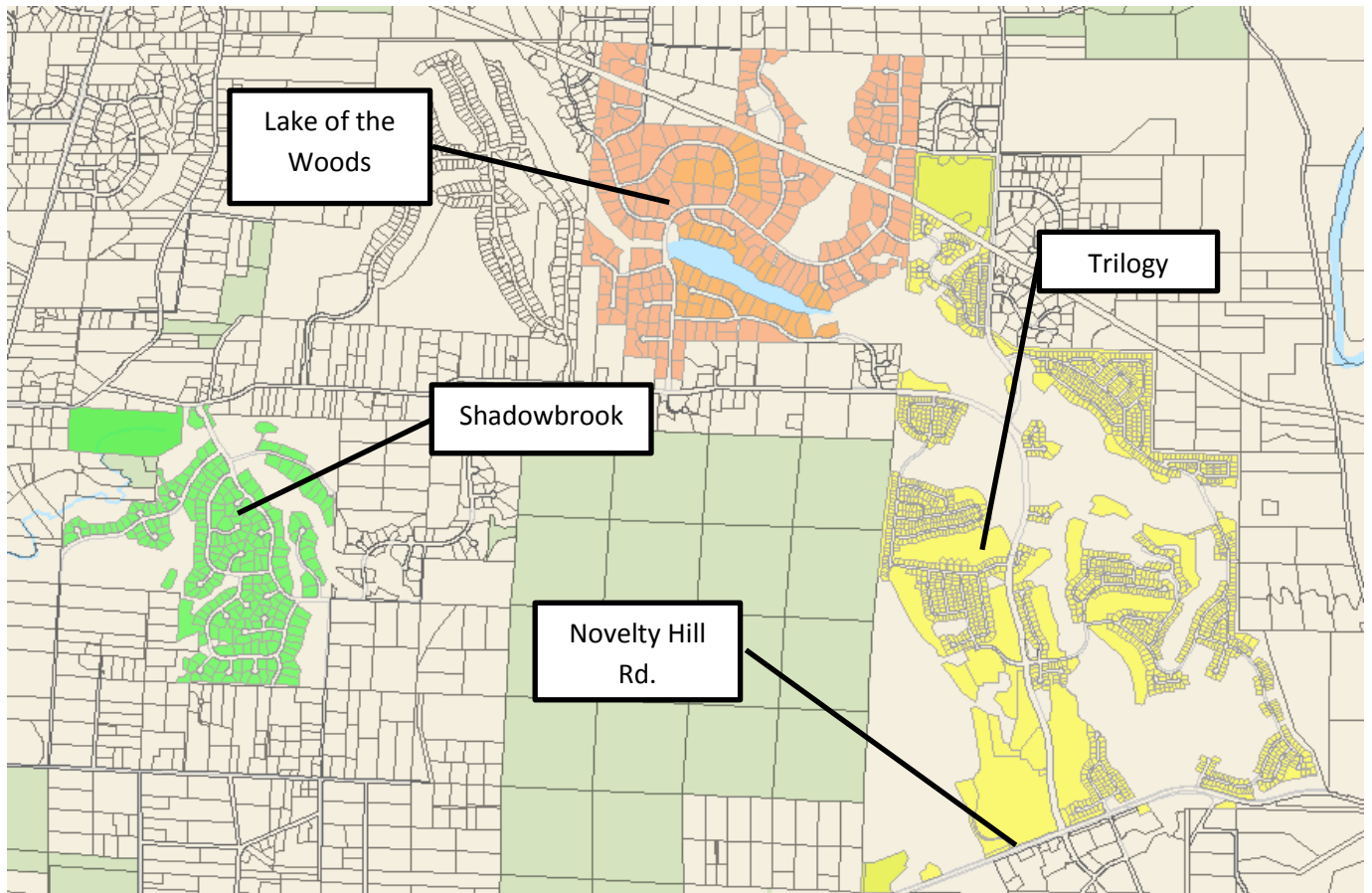
There were no properties that would receive a multiple variable adjustment.

80.4% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 95 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
405450-405456	Lake of the Woods	20	215	9.3%	All 21-26-6	009	9-13	1987-2003*	Avondale Rd. NE
770196-770199	Shadowbrook	29	218	13.3%	NW/SW 29-26-6 NE 30-26-6	009	10-12	1989-1997*	NE 116 th St. and Avondale Rd. NE
868221-868233	Trilogy (Attached-SFR)	120	460	26.1%	All 27-26-6 All 22-26-6 SW 26-26-6	010	8	2002-2012	Novelty Hill Rd.

*Over 90% of the homes in Lake of the Woods were built between 1987-1996.



Area 95 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 1.087, resulting in an adjusted value of \$571,000 ($\$525,000 \times 1.087 = \$570,675$) – rounded to the nearest \$1,000.

Market Adjustment to 1/1/2013		
Sale Date	Adjustment (Factor)	Equivalent Percent
1/1/2010	0.943	-5.7%
2/1/2010	0.957	-4.3%
3/1/2010	0.969	-3.1%
4/1/2010	0.982	-1.8%
5/1/2010	0.994	-0.6%
6/1/2010	1.005	0.5%
7/1/2010	1.016	1.6%
8/1/2010	1.025	2.5%
9/1/2010	1.035	3.5%
10/1/2010	1.043	4.3%
11/1/2010	1.051	5.1%
12/1/2010	1.057	5.7%
1/1/2011	1.064	6.4%
2/1/2011	1.069	6.9%
3/1/2011	1.074	7.4%
4/1/2011	1.078	7.8%
5/1/2011	1.081	8.1%
6/1/2011	1.084	8.4%
7/1/2011	1.086	8.6%
8/1/2011	1.087	8.7%
9/1/2011	1.088	8.8%
10/1/2011	1.088	8.8%
11/1/2011	1.087	8.7%
12/1/2011	1.085	8.5%
1/1/2012	1.083	8.3%
2/1/2012	1.080	8.0%
3/1/2012	1.076	7.6%
4/1/2012	1.072	7.2%
5/1/2012	1.067	6.7%
6/1/2012	1.061	6.1%
7/1/2012	1.054	5.4%
8/1/2012	1.047	4.7%
9/1/2012	1.039	3.9%
10/1/2012	1.030	3.0%
11/1/2012	1.021	2.1%
12/1/2012	1.011	1.1%
1/1/2013	1.000	0.0%

Improved Sales Used in this Annual Update Analysis
Area 95
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	172606	9032	6/11/10	\$335,000	\$338,000	1320	5	1967	Fair	209088	N	N	15108 200TH AVE NE
005	102606	9110	2/8/10	\$258,000	\$248,000	900	6	1996	Avg	119354	N	N	23523 NE 180TH PL
005	082606	9101	7/1/10	\$405,000	\$411,000	1170	7	1965	Good	27007	N	N	16631 MINK RD NE
005	172606	9191	1/20/10	\$310,000	\$295,000	1190	7	1981	Avg	30927	N	N	15912 MINK RD NE
005	102606	9033	9/20/10	\$325,000	\$338,000	1240	7	1979	Avg	37375	N	N	18010 230TH AVE NE
005	152606	9041	12/27/12	\$510,000	\$511,000	1310	7	1900	VGood	87991	N	N	15720 232ND AVE NE
005	172606	9059	2/23/10	\$380,000	\$367,000	1320	7	1976	Avg	119354	N	N	15114 200TH AVE NE
005	162606	9077	8/10/12	\$408,700	\$427,000	1400	7	1976	Good	55321	N	N	21616 NE 159TH ST
005	662730	0110	12/14/10	\$370,000	\$392,000	1400	7	1981	Avg	37700	N	N	17536 201ST AVE NE
005	162606	9024	7/30/12	\$400,000	\$419,000	1520	7	1977	Good	51400	N	N	21210 NE 156TH ST
005	152606	9087	12/29/10	\$458,150	\$487,000	1590	7	1978	Good	69260	N	N	22829 NE 152ND PL
005	162606	9062	2/22/10	\$375,000	\$362,000	1680	7	1989	Avg	50529	N	N	21824 NE 159TH ST
005	092606	9124	9/29/10	\$345,000	\$360,000	1700	7	1968	Good	21602	N	N	21214 NE 165TH ST
005	092606	9174	1/20/11	\$425,000	\$454,000	1720	7	1986	Avg	46904	N	N	22006 NE 175TH ST
005	172606	9058	9/2/11	\$363,550	\$396,000	1720	7	1965	Avg	117612	N	N	20315 NE 160TH ST
005	162606	9245	7/12/11	\$369,950	\$402,000	1730	7	1989	Avg	35119	N	N	15207 216TH AVE NE
005	102606	9114	4/20/11	\$445,000	\$481,000	1830	7	1995	Avg	189486	N	N	24136 NE 172ND ST
005	172606	9132	8/17/11	\$379,000	\$412,000	1950	7	1976	Good	109771	N	N	19900 NE 151ST PL
005	172606	9186	12/3/10	\$395,000	\$418,000	1950	7	1981	Avg	51400	N	N	20510 NE 162ND ST
005	032606	9146	10/16/12	\$399,950	\$410,000	2000	7	1986	Avg	222156	N	N	24104 NE 193RD PL
005	082606	9086	6/10/11	\$406,400	\$441,000	2180	7	1976	Avg	87120	N	N	16501 MINK RD NE
005	092606	9050	8/9/10	\$370,000	\$380,000	2190	7	1984	Avg	33291	N	N	18020 218TH AVE NE
005	662630	0100	10/25/10	\$307,113	\$322,000	2360	7	2000	Avg	31547	N	N	20403 NE 198TH ST
005	222606	9020	10/19/12	\$425,000	\$436,000	2580	7	1987	Avg	113256	N	N	22823 NE 145TH ST

Improved Sales Used in this Annual Update Analysis
Area 95
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	042606	9022	11/9/11	\$570,477	\$620,000	3740	7	1995	Avg	179902	N	N	21313 NE 196TH ST
005	162606	9192	6/8/11	\$365,000	\$396,000	1260	8	1980	Good	61419	N	N	15115 221ST AVE NE
005	162606	9136	9/20/12	\$424,000	\$438,000	1320	8	1977	Good	48787	N	N	21820 NE 164TH ST
005	082606	9127	1/9/12	\$340,000	\$368,000	1330	8	1977	Good	43560	N	N	16919 199TH PL NE
005	062650	0150	12/9/10	\$552,000	\$585,000	1370	8	1978	Good	52272	N	N	21028 NE 161ST PL
005	102606	9040	6/25/12	\$358,350	\$378,000	1390	8	1980	Avg	44431	N	N	17315 232ND AVE NE
005	162606	9160	10/12/10	\$345,000	\$361,000	1390	8	1978	Avg	53578	N	N	14814 219TH AVE NE
005	092606	9136	12/13/12	\$470,000	\$473,000	1430	8	1982	Avg	58370	N	N	21832 NE 175TH ST
005	082606	9181	4/25/12	\$428,000	\$457,000	1480	8	1979	Good	57934	N	N	17119 198TH AVE NE
005	162606	9154	7/25/12	\$365,000	\$383,000	1480	8	1978	Good	49222	N	N	21808 NE 150TH ST
005	162606	9039	6/29/10	\$460,000	\$467,000	1520	8	1981	Good	46173	N	N	15227 223RD AVE NE
005	162606	9049	11/16/11	\$366,000	\$398,000	1520	8	1977	Avg	47044	N	N	21811 NE 156TH ST
005	102606	9170	6/4/10	\$475,000	\$478,000	1540	8	1988	Avg	55756	N	N	17926 236TH AVE NE
005	082606	9180	5/29/12	\$372,000	\$395,000	1550	8	1979	Avg	56192	N	N	17103 198TH AVE NE
005	102606	9063	1/27/12	\$725,800	\$784,000	1610	8	1980	Good	202989	N	N	23909 NE 180TH ST
005	162606	9111	5/7/12	\$469,000	\$500,000	1610	8	1977	Good	115869	N	N	21225 NE 159TH ST
005	951670	0120	7/5/12	\$322,000	\$339,000	1650	8	1982	Avg	37100	N	N	20525 NE 179TH ST
005	092606	9128	3/28/12	\$582,000	\$624,000	1680	8	1972	Good	153766	N	N	17130 217TH PL NE
005	162606	9200	4/19/10	\$650,000	\$643,000	1680	8	1982	Good	96703	N	N	21718 NE 161ST ST
005	082606	9192	4/25/11	\$355,000	\$384,000	1700	8	1978	Avg	40075	N	N	17750 201ST AVE NE
005	172606	9291	8/28/12	\$510,000	\$530,000	1710	8	1997	Avg	41180	N	N	14923 206TH AVE NE
005	082606	9198	9/27/11	\$458,000	\$498,000	1800	8	1984	Good	75794	N	N	16603 199TH PL NE
005	102606	9158	12/12/12	\$385,000	\$388,000	1850	8	1987	Avg	36287	N	N	23517 NE WOODINVILLE-DUVALL RD
005	082606	9215	5/11/10	\$366,750	\$366,000	1870	8	1981	Good	66500	N	N	16900 203RD PL NE
005	172606	9013	6/6/11	\$650,000	\$705,000	1980	8	1979	Good	212572	N	N	15012 210TH AVE NE
005	172606	9233	6/14/12	\$430,000	\$455,000	2020	8	1985	Good	45857	N	N	20711 NE 156TH ST

Improved Sales Used in this Annual Update Analysis
Area 95
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	951670	0210	6/17/12	\$427,000	\$452,000	2060	8	1989	Avg	50447	N	N	17727 205TH AVE NE
005	172606	9154	1/10/11	\$455,500	\$485,000	2170	8	1980	Avg	86011	N	N	15310 206TH AVE NE
005	662730	0190	9/26/12	\$459,950	\$475,000	2240	8	1981	Avg	36940	N	N	17636 201ST AVE NE
005	162606	9176	5/15/12	\$475,000	\$506,000	2250	8	1979	Good	46609	N	N	21810 NE 156TH ST
005	082606	9239	3/2/12	\$485,900	\$523,000	2310	8	1997	Avg	35149	N	N	20116 NE 168TH PL
005	042606	9049	11/16/11	\$370,000	\$402,000	2360	8	1987	Avg	50965	N	N	22407 NE 195TH ST
005	172606	9222	4/26/10	\$800,000	\$794,000	2460	8	1986	Avg	128603	N	N	15206 206TH AVE NE
005	172606	9262	5/19/10	\$585,000	\$585,000	2480	8	1986	Good	42436	N	N	14910 206TH AVE NE
005	172606	9262	11/13/12	\$587,500	\$598,000	2480	8	1986	Good	42436	N	N	14910 206TH AVE NE
005	082606	9241	8/9/10	\$537,500	\$553,000	2500	8	1998	Avg	35805	N	N	20108 NE 168TH PL
005	082606	9238	8/15/12	\$500,000	\$522,000	2610	8	1998	Avg	36228	N	N	20103 NE WOODINVILLE-DUVALL RD
005	062620	0180	10/27/10	\$424,950	\$446,000	2690	8	1987	Good	48934	N	N	20124 NE 163RD ST
005	032606	9131	5/24/11	\$450,000	\$488,000	2790	8	1989	Avg	230868	N	N	18905 240TH AVE NE
005	092606	9076	11/9/12	\$589,000	\$600,000	3000	8	1993	Avg	158558	N	N	17918 214TH AVE NE
005	172606	9144	2/17/10	\$480,000	\$463,000	3060	8	1982	VGood	58751	N	N	20809 NE 160TH ST
005	062620	0050	4/18/12	\$523,000	\$559,000	3070	8	1984	Good	35046	N	N	20249 NE 164TH PL
005	042606	9092	5/7/10	\$620,000	\$618,000	3190	8	1998	Avg	56192	N	N	22620 NE 189TH ST
005	062620	0200	7/19/12	\$575,000	\$604,000	3270	8	1984	Good	45095	N	N	20201 NE 163RD ST
005	172606	9261	4/20/12	\$498,500	\$533,000	3340	8	1987	Good	39850	N	N	14924 206TH AVE NE
005	082606	9243	9/23/11	\$685,000	\$745,000	3516	8	1999	Avg	54014	N	N	21010 NE 165TH ST
005	042606	9114	11/15/11	\$475,000	\$516,000	3770	8	1996	Avg	101059	N	N	21925 NE 187TH ST
005	172606	9251	5/3/10	\$610,000	\$607,000	1780	9	1991	Good	56192	N	N	20925 NE 160TH ST
005	172606	9018	5/25/12	\$495,000	\$526,000	2040	9	1991	Avg	39689	N	N	16404 199TH CT NE
005	172606	9125	10/19/11	\$628,950	\$684,000	2100	9	1976	Fair	229125	N	N	16035 MINK RD NE
005	405470	0140	1/15/10	\$530,000	\$503,000	2200	9	1997	Avg	30880	N	N	14026 235TH PL NE
005	140070	0040	4/27/11	\$582,000	\$629,000	2250	9	1993	Avg	35910	N	N	16712 198TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 95
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	092606	9156	6/21/10	\$513,000	\$519,000	2280	9	1994	Avg	51400	N	N	21809 NE 175TH ST
005	092606	9054	5/17/10	\$480,000	\$480,000	2370	9	1976	Avg	57499	N	N	21808 NE 175TH ST
005	092606	9006	4/14/10	\$585,000	\$578,000	2390	9	2000	Avg	219715	N	N	17530 214TH AVE NE
005	092606	9006	6/13/12	\$598,000	\$633,000	2390	9	2000	Avg	219715	N	N	17530 214TH AVE NE
005	429810	0170	8/17/11	\$485,000	\$528,000	2480	9	1993	Avg	38517	N	N	18807 215TH WAY NE
005	429810	0430	9/27/11	\$490,000	\$533,000	2480	9	1995	Avg	38203	N	N	18419 215TH WAY NE
005	032606	9158	4/19/10	\$563,000	\$557,000	2530	9	1998	Avg	53703	N	N	18717 236TH AVE NE
005	429810	0110	1/3/12	\$447,500	\$485,000	2550	9	1997	Avg	32644	N	N	21304 NE 189TH ST
005	520100	0010	3/5/10	\$539,000	\$523,000	2550	9	1994	Avg	27974	N	N	21420 NE 151ST ST
005	104120	0080	8/17/10	\$622,925	\$642,000	2580	9	1997	Avg	51469	N	N	21407 NE 146TH PL
005	405471	0030	4/4/12	\$479,000	\$513,000	2580	9	1998	Avg	26525	N	N	13839 233RD CT NE
005	405472	0170	9/13/11	\$484,000	\$527,000	2580	9	1998	Avg	36641	N	N	14333 231ST CT NE
005	405471	0230	4/27/11	\$426,000	\$461,000	2620	9	1998	Avg	36152	N	N	23205 NE 138TH WAY
005	324950	0060	7/22/11	\$470,000	\$511,000	2630	9	1993	Avg	36489	N	N	16909 237TH PL NE
005	042606	9084	6/1/12	\$522,500	\$554,000	2640	9	1987	Avg	52707	N	N	22638 NE 192ND CT
005	405472	0240	5/14/12	\$505,000	\$538,000	2650	9	1998	Avg	32863	N	N	14217 229TH AVE NE
005	429810	0090	2/9/12	\$507,000	\$547,000	2670	9	1996	Avg	35319	N	N	21316 NE 189TH ST
005	102606	9011	8/30/12	\$600,000	\$624,000	2700	9	2000	Avg	66646	N	N	23029 NE 166TH ST
005	405470	0230	11/30/12	\$506,000	\$512,000	2730	9	1998	Avg	34167	N	N	23217 NE 141ST PL
005	429810	0210	6/8/11	\$484,000	\$525,000	2750	9	1993	Avg	35506	N	N	18605 215TH WAY NE
005	429810	0140	8/28/10	\$535,000	\$553,000	2770	9	1994	Avg	27420	N	N	21305 NE 189TH ST
005	042606	9076	12/28/11	\$510,000	\$553,000	2790	9	1986	Avg	43995	N	N	19403 224TH CT NE
005	429810	0410	8/16/10	\$525,000	\$541,000	2790	9	1993	Avg	27902	N	N	21315 NE 186TH ST
005	172606	9225	9/9/11	\$662,500	\$721,000	2820	9	1999	Avg	101833	N	N	15809 210TH AVE NE
005	429810	0450	7/23/10	\$521,000	\$533,000	2860	9	1993	Avg	27409	N	N	18327 215TH WAY NE
005	429810	0490	10/11/11	\$515,000	\$560,000	2860	9	1997	Avg	31589	N	N	18303 215TH WAY NE

Improved Sales Used in this Annual Update Analysis
Area 95
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	140070	0030	5/23/11	\$670,000	\$726,000	2870	9	1993	Avg	36135	N	N	16700 198TH AVE NE
005	405470	0320	11/22/11	\$480,000	\$521,000	2880	9	1998	Avg	28344	N	N	23441 NE 140TH ST
005	102606	9179	3/1/10	\$580,000	\$562,000	2900	9	2003	Avg	233917	N	N	24126 NE WOODINVILLE-DUVALL RD
005	405472	0110	11/9/11	\$575,000	\$625,000	2950	9	1997	Avg	27968	N	N	23220 NE 141ST PL
005	729890	0010	5/14/10	\$590,000	\$589,000	2970	9	1998	Avg	34981	N	N	15002 225TH AVE NE
005	324950	0220	9/14/12	\$589,000	\$610,000	3020	9	1995	Avg	31667	N	N	23730 NE 170TH ST
005	082606	9203	6/27/12	\$600,000	\$633,000	3030	9	1987	Avg	108046	N	N	20928 NE 169TH ST
005	082606	9103	3/12/10	\$970,000	\$945,000	3060	9	1997	Good	156816	N	N	16524 MINK RD NE
005	092606	9198	8/22/11	\$592,000	\$644,000	3110	9	2002	Avg	31774	N	N	18028 218TH AVE NE
005	405470	0130	2/28/11	\$550,000	\$591,000	3130	9	1997	Avg	35708	N	N	14034 235TH PL NE
005	405472	0190	4/23/11	\$494,700	\$535,000	3150	9	1998	Avg	49968	N	N	14343 231ST CT NE
005	405472	0070	6/12/11	\$520,000	\$564,000	3250	9	1998	Avg	30915	N	N	23215 NE 142ND PL
005	082606	9145	4/29/10	\$660,250	\$656,000	3310	9	1976	Avg	224334	N	N	16621 212TH AVE NE
005	429870	0020	7/1/10	\$565,000	\$574,000	3330	9	1996	Avg	28098	N	N	21740 NE 181ST PL
005	140070	0090	3/29/10	\$585,000	\$574,000	3350	9	1991	Avg	34397	N	N	19722 NE 169TH ST
005	324950	0210	8/9/12	\$595,000	\$622,000	3390	9	1997	Avg	44766	N	N	23735 NE 170TH ST
005	172606	9009	8/27/12	\$590,000	\$614,000	3465	9	1997	Avg	85137	N	N	20334 NE 150TH ST
005	029380	0440	10/26/10	\$675,000	\$708,000	3820	9	1995	Avg	40691	N	N	19504 222ND AVE NE
005	022606	9047	9/26/12	\$788,000	\$813,000	3980	9	2009	Avg	399881	Y	N	20004 244TH AVE NE
005	152606	9135	6/22/10	\$818,000	\$828,000	4150	9	2009	Avg	84942	Y	N	16416 232ND AVE NE
005	042606	9052	5/5/11	\$580,000	\$627,000	4310	9	1988	Avg	217800	N	N	22515 NE 202ND ST
005	152606	9076	5/3/11	\$720,000	\$779,000	4340	9	2010	Avg	82328	N	N	16420 232ND AVE NE
005	032606	9114	2/24/12	\$595,000	\$641,000	5080	9	1977	Good	62290	Y	Y	23012 NE 189TH ST
005	757491	0190	3/12/10	\$760,000	\$740,000	2170	10	1994	Avg	52565	N	N	16217 223RD AVE NE
005	757491	0190	1/10/11	\$735,000	\$783,000	2170	10	1994	Avg	52565	N	N	16217 223RD AVE NE
005	032606	9095	3/10/10	\$579,000	\$563,000	2360	10	1985	Avg	43995	Y	Y	19310 229TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 95
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	757491	0060	10/15/12	\$595,000	\$611,000	2460	10	1992	Avg	51853	N	N	16725 SAYBROOK DR NE
005	757491	0800	1/7/10	\$640,000	\$605,000	2570	10	1997	Avg	34069	N	N	22413 NE 159TH ST
005	757491	0800	11/4/10	\$600,000	\$631,000	2570	10	1997	Avg	34069	N	N	22413 NE 159TH ST
005	757491	0930	2/23/12	\$520,000	\$560,000	2880	10	1993	Avg	38817	N	N	16002 224TH AVE NE
005	029380	0890	6/22/12	\$645,400	\$682,000	2990	10	1992	Avg	30754	N	N	18925 222ND WAY NE
005	757491	1010	5/16/12	\$705,000	\$750,000	3060	10	1993	Avg	36960	N	N	16407 224TH AVE NE
005	029380	0130	3/14/12	\$574,000	\$617,000	3140	10	1992	Avg	32977	N	N	18808 222ND WAY NE
005	757491	0410	3/24/11	\$660,000	\$711,000	3180	10	1994	Avg	35140	N	N	22509 NE 157TH CT
005	757491	0990	12/13/11	\$613,000	\$665,000	3200	10	1993	Avg	35522	N	N	16422 224TH AVE NE
005	757490	0080	9/1/11	\$580,000	\$631,000	3210	10	1991	Avg	37804	N	N	16625 227TH AVE NE
005	029380	0920	3/2/12	\$620,000	\$667,000	3220	10	1992	Avg	37106	N	N	18729 222ND WAY NE
005	757490	0070	4/4/11	\$689,950	\$744,000	3220	10	1991	Good	41222	N	N	16803 227TH AVE NE
005	757491	1240	8/11/11	\$615,000	\$669,000	3220	10	1998	Avg	48787	N	N	22205 NE 159TH ST
005	757490	0130	4/10/12	\$632,500	\$677,000	3250	10	1991	Avg	39236	N	N	16802 227TH AVE NE
005	042606	9062	9/5/12	\$790,000	\$820,000	3280	10	1996	Avg	164656	N	N	19621 216TH AVE NE
005	757491	0130	4/2/12	\$720,000	\$772,000	3340	10	1992	Avg	31545	N	N	22414 NE 166TH ST
005	029370	0030	7/9/10	\$640,000	\$652,000	3360	10	1994	Avg	21453	N	N	20110 218TH AVE NE
005	757491	1160	4/5/12	\$633,500	\$679,000	3390	10	1997	Avg	45842	Y	N	16614 SAYBROOK DR NE
005	757491	0890	8/24/12	\$743,000	\$774,000	3420	10	1994	Avg	32535	N	N	15924 223RD AVE NE
005	029380	0900	7/26/10	\$700,000	\$717,000	3430	10	1992	Avg	42775	N	N	18913 222ND WAY NE
005	757491	0360	1/27/12	\$640,000	\$692,000	3430	10	1997	Avg	35890	N	N	15611 224TH CT NE
005	029370	0180	2/15/12	\$590,000	\$636,000	3440	10	1996	Avg	35978	N	N	21707 NE 203RD ST
005	757491	1030	3/12/12	\$745,000	\$801,000	3450	10	1993	Avg	36353	N	N	16207 224TH AVE NE
005	102606	9193	6/3/10	\$690,000	\$694,000	3520	10	1998	Avg	87960	N	N	16830 238TH AVE NE
005	029380	0020	8/3/11	\$700,000	\$761,000	3580	10	1993	Avg	36391	N	N	22219 NE 187TH ST
005	029370	0100	7/1/11	\$698,000	\$758,000	3600	10	1996	Avg	31957	N	N	21806 NE 203RD PL

Improved Sales Used in this Annual Update Analysis
Area 95
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	032606	9151	2/11/11	\$750,000	\$803,000	3600	10	2000	Avg	259182	N	N	19209 235TH AVE NE
005	757491	1150	4/14/10	\$765,000	\$755,000	3610	10	1992	Avg	33866	Y	N	16608 SAYBROOK DR NE
005	757491	0230	10/27/10	\$706,000	\$741,000	3630	10	1993	Avg	55608	N	N	15709 223RD AVE NE
005	029370	0160	5/21/12	\$550,000	\$585,000	3640	10	1994	Avg	38024	N	N	21723 NE 203RD ST
005	029380	0460	12/12/11	\$640,000	\$694,000	3640	10	1995	Avg	28687	N	N	19608 222ND AVE NE
005	757491	0960	4/9/12	\$640,000	\$685,000	3690	10	1993	Avg	35310	N	N	16208 224TH AVE NE
005	029370	0210	8/10/12	\$625,000	\$653,000	3750	10	1995	Avg	23862	N	N	21738 NE 201ST CT
005	029380	0840	8/6/10	\$715,000	\$734,000	3800	10	1997	Avg	33385	N	N	19235 222ND WAY NE
005	029380	0840	10/3/11	\$690,000	\$751,000	3800	10	1997	Avg	33385	N	N	19235 222ND WAY NE
005	757490	0140	6/6/12	\$710,000	\$753,000	3800	10	1991	Avg	37324	N	N	16814 227TH AVE NE
005	757490	0140	6/2/11	\$739,000	\$801,000	3800	10	1991	Avg	37324	N	N	16814 227TH AVE NE
005	757491	0730	9/28/10	\$689,000	\$718,000	3800	10	1993	Avg	33631	N	N	16215 SAYBROOK DR NE
005	029370	0050	2/23/11	\$665,000	\$714,000	3850	10	1994	Avg	23549	N	N	20130 218TH AVE NE
005	757491	0820	5/24/12	\$717,000	\$762,000	3860	10	1996	Avg	36823	N	N	15815 SAYBROOK DR NE
005	222606	9042	3/30/11	\$611,000	\$659,000	3920	10	2000	Avg	43560	N	N	14032 236TH AVE NE
005	029371	0060	9/15/10	\$720,000	\$748,000	3950	10	1999	Avg	68655	N	N	21731 NE 201ST CT
005	162870	0181	8/5/11	\$900,000	\$979,000	3980	10	1997	Avg	43561	N	N	19614 NE 169TH ST
005	152606	9049	11/6/12	\$945,000	\$963,000	4030	10	2003	Avg	182080	Y	N	15316 232ND AVE NE
005	092606	9199	5/7/10	\$797,500	\$794,000	4230	10	2002	Avg	84070	N	N	18210 218TH AVE NE
005	029380	1010	9/20/11	\$888,800	\$967,000	4340	10	1999	Avg	68396	N	N	19827 223RD AVE NE
005	162606	9053	6/27/12	\$805,000	\$850,000	4510	10	2007	Avg	238708	N	N	21825 NE 164TH ST
005	029380	0370	3/9/10	\$800,000	\$778,000	4560	10	1993	Avg	56236	N	N	19720 223RD AVE NE
005	022606	9039	6/8/10	\$1,740,000	\$1,753,000	4730	10	2000	Avg	590710	Y	N	24604 NE 196TH ST
005	092606	9049	2/3/11	\$1,000,000	\$1,070,000	4840	10	2000	Avg	290980	N	N	18433 222ND WAY NE
005	172606	9248	11/19/12	\$1,445,500	\$1,467,000	3390	11	2002	Avg	118047	N	N	21115 NE 155TH PL
005	162870	0186	12/18/12	\$770,000	\$774,000	3720	11	1990	Avg	41785	N	N	19435 NE 169TH PL

Improved Sales Used in this Annual Update Analysis
Area 95
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	082606	9226	9/21/12	\$775,300	\$801,000	3820	11	1991	Avg	161172	N	N	20917 NE 169TH ST
005	029380	0670	10/14/10	\$930,000	\$973,000	3880	11	1995	Avg	93837	N	N	19903 218TH AVE NE
005	029380	0430	8/22/11	\$826,000	\$899,000	4250	11	1995	Avg	86323	N	N	19507 223RD AVE NE
005	029380	0300	4/20/10	\$965,000	\$955,000	4870	11	1994	Avg	93214	N	N	19410 222ND AVE NE
005	352606	9080	6/2/10	\$1,400,000	\$1,408,000	5830	12	1999	Avg	215404	Y	N	25618 NE 100TH ST
005	262606	9030	12/3/12	\$1,890,000	\$1,909,000	6220	12	2000	Avg	223462	Y	N	24525 NE 126TH ST
009	172606	9211	10/4/11	\$195,000	\$212,000	580	6	1987	Avg	49900	N	N	20019 NE 148TH ST
009	062510	0050	10/29/12	\$280,000	\$286,000	1910	6	1989	Avg	56628	N	N	20011 NE 133RD ST
009	192606	9054	6/10/11	\$260,000	\$282,000	1050	7	1954	Avg	43560	N	N	13611 BEAR CREEK RD NE
009	062510	0067	12/28/12	\$350,000	\$351,000	1060	7	1933	Good	43608	N	N	20326 NE 133RD ST
009	124310	0193	1/25/11	\$307,500	\$328,000	1490	7	1969	Avg	10010	N	N	19232 NE REDMOND RD
009	062510	0040	2/1/10	\$275,000	\$263,000	1620	7	1964	Avg	54573	N	N	19815 NE 133RD ST
009	312606	9136	7/10/12	\$384,000	\$404,000	1990	7	1983	Avg	43387	N	N	19114 NE NOVELTY HILL RD
009	805350	0180	5/7/10	\$525,000	\$523,000	2190	7	1959	VGood	90604	N	N	10620 206TH AVE NE
009	292606	9099	11/15/12	\$555,000	\$564,000	1910	8	1986	Avg	108900	N	N	12322 196TH AVE NE
009	292606	9111	4/30/10	\$700,000	\$695,000	2520	8	1987	Avg	220849	N	N	12319 209TH AVE NE
009	212606	9107	9/22/10	\$617,950	\$643,000	2870	8	1995	Avg	43995	N	N	22027 NE 133RD ST
009	332606	9041	9/13/12	\$560,000	\$580,000	3360	8	1985	Avg	52272	N	N	22109 NE 114TH ST
009	202606	9066	10/20/10	\$499,900	\$524,000	1880	9	1984	Avg	46241	N	N	14442 BEAR CREEK RD NE
009	062410	0530	9/24/12	\$650,000	\$671,000	1900	9	1983	Avg	13498	N	N	14227 209TH AVE NE
009	202606	9026	4/23/10	\$508,000	\$503,000	1980	9	1977	Avg	66646	N	N	19735 NE 141ST ST
009	062411	0150	7/28/10	\$675,000	\$691,000	2370	9	1987	Avg	17730	N	N	20933 NE 142ND ST
009	062510	0047	7/20/11	\$515,000	\$560,000	2410	9	1991	Avg	52272	N	N	20103 NE 133RD ST
009	202606	9076	4/26/10	\$540,000	\$536,000	2460	9	1988	Avg	36299	N	N	14042 BEAR CREEK RD NE
009	062410	0570	2/8/10	\$630,000	\$605,000	2470	9	1984	Avg	13723	N	N	14243 209TH AVE NE
009	062410	0570	6/12/12	\$615,000	\$651,000	2470	9	1984	Avg	13723	N	N	14243 209TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 95
(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
009	202606	9041	12/21/11	\$520,000	\$564,000	2570	9	1984	Avg	55385	N	N	14438 BEAR CREEK RD NE
009	312606	9142	8/19/10	\$735,000	\$758,000	2680	9	1984	Good	108900	N	N	11219 196TH AVE NE
009	322606	9059	2/3/12	\$550,000	\$594,000	2730	9	1974	Good	190357	N	N	21010 NE 108TH ST
009	062410	0280	12/18/12	\$580,000	\$583,000	2750	9	1984	Avg	13194	N	N	14215 207TH PL NE
009	062411	0770	3/16/12	\$635,000	\$682,000	3000	9	1989	Avg	16064	Y	N	13849 209TH AVE NE
009	081840	0020	3/9/12	\$656,500	\$706,000	3040	9	1997	Avg	59241	N	N	9914 197TH CT NE
009	322606	9069	9/24/10	\$625,000	\$651,000	3040	9	2007	Avg	87991	N	N	10105 203RD AVE NE
009	062510	0162	12/28/10	\$635,000	\$675,000	3050	9	2004	Avg	43560	N	N	13432 BEAR CREEK RD NE
009	062410	0870	3/17/11	\$610,000	\$656,000	3120	9	1983	Avg	14677	N	N	20731 NE 142ND ST
009	033950	0010	2/2/10	\$750,000	\$718,000	3160	9	1985	Avg	35393	N	N	18823 NE 103RD ST
009	062410	0390	11/29/12	\$660,000	\$668,000	3170	9	1983	Avg	12624	N	N	14222 207TH PL NE
009	292606	9102	9/30/11	\$710,000	\$772,000	3180	9	1986	Avg	47049	N	N	19724 NE 116TH ST
009	062411	1050	7/17/12	\$699,999	\$736,000	3360	9	1987	Avg	12592	Y	N	14121 209TH AVE NE
009	062410	0100	3/10/11	\$824,416	\$886,000	3560	9	1983	Avg	13401	N	N	14025 205TH AVE NE
009	062411	0810	7/20/11	\$817,000	\$888,000	3730	9	1989	Avg	13264	Y	N	13913 209TH AVE NE
009	062410	0210	2/22/12	\$595,000	\$641,000	4030	9	1983	Avg	12192	N	N	14209 206TH PL NE
009	322606	9054	12/20/12	\$822,500	\$826,000	4310	9	1986	Avg	236384	N	N	10818 206TH AVE NE
009	062410	0780	11/16/12	\$559,730	\$569,000	2340	10	1988	Avg	12030	N	N	14232 209TH AVE NE
009	405452	0180	7/25/12	\$699,950	\$733,000	2510	10	1992	Good	54343	N	N	21533 NE 143RD PL
009	062411	0630	10/19/12	\$947,000	\$971,000	2640	10	1986	Good	14378	Y	N	13719 209TH AVE NE
009	770199	0070	9/21/10	\$775,000	\$805,000	2790	10	1996	Avg	19549	N	N	12207 198TH AVE NE
009	770199	0400	7/20/12	\$628,000	\$658,000	2790	10	1996	Avg	16361	N	N	19844 NE 124TH PL
009	770199	0520	7/26/10	\$670,000	\$685,000	2790	10	1995	Avg	15029	N	N	12215 201ST CT NE
009	062410	1140	12/6/12	\$560,000	\$565,000	2860	10	1984	Avg	20492	N	N	13906 205TH AVE NE
009	770199	0490	7/9/10	\$749,950	\$763,000	2910	10	1995	Avg	16213	N	N	12216 201ST CT NE
009	062410	1010	6/1/11	\$630,000	\$683,000	2970	10	1988	Avg	13020	N	N	14104 205TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 95
(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
009	168580	0010	12/29/10	\$596,700	\$634,000	2980	10	1996	Avg	29098	N	N	14213 214TH WAY NE
009	405456	0300	7/15/10	\$634,500	\$647,000	2990	10	1994	Avg	30689	N	N	22611 NE 142ND PL
009	770199	0570	5/4/12	\$704,400	\$749,000	3000	10	1993	Avg	28537	N	N	20007 NE 122ND PL
009	168580	0230	8/6/10	\$685,000	\$704,000	3000	10	1997	Avg	19946	N	N	14252 214TH WAY NE
009	405456	0230	10/28/10	\$900,000	\$943,000	3060	10	1994	Avg	33472	N	N	14225 227TH AVE NE
009	168580	0070	12/6/12	\$725,000	\$732,000	3070	10	1995	Avg	28902	N	N	14247 214TH WAY NE
009	770196	1230	2/19/10	\$719,000	\$695,000	3100	10	1990	Avg	18752	N	N	19745 NE 127TH PL
009	062411	0130	8/13/10	\$877,500	\$903,000	3110	10	1988	Avg	15246	Y	N	14209 212TH DR NE
009	770199	0480	11/9/12	\$635,000	\$646,000	3110	10	1995	Avg	15374	N	N	20114 NE 122ND PL
009	405450	0010	3/18/10	\$650,000	\$635,000	3120	10	1987	Avg	45884	N	N	13414 218TH AVE NE
009	770199	0410	6/14/11	\$700,000	\$757,000	3140	10	1996	Avg	15461	N	N	19849 NE 124TH PL
009	770199	0010	12/7/11	\$730,000	\$789,000	3180	10	1994	Avg	22759	N	N	12409 198TH AVE NE
009	212606	9100	10/27/10	\$767,500	\$805,000	3220	10	1998	Avg	57499	N	N	21225 NE 132ND CT
009	062411	1080	9/23/10	\$685,000	\$713,000	3250	10	1989	Avg	18901	Y	N	20739 NE 142ND ST
009	770199	0770	12/21/10	\$670,350	\$710,000	3270	10	1994	Avg	15287	N	N	12420 198TH AVE NE
009	168580	0090	7/3/11	\$670,000	\$728,000	3270	10	1997	Avg	28318	N	N	14277 214TH WAY NE
009	062411	0730	6/7/10	\$687,000	\$692,000	3280	10	1987	Avg	12169	N	N	13825 209TH AVE NE
009	168580	0180	12/17/10	\$700,000	\$743,000	3280	10	1999	Avg	18532	N	N	21419 NE 143RD ST
009	062411	0980	3/15/11	\$620,000	\$667,000	3300	10	1986	Avg	12441	N	N	20804 NE 141ST ST
009	168580	0190	5/18/10	\$765,000	\$765,000	3310	10	1998	Avg	21767	N	N	21415 NE 143RD ST
009	062411	0910	6/26/12	\$750,000	\$792,000	3360	10	1986	Avg	15044	N	N	20821 NE 141ST ST
009	062411	0050	11/1/12	\$720,000	\$735,000	3370	10	1991	Avg	12447	Y	N	14257 212TH DR NE
009	405456	0200	1/27/11	\$665,000	\$709,000	3370	10	1995	Avg	33947	N	N	22617 NE 143RD CT
009	062411	0450	4/10/12	\$730,000	\$781,000	3390	10	1987	Avg	16025	Y	N	13720 209TH AVE NE
009	081840	0060	8/10/12	\$590,000	\$616,000	3430	10	1996	Avg	34301	N	N	9911 197TH CT NE
009	405456	0180	8/23/12	\$770,000	\$801,000	3460	10	1995	Avg	35989	N	N	22614 NE 143RD CT

Improved Sales Used in this Annual Update Analysis
Area 95
(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
009	405500	0020	8/5/11	\$689,500	\$750,000	3470	10	1994	Avg	27952	N	N	13501 227TH AVE NE
009	062411	0350	12/10/10	\$740,000	\$784,000	3490	10	1988	Avg	37588	Y	N	13914 209TH AVE NE
009	062412	0210	5/25/10	\$745,000	\$747,000	3500	10	1987	Avg	23094	Y	N	14025 212TH DR NE
009	405453	0230	8/2/11	\$655,000	\$710,000	3520	10	1993	Avg	51150	N	N	21713 NE 141ST ST
009	405455	0060	4/26/11	\$715,000	\$771,000	3530	10	1994	Avg	41595	N	N	13803 217TH PL NE
009	292606	9065	3/2/11	\$870,000	\$934,000	3624	10	1999	Avg	87991	N	N	11925 204TH AVE NE
009	770199	0270	8/11/11	\$690,000	\$747,000	3670	10	1994	Avg	44907	N	N	12028 201ST PL NE
009	062412	0030	12/13/10	\$780,000	\$827,000	3720	10	1990	Avg	24506	N	N	13706 212TH DR NE
009	062411	0670	12/13/10	\$772,000	\$818,000	3750	10	1987	Avg	16473	N	N	13743 209TH AVE NE
009	062510	0073	11/8/11	\$775,000	\$842,000	3760	10	1988	Avg	108900	N	N	13626 202ND AVE NE
009	062410	1150	9/2/11	\$720,000	\$783,000	3810	10	1991	Avg	21709	N	N	13900 205TH AVE NE
009	192606	9198	5/31/12	\$926,000	\$983,000	3880	10	1999	Avg	105415	N	N	19030 NE 133RD CT
009	405452	0050	9/23/11	\$760,000	\$825,000	3960	10	1992	Avg	58508	N	N	14214 216TH AVE NE
009	405450	0330	5/22/12	\$772,000	\$819,000	4070	10	1987	Avg	65100	N	N	22116 NE 140TH WAY
009	062411	0530	12/21/10	\$791,000	\$840,000	4220	10	1995	Avg	15696	N	N	13622 209TH AVE NE
009	405450	0580	8/18/10	\$698,000	\$719,000	4220	10	1989	Avg	40899	N	N	13509 218TH AVE NE
009	302606	9097	12/14/11	\$860,000	\$933,000	4400	10	1997	Avg	95551	N	N	19004 NE 130TH ST
009	212606	9005	10/13/11	\$1,155,000	\$1,256,000	4500	10	2007	Avg	125017	N	N	13321 220TH CT NE
009	062412	0270	6/14/12	\$899,000	\$951,000	4530	10	1987	Avg	24181	N	N	13809 212TH DR NE
009	062412	0270	6/7/11	\$899,000	\$975,000	4530	10	1987	Avg	24181	N	N	13809 212TH DR NE
009	212606	9096	5/5/10	\$845,000	\$841,000	4670	10	1991	Avg	165113	N	N	13329 220TH CT NE
009	405452	0240	11/13/12	\$908,500	\$923,000	4710	10	1993	Good	40010	N	N	14019 216TH WAY NE
009	202606	9061	2/25/10	\$1,375,000	\$1,330,000	4770	10	1986	VGood	215186	N	N	19744 NE 143RD ST
009	202606	9061	10/17/12	\$1,400,000	\$1,436,000	4770	10	1986	VGood	215186	N	N	19744 NE 143RD ST
009	062411	0010	7/6/10	\$970,000	\$987,000	5150	10	1998	Avg	13579	Y	N	14281 212TH DR NE
009	172606	9079	8/24/12	\$1,380,000	\$1,437,000	5770	10	2007	Avg	136343	N	N	14612 BEAR CREEK RD NE

Improved Sales Used in this Annual Update Analysis
Area 95
(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
009	770196	0560	11/10/11	\$686,000	\$742,000	2960	11	1990	Avg	16491	N	N	12613 197TH PL NE
009	770196	0130	11/16/11	\$675,000	\$730,000	2980	11	1990	Avg	18935	N	N	12936 195TH PL NE
009	770196	0610	8/8/11	\$735,000	\$796,000	3050	11	1990	Avg	22453	N	N	19622 NE 125TH CT
009	770196	0990	1/10/12	\$716,000	\$772,000	3190	11	1990	Avg	14565	N	N	12623 198TH DR NE
009	770196	1300	10/17/12	\$682,500	\$699,000	3260	11	1992	Avg	20561	N	N	12810 197TH PL NE
009	770196	1140	7/1/10	\$830,000	\$842,000	3340	11	1990	Avg	18135	N	N	12517 197TH CT NE
009	770196	0330	8/28/12	\$775,000	\$805,000	3380	11	1990	Avg	26301	N	N	12908 195TH PL NE
009	770196	0710	11/30/10	\$720,000	\$759,000	3420	11	1990	Avg	19188	N	N	19845 NE 125TH PL
009	770196	0780	8/31/10	\$725,000	\$749,000	3420	11	1991	Avg	21239	N	N	12702 198TH DR NE
009	770196	0040	6/11/12	\$739,900	\$781,000	3450	11	1990	Avg	19574	N	N	19624 NE 129TH WAY
009	770196	1180	3/11/10	\$850,000	\$829,000	3450	11	1990	Avg	17391	N	N	12606 197TH PL NE
009	312606	9035	12/15/11	\$720,000	\$781,000	3550	11	1992	Avg	55321	N	N	18745 NE 109TH ST
009	770196	1100	7/27/11	\$880,000	\$953,000	3550	11	1990	Avg	29481	N	N	12532 197TH CT NE
009	770199	0310	7/10/12	\$840,000	\$882,000	3690	11	1996	Avg	22068	N	N	12112 202ND AVE NE
009	312606	9138	5/9/12	\$1,100,000	\$1,172,000	3700	11	1999	Avg	103139	N	N	19410 NE 113TH ST
009	770196	0440	10/7/11	\$705,000	\$764,000	3750	11	1990	Avg	21879	N	N	12845 197TH PL NE
009	770196	0050	10/8/10	\$715,000	\$745,000	3790	11	1990	Avg	26591	N	N	19616 NE 129TH WAY
009	770196	0810	12/20/11	\$690,000	\$745,000	3820	11	1991	Avg	32426	N	N	12822 198TH DR NE
009	770196	0670	11/21/12	\$840,000	\$851,000	3840	11	1990	Avg	18471	N	N	19625 NE 125TH CT
009	062412	0110	9/30/10	\$795,000	\$829,000	4070	11	1989	Avg	26830	N	N	14032 212TH DR NE
009	062412	0290	9/4/12	\$930,000	\$966,000	4170	11	1988	Avg	25401	Y	N	13713 212TH DR NE
009	405456	0270	7/3/11	\$910,000	\$986,000	4210	11	1996	Avg	37703	N	N	22606 NE 142ND PL
009	321650	0470	7/30/10	\$1,200,000	\$1,230,000	4330	11	2000	Avg	35107	N	N	21107 NE 130TH CT
009	321650	0450	6/13/12	\$1,325,000	\$1,403,000	4520	11	2002	Avg	26896	N	N	21108 NE 129TH CT
009	405450	0210	7/19/10	\$1,070,000	\$1,092,000	4600	11	1989	Avg	36762	N	N	22527 NE 140TH WAY
009	405451	0380	8/24/10	\$1,065,000	\$1,098,000	4620	11	1990	Avg	71452	N	N	14023 220TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 95
(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
009	321650	0160	4/25/12	\$1,325,000	\$1,415,000	4690	11	2004	Avg	42866	N	N	20510 NE 126TH CT
009	062412	0250	2/15/12	\$945,000	\$1,019,000	4700	11	1988	Avg	28478	Y	N	13905 212TH DR NE
009	202606	9069	9/13/10	\$897,000	\$931,000	5050	11	1989	Avg	34233	N	N	14246 BEAR CREEK RD NE
009	405450	0270	9/25/12	\$1,310,000	\$1,351,000	5065	11	1988	VGood	58839	N	N	14017 227TH AVE NE
009	321650	0510	6/18/12	\$1,336,000	\$1,413,000	5210	11	2002	Avg	74091	N	N	13228 211TH WAY NE
009	321650	0010	6/8/10	\$1,452,875	\$1,464,000	5230	11	2000	Avg	47625	N	N	13215 211TH WAY NE
009	321650	0290	6/23/10	\$1,450,000	\$1,469,000	5390	11	2004	Avg	36681	N	N	12524 208TH PL NE
009	321650	0290	7/15/11	\$1,375,000	\$1,494,000	5390	11	2004	Avg	36681	N	N	12524 208TH PL NE
009	405450	0100	11/14/12	\$943,500	\$959,000	5710	11	1988	Avg	56568	N	N	22107 NE 140TH WAY
009	202606	9082	6/22/11	\$1,435,000	\$1,558,000	5760	11	1998	Avg	114998	N	N	20934 NE 133RD ST
009	062411	0650	10/8/12	\$1,365,000	\$1,404,000	6130	11	1991	Avg	15277	Y	N	13731 209TH AVE NE
009	770196	0820	9/15/10	\$1,000,000	\$1,037,000	4430	12	1990	Avg	36671	N	N	19915 NE 129TH ST
009	405451	0040	4/22/11	\$1,595,000	\$1,719,000	6480	12	1991	Avg	50258	N	Y	22030 NE 137TH ST
009	321650	0250	7/30/12	\$2,575,000	\$2,698,000	6730	12	2001	Avg	55350	N	N	12535 208TH PL NE
009	405450	0160	8/31/12	\$2,255,125	\$2,341,000	6750	12	1987	Good	60763	N	Y	22321 NE 140TH WAY
009	212606	9111	8/9/12	\$2,733,375	\$2,857,000	8740	12	2001	Avg	458686	N	N	22409 NE 137TH ST
010	868226	2210	11/28/11	\$290,000	\$310,000	1200	8	2004	Avg	4220	N	N	13259 228TH PL NE
010	868221	0940	12/28/12	\$329,900	\$330,000	1210	8	2002	Avg	3900	N	N	11663 239TH AVE NE
010	868221	0940	11/11/10	\$290,000	\$303,000	1210	8	2002	Avg	3900	N	N	11663 239TH AVE NE
010	868226	0390	5/21/10	\$312,000	\$312,000	1210	8	2005	Avg	4403	N	N	22857 NE 130TH ST
010	868226	1020	10/25/11	\$250,000	\$268,000	1300	8	2005	Avg	3642	N	N	23147 NE 128TH PL
010	868226	2020	1/24/12	\$285,000	\$304,000	1300	8	2005	Avg	3025	N	N	22936 NE 132ND PL
010	868226	2100	5/2/11	\$285,000	\$304,000	1300	8	2005	Avg	3107	N	N	22842 NE 132ND PL
010	868228	0040	5/31/11	\$325,000	\$347,000	1300	8	2005	Avg	4030	N	N	24421 NE VINE MAPLE WAY
010	868228	1110	11/13/12	\$325,000	\$330,000	1300	8	2005	Avg	4796	N	N	12106 BIG LEAF WAY NE
010	868229	1130	11/12/12	\$359,000	\$364,000	1300	8	2007	Avg	3609	N	N	13747 MORGAN DR NE

Improved Sales Used in this Annual Update Analysis
Area 95
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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
010	868229	1970	5/6/11	\$289,000	\$308,000	1300	8	2006	Avg	3865	N	N	13495 ADAIR CREEK WAY NE
010	868231	0070	8/16/11	\$332,900	\$357,000	1300	8	2008	Avg	4441	N	N	12735 ADAIR CREEK WAY NE
010	868231	0580	11/20/10	\$309,000	\$323,000	1300	8	2010	Avg	5310	N	N	12459 243RD TER NE
010	868232	0110	7/18/12	\$322,400	\$336,000	1300	8	2012	Avg	3809	N	N	12471 240TH PL NE
010	868232	0290	12/13/12	\$367,870	\$370,000	1300	8	2012	Avg	3334	N	N	12432 240TH PL NE
010	868232	0300	3/21/12	\$371,732	\$394,000	1300	8	2012	Avg	3527	N	N	12436 240TH PL NE
010	868232	0910	12/2/11	\$339,000	\$363,000	1300	8	2011	Avg	3432	N	N	23865 NE GREENS CROSSING RD
010	868229	2230	10/13/11	\$390,000	\$418,000	1330	8	2006	Avg	6207	N	N	23517 NE TWINBERRY WAY
010	868230	1170	1/12/10	\$357,500	\$342,000	1330	8	2007	Avg	3999	N	N	23809 NE SALAL PL
010	868230	1990	8/17/11	\$310,000	\$332,000	1330	8	2007	Avg	4014	N	N	23644 NE TWINBERRY WAY
010	868228	1920	12/8/11	\$327,500	\$355,000	1335	8	2006	Avg	6630	N	N	24146 NE 122ND ST
010	868229	1450	1/5/10	\$375,000	\$358,000	1335	8	2006	Avg	4834	N	N	23670 NE 135TH WAY
010	868229	1830	10/10/12	\$325,000	\$332,000	1335	8	2006	Avg	3900	N	N	23629 NE 135TH WAY
010	868221	0130	11/17/10	\$348,000	\$364,000	1340	8	2002	Avg	4225	N	N	23148 NE 123RD ST
010	868221	1070	6/21/10	\$334,000	\$337,000	1340	8	2002	Avg	3900	N	N	11648 239TH AVE NE
010	868223	0410	3/18/10	\$325,000	\$319,000	1340	8	2003	Avg	3900	N	N	12368 232ND WAY NE
010	868226	0360	7/13/12	\$290,000	\$302,000	1340	8	2005	Avg	5196	N	N	22833 NE 130TH ST
010	868226	0360	1/24/12	\$260,000	\$277,000	1340	8	2005	Avg	5196	N	N	22833 NE 130TH ST
010	868226	0790	6/26/12	\$295,000	\$308,000	1340	8	2005	Avg	4411	N	N	22827 NE 128TH PL
010	868226	2220	5/23/12	\$299,000	\$314,000	1340	8	2004	Avg	4231	N	N	13235 228TH PL NE
010	868230	1610	6/14/11	\$349,500	\$374,000	1340	8	2008	Avg	4257	N	N	13213 239TH WAY NE
010	868221	1020	9/17/12	\$357,500	\$368,000	1350	8	2002	Avg	3900	N	N	11616 239TH AVE NE
010	868223	0320	5/19/10	\$383,000	\$383,000	1350	8	2003	Avg	4271	N	N	12312 232ND WAY NE
010	868223	0400	5/8/12	\$348,000	\$367,000	1350	8	2003	Avg	3900	N	N	12376 232ND WAY NE
010	868223	1040	4/27/10	\$362,000	\$360,000	1350	8	2003	Avg	3900	N	N	12461 232ND WAY NE
010	868223	1080	2/22/10	\$355,000	\$345,000	1350	8	2003	Avg	3900	N	N	12523 232ND WAY NE

Improved Sales Used in this Annual Update Analysis
Area 95
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
010	868226	0370	4/22/10	\$355,000	\$352,000	1350	8	2005	Avg	4949	N	N	22841 NE 130TH ST
010	868226	0490	12/27/11	\$330,000	\$353,000	1350	8	2005	Avg	6931	N	N	23039 NE 130TH ST
010	868226	1970	8/6/12	\$272,000	\$282,000	1350	8	2004	Avg	4529	N	N	13280 230TH PL NE
010	868226	2360	9/20/12	\$337,000	\$346,000	1350	8	2004	Avg	4204	N	N	13217 SUN BREAK WAY NE
010	868226	2580	4/12/11	\$330,000	\$351,000	1350	8	2004	Avg	3992	N	N	13218 SUN BREAK WAY NE
010	868228	0110	5/15/12	\$315,000	\$332,000	1350	8	2005	Avg	4939	N	N	24253 NE VINE MAPLE WAY
010	868228	0130	11/8/10	\$342,500	\$357,000	1350	8	2005	Avg	6327	N	N	24235 NE VINE MAPLE WAY
010	868230	1560	1/19/10	\$370,999	\$356,000	1350	8	2008	Avg	4077	N	N	13237 239TH WAY NE
010	868230	1850	6/15/12	\$330,000	\$346,000	1350	8	2007	Avg	4644	N	N	23734 NE TWINBERRY WAY
010	868232	0140	11/17/10	\$372,791	\$389,000	1350	8	2010	Avg	4595	N	N	12449 240TH PL NE
010	868232	0150	11/17/10	\$392,664	\$410,000	1350	8	2010	Avg	4853	N	N	12445 240TH PL NE
010	868232	0210	12/6/10	\$384,467	\$403,000	1350	8	2010	Avg	4525	N	N	23871 NE 124TH TER
010	868228	0620	4/6/11	\$325,000	\$346,000	1360	8	2005	Avg	4740	N	N	24540 NE 118TH PL
010	868228	0620	8/18/11	\$335,000	\$359,000	1360	8	2005	Avg	4740	N	N	24540 NE 118TH PL
010	868221	0950	9/11/11	\$330,000	\$354,000	1365	8	2002	Avg	3900	N	N	11667 239TH AVE NE
010	868228	0610	6/21/10	\$355,000	\$359,000	1365	8	2005	Avg	4740	N	N	24532 NE 118TH PL
010	868228	0630	3/24/10	\$350,000	\$344,000	1365	8	2005	Avg	4740	N	N	24548 NE 118TH PL
010	868228	0660	6/8/10	\$375,500	\$378,000	1365	8	2005	Avg	5305	N	N	24572 NE 118TH PL
010	868221	0160	7/15/10	\$435,000	\$442,000	1440	8	2002	Avg	4664	N	N	23160 NE 123RD ST
010	868223	0330	3/26/12	\$322,500	\$342,000	1440	8	2003	Avg	5122	N	N	12304 232ND WAY NE
010	868223	0420	3/8/10	\$380,000	\$371,000	1440	8	2003	Avg	3900	N	N	12392 232ND WAY NE
010	868226	2340	9/6/12	\$349,000	\$360,000	1440	8	2004	Avg	4839	N	N	13201 SUN BREAK WAY NE
010	868226	2430	9/18/12	\$359,000	\$369,000	1440	8	2004	Avg	5049	N	N	13273 SUN BREAK WAY NE
010	868229	1330	7/13/10	\$409,000	\$416,000	1440	8	2006	Avg	5403	N	N	13556 ADAIR CREEK WAY NE
010	868229	1440	5/23/11	\$365,000	\$390,000	1440	8	2006	Avg	5253	N	N	23652 NE 135TH WAY
010	868230	0990	9/17/12	\$365,000	\$375,000	1440	8	2008	Avg	7295	N	N	13350 239TH WAY NE

Improved Sales Used in this Annual Update Analysis
Area 95
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
010	868230	1200	4/18/12	\$325,000	\$343,000	1440	8	2007	Avg	4231	N	N	23823 NE SALAL PL
010	868230	1870	8/8/12	\$322,500	\$335,000	1440	8	2007	Avg	4075	N	N	23722 NE TWINBERRY WAY
010	868232	0130	11/1/10	\$368,704	\$384,000	1440	8	2010	Avg	4378	N	N	12455 240TH PL NE
010	868232	0160	11/20/10	\$389,782	\$407,000	1440	8	2010	Avg	4666	N	N	12437 240TH PL NE
010	868232	0200	12/6/10	\$390,223	\$409,000	1440	8	2010	Avg	4674	N	N	23875 NE 124TH TER
010	868232	0230	1/7/11	\$390,283	\$411,000	1440	8	2011	Avg	4090	N	N	23863 NE 124TH TER
010	868232	0240	2/17/11	\$390,000	\$413,000	1440	8	2010	Avg	4234	N	N	23855 NE 124TH TER
010	868232	0250	11/2/10	\$399,311	\$420,000	1440	8	2010	Avg	4858	N	N	23847 NE 124TH TER
010	868232	0250	8/17/11	\$399,900	\$435,000	1440	8	2010	Avg	4858	N	N	23847 NE 124TH TER
010	868226	0120	7/11/12	\$419,900	\$438,000	1510	8	2004	Avg	3567	N	N	12617 SUN BREAK WAY NE
010	868226	0990	3/4/11	\$325,000	\$345,000	1510	8	2005	Avg	3721	N	N	23123 NE 128TH PL
010	868226	1010	6/10/11	\$310,000	\$332,000	1510	8	2005	Avg	4555	N	N	23139 NE 128TH PL
010	868226	2110	3/26/10	\$339,995	\$334,000	1510	8	2005	Avg	4185	N	N	22834 NE 132ND PL
010	868228	0020	12/22/11	\$293,000	\$313,000	1510	8	2005	Avg	4442	N	N	24437 NE VINE MAPLE WAY
010	868229	1250	11/20/10	\$350,000	\$366,000	1510	8	2007	Avg	6127	N	N	13673 MORGAN DR NE
010	868229	1610	9/2/11	\$355,000	\$381,000	1510	8	2007	Avg	4174	N	N	23721 NE 134TH PL
010	868229	1950	7/29/11	\$335,000	\$359,000	1510	8	2006	Avg	5145	N	N	13483 ADAIR CREEK WAY NE
010	868229	1980	3/16/12	\$407,000	\$432,000	1510	8	2006	Avg	5134	N	N	13501 ADAIR CREEK WAY NE
010	868230	0410	4/11/12	\$399,900	\$423,000	1510	8	2007	Avg	4472	N	N	24233 NE 131ST TER
010	868230	0440	6/8/12	\$400,000	\$420,000	1510	8	2007	Avg	4472	N	N	24245 NE 131ST TER
010	868230	1310	10/14/11	\$299,900	\$321,000	1510	8	2007	Avg	3567	N	N	13333 MAHONIA PL NE
010	868231	0570	2/18/11	\$333,167	\$353,000	1510	8	2010	Avg	4865	N	N	12473 243RD TER NE
010	868232	0270	8/24/11	\$404,075	\$433,000	1510	8	2011	Avg	3949	N	N	12420 240TH PL NE
010	868232	0280	6/14/12	\$406,005	\$425,000	1510	8	2012	Avg	3765	N	N	12426 240TH PL NE
010	868232	0310	5/2/12	\$424,214	\$447,000	1510	8	2012	Avg	3962	N	N	12442 240TH PL NE
010	868232	0320	10/6/10	\$468,680	\$486,000	1510	8	2010	Avg	3961	N	N	12448 240TH PL NE

Improved Sales Used in this Annual Update Analysis
Area 95
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
010	868232	0920	10/4/11	\$392,571	\$421,000	1510	8	2011	Avg	4328	N	N	23859 NE GREENS CROSSING RD
010	868232	0930	9/1/11	\$384,138	\$412,000	1510	8	2011	Avg	4028	N	N	23853 NE GREENS CROSSING RD
010	868232	1060	12/20/11	\$332,745	\$356,000	1510	8	2011	Avg	4095	Y	N	23862 NE GREENS CROSSING RD
010	868228	0740	8/12/11	\$425,000	\$462,000	1555	8	2005	Avg	5177	N	N	24557 NE 118TH PL
010	868223	1220	5/23/11	\$424,000	\$459,000	1560	8	2004	Avg	5580	N	N	12414 231ST AVE NE
010	868226	2090	4/21/10	\$377,000	\$373,000	1560	8	2005	Avg	4533	N	N	22850 NE 132ND PL
010	868231	0550	1/17/12	\$380,000	\$411,000	1560	8	2011	Avg	4775	N	N	12443 243RD TER NE
010	868232	0120	3/21/12	\$407,795	\$438,000	1560	8	2011	Avg	4814	N	N	12463 240TH PL NE
010	868232	0370	12/13/10	\$483,679	\$513,000	1560	8	2010	Avg	4498	N	N	12480 240TH PL NE
010	868232	0660	11/29/11	\$366,449	\$398,000	1560	8	2011	Avg	7570	N	N	23921 NE 127TH ST
010	868232	1420	6/14/11	\$448,974	\$487,000	1560	8	2011	Avg	4680	N	N	23728 NE 127TH ST
010	868226	2470	5/30/12	\$440,000	\$467,000	1565	8	2005	Avg	5137	N	N	13262 228TH PL NE
010	868221	0790	1/6/11	\$425,000	\$453,000	1570	8	2002	Avg	5001	N	N	11662 238TH PL NE
010	868230	0460	9/10/12	\$425,000	\$441,000	1570	8	2008	Avg	4853	N	N	13027 243RD PL NE
010	868231	0040	8/10/11	\$433,500	\$471,000	1570	8	2010	Avg	4875	N	N	12759 ADAIR CREEK WAY NE
010	868231	0420	5/21/12	\$454,000	\$483,000	1570	8	2008	Avg	5151	N	N	12377 243RD PL NE
010	868225	0160	5/8/12	\$396,000	\$422,000	1575	8	2004	Avg	5027	N	N	13123 234TH CT NE
010	868226	1180	4/13/12	\$389,000	\$416,000	1575	8	2004	Avg	4500	N	N	23048 NE 127TH WAY
010	868226	0110	6/3/10	\$445,000	\$447,000	1640	8	2004	Avg	3567	N	N	12609 SUN BREAK WAY NE
010	868226	1770	2/22/10	\$400,000	\$389,000	1640	8	2005	Avg	3957	N	N	22872 NE 130TH ST
010	868226	2250	6/1/12	\$394,000	\$414,000	1640	8	2005	Avg	5178	N	N	13219 228TH PL NE
010	868228	1020	6/1/10	\$420,000	\$422,000	1640	8	2005	Avg	5313	N	N	12042 BIG LEAF WAY NE
010	868228	1160	2/8/10	\$440,000	\$426,000	1640	8	2005	Avg	7011	N	N	12146 BIG LEAF WAY NE
010	868229	1090	2/9/11	\$299,900	\$317,000	1640	8	2007	Avg	4396	N	N	13771 MORGAN DR NE
010	868232	0100	12/20/11	\$435,080	\$465,000	1640	8	2012	Avg	8872	Y	N	12479 240TH PL NE
010	868232	1050	12/22/10	\$441,718	\$464,000	1640	8	2010	Avg	4033	Y	N	23856 NE GREENS CROSSING RD

Improved Sales Used in this Annual Update Analysis
Area 95
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
010	868221	0580	9/7/12	\$524,000	\$544,000	1660	8	2002	Avg	4616	N	N	11653 238TH PL NE
010	868223	0960	5/15/12	\$451,500	\$481,000	1660	8	2003	Avg	4500	N	N	23113 NE 124TH PL
010	868223	1360	4/23/12	\$377,700	\$404,000	1660	8	2003	Avg	4500	N	N	12526 230TH PL NE
010	868221	0010	4/20/10	\$535,000	\$529,000	1670	8	2002	Avg	5352	N	N	23157 NE 123RD ST
010	868221	0800	10/15/12	\$407,400	\$418,000	1670	8	2002	Avg	5000	N	N	11670 238TH PL NE
010	868221	1340	9/14/12	\$430,000	\$445,000	1670	8	2002	Avg	5121	N	N	12242 235TH PL NE
010	868223	0020	3/8/11	\$405,000	\$435,000	1670	8	2002	Avg	4830	N	N	23223 NE 123RD ST
010	868223	0910	9/20/11	\$504,950	\$549,000	1670	8	2003	Avg	5906	N	N	23011 NE 124TH PL
010	868223	1230	8/13/10	\$445,000	\$458,000	1670	8	2004	Avg	6471	N	N	12406 231ST AVE NE
010	868225	0170	9/27/11	\$459,750	\$500,000	1670	8	2004	Avg	6835	N	N	13115 234TH CT NE
010	868225	0360	4/11/11	\$399,900	\$432,000	1670	8	2004	Avg	6254	N	N	23280 NE 126TH ST
010	868229	1480	1/18/11	\$518,000	\$553,000	1670	8	2006	Avg	10262	N	N	23754 NE SALAL PL
010	868229	1650	3/20/12	\$435,000	\$467,000	1670	8	2006	Avg	4500	N	N	23726 NE 134TH PL
010	868229	1700	8/10/10	\$480,000	\$494,000	1670	8	2006	Avg	4500	N	N	23741 NE SALAL PL
010	868230	0210	1/19/10	\$510,000	\$485,000	1670	8	2008	Avg	5500	N	N	13173 ADAIR CREEK WAY NE
010	868230	0450	6/8/10	\$465,805	\$469,000	1670	8	2010	Avg	5117	N	N	13035 243RD PL NE
010	868230	0730	2/10/10	\$514,069	\$494,000	1670	8	2010	Avg	4750	N	N	24196 NE 131ST TER
010	868231	0190	5/13/10	\$467,075	\$466,000	1670	8	2010	Avg	4882	N	N	12716 ADAIR CREEK WAY NE
010	868231	0300	11/28/12	\$485,000	\$491,000	1670	8	2011	Avg	5267	N	N	12470 243RD TER NE
010	868231	0500	8/5/11	\$469,981	\$511,000	1670	8	2011	Avg	4592	N	N	12403 243RD TER NE
010	868231	0640	5/3/11	\$477,165	\$516,000	1670	8	2011	Avg	5456	N	N	12410 ADAIR CREEK WAY NE
010	868232	0880	4/1/12	\$465,000	\$498,000	1670	8	2011	Avg	5050	N	N	23919 NE GREENS CROSSING RD
010	868229	0400	5/7/12	\$385,000	\$410,000	1680	8	2007	Avg	5659	N	N	13742 MORGAN DR NE
010	868231	0170	12/20/10	\$502,337	\$533,000	1680	8	2010	Avg	6215	N	N	12732 ADAIR CREEK WAY NE
010	868232	1090	10/14/12	\$492,357	\$505,000	1750	8	2012	Avg	4500	Y	N	23866 NE 126TH PL
010	868229	1190	1/31/11	\$413,000	\$436,000	1790	8	2007	Avg	4503	N	N	13711 MORGAN DR NE

Improved Sales Used in this Annual Update Analysis
Area 95
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
010	868221	0830	12/2/11	\$404,000	\$438,000	1810	8	2002	Avg	5481	N	N	11732 238TH PL NE
010	868221	0960	5/9/11	\$365,000	\$390,000	1810	8	2002	Avg	4550	N	N	23824 NE 116TH PL
010	868221	1060	5/13/11	\$375,000	\$400,000	1810	8	2003	Avg	3900	N	N	11640 239TH AVE NE
010	868228	0540	3/16/12	\$351,500	\$373,000	1810	8	2005	Avg	4740	N	N	24523 NE VINE MAPLE WAY
010	868228	0640	5/25/12	\$407,500	\$428,000	1810	8	2005	Avg	4740	N	N	24556 NE 118TH PL
010	868228	1800	7/27/10	\$538,800	\$549,000	1810	8	2006	Avg	3900	N	N	24155 NE 122ND ST
010	868229	1790	7/24/12	\$405,000	\$421,000	1810	8	2006	Avg	3600	N	N	23718 NE SALAL PL
010	868230	2010	12/24/12	\$405,000	\$406,000	1810	8	2007	Avg	4058	N	N	23632 NE TWINBERRY WAY
010	868226	0450	3/18/10	\$459,000	\$448,000	1850	8	2005	Avg	6784	N	N	23007 NE 130TH ST
010	868231	0160	5/25/10	\$518,906	\$520,000	1850	8	2010	Avg	7332	N	N	12740 ADAIR CREEK WAY NE
010	868231	0310	11/17/10	\$494,459	\$521,000	1850	8	2010	Avg	4667	N	N	12462 243RD TER NE
010	868231	0520	3/24/11	\$513,552	\$553,000	1850	8	2011	Avg	5178	N	N	12419 243RD TER NE
010	868225	0080	9/14/11	\$473,000	\$515,000	1855	8	2004	Avg	7045	N	N	23428 NE 131ST PL
010	868231	0270	6/11/12	\$493,715	\$523,000	1860	8	2011	Avg	6378	N	N	12612 ADAIR CREEK WAY NE
010	868232	0380	9/30/10	\$514,335	\$536,000	1860	8	2010	Avg	4696	N	N	12486 240TH PL NE
010	868221	0020	12/8/10	\$580,000	\$614,000	1870	8	2002	Avg	4500	N	N	23149 NE 123RD ST
010	868221	0120	8/14/12	\$540,865	\$565,000	1870	8	2012	Avg	5015	N	N	23140 NE 123RD ST
010	868221	0820	4/18/12	\$445,000	\$476,000	1870	8	2002	Avg	4890	N	N	11716 238TH PL NE
010	868225	0380	1/5/12	\$484,950	\$525,000	1870	8	2004	Avg	5189	N	N	23264 NE 126TH ST
010	868226	0330	7/28/10	\$505,000	\$517,000	1870	8	2005	Avg	4500	N	N	13009 SUN BREAK WAY NE
010	868226	1480	4/24/10	\$530,000	\$525,000	1870	8	2004	Avg	4500	N	N	23111 NE 127TH WAY
010	868226	1600	5/11/11	\$475,000	\$514,000	1870	8	2004	Avg	4500	N	N	23154 NE 128TH PL
010	868226	1690	9/8/11	\$545,000	\$593,000	1870	8	2005	Avg	5732	N	N	23038 NE 130TH ST
010	868228	0810	10/18/10	\$520,000	\$545,000	1870	8	2005	Avg	5578	N	N	11813 BIG LEAF WAY NE
010	868228	1530	7/26/10	\$499,800	\$512,000	1870	8	2005	Avg	4922	N	N	12365 BIG LEAF WAY NE
010	868229	1660	10/2/12	\$435,000	\$448,000	1870	8	2006	Avg	4500	N	N	23732 NE 134TH PL

Improved Sales Used in this Annual Update Analysis
Area 95
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
010	868230	1790	4/16/10	\$467,500	\$462,000	1870	8	2007	Avg	6681	N	N	13321 ADAIR CREEK WAY NE
010	868232	0180	4/20/11	\$489,411	\$529,000	1870	8	2011	Avg	6745	N	N	12421 240TH PL NE
010	868232	0360	10/17/11	\$516,387	\$562,000	1870	8	2011	Avg	4680	N	N	12474 240TH PL NE
010	868232	0870	9/21/11	\$486,778	\$530,000	1870	8	2011	Avg	5050	N	N	23925 NE GREENS CROSSING RD
010	868232	0890	4/20/11	\$504,566	\$545,000	1870	8	2011	Avg	5050	N	N	23913 NE GREENS CROSSING RD
010	868232	1380	10/5/12	\$502,030	\$517,000	1870	8	2012	Avg	4680	N	N	23810 NE 127TH ST
010	868232	1400	8/23/11	\$507,315	\$552,000	1870	8	2011	Avg	4680	N	N	23744 NE GREENS CROSSING RD
010	868226	0720	6/13/11	\$331,500	\$355,000	1900	8	2005	Avg	4044	N	N	12811 230TH AVE NE
010	868226	1750	7/2/10	\$400,000	\$405,000	1900	8	2004	Avg	3343	N	N	22888 NE 130TH ST
010	868226	2000	3/22/11	\$321,900	\$342,000	1900	8	2005	Avg	3133	N	N	22952 NE 132ND PL
010	868228	0010	5/12/10	\$400,000	\$399,000	1900	8	2005	Avg	5209	N	N	24445 NE VINE MAPLE WAY
010	868228	0230	5/3/11	\$344,000	\$367,000	1900	8	2006	Avg	3316	N	N	24240 NE VINE MAPLE WAY
010	868228	1140	12/14/12	\$355,000	\$357,000	1900	8	2005	Avg	5097	N	N	12130 BIG LEAF WAY NE
010	868229	0630	1/5/11	\$365,000	\$384,000	1900	8	2007	Avg	3973	N	N	13784 MORGAN DR NE
010	868229	1540	9/24/10	\$380,000	\$393,000	1900	8	2007	Avg	3302	N	N	23762 NE 134TH PL
010	868231	0050	2/4/10	\$431,250	\$417,000	1900	8	2008	Avg	3464	N	N	12751 ADAIR CREEK WAY NE
010	868231	0280	7/15/10	\$419,000	\$426,000	1900	8	2010	Avg	5168	N	N	12604 ADAIR CREEK WAY NE
010	868232	0260	9/27/12	\$392,000	\$402,000	1900	8	2011	Avg	3434	N	N	12416 240TH PL NE
010	868232	0260	2/22/12	\$385,000	\$409,000	1900	8	2011	Avg	3434	N	N	12416 240TH PL NE
010	868232	0330	2/21/12	\$390,000	\$415,000	1900	8	2010	Avg	3282	N	N	12456 240TH PL NE
010	868232	0940	3/21/12	\$390,000	\$414,000	1900	8	2011	Avg	3733	N	N	23847 NE GREENS CROSSING RD
010	868232	1040	11/28/12	\$419,900	\$424,000	1900	8	2010	Avg	3418	Y	N	23850 NE GREENS CROSSING RD
010	868232	1070	12/22/11	\$509,238	\$544,000	1900	8	2011	Avg	3838	Y	N	23868 NE GREENS CROSSING RD
010	868223	1130	5/6/10	\$499,000	\$497,000	1910	8	2003	Avg	5586	N	N	12563 232ND WAY NE
010	868228	0990	11/29/10	\$470,000	\$497,000	1910	8	2005	Avg	5402	N	N	12018 BIG LEAF WAY NE
010	868226	1310	1/11/10	\$533,000	\$505,000	1920	8	2005	Avg	4980	N	N	12708 SUN BREAK WAY NE

Improved Sales Used in this Annual Update Analysis
Area 95
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
010	868230	0720	2/5/10	\$500,000	\$479,000	1920	8	2008	Avg	4750	N	N	24210 NE 131ST TER
010	868230	0720	8/29/12	\$459,950	\$478,000	1920	8	2008	Avg	4750	N	N	24210 NE 131ST TER
010	868231	0350	5/31/11	\$543,000	\$589,000	1920	8	2008	Avg	4594	N	N	12430 243RD PL NE
010	868223	1340	3/2/11	\$483,500	\$519,000	1930	8	2004	Avg	4923	N	N	12542 230TH PL NE
010	868226	2310	10/21/11	\$470,000	\$511,000	1930	8	2004	Avg	4896	N	N	22829 NE 132ND ST
010	868226	2460	10/5/12	\$422,500	\$435,000	1930	8	2005	Avg	5936	N	N	13270 228TH PL NE
010	868228	1330	4/9/10	\$508,000	\$501,000	1930	8	2005	Avg	5324	N	N	12262 243RD PL NE
010	868228	1910	9/13/11	\$500,000	\$544,000	1930	8	2006	Avg	7119	N	N	24112 NE 122ND ST
010	868233	0010	9/17/12	\$584,732	\$605,000	1960	8	2012	Avg	5696	Y	N	12780 240TH PL NE
010	868233	0040	8/14/12	\$533,514	\$557,000	1960	8	2012	Avg	5511	Y	N	23977 NE GREENS CROSSING RD
010	868233	0060	10/14/12	\$538,181	\$552,000	1960	8	2012	Avg	5000	N	N	23963 NE GREENS CROSSING RD
010	868233	0110	10/31/12	\$663,900	\$678,000	1960	8	2012	Avg	5132	Y	N	23834 NE GREENS CROSSING RD
010	868230	0870	7/30/10	\$590,090	\$605,000	2150	8	2010	Avg	7556	N	N	13206 239TH WAY NE
010	868231	0720	8/5/11	\$603,260	\$656,000	2150	8	2011	Avg	6638	N	N	12433 ADAIR CREEK WAY NE
010	868232	0350	11/2/10	\$618,787	\$650,000	2150	8	2010	Avg	5760	N	N	12468 240TH PL NE
010	868232	1080	2/23/10	\$626,535	\$606,000	2150	8	2010	Avg	6405	Y	N	23872 NE 126TH PL
010	868222	0020	8/8/11	\$520,000	\$566,000	2155	8	2002	Avg	5788	N	N	12325 235TH PL NE
010	868226	1420	7/29/10	\$642,000	\$658,000	2155	8	2004	Avg	6676	N	N	23025 NE 127TH WAY
010	868226	1360	11/6/12	\$619,000	\$631,000	2165	8	2005	Avg	6225	N	N	22871 NE 127TH WAY
010	868223	0260	7/31/12	\$614,888	\$644,000	2170	8	2003	Avg	5580	N	N	12403 232ND TER NE
010	868225	0420	8/19/11	\$585,000	\$636,000	2170	8	2004	Avg	6519	N	N	23241 NE 126TH ST
010	868226	1700	6/1/11	\$628,000	\$681,000	2170	8	2004	Avg	6200	N	N	23030 NE 130TH ST
010	868228	0910	8/29/11	\$567,500	\$617,000	2170	8	2005	Avg	5837	N	N	11858 BIG LEAF WAY NE
010	868228	1500	5/6/10	\$557,000	\$555,000	2170	8	2006	Avg	6854	N	N	12369 243RD PL NE
010	868228	2190	1/9/12	\$535,000	\$579,000	2170	8	2006	Avg	7176	N	N	23938 NE ADAIR RD
010	868229	0230	12/13/12	\$635,000	\$639,000	2170	8	2007	Avg	8560	N	N	13859 231ST LN NE

Improved Sales Used in this Annual Update Analysis
Area 95
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
010	868229	0500	6/13/11	\$521,500	\$566,000	2170	8	2007	Avg	11445	N	N	23176 NE DEVON WAY
010	868229	0530	9/19/11	\$620,000	\$675,000	2170	8	2007	Avg	6602	N	N	23158 NE DEVON WAY
010	868230	0060	9/21/12	\$673,217	\$696,000	2170	8	2012	Avg	8008	N	N	23677 NE TWINBERRY WAY
010	868230	0240	7/18/12	\$605,000	\$636,000	2170	8	2008	Avg	7006	N	N	13149 ADAIR CREEK WAY NE
010	868230	0700	7/18/11	\$609,160	\$662,000	2170	8	2011	Avg	5890	N	N	24226 NE 131ST TER
010	868230	1670	8/27/12	\$599,999	\$624,000	2170	8	2008	Avg	6300	N	N	13306 ADAIR CREEK WAY NE
010	868230	1690	11/15/12	\$635,000	\$645,000	2170	8	2007	Avg	6564	N	N	13316 ADAIR CREEK WAY NE
010	868231	0650	11/9/10	\$544,670	\$573,000	2170	8	2010	Avg	6392	N	N	12402 ADAIR CREEK WAY NE
010	868231	0760	5/11/12	\$604,000	\$643,000	2170	8	2012	Avg	6792	N	N	12607 ADAIR CREEK WAY NE
010	868232	0060	8/14/12	\$709,222	\$740,000	2170	8	2012	Avg	6750	Y	N	23864 NE 124TH TER
010	868232	0170	11/9/11	\$553,065	\$601,000	2170	8	2011	Avg	7535	N	N	12429 240TH PL NE
010	868232	0420	6/20/11	\$685,000	\$744,000	2170	8	2009	Avg	6361	Y	N	12610 240TH PL NE
010	868232	0610	8/3/11	\$664,151	\$722,000	2170	8	2011	Avg	7153	Y	N	23958 NE 127TH ST
010	868232	0730	12/7/11	\$653,923	\$709,000	2170	8	2011	Avg	7100	Y	N	23950 NE GREENS CROSSING RD
010	868232	1450	6/10/10	\$719,000	\$725,000	2170	8	2009	Avg	9714	N	N	12643 237TH WAY NE
010	868232	1460	11/7/11	\$745,391	\$810,000	2170	8	2011	Avg	5973	N	N	12635 237TH WAY NE
010	868221	0550	12/12/12	\$619,000	\$623,000	2280	8	2002	Avg	5584	N	N	11707 238TH PL NE
010	868229	0240	2/25/11	\$445,000	\$478,000	2280	8	2007	Avg	6739	N	N	13847 231ST LN NE
010	868229	0700	4/26/10	\$559,999	\$555,000	2280	8	2007	Avg	7923	N	N	13880 MORGAN DR NE
010	868229	1420	8/21/12	\$585,000	\$610,000	2280	8	2006	Avg	6172	N	N	23640 NE 135TH WAY
010	868231	0770	3/21/12	\$585,000	\$628,000	2280	8	2011	Avg	6753	N	N	12615 ADAIR CREEK WAY NE
010	868232	0430	5/28/12	\$641,636	\$681,000	2280	8	2012	Avg	6782	Y	N	12618 240TH PL NE
010	868232	0490	8/27/10	\$698,119	\$721,000	2280	8	2009	Avg	6639	Y	N	12738 240TH PL NE
010	868231	0030	10/27/10	\$579,553	\$608,000	2290	8	2010	Avg	6080	N	N	12767 ADAIR CREEK WAY NE
010	868231	0260	8/12/11	\$658,442	\$716,000	2290	8	2011	Avg	6971	N	N	12620 ADAIR CREEK WAY NE
010	868231	0730	10/27/10	\$631,454	\$663,000	2290	8	2010	Avg	6193	N	N	12441 ADAIR CREEK WAY NE

Improved Sales Used in this Annual Update Analysis
Area 95
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
010	868221	0040	10/29/12	\$656,445	\$671,000	2300	8	2012	Avg	5580	N	N	23133 NE 123RD ST
010	868222	0120	10/25/11	\$609,000	\$662,000	2300	8	2002	Avg	6750	N	N	12450 235TH PL NE
010	868223	0890	4/13/12	\$625,000	\$669,000	2300	8	2003	Avg	6659	N	N	12409 230TH PL NE
010	868228	0840	10/24/12	\$680,000	\$696,000	2300	8	2005	Avg	9294	N	N	11810 BIG LEAF WAY NE
010	868230	0250	8/3/10	\$575,000	\$590,000	2300	8	2008	Avg	6582	N	N	13141 ADAIR CREEK WAY NE
010	868230	0820	8/12/12	\$629,000	\$657,000	2300	8	2009	Avg	9203	N	N	24124 NE 131ST TER
010	868230	1020	11/15/12	\$669,000	\$680,000	2300	8	2007	Avg	6400	N	N	13424 MAHONIA PL NE
010	868230	1070	2/23/11	\$680,000	\$730,000	2300	8	2007	Avg	7202	N	N	13454 MAHONIA PL NE
010	868231	0690	12/16/10	\$573,589	\$608,000	2300	8	2010	Avg	6765	N	N	12409 ADAIR CREEK WAY NE
010	868232	0340	6/14/11	\$590,000	\$640,000	2300	8	2011	Avg	5690	N	N	12460 240TH PL NE
010	868232	0680	3/13/12	\$777,340	\$835,000	2300	8	2012	Avg	6182	Y	N	12614 239TH PL NE
010	868232	0720	2/17/12	\$650,786	\$702,000	2300	8	2012	Avg	7100	Y	N	23940 NE GREENS CROSSING RD
010	868226	0200	8/30/12	\$610,000	\$634,000	2305	8	2005	Avg	5580	N	N	12711 SUN BREAK WAY NE
010	868229	1410	9/20/12	\$599,000	\$619,000	2310	8	2006	Avg	5580	N	N	23634 NE 135TH WAY
010	868230	0760	8/9/10	\$584,082	\$600,000	2310	8	2010	Avg	5890	N	N	24172 NE 131ST TER
010	868232	0500	11/9/11	\$674,221	\$733,000	2310	8	2011	Avg	5780	Y	N	12746 240TH PL NE
010	868232	0600	10/25/10	\$667,581	\$700,000	2310	8	2010	Avg	7348	Y	N	23948 NE 127TH ST
010	868232	1430	5/22/12	\$675,981	\$719,000	2310	8	2012	Avg	5850	N	N	23720 NE 127TH ST
010	868223	1430	3/3/10	\$553,000	\$536,000	2315	8	2003	Avg	5580	N	N	12416 230TH PL NE
010	868228	1690	6/8/12	\$607,500	\$644,000	2315	8	2006	Avg	6130	N	N	12303 ADAIR CREEK WAY NE
010	868221	0700	6/15/10	\$575,000	\$581,000	2320	8	2002	Avg	5604	N	N	23729 NE 116TH PL
010	868225	0030	6/18/10	\$570,000	\$576,000	2370	8	2004	Avg	5926	N	N	23421 NE 131ST PL
010	868225	0120	7/1/11	\$615,000	\$668,000	2370	8	2004	Avg	8199	N	N	13155 234TH CT NE
010	868223	0740	5/6/11	\$625,000	\$676,000	2380	8	2004	Avg	5562	N	N	22922 NE 126TH ST
010	868228	0320	9/23/10	\$597,350	\$622,000	2380	8	2006	Avg	6030	N	N	24410 NE VINE MAPLE WAY
010	868229	1380	1/7/11	\$538,000	\$573,000	2380	8	2007	Avg	5748	N	N	23616 NE 135TH WAY

Improved Sales Used in this Annual Update Analysis
Area 95
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
010	868230	0890	11/17/10	\$539,910	\$569,000	2380	8	2010	Avg	6600	N	N	13222 239TH WAY NE
010	868223	0720	2/3/12	\$605,900	\$654,000	2390	8	2004	Avg	5562	N	N	23004 NE 126TH ST
010	868223	0590	9/8/10	\$690,000	\$715,000	2395	8	2003	Avg	6143	N	N	23232 NE 126TH ST
010	868226	0160	5/10/10	\$615,000	\$613,000	2410	8	2005	Avg	5580	N	N	12649 SUN BREAK WAY NE
010	868230	1000	6/7/12	\$650,000	\$689,000	2410	8	2007	Avg	8367	N	N	13412 MAHONIA PL NE
010	868230	0650	8/16/10	\$631,887	\$651,000	2580	8	2010	Avg	6874	N	N	24266 NE 131ST TER
010	868232	1370	9/1/11	\$631,677	\$687,000	2580	8	2011	Avg	5850	N	N	23818 NE GREENS CROSSING RD
010	868230	0670	4/4/11	\$602,676	\$650,000	2590	8	2010	Avg	5890	N	N	24250 NE 131ST TER
010	868228	0350	8/15/12	\$560,000	\$584,000	2615	8	2005	Avg	6022	N	N	24518 NE VINE MAPLE WAY
010	868228	1090	9/5/12	\$580,000	\$602,000	2615	8	2005	Avg	5912	N	N	12125 BIG LEAF WAY NE
010	868226	1870	5/26/10	\$640,000	\$642,000	2630	8	2004	Avg	8930	N	N	13200 230TH PL NE
010	868228	1710	11/12/12	\$580,000	\$590,000	2765	8	2006	Avg	7781	N	N	24180 NE 122ND ST
010	868221	0220	12/1/10	\$690,000	\$730,000	2510	9	2002	Avg	6888	N	N	12308 235TH PL NE
010	868226	0010	8/24/10	\$752,500	\$777,000	2510	9	2004	Avg	6750	N	N	22907 NE 126TH ST
010	868230	0040	6/14/11	\$638,454	\$693,000	2510	9	2011	Avg	8393	N	N	23649 NE TWINBERRY WAY
010	868230	0090	12/28/10	\$752,435	\$800,000	2510	9	2010	Avg	8413	N	N	23739 NE TWINBERRY WAY
010	868231	0390	8/27/10	\$937,000	\$968,000	2520	9	2008	Avg	14466	Y	N	24320 NE 123RD LN
010	868229	1060	7/12/12	\$659,000	\$693,000	2675	9	2007	Avg	9616	N	N	13823 MORGAN DR NE
010	868221	0080	5/5/10	\$929,000	\$925,000	2680	9	2002	Avg	6750	N	N	23108 NE 123RD ST
010	868228	1850	6/10/10	\$840,000	\$847,000	2680	9	2005	Avg	7453	N	N	24127 NE 122ND ST
010	868231	0410	11/25/10	\$836,100	\$883,000	2680	9	2008	Avg	16408	Y	N	24336 NE 123RD LN
010	868232	0090	12/21/11	\$751,168	\$814,000	2680	9	2011	Avg	9374	Y	N	23884 NE 124TH TER
010	868232	0520	12/18/12	\$840,431	\$845,000	2680	9	2012	Avg	8467	Y	N	12762 240TH PL NE
010	868226	1550	5/24/12	\$717,001	\$762,000	2685	9	2004	Avg	12189	N	N	12714 232ND PL NE
010	868221	0070	6/19/12	\$675,500	\$714,000	2690	9	2002	Avg	7525	N	N	23109 NE 123RD ST
010	868230	0010	12/3/12	\$750,000	\$758,000	2690	9	2007	Avg	10443	N	N	23613 NE TWINBERRY WAY

Improved Sales Used in this Annual Update Analysis
Area 95
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
010	868232	0080	8/14/12	\$900,287	\$940,000	2690	9	2012	Avg	7289	Y	N	23878 NE 124TH TER
010	868232	0970	11/15/10	\$762,401	\$804,000	2690	9	2010	Avg	8316	N	N	23817 NE GREENS CROSSING RD
010	868223	0130	5/10/12	\$710,000	\$756,000	2695	9	2004	Avg	6750	N	N	12504 232ND TER NE
010	868229	1230	9/19/11	\$715,000	\$778,000	2695	9	2007	Avg	12691	N	N	13685 MORGAN DR NE
010	868228	0880	1/26/11	\$616,500	\$659,000	2700	9	2005	Avg	12398	N	N	11834 BIG LEAF WAY NE
010	868229	2190	4/19/12	\$697,443	\$746,000	2700	9	2012	Avg	9854	N	N	23583 NE TWINBERRY WAY
010	868221	0690	9/21/11	\$555,000	\$604,000	2800	9	2002	Avg	6821	N	N	23721 NE 116TH PL
010	868226	0020	10/19/11	\$780,000	\$848,000	2800	9	2004	Avg	6728	N	N	22906 NE 126TH PL
010	868228	2070	8/16/11	\$765,000	\$832,000	2800	9	2005	Avg	7694	N	N	23808 NE ADAIR RD
010	868229	0950	7/14/10	\$670,000	\$683,000	2800	9	2007	Avg	8437	N	N	13951 MORGAN DR NE
010	868231	0330	11/17/10	\$672,128	\$709,000	2800	9	2008	Avg	7593	N	N	12446 243RD TER NE
010	868232	0670	5/3/12	\$837,018	\$893,000	2800	9	2012	Avg	8585	Y	N	12628 239TH PL NE
010	868229	1020	8/14/10	\$735,000	\$757,000	2860	9	2007	Avg	7092	N	N	22851 NE 138TH CT
010	868221	0450	10/24/12	\$745,000	\$762,000	2865	9	2002	Avg	7282	N	N	11829 239TH AVE NE
010	868221	0060	10/28/10	\$788,510	\$828,000	3360	9	2010	Avg	10707	N	N	23117 123RD AVE NE
010	868221	0060	7/10/12	\$790,000	\$831,000	3360	9	2010	Avg	10707	N	N	23117 123RD AVE NE
010	868222	0180	8/27/12	\$825,000	\$858,000	3360	9	2002	Avg	6750	N	N	12406 235TH PL NE
010	868229	1010	4/18/11	\$630,000	\$680,000	3360	9	2007	Avg	9292	N	N	22850 NE 138TH CT
010	868232	0480	9/18/12	\$1,075,000	\$1,112,000	3360	9	2011	Avg	11139	Y	N	12730 240TH PL NE
010	868232	0480	12/14/11	\$933,742	\$1,013,000	3360	9	2011	Avg	11139	Y	N	12730 240TH PL NE
010	868230	0030	3/17/10	\$825,808	\$806,000	3365	9	2010	Avg	9580	N	N	23637 NE TWINBERRY WAY
010	868229	1070	10/5/12	\$795,000	\$818,000	3370	9	2007	Avg	10027	N	N	13815 MORGAN DR NE
010	868230	0100	1/10/12	\$740,000	\$801,000	3370	9	2008	Avg	14196	N	N	23747 NE TWINBERRY WAY

Improved Sales Removed in this Annual Update Analysis
Area 95
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	029371	0060	7/23/10	\$758,261	RELOCATION - SALE TO SERVICE
005	029380	0350	1/11/10	\$885,000	NON-REPRESENTATIVE SALE
005	029380	0430	8/22/11	\$826,000	RELOCATION - SALE TO SERVICE
005	029380	0660	9/14/10	\$709,900	SHORT SALE
005	032606	9015	12/4/12	\$707,000	INCORRECT CHARACTERISTIC DATA
005	032606	9032	7/12/11	\$417,000	DIAGNOSTIC OUTLIER; SAS 1
005	032606	9036	9/20/11	\$435,000	FINANCIAL INSTITUTION RESALE; NON-REPRESENTATIVE SALE
005	032606	9077	11/5/10	\$216,200	INCORRECT CHARACTERISTIC DATA
005	032606	9110	8/24/12	\$206,250	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
005	032606	9144	3/20/12	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	032606	9163	7/24/12	\$645,000	OBSOLESCENCE
005	032606	9163	7/28/10	\$360,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	082606	9053	6/21/12	\$308,000	IMP COUNT;%NETCOND;PREVIMP<=25K
005	082606	9226	1/27/12	\$548,386	BANKRUPTCY - RECEIVER OR TRUSTEE; AUCTION SALE
005	092606	9006	4/14/10	\$585,000	RELOCATION - SALE TO SERVICE
005	092606	9022	2/22/12	\$500,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	092606	9059	8/14/12	\$1,140,000	IMP COUNT; UNFIN AREA
005	092606	9059	8/11/12	\$1,140,000	IMP COUNT; UNFIN AREA;RELOCATION - SALE TO SERVICE
005	092606	9112	11/1/12	\$600,000	DIAGNOSTIC OUTLIER; ESTATE ADMIN, GUARDIAN, OR EXEC
005	102606	9024	2/8/12	\$265,500	NON-REPRESNTATIVE SALE
005	102606	9036	12/8/10	\$26,000	DOR RATIO; QUIT CLAIM DEED
005	102606	9039	7/21/10	\$167,410	DOR RATIO;QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
005	102606	9114	8/31/10	\$250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	102606	9117	12/12/11	\$290,000	SHORT SALE
005	102606	9158	9/5/12	\$351,545	BANKRUPTCY RECEIVER OR TRUSTEE
005	102606	9193	6/3/10	\$690,000	RELOCATION - SALE TO SERVICE
005	104120	0040	11/30/11	\$505,000	NON-REPRESNTATIVE SALE
005	112606	9044	12/1/11	\$410,000	OBSOLESCENCE
005	112606	9046	4/16/10	\$668,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
005	152606	9061	12/10/12	\$280,000	SHORT SALE
005	152606	9091	4/12/10	\$877,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
005	162606	9018	11/30/12	\$474,750	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
005	162606	9069	4/19/10	\$355,000	NON-REPRESENTATIVE SALE
005	162606	9109	6/1/10	\$603,000	NON-REPRESNTATIVE SALE
005	162606	9185	2/17/12	\$275,000	NON-REPRESENTATIVE SALE
005	162606	9254	9/14/10	\$680,000	IMP COUNT
005	162870	0186	12/18/12	\$770,000	RELOCATION - SALE TO SERVICE
005	172606	9024	3/16/11	\$1,000,000	IMP CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed in this Annual Update Analysis
Area 95
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	172606	9111	4/23/10	\$89,853	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
005	172606	9134	7/23/12	\$400,000	FINANCIAL INSTITUTION RESALE; NON-REPRESENTATIVE SALE
005	172606	9134	4/30/12	\$408,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	172606	9143	7/22/11	\$325,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	232606	9029	10/24/12	\$515,000	BANKRUPTCY RECEIVER OR TRUSTEE
005	405470	0160	3/7/11	\$435,500	NON-REPRESENTATIVE SALE
005	405472	0070	6/10/11	\$520,000	RELOCATION - SALE TO SERVICE
005	405472	0110	11/5/11	\$575,000	RELOCATION - SALE TO SERVICE
005	662730	0100	11/4/11	\$130,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	757491	0070	9/29/10	\$540,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
005	757491	0190	1/10/11	\$735,000	RELOCATION - SALE TO SERVICE
005	757491	0190	3/9/10	\$760,000	RELOCATION - SALE TO SERVICE
005	757491	0230	9/11/10	\$752,500	RELOCATION - SALE TO SERVICE
005	757491	0400	4/8/11	\$200,000	PREVIMP<=25K
005	949280	0060	12/19/10	\$297,000	NON-REPRESENTATIVE SALE
009	062410	0140	12/10/10	\$750,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	062410	0240	9/18/12	\$890,000	INCORRECT CHARACTERISTIC DATA
009	062410	0370	6/25/12	\$530,000	SHORT SALE;
009	062410	0430	2/24/12	\$775,000	INCORRECT CHARACTERISTIC DATA
009	062410	0820	6/17/10	\$598,000	INCORRECT CHARACTERISTIC DATA
009	062410	1130	3/25/10	\$552,247	SHORT SALE
009	062411	0060	9/17/12	\$1,072,600	INCORRECT CHARACTERISTIC DATA
009	062411	0330	3/2/10	\$649,000	SHORT SALE
009	062411	0390	11/9/11	\$650,000	SHORT SALE
009	062510	0065	3/31/10	\$435,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	062610	0030	10/24/11	\$180,000	DOR RATIO;FINANCIAL INSTITUTION RESALE
009	124310	0201	9/26/12	\$560,000	INCORRECT CHARACTERISTIC DATA
009	168581	0030	11/26/12	\$433,125	OBSOLESCENCE; FINANCIAL INSTITUTION RESALE
009	172606	9064	10/4/10	\$230,000	NON-REPRESENTATIVE SALE
009	202606	9008	11/28/12	\$617,500	IMP COUNT;PERS MH;OPEN SPACE/UNFIN AREA
009	202606	9017	2/24/11	\$895,000	OBSOLESCENCE
009	202606	9028	8/6/12	\$2,528,988	IMP COUNT
009	202606	9031	11/16/12	\$360,000	DOR RATIO;IMP COUNT;GOVERNMENT AGENCY
009	292606	9015	6/17/11	\$425,000	NON-REPRESENTATIVE SALE
009	292606	9044	8/13/12	\$502,000	SHORT SALE
009	292606	9073	12/26/12	\$449,200	SHORT SALE
009	292606	9091	8/3/10	\$405,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
009	292606	9096	1/11/11	\$390,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	302606	9075	8/23/12	\$410,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed in this Annual Update Analysis
Area 95
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
009	312606	9037	12/17/12	\$367,400	GOVERNMENT AGENCY
009	321650	0470	4/16/10	\$1,200,000	RELOCATION - SALE TO SERVICE
009	322606	9037	5/14/10	\$1,070	DOR RATIO;EASEMENT OR RIGHT-OF-WAY
009	322606	9044	7/13/12	\$481,000	BANKRUPTCY - RECEIVER OR TRUSTEE; AUCTION SALE
009	322606	9059	11/10/11	\$612,500	RELOCATION - SALE TO SERVICE
009	332606	9030	9/8/11	\$465,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	332606	9036	2/13/12	\$430,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
009	405450	0200	11/10/10	\$795,000	INCORRECT CHARACTERISTIC DATA
009	405450	0210	7/28/10	\$1,070,000	RELOCATION - SALE TO SERVICE
009	405450	0310	9/23/11	\$700,000	SHORT SALE
009	405450	0310	7/20/11	\$700,000	SHORT SALE
009	405451	0300	6/27/11	\$1,275,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	405451	0310	1/11/11	\$720,000	NON-REPESNTATIVE SALE
009	405452	0180	2/24/10	\$670,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	405452	0180	7/25/12	\$694,950	RELOCATION - SALE TO SERVICE
009	405452	0210	6/20/12	\$745,000	INCORRECT CHARACTERISTIC DATA
009	405453	0370	7/6/10	\$840,500	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
009	405453	0440	4/26/12	\$815,000	SHORT SALE
009	405456	0200	1/27/11	\$665,000	NON-REPRESENTATIVE SALE
009	727310	0220	1/17/12	\$350,000	DOR RATIO; FINANCIAL INSTITUTION RESALE
009	770196	0500	8/4/11	\$610,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	770196	0500	9/17/10	\$825,000	RELOCATION - SALE TO SERVICE
009	770199	0430	8/16/12	\$780,000	INCORRECT CHARACTERISTIC DATA
009	770199	0570	5/4/12	\$704,400	RELOCATION - SALE TO SERVICE
009	805350	0042	12/27/10	\$402,300	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
009	805350	0121	6/4/10	\$713,000	NO MARKET EXPOSURE
010	868221	0070	10/12/11	\$875,000	FORCED SALE; EXEMPT FROM EXCISE TAX
010	868221	0440	5/9/12	\$612,500	NON-REPESNTATIVE SALE
010	868221	0670	12/7/12	\$633,314	%COMPLETE
010	868223	1010	3/25/11	\$294,900	FINANCIAL INSTITUTION RESALE; NON-REPRESENTATIVE SALE
010	868226	0460	5/26/11	\$311,000	NON-REPRESENTATIVE SALE
010	868226	0550	2/9/12	\$320,000	SHORT SALE
010	868226	1000	8/18/10	\$257,000	NON-REPRESENTATIVE SALE
010	868226	1080	2/21/11	\$177,500	DOR RATIO;QUIT CLAIM DEED
010	868226	1110	9/24/10	\$255,000	FORCED SALE; NON-REPRESENTATIVE SALE
010	868226	1110	11/10/10	\$325,000	FORCED SALE; NON-REPRESENTATIVE SALE
010	868226	2380	4/3/12	\$260,000	NON-REPRESENTATIVE SALE
010	868228	0560	6/6/12	\$435,000	SHORT SALE
010	868228	0880	1/26/11	\$616,500	RELOCATION - SALE TO SERVICE

Improved Sales Removed in this Annual Update Analysis
Area 95
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
010	868228	1400	11/23/10	\$629,000	SHORT SALE
010	868229	0010	4/16/12	\$300,000	AFFORDABLE HOUSING SALES
010	868229	0040	7/21/11	\$250,000	AFFORDABLE HOUSING SALES
010	868229	0130	7/24/12	\$315,000	AFFORDABLE HOUSING SALES
010	868229	0160	8/23/11	\$277,000	AFFORDABLE HOUSING SALES
010	868229	0200	3/8/12	\$256,000	AFFORDABLE HOUSING SALES
010	868229	0500	4/20/11	\$577,500	RELOCATION - SALE TO SERVICE
010	868229	0870	2/19/10	\$468,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
010	868229	1070	3/4/10	\$584,250	FINANCIAL INSTITUTION RESALE; NON-REPRESENTATIVE SALE
010	868229	1870	7/7/11	\$288,000	SHORT SALE
010	868229	1930	2/26/10	\$280,000	NON-REPRESENTATIVE SALE
010	868229	2110	9/11/12	\$295,000	AFFORDABLE HOUSING SALES
010	868229	2170	8/10/12	\$276,000	NON-REPRESENTATIVE SALE
010	868229	2180	4/4/12	\$260,000	SHORT SALE
010	868230	0210	1/7/10	\$510,000	RELOCATION - SALE TO SERVICE
010	868230	0480	7/12/10	\$335,000	AFFORDABLE HOUSING SALES
010	868230	0500	7/31/12	\$251,500	AFFORDABLE HOUSING SALES
010	868230	1410	1/28/11	\$294,000	AFFORDABLE HOUSING SALES
010	868230	1430	7/26/12	\$250,000	AFFORDABLE HOUSING SALES
010	868230	1720	4/7/10	\$275,000	AFFORDABLE HOUSING SALES
010	868230	1730	5/18/10	\$265,000	AFFORDABLE HOUSING SALES
010	868230	2040	4/13/11	\$272,125	DIAGNOSTIC OUTLIER; NON-REPRESENTATIVE SALE
010	868230	2070	4/10/12	\$265,000	FINANCIAL INSTITUTION RESALE; NON-REPRESENTATIVE SALE
010	868230	2070	1/9/12	\$373,341	BANKRUPTCY RECEIVER OR TRUSTEE
010	868231	0040	4/29/10	\$430,243	INCORRECT CHARACTERISTIC DATA
010	868231	0220	11/14/12	\$675,346	%COMPLETE
010	868231	0290	6/24/10	\$452,056	INCORRECT CHARACTERISTIC DATA
010	868231	0560	4/20/11	\$420,248	INCORRECT CHARACTERISTIC DATA
010	868231	0700	3/12/12	\$602,824	INCORRECT CHARACTERISTIC DATA
010	868231	0710	12/7/12	\$629,359	%COMPLETE
010	868232	0050	8/4/11	\$334,000	NON-REPRESENTATIVE SALE
010	868232	0220	11/20/10	\$395,832	INCORRECT CHARACTERISTICS DATA
010	868232	0440	12/12/12	\$684,103	%COMPLETE
010	868232	0590	12/9/12	\$693,166	%COMPLETE
010	868232	0690	12/6/12	\$674,137	%COMPLETE
010	868232	0740	9/21/12	\$738,351	%COMPLETE
010	868232	0950	12/7/12	\$615,518	%COMPLETE
010	868232	1120	11/7/12	\$607,426	%COMPLETE
010	868232	1150	12/13/12	\$569,467	%COMPLETE

Improved Sales Removed in this Annual Update Analysis
Area 95
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
010	868232	1180	12/19/12	\$367,366	%COMPLETE
010	868232	1260	12/13/12	\$439,898	%COMPLETE
010	868232	1270	12/13/12	\$410,244	%COMPLETE
010	868232	1410	12/7/12	\$510,006	%COMPLETE
010	868232	1470	12/7/12	\$674,359	%COMPLETE
010	868233	0030	12/6/12	\$597,143	%COMPLETE
010	868233	0050	11/18/12	\$468,082	%COMPLETE
010	868233	0070	12/13/12	\$588,449	%COMPLETE
010	868233	0080	11/19/12	\$501,555	%COMPLETE

Vacant Sales Used in this Annual Update Analysis
Area 95
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
005	032606	9019	7/26/11	\$285,000	417,304	N	N
005	032606	9126	8/10/12	\$160,000	216,493	N	N
005	042606	9002	12/26/12	\$280,000	217,837	N	N
005	042606	9103	4/14/10	\$189,900	44,866	N	N
005	162606	9042	10/11/10	\$269,000	287,729	N	N
009	062610	0005	12/17/12	\$261,000	134,039	N	N
009	292606	9072	5/24/11	\$55,000	71,002	N	N
009	322606	9064	6/8/11	\$180,000	127,591	N	N
009	405456	0350	4/22/11	\$250,000	76,230	N	N

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	022606	9006	5/7/10	\$490,000	NO MARKET EXPOSURE
009	124350	0012	8/10/12	\$182,273	BANKRUPTCY - RECEIVER OR TRUSTEE
009	202606	9083	4/11/11	\$500,000	GOVERNMENT AGENCY
009	322606	9072	5/10/10	\$5,794	EASEMENT OR RIGHT-OF-WAY



King County

Department of Assessments

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Lloyd Hara

As we start preparations for the 2013 property assessments, it is helpful to remember that the mission and work of the Assessor's Office sets the foundation for efficient and effective government and is vital to ensure adequate funding for services in our communities. Maintaining the public's confidence in our property tax system requires that we build on a track record of fairness, equity, and uniformity in property assessments. Though we face ongoing economic challenges, I challenge each of us to seek out strategies for continuous improvement in our business processes.

Please follow these standards as you perform your tasks.

- Use all appropriate mass appraisal techniques as stated in Washington State Laws, Washington State Administrative Codes, Uniform Standards of Professional Appraisal Practice (USPAP), and accepted International Association of Assessing Officers (IAAO) standards and practices.
- Work with your supervisor on the development of the annual valuation plan and develop the scope of work for your portion of appraisal work assigned, including physical inspections and statistical updates of properties;
- Where applicable, validate correctness of physical characteristics and sales of all vacant and improved properties.
- Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total in compliance with applicable laws, codes and DOR guidelines. The Jurisdictional Exception is applied in cases where Federal, State or local laws or regulations preclude compliance with USPAP;
- Develop and validate valuation models as delineated by IAAO standards: Standard on Mass Appraisal of Real Property and Standard on Ratio Studies. Apply models uniformly to sold and unsold properties, so that ratio statistics can be accurately inferred to the entire population.
- Time adjust sales to January 1, 2013 in conformance with generally accepted appraisal practices.
- Prepare written reports in compliance with USPAP Standard 6 for Mass Appraisals. The intended users of your appraisals and the written reports include the public, Assessor, the Boards of Equalization and Tax Appeals, and potentially other governmental jurisdictions. The intended use of the appraisals and the written reports is the administration of ad valorem property taxation.

Lloyd Hara
King County Assessor